Report type:	Phase I Site Appraisal (Desk Study)
Site:	Ashby Road, Hinckley
Client:	Davidsons Developments Ltd
Ref:	GRM/P10657/DS.1 Rev H
Date:	August 2024

ASHBY ROAD, HINCKLEY

PHASE I DESK STUDY FOR DAVIDSONS DEVELOPMENTS LTD

Project Ref:
P10657

Date:
August 2024

Prepared for:
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This report has been prepared in accordance with GRM's Accredited Quality Procedures.

If you have any queries regarding this report please contact the project manager in the first instance.

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When required in-house geological, geotechnical, environmental, structural and civil staff helped to produce this document.

Issue	Description of Revision	Signature
A/18th November 2024	Changed to suit new master layout	MJT
B/28th January 2025	Environmental data boundary updated	MJT
C/1st April 2025	Changed to suit new master layout	PC
D/28th April 2025	Slight tweaks to wording	MJT
E/30th April 2025	Updated with new illustrative layout plan and updated following receipt of Desk Top Mineral Assessment	PC
F/19th May 2025	Updated new illustrative layout and site area	MJT
G/27th May 2025	Updated Site Boundary Plan	MJT
H/1sy August 2025	Updated illustrative layout	MJT

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1 INTRODUCTION

1.1 PREAMBLE

GRM Development Solutions Limited (GRM) has been appointed by Davidsons Developments Ltd (Client) to undertake a Phase I Site Appraisal (desk study). The desk study and site inspection form Phase I of the assessment and allow the geotechnical and geo-environmental setting of the site to be determined and the identification of areas of particular concern that require targeted investigation.

This site appraisal is intended to provide information that will assist decision making by identifying potential ground engineering and contamination issues.

GRM Standard Limitations of Reporting are provided in Appendix A of this report.

It is understood that the Client proposes to develop the site with residential properties with associated gardens, soft landscaping and infrastructure. An Illustrative Layout has been provided by the Client, this being presented in Appendix B.

The Client has not informed GRM of any potential development hazards.

1.2 OBJECTIVES OF THE SITE APPRAISAL

The principal aims of the Phase I Site Appraisal (desk study) are as follows:

a) Obtain information, from easily accessible sources, about the soil and groundwater conditions within the area of the site.

b) Determine the possible ground related geotechnical and contamination hazards within the site boundaries that may affect the proposed development.

c) Provide preliminary development recommendations.

d) Provide advice on further works required for the cost-effective reduction of risks to the development and procedures likely to satisfy regulators.

Whilst every effort has been made to pre-empt the likely requirements of the Local Authority and the Environment Agency, they are likely to have specific requirements that will need to be discussed and addressed at a later date.

2 PHASE I DESK STUDY AND SITE OBSERVATIONS

2.1 INFORMATION SOURCES

In addition to the general sources of information listed in Appendix A (i) the Client has supplied the following information that has been used in the assessment of the site:

- the location of the site.

2.2 SITE DESCRIPTION

2.2.1 Geographical Setting

The site is located approximately 1.8km north east of Hinckley town centre. The National Grid Reference (NGR) for the approximate centre of the site is SP 3177 9605. A Site Location and Boundary Plan is presented in Appendix C.

The north and north eastern boundaries are formed by agricultural land, the south eastern boundary by pasture land, the southern boundary by allotments and the western boundary by residential properties and Ashby Road.

The topography of the site slopes very gently down to the north east, and the surrounding land is at a similar level to it.

2.2.2 Site Inspection Observations

The Site Features Plan/General Site Photographs presented in Appendix D illustrate the salient observations made during a site inspection on 1st August 2024.

The site is presently used as agricultural land, which is split into two by a hedgerow, and covers an area of approximately 5.53 hectares. Access can be gained to the northern field though a gate located in the north western corner along Ashby Road. However, access to the southern field can only be gained by traversing through an adjacent field to the north east.

At the time of the site walkover both fields had a buffer of short wildflowers growing around the edge, with the larger internal areas having peas growing. The peas appeared to be growing extremely well in a discrete area in the south eastern part of the northern field (close to where a historical pond is recorded – see Section 2.3).

The surface of the field appeared to be topsoil, although it did contain brick fragments. The surface was very firm under foot at the time of the inspection, but was quite uneven, suggesting that it may deteriorate during periods of inclement weather. An area of marshy ground, with reeds, was located in the western area of the southern field.

The external and internals field boundaries are formed by hedgerows, largely hawthorn and bindweed with two large oak trees being present within/close to the boundary between the two fields. Willow, palm and privet trees and hedges are present along the boundaries with the residential properties located to the immediate south west.

Anecdotal evidence from an Ecologist on site during the walkover suggests that evidence of mammalian activity (badgers or foxes) is present in the south eastern corner of the site.

What appears to be a former pond was noted to be present immediately adjacent to the south eastern corner of the site, this being dry at the time of the walkover.

Significant Features identified during site inspection:
Trees and hedges – deepened foundations in association with cohesive strata. **Anthropogenic material in surface soils** – potential source of contamination. **Marshy area and uneven site** – potential poor trafficability, particularly during inclement weather. **Existing crops** – potential site investigation constraint. **Off-site access to both fields** – may require agreement for site investigation. **Potential mammalian activity** – potential development constraint.

2.3 HISTORICAL DEVELOPMENT OF THE SITE

A review of the available historical Ordnance Survey (OS) maps gives an insight into the development of the site and can highlight potential hazards. Extracts of the maps reviewed are provided in Appendix E.

On Site

The earliest map reviewed (1886) shows the site to comprise two fields, these being separated by a field boundary running south west to north east through the north western area of it. A pond is shown in the south eastern part of the northern field, this no longer being shown in 1977. An additional pond is shown immediately adjacent to the south eastern boundary from 1888, this now being dry. No further changes are shown up until the current time, aerial photography confirming this.

Immediate Surroundings

With the exception of Ashby Road along the northern part of the western boundary, and some allotments immediately adjacent to the northern part of the south eastern boundary, the site's boundaries were initially formed by agricultural land with a pond being present immediately adjacent to the south eastern corner, this now being dry. Residential properties were then constructed to the immediate south west by 1938. The allotment gardens started to be broken into discrete small fields by 1993 and aerial imagery suggesting that it was ultimately redeveloped into grazing land for sheep.

Aerial imagery also suggests that the land to the immediate south had been developed into allotments by at least 1999.

Wider Area

The wider area largely comprised fields with occasional farms and ponds (which have mostly not been infilled) and allotments until localised residential development commenced in 1938 and continued until the present day. A hospital has been present approximately 180m to the west since 1901.

Significant Features identified on OS Maps:
Site use as fields – potential source of pesticide contamination. **On-site backfilled pond** – locally deepened foundations, potential source of contamination and ground gas.

2.4 ANTICIPATED GEOLOGY

The BGS Geological Sheet for this area shows the site to be underlain by superficial deposits of the Oadby Member (predominantly clay with occasional sand pockets) overlying the solid geology of the Gunthorpe Member (mudstone weathering to clay). The Oadby Member can often become pyritic with depth leading to ground conditions that are aggressive to buried concrete.

The closest BGS borehole records to the site, located 600m to the south west and within the same geology, demonstrate that the superficial Oadby Member largely comprises competent clays and extends to a depth of at least 10m.

There is no available dip information for the solid geology and there are no faults within 1km of the site.

Made ground may be present within the backfilled pond in the northern area of the site.

Significant Features identified from geological data:
Cohesive strata – deepened foundations in association with trees. **Variable strata** – deepened or reinforced foundations. **Oadby Member –** potential upgraded concrete required at depth. **Made ground associated with backfilled pond** – potential source of contamination and ground gas.

2.5 HYDROGEOLOGICAL INFORMATION

No detailed information regarding the depths to groundwater is available; however, the groundwater level is likely to be subject to seasonal variations. The local BGS boreholes suggest that groundwater seepages may be expected within the granular lenses of the Oadby Member.

The Environment Agency has classified the Oadby Member as an Undifferentiated Secondary Aquifer and the Gunthorpe Member as a Secondary B Aquifer. The Oadby Member is considered likely to predominantly comprise relatively impermeable cohesive strata, with only localised pockets of potentially water bearing granular strata, and so is not considered to be a viable receptor. The Gunthorpe Member is also likely to comprise relatively impermeable mudstone deposits, with only sporadic more permeable skerries being present, and so considering it will be overlain by the largely impermeable Oadby Member, it is considered that it is at very low risk.

There are two recorded groundwater abstraction licenses within 500m of the site. These are located 318m to the west and 443m to the south west, the groundwater being extracted from wells and used for general farming and domestic uses. As the risk to the local water bearing strata is, at worst, considered very low, it is considered that the risk to the abstraction points is also very low.

The site is not recorded to be within a groundwater Source Protection Zone.

Information available at this stage suggests localised perched volumes of groundwater within the Oadby Member, with deeper volumes possibly being present within the skerry bands of the Gunthorpe Member.

Significant Features identified from hydrogeological data:
Secondary B Aquifer And Abstraction Points – potential receptors for site derived contamination (very low risk).

2.6 HYDROLOGICAL INFORMATION

The only recorded water body within 500m of the site is a small pond to the immediate south east; however, it is dry and is not considered to represent a feature of particular interest.

There are no recorded surface water abstraction points within 2km of the site.

There are not recorded pollution incidents to controlled waters within 250m of the site.

Significant Features identified from hydrological data:
None identified.

2.7 FLOOD RISK

The BGS suggests the site is at a negligible risk of surface water flooding and a low risk of groundwater flooding. A Phase II ground investigation would provide information on the local groundwater regime so that the risk can be assessed by the projects infrastructure engineer. Any risk associated with the groundwater regime should be catered for within the development infrastructure design.

The Environment Agency's Internet based flood risk maps suggest there is no risk from river flooding.

A flood risk assessment (FRA) is required for this site as it is over 1ha in size.

Significant Flood Risk Features identified:
Low risk of groundwater flooding and site in excess of 1ha – FRA required.

2.8 MINING

2.8.1 Coal

The site is not within an area recorded to require a Coal Authority mining report, and no shallow coal bearing strata are expected to be present beneath it. Therefore, the risk to the site from historical coal mining is considered negligible.

2.8.2 Brine

The site is not within the area defined by the Brine Compensation Board, and is not in area where brine rich deposits are recorded.

2.8.3 Gypsum

Whilst the site is underlain by Triassic deposits at depth (Gunthorpe Member), it is not within the curtilage of any existing or prospective British Gypsum sites.

2.8.4 Oil And Gas

GRM have conducted an on-line search, which has shown that the Oil and Gas Authority does not record the site to be within an on-shore licence area or within an On-shore Hydrocarbon Field. Any future prospecting activities will require consideration of the sites current residential end use, which is likely to make exploration socially and commercially unacceptable.

Significant Mining Risks:
None identified.

2.9 QUARRYING

There is no evidence of any non-coal mineral extraction having taken place within, or close to, the site area.

Significant Quarrying Risks:
None identified.

2.10 MINERAL RESOURCE PROTECTION

Whilst GRM can comment on the geological considerations regarding Mineral Resources, a legal expert should be commissioned concerning Mineral and Manorial Rights.

There are areas of the country where large reserves of aggregates and other minerals exist, which are actively being, or could potentially be, exploited as a valuable resource. A Mineral Risk Assessment is typically required when developments, particularly those that are large in size, is proposed in areas where large reserves do, or may, exist, to determine whether the mineral resource will be sterilised.

A Mineral Resource Assessment Desk Study has been undertaken by Stantec (Ref: 332612506 / R001) dated March 2025, this confirming that the site lies within a Sand and Gravel Mineral Safeguarding Area, associated with the Wigston Sand and Gravel Member which likely underlies the Oadby Member. Given that the Oadby Member is likely to be in excess of 10m thick, the sand and gravel reserves are likely to not be economically viable as a resource, particularly given the proximity to the adjacent residential development.

The BGS Aggregate Safeguarding Map/Plan for Leicestershire and Rutland also suggests the strata of the Mercia Mudstone Group, of which the Gunthorpe Formation is part, has been used for brick clay in the region, but it is present at a depth in excess of 10m and so the exploitation of it is likely not to be viable, particularly with a residential development being immediately adjacent to it.

Based on the above, there is considered to be no significant and easily exploitable reserves of brick clay and / or sand and gravel beneath the site.

Mineral Risk Assessment:
None identified.

2.11 ENVIRONMENTAL INFORMATION

An Environmental Report has been acquired for the site. The full report is presented in Appendix F. A summary of the relevant information not included elsewhere in this report is presented below:

- There are several records of historical land uses with 250m of the site, including a hospital, tanks and electricity sub-stations. Due to their distance from the site and the underlying cohesive geology, these are unlikely to have affected it.
- There are no fuel sites within 250m of the site.
- There are no recorded landfill site within 500m of the site.

Significant Features identified from Environmental data:
None identified.

2.12 ARCHAEOLOGY

Archaeological information has not been sought as part of this desk study and has not been identified as an issue by the Client.

Some Local Authorities require at least an initial archaeological appraisal for development sites. GRM can undertake such appraisals if required. Archaeological investigations occasionally reveal ground-related problems from ancient times (prior to the 1st Edition OS maps) and can occasionally cause foundation and contamination development hazards.

Archaeological Hazards:
Not assessed.

2.13 INVASIVE PLANT SPECIES/ECOLOGY

GRM is not a specialist in this topic and has not conducted such a survey; however, we will endeavour to report easily recognisable issues such as Japanese Knotweed, Giant Hogweed, badger sets etc, when seen on site. Anecdotal evidence from an Ecologist on site at the time of the walkover suggests that badger/fox tracks had been noted, but this should be clarified with them.

Invasive Plant Species/Ecological Hazards:
Possible badger/fox activity – potential development constraint (to be confirmed by Ecologist).

2.14 RADON ASSESSMENT

The site has been assessed following the guidelines in 'Radon: guidance on protective measures for new dwellings (including supplementary advice for extensions, conversions and refurbishment projects)' (BR211 2023). The site is not within an area recorded to require radon protection measures.

Radon Hazard:
None Identified.

2.15 UNEXPLODED ORDNANCE (UXO)

Based on freely available information from Zetica, the site is at low risk from UXO. Therefore, no additional assessment is considered necessary.

UXO Hazard:
Low Risk – no further action required.

2.16 SUMMARY OF POTENTIAL GEOTECHNICAL/GENERAL HAZARDS

Potential geotechnical/general hazards have been identified in earlier sections and are summarised below.

Potential Hazard	Potential Consequence	Action
Existing crops	Constraint for site investigation	Discussion with farmer and specific time window for works
Off-site access	Constraint for site investigation	Discussion with relevant land owners
Potential badger/fox activity	Development constraint	Discuss with Ecologist
Former backfilled pond	Deepened foundations	Ground investigation
Marshy area and uneven surface	Poor trafficability	Possible need to improve near surface strata
Variable strata	Deepened or reinforced foundations	Ground investigation
Shrinkable clay/trees	Deepened foundations	Ground investigation plasticity testing/tree survey
Low risk of groundwater flooding and site >1ha in size	Potentially flood risk	FRA required
Elevated levels of sulphate in Oadby Member	Danger to buried concrete	BRE Suite testing and adoption of appropriate concrete specification

Potential sources, pathways and receptors are summarised in the Phase I Conceptual Model in Section 3, which is based on current relevant guidance, the principles of which are set out in Appendix A (iii).

2.17 CONTAMINANTS OF CONCERN

In addition to the general contaminants listed in Appendix A (ii), the following site specific contaminants have been identified:

- Pesticides associated with agricultural activity.

3 PHASE I CONCEPTUAL SITE MODEL

HUMAN HEALTH			
Source	**Pathway**	**Receptor**	**Level of Risk**
Potentially contaminated made ground associated with backfilling of pond. Pesticides associated with agricultural land use. Anthropogenic material within surface soils.	Indoor and outdoor inhalation of soil dust, the ingestion of, and dermal contact with, contaminated soil and soil dust, ingestion of vegetables that have taken up contamination and contaminated soil attached to vegetables.	End users.	Mostly low risk, locally medium risk.
		Construction and maintenance workers.	
Potential made ground associated with on-site former backfilled pond.	Inhalation of carbon dioxide and methane.	End users.	Mostly negligible risk, locally medium risk.
Potentially contaminated made ground associated with backfilling of pond. Anthropogenic material within surface soils.	Water pipes.	End users.	Mostly low risk, locally medium risk.

CONTROLLED WATERS			
Potentially contaminated made ground associated with backfilling of pond. Pesticides associated with agricultural land use. Anthropogenic material within surface soils.	Cohesive strata restricting infiltration and migration of potential contaminants.	Secondary B Aquifer and abstraction points.	Very low risk.

4 CONTAMINATION / REMEDIATION RECOMMENDATIONS

The risk from ground contamination is generally considered to be low, but locally medium.

The risk from ground gas is generally considered to be negligible, but locally medium.

Prior to development a ground investigation will be required, the scope of which is outlined in Section 6. At this stage, based on the desk study information available, it is considered that allowance be made for the following:

- Localised source removal in the area of the former pond (will manage soil contamination and ground gas risk).
- Standard water pipes should be suitable.

5 PRELIMINARY GEOTECHNICAL ASSESSMENT

It should be noted that the following comments and recommendations are based on the findings of this desk study which may not give a true indication of a soils actual engineering properties (i.e. stability, mass structure etc). Prior to development a ground investigation will be required to confirm the initial recommendations outlined below, the scope of which is outlined in Section 6. However, at this stage based on the desk based information available it is considered:

- The ground conditions are likely to largely comprise a variable thickness of topsoil overlying predominantly cohesive Glacial Till, with localised pockets of granular strata. Made ground is likely to be present in the vicinity of the former pond.
- Due to the suspected presence of cohesive soils and the presence of trees, particularly around the margins of the site, allowance should be made for deepening foundations in accordance with NHBC standards. At this stage it should be assumed that 45% of the site will require some degree of deepening below minimum depth and that around 25% of the site will be in the engineer design zone. Deepening may also be required in the area of the former pond and the marshy area. Taking into account all perceived hazards, it is estimated that 70% of the site should be suitable for traditional foundations, with 30% potentially requiring piled foundations.
- Due to the likely localised presence of made ground and tree influence and allowance should be made for the use of suspended floors, some of which will need to be voided.
- Simple dewatering techniques may need to be employed to control water ingress from localised granular bands, and some should be expected.
- Aggressive ground conditions could be present below circa. 2m in the Oadby Member, shallow foundations being unlikely to be affected.

- Given the anticipated geology the adoption of a soakaway drainage system is considered unlikely.
- Given the anticipated geology CBR values of between 3% and 4% are considered likely for most areas, with the exception of the marshy area and vicinity of the former pond, which may have a CBR of <2%.

6 FURTHER INVESTIGATION

A Phase II ground investigation is recommended to determine more accurately the effect of the identified hazards on the development. Initially, this should include:

- A ground investigation designed to BS10175:2011 and BS5930:2015 and comprising window sampling, trial pitting and potentially deep boreholes will be required to confirm ground conditions and collect samples for analysis. Based on a site area of 5.53Ha and an investigation on a 50m grid 25No. exploratory holes are envisaged.
- Chemical analysis of soils followed by risk assessment so that the risk to human health and controlled waters can be determined.
- Based on the Phase I Conceptual Model (Section 3) the ground gas risk has been assessed as generally negligible, but locally medium. A ground gas investigation designed to current guidance will be required to determine the ground gas regime beneath the site and allow any necessary mitigation measures to be recommended. At this stage allowance for 6 visits over 3 months should be made to assess potential liabilities.
- Geotechnical soils testing of the founding strata to assess its character and suitable grades of buried concrete.

Following your review of this document, a copy of it should be submitted to the Planning Department of the Local Authority for comment and approval prior to any ground investigation works being undertaken, as this is often a condition of planning.

7 CONCLUSIONS

This Phase I Site Appraisal has shown the site is suitable for the proposed development, assuming compliance with all the recommendations contained within this report.

APPENDIX A

GENERAL APPRAISAL COMMENTS

i INFORMATION SOURCES

Where available the following sources have been used for the identification and assessment of potential ground hazards:

- Relevant British Standards
- British Geological Survey (BGS) Geology Map Scale 1:10,000 for local area
- British Geological Survey (BGS) Geology Map Scale 1:50,000/1:63,320
- BGS Memoir
- BGS Borehole Records
- BGS online viewer: http://www.bgs.ac.uk/data/mapViewers/home.html
- Environment Agency Groundwater Vulnerability Maps
- Historical Ordnance Survey (OS) Maps
- Environmental Data Report
- Environment Agency Website: http://www.environment-agency.gov.uk/
- Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites, UKWIR, 2010.
- Coal Authority Records / Coal Mining Report
- DEFRA/Environment Agency Contaminated Land publications and DoE Industry Profiles
- BRE Guide BR211 (2015), 'Radon: Guidance on protective measures for new buildings'
- HPA-RPD-033 (2007), 'Indicative Atlas of Radon in England and Wales'
- PHE-CRCE-032 (PHE, 2017), Radon in Homes in England: 2016 Data Report
- CIRIA C665 'Assessing risks posed by hazardous ground gases to buildings'
- BS8485:2015, 'Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings'
- Other technical references used throughout this document are detailed in the text.

ii CONTAMINANTS OF CONCERN

The DoE Industry Profiles are normally used to assess likely contaminants from past land use and potential nearby industrial sources. For land uses where no profile is available, likely contaminants of concern are selected by GRM based on past experience of similar sites, a general screening suite of contaminants covered by CLEA and common contaminants from the Industry Profiles.

- Arsenic
- Cadmium
- Chromium
- Lead
- Mercury
- Selenium
- Copper
- Nickel
- Zinc
- Phenols
- cyanide (total)
- pH
- Water soluble sulphate
- PAH (polycyclic aromatic hydrocarbons)

Asbestos and PCBs are listed in the vast majority of profiles. PCBs are listed as the profiles expect electricity substations and switch boxes on all industrial sites. There is the potential for asbestos containing material to be mixed up with made ground, following any demolition works.

iii CONCEPTUAL MODEL METHODOLOGY

The consideration of contamination is based upon the principles of risk assessment, using the 'source-pathway-receptor' model in order to establish the presence, or potential presence, of a pollutant linkage.

To create a risk, contamination must have the potential to cause harm to susceptible targets or receptors such as humans, the water environment or the built environment. The potential for harm to occur requires three conditions to be satisfied to form a pollutant linkage:

- The presence of substances that may cause harm (SOURCE).
- The presence of a target which may be harmed (RECEPTOR).
- The existence of a plausible migration route between the source and the receptor (PATHWAY).

In the absence of a plausible pollutant linkage there is no risk. Where a potential linkage is identified in order for it not to pose a risk to the identified receptor it must be broken.

iv INTRUSIVE INVESTIGATION SAMPLING METHODOLOGY

The ground investigation (including fieldwork, sampling, monitoring and laboratory analyses) has been designed to identify and assess potential ground related problems and to allow cost effective solutions to be advised. It has been planned on the basis of the desk study, site inspection and the proposed development layout (where available). All fieldwork and soil descriptions were carried out in general accordance with relevant British Standards.

The exploratory holes have been positioned and advanced to depths to determine the general ground/groundwater/gas conditions below the site. A general grid pattern has been adopted, where possible, to provide sufficient information based on the current proposed layout scheme. Some holes have been targeted at particular hazards identified in the Phase I assessment. The resultant exploratory hole density is considered to be commensurate with the complexity of the site conditions and detail of information required for this phase of the investigation.

v GROUND GAS RISK ASSESSMENT METHODOLOGY

Gas monitoring programmes undertaken by GRM are designed to broadly comply with the recommendations outlined in CIRIA Report C665 'Assessing risks posed by hazardous ground gas to buildings' (2007) and BS8576 'Guidance on Investigations for ground gas – Permanent gases and Volatile Organic Compounds (VOCs) (2013).

To assess the risks posed by ground gases such as radon, carbon dioxide and methane, the relevant current guidance has been used. For radon the site has been assessed following the guidelines in 'Radon: guidance on protective measures for new dwellings (BR211: 2015)'. For methane and carbon dioxide the primary guidance document used to determine if protection measures are required is *BS8485:2015 Code of practice for the design of protective measures from methane and carbon dioxide ground gases for new buildings*. This uses hazardous gas flow rates (Q_{hg}), which are gas concentrations multiplied by borehole flow rates, to derive a Gas Flow Rate (GSV) for the site. The gas regime is then determined based on the GSV and other limiting factors such as gas concentrations.

Where flow is not recorded during the monitoring a default flow rate of 0.1l/hr will be used in the assessment to produce a positive result.

vi HUMAN HEALTH RISK ASSESSMENT METHODOLOGY

Guidance contained in the Environment Agency's CLEA Reports has been used to assess the risks posed to human health.

For residential developments that include domestic gardens the default Tier 1 Assessment Criteria (TAC) for 'residential land with plant uptake' are used, i.e. a female with a start age class of one and an end age class of six. All pathways are considered including the consumption of home-grown vegetables.

For residential developments that do not include domestic gardens the default Tier 1 Assessment Criteria (TAC) for 'residential land without plant uptake' are used, i.e. a female with a start age class of one and an end age class of six. All pathways are considered except the consumption of home-grown vegetables. For commercial/industrial developments the default Tier 1 Assessment Criteria (TAC) for 'commercial/industrial' are used, i.e. a female with a start age class of sixteen and an end age class of eighteen. All pathways are considered except the consumption of home-grown vegetables.

The TAC used by GRM include Category 4 Screening Levels (C4SLs) published by DEFRA, values calculated by GRM using the CLEA v1.071 risk assessment, and values and Suitable for Use Levels (S4UL) developed by LQM/CIEH. The TAC used in the assessment are selected based on the lowest site specific SOM values returned as part of the chemical analysis.

Where soil chemical analysis results are found to exceed the TAC, Site-Specific Risk Assessments may be undertaken using the CLEA v1.071 risk assessment software using the age classes and pathways described above.

vii RISK TO SITE WORKERS – GENERAL COMMENTS

The risks to site workers are similar to those posed to site end users, although likely to be less severe due to the site workers' shorter exposure to the identified contamination. However, site workers (particularly groundworkers) are more likely to come into direct contact with contaminated soils due to the nature of their work. On this basis ground and construction workers should be provided with basic Personal Protective Equipment based on the site's general health and safety risk assessment, but including as a minimum safety footwear, gloves and overalls.

A site specific risk assessment should be carried out for all hazards identified within the ground investigation in accordance with current health and safety legislation. This assessment should identify any measures required to further reduce risks i.e. providing further Personal Protective Equipment, welfare facilities and if necessary preventing access to certain areas.

Demolition and dismantling of existing structures on the site must be carried out to a safe and acceptable standard, in accordance with current UK guidance and best practice. Whilst not ground related, asbestos and hazardous substances surveys should be conducted prior to any demolition.

Any unusual colours, odours and suspicious ground should be reported immediately to site management and then GRM.

Whilst this appraisal has considered the long-term effects of contamination, GRM can also help during the formulation of Health and Safety documentation, if required.

viii CONTROLLED WATERS RISK ASSESSMENT METHODOLOGY

Where the desk study and fieldwork do not reveal a potential source of contamination no leachate or groundwater testing will be performed. Where a potential source is identified the testing will comprise leachate testing on the material considered most likely to pose a risk, groundwater testing will be undertaken if water is present at shallow depth.

The UK Drinking Water Standards (UKDWS) or Environmental Quality Standards (EQS) are usually adopted for comparison with the leachate/groundwater test results. When the most sensitive receptor is considered to be the aquifer (groundwater) UKDWS will be adopted as the Initial Tier 1 screening values. Where the most sensitive receptor is a surface water feature the EQS values will be used as Initial Tier I Screening values.

ix CONSTRUCTION MATERIALS RISK ASSESSMENT METHODOLOGY

The 'screening levels' adopted for the assessment of risk to construction materials are taken from the following documents:

- UK Water Industry Research (UKWIR) Contamination thresholds for sub-surface water pipes, for the protection of buried pipes.
- Building Research Establishment (BRE) Special Digest SD1 (2005), 'Concrete in Aggressive Ground', for the protection of buried concrete.

x WASTE DISPOSAL, SITE WASTE MANAGEMENT PLANS AND MATERIAL MANAGEMENT PLANS

Under current Waste Management Regulations, waste soil materials produced from the site will require characterisation to enable it to be disposed of correctly.

The chemical analysis results included in this report should be provided to the relevant landfill operators to establish the characterisation of the waste, confirm its suitability for landfill disposal and provide estimated costings. If material is classified as hazardous, then the site will need to be registered with the Environment Agency prior to the movement of the waste. Depending on the receiving landfill's current permit, further chemical analysis, incorporating Waste Acceptance Criteria (WAC) leachate analysis, may be required.

All materials removed from the site will be classified as 'waste' and therefore must be removed by a suitably licensed carrier of waste. This applies whether or not the waste is contaminated. All waste removed to landfill will attract Landfill Tax.

The developer/builder is likely to be classed as the waste producer and therefore, has a duty of care to ensure that all waste is disposed of appropriately. This includes ensuring the waste carrier is licensed and disposes of the waste to a suitably licensed landfill site. They are also required to keep a paper trail from 'cradle to grave' including copies of the waste disposal tickets.

Efficient materials management on site is recommended as it can lead to significant cost savings when compared to the traditional side casting or single stockpile of arisings. GRM can assist in the production of Material Management Plans under the CL:AIRE Definition of Waste: Code of Practice. The DoWCoP enables:

- The direct transfer and re-use of clean naturally occurring soil materials between sites, and
- The re-use of both contaminated and uncontaminated materials on their site of origin and between sites within defined Cluster projects.

GRM can also undertake the role of Qualified Person and submit the DoW CoP project Declaration.

Likewise making the site as volume neutral as possible will reduce the costs of development. Whilst not a statutory requirement, Site Waste Management Plans allow better waste management practices, help to reduce the amount of waste produced and identify best environmental disposal options. Implementing a Site Waste Management Plan (SWMP) can reduce costs (increasing business profits) and maximise resource efficiency.

xi GEOTECHNICAL ASSESSMENT GENERAL COMMENTS

Where finished floor levels of proposed structures have not been provided by the Client, then for the purposes of initial assessment, GRM will assume that finished levels will not vary appreciably from the existing ground levels. If the depths of any underground engineering works (i.e. sewers, pumping stations

etc.) are unknown they will not be taken in to account in the assessment and it will be assumed that any such works will not compromise foundation or ground stability.

Should the development proposals or finished levels be different from these assumptions then the comments/recommendations in the Geotechnical Assessment may require revising.

It should be noted that the results of window sampling and/or cable percussive boreholes may not give a true indication of a soils actual engineering properties (i.e. stability, mass structure etc). GRM consider that that prior to development trial pitting should be undertaken to confirm the recommendations in the Geotechnical Assessment.

xii GEOTECHNICAL ASSESSMENT – ENGINEERING GROUND TREATMENT

Near surface soils have the potential to be disturbed by weathering and site traffic. Precautions should always be taken to avoid this, as excessive disturbance may leads to more onerous floor slab designs, road cap thickness and increased amounts of off-site disposal etc.

Near surface soils may need treatment or reinforcing to allow safe movement of construction plant and labour. An assessment by the contractor should be undertaken once the type of machinery/plant needed to complete the development is known.

xiii GEOTECHNICAL ASSESSMENT – EXCAVATIONS

Excavation instability (over-break) can result in damage to existing services or structures (e.g. foundations, roads or boundary walls/fences) both on and off-site, as well as increased foundation concrete costs. In order to minimise this, all excavations deeper than 1.2m deep (or any excavation within 1.5m of any existing structure or service) should be supported. Full support should be provided to the full depth of all near vertically sided excavations in made ground, soft and very soft clays and granular soils. A reduction to intermediate support should be acceptable within firm and stiffer natural clays.

Wherever possible, man entry into excavations should be prevented; however, where this is not possible, entry to, and time spent in, excavations should be kept to a minimum.

The build program should be tailored to reflect the impact that deep excavations through potentially unstable strata can have on adjacent properties, so that they are not undermined.

All excavations on site should be in accordance with HSE guidelines and stability should be practically maintained at all times. Reference should be made to HSE construction information sheet No. 8 (Revision 1) ‘Safety in Excavations’.

Care should be taken to ensure that falls from excavation faces do not adversely affect the integrity of foundation concrete.

If contaminated water enters excavations it should be removed and transported to an appropriate treatment facility by a suitably licensed carrier before construction begins.

xiv GEOTECHNICAL ASSESSMENT – SUBSTRUCTURES

Where practicable, existing buried construction should be fully removed; however, if this is not practicable all new foundations should be carried down to fully penetrate it and it should be broken well away from all new structures.

There may be existing structures and/or infrastructure in close proximity to the proposed development. New build foundations may be constructed next to pavements with existing underground services beneath them, or excavations may be required near existing footings associated with adjacent properties. These potential hazards need to be taken into consideration when designing foundations and the groundworker needs to be made aware of their potential impact during the redevelopment works. Foundations close to existing underground services or buildings may require alternative foundation techniques (such as piling) to protect the integrity of these structures.

The contractor for the works should carry them out in such a fashion so as to not cause excessive overbreak, concrete usage or undermine existing buildings/roads/ services that are to be retained.

xv GEOTECHNICAL ASSESSMENT – SOAKAWAYS

Soakaway testing in trial pits by GRM is broadly carried out in accordance with BRE DG 365 (2016). The testing comprises the excavation of a test pit to a suitable depth, and the placement of water into the pit. The level of water present is then monitored over time. For borehole installations, the permeability testing (falling head/rising head) is undertaken in accordance with BS5930.

If it is decided to proceed with the use of soakaway drainage, then the following general points should be noted:

- Soakaways should not be placed so that water can be discharged through potentially contaminated made ground.
- The Environment Agency may require soakaways to be sealed systems such that only roof run off falls to soakaway.
- Interceptors are likely to be required for soakaways for highway drainage. The adopting authority for the highways should be consulted at the earliest opportunity regarding the use of soakaways for highways drainage.
- Consideration of site levels and slopes should be taken into account during the design.
- The construction of all soakaways should be in accordance with the current building regulations.
- Soakaways should not be placed within 5m of a proposed building.
- Placement of soakaways needs to be considered so as to avoid ponding of water down slope.
- The base of a soakaway should not be below the highest recorded water level.
- The Environment Agency prefer 1m of dry soil to be present between the base of a soakaway and the water table to provide attenuation for contamination.

xvi GEOTECHNICAL ASSESSMENT – FOUNDATIONS

If soft or hard spots are encountered during foundation excavation then they should be replaced with suitably compacted material or the footings deepened to suitable strata, to avoid differential settlement.

