



Elemental GI Ltd

REPORT: PHASE 1 GEO-ENVIRONMENTAL ASSESSMENT (PRELIMINARY RISK ASSESSMENT) FOR SITE OFF HUNTS LANE, DESFORD

CLIENT: PEVERIL HOMES LIMITED

PHASE I GEO-ENVIRONMENTAL ASSESSMENT AND PRELIMINARY RISK ASSESSMENT: SITE OFF HUNTS LANE, DESFORD

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SEMI-TECHNICAL SUMMARY

The reader is referred to the terms and conditions which accompany this report, and which are presented at the end of this document. Please refer to the terms and conditions shown at the end of this report for an important list of exclusions / assumptions etc. Most importantly, the reliance upon / use of this report (in part or in full, including all text, drawings, logs, associated correspondence etc.) is prohibited unless all invoices relating to it are settled in full within the period specified on such invoices.

This semi-technical summary provides a brief overview of the main conditions which have been noted on site. These features / factors (alongside others) are explained fully in the following report and the following should therefore not be referred to in isolation. No reliance should be placed on this summary until the whole report has been read in full, including all appendices, drawings and notes / terms / conditions. Liability cannot be accepted for any misuse / misunderstandings etc. that arise where portions of this report are used without context or in isolation.

Ground Conditions	A ground investigation will be needed to confirm the ground conditions, but at this stage the site looks like it should be underlain by natural soils comprising sands and gravels in the western area of the site and by residual soils of the underlying solid geology comprising mudstone and siltstone. Made ground may also be present in the north-eastern area of the site which supports a historic excavation which may have been partially backfilled (see below re. 'Landfill'). Made ground may also be present in the southern area of the site where the historic pond was recorded and this may have been backfilled with unknown materials. This may likely be suitable for shallow traditional foundations. However, alternative foundations may be needed if significant soft / loose soils and / or deep made ground is present at the site. It is provisionally recommended that your specialist designers / engineers should conservatively assess slopes and similar features in relation to ground and structural stability.
Contamination	Potential contamination issues have been identified at the site which require further investigation. These relate to the historic landfill (<u>if present</u>), potential use of pesticides used on-site for agricultural farming. A historic excavation is present in the north-eastern area of the site. This may have been partially backfilled and is shown currently to contain waste materials. A historic pond was recorded in the southern area of the site which may have been backfilled by unknown materials.
Other Issues	Elemental GI Ltd have contacted the regulators requesting further information on the database entry relating to a recorded 'landfill' on site. A response is awaited at the time of writing. It is strongly recommended that this be considered as a potentially significant feature on site (<u>if present</u>) in relation to multiple aspects of the development (e.g. construction, costs, formal records etc.).
Recommendations	<ul style="list-style-type: none"> ▪ Completion of a Phase II Ground investigation to assess the potential issues outlined above, and to confirm the ground conditions across the site overall; ▪ Completion of discussions with regulators regarding the recorded 'landfill' on site, and associated investigations (<u>if necessary</u>); and ▪ Discussion with the Council to confirm their approval for our investigation strategy.

Unless stated / agreed otherwise it is the responsibility of the Client to submit this report (and related documents) to the regulators, warranty providers etc.

1.0 INTRODUCTION

1.1 Report Status

Elemental GI Ltd were appointed by Peveril Homes Limited (hereafter referred to as 'the Client') to undertake a Phase I Geo-Environmental Assessment / Preliminary Risk Assessment for the site off Hunts Lane, Desford (hereafter referred to as 'the site'). This report has been prepared in accordance with our notes concerning the terms and conditions of these works and of our engagement, which are presented at the end of this report. Please refer to these terms and conditions for an important list of definitions, exclusions / assumptions etc.

This report has been prepared on the understanding that the site is to undergo redevelopment to support residential housing. We have been supplied with a copy of the illustrative layout Ref: Nineteen47 - Illustrative Masterplan - n1426-005-G - 17/11/2025, and extracts of this plan are presented in the Proposed Site Layout Plan (Drawing 001) in Appendix I. This report is limited to the assessment of the main residential area located adjacent to Hunts Lane.

Should the development proposals alter, then the recommendations in this report may be subject to change. Whilst it may be utilised by others for reference purposes at the Client's discretion, it has not been prepared for any other purposes (e.g. waste classification etc.) and therefore additional works may be required by third parties dependent upon their own requirements / works.

No reliance should be placed on this document until the whole report has been read in full and confirmed through an appropriate investigation, including all appendices, drawings and notes / terms / conditions. Liability cannot be accepted for any misuse / misunderstandings etc. that arise where portions of this report are used without context or in isolation. Users of any / all of our reports, letters etc. must always ensure that they are reading the latest version / revision before undertaking any works and / or making any assessments, designs, decisions or related ventures. Please stop and check that this is the latest version for this site / project before proceeding any further.

1.2 Previous Reports

Elemental GI Ltd have not been made aware of any previous environmental / geotechnical reports by the Client.

2.0 SITE SETTING

2.1 Location

The address and location of the subject site are shown in Table 2.0 below:

Table 2.0: Site Location and Dimensions

Site Address	Site off Hunts Lane, Desford, LE9 9GS
National Grid Ref.	447206, 303574
Area (Approx.)	3.27 ha
Access	Site can be accessed through locked gates off Hunts Lane.



2.2 Description

The following general observations have been made concerning the site and surrounding areas:

2.2.1 Site

- The site currently forms an irregular parcel of land;
- The site currently supports an open area of agricultural farmland containing planted crops;
- The north-eastern corner of the site supports a steep sided topographical depression, possibly indicating a partially backfilled historic excavation. Within this area derelict

farm machinery, old tyres, a hay bale, brick rubble / concrete, general rubbish and mature trees were found;

- Access to the site is through a locked metal gate located in the south-west corner of the site. Undulating ground was observed near the site entrance;
- Surface soils along the site's western boundary were noted to be slightly darkened in colour than those elsewhere on site;
- The site boundaries are currently defined by hedgerows. Mature trees are found alongside the western and eastern boundaries and within the north-eastern corner of the site. The northern boundary encroaches onto the adjacent field; and
- The north-western area of the site supports generally level ground (no obvious significant gradient observed). However, a downward gradient was observed in the eastern area of the site sloping downwards in a west to east direction and sloping downwards in a south to north direction.

The description of the site provided above is taken following a relatively brief visit and should not be taken as a full and thorough description of all of the site's features, some of which may also have been obscured during our visit in inaccessible areas, hidden by vegetation etc.

2.2.2 Surrounding Area

- The site is set within a mixed agricultural and residential area;
- Land to the north of the site supports agricultural fields;
- Land to the east of the site supports a residential area and gardens;
- Land to the south of the site supports a residential area and agricultural fields and an allotment south-west of the site;
- Land to the west of the site supports Desford Cemetery (adjacent to the site's western boundary) beyond which agricultural fields are found; and
- Land in the wider area surrounding the site supports residential areas and farmland.

3.0 ENVIRONMENTAL DATABASE AND GEOLOGICAL SETTING

3.1 Geology, Hydrogeology and Mining

Table 3.1 presents the geological information reviewed for the site, which has been obtained from publicly available records and / or site-specific environmental database reports.

Table 3.1: Geological and Hydrogeological Information

Category	Entries and Notes*
Hydrogeology & Hydrology	<p>The drift deposits recorded beneath the western area of the site are classified as a 'Secondary A Aquifer'. No drift deposits are recorded beneath the eastern area of the site. The bedrock geology recorded primarily beneath the site is classified as a 'Secondary B Aquifer'. The bedrock geology recorded beneath part of the north-eastern area of the site is classified as a 'Secondary A Aquifer'.</p> <p>No entries relating to abstractions are recorded within a 250m radius of the site.</p> <p>No. entries relating to potable abstractions are recorded within a 2000m radius of the site.</p> <p>The site is not recorded as being within an Environment Agency source protection zone for the total catchment.</p> <p>2 No. entries relating to water networks are recorded within a 250m radius of site relating to small watercourses from 234m west of the site.</p> <p>2 No. entries relating to surface water features are recorded within a 250m radius of site relating to small watercourses.</p> <p>Records relating to the site's flood risk are presented within the Environmental Database Report which is in Appendix IV. This report should not be used for flood risk assessment purposes.</p>
Underlying Ground / Geology	<p>No records of artificial and made ground are recorded beneath the site on available 1:10,000 scale geological mapping.</p> <p>Drift deposits are recorded beneath the western area of the site on 1:10,000 scale mapping comprising Glaciofluvial Deposits, Mid Pleistocene - sand and gravel. This is generally recorded to comprise '<i>...mostly coarse-grained sediments (i.e. sand and gravel) with some finer-grained layers (i.e. clay and silt). Sand and gravel, locally with lenses of silt, clay or organic material.</i>' No drift deposits are recorded beneath the eastern area of the site on 1:10,000 scale mapping.</p> <p>The solid geology primarily beneath the site on 1:10,000 scale mapping is recorded as Edwalton Member - mudstone. The solid geology beneath part of the north-eastern area of the site on 1:10,000 scale mapping is recorded as Edwalton Member - dolomitic siltstone, which is present as a band travelling through the north-western areas of the site. This is generally recorded to comprise '<i>mudstone and siltstone, red-brown and greenish grey, with beds of indurated, variably dolomitic siltstone and very fine-grained sandstone common in the lower half; finely disseminated gypsum common in upper half.</i>'</p> <p>Designers (including Structural Engineers) should make reference to appropriate design documents with respect to potentially aggressive ground conditions from natural sources including (but not limited to) BRE Special Digest 1:2005 'Concrete in Aggressive Ground'. This document indicates that the solid geology beneath the site may contain elements and / or compounds which require higher concrete design classes or further analysis. Initial testing must be undertaken as part of any future investigation(s) that are undertaken, and specialist advice must always</p>

Table 3.1: Geological and Hydrogeological Information (cont.)