If strata of differing bearing character (e.g. sand and clay) are encountered at foundation levels within the excavations for a single plot then the excavation depths should be altered as appropriate to ensure the foundations rest on a single stratum, or strata that will not induce differential settlement. Where this is impractical then GRM should be contacted to assess a reinforced concrete detail or an alternative foundation solution (e.g. piles or vibro-replacement).

NOTES ON LIMITATIONS

General

GRM Development Solutions Limited has prepared this report solely for the use of the Client and those parties with whom a warranty agreement had been executed, or with whom an assignment had been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from GRM Development Solutions Limited; a charge may be levied against such approval.

GRM Development Solutions Limited accepts no responsibility or liability for:

a) the consequences of this document being used for any purpose or project other than for which it was commissioned, and

b) the consequences of this document being used by any third party with whom an agreement has not been executed.

Phase I Environmental Audits/ Desk Studies

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, GRM Development Solutions Limited reserves the right to review such information and as considered necessary and appropriate to modify the opinions accordingly. It should be noted that any risks identified in a Phase 1 report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Phase II Environmental Audits (Contamination Investigations)

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, ground and groundwater conditions to allow a reasonable risk assessment to be made. The objectives of the investigation have been limited to establishing the risks associated with potential human targets, building materials, and controlled waters.

The amount of exploratory work and chemical testing undertaken has necessarily been restricted by the short timescale available, and the locations of exploratory holes have been restricted to the areas unoccupied by the building(s) on the site and by buried services. A more comprehensive investigation may be required if the site is to be redeveloped as, in addition to risk assessment, a number of important engineering and environmental issues need to be resolved.

For these reasons if costs have been included in relation to site remediation these must be considered as provisional only and must, in any event, be confirmed by a commercial adviser.

The exploratory holes undertaken, which investigate only a small volume of the ground in relation to the size of the site, can only provide a general indication of site conditions. Whilst exploratory testing is intended to gain an accurate representation of the site, the very nature of sampling and testing is such that it cannot ensure that all localised conditions are detected

The risk assessment and opinions provided take in to consideration, inter alia, currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

Phase II Geo-environmental Investigations (Combined Geotechnical and Contamination Investigations)

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, geotechnical characteristics, and ground and groundwater conditions to provide a reasonable assessment of the environment risks together with engineering and development implications. If costs have been included in relation to site development a commercial adviser must confirm these.

The exploratory holes undertaken, which investigate only a small volume of the ground in relation to the size of the site, can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site for each of the exploratory holes. There may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.

The comments made on groundwater conditions are based on observations made at the time the site work was conducted. It should be noted that groundwater levels will vary owing to seasonal, tidal and weather related effects.

The scope of the investigation was selected on the basis of the specific development proposed by the Client and may be inappropriate to another form of development or scheme.

The risk assessment and opinions provided take in to consideration, inter alia, currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

APPENDIX B

play area

suds

edge lane

primary street

connector street

courtyard

ecology corridor

ecology corridor

Primary street

ASHBY ROAD

GRANGE

ASHBY

Key

- Application site boundary
- Existing (retained) trees & hedgerow
- Proposed tree/hedge removal
- Root protection areas
- Indicative proposed planting
- Open space
- Indicative surface water attenuation basin
- Existing Public Right of Way
- Proposed pedestrian/cycle link
- Proposed vehicular access
- Potential for childrens play
- MANCO strip
- Indicative extent of residential area
- Potential locations of landmark buildings

N 0 10 20 m

DAVIDSONS HOMES

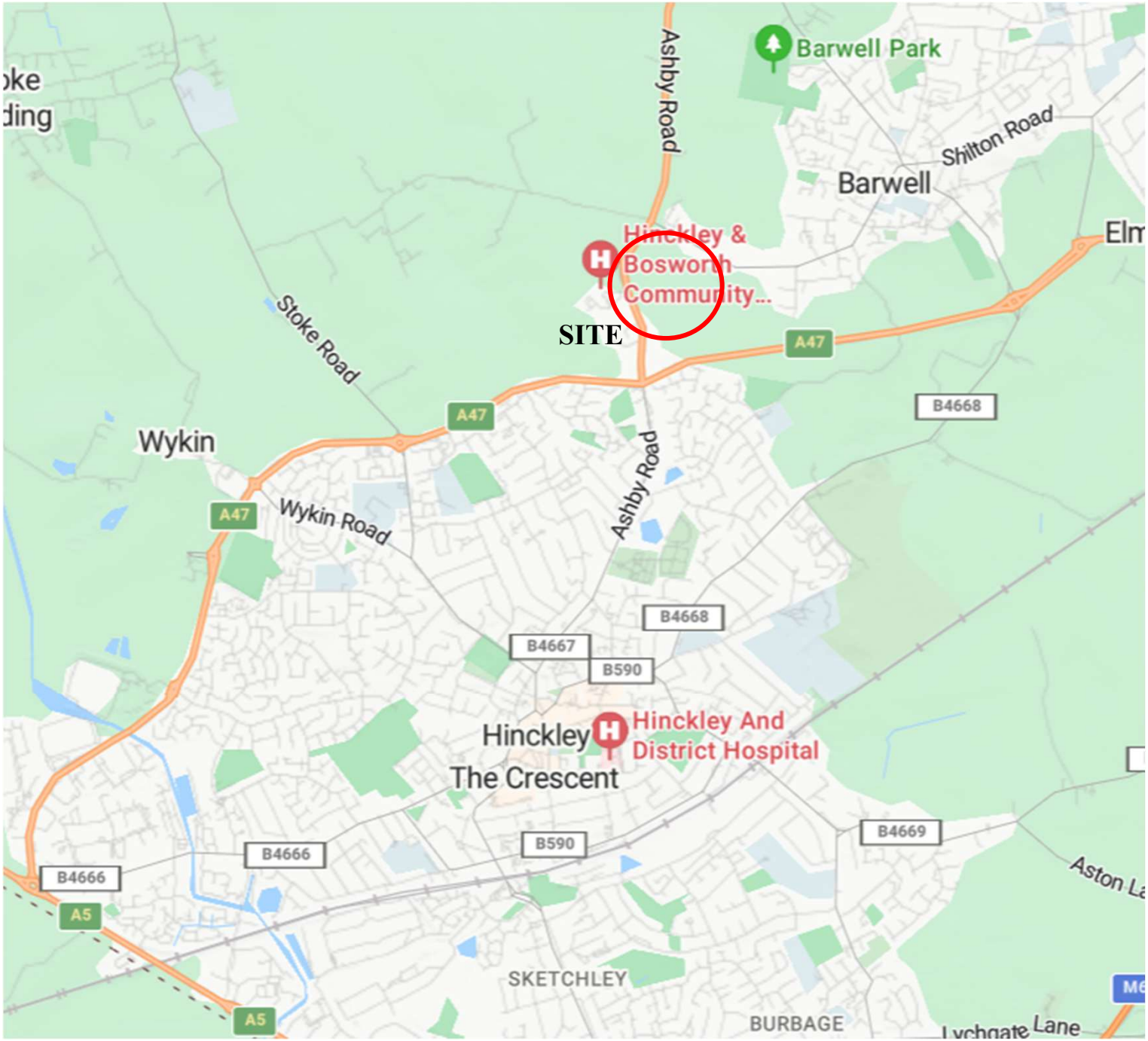
nineteen47
CHARTERED TOWN PLANNERS & URBAN DESIGNERS

Project
Ashby Road, Hinckley

Drawing Title
Illustrative Layout

Project Code	Drawing Nr	Rev
n2452	005	J
Date	Drawing Scale	
25.07.2025	1:500 @ A0	

APPENDIX C



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Burton-on-Trent, Staffordshire
Tel: 01283 551 249 68
info@grm-uk.com www.grm-uk.com

CLIENT:
Davidsons Developments Ltd

PROJECT:
Ashby Road, Hinckley

TITLE:
Site Location Plan

SCALE@SIZE :	ISSUE:
NTS	FINAL
DESIGN/DRAWN :	DATE:
MJT	01/04/2025
PROJECT No:	DRAWING No:
P10657	SLP

DO NOT SCALE

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info@grm-uk.com www.grm-uk.com

CLIENT:

Davidsons Developments Ltd

PROJECT:

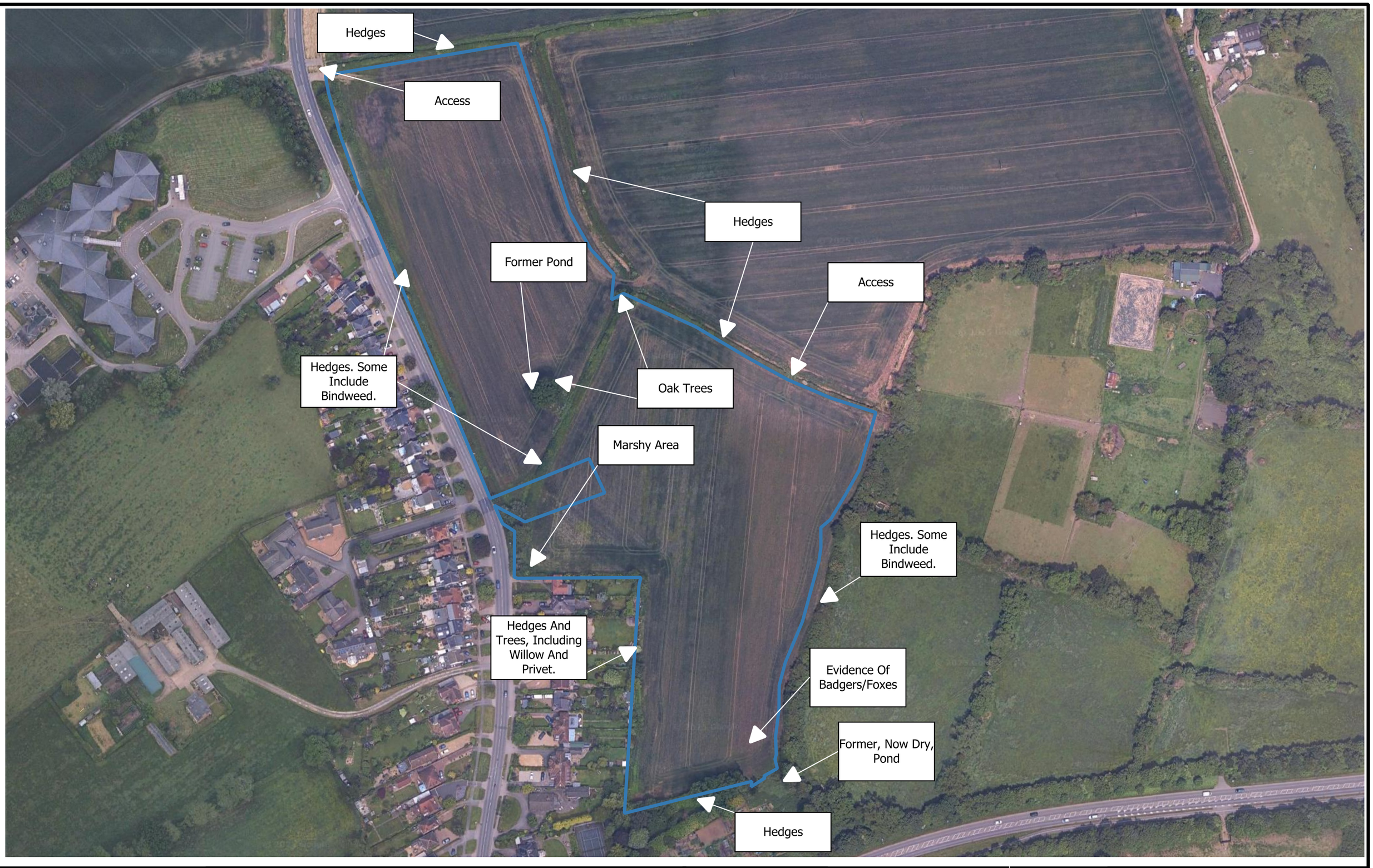
Ashby Road, Hinckley

TITLE:

Site Boundary Plan

SCALE@SIZE :	ISSUE:
NTS	REV B
DESIGN/DRAWN :	DATE:
MJT	27/05/2025
PROJECT No:	DRAWING No:
P10657	SBP

APPENDIX D



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CLIENT: Davidsons Developments Ltd

PROJECT: Ashby Road, Hinckley

TITLE: Site Features Plan

PROJECT No: P10657

DATE: 01/05/2025

DESIGN/DRAWN: MJT

DRAWING NUMBER: SFP

ISSUE: REV D

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CLIENT:

Davidsons Developments Ltd

PROJECT:

Ashby Road, Hinckley

TITLE:

Photograph Location Plan

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NTS	FINAL
DESIGN/DRAWN : MJT	DATE: 01/04/2025
PROJECT No: P10657	DRAWING No: PLP

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CLIENT:

Davidsons Developments Ltd

PROJECT:

Ashby Road, Hinckley

TITLE:

Site Photographs

SCALE@SIZE :	ISSUE:
NTS	FINAL
DESIGN/DRAWN :	DATE:
MJT	29/07/24
PROJECT No:	DRAWING No:
P10657	P1

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CLIENT:
Davidsons Developments Ltd

PROJECT:
Ashby Road, Hinckley

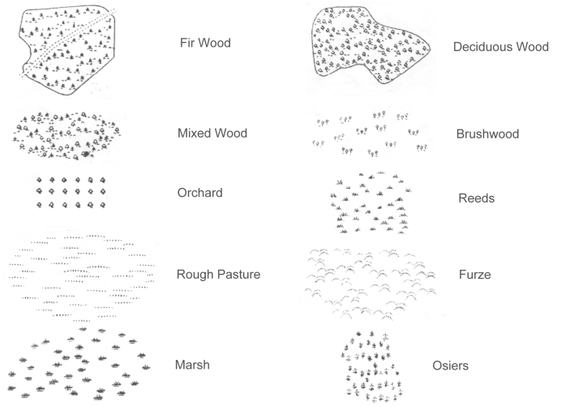
TITLE:
Site Photographs

SCALE@SIZE :	ISSUE:
NTS	FINAL
DESIGN/DRAWN :	DATE:
MJT	29/07/24
PROJECT No:	DRAWING No:
P10657	P2

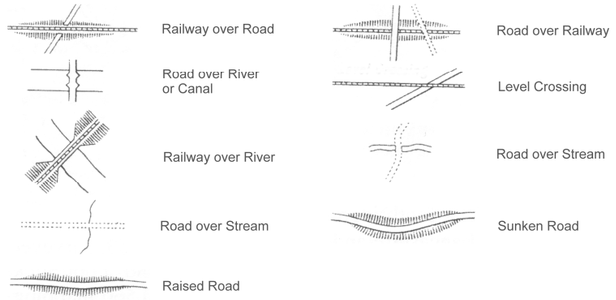
APPENDIX E

County Series 1:10,560 scale

VEGETATION

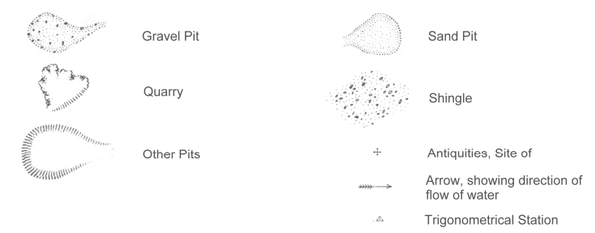


ROADS



RAILWAYS

GENERAL FEATURES



BOUNDARIES

National Grid 1:10,000 scale

HEIGHTS (METRES)

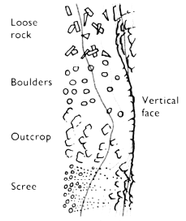
Values are given in metres above mean sea level at Newlyn.

Surface heights determined by: ground survey ▪ 163m; air survey ▪

Bench marks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

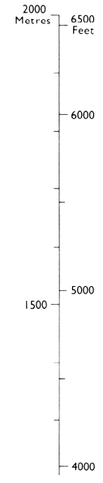
Contours are at 5 metres vertical interval.

ROCK FEATURES



CONVERSION SCALE

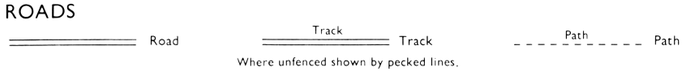
Metres - Feet



ABBREVIATIONS

BP,BS	Boundary Post or Stone	PO	Post Office
Ch	Church	PC	Public Convenience
CH	Club House	PH	Public House
F Sta	Fire Station	S	Stone
FB	Foot Bridge	Spr	Spring
Fn	Fountain	TCB	Telephone Call Box
GP	Guide Post	TCP	Telephone Call Post
MP,MS	Mile Post or Stone	TH	Town Hall
P	Pole or Post	W	Well
Pol Sta	Police Station	Y	Youth hostel

ROADS



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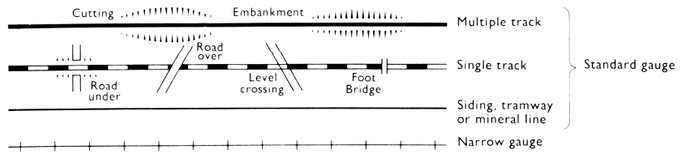

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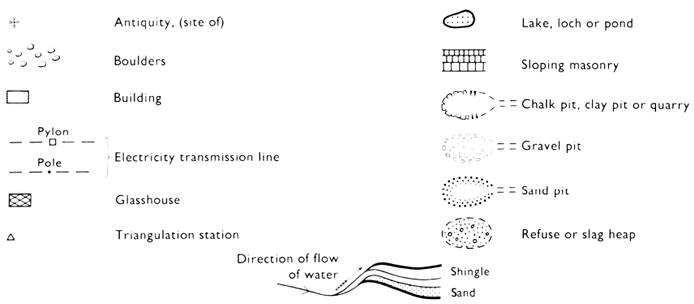
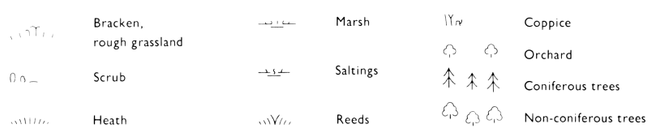


VEGETATION



In some areas bracken ( ) and rough grassland ( ) are shown separately.

GroundSure

Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

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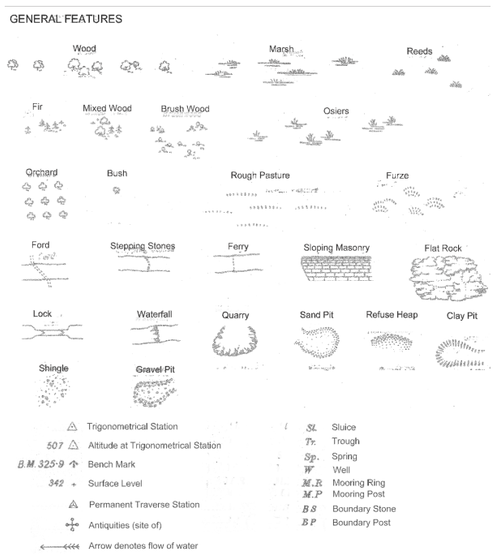

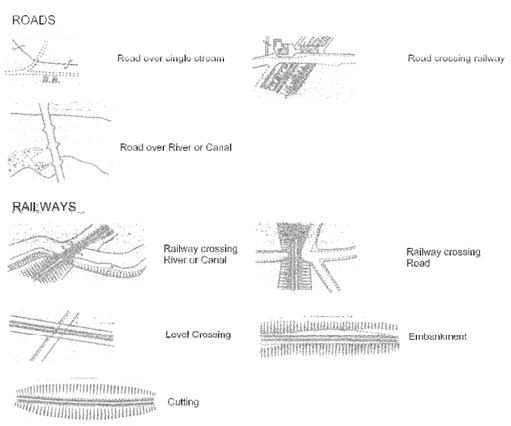

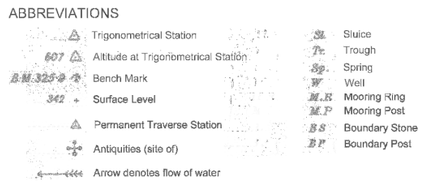

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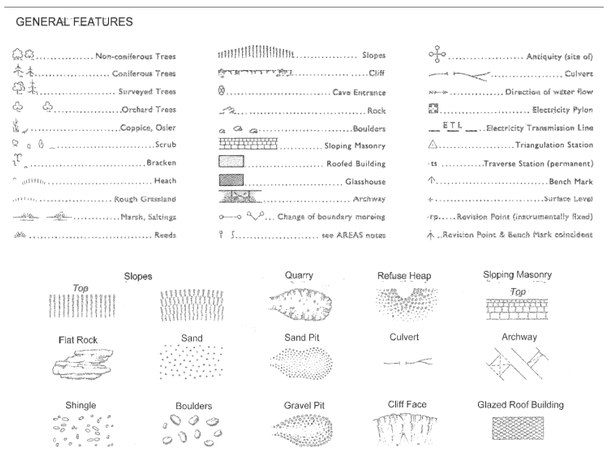

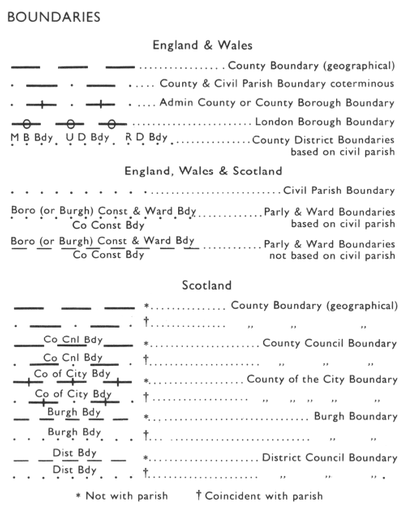

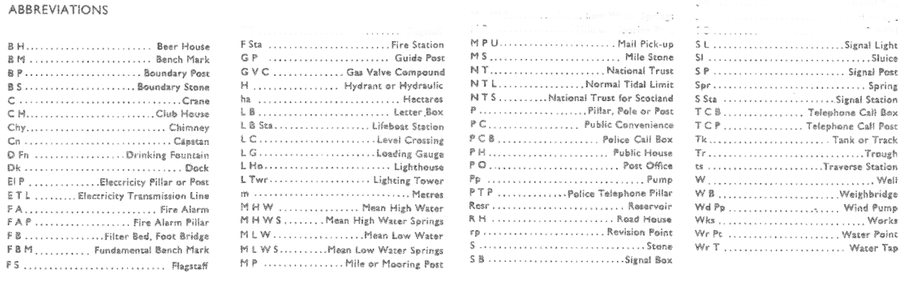

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Historical Map Pack Legend

County Series

1:1,250 scale

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County Series & National Grid

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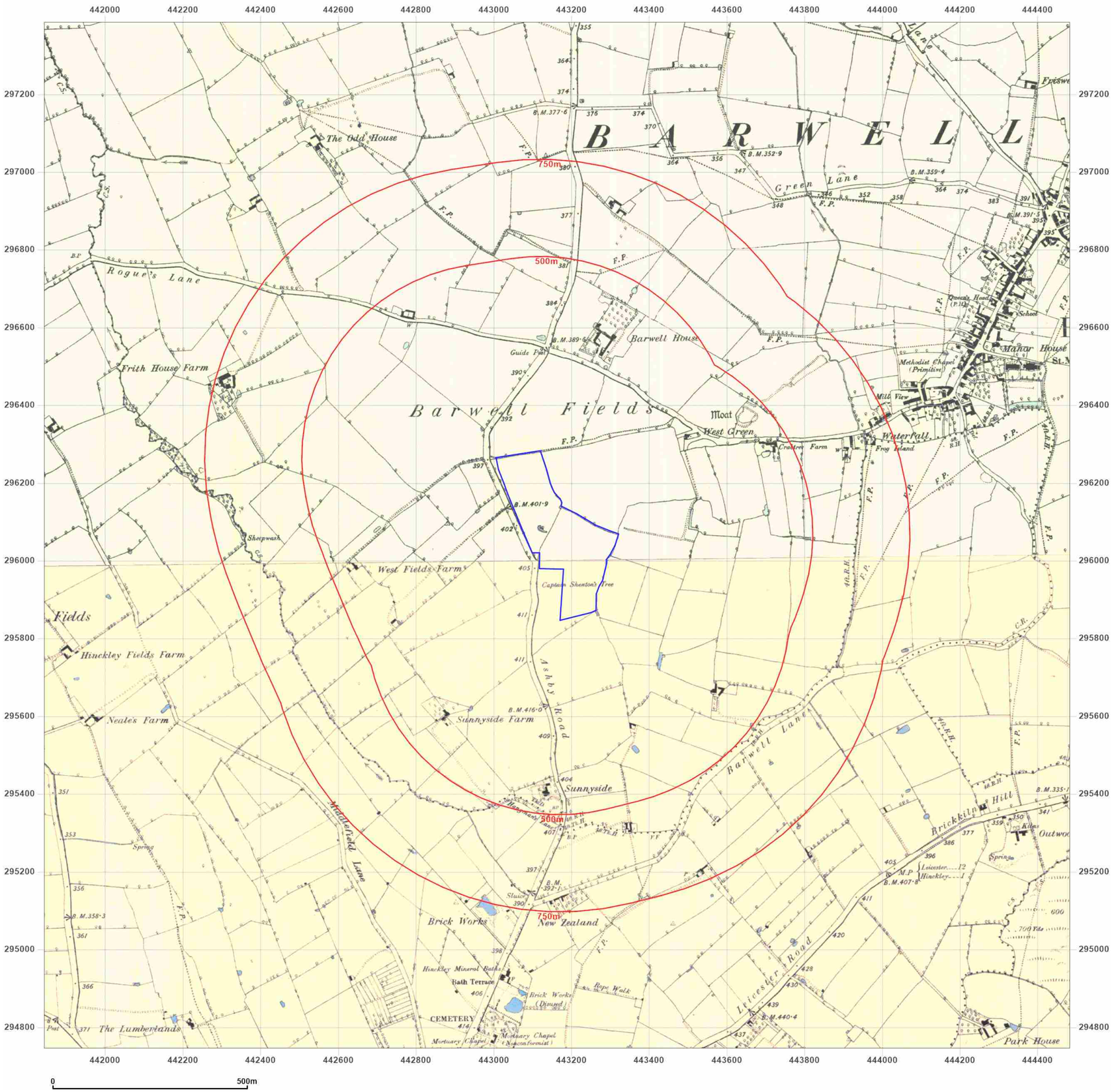

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518
Grid Ref: 443162, 296065

Map Name: County Series

Map date: **1886**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1886
Revised 1886
Edition N/A
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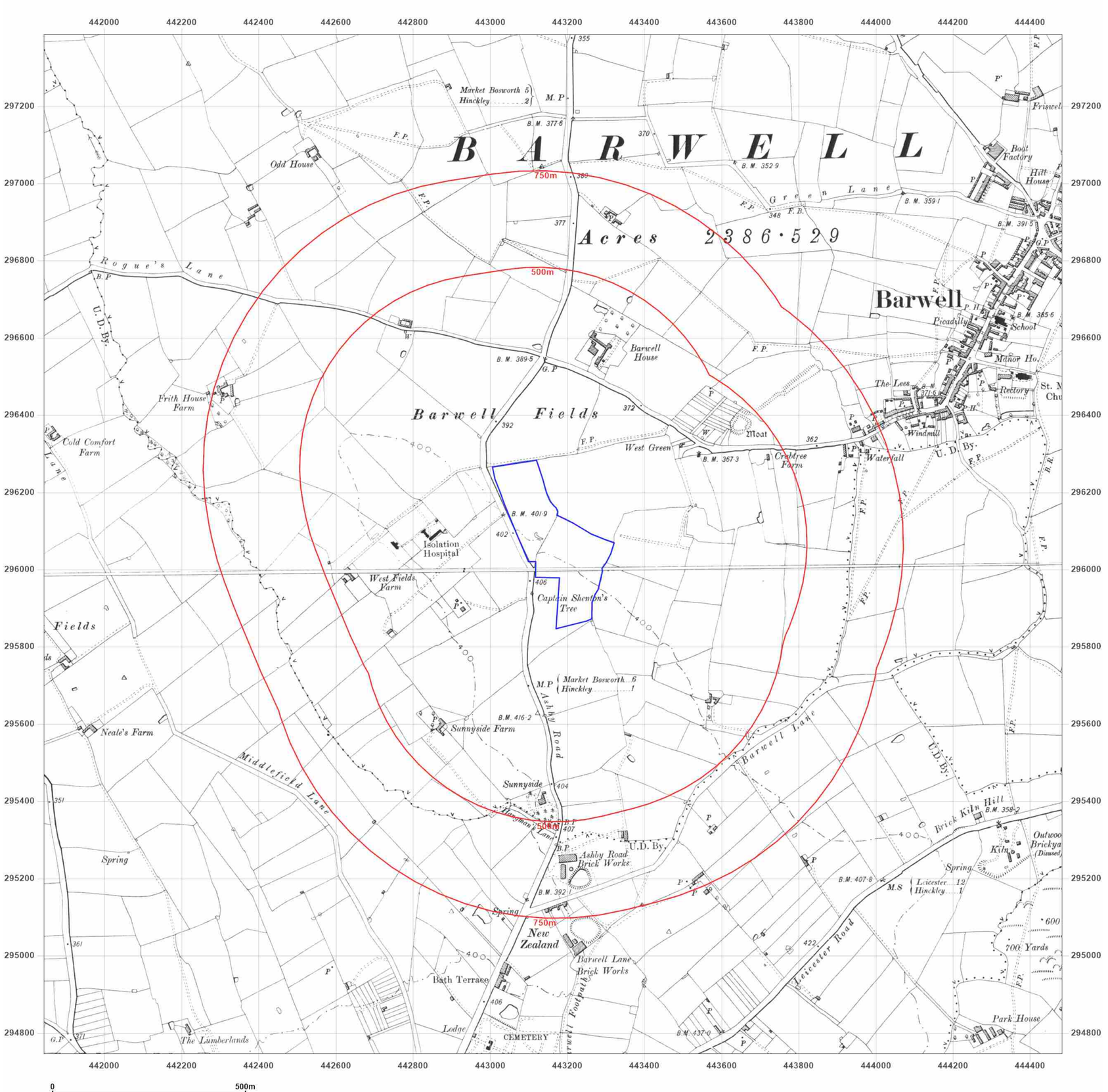

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518
Grid Ref: 443162, 296065

Map Name: County Series

Map date: **1901**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1886
Revised 1901
Edition N/A
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Surveyed 1887
Revised 1901
Edition N/A
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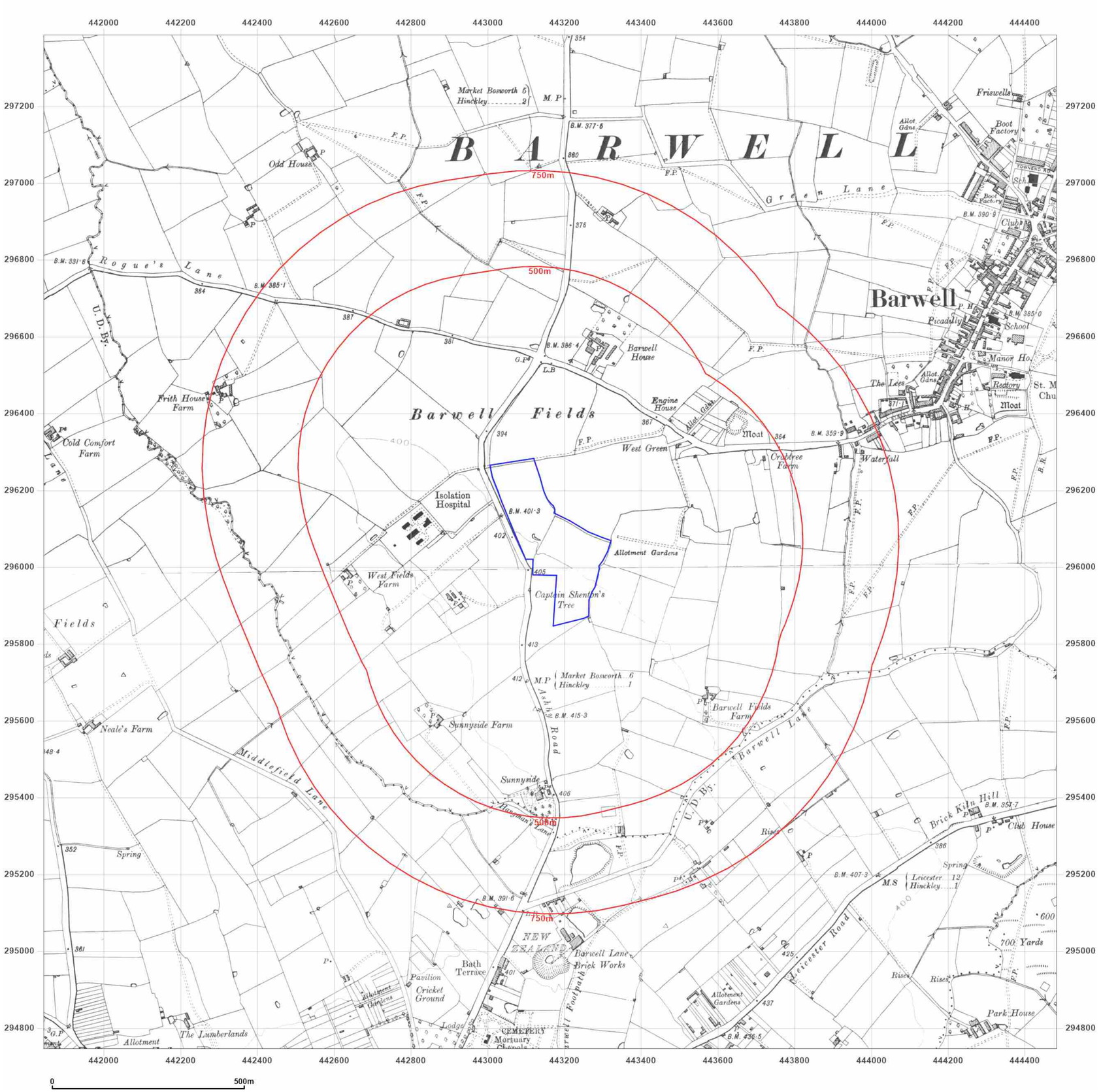