Underlying Ground / Geology (cont.)	be sought in relation to potentially aggressive ground conditions relating to concrete prior to construction. No. entries relating to geological faults are recorded within a 250m radius of the site on 1:10,000 scale mapping. The 1:50,000 scale geological mapping records similar information relating to the site.
Natural Ground Stability Hazards	The area 38m north-east of the site has been classified as having a low hazard rating for landslide hazards. The site has been classified as having a very low hazard rating for shrink swell clay, running sand, collapsible deposit and landslide hazards. The site has also been classified as having a negligible / 'no' hazard rating for shrink swell clay, running sand and compressible deposit hazards. Higher risk ratings for some of the above-listed hazards may be recorded nearby. Please see Environmental Database Report for full information.
Mining, Ground Workings and Natural Cavities	No natural cavity entries are recorded within a 250m radius of the site. No 'BritPit' entries are recorded within a 250m radius of the site. 10 No. surface ground workings entries are recorded within a 250m radius of site relating to the historic pond and cemetery adjacent to the site (please note that 4 No. of these entries are recorded on-site, shown on the Environmental Database Report although this appears erroneous and the entries appear to be adjacent to the site). 3 No. ponds are recorded 15m north-east, 119m north-west and 199m north of the site and cuttings are recorded from 132m west of the site. The site is set within a JPB Mining Area. Further information on potential risks was requested from JPB. They have confirmed to Elemental GI Ltd that they have no records relating to the subject site or ground nearby. No coal mining or non-coal mining extraction or brine extraction areas are recorded within 250m of the site.
Background Chemistry	Background chemistry for the site does not highlight any significantly elevated natural contaminants in relation to human health.

* This table has been prepared using information from the site-specific environmental report which is included in Appendix IV. Please refer to this for full information on the above.

3.2 Environmental Database Information

An environmental database report has been procured for the site. Elemental GI Ltd have reviewed this report and have summarised the entries below which are considered likely to warrant further consideration as potential sources within the site-specific CSM (conceptual site model). In general all entries within a 250m radius of the site's boundary have been considered and assessed as part of this review.

We will have omitted entries in the table below where they are not considered to be feasible sources due to varying factors, which often includes their age, size and distance from site.

Table 3.2: Environmental Data

Category	Entries and Notes*
Historical Land Uses	5 No. entries are identified within a 250m radius of the site. 2 No. of these are recorded on-site relating to the adjacent cemetery (please note that these 2 No. entries are recorded on-site, shown on the Environmental Database Report although this appears erroneous and the entries appear to be adjacent to the site). The 3 No. remaining entries relate to cuttings 132m west, 158m west and 165m west of the site.
Waste and Landfill	<p>2 No. entries for historical landfill are identified within a 250m radius of the site. These relate to 'Waste Unknown' recorded on-site and 91m west of the site.</p> <p>NOTE: Elemental GI Ltd have contacted the Environment Agency requesting further information on the entry relating to a 'landfill' on site. A response was received confirming that limited data was available and that the County Council should be contacted for further information (Please see Appendix IV). A response from the Council is awaited at the time of writing.</p> <p>10 No. records for waste exemptions are identified within a 250m radius of the site. All 10 No. entries are positioned 234m north-east of the site. These relate to burning waste in the open, spreading waste on agricultural land to confer benefit, use of waste to manufacture finished goods, use of waste in construction, deposit of waste from dredging inland waters, cleaning, washing, spraying or coating relevant waste, aerobic composting and associated prior treatment, incorporation of ash into soil, pig and poultry ash and use of baled end of life tyres in construction.</p>
Current Industrial Land Uses	3 No. entries for recent industrial land uses are identified within a 250m radius of the site. This includes a mast 50m south-west of the site, an electricity substation 106m south of the site and a mobile diagnostic vehicle repair, servicing and testing business 223m south-east of the site.
Sensitive Land Uses	The site is recorded to be set within a nitrate vulnerable zone.

* This table has been prepared using the main information from the site-specific environmental report which is included in Appendix IV, and is not intended to be comprehensive / exhaustive. Please refer to the site-specific environmental report for full information on the above.

3.3 Radon and Ground Gas

The site is in an area where less than 1% of homes are estimated to be at or above the Action Level. Therefore, radon protective measures are not likely to be required, subject to regulatory and warranty provider approval. This classification; alongside any 'local requirements / preferences' should be verified with these parties by the Client prior to construction.

At this stage the following potential sources of ground gas have been identified:

- The north-eastern corner of the site supports a steep sided historic excavation. This may have been partially backfilled with unknown materials, potentially including gas-generating materials. At this stage it is considered possible that the recorded 'landfill' on site may relate to this feature;

- Historic ponds are recorded on-site and nearby off-site (15m north-east, 119m north-west and 199m north) on historic mapping which may have accumulated organic gas-generating material. These may have also been backfilled with unknown materials, potentially including additional gas generating materials; and
- Cuttings are recorded from 132m west from the Environmental Database Report and may have involved excavation / filling of the ground with unknown materials, potentially including gas generating materials.

4.0 SITE HISTORY

Historical maps dating back to 1885 have been obtained for the site, and are presented in Appendix V. The main features on site and in surrounding land areas have been reviewed and are summarised in Tables 4.1a and 4.1b below.

Table 4.1a: Summary of Site History On-Site

OS Map Date Range(s)	Principal Features On-Site
1885 - 1903	<ul style="list-style-type: none"> The site is shown to encroach onto 4 No. parcels of land. 3 No. of these parcels are shown to be open fields. 1 No. parcel of land, shown in the north-east corner of the site is shown to contain trees. Trees are shown along the eastern, southern and western site boundaries. A pond is shown alongside the southern boundary of the site. A small enclosure is shown alongside the site's south-western boundary.
1903 - 1959	<ul style="list-style-type: none"> Trees are no longer shown alongside the site's southern and western boundaries.
1959 - 1973	<ul style="list-style-type: none"> The site is now shown to encroach onto 2 No. parcels of land. The small enclosure alongside the site's south-western boundary is no longer shown.
1973 - 1979	<ul style="list-style-type: none"> The pond is no longer shown.
1979 - Present	<ul style="list-style-type: none"> The site is now shown to be found within a large open field.

Table 4.1b: Summary of Site History Off-Site

OS Map Date Range(s)	Principal Features Surrounding the Site
1885 - 1901	<ul style="list-style-type: none"> The site is shown to be surrounded by open fields. Trees are shown adjacent to the site's eastern boundary. Residential properties and Desford Town are shown east and south-east of the site. The Roebuck Inn is shown adjacent to the site's south-east boundary. A road is shown south of the site running adjacent to the site's southern boundary. Ponds are shown 15m north-east and 119m north-west of the site.
1901 - 1950	<ul style="list-style-type: none"> A footpath is shown alongside the site's western boundary.
1950 - 1966	<ul style="list-style-type: none"> Further residential development is now shown south-east of the site in Desford. A cemetery is now shown adjacent to the site's western boundary. The pond 15m north-east of the site is no longer shown from 1959.
1966 - 1980	<ul style="list-style-type: none"> Further residential development is now shown south-east of the site in Desford. The pond 119m north-west of the site is no longer shown from 1979.
1980 - 2025	<ul style="list-style-type: none"> The Roebuck Inn is no longer shown. Further residential development is now shown south and south-east of the site in Desford. An allotment is shown c. 20m south-west of the site.
2025	<ul style="list-style-type: none"> Further residential development is now shown south of the site.

Elemental GI Ltd have summarised the main features of the site and surrounding land within the table above, including features which may need to be considered with regards to future development. However, reference should be made to the historic maps presented within

Appendix V for full information. It must be noted that this historic mapping is unlikely to present an exhaustive record of the site's development history, and considerable periods of time may have elapsed between successive Ordnance Survey map editions. It is therefore possible that some features / activities may have gone unrecorded.

5.0 PHASE I GROUND MODEL

5.1 Expected Ground Conditions

The western area of the site is recorded to be underlain by Glaciofluvial Deposits, Mid Pleistocene - sand and gravel, with no drift deposits recorded in the eastern area of the site. This is primarily underlain by Edwalton Member - mudstone, and in some parts of the north-eastern area of the site, Edwalton Member - dolomitic siltstone is also shown. It is recorded to be set upon a 'Secondary A Aquifer' in the western area of the site which is underlain by a 'Secondary B Aquifer' with a 'Secondary A Aquifer' recorded in parts of the north-eastern area of the site. At this stage we would therefore expect the site to be underlain by agricultural topsoil and then by natural soils comprising sands and gravels in the western area of the site and by residual soils of the underlying solid geology comprising mudstone and siltstone. Made ground may also be present in the north-eastern area of the site which supports a historic excavation which may have been partially backfilled. Made ground may also be present in the southern area of the site where the historic pond was recorded and this may have been backfilled with unknown materials. Groundwater may be expected during site works (subject to seasonal variations).

Elemental GI Ltd have reviewed nearby BGS borehole logs, including BGS REF: SK40SE60, BGS REF: SK40SE61 and BGS REF: SK40SE62. These records confirm the expected ground profile (as suggested above) and show topsoil over sands and gravels.

Mining / Stability

The area 38m north-east of the site has been classified as having a low hazard rating for landslide hazards.

The site has been classified as having a very low hazard rating for shrink swell clay, running sand, collapsible deposit and landslide hazards.

The site has also been classified as having a negligible / 'no' hazard rating for shrink swell clay, running sand and compressible deposit hazards.

No coal or other mining issues have been identified at this stage in accordance with the enclosed Environmental Data Report.