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Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518
Grid Ref: 443162, 296065

Map Name: County Series

Map date: **1923-1927**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1886
Revised 1927
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1886
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

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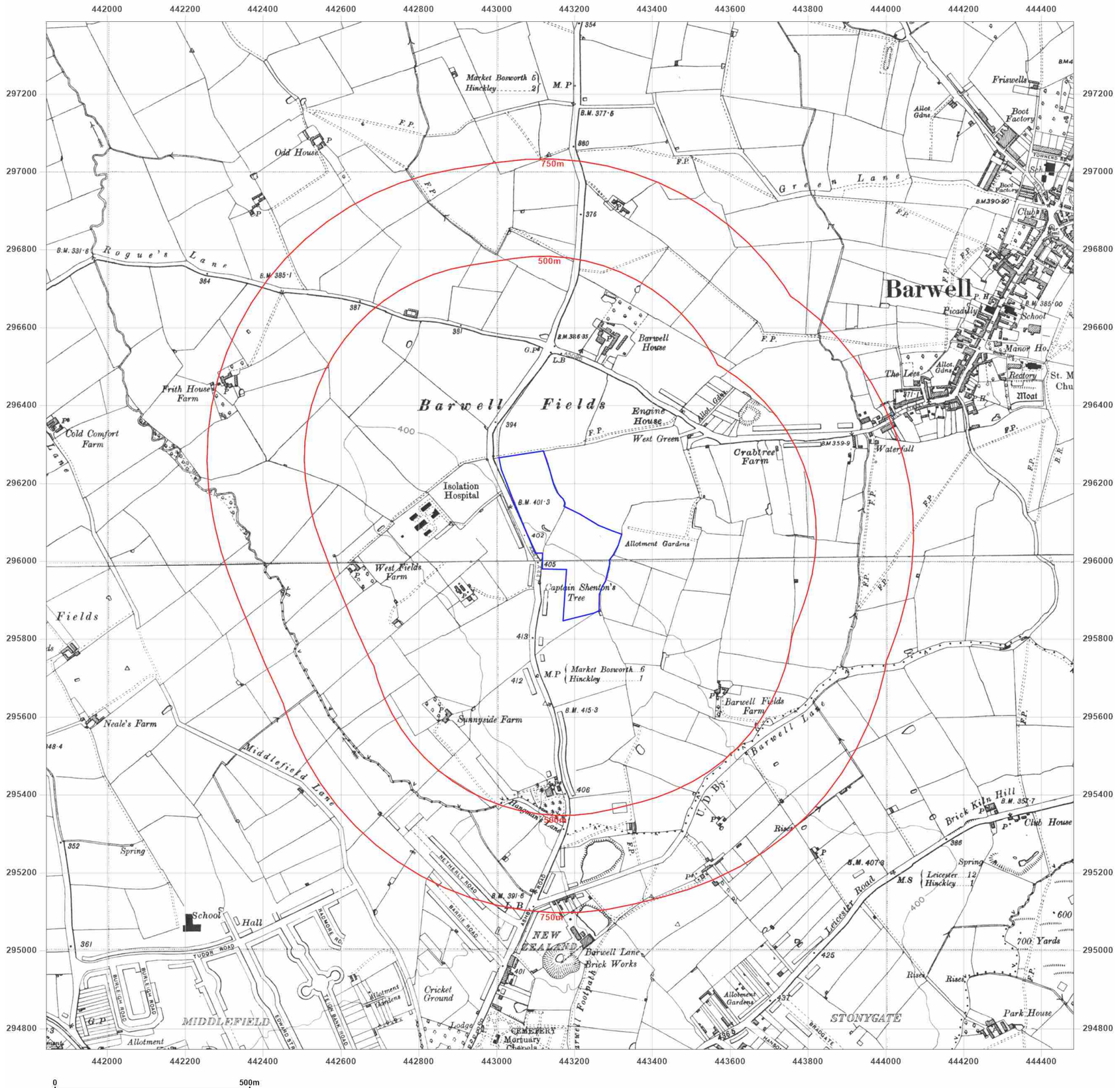

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Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518
Grid Ref: 443162, 296065

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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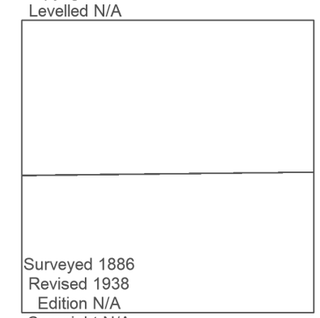
Surveyed 1886
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1886
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

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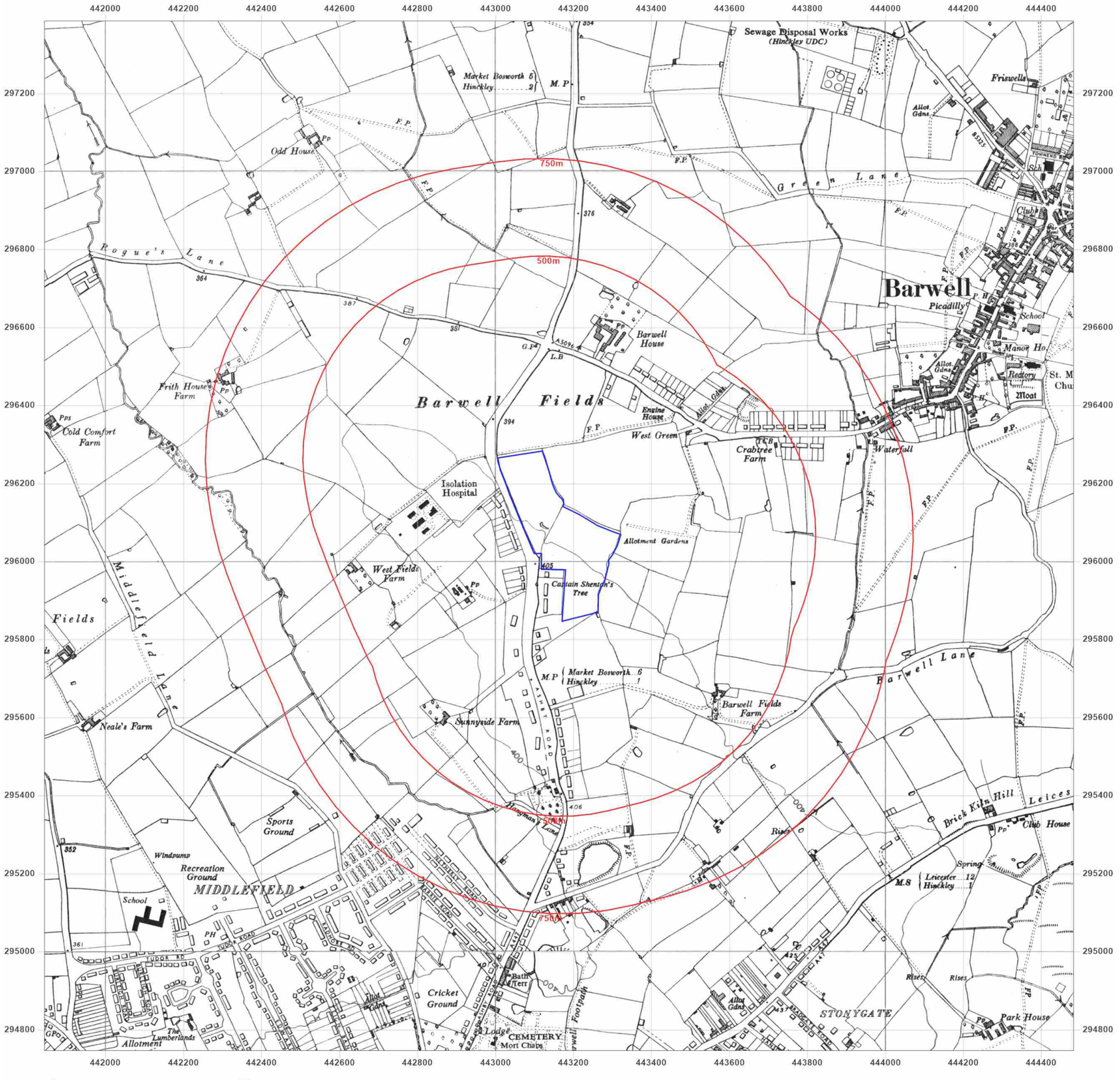

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518
Grid Ref: 443162, 296065

Map Name: Provisional

Map date: **1950**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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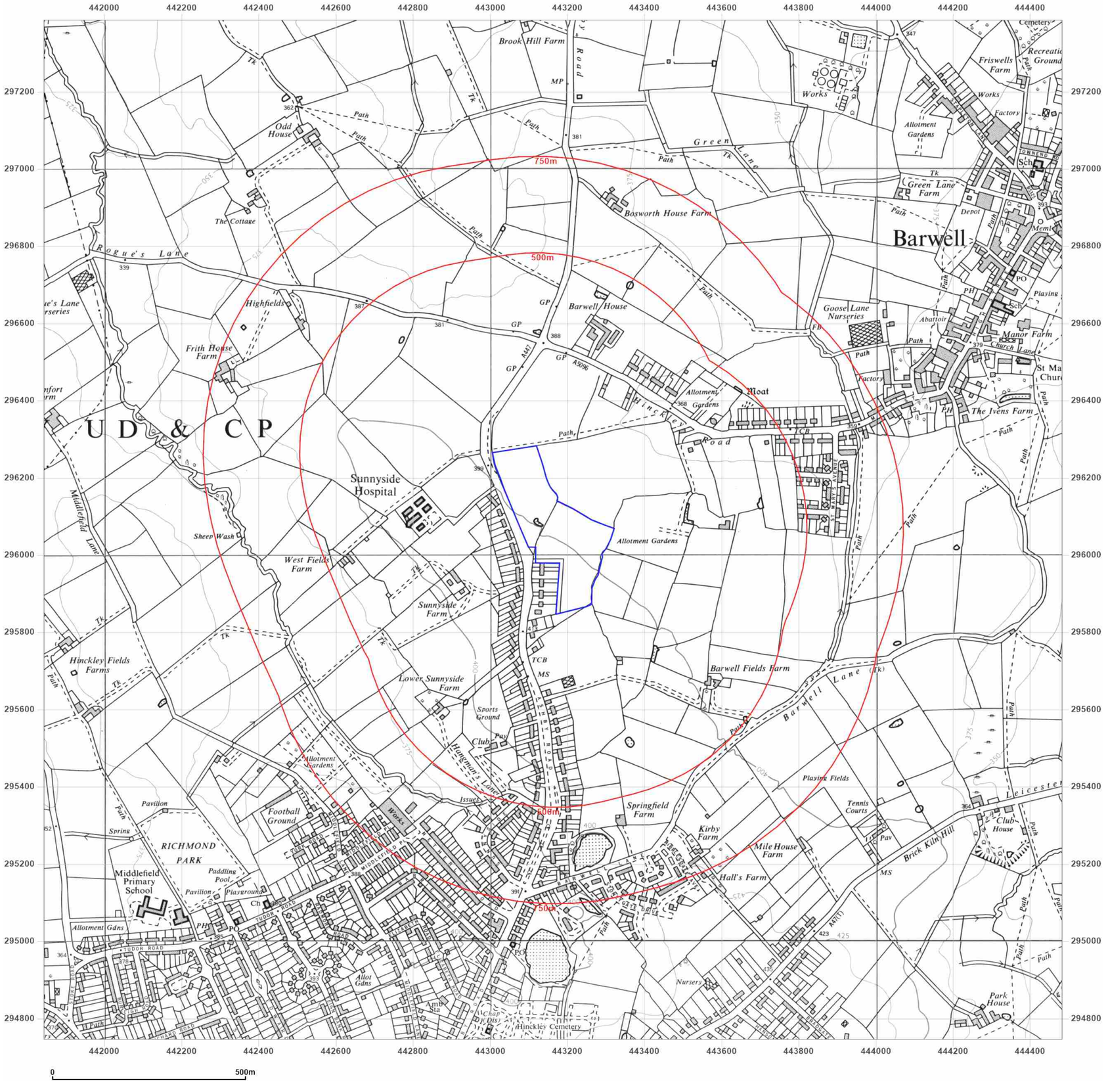

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518
Grid Ref: 443162, 296065

Map Name: Provisional

Map date: **1967-1968**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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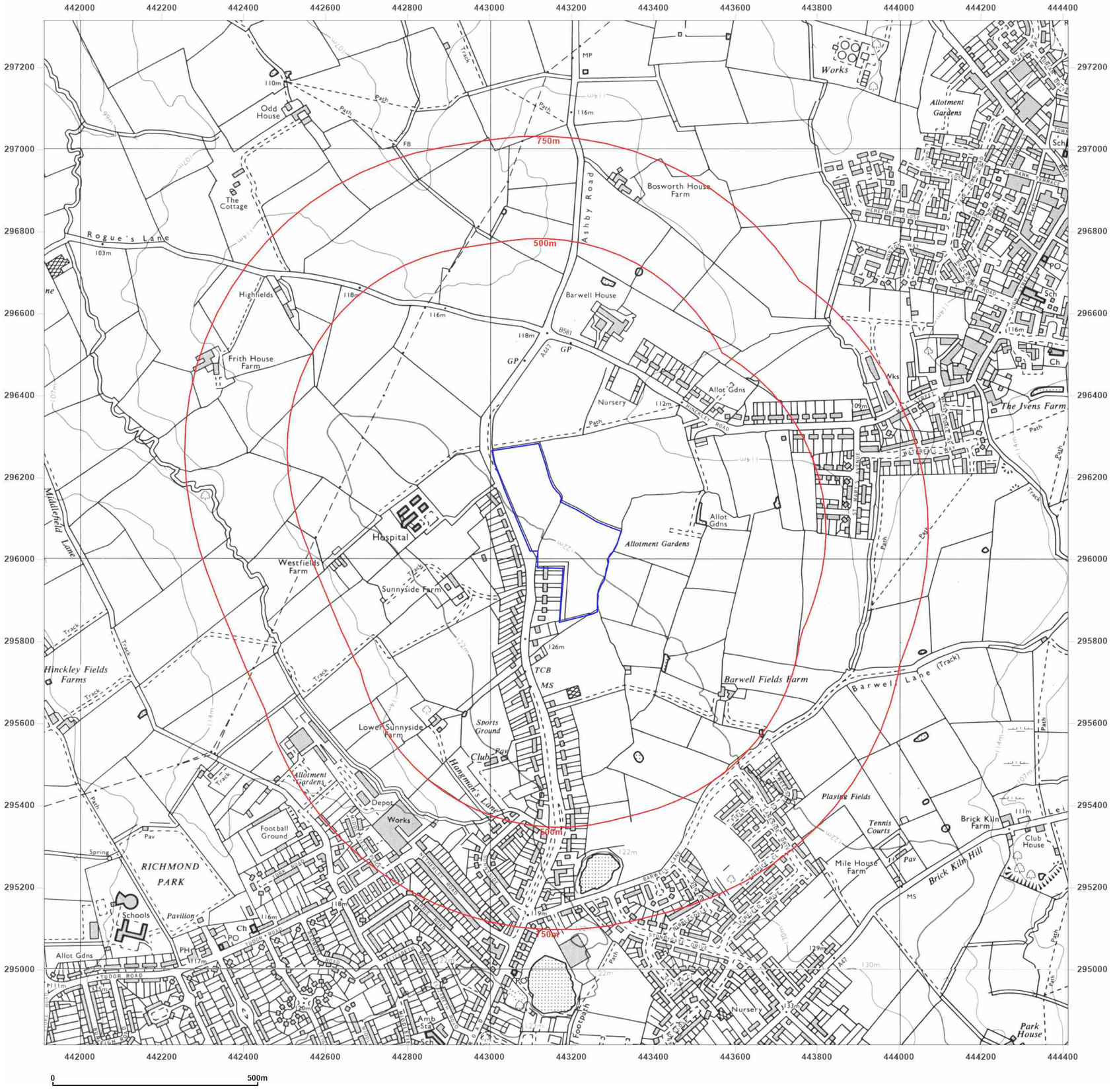

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518
Grid Ref: 443162, 296065

Map Name: National Grid

Map date: **1977-1980**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1977
Revised 1979
Edition N/A
Copyright 1980
Levelled 1965

Surveyed 1975
Revised 1977
Edition N/A
Copyright 1977
Levelled 1965

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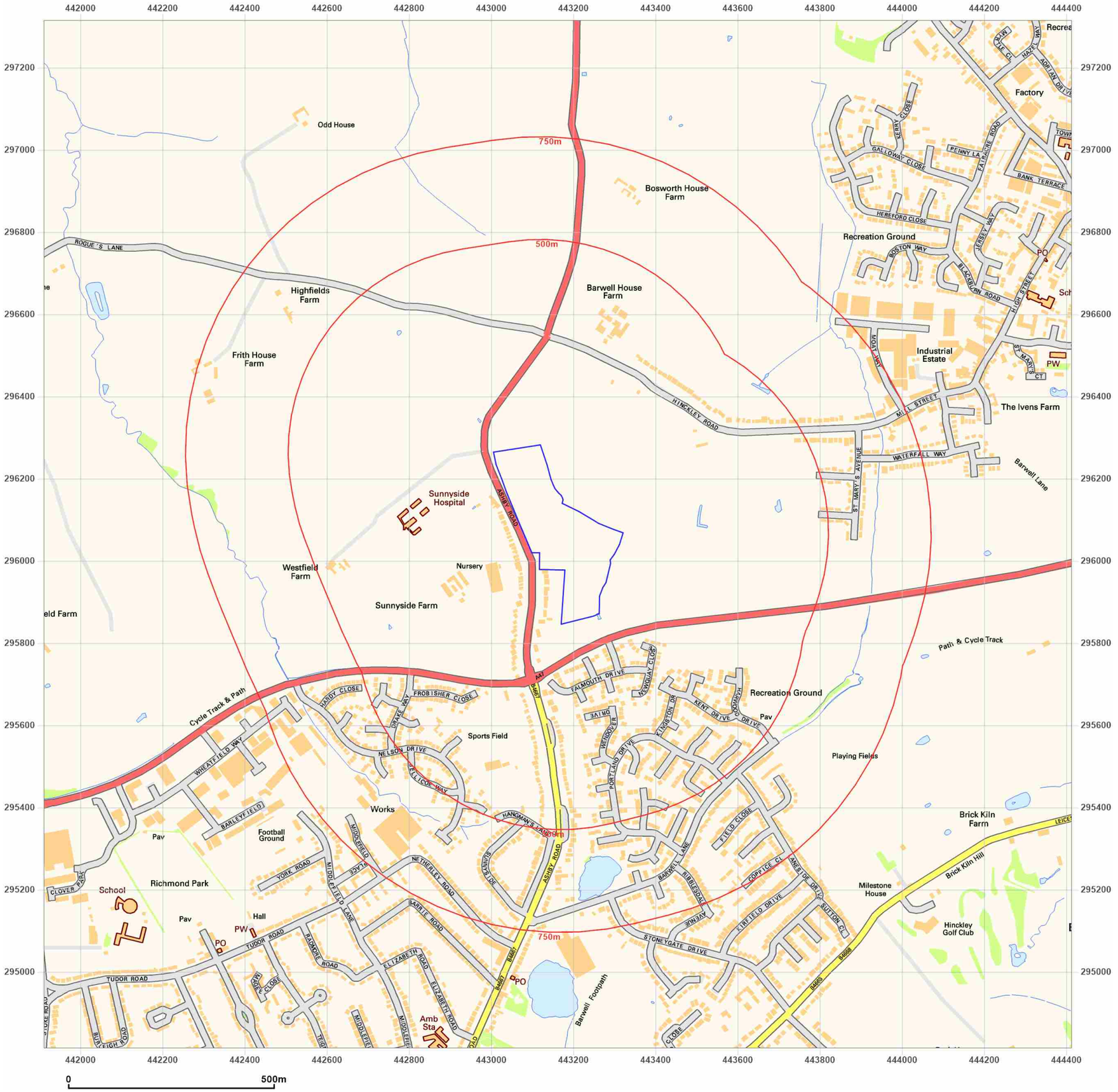

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518
Grid Ref: 443162, 296065

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

N
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2001

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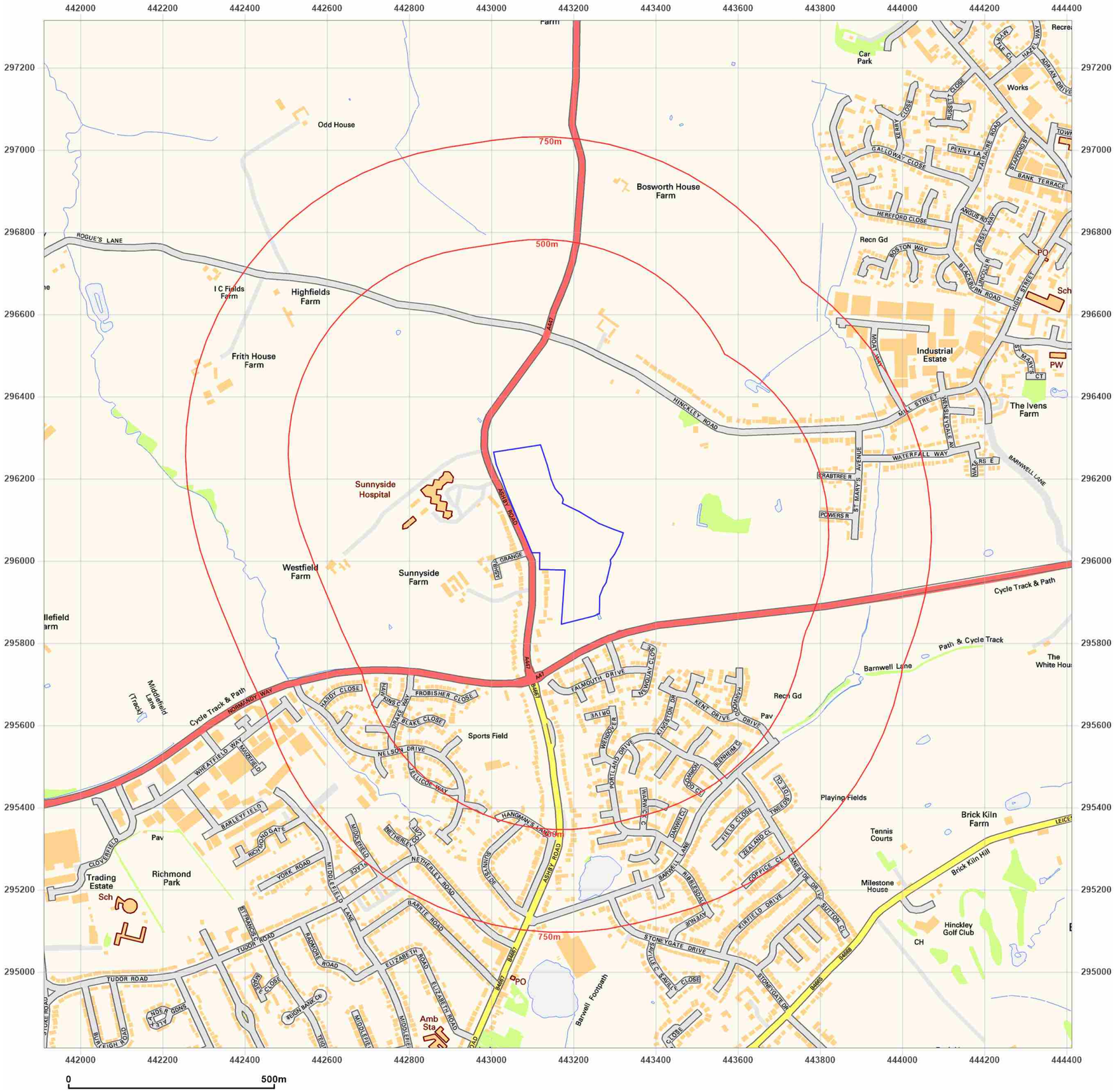

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518
Grid Ref: 443162, 296065

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

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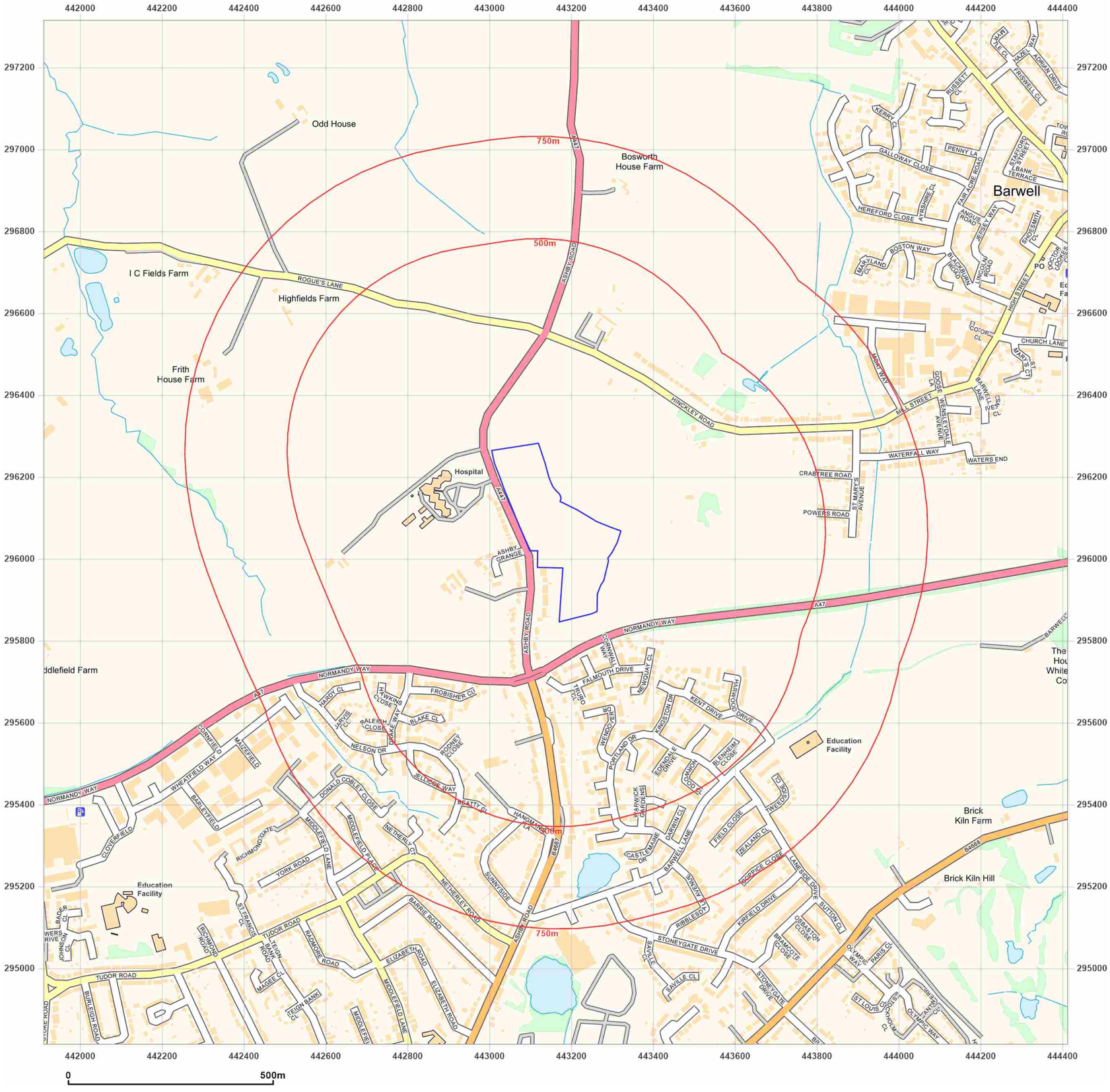

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518
Grid Ref: 443162, 296065

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

N
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2025

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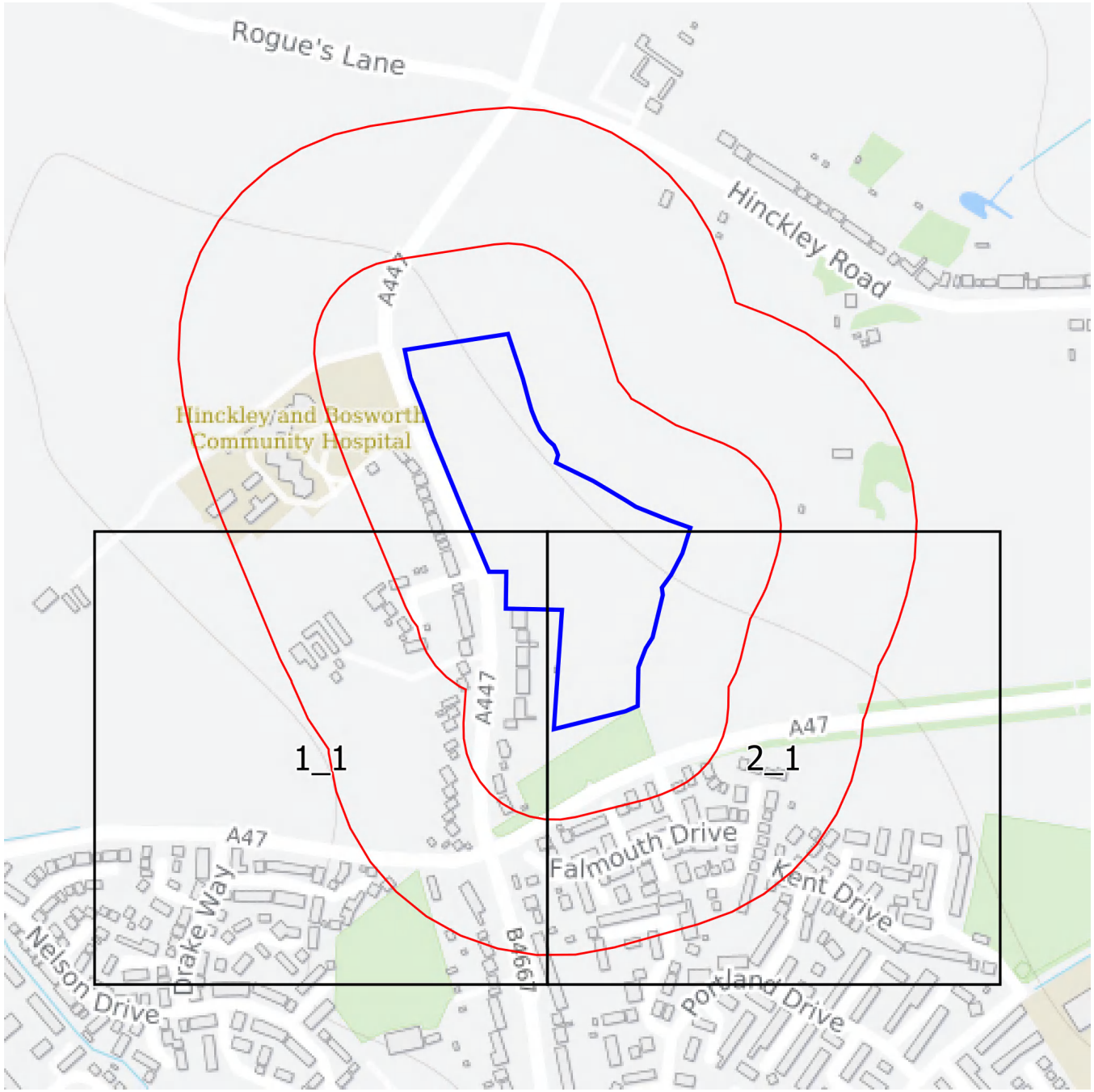

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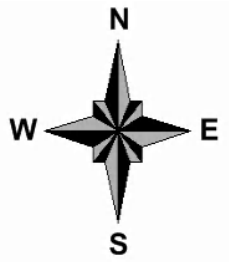
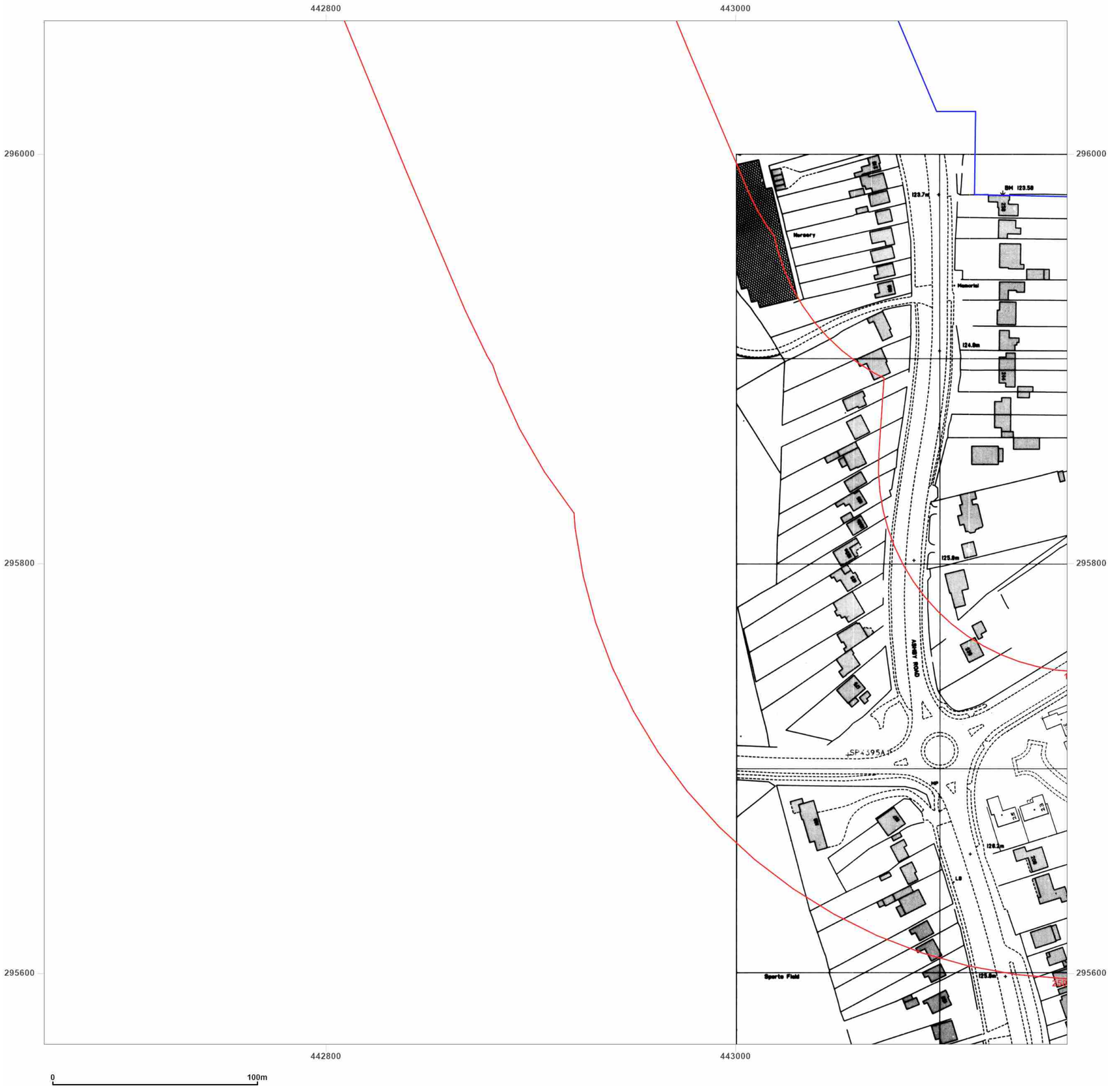
1:1,250 Scale Grid Index





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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_1250_1_1
Grid Ref: 442912, 295815

Map Name: National Grid

Map date: **1989**

Scale: 1:1,250

Printed at: 1:2,000

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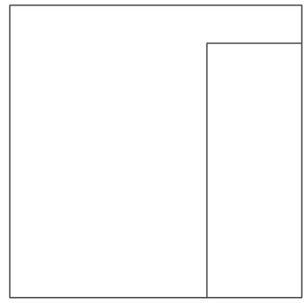

Surveyed 1963
Revised 1989
Edition N/A
Copyright 1989
Levelled 1963

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_1250_1_1
Grid Ref: 442912, 295815

Map Name: National Grid

Map date: **1988-1990**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1989 Revised 1989 Edition N/A Copyright 1990 Levelled N/A	Surveyed 1988 Revised 1988 Edition N/A Copyright 1988 Levelled 1963

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_1250_1_1
Grid Ref: 442912, 295815

Map Name: National Grid

Map date: **1991-1993**

Scale: 1:1,250

Printed at: 1:2,000

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

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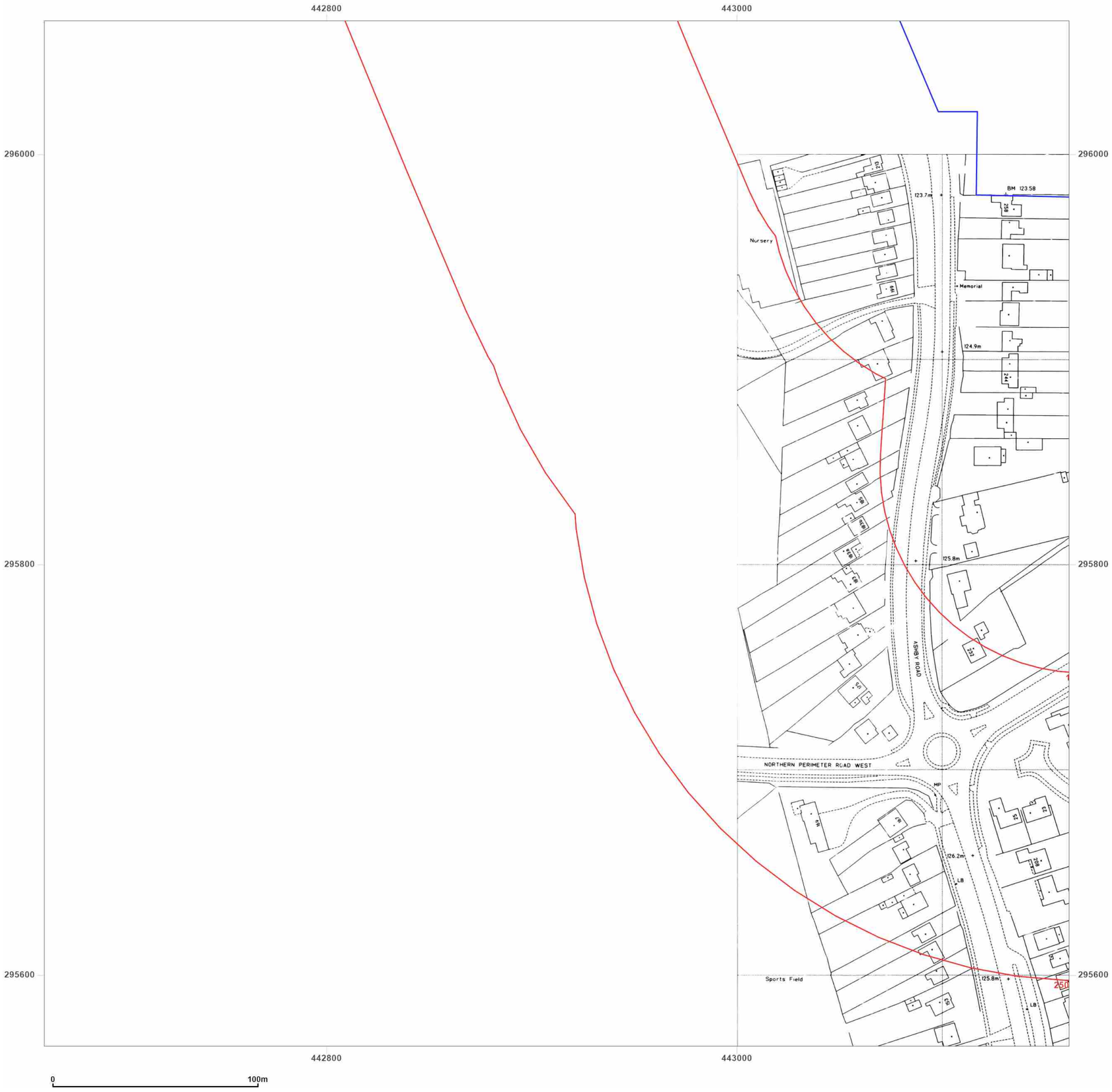

EMAPSITE™

Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_1250_1_1
Grid Ref: 442912, 295815

Map Name: National Grid

Map date: **1993**

Scale: 1:1,250

Printed at: 1:2,000

N
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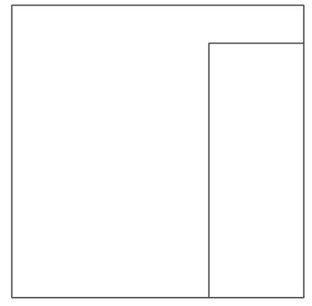

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Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

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Site Details:

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Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_1250_2_1
Grid Ref: 443412, 295815

Map Name: National Grid

Map date: **1988**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1988 Revised 1988 Edition N/A Copyright 1988 Levelled 1963	Surveyed 1988 Revised 1988 Edition N/A Copyright 1988 Levelled 1963

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Site Details:

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Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_1250_2_1
Grid Ref: 443412, 295815

Map Name: National Grid
Map date: **1989**
Scale: 1:1,250
Printed at: 1:2,000

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

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Site Details:

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Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_1250_2_1
Grid Ref: 443412, 295815

Map Name: National Grid
Map date: **1991-1993**
Scale: 1:1,250
Printed at: 1:2,000

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

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Site Details:

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Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_1250_2_1
Grid Ref: 443412, 295815

Map Name: National Grid
Map date: **1993**
Scale: 1:1,250
Printed at: 1:2,000

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

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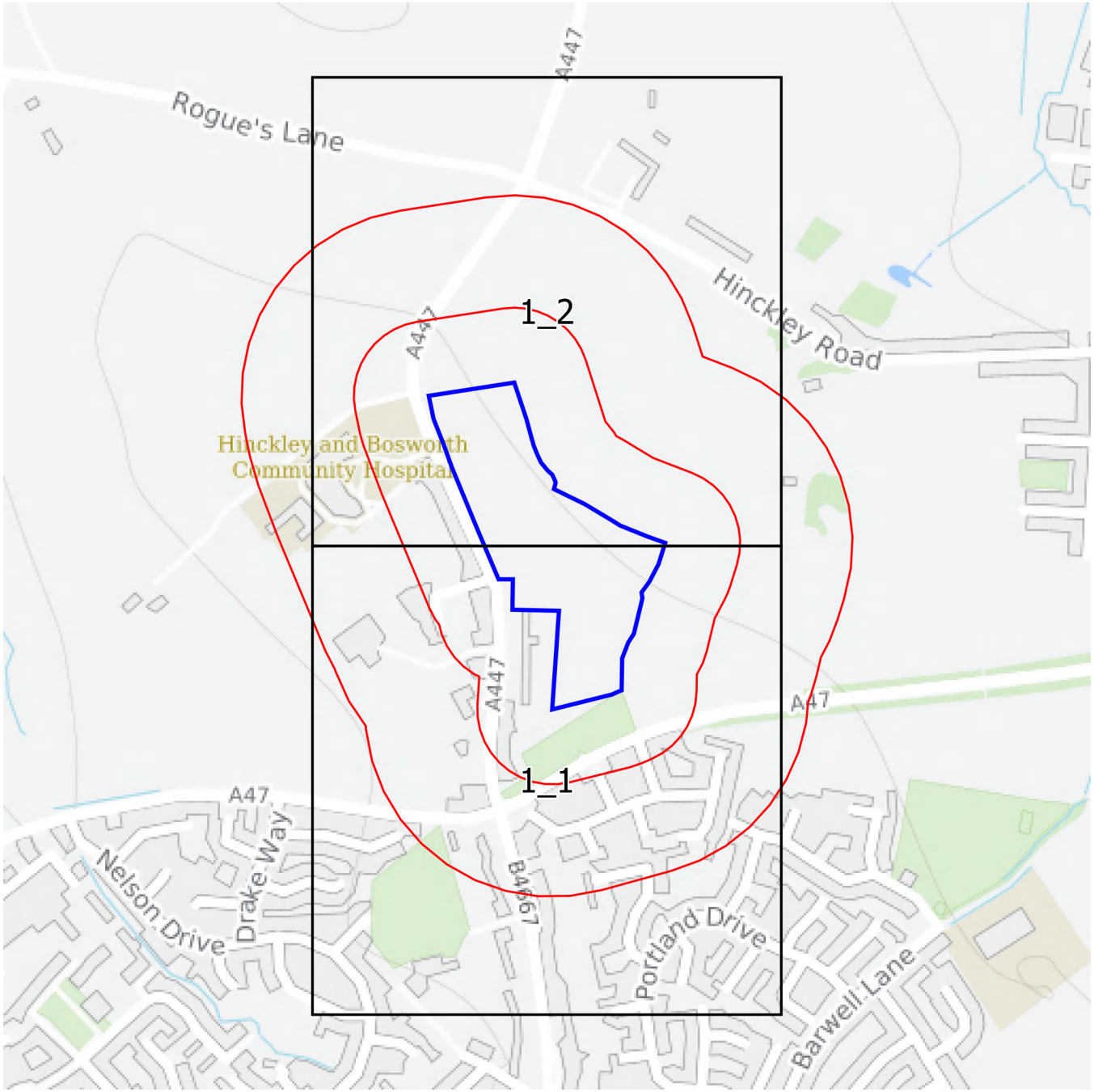

Groundsure
INSIGHTS

1:2,500 Scale Grid Index

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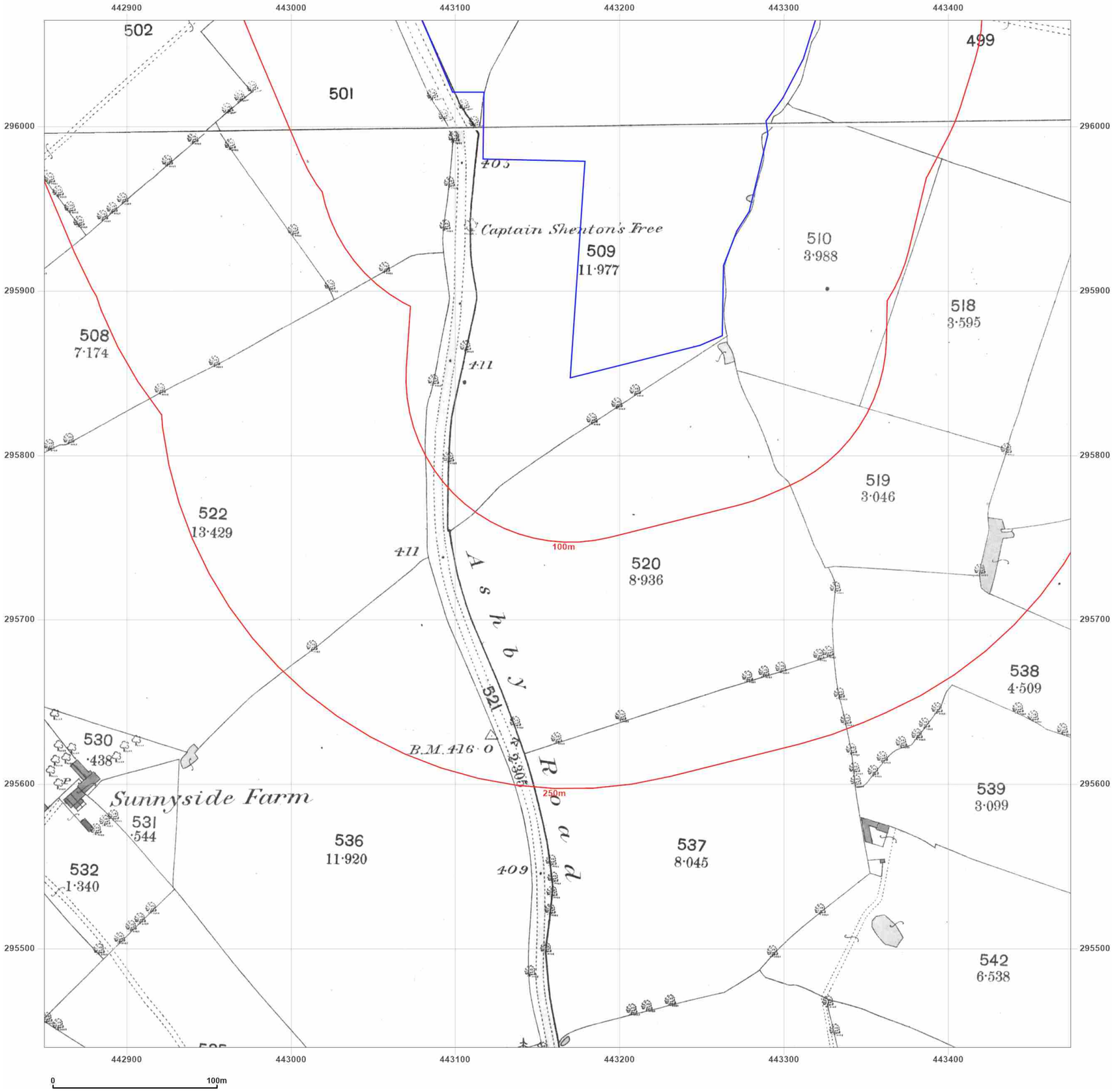

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_1
Grid Ref: 443162, 295752

Map Name: County Series

Map date: **1888-1889**

Scale: 1:2,500

Printed at: 1:2,500

N
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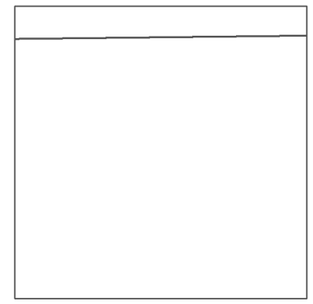

Surveyed 1888
Revised 1888
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1889
Revised 1889
Edition N/A
Copyright N/A
Levelled N/A

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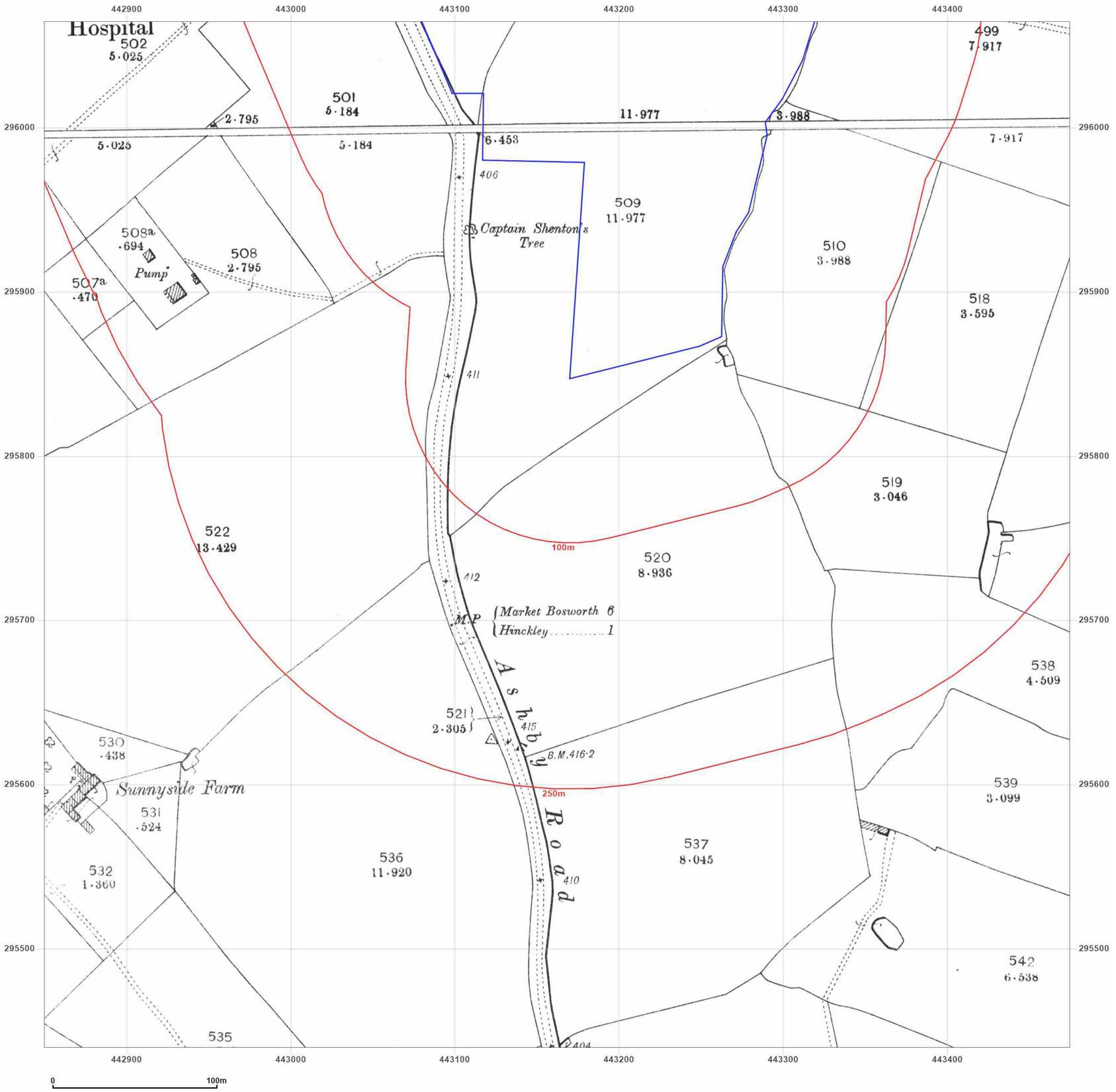

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_1
Grid Ref: 443162, 295752

Map Name: County Series

Map date: **1903**

Scale: 1:2,500

Printed at: 1:2,500

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

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

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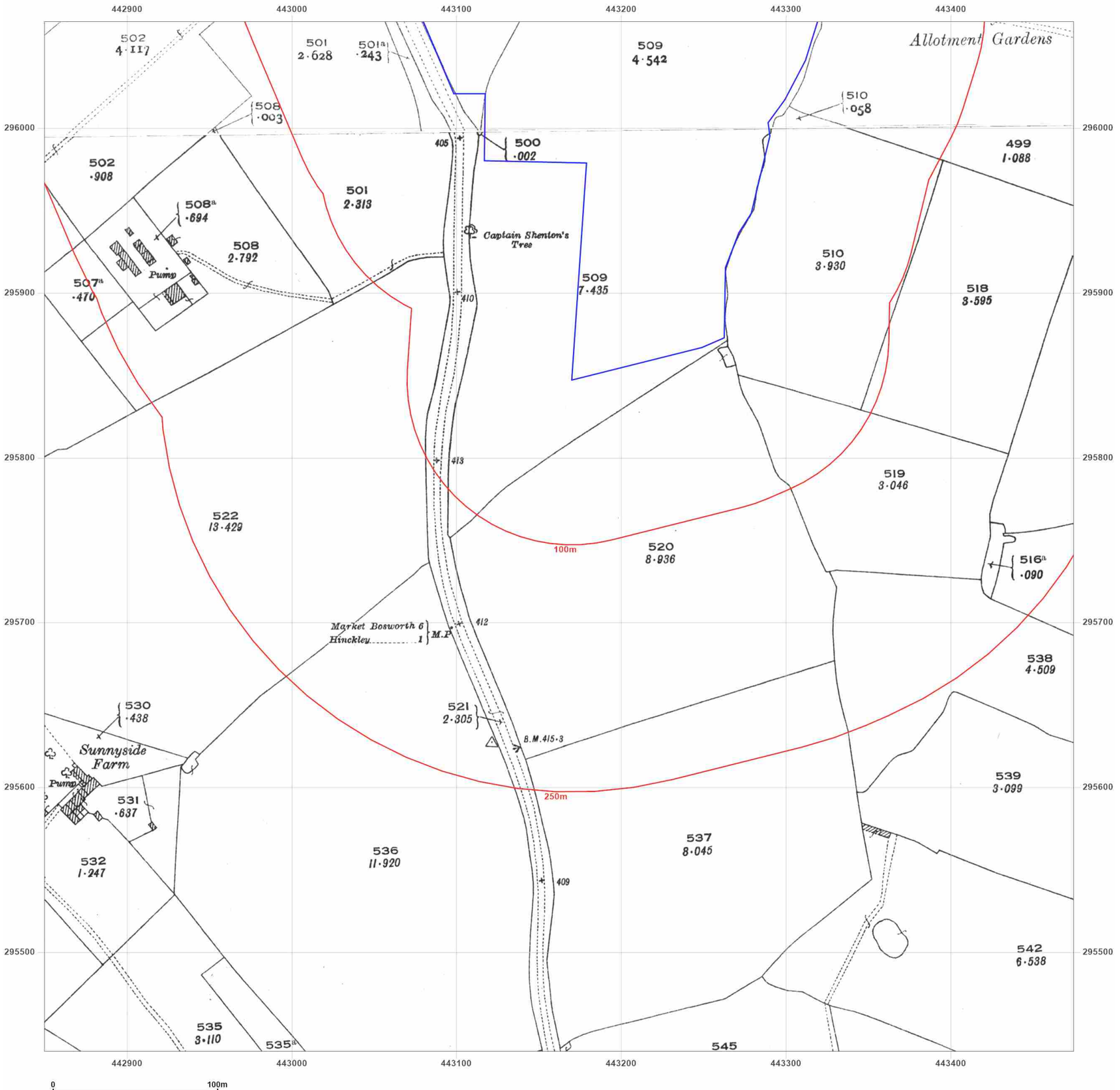

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_1
Grid Ref: 443162, 295752

Map Name: County Series

Map date: **1924-1929**

Scale: 1:2,500

Printed at: 1:2,500

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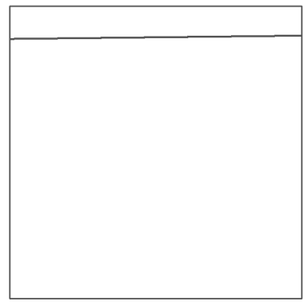
Surveyed 1929
Revised 1929
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1924
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

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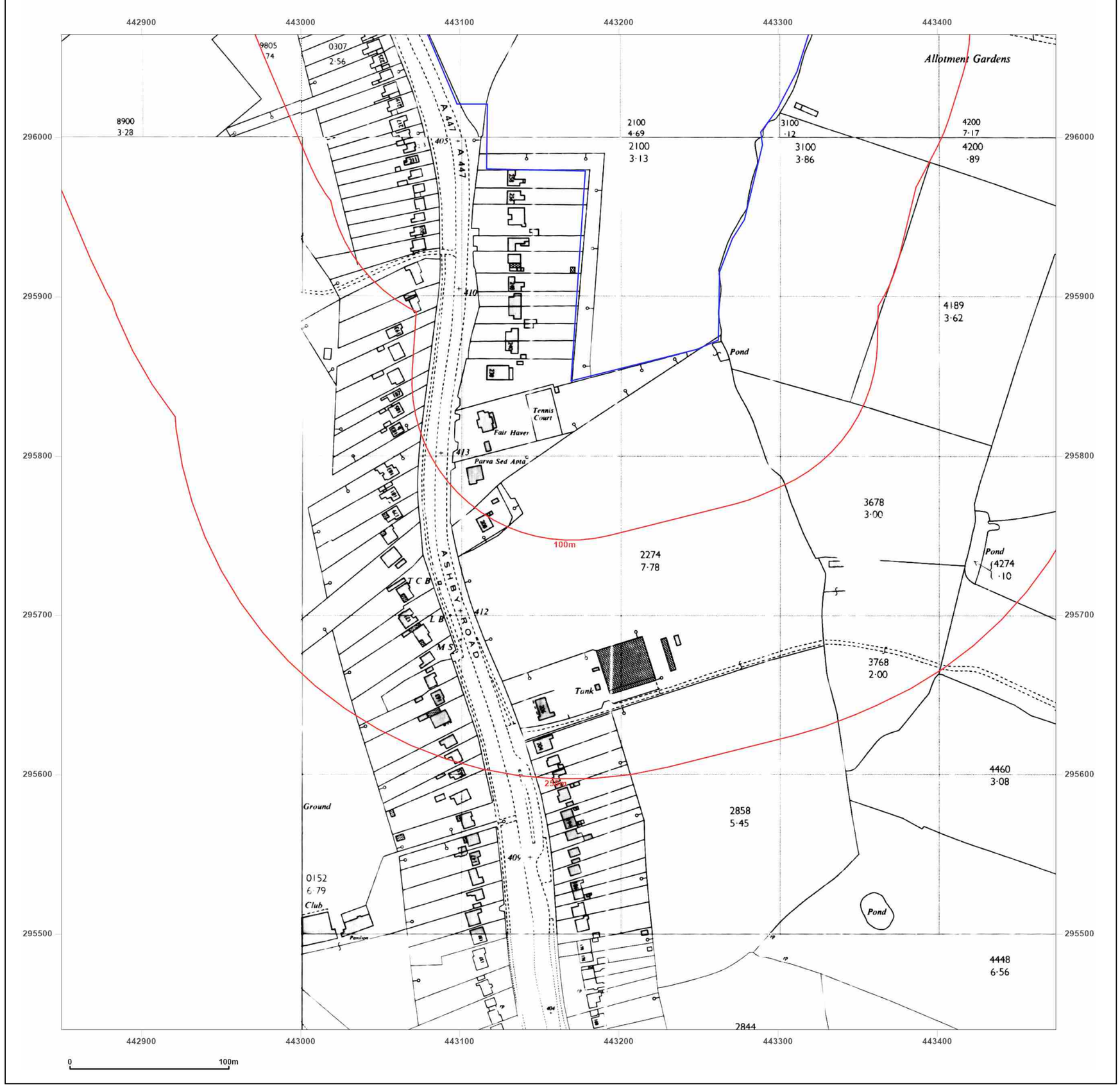

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_1
Grid Ref: 443162, 295752

Map Name: National Grid

Map date: **1964-1965**

Scale: 1:2,500

Printed at: 1:2,500

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

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

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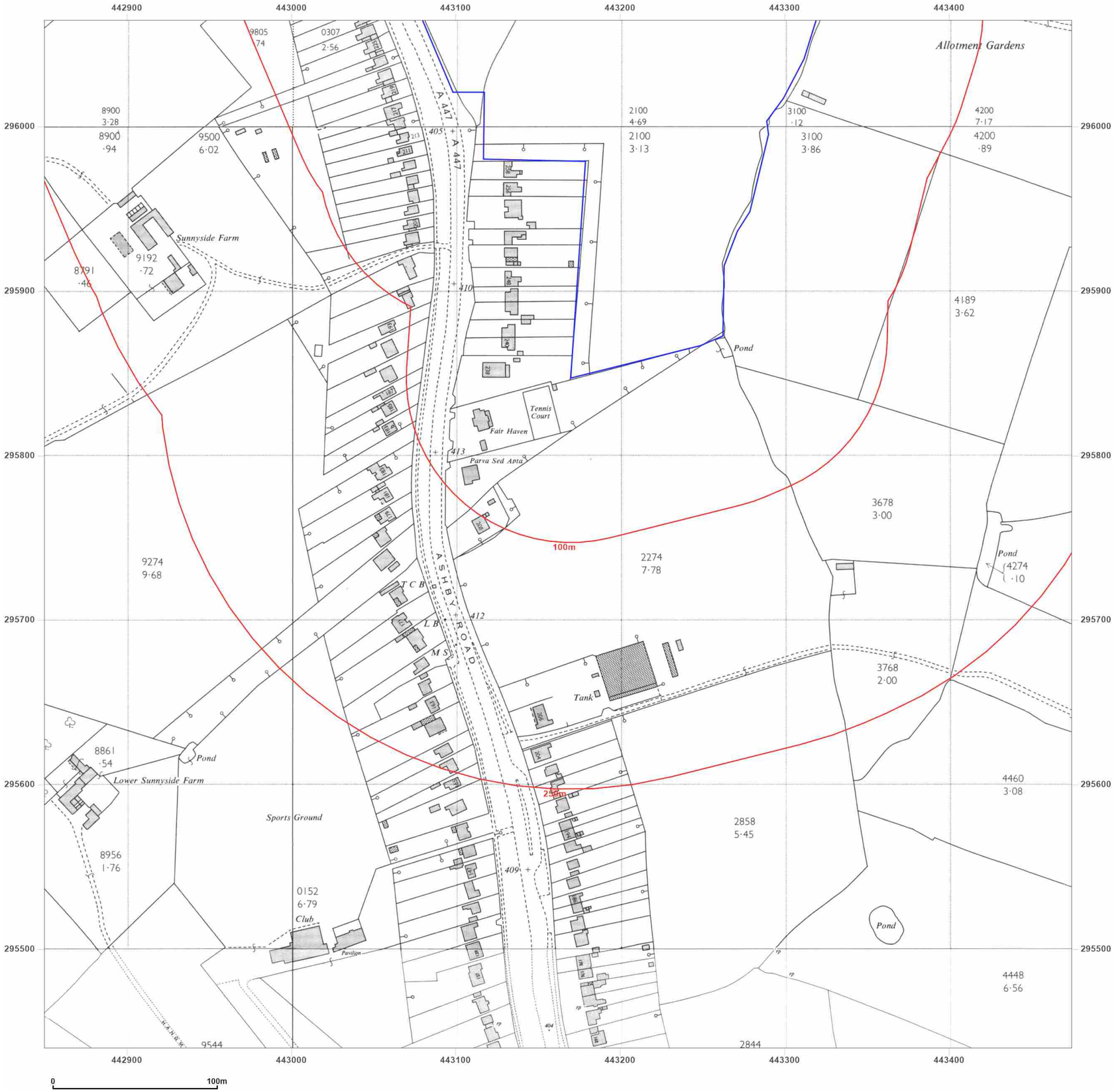

EMAPSITE™

Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_1
Grid Ref: 443162, 295752

Map Name: National Grid

Map date: **1964-1965**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1962
Revised 1962
Edition N/A
Copyright 1964
Levelled 1927

Surveyed 1964
Revised 1964
Edition 1965
Copyright 1965
Levelled 1963

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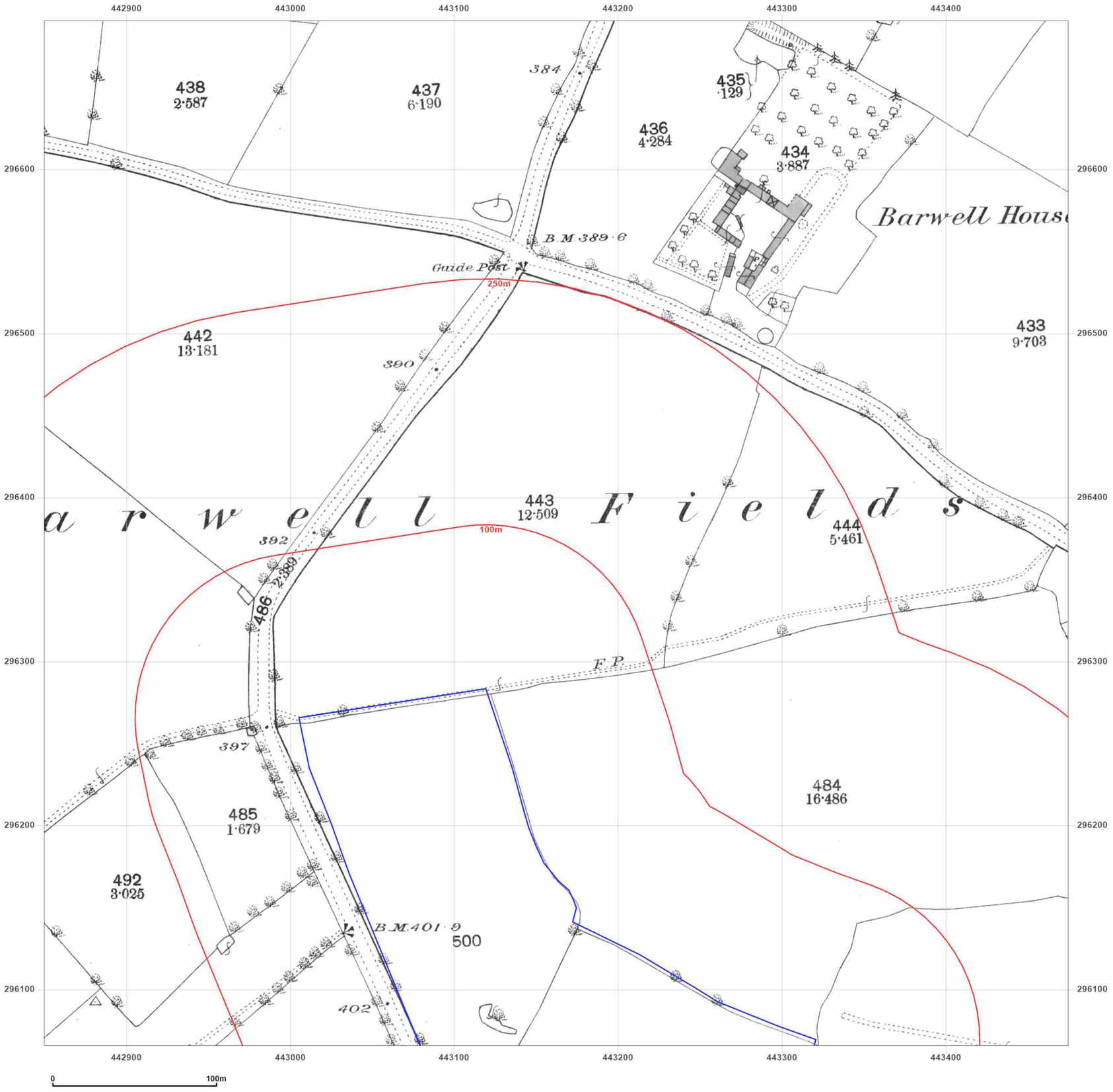