5.2 Human Health and Ground Gas Conceptual Site Model (CSM)

The site is shown to have supported open fields since the 1880's. From 1979 to present the site is now shown to be located within 1 No. open field and is presently being used for agricultural farming where the potential use of pesticides may have been used. A historic excavation is present in the north-eastern area of the site. This may have been partially backfilled and is also shown currently to contain waste materials. A historic pond was

recorded in the southern area of the site which may have been backfilled by unknown materials.

In accordance with our standard risk assessment methodology (presented at the end of this report), the following sources, pathways and receptors have been identified at the subject site at this stage:

Table 5.1: Preliminary Human Health CSM

Potential On-Site Sources	Pathways	Receptors	Risk Rating [#]
Historic Excavation (Ground Gas, Unknown Backfill Materials, Waste Materials)	<ul style="list-style-type: none"> • Ingestion of Soils • Ingestion of Grown Fruit / Vegetable • Inhalation of Dust • Inhalation of Vapours • Leaching • Migration in Soils • Migration in Groundwater • Vapour / Gas Migration • Direct Contact 	<ul style="list-style-type: none"> • End Users • Groundwater • Structures 	LOW / MODERATE
Historic Pond (Ground Gas, Unknown Backfill Materials)	<ul style="list-style-type: none"> • Ingestion of Soils • Ingestion of Grown Fruit / Vegetable • Inhalation of Dust • Inhalation of Vapours • Leaching • Migration in Soils • Migration in Groundwater • Vapour / Gas Migration • Direct Contact 	<ul style="list-style-type: none"> • End Users • Groundwater • Structures 	LOW
Agricultural Farming (Use of Pesticides)	<ul style="list-style-type: none"> • Ingestion of Soils • Ingestion of Grown Fruit / Vegetable • Inhalation of Dust • Direct Contact 	<ul style="list-style-type: none"> • End Users 	VERY LOW
Potential Off-Site Sources			
Historic Ponds (Ground Gas. 15m North-West and 119m North-West)	<ul style="list-style-type: none"> • Vapour / Gas Migration 	<ul style="list-style-type: none"> • End Users • Structures 	VERY LOW
Cuttings (Ground Gas, from 132m West)	<ul style="list-style-type: none"> • Vapour / Gas Migration 	<ul style="list-style-type: none"> • End Users • Structures 	VERY LOW

[#] Risk ratings are described in Table A1 within the 'Standard Risk Assessment - Considerations and Methodology' section at the end of this report.

The table above may be amended pending confirmation of the site's 'landfill records' by the County Council.

5.2.1 Potential Pollutant Linkages

For a potential pollutant linkage to be present, feasible potential sources, pathways and receptors must be present or possible. With reference to the proposed end use, feasible potential pollutant linkages have been identified at the site as outlined in table 5.1 above. Investigation works are therefore considered necessary to confirm if these are ongoing (or possible in future) so that appropriate remedial recommendations may be established.

5.2.2 Ground Gas Summary

As summarised in table 5.1 above, potential sources of ground gas have been identified on-site and / off-site. This comprises:

- The north-eastern corner of the site supports a steep sided historic excavation. This may have been partially backfilled with unknown materials, potentially including gas-generating materials. *At this stage it is considered possible that the recorded 'landfill' on site may relate to this feature;*
- Historic ponds are recorded on-site and nearby off-site (15m north-east, 119m north-west and 199m north) on historic mapping which may have accumulated organic gas-generating material. These may have also been backfilled with unknown materials, potentially including additional gas generating materials; and
- Cuttings are recorded from 132m west from the Environmental Database Report and may have involved excavation / filling of the ground with unknown materials, potentially including gas generating materials.

Following a review of the site's geological setting, the following potential *pathways* have been identified for additional consideration:

- The underlying geology may potentially include sands and gravels, which may permit the free lateral migration of ground gas in the local area;
- Potential made ground within the on-site historic excavation (in the north-eastern area of the site) and on-site historic pond (in the southern area of the site) may include granular materials, which may permit the free lateral migration of ground gas in the local area; and
- Services may be present beneath and around the site which may form a preferential pathway for ground gas migration.

With regards to the proposed end-use at the site (as described in Section 1.0), residential end-users and the structures within which they will live / work have been considered as the main potential receptors at the site.

From the above it has been provisionally concluded that feasible sources, pathways and receptors may exist at / around the site. This provisional pollutant linkage has been considered alongside the following potential mitigating factors:

- The made ground beneath the site associated with the historic pond and historic excavation, may have been present for a considerable period of time which may reduce any associated gas generated potential.

At this stage it is considered that feasible risks from ground gas should be investigated through the completion of monitoring as part of future ground investigation works.

5.3 Controlled Waters CSM

The site is recorded to be set upon a 'Secondary A Aquifer' (in the western area of the site) which is underlain by a 'Secondary B Aquifer' and a 'Secondary A Aquifer' (in part of the north-eastern area of the site). The site is not recorded to be within an Environment Agency Source Protection Zone. No entries relating to groundwater abstractions are recorded within a 250m radius of the site. No entries relating to potable abstractions are recorded within a 2000m radius of the site. 2 No. entries relating to water networks are recorded within a 250m radius of the site relating to small watercourses from 234m west of the site. 1 No. entry relating to surface water features is recorded within a 250m radius of site relating to small watercourses.

The site appears to be situated within an area of low sensitivity in relation to controlled waters. It is therefore recommended that the findings of any future site investigation works should be considered on this basis, and a revised assessment of the site's controlled waters CSM should be undertaken thereafter.

5.4 Model Status and Uncertainty

The potential significant linkages discussed in this section are based on available data reviewed to date.

6.0 RECOMMENDATIONS

A review of the available site information (as discussed herein) has been undertaken to inform the following conclusions and recommendations. However, this report should be submitted to the appropriate regulators (and other stakeholders, as necessary) by the Client prior to the start of any irrecoverable works associated with the site.

6.1 Foundations

Foundation recommendations cannot be made prior to investigation works, although it is provisionally suggested that traditional foundations may be suitable at the site for low-rise residential housing, subject to intrusive investigation. However, alternative foundations may be needed if significant soft / loose soils and / or deep made ground is present at the site. It is reiterated that the database report for the site included ambiguous entries relating to a 'landfill' on site. Elemental GI Ltd have contacted the Environment Agency and County Council for further information on this record as it only indicates a general / generic circular area / boundary on site which is not considered (at this stage) likely to be accurate. The EA have provided some limited information (see Appendix IV) and further information is awaited from the County Council. This possible feature will therefore require specific targeted investigation as part of future works in relation to potential localised foundation constraints (and other potential constraints).

It is provisionally recommended that your specialist designers / engineers should conservatively assess slopes and similar features in relation to ground and structural stability, particularly in north-eastern areas. At this stage it is considered likely that the formation of development platforms is likely to be required in these areas, which must be undertaken in accordance with a specialist engineer's designs and under the control of site-specific earthworks strategies and all related permits / exemptions (e.g. MMP or similar).

The underlying natural soils should be inspected and analysed to confirm foundation requirements including (but not limited to) their volume change potential and sulphate classification. Cohesive soils may be present on / near the site and trees / hedges have also been observed. It is therefore recommended that the properties of these soils (where present) are confirmed so that construction parameters / designs may be adjusted accordingly. Any historic ground disturbances (e.g. field boundaries) which ran through the site may not be encountered by future site investigations, but any future construction should be vigilant for unusual ground conditions in such areas. Elemental GI Ltd should be contacted for further advice if encountered.

6.2 Drainage

At this stage it is considered likely that the site will be underlain by natural soils comprising sands and gravels in the western area of the site and by residual soils of the underlying solid geology comprising mudstone and siltstone. Made ground may also be present in the north-

eastern area of the site which supports a historic excavation which may have been partially backfilled. Made ground may also be present in the southern area of the site where the historic pond was recorded and this may have been backfilled with unknown materials. The potential for on-site natural soils to support *in situ* soakaways should be assessed through appropriate testing.

6.3 Mining

Potential mining issues have not been identified at this stage.

6.4 Contamination

Potential contamination issues have been identified at the site which require further investigation. These relate to the potential historic landfill (if present), potential use of pesticides used on-site for agricultural farming. A historic excavation is present in the north-eastern area of the site. This may have been partially backfilled and is shown currently to contain waste materials. A historic pond was recorded in the southern area of the site which may have been backfilled by unknown materials.

6.5 Ground Gas and Radon

Potential ground gas sources have been identified at / around the site which require further investigation. These relate to:

- The north-eastern corner of the site supports a steep sided historic excavation. This may have been partially backfilled with unknown materials, potentially including gas-generating materials (see previous sections re. ‘landfill’);
- Historic ponds are recorded on-site and nearby off-site (15m north-east, 119m north-west and 199m north) on historic mapping which may have accumulated organic gas-generating material. These may have also been backfilled with unknown materials, potentially including additional gas generating materials; and
- Cuttings are recorded from 132m west from the Environmental Database Report and may have involved excavation / filling of the ground with unknown materials, potentially including gas generating materials.

Please see section 3.3 for information relating to radon risks at the site.

6.6 Further Works

At this stage the following further works will be necessary, subject to comments from the Regulatory Authorities:

- Completion of a full Phase II geo-environmental intrusive site investigation to determine specific recommendations for future work (subject to advice from specialist design engineers etc.);
- Completion of discussions with regulators regarding the recorded ‘landfill’ on site, and associated investigations (if necessary); and
- Discussion with the Council to confirm their approval for our investigation strategy.

Our Standard Terms and Conditions

Our ref: T&C2024-12.20

This document accompanies all fee proposals, reports and other services which we have offered in relation to your site(s) and should be read carefully. The terms and conditions described below supersede all others and are final unless altered by prior agreement with ourselves before site works commence. We reserve the right to withdraw this report at any time without notice.

Important: your attention is drawn to the arrangement of our insurance cover, which is supplied / applied strictly on a consultancy basis for low-rise structures only, under the explicit condition that we cannot and will not 'sign off' any works or designs, but we are able to provide general advice and recommendations.

Due to recent changes in the insurance market, our insurers are unable to settle claims relating to asbestos and therefore we are able to provide advice relating to ground conditions but the remediation / handling etc. of asbestos and / or asbestos contaminated materials must always be undertaken by others.

Definitions:

The following definitions apply:

“*Client*” means any organisation / company (or similar) or person who orders and subsequently pays in full for works including consultancy services from Elemental GI Ltd. For the purposes of clarity, in the event of non-payment or late payment of any of our invoices relating to each site / project, the organisation / company (or similar) or person who ordered any works including consultancy services from Elemental GI Ltd shall not be considered as a client in the context of our report (including any and all related documents, drawings, emails etc.) and any / all of its contents.

Assumptions:

- Elemental GI has made no allowance to reinstate ground cover or intrusive positions following completion of site works although (as always) we will try to leave the work areas in a clean and tidy state which is free of immediate health and safety hazards.
- We have not made an allowance for the removal of waste materials (soil arisings) from the site.
- Where utility / service records are supplied to us then we would require these to be provided at least 72 hours before the start of site works. If sufficient plans are not available then we may be able to obtain these on your behalf (rates available on request) upon request.
- Cancellation charges will apply for all works which are cancelled (or where access is in any way otherwise prohibited e.g. access is not provided to the site) within 72 hours of the start of site works (3 No. working days).

Site Investigation Works:

We have assumed that full and unconstrained access will be given to the site for the duration of our works.

Where works have been specified (e.g. exploratory hole positions, soakaway depths etc) we will try to complete these in accordance with the requirements. However, site-specific limitations (including ground conditions and health and safety hazards) may require some works to be adjusted accordingly. Any ground investigation works will only ever be able to cover a very small proportion of the site and therefore assumptions may have been made in relation to ground conditions between / around the exploratory hole positions completed. Such assumptions are for guidance only and no liability can be accepted for the accuracy of such assumptions. All comments, recommendations, interpretations and conclusions presented in this report and associated correspondence are based solely on the ground conditions recorded at the exploratory holes that we have completed. Because of the natural variability of all ground (and groundwater) at all sites, conditions between exploratory holes can only be interpreted and not defined. In addition it is important to note that the description of the site and the ground / groundwater conditions should only be taken as being accurate during the specific time / date(s) of the field works. For example, groundwater levels may vary seasonally and significantly.

Our insurers have informed us that we are not liable for damage to services not brought to our attention prior to the start of the investigation works. We have assumed that we will be supplied with plans accurately showing the location of both public and private underground services on the site. Although Elemental GI will take all appropriate precautions, we cannot be held liable for damage to any services not brought to our attention or any delays / cancellation charges incurred if full utilities enquiries aren't passed to Elemental GI Ltd at instruction stage. We can arrange for a service trace team to attend site to locate services over the work areas to allow intrusive investigation to proceed (subject to utility provider approvals etc.), the costs will vary depending on the size of the site and the service required (usually £715+VAT), if it is not mentioned within the accompanying email then please advise in your instruction if you wish to proceed with the above additional works.

In the unlikely event that artesian water is encountered (groundwater which rises to the surface under pressure, similar to a spring) we will need to take steps to seal it in site. This typically involves the temporary halting of drilling works, installation of elevated casing and addition of sealing pellets. Additional costs will automatically apply where this is encountered which shall be in the region of £400+VAT to £800+VAT.

Laboratory Testing:

Laboratory testing is scheduled on a fixed 10 day turnaround for most analyses. Certain tests (e.g. 'soaked CBR tests') may take longer and can sometimes have an unspecified duration / cost.

Regulatory Discussions / Approvals:

We cannot guarantee that the works that have been suggested will satisfy the regulators / warranty providers. These bodies and other stakeholders (e.g. piling contractors) may require further works which are not shown on this quote and which will be provided at extra cost. The fees which we have provided do not include any extended liaison with statutory bodies (LA & EA) following submission of the report as part of any planning application. However, notwithstanding the above we would be happy to undertake initial discussions with the regulators where necessary and to submit the report if instructed.

Timescales:

We can typically meet the following timescales (from date of instruction):

- Desk Studies: 1-2 weeks;
- Mobilisation to Site: 1-3 weeks;
- Final Reporting: 5 to 6 weeks after completion of site works.

All reports are provided electronically. 'Hard' copies can be provided on request although additional charges will apply for paper / bound copies of our reports. Where relevant, outstanding gas monitoring results will be forwarded as an addendum.

Additional Costs:

The need for further works can sometimes arise during / after the site investigation. For example it may be necessary to undertake gas/groundwater monitoring should sources of gas be identified. Indicative additional costs for potential further works are provided for your information below (please note that these would be confirmed on a site-specific basis if / when required):

- Combined gas/groundwater monitoring installations including well specific sampling equipment @ £315+VAT per installation (n.b. requires WS drilling rig);
- Gas/groundwater monitoring visits by a qualified technician @ £SITE SPECIFIC per visit (please note a minimum of 6 months (6 visits) worth of data may be required by the Local Authority);
- Additional site visits/reporting/liaison with the Regulatory Authorities @ £60+VAT per hour and £0.60+VAT per mile.

We would strongly advise that all gas monitoring wells be fully and appropriately decommissioned following completion of site works where elevated gas concentrations or gas flows are detected. Once final layouts are confirmed please contact us for further information.

Compliance and Risk:

Users of any / all of our reports, letters etc. must always ensure that they are reading the latest version / revision before undertaking any works and / or making any assessments, designs, decisions or related ventures. Unless otherwise specified, the works quoted shall not be undertaken in full accordance with Eurocode 7 (EC7), although this can be undertaken at extra cost upon request prior to site works. If these works have not been done in accordance with EC7 then it is assumed that the Client accepts that a lower level of investigation (in terms of spacing and depth) may have been undertaken, which may decrease our understanding of site conditions.

Whilst every effort will be made to investigate the ground and groundwater conditions beneath each site, ground conditions around and beneath each exploratory hole may vary and Elemental GI Ltd will not accept any responsibility for issues arising from such unknown conditions. No warranty is given relating to any possibility of future changes in the status / condition of the site.

Payment and Insurance:

Due to significant late payments in the past we have had to introduce **credit limits** for all Clients for all works commencing from 01st October 2022. This shall be set at £10,000+VAT and shall apply to the combined value of all overdue invoices for each Client. Once this limit is met or exceeded then all works shall be put on 'hold' (including verbal / informal advice, updates, release of reports etc.) until the total unpaid overdue invoices are paid in full.

Our standard payment terms are typically either 14 days or 30 days (or as shown on each invoice). Notwithstanding any contrary provision in these terms or in any other terms agreed between us or implied by statute or otherwise, any warranty arising (whether under contract or implied by statute) provided with our works / reports etc. shall only apply once all invoices that we have sent in relation to the same site / project discussed herein (i.e. the site discussed within this document) have been paid by the Client. All warranties relating to; and reliance upon / use of; this report (in part or in full, including all text, drawings, logs, associated correspondence etc.) is rendered null and void unless all invoices relating to it are settled in full within the period specified on the related invoices, and any use of the report (and all related documents, drawings etc.) would then be entirely at your own risk. In the case of non-payment, all works which have been completed in relation to the site (including all advice whether verbal or written, all reports and any / all other works which we have undertaken and / commissioned on behalf of the Client including regulatory discussions) shall also be rendered null and void with respect to all warranties whether formal or informal.

If payment has not been received within 60 days of the date of each invoice (i.e. "60 days overdue") our external credit controllers "Corporate & Commercial Credit Solutions Limited" will automatically be appointed to pursue payment on our behalf. At this point 10% of the invoice will automatically be added to each invoice to cover their time and charges.

We will send an invoice for all 'site works' and Phase I reports as soon as these are complete, and our final invoice (typically covering lab. analysis and Phase II reporting) will be released once the final report has been issued for the site. For new Clients we will release our Phase II report once any outstanding invoices have been paid.

Elemental GI Ltd can confirm that a policy of Professional Indemnity (PI) Insurance is held, which has a limit of one million pounds (£1M) for any one single claim (with defence costs in addition). Our liability is strictly limited to the amount offered by the PI cover that is held in place at the time that any claim is made. Our warranty which is provided to the Client and is insured through this cover which shall be in force for a period of six years from the date of the earliest report in connection with the project which was produced in the name of that Client by ourselves. Should market forces mean that continuation of this level of cover becomes unreasonable through factors beyond our control, then alternative cover shall be sought by Elemental GI Ltd for the remaining duration of the period of warranty at a level which is fair and reasonable under the prevailing circumstances. The warranty which is provided is to a performance standard no greater than reasonable care and skill.

We do not and will not accept any alteration to the fee proposal that is not favourable to Elemental GI Ltd following receipt of your instruction, unless agreed otherwise in writing prior to the completion of the related site works.

Unless agreed otherwise and in advance of the commencement of works, the PI cover which we hold shall be limited to an industry standard level of cover which shall not exceed the lesser of either £1M (aggregate) or ten times the value of that project (based upon invoices released by ourselves in relation to the project). PI will become applicable once satisfactory payment of fees has been received in accordance with our agreed terms.

H&S Regulations

Elemental GI Ltd maintains a focus on the safety of our staff and of those who we appoint to work with in relation to our projects. This is described fully within our Health and Safety Policy. A wide variety of rules and regulations apply to the projects with which we are involved, including (but not limited to) our Client's own procedures, site-specific requirements and nationally applicable regulations such as the Construction, Design and Management Regulations: 2015 (CDM).