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_2
Grid Ref: 443162, 296378

Map Name: County Series

Map date: **1888**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1888
Revised 1888
Edition N/A
Copyright N/A
Levelled N/A

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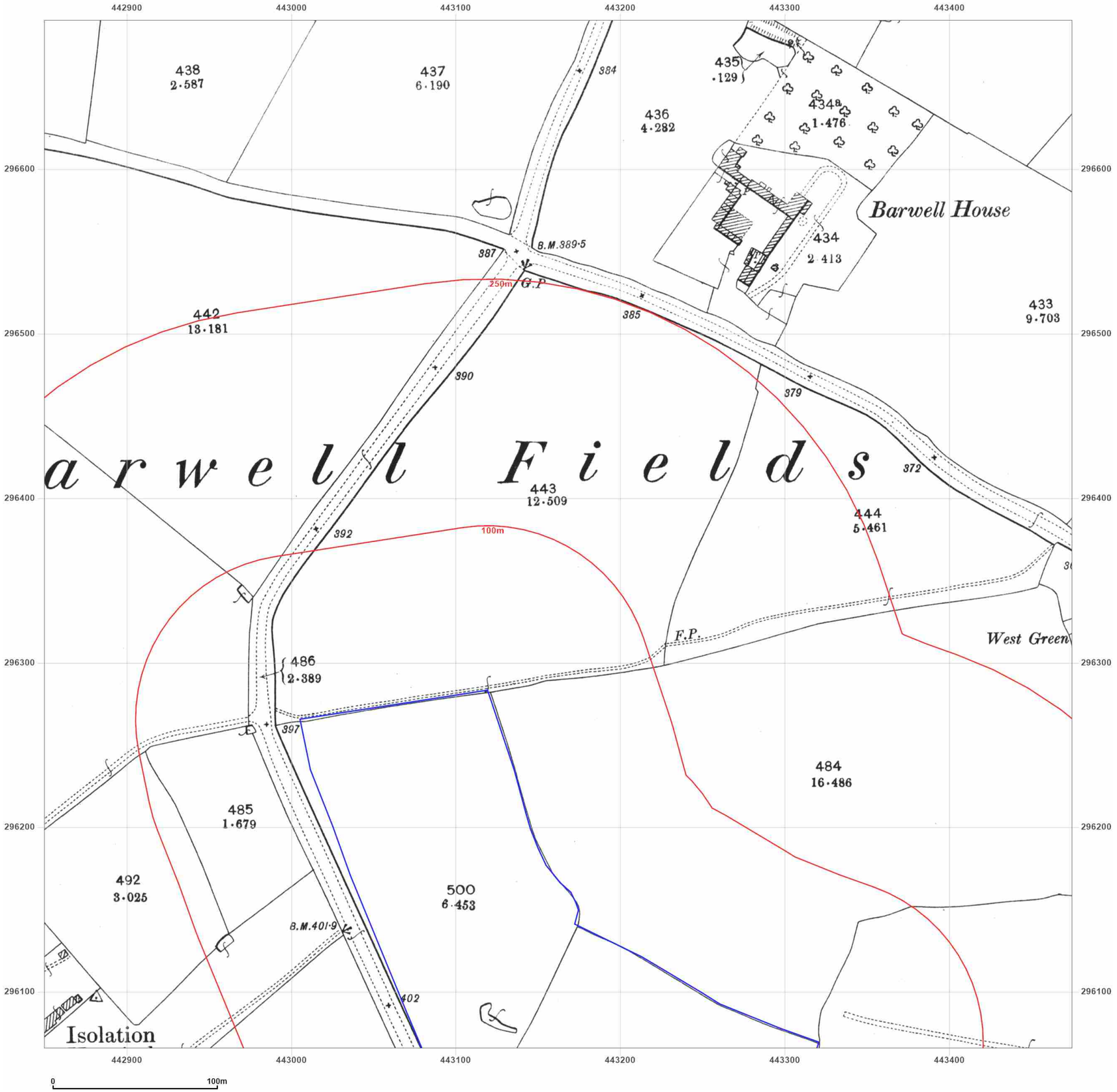

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_2
Grid Ref: 443162, 296378

Map Name: County Series

Map date: **1903**

Scale: 1:2,500

Printed at: 1:2,500

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

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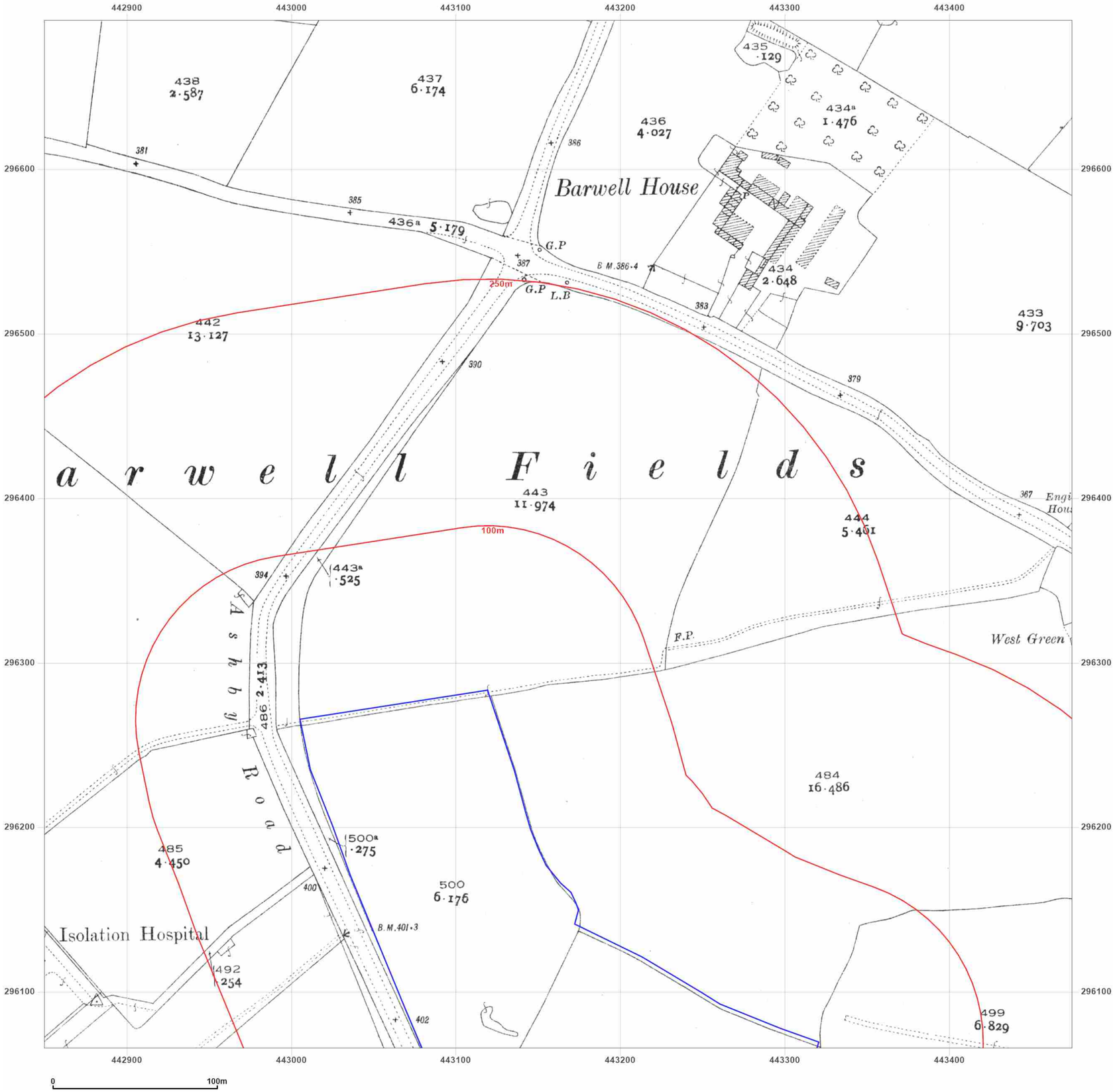

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_2
Grid Ref: 443162, 296378

Map Name: County Series

Map date: **1929**

Scale: 1:2,500

Printed at: 1:2,500

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

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_2
Grid Ref: 443162, 296378

Map Name: National Grid

Map date: **1964**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1962
Revised 1962
Edition N/A
Copyright 1964
Levelled 1927

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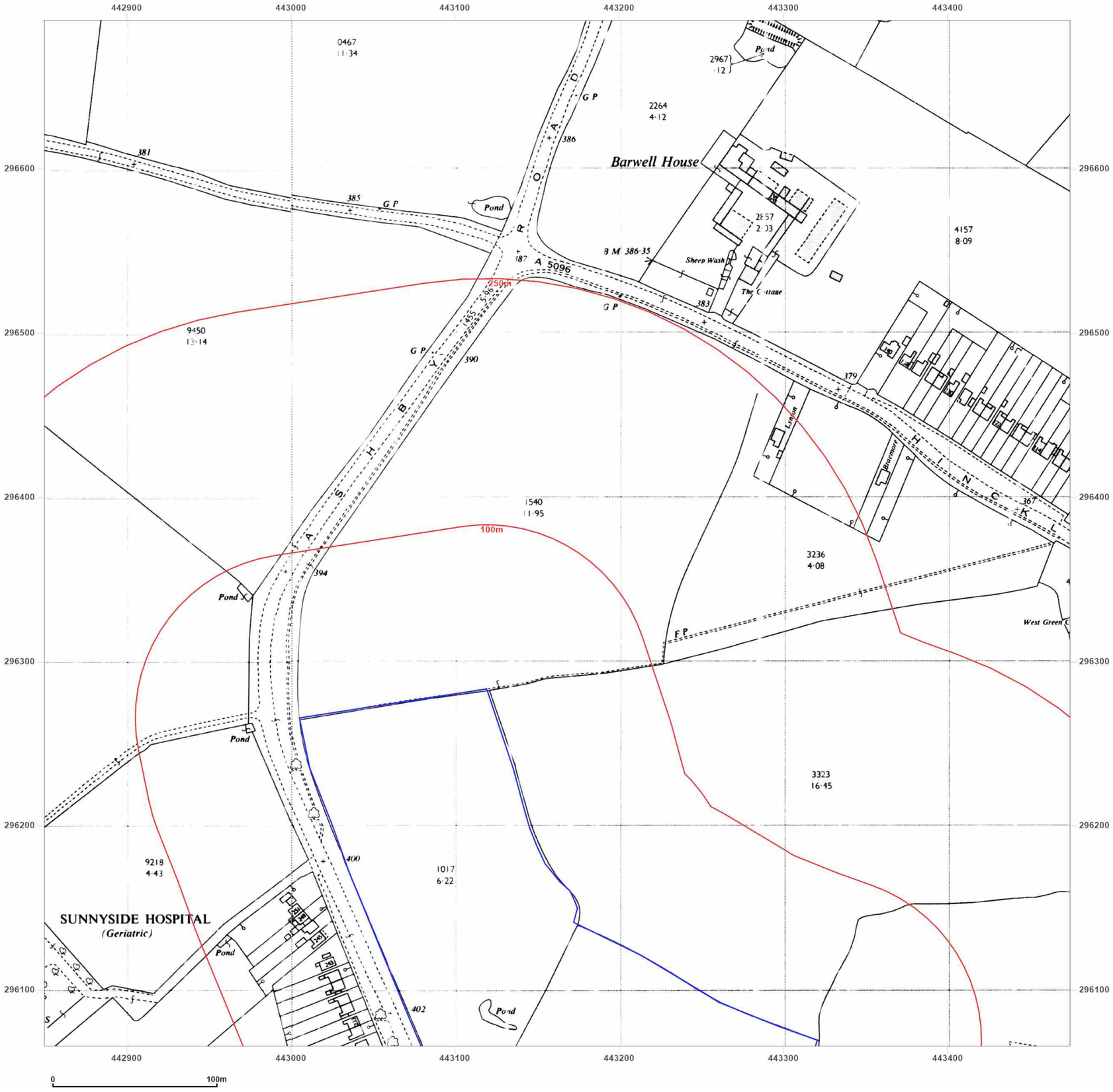

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_2
Grid Ref: 443162, 296378

Map Name: National Grid

Map date: **1964**

Scale: 1:2,500

Printed at: 1:2,500

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

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

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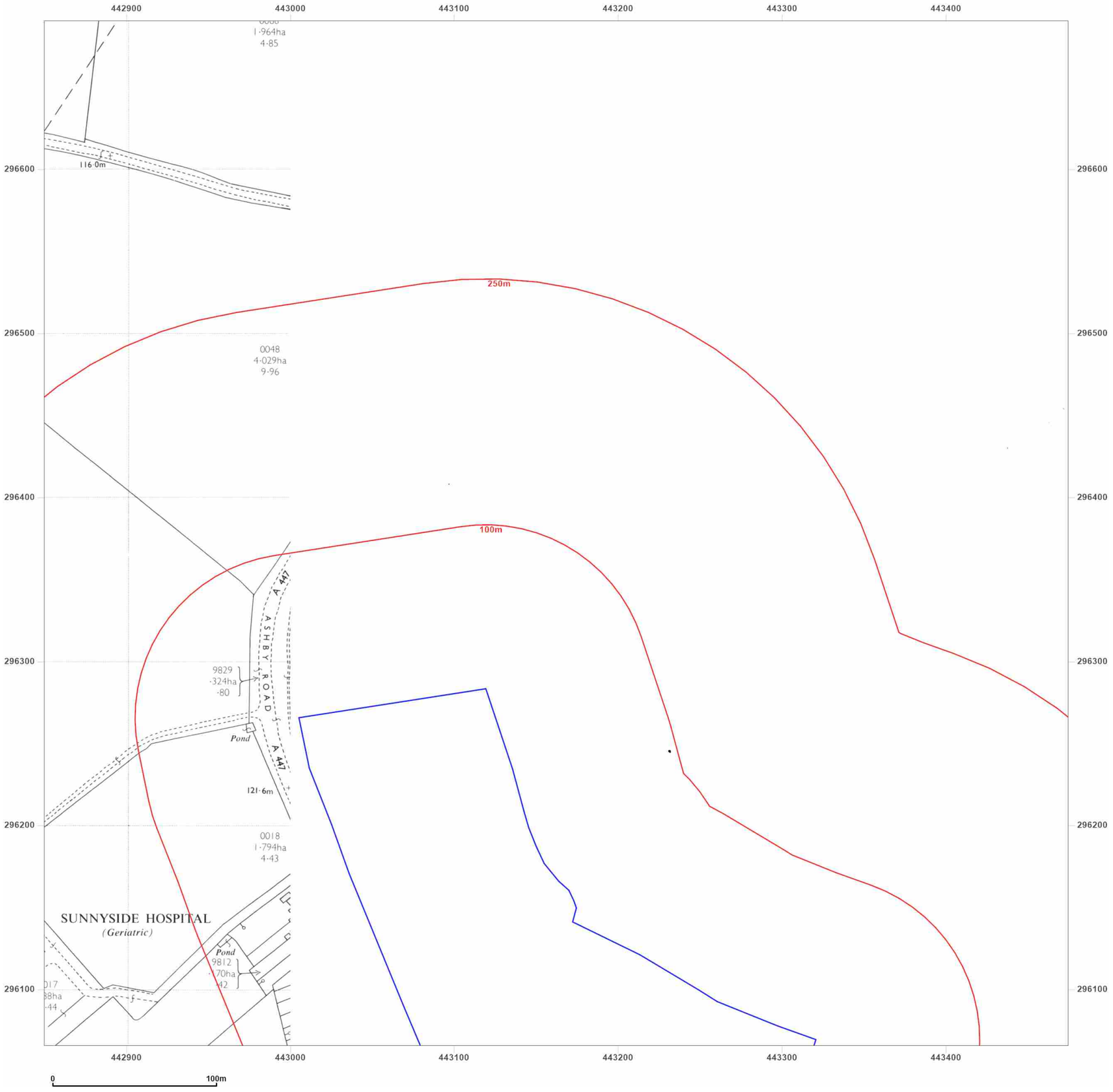

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_2
Grid Ref: 443162, 296378

Map Name: National Grid
Map date: **1976-1978**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1977
Revised 1977
Edition N/A
Copyright 1978
Levelled 1964

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

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_2
Grid Ref: 443162, 296378

Map Name: National Grid

Map date: **1978**

Scale: 1:2,500

Printed at: 1:2,500

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

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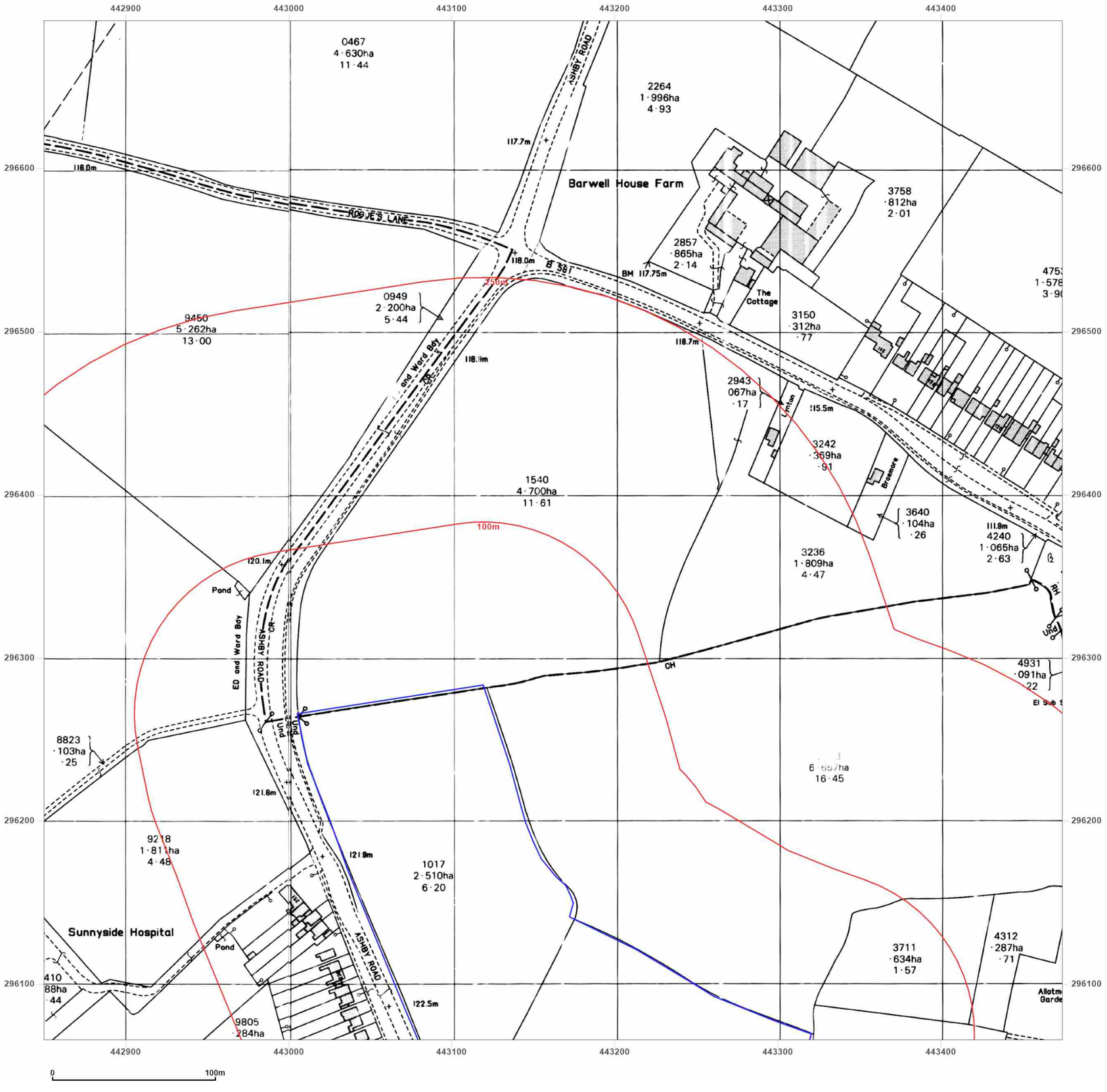

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_2
Grid Ref: 443162, 296378

Map Name: National Grid
Map date: **1989**
Scale: 1:2,500
Printed at: 1:2,500

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

Surveyed N/A
Revised N/A
Edition N/A
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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_2
Grid Ref: 443162, 296378

Map Name: National Grid

Map date: **1989**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1987
Revised 1987
Edition N/A
Copyright 1989
Levelled 1963

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_LS_1_2
Grid Ref: 443162, 296378

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

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

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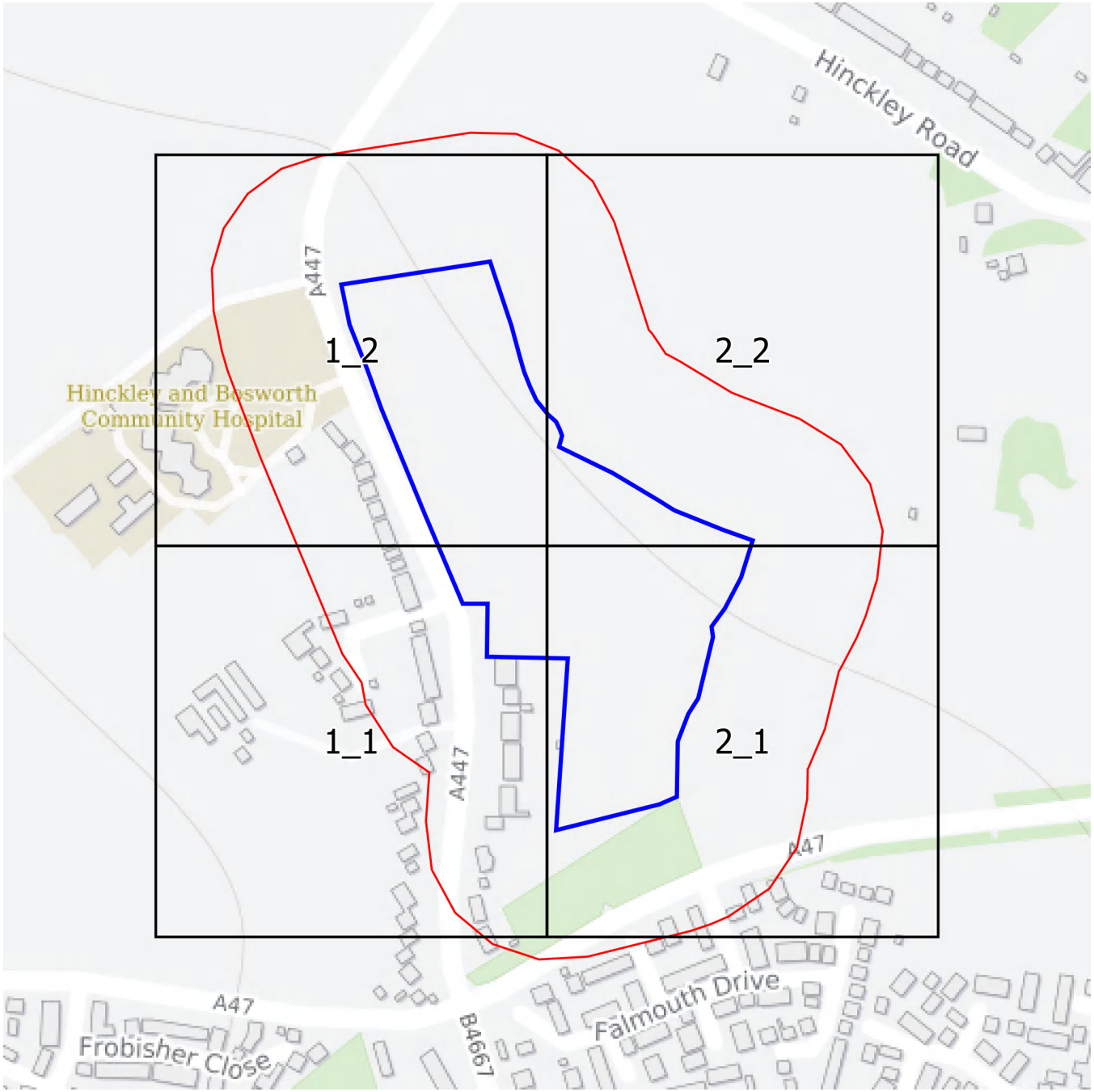

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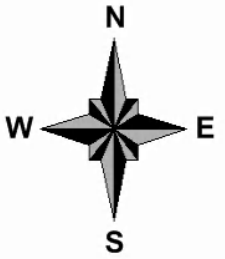
INSIGHTS

Landline Scale Grid Index



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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_Landline_1_1
Grid Ref: 443012, 295915

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
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2003

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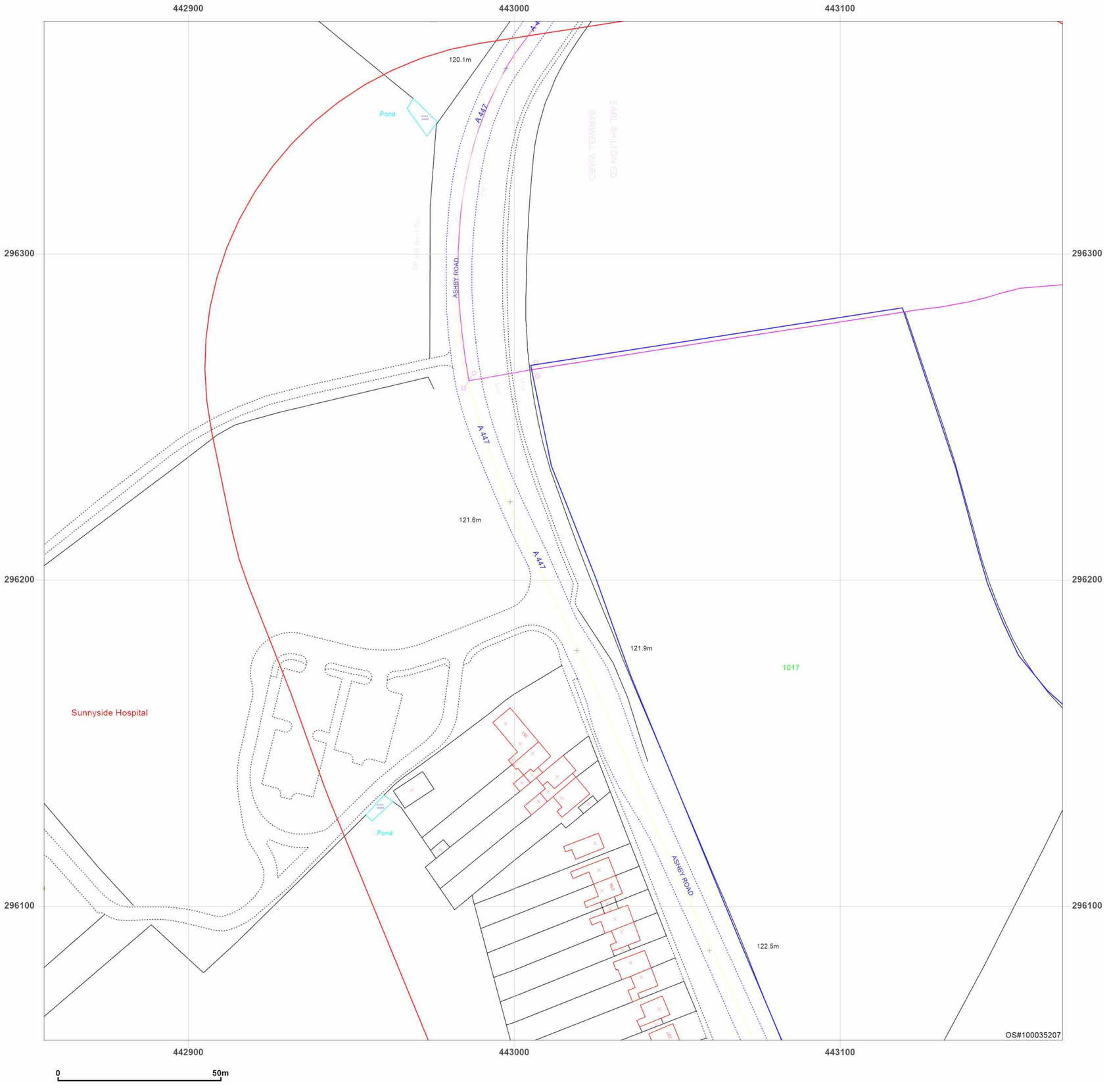

EMAPSITE™

Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_Landline_1_2
Grid Ref: 443012, 296215

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
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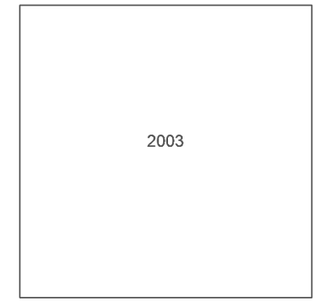

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Production date: 28 January 2025

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Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_Landline_2_1
Grid Ref: 443312, 295915

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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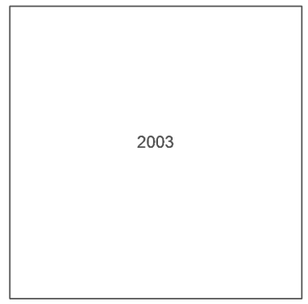

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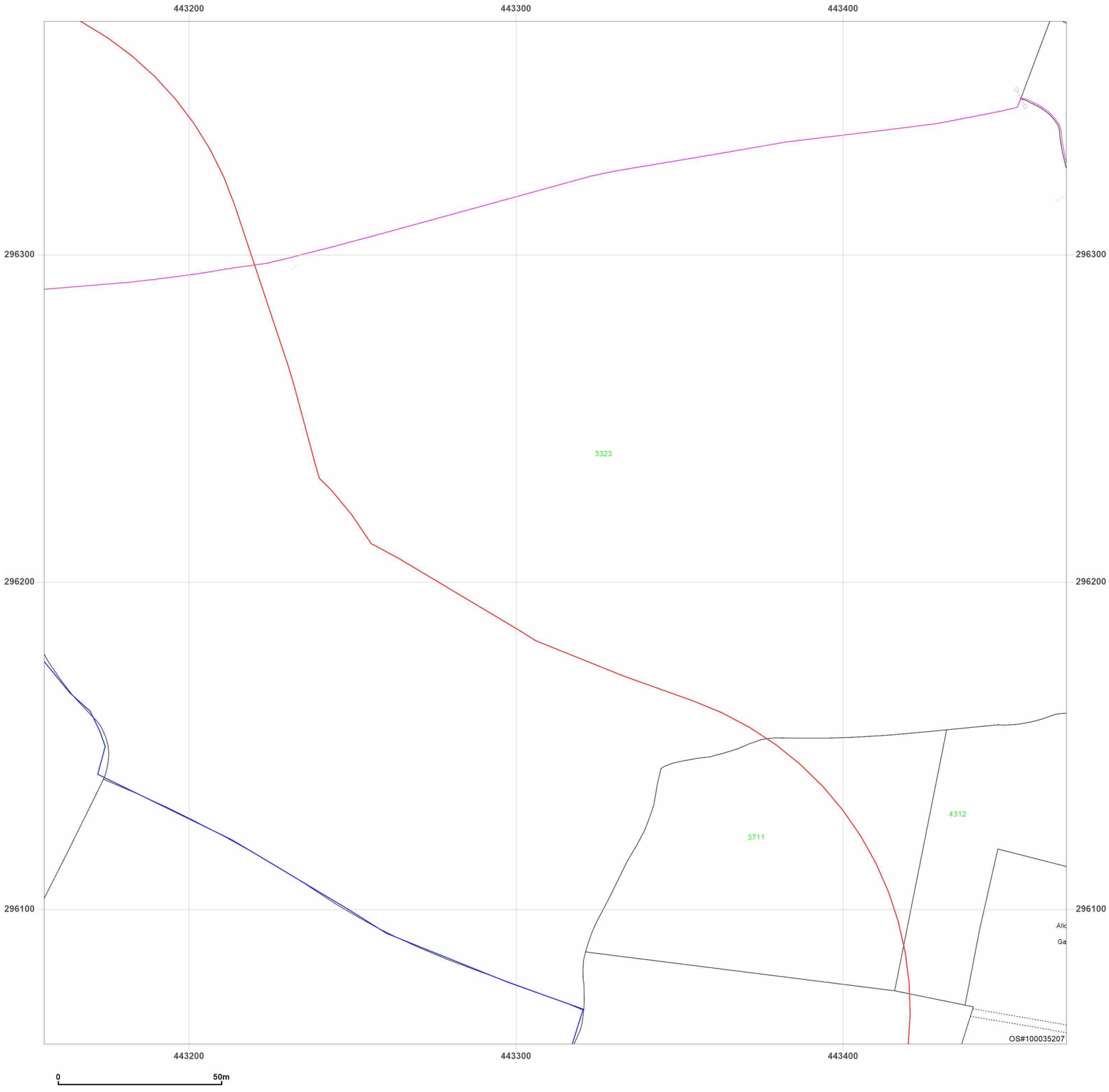