There is considerable ambiguity in terms of CDM and how it applies to site investigation works, and whilst some clarification has been informally provided, formal and authoritative clarification or updated legislation / regulation has not been issued at the time of writing. However, it is noted that the Association of Geotechnical & Geoenvironmental Specialists (AGS) has noted that "...the regulations should be applied proportionally to the level of risk involved.". For clarity, we therefore confirm that CDM applies only to a limited extent and for a limited period in relation to our works (i.e. only for the duration of the site works) and that we are not the principal contractor unless agreed otherwise prior to instruction. If any related requirements are expected of us by our Client (i.e. the person(s) or company etc. to whom the quote is addressed and sent) then it is assumed that these shall be described and explained in full upon instruction, and furthermore it is assumed that the 'Client' within the descriptions of CDM, will have honoured their duties under CDM in a reasonable time in order for us to have done the same.

If additional risk assessments and method statements ('RAMS') are required by the Client or other stakeholders which are above / beyond our usual in-house health and safety documentation then a charge of £250.00+VAT will apply to cover the time taken to prepare such items (plus any additional necessary disbursements for any additional health and safety items / works etc.).

Notes to be Considered Following Review of our Report / Advice by the Client:

Consideration of factors such as concrete design class, desiccation, settlement and related matters may need to be undertaken separately once this information is known / provided and this has not been assessed unless stated otherwise as it is assumed that your appointed Structural Engineers have made sufficient allowances etc. and / or have assessed such factors directly. Specific details relating to construction (e.g. concrete design class) MUST be assessed conservatively and directly by the parties finalising those aspects of the project as part of their own works once the project details can be considered holistically by them.

With respect to the documents, reports and all advice (including verbal an electronic) relating to this site; notwithstanding any contrary provision in these terms or in any other terms agreed between us or implied by statute or otherwise, any warranty arising (whether under contract or implied by statute) provided with our works / reports etc. shall only apply once all invoices that we have sent in relation to the same site / project discussed herein (i.e. the site discussed within this document) have been settled by the Client in full within the period (i.e. 'Terms' e.g. 'Net 20') specified on such invoices. All warranties (i.e. any warranty arising whether under contract or implied by statute) relating to; and reliance upon / use of; this report (in part or in full, including all text, drawings, logs, associated correspondence etc.) are rendered null and void unless all invoices relating to it are settled in full within the period specified on the related invoices. In the case of late payment and non-payment, all works which have been completed in relation to the site (including all advice whether verbal or written, all reports and any / all other works which we have undertaken and / commissioned on behalf of the Client including regulatory discussions) shall also be rendered null and void with respect to all warranties (i.e. any warranty arising whether under contract or implied by statute) whether formal or informal and the ownership / use / reliance on any and all such works is withdrawn automatically and immediately.

For total clarity, the warranty (i.e. any warranty arising whether under contract or implied by statute) and all reliance upon / use of this report (in part or in full, including all text, drawings, logs, associated correspondence etc.) is both voided and prohibited unless all invoices relating to it are settled in full within the period (i.e. 'Terms' e.g. 'Net 20') specified on such invoices.

We have obtained and reviewed information relating to the site, but this may not be complete, and liability cannot be accepted for information not available to Elemental GI Ltd at the time of writing this report. This report has been written in consideration of construction / development proposals (or similar) as described in Section 1.0 of this report. If any of these proposals change (e.g. layout), then this report may be subject to change. Environmental factors may change over time (including climate change, water / rainfall conditions etc) which may present conditions not experienced during the works described herein. We cannot accept liability for any conditions not identified / experienced during the works described herein, and it is assumed that suitable contingencies are therefore included within site designs by your other appointed Engineers (and similar professionals) in accordance with best practice and appropriate precautions.

The actual measurable area of the site which has been physically inspected (e.g. through drilling / excavations etc.) as part of the works discussed in this report is very small when compared to the total area of the site, and therefore our findings should not be seen as being complete, thorough or comprehensive in relation to the ground / water conditions at this stage. Whilst we have endeavoured to assess and investigate the site in accordance with the scope of these works, it always remains possible that ground conditions will vary between and beneath locations. This may include ground type, strength and groundwater conditions. There may therefore be conditions prevailing on site which have not been revealed by this assessment and which have not been taken into account by this report. The best way to ensure that recommendations (including foundation recommendations) are appropriate is to appoint a suitably experienced and qualified Engineer to inspect all formations (foundation excavations) prior to construction. It is therefore always recommended that the Client undertakes this for all sites, and this advice applies to the site discussed in this report. Responsibility cannot be accepted for any works undertaken which deviate from the recommendations presented herein and for all / any conditions not revealed by this investigation and assessment. It should be noted that groundwater levels etc. may vary due to seasonal and other effects. Whilst it may be

utilised by others for reference purposes at the Client's discretion, it has not been prepared for any other purposes (e.g. waste classification, drainage excavations etc.) and therefore additional works may be required by third parties dependent upon their own requirements / works. Any works which are proposed at greater depths than reported herein may require confirmatory investigation works as necessary.

This report has been prepared for the sole use and reliance of the Client. No other third party may rely upon, use or reproduce the content of this report without our prior written approval. If any unauthorised third party comes into possession of this report, they rely upon it entirely at their own risk and the authors do not owe them any warranty, duty of care or skill. Our report, including the conclusions and recommendations, are considered reasonable based on the findings of the various assessments. However, these cannot be guaranteed to gain regulatory approval and therefore the Client should submit it to them (as necessary) for their comments and approval prior to undertaking any irrecoverable works associated with the subject site.

The findings and recommendations made in this report are based on published information (as presented in the accompanying appendices). Elemental GI Ltd cannot accept responsibility for the reliability and authenticity of published information or reports prepared by third parties.

The conclusions and recommendations presented herein are considered reasonable based on the assessments of the site undertaken by Elemental GI Ltd. However, these cannot be guaranteed to gain regulatory approval and therefore copies of this report should be sent to the appropriate regulatory authorities and / or other organisations (as appropriate) by the Client for their comments and approval prior to undertaking any irrecoverable works associated with the site.

We cannot accept responsibility for any ground conditions (including groundwater, gas etc.) that have not been revealed by the exploratory holes, or which (most importantly) occur between / beneath them. The possibility of significant variation in ground conditions existing between / beneath test locations / depths cannot be discounted and must be considered within the design proposals for the subject site. All soakaway designs should be approved by the relevant statutory authority prior to implementation and must adhere to the standard design and ground setting requirements, upon which your appointed drainage design engineers should advise you. Where comments / recommendations have been made relating to specific depths it cannot be guaranteed that ground conditions shall be similar at surrounding / underlying depths, which should be taken into consideration as necessary by others.

Elemental GI Ltd - 2024 V1.20

Elemental GI Ltd - Our Standard Risk Assessment Approach

We have used various guidelines and current legislation in the preparation of this report. This includes (but is not limited to) the following:

- DEFRA / EA document 'Contaminated Land Report 11 (CLR11) Model Procedures for the Management of Land Contamination' (2004) [*withdrawn but used for general reference purposes*];
- NHBC / EA / CIEH document 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2008);
- DEFRA 'Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance (2012); and
- Environment Agency 'Land contamination risk management (LCRM)' (2020, last updated April 2021) held at:
 - <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

Construction of Conceptual Site Model

Elemental GI Ltd have based our standard risk assessment methodology upon current legislation and prevailing best practice and available guidance. This includes the assessment of potentially contaminated land in terms of 'significant pollutants' and 'pollutant linkages', using SOURCE-PATHWAY-RECEPTOR scenarios for the site. For a pollutant linkage to exist all three of these elements must be present. These have been clearly defined in the guidance as follows:

-potential source as 'a contaminant which is in, or under the land and which has the potential to cause significant harm or to cause pollution of controlled waters'.
-potential pathway as 'one or more routes or means by, or through, which a receptor is being exposed to, or affected by a contaminant, or could be so exposed or affected'.
-potential receptor as 'a living organism, a group of living organisms, an ecological system or a piece of property which is being or could be, harmed by a contaminant or controlled waters which are being, or could be, polluted by a contaminant'.

Within this report, common pathways including (but not limited to) the following have been considered (amended on a site-specific basis):

- Ingestion of soil;
- Ingestion of site-grown vegetables;
- Ingestion of site-reared livestock / fish;
- Dermal contact with soils;
- Inhalation of vapours;
- Inhalation of soil-derived dust.

Receptors will be considered on a site-specific basis, but will usually include the current / future users of the site itself as well as users of surrounding sites. Other receptors including controlled waters will also be considered and assessed.

Risk Assessment Methodology

Our risk assessment methodology is based upon a phased approach which is created through the construction of the sites conceptual site model, and which takes the following steps (taken from LCRM Guidance):

1. *Identify the hazard - establish contaminant sources.*
2. *Assess the hazard - use a source-pathway-receptor (S-P-R) linkage approach to find out if there is the potential for unacceptable risk.*
3. *Estimate the risk - predict what degree of harm or pollution might result and how likely it is to occur by using the tiered approach to risk assessment.*
4. *Evaluate the risk - decide whether a risk is unacceptable.*

The meaning of the terms are:

- *hazard - a property or situation that in particular circumstances could lead to harm or pollution;*
- *risk - a combination of the probability, or frequency of occurrence of a defined hazard and the magnitude of the consequences of the occurrence;*
- *risk assessment - the formal process of identifying, assessing and evaluating the health and environmental risks that may be associated with a hazard;*
- *risk management - the formal process to identify, assess and determine the risks, and to select and take action to mitigate them.*

Our definitions and classification matrix for risk descriptions have been taken from the NHBC document “Guidance for the Safe Development of Housing on Land Affected by Contamination” (Ref. R&D P66, dated 2008)

Table A1: Risk Categorisation (Adapted from Table 1.8 of NHBC, R&D P66 (2008))

Probability (Likelihood)		Consequence			
		Severe	Medium	Mild	Minor
High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk	Moderate / Low Risk
Likely	High Risk	Moderate Risk	Moderate / Low Risk	Moderate / Low Risk	Low Risk
Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Low Risk	Very Low Risk
Not likely	Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk	Very Low Risk

The R&D P66 document goes on to provide further descriptions of these risk levels, which are also reproduced below:

Table A2: Risk Level Descriptions (Adapted from Table 1.9 of NHBC, R&D P66 (2008))

Term	Description
Very High Risk	A high probability exists that severe / significant harm could arise to someone or something from the hazard which has been identified. Remedial action is required.
High Risk	Harm is likely to arise to someone or something from the hazard which has been identified. Remedial action is usually required.
Moderate Risk	Harm could potentially arise to someone or something from the hazard which has been identified without remedial action, although it is considered to be relatively <u>unlikely</u> that such harm would be severe.
Low Risk	Harm could theoretically arise to someone or something from the hazard which has been identified without remedial action, although it is considered that any effects would be mild.
Very Low Risk	Harm is not likely to arise to someone or something from the hazard which has been identified.