EMAPSITE™

Site Details:

Ashby Road, Hinckley

Client Ref: EMS_998936_1244391
Report Ref: EMS-998936_1264518_Landline_2_2
Grid Ref: 443312, 296215

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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2003

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APPENDIX F

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

Ashby Road, Hinckley

Order Details

Date: 28/01/2025

Your ref: EMS_998936_1244391

Our Ref: EMS-998936_1264519

Site Details

Location: 443163 296073

Area: 5.88 ha

Authority: Hinckley and Bosworth Borough Council ↗

Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	6	9	-
16 >	1.2 >	Historical tanks >	0	0	3	2	-
17 >	1.3 >	Historical energy features >	0	0	4	2	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	8	11	-
20 >	2.2 >	Historical tanks >	0	0	5	2	-
21 >	2.3 >	Historical energy features >	0	0	4	4	-
21	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	7	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	3	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
27	4.5	Sites determined as Contaminated Land	0	0	0	0	-

27	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
29	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.15	Pollutant release to public sewer	0	0	0	0	-
29	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	4.17	List 2 Dangerous Substances	0	0	0	0	-
30 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	1	-
30	4.19	Pollution inventory substances	0	0	0	0	-
30	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
32 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
34 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
35 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	2	3
39	5.7	Surface water abstractions	0	0	0	0	0
39	5.8	Potable abstractions	0	0	0	0	0
39	5.9	Source Protection Zones	0	0	0	0	-
39	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
40	6.1	Water Network (OS MasterMap)	0	0	0	-	-

40	6.2	Surface water features	0	0	0	-	-
41 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
41 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
42 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
43	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
43	7.2	Historical Flood Events	0	0	0	-	-
43	7.3	Flood Defences	0	0	0	-	-
44	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
44	7.5	Flood Storage Areas	0	0	0	-	-
45	7.6	Flood Zone 2	None (within 50m)				
45	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
46	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
47 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
48	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
49	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
49	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
49	10.4	Special Protection Areas (SPA)	0	0	0	0	0
49	10.5	National Nature Reserves (NNR)	0	0	0	0	0
50 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
50 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
50	10.8	Biosphere Reserves	0	0	0	0	0
51	10.9	Forest Parks	0	0	0	0	0
51	10.10	Marine Conservation Zones	0	0	0	0	0
51	10.11	Green Belt	0	0	0	0	0
51	10.12	Proposed Ramsar sites	0	0	0	0	0

51	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
52	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
52	10.15	Nitrate Sensitive Areas	0	0	0	0	0
52 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	0	6
54 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
55	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
56	11.1	World Heritage Sites	0	0	0	-	-
56	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
56	11.3	National Parks	0	0	0	-	-
56	11.4	Listed Buildings	0	0	0	-	-
57	11.5	Conservation Areas	0	0	0	-	-
57	11.6	Scheduled Ancient Monuments	0	0	0	-	-
57	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
58 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
59	12.2	Open Access Land	0	0	0	-	-
59	12.3	Tree Felling Licences	0	0	0	-	-
59	12.4	Environmental Stewardship Schemes	0	0	0	-	-
59	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	13.1 >	Priority Habitat Inventory >	0	0	2	-	-
61	13.2	Habitat Networks	0	0	0	-	-
61	13.3	Open Mosaic Habitat	0	0	0	-	-
61	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
62 >	14.1 >	10k Availability >	Identified (within 500m)				
63 >	14.2 >	Artificial and made ground (10k) >	0	0	0	1	-
64 >	14.3 >	Superficial geology (10k) >	1	0	1	8	-

65	14.4	Landslip (10k)	0	0	0	0	-
66 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
67	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	15.1 >	50k Availability >	Identified (within 500m)				
69	15.2	Artificial and made ground (50k)	0	0	0	0	-
69	15.3	Artificial ground permeability (50k)	0	0	-	-	-
70 >	15.4 >	Superficial geology (50k) >	1	0	2	5	-
71 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
71	15.6	Landslip (50k)	0	0	0	0	-
71	15.7	Landslip permeability (50k)	None (within 50m)				
72 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
73 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
73	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
74	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
75 >	17.1 >	Shrink swell clays >	Low (within 50m)				
76 >	17.2 >	Running sands >	Very low (within 50m)				
77 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
78 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
79 >	17.5 >	Landslides >	Very low (within 50m)				
80 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
82	18.1	BritPits	0	0	0	0	-
83 >	18.2 >	Surface ground workings >	1	0	11	-	-
83	18.3	Underground workings	0	0	0	0	0
84	18.4	Underground mining extents	0	0	0	0	-
84	18.5	Historical Mineral Planning Areas	0	0	0	0	-

84	18.6	Non-coal mining	0	0	0	0	0
84	18.7	JPB mining areas	None (within 0m)				
84	18.8	The Coal Authority non-coal mining	0	0	0	0	-
85	18.9	Researched mining	0	0	0	0	-
85	18.10	Mining record office plans	0	0	0	0	-
85	18.11	BGS mine plans	0	0	0	0	-
85	18.12	Coal mining	None (within 0m)				
86	18.13	Brine areas	None (within 0m)				
86	18.14	Gypsum areas	None (within 0m)				
86	18.15	Tin mining	None (within 0m)				
86	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
87	19.1	Natural cavities	0	0	0	0	-
87	19.2	Mining cavities	0	0	0	0	0
87	19.3	Reported recent incidents	0	0	0	0	-
87	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon** >					
89 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
91 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	3	1	-	-	-
91	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
91	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
92	22.1	Underground railways (London)	0	0	0	-	-
92	22.2	Underground railways (Non-London)	0	0	0	-	-
92	22.3	Railway tunnels	0	0	0	-	-
92	22.4	Historical railway and tunnel features	0	0	0	-	-
92	22.5	Royal Mail tunnels	0	0	0	-	-
93	22.6	Historical railways	0	0	0	-	-

93	22.7	Railways	0	0	0	-	-
93	22.8	Crossrail 2	0	0	0	0	-
93	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 16/07/2022

Site Area: 5.88ha

Recent site history - 2020 aerial photograph

Capture Date: 16/04/2020

Site Area: 5.88ha

Recent site history - 2011 aerial photograph

Capture Date: 09/10/2011

Site Area: 5.88ha

Recent site history - 2008 aerial photograph

Capture Date: 20/09/2008

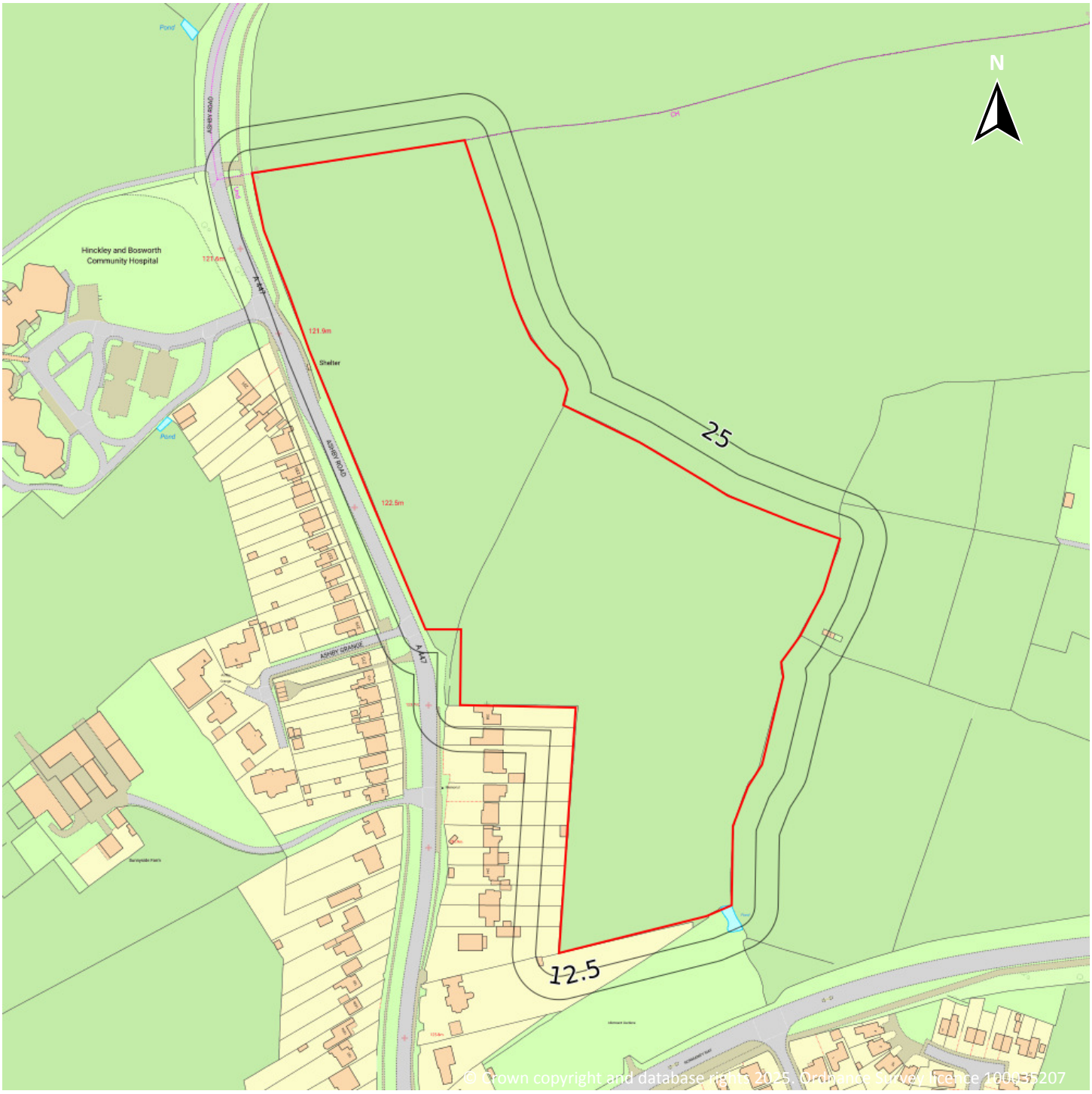
Site Area: 5.88ha

Recent site history - 1999 aerial photograph

Capture Date: 27/10/1999

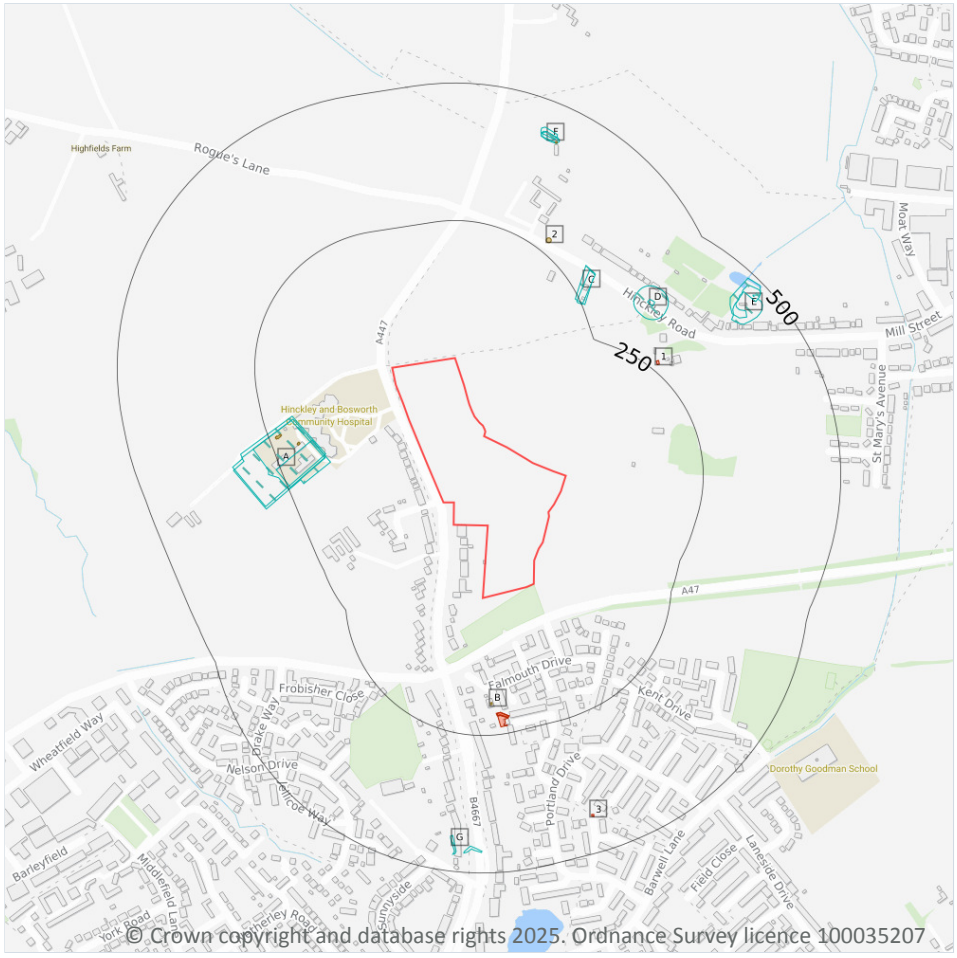
Site Area: 5.88ha

OS MasterMap site plan



Site Area: 5.88ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	15

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	161m W	Isolation Hospital	1927 - 1938	1869029

ID	Location	Land use	Dates present	Group ID
A	164m W	Isolation Hospital	1950	1862277
A	166m W	Isolation Hospital	1901	1836162
A	168m W	Hospital	1967 - 1980	1841120
C	244m NE	Engine House	1950	1791038
C	244m NE	Nursery	1980	1793343
D	321m NE	Engine House	1938	1822131
D	346m NE	Engine House	1927	1877351
E	414m NE	Unspecified Ground Workings	1927 - 1938	1845926
E	422m NE	Unspecified Ground Workings	1950	1808270
F	430m N	Unspecified Heap	1927	1812177
F	432m N	Unspecified Heap	1886	1862762
G	435m S	Unspecified Ground Workings	1886	1787152
F	437m N	Unspecified Pit	1950	1780386
G	452m S	Unspecified Ground Workings	1886	1787153

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**5**

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	191m S	Unspecified Tank	1965	297516
A	201m W	Unspecified Tank	1989 - 1993	304586
A	227m W	Tanks	1989 - 1993	310592
2	269m N	Unspecified Tank	1888	297526

ID	Location	Land use	Dates present	Group ID
F	431m N	Unspecified Tank	1903	297527

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**6**

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	210m S	Electricity Substation	1988	199101
B	211m S	Electricity Substation	1989	192947
B	211m S	Electricity Substation	1993	197956
B	216m S	Electricity Substation	1996	188076
1	262m NE	Electricity Substation	1989 - 1997	193031
3	430m S	Electricity Substation	1983 - 1993	196823

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	**0**

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

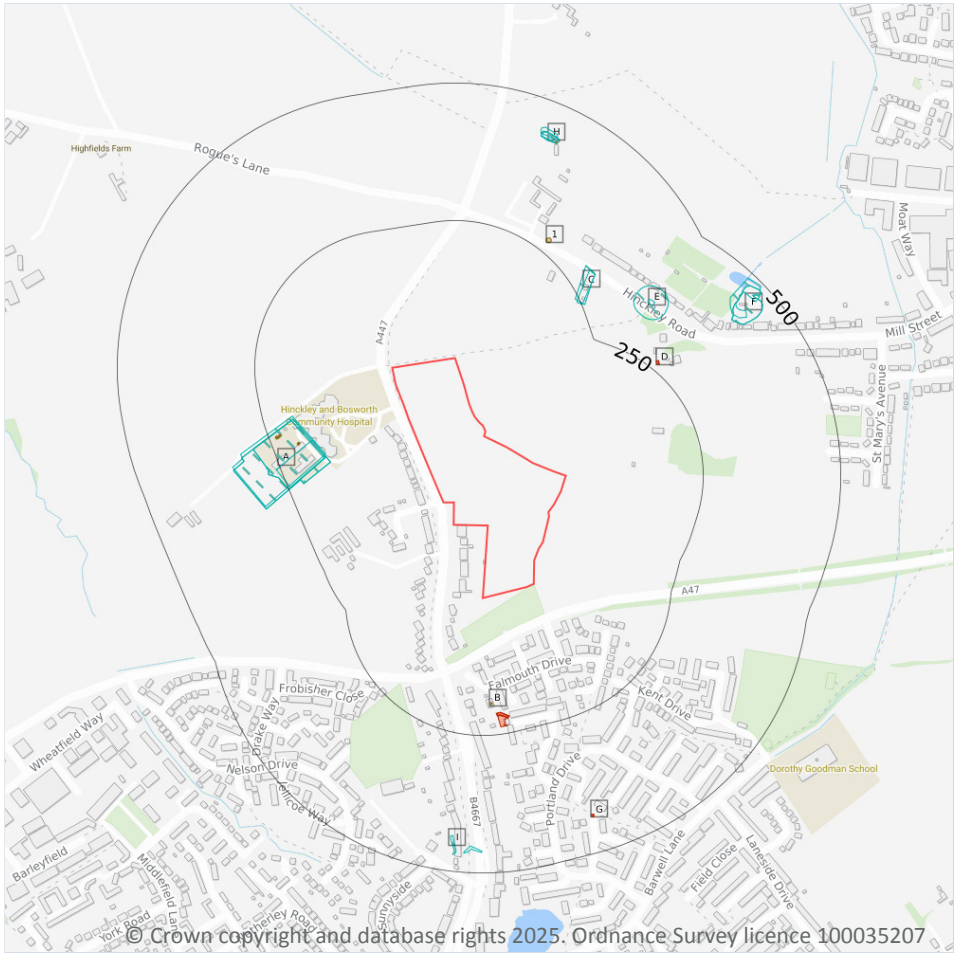
1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

2.1 Historical industrial land uses

Records within 500m	19

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
A	161m W	Isolation Hospital	1938	1869029
A	161m W	Isolation Hospital	1927	1869029
A	164m W	Isolation Hospital	1950	1862277

ID	Location	Land Use	Date	Group ID
A	166m W	Isolation Hospital	1901	1836162
A	168m W	Hospital	1980	1841120
A	168m W	Hospital	1967	1841120
C	244m NE	Engine House	1950	1791038
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H	432m N	Unspecified Heap	1886	1862762
H	432m N	Unspecified Heap	1886	1862762
I	435m S	Unspecified Ground Workings	1886	1787152
H	437m N	Unspecified Pit	1950	1780386
I	452m S	Unspecified Ground Workings	1886	1787153

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**7**

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
B	191m S	Unspecified Tank	1965	297516
A	201m W	Unspecified Tank	1989	304586
A	202m W	Unspecified Tank	1993	304586
A	227m W	Tanks	1989	310592

ID	Location	Land Use	Date	Group ID
A	228m W	Tanks	1993	310592
1	269m N	Unspecified Tank	1888	297526
H	431m N	Unspecified Tank	1903	297527

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**8**

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
B	210m S	Electricity Substation	1988	199101
B	211m S	Electricity Substation	1989	192947
B	211m S	Electricity Substation	1993	197956
B	216m S	Electricity Substation	1996	188076
D	262m NE	Electricity Substation	1989	193031
D	262m NE	Electricity Substation	1997	193031
G	430m S	Electricity Substation	1983	196823
G	430m S	Electricity Substation	1993	196823

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	**0**

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

This data is sourced from Ordnance Survey / Groundsure.

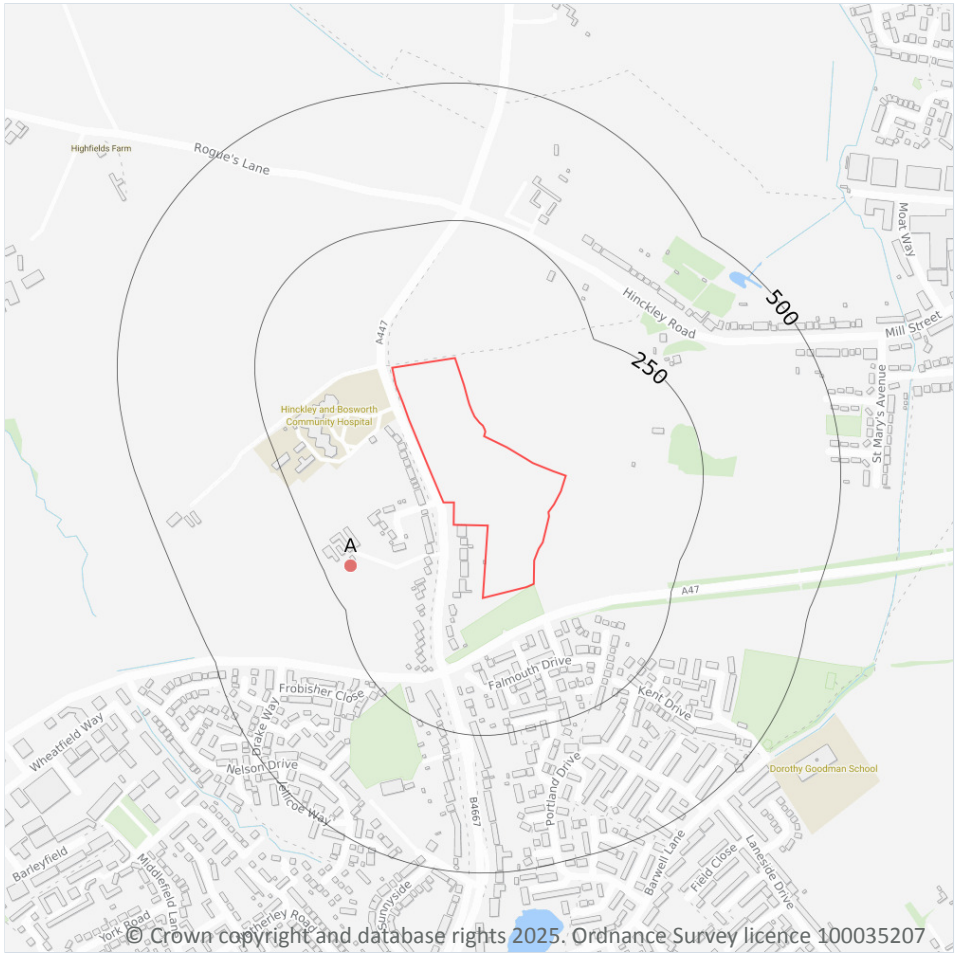
2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

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

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

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

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

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

3.7 Waste exemptions

Records within 500m	7

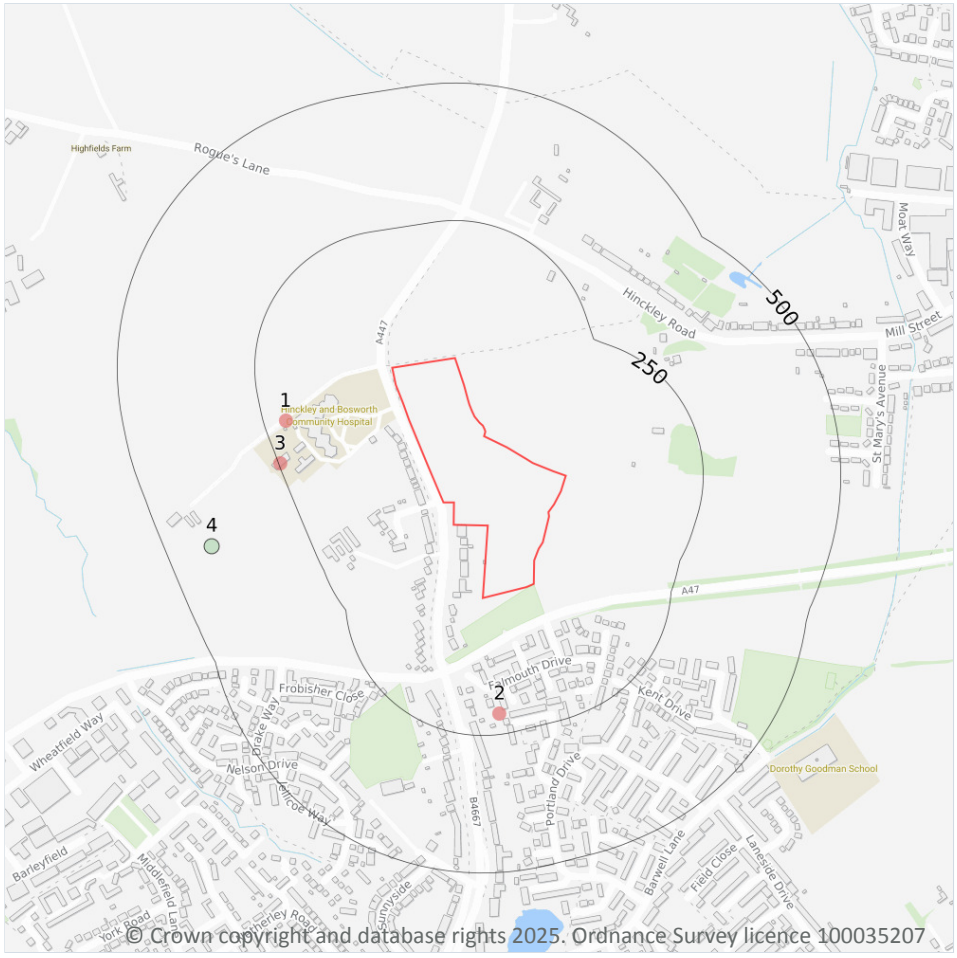
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 23 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	202m SW	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
A	202m SW	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE/A001	Treating waste exemption	Agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
A	202m SW	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE/A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	202m SW	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE/A001	Using waste exemption	Agricultural waste only	Burning of waste as a fuel in a small appliance
A	202m SW	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE/A001	Using waste exemption	Non-agricultural waste only	Use of waste for a specified purpose
A	202m SW	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE/A001	Disposing of waste exemption	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	202m SW	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Company	Address	Activity	Category
1	211m W	Electricity Sub Station	Leicestershire, LE10	Electrical Features	Infrastructure and Facilities
2	212m S	Electricity Sub Station	Leicestershire, LE10	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
3	248m W	Hinckley & Bosworth Community Hospital	Ashby Road, Hinckley, Leicestershire, LE10 3FR	Hospitals	Health Practitioners and Establishments

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	1

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Details	
4	419m W	Incident Date: 25/02/2003 Incident Identification: 139132 Pollutant: Sewage Materials Pollutant Description: Other Sewage Material	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

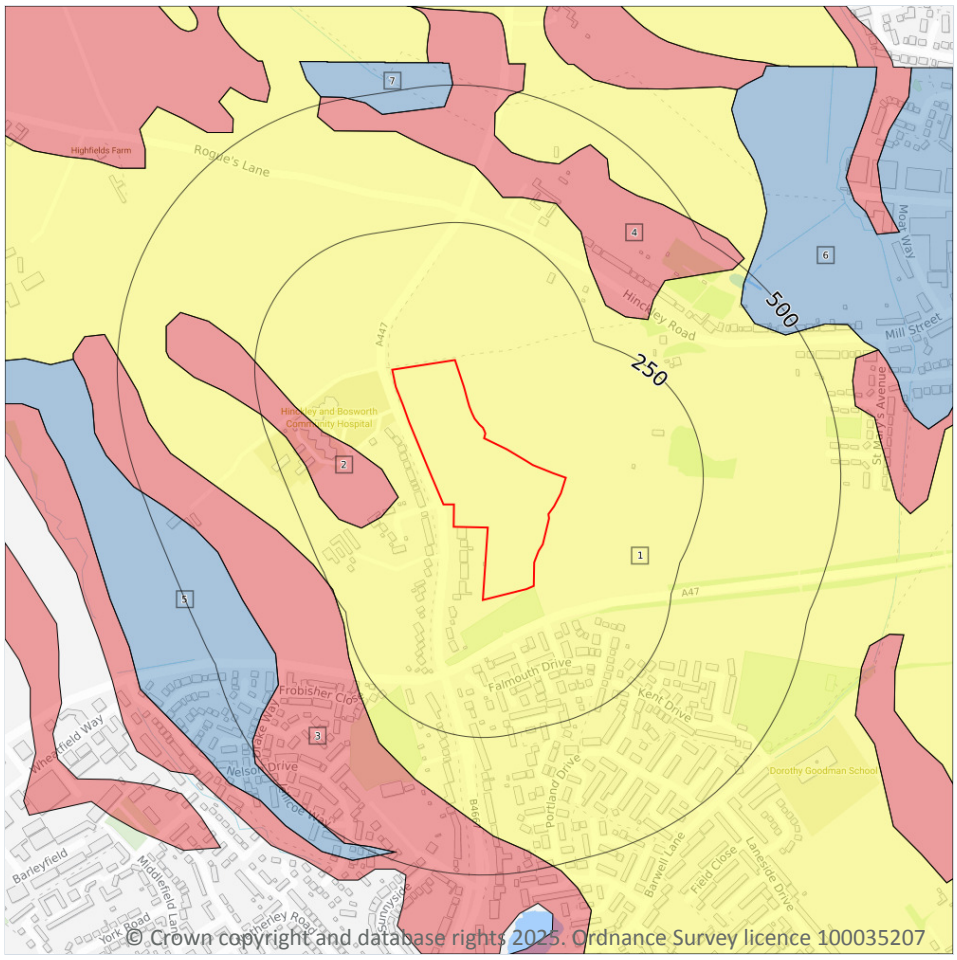
4.21 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m	7

Aquifer status of groundwater held within superficial geology.

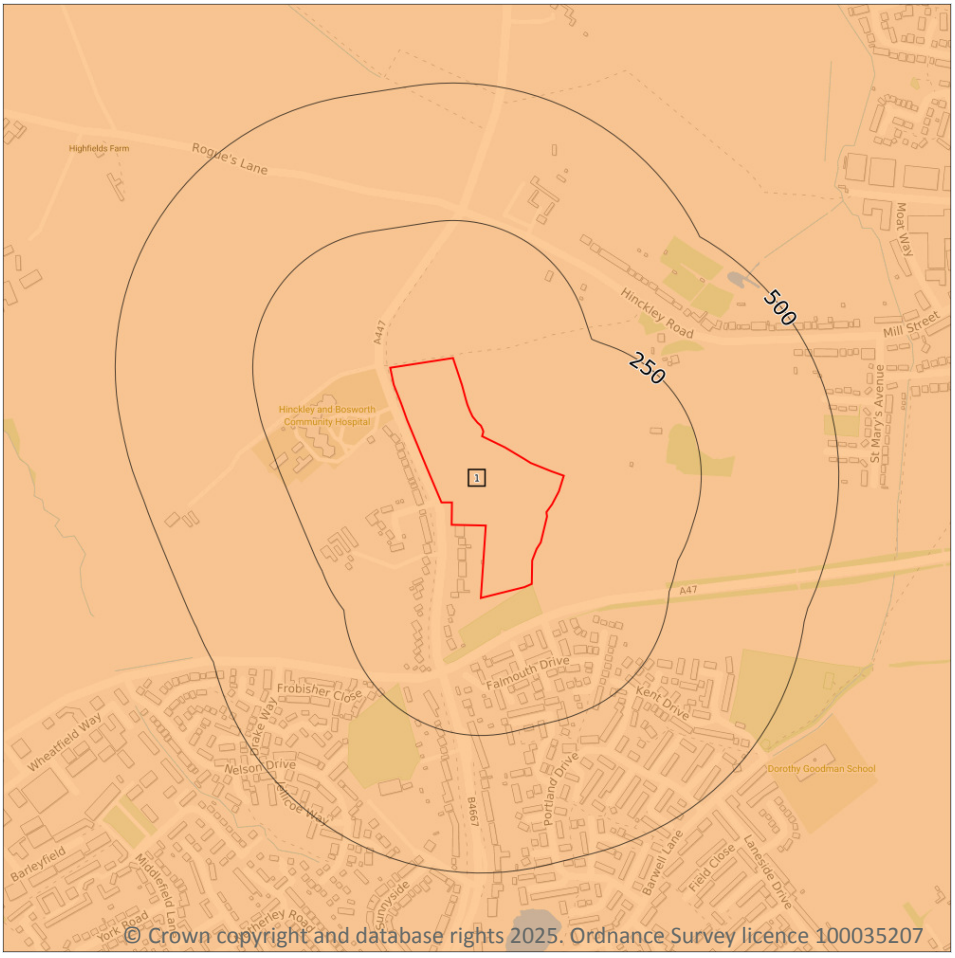
Features are displayed on the Hydrogeology map on **page 32 >**

ID	Location	Designation	Description
1	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**
2	71m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	248m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	291m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	389m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
6	444m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
7	459m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	1

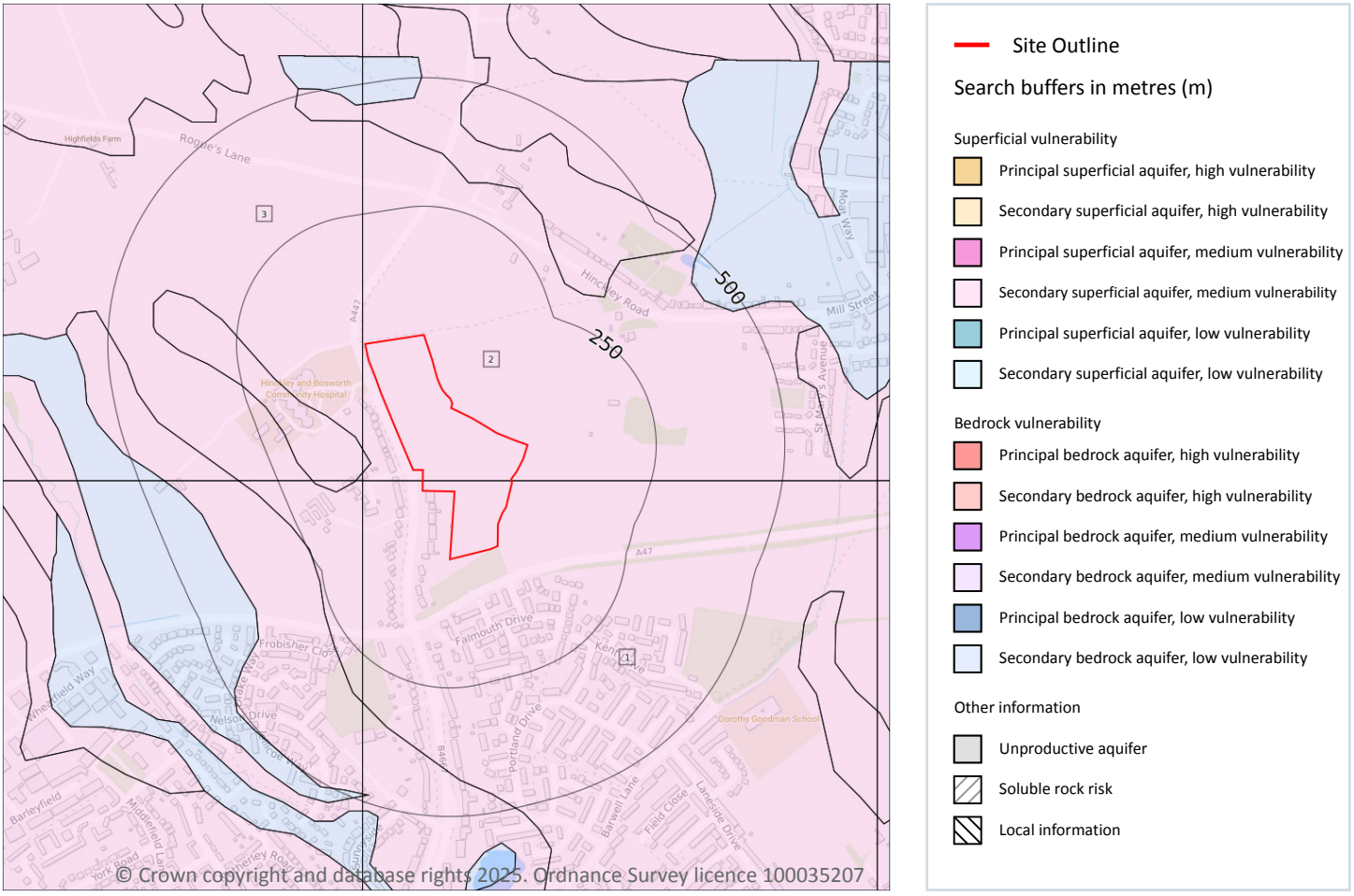
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 34 >**

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

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m	3

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

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

Features are displayed on the Groundwater vulnerability map on **page 35 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High**	**Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures**
2	**On site**	**Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low**	**Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures**
3	5m NW	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

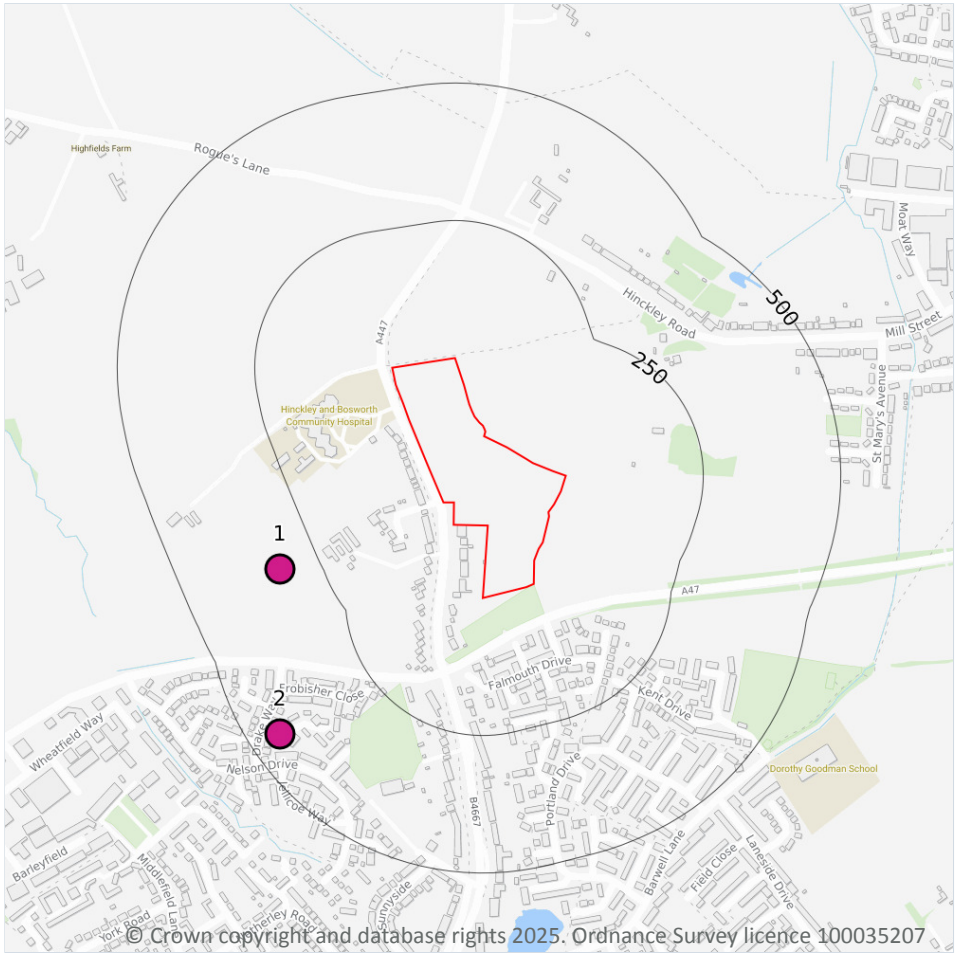
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	5

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 37 >**

ID	Location	Details	
1	322m SW	Status: Historical Licence No: 03/28/20/0065 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: SUNNYSIDE FARM, HINCKLEY - WELL Data Type: Point Name: J ADCOCK & SONS Easting: 442800 Northing: 295900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 04/03/1965 Expiry Date: - Issue No: 100 Version Start Date: 05/08/1994 Version End Date: -
2	445m SW	Status: Historical Licence No: 03/28/20/0068 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: LOWER SUNNYSIDE FARM, WELL Data Type: Point Name: DENSON Easting: 442800 Northing: 295600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 24/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/02/1966 Version End Date: -
-	1175m W	Status: Historical Licence No: 03/28/20/0079 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: HINCKLEY FIELDS FARM, HINCKLEY - WELL Data Type: Point Name: J ADCOCK & SONS Easting: 442000 Northing: 295600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 07/04/1965 Expiry Date: - Issue No: 100 Version Start Date: 30/08/1994 Version End Date: -
-	1638m E	Status: Historical Licence No: 03/28/50/0140 Details: Spray Irrigation - Storage Direct Source: Groundwater Midlands Region Point: HINCKLEY UTD FC-BOREHOLE Data Type: Point Name: HINCKLEY UNITED FOOTBALL CLUB LIMITED Easting: 444950 Northing: 295900	Annual Volume (m^3): 20000 Max Daily Volume (m^3): 108 Original Application No: - Original Start Date: 24/01/2005 Expiry Date: 31/03/2013 Issue No: 2 Version Start Date: 13/03/2005 Version End Date: -
-	1663m S	Status: Historical Licence No: 03/28/19/0027 Details: Spray Irrigation - Direct Direct Source: Groundwater Midlands Region Point: HINCKLEY BOWLING CLUB - BOREHOLE Data Type: Point Name: HINCKLEY BOWLING CLUB Easting: 443400 Northing: 294200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 04/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 04/01/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.8 Potable abstractions

Records within 2000m	0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m	0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

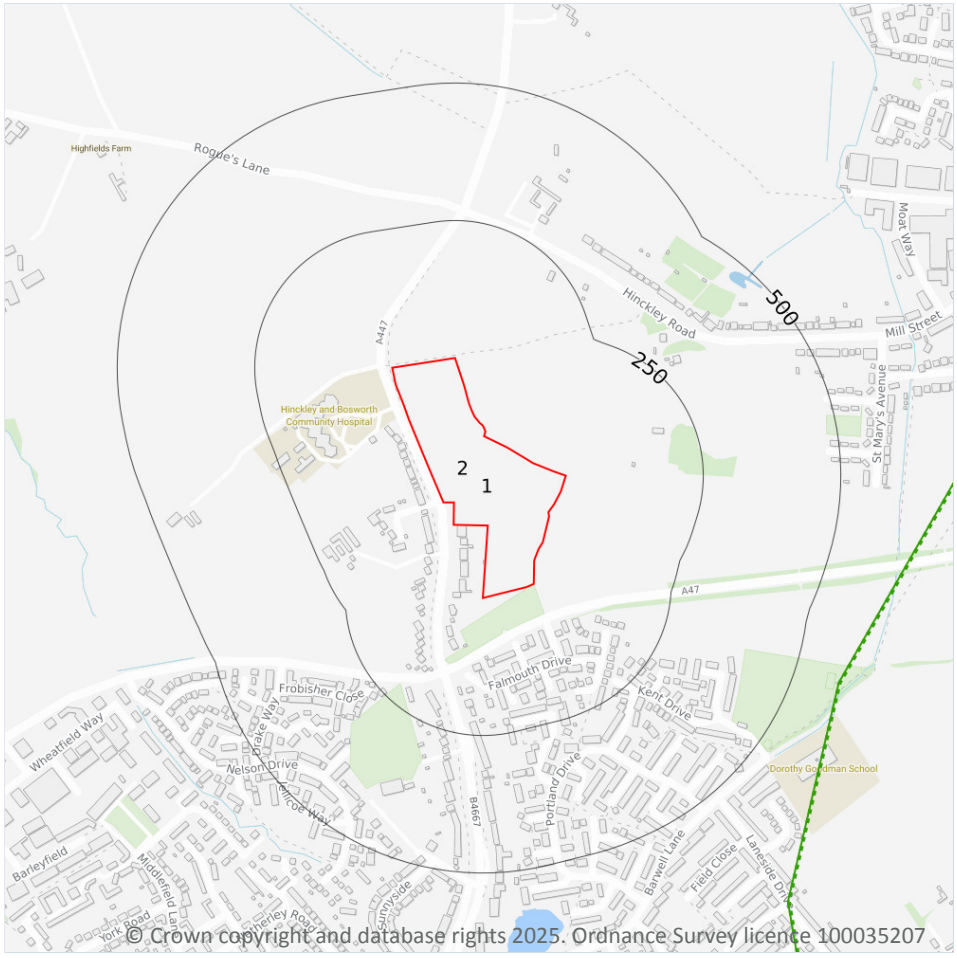
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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

6 Hydrology



6.1 Water Network (OS MasterMap)

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 40 >**

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

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 40 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3416m NW	River	Stoke Golding Brook from Source to R Sence	GB104028046640 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

Records on site	1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 40 >**

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

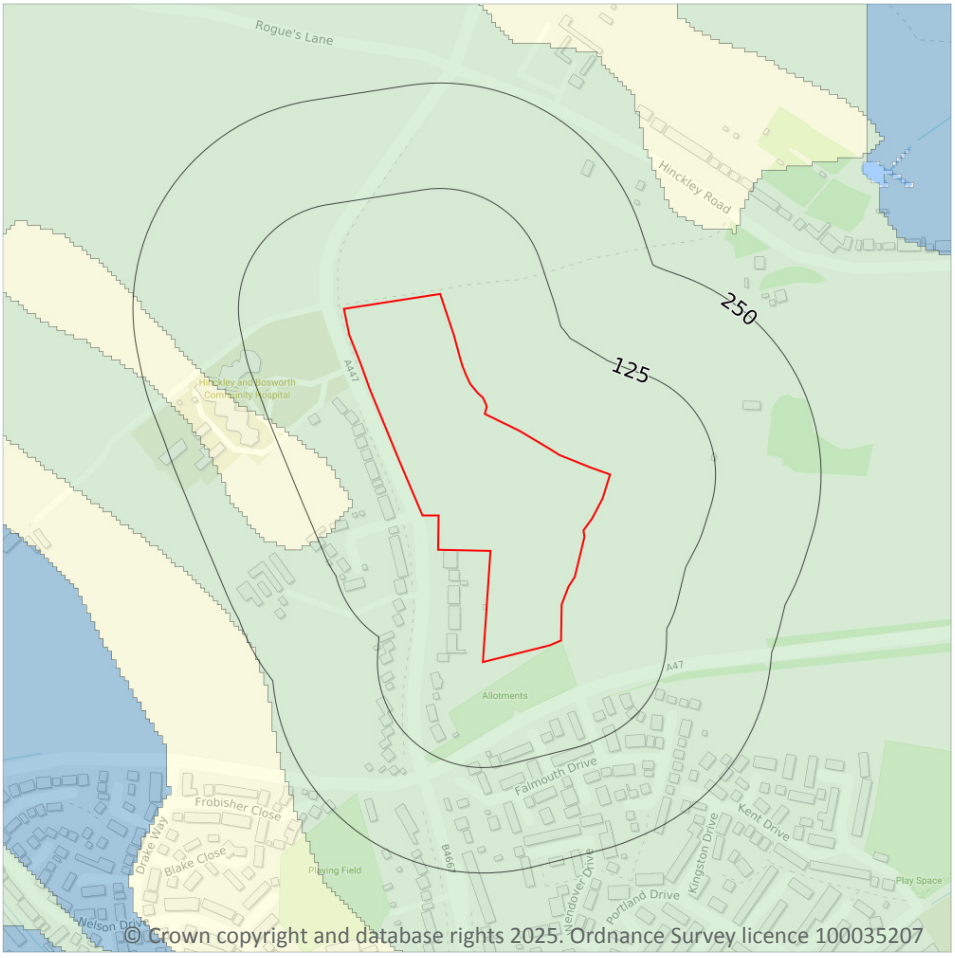
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

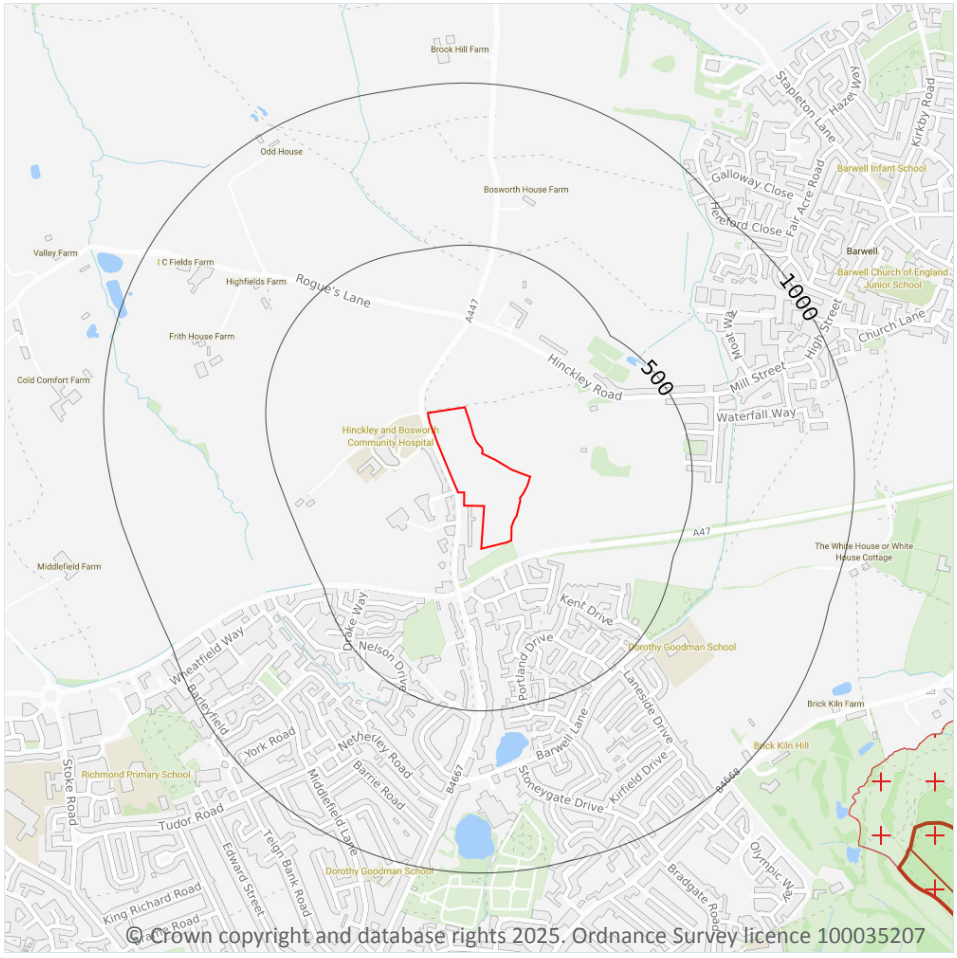
Highest risk on site	**Low**
Highest risk within 50m	**Low**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 47 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 48 >**

ID	Location	Name	Data source
1	1316m SE	Burbage Common & Woods	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	1

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 48 >**

ID	Location	Name	Woodland Type
2	1528m SE	Sheepy Wood	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

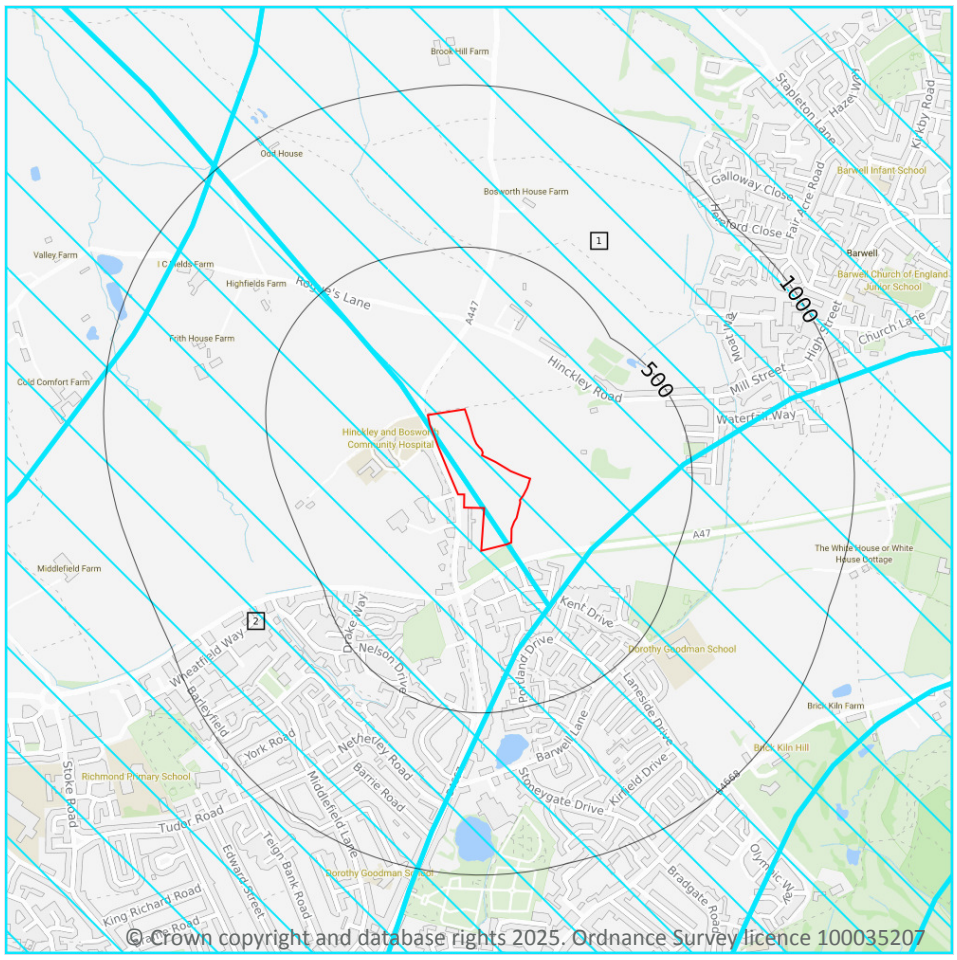
Records within 2000m	8

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

Location	Name	Type	NVZ ID	Status
On site	**River Trent (source to confluence with Derwent)**	**Surface Water**	**308**	**Existing**
On site	**River Trent (source to confluence with Derwent)**	**Surface Water**	**308**	**Existing**
596m SE	SOAR R NVZ	Surface Water	309	Existing
772m E	River Trent (source to confluence with Derwent)	Surface Water	308	Existing
774m E	SOAR R NVZ	Surface Water	309	Existing
775m E	SOAR R NVZ	Surface Water	309	Existing
776m E	SOAR R NVZ	Surface Water	309	Existing
1971m NE	SOAR R NVZ	Surface Water	309	Existing

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	2

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 54 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.**

ID	Location	Type of developments requiring consultation
2	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.** **Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**0**

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

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

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

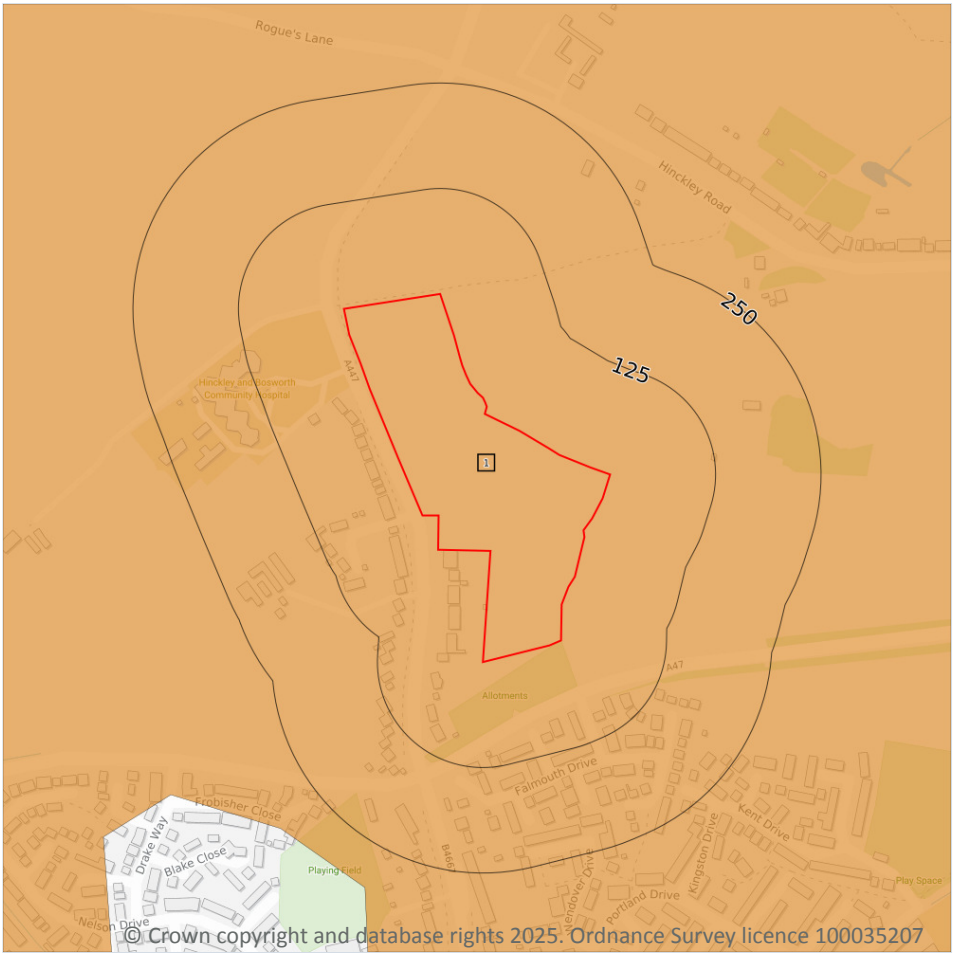
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 58 >**

ID	Location	Classification	Description
1	On site	Grade 3	**Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.**

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations

Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	**2**

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

Features are displayed on the Habitat designations map on **page 60 >**

ID	Location	Main Habitat	Other habitats
1	181m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	187m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

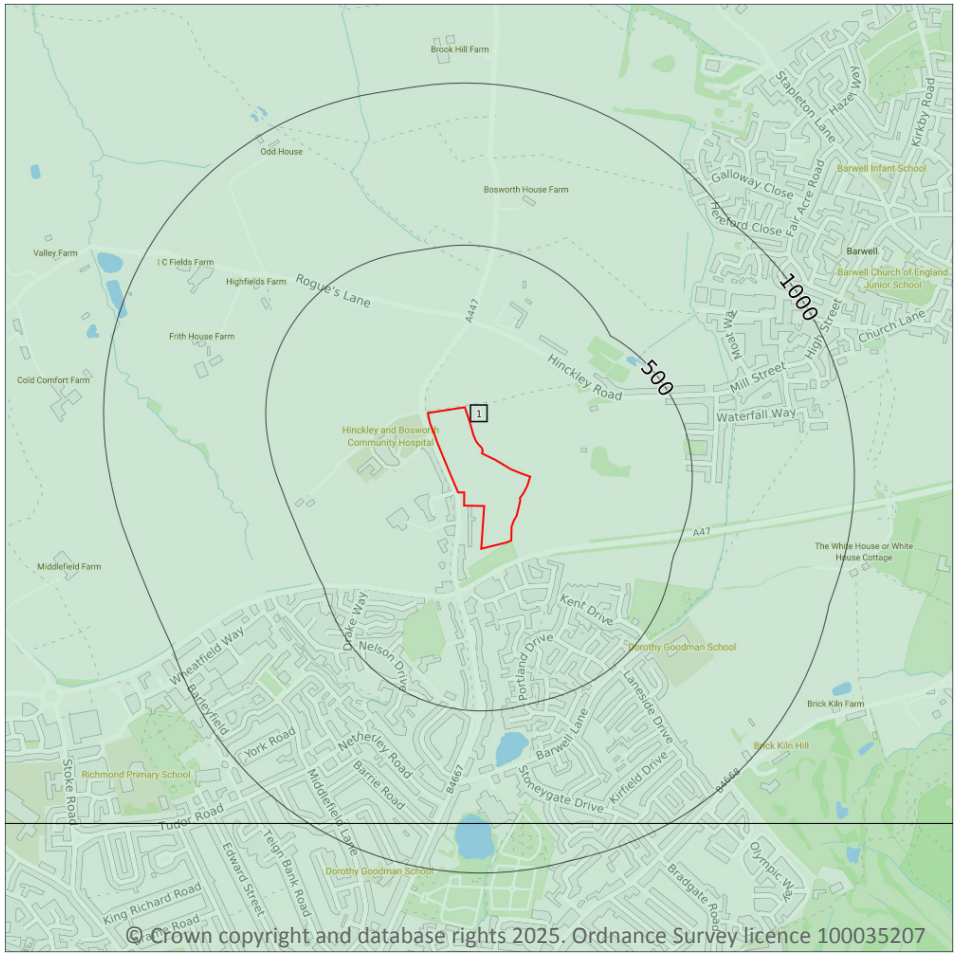
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

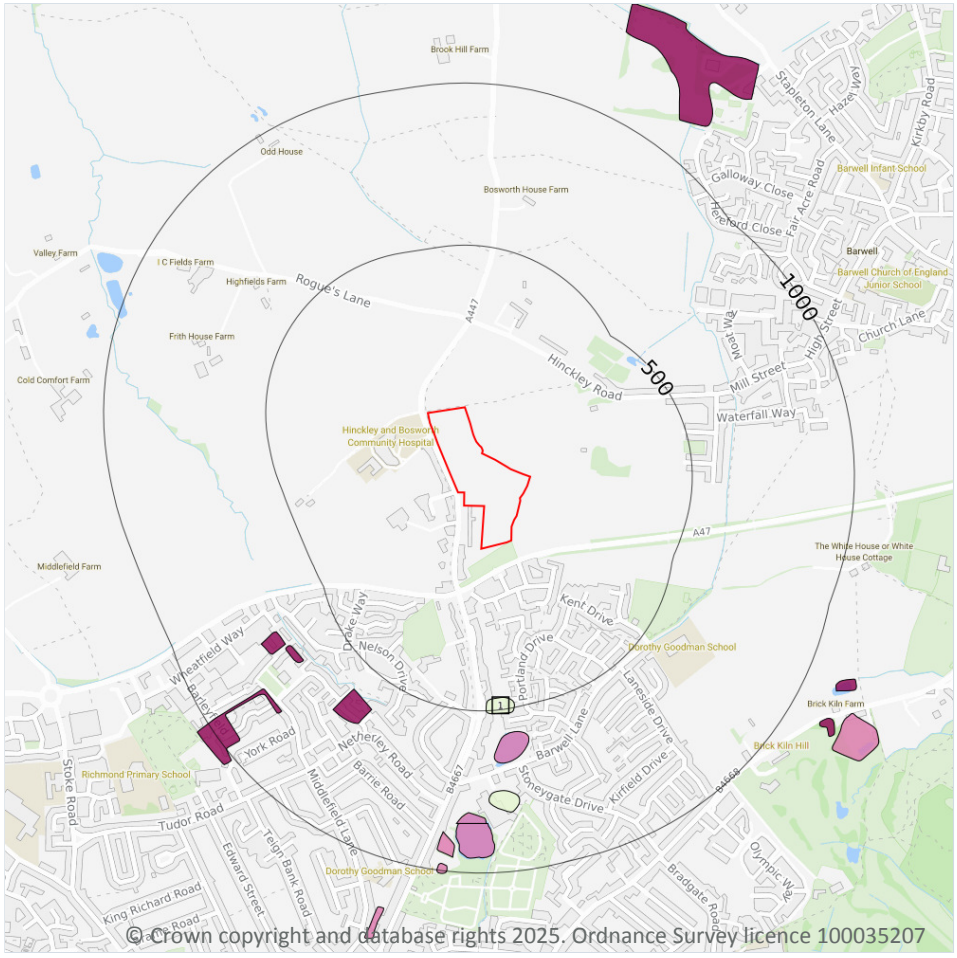
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 62 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SP49NW**

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	1

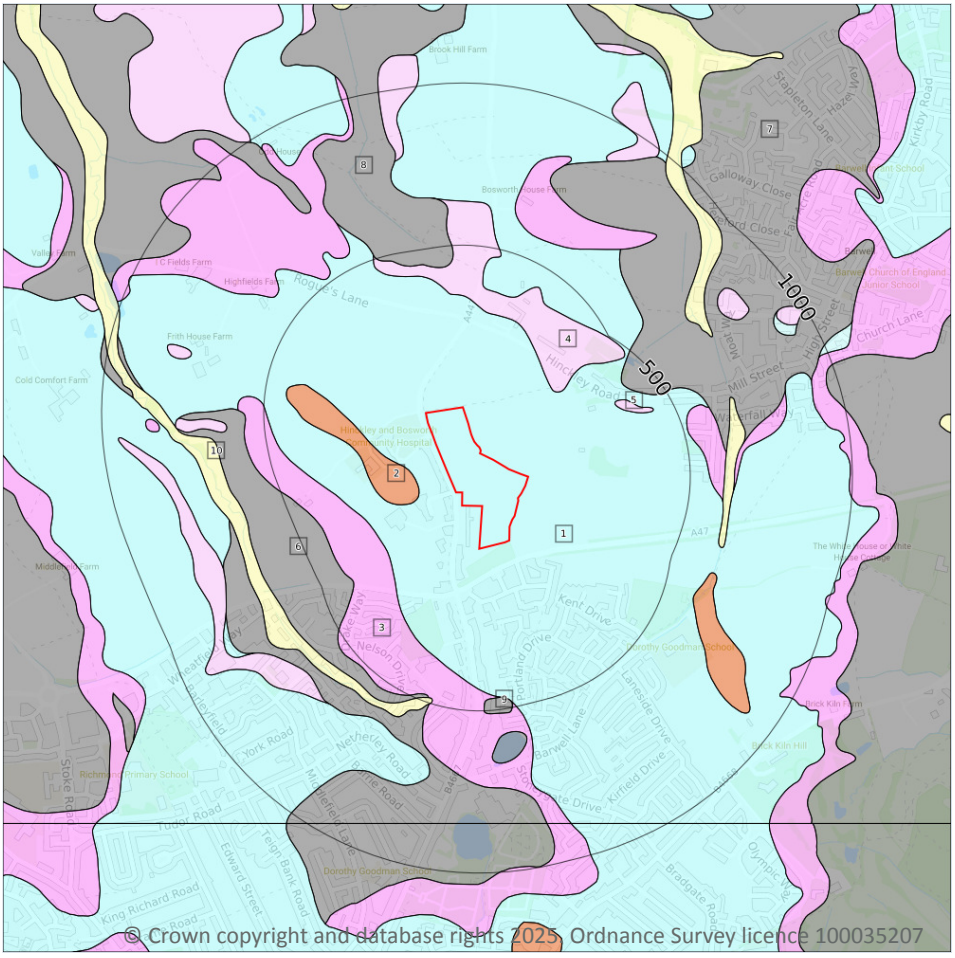
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 63 >**

ID	Location	LEX Code	Description	Rock description
1	463m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	10

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 64 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ODT-DMTN**	**Oadby Member - Diamicton**	**Diamicton**
2	100m W	DMG-XSV	Dunsmore Gravel - Sand And Gravel	Sand And Gravel
3	270m SW	WOSG-XSV	Wolston Sand And Gravel - Sand And Gravel	Sand And Gravel
4	272m NE	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
5	349m NE	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
6	401m SW	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
7	408m NE	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
8	436m N	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
9	463m S	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
10	485m S	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

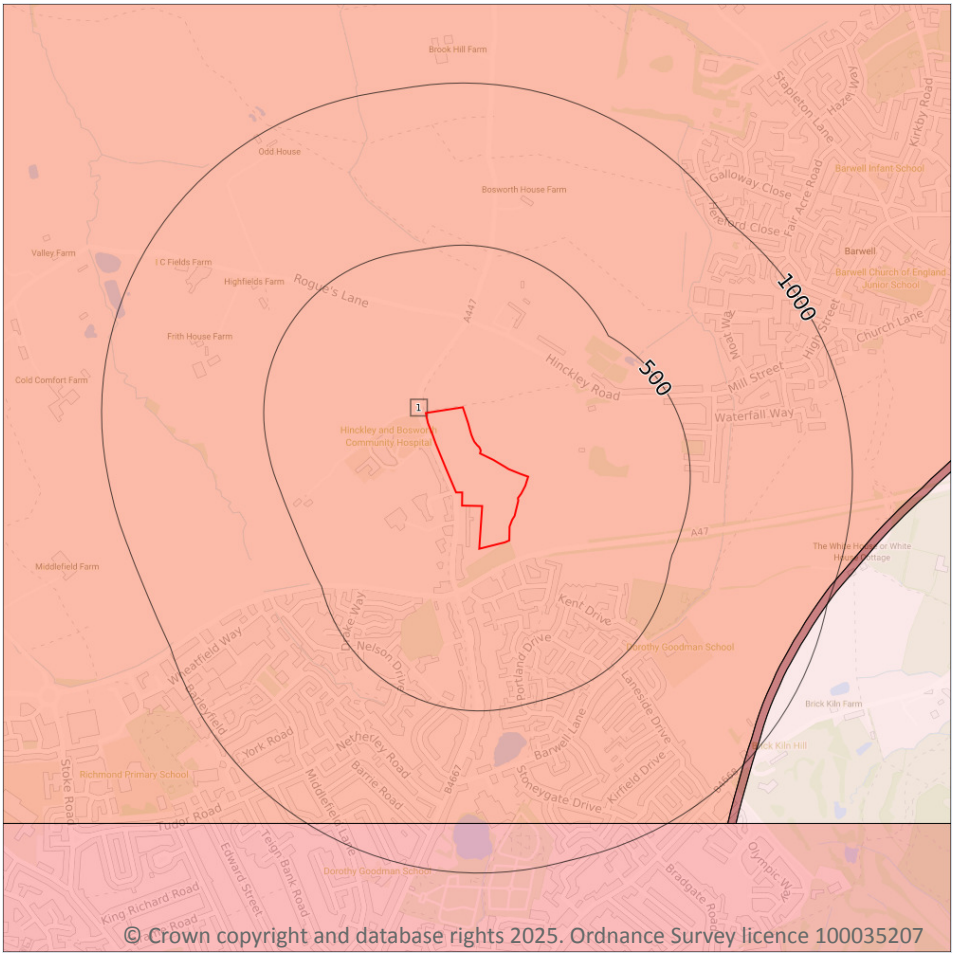
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	1

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 66 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**GUN-MDST**	**Gunthorpe Member - Mudstone**	**Ladinian Age - Anisian Age**

This data is sourced from the British Geological Survey.