APPENDIX I

Illustrative Layout



CLIENT:

PEVERIL
HOMES TO BUILD A LIFE IN

TITLE:

Illustrative Layout

DATE:

Nov. 2025

SCALE@SIZE:

NOT TO SCALE

DRAWING No:

E25195_001

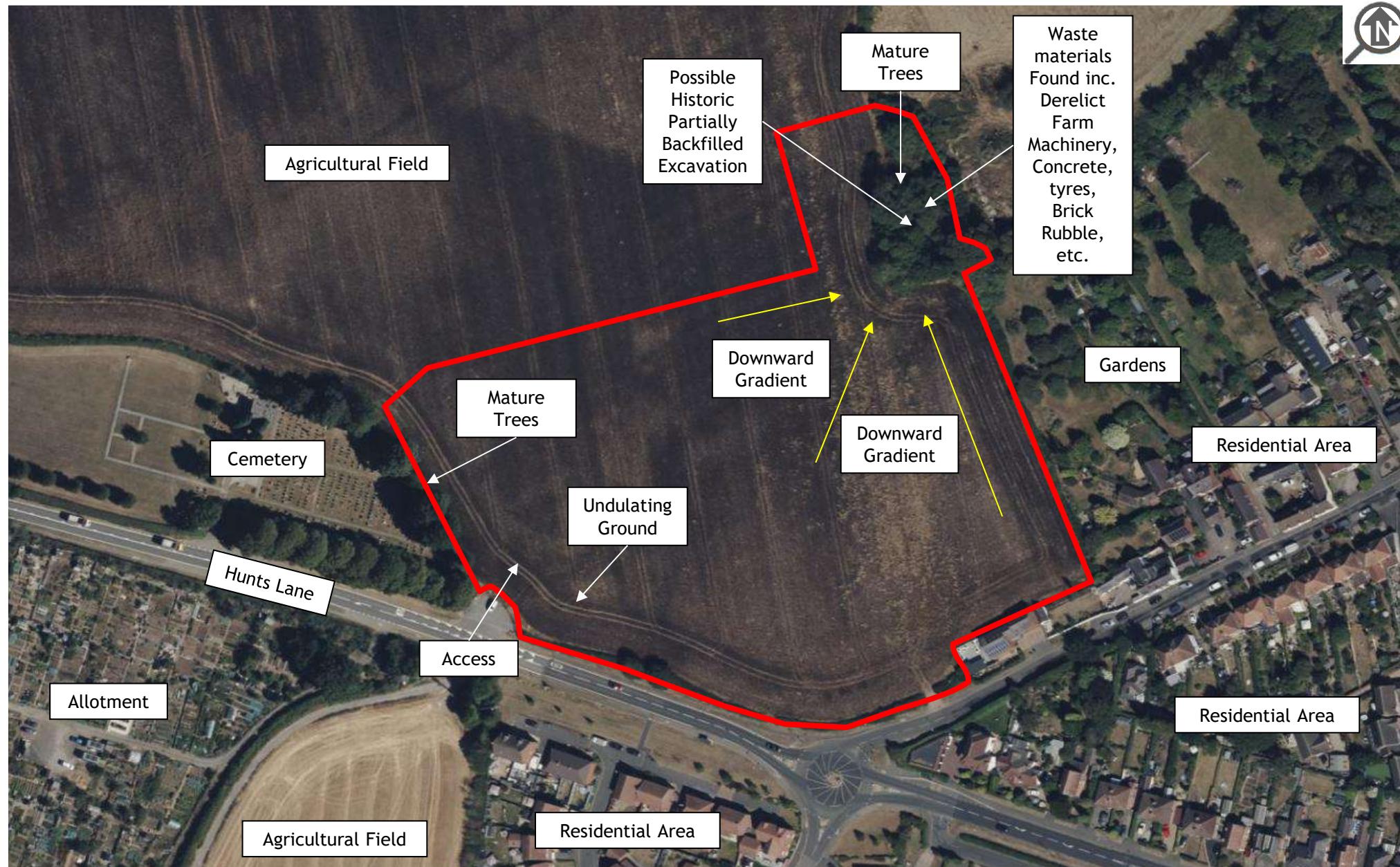
DESIGN/DRAWN:

JR

Elemental GI Ltd

APPENDIX II

Site Features Plan



CLIENT:

PEVERIL
HOMES TO BUILD A LIFE IN

TITLE:

Site Features Plan

DATE:

Oct. 2025

SCALE@SIZE:

NOT TO SCALE

DRAWING No:

E25195_002

DESIGN/DRAWN:

JR

Elemental GI Ltd

APPENDIX III

General Photographic Record



Photo 1 - Site Access in South-Western Area of the Site.



Photo 2 - Downward Gradient in Eastern Area of the Site.



Photo 3 - Waste Materials in North-Eastern Corner of the Site Within Historic Excavation.



Photo 4 - Waste Materials in North-Eastern Corner of the Site Within Historic Excavation.

CLIENT:

PEVERIL
HOMES TO BUILD A LIFE IN

TITLE:

General Site Photographs

DATE:

Oct. 2025

SCALE@SIZE:

NOT TO SCALE

DRAWING No:

E25195_003a

DESIGN/DRAWN:

JR

Elemental GI Ltd



Photo 5 - View Overlooking Site Southwards.



Photo 6 - View Overlooking Site Westwards.



Photo 7 - View Overlooking Site South-Eastwards.



Photo 8 - View Overlooking Western Boundary.

CLIENT:

PEVERIL
HOMES TO BUILD A LIFE IN

TITLE:

General Site Photographs

DATE:

Oct. 2025

SCALE@SIZE:

NOT TO SCALE

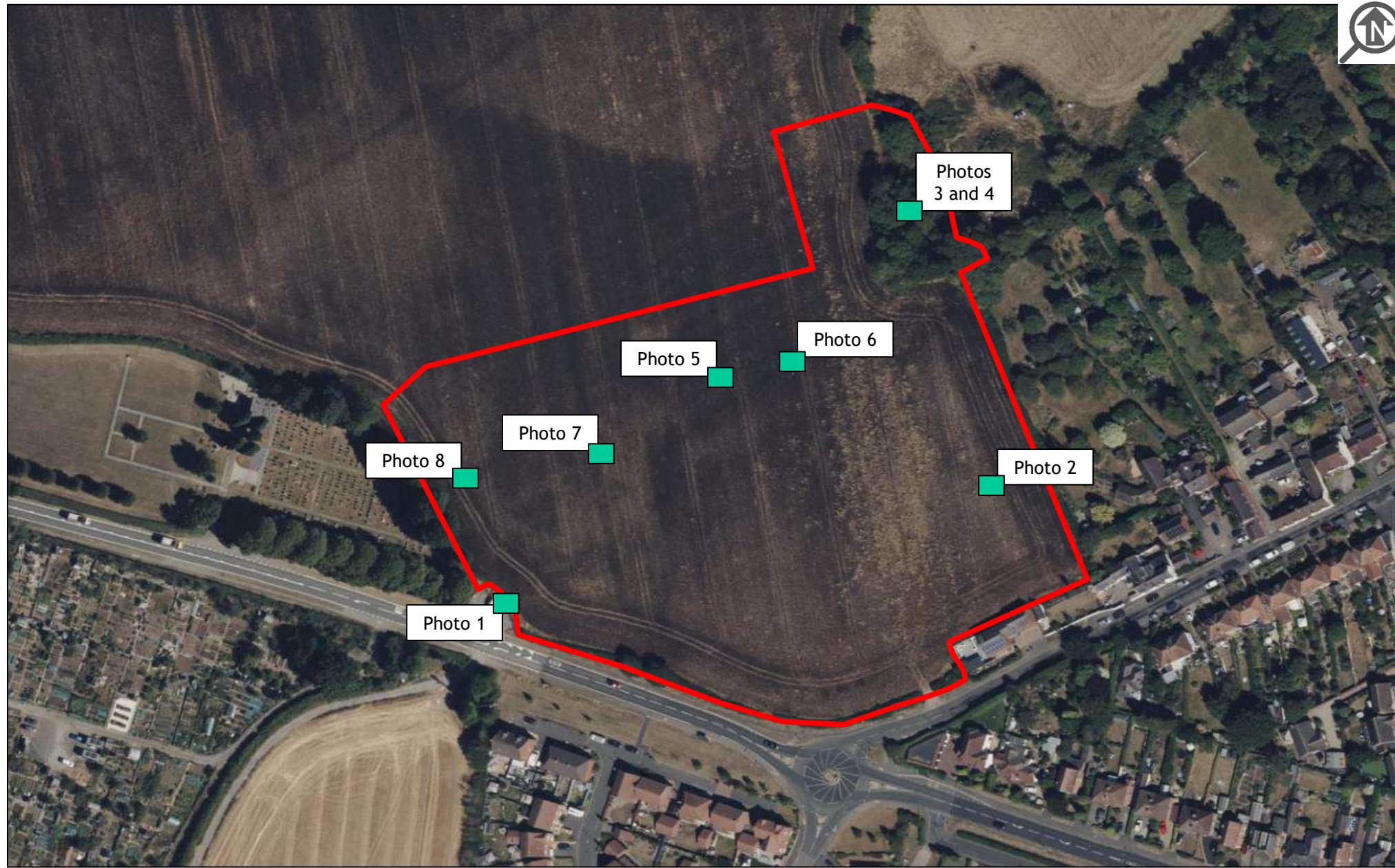
DRAWING No:

E25195_003b

DESIGN/DRAWN:

JR

Elemental GI Ltd



CLIENT:

PEVERIL
HOMES TO BUILD A LIFE IN

TITLE:

General Site Photographs

DATE:

Oct. 2025

SCALE@SIZE:

NOT TO SCALE

DRAWING No:

E25195_003

DESIGN/DRAWN:

JR

Elemental GI Ltd

APPENDIX IV
Environmental Data Report

E25195 SITE OFF HUNTS LANE, DESFORD

Order Details

Date: 30/09/2025
Your ref: E25195_DESFORD
Our Ref: GS-ZG6-Z36-4AA-64G

Site Details

Location: 447206 303574
Area: 3.27 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

Summary of findings

Page	Section	<u>Past land use ></u>	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	2	0	3	4	-
16 >	1.2 >	Historical tanks >	0	0	0	1	-
16 >	1.3 >	Historical energy features >	0	0	0	8	-
17	1.4	Historical petrol stations	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	0	0	2	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	<u>Past land use - un-grouped ></u>	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	3	0	3	4	-
20 >	2.2 >	Historical tanks >	0	0	0	1	-
20 >	2.3 >	Historical energy features >	0	0	0	14	-
21	2.4	Historical petrol stations	0	0	0	0	-
21 >	2.5 >	Historical garages >	0	0	0	3	-
Page	Section	<u>Waste and landfill ></u>	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) >	1	0	1	0	-
24	3.5	Historical waste sites	0	0	0	0	-
25	3.6	Licensed waste sites	0	0	0	0	-
25 >	3.7 >	Waste exemptions >	0	0	10	21	-
Page	Section	<u>Current industrial land use ></u>	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	1	2	-	-
29	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
29	4.3	Current or recent petrol stations	0	0	0	0	-
29	4.4	Electricity cables	0	0	0	0	-
29	4.5	Gas pipelines	0	0	0	0	-



29	4.6	Sites determined as Contaminated Land	0	0	0	0	-
30	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.8	Regulated explosive sites	0	0	0	0	-
30	4.9	Hazardous substance storage/usage	0	0	0	0	-
30	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
31	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.13	Radioactive Substance Authorisations	0	0	0	0	-
31	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
31	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.16	Pollutant release to public sewer	0	0	0	0	-
32	4.17	List 1 Dangerous Substances	0	0	0	0	-
32	4.18	List 2 Dangerous Substances	0	0	0	0	-
32	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
32	4.20	Pollution inventory substances	0	0	0	0	-
32	4.21	Pollution inventory waste transfers	0	0	0	0	-
33	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
34 >	5.1 >	<u>Superficial aquifer</u> >					
							Identified (within 500m)
36 >	5.2 >	<u>Bedrock aquifer</u> >					
							Identified (within 500m)
38 >	5.3 >	<u>Groundwater vulnerability</u> >					
							Identified (within 50m)
39	5.4	Groundwater vulnerability- soluble rock risk					
							None (within 0m)
40	5.5	Groundwater vulnerability- local information					
							None (within 0m)
41 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	0	4
42	5.7	Surface water abstractions	0	0	0	0	0
43	5.8	Potable abstractions	0	0	0	0	0
43	5.9	Source Protection Zones	0	0	0	0	-
43	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m



44 >	6.1 >	Water Network (OS MasterMap) >	0	0	2	-	-
45 >	6.2 >	Surface water features >	0	0	2	-	-
45 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
45 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
46 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
47	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
47	7.2	Historical Flood Events	0	0	0	-	-
47	7.3	Flood Defences	0	0	0	-	-
48	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
48	7.5	Flood Storage Areas	0	0	0	-	-
49	7.6	Flood Zone 2	None (within 50m)				
49	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding					
50	8.1	Surface water flooding	Negligible (within 50m)				

Page	Section	Groundwater flooding >					
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51 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	<u>Environmental designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
52 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
53	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
53	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
53	10.4	Special Protection Areas (SPA)	0	0	0	0	0
53	10.5	National Nature Reserves (NNR)	0	0	0	0	0
54	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
54 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
54	10.8	Biosphere Reserves	0	0	0	0	0
54	10.9	Forest Parks	0	0	0	0	0
55	10.10	Marine Conservation Zones	0	0	0	0	0
55	10.11	Green Belt	0	0	0	0	0



55	10.12	Proposed Ramsar sites	0	0	0	0	0
55	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
55	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
56	10.15	Nitrate Sensitive Areas	0	0	0	0	0
<u>56</u> >	<u>10.16</u> >	<u>Nitrate Vulnerable Zones</u> >	1	0	0	0	0
57	10.17	SSSI Impact Risk Zones	0	-	-	-	-
<u>58</u> >	<u>10.18</u> >	<u>SSSI Units</u> >	0	0	0	0	2

Page	Section	<u>Visual and cultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
59	11.1	World Heritage Sites	0	0	0	-	-
60	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
60	11.3	National Parks	0	0	0	-	-
<u>60</u> >	<u>11.4</u> >	<u>Listed Buildings</u> >	0	0	1	-	-
<u>61</u> >	<u>11.5</u> >	<u>Conservation Areas</u> >	0	0	1	-	-
61	11.6	Scheduled Ancient Monuments	0	0	0	-	-
61	11.7	Registered Parks and Gardens	0	0	0	-	-

Page	Section	<u>Agricultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<u>62</u> >	<u>12.1</u> >	<u>Agricultural Land Classification</u> >		Grade 2 (within 250m)			
63	12.2	Open Access Land	0	0	0	-	-
63	12.3	Tree Felling Licences	0	0	0	-	-
64	12.4	Environmental Stewardship Schemes	0	0	0	-	-
<u>64</u> >	<u>12.5</u> >	<u>Countryside Stewardship Schemes</u> >	1	0	0	-	-

Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
65	13.1	Priority Habitat Inventory	0	0	0	-	-
65	13.2	Habitat Networks	0	0	0	-	-
65	13.3	Open Mosaic Habitat	0	0	0	-	-
65	13.4	Limestone Pavement Orders	0	0	0	-	-

Page	Section	<u>Geology 1:10,000 scale</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<u>66</u> >	<u>14.1</u> >	<u>10k Availability</u> >		Identified (within 500m)			
67	14.2	Artificial and made ground (10k)	0	0	0	0	-



68	14.3	Superficial geology (10k) >	1	0	0	2	-
69	14.4	Landslip (10k)	0	0	0	0	-
70	14.5	Bedrock geology (10k) >	2	1	4	3	-
71	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
72	15.1	50k Availability >	Identified (within 500m)				
73	15.2	Artificial and made ground (50k)	0	0	0	0	-
73	15.3	Artificial ground permeability (50k)	0	0	-	-	-
74	15.4	Superficial geology (50k) >	1	0	1	1	-
75	15.5	Superficial permeability (50k) >	Identified (within 50m)				
75	15.6	Landslip (50k)	0	0	0	0	-
75	15.7	Landslip permeability (50k)	None (within 50m)				
76	15.8	Bedrock geology (50k) >	2	1	4	3	-
77	15.9	Bedrock permeability (50k) >	Identified (within 50m)				
77	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
78	16.1	BGS Boreholes >	0	0	10	-	-
Page	Section	Natural ground subsidence >					
80	17.1	Shrink swell clays >	Very low (within 50m)				
82	17.2	Running sands >	Very low (within 50m)				
84	17.3	Compressible deposits >	Negligible (within 50m)				
85	17.4	Collapsible deposits >	Very low (within 50m)				
86	17.5	Landslides >	Low (within 50m)				
88	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
90	18.1	BritPits	0	0	0	0	-
91	18.2	Surface ground workings >	4	1	5	-	-
91	18.3	Underground workings >	0	0	0	0	4
92	18.4	Underground mining extents	0	0	0	0	-



92	18.5	Historical Mineral Planning Areas	0	0	0	0	-	
92	18.6	Non-coal mining	0	0	0	0	0	
<u>92 ></u>	<u>18.7 ></u>	<u>JPB mining areas ></u>	Identified (within 0m)					
93	18.8	The Coal Authority non-coal mining	0	0	0	0	-	
93	18.9	Researched mining	0	0	0	0	-	
93	18.10	Mining record office plans	0	0	0	0	-	
93	18.11	BGS mine plans	0	0	0	0	-	
94	18.12	Coal mining	None (within 0m)					
94	18.13	Brine areas	None (within 0m)					
94	18.14	Gypsum areas	None (within 0m)					
94	18.15	Tin mining	None (within 0m)					
94	18.16	Clay mining	None (within 0m)					

Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
95	19.1	Natural cavities	0	0	0	0	-
95	19.2	Mining cavities	0	0	0	0	0
95	19.3	Reported recent incidents	0	0	0	0	-
95	19.4	Historical incidents	0	0	0	0	-

Page	Section	<u>Radon ></u>					
<u>97 ></u>	<u>20.1 ></u>	<u>Radon ></u>	Less than 1% (within 0m)				