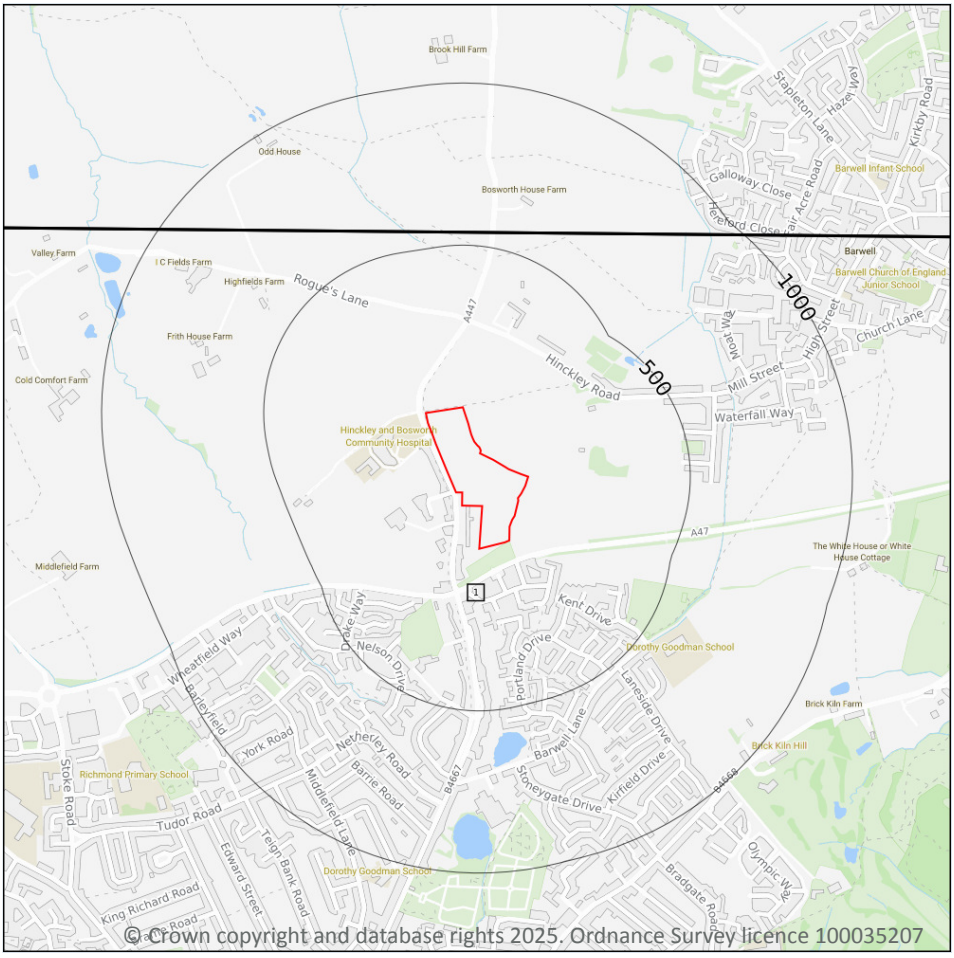
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 68 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**EW169_coventry_v4**

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

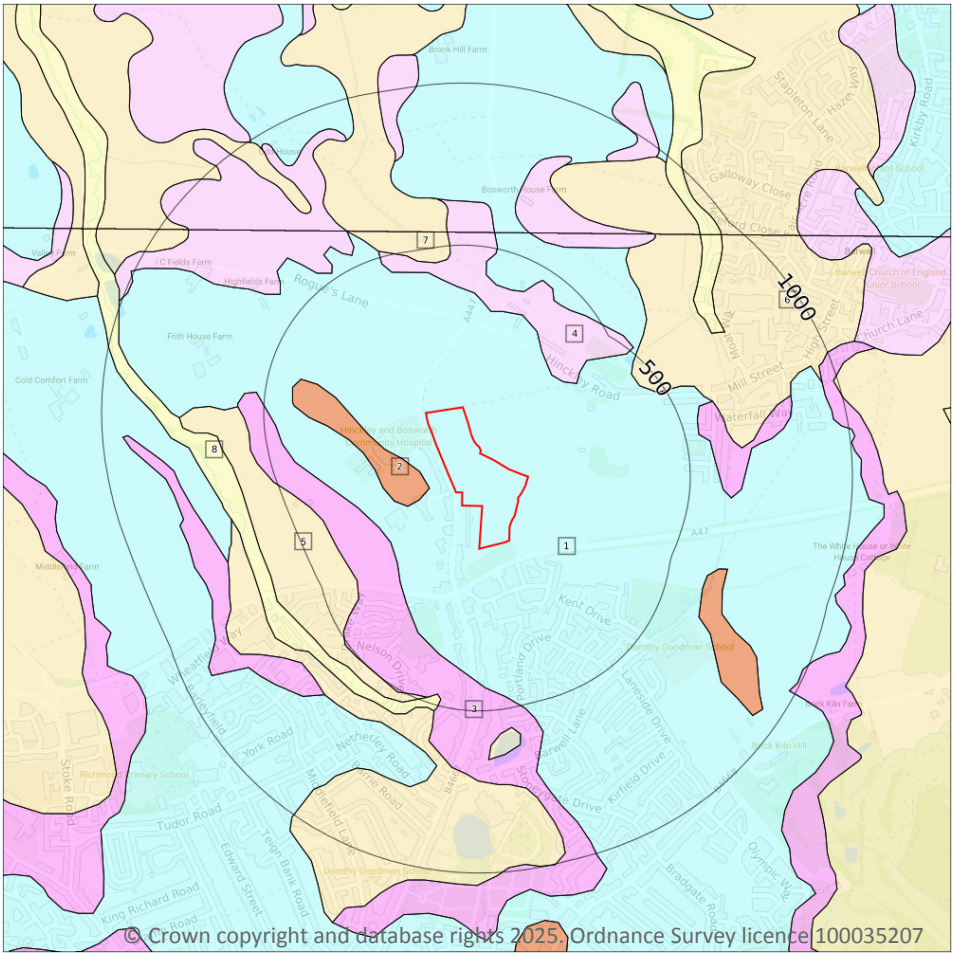
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **8**

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 70 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ODT-DMTN**	**OADBY MEMBER**	**DIAMICTON**
2	71m W	DMG-XSV	DUNSMORE GRAVEL	SAND AND GRAVEL
3	248m SW	WOSG-XSV	WOLSTON SAND AND GRAVEL	SAND AND GRAVEL
4	291m NE	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
5	389m SW	BOSW-XCZ	BOSWORTH CLAY MEMBER	CLAY AND SILT
6	444m NE	BOSW-XCZ	BOSWORTH CLAY MEMBER	CLAY AND SILT
7	453m N	BOSW-XCZ	BOSWORTH CLAY MEMBER	CLAY AND SILT
8	466m S	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**Moderate**	**Low**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

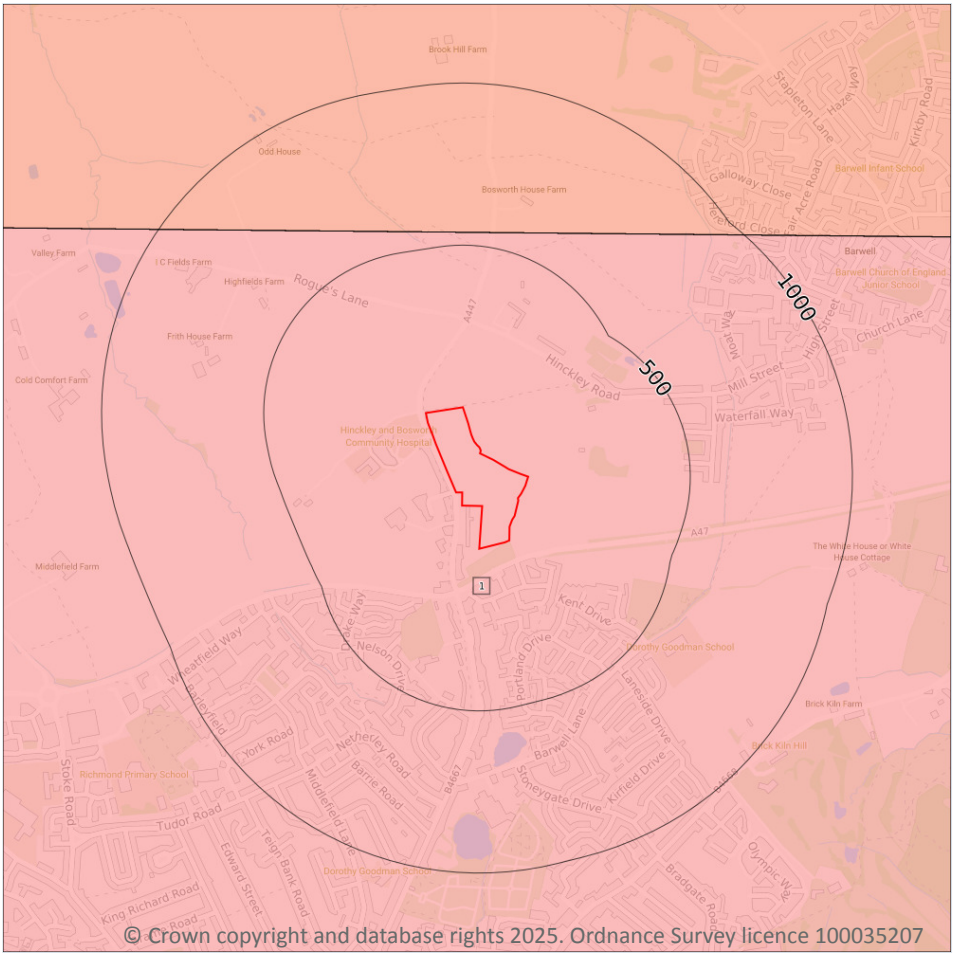
15.7 Landslip permeability (50k)

Records within 50m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 72 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**MMG-MDST**	**MERCIA MUDSTONE GROUP - MUDSTONE**	**-**

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes

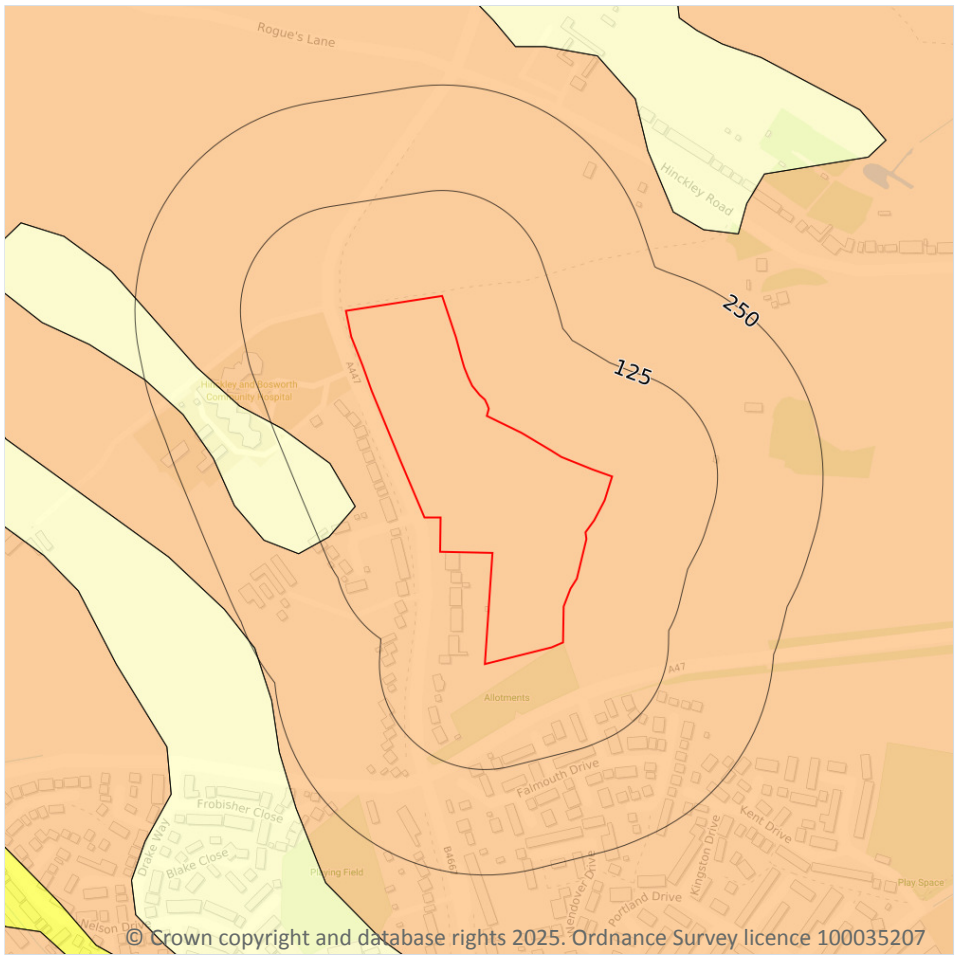
16.1 BGS Boreholes

Records within 250m	0

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

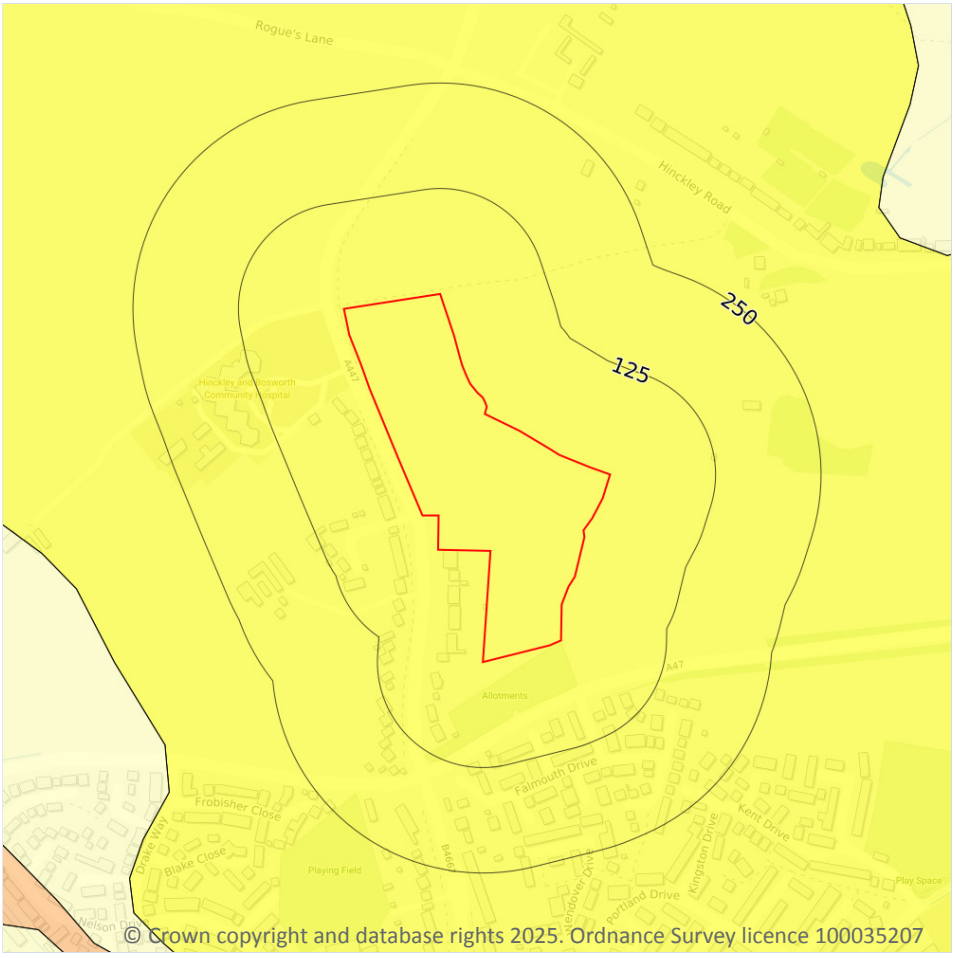
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 75 >**

Location	Hazard rating	Details
On site	**Low**	**Ground conditions predominantly medium plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	1

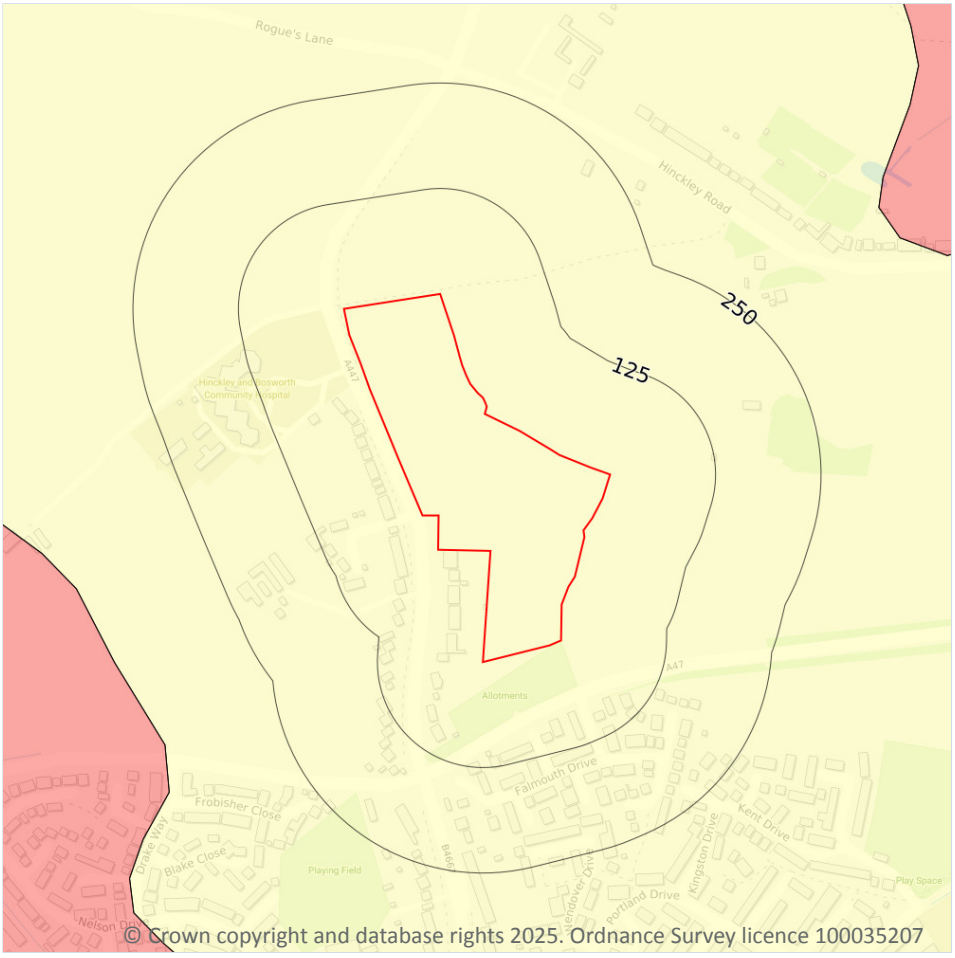
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 76 >**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

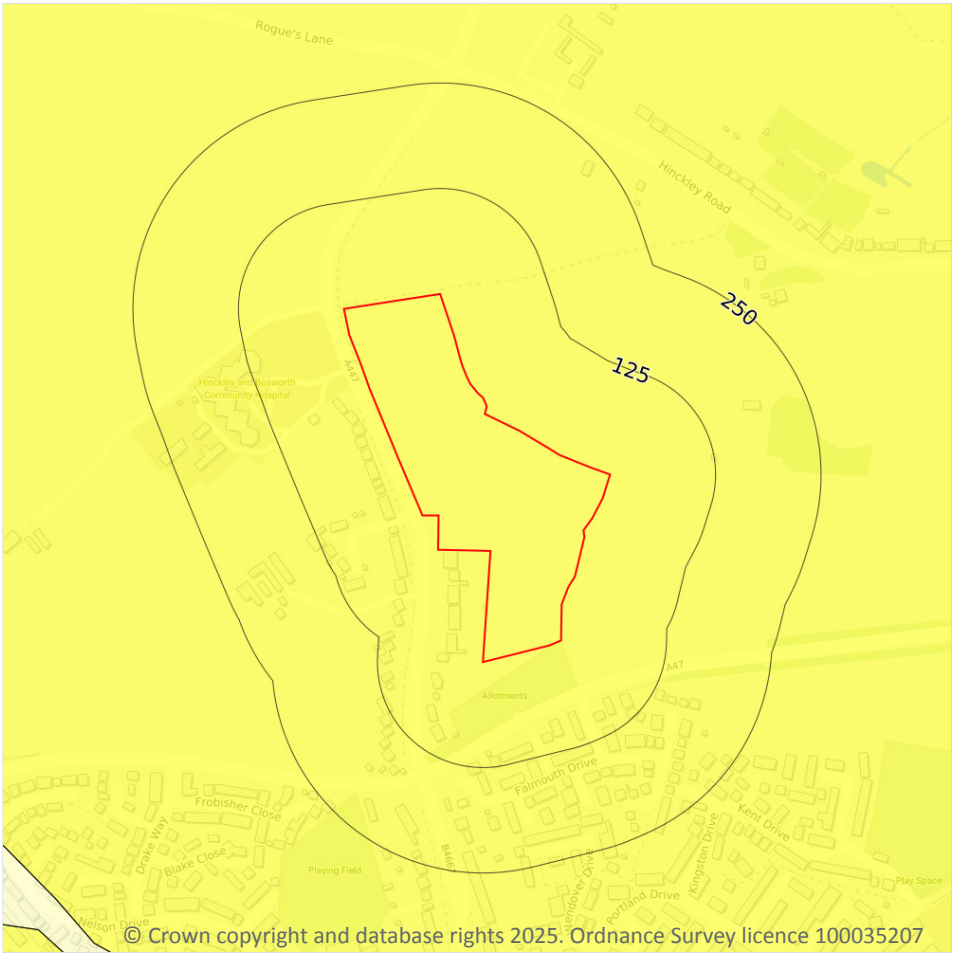
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 77 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

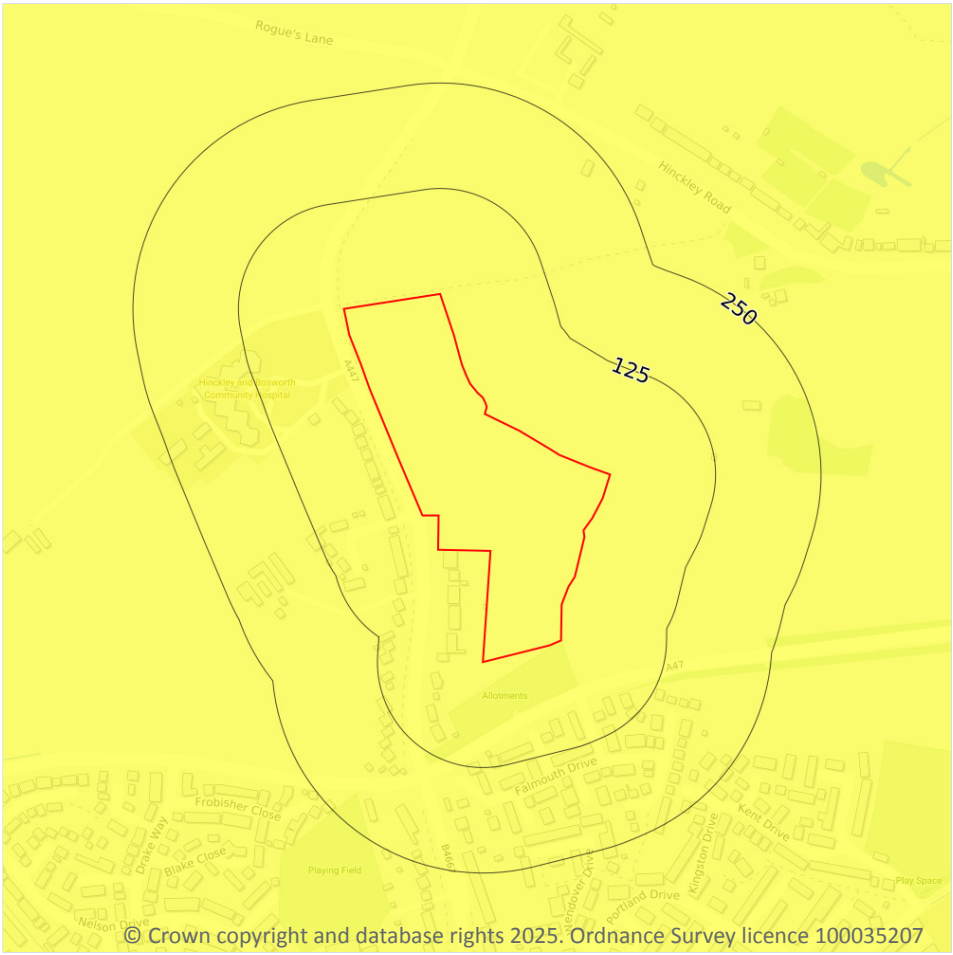
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 78 >**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

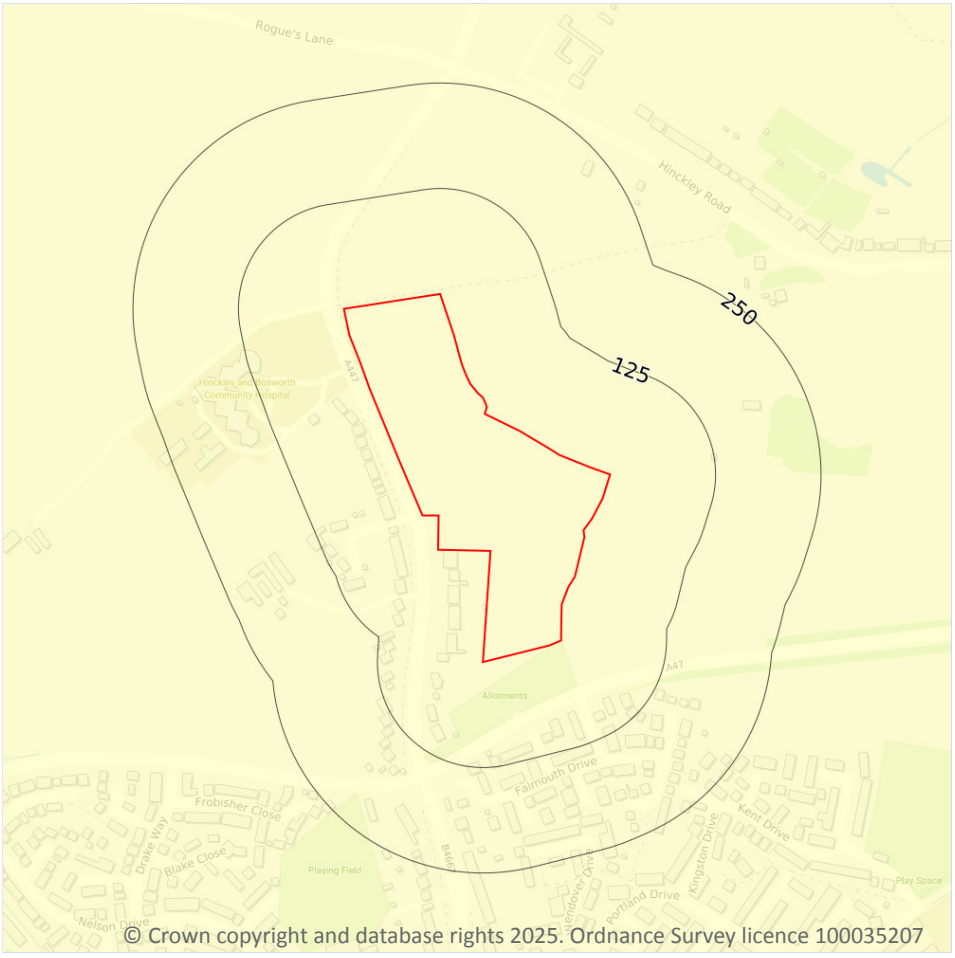
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 79 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

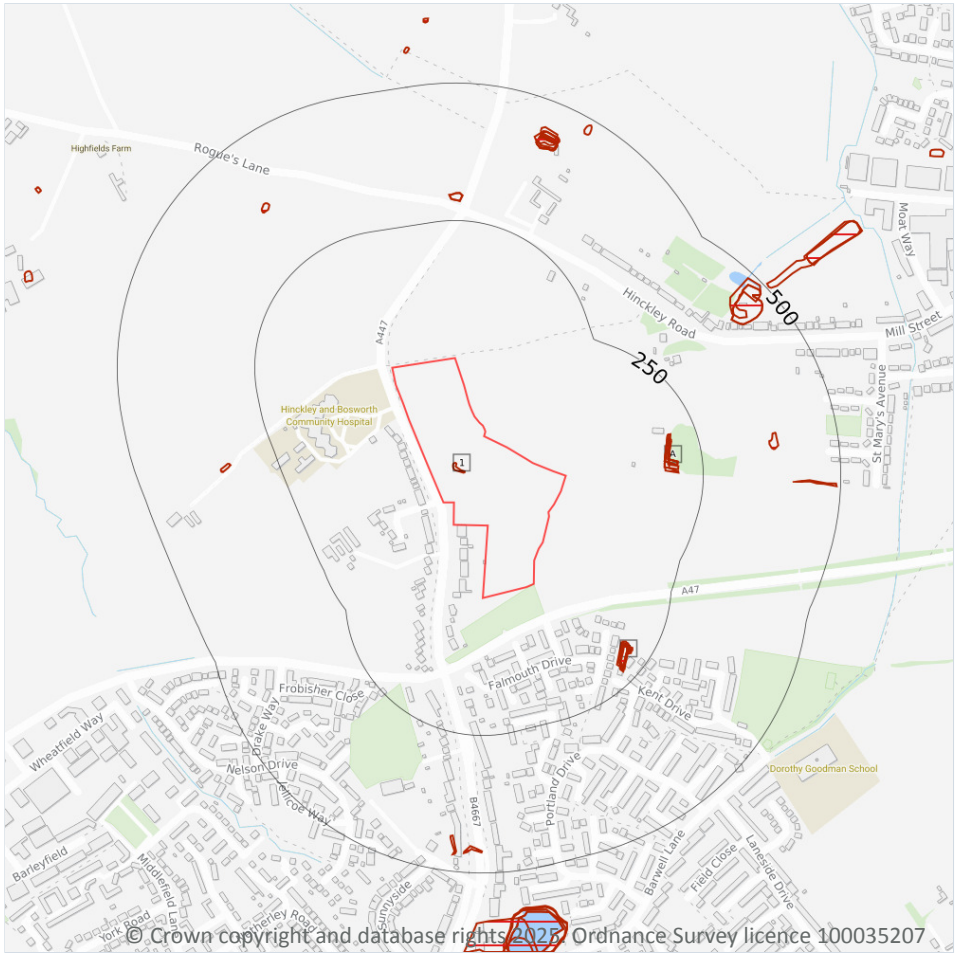
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 80 >**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	12

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on **page 82 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	**On site**	**Pond**	**1938**	**1:10560**
A	180m E	Pond	1886	1:10560
A	181m E	Pond	1927	1:10560
A	182m E	Pond	1980	1:10000
A	182m E	Pond	1950	1:10560
A	182m E	Pond	1967	1:10560
B	192m SE	Pond	1967	1:10560
B	193m SE	Pond	1980	1:10000
B	195m SE	Pond	1886	1:10560
B	196m SE	Pond	1938	1:10560
B	196m SE	Pond	1923	1:10560
B	197m SE	Pond	1901	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

20 Radon

Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 89 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None**

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	4

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**40 - 60 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**40 - 60 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**40 - 60 mg/kg**	**15 - 30 mg/kg**
5m NW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference ↗.

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