Page	Section	<u>Soil chemistry ></u>	On site	0-50m	50-250m	250-500m	500-2000m
<u>99 ></u>	<u>21.1 ></u>	<u>BGS Estimated Background Soil Chemistry ></u>	5	1	-	-	-
99	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
100	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
101	22.1	Underground railways (London)	0	0	0	-	-
101	22.2	Underground railways (Non-London)	0	0	0	-	-
101	22.3	Railway tunnels	0	0	0	-	-
101	22.4	Historical railway and tunnel features	0	0	0	-	-
101	22.5	Royal Mail tunnels	0	0	0	-	-



102	22.6	Historical railways	0	0	0	-	-
102	22.7	Railways	0	0	0	-	-
102	22.8	Crossrail 2	0	0	0	0	-
102	22.9	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 11/07/2022

Site Area: 3.27ha



Recent site history - 2019 aerial photograph



Capture Date: 20/04/2019

Site Area: 3.27ha



Recent site history - 2011 aerial photograph



Capture Date: 09/10/2011

Site Area: 3.27ha



Recent site history - 2000 aerial photograph



Capture Date: 17/06/2000

Site Area: 3.27ha



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

Date: 30 September 2025

Recent site history - 1999 aerial photograph



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Capture Date: 11/07/1999

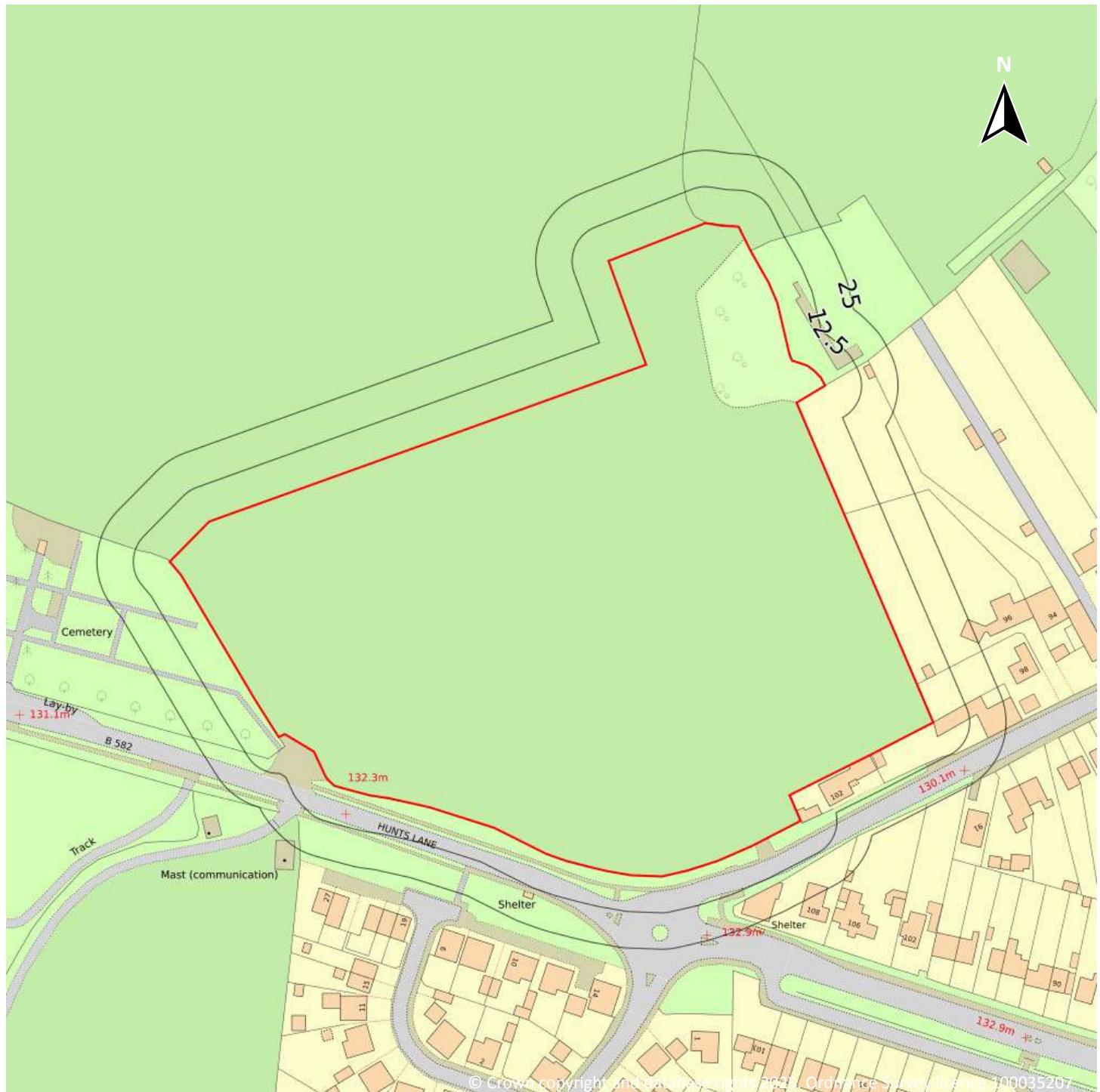
Site Area: 3.27ha



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

Date: 30 September 2025

OS MasterMap site plan



Site Area: 3.27ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m 9

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	On site	Cemetery	1980	1764610



ID	Location	Land use	Dates present	Group ID
A	On site	Cemetery	1950 - 1966	1772717
B	132m W	Cuttings	1885	1754538
B	158m W	Cuttings	1950	1671451
B	165m W	Cuttings	1919	1652812
1	305m E	Smithy	1901	1609663
C	344m S	Telephone Exchange	1980	1625382
2	353m E	Smithy	1919	1609646
F	482m NE	Unspecified Tank	1950	1627908

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

1

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
F	481m NE	Unspecified Tank	1930	267898

This data is sourced from Ordnance Survey / Groundsure.

1.3 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, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)



ID	Location	Land use	Dates present	Group ID
C	348m S	Electricity Substation	1973 - 1997	176666
C	349m S	Electricity Substation	1963	180766
E	414m SE	Electricity Substation	1989	180246
E	415m SE	Electricity Substation	1997	176832
E	417m SE	Electricity Substation	1973	181231
E	418m SE	Electricity Substation	1963	180140
D	428m E	Electricity Substation	1973 - 1997	179206
D	430m E	Electricity Substation	1963	174025

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

2

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
D	393m E	Garage	1963	57166
D	431m E	Garage	1967 - 1973	53983

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

10

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	On site	Cemetery	1950	1772717
A	On site	Cemetery	1966	1772717
A	On site	Cemetery	1980	1764610



ID	Location	Land Use	Date	Group ID
B	132m W	Cuttings	1885	1754538
B	158m W	Cuttings	1950	1671451
B	165m W	Cuttings	1919	1652812
1	305m E	Smithy	1901	1609663
C	344m S	Telephone Exchange	1980	1625382
2	353m E	Smithy	1919	1609646
F	482m NE	Unspecified Tank	1950	1627908

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

1

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
F	481m NE	Unspecified Tank	1930	267898

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

14

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
C	348m S	Electricity Substation	1997	176666
C	349m S	Electricity Substation	1963	180766
C	349m S	Electricity Substation	1988	176666



ID	Location	Land Use	Date	Group ID
C	349m S	Electricity Substation	1989	176666
C	350m S	Electricity Substation	1973	176666
E	414m SE	Electricity Substation	1989	180246
E	415m SE	Electricity Substation	1997	176832
E	417m SE	Electricity Substation	1973	181231
E	418m SE	Electricity Substation	1963	180140
D	428m E	Electricity Substation	1973	179206
D	429m E	Electricity Substation	1997	179206
D	430m E	Electricity Substation	1963	174025
D	430m E	Electricity Substation	1988	179206
D	430m E	Electricity Substation	1989	179206

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

3

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

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
D	393m E	Garage	1963	57166
D	431m E	Garage	1973	53983



ID	Location	Land Use	Date	Group ID
D	431m E	Garage	1967	53983

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- 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

2

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.

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Details		
1	On site	Site Address: Hunts Lane/Newbold Road, Desford, Hunts Lane/Newbold Road, Desford, Leicestershire Licence Holder Address: -	Waste Licence: - Site Reference: 81, GDO 206 Waste Type: Waste Unknown Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -
2	91m W	Site Address: Hunts Lane, East of Cemetery, East of Cemetery, Hunts Lane, Desford, Leicestershire Licence Holder Address: -	Waste Licence: - Site Reference: GDO 205 Waste Type: Waste Unknown Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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

31

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	234m NE	Glere Farm Lindridge Lane Le9 9gn	EPR/WE5389U F/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
A	234m NE	Glere Farm Lindridge Lane Le9 9gn	EPR/WE5389U F/A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit
A	234m NE	Glere Farm Lindridge Lane Le9 9gn	EPR/WE5389U F/A001	Using waste exemption	Agricultural waste only	Use of waste to manufacture finished goods
A	234m NE	Glere Farm Lindridge Lane Le9 9gn	EPR/WE5389U F/A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste in construction
A	234m NE	Glere Farm Lindridge Lane Le9 9gn	EPR/WE5389U F/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
A	234m NE	Glere Farm Lindridge Lane Le9 9gn	EPR/WE5389U F/A001	Treating waste exemption	Agricultural waste only	Cleaning, washing, spraying or coating relevant waste
A	234m NE	Glere Farm Lindridge Lane Le9 9gn	EPR/WE5389U F/A001	Treating waste exemption	Agricultural waste only	Aerobic composting and associated prior treatment
A	234m NE	Glere Farm Lindridge Lane Le9 9gn	EPR/WE5389U F/A001	Using waste exemption	Agricultural waste only	Incorporation of ash into soil
A	234m NE	Glere Farm Lindridge Lane Le9 9gn	EPR/WE5389U F/A001	Using waste exemption	Agricultural waste only	Pig and poultry ash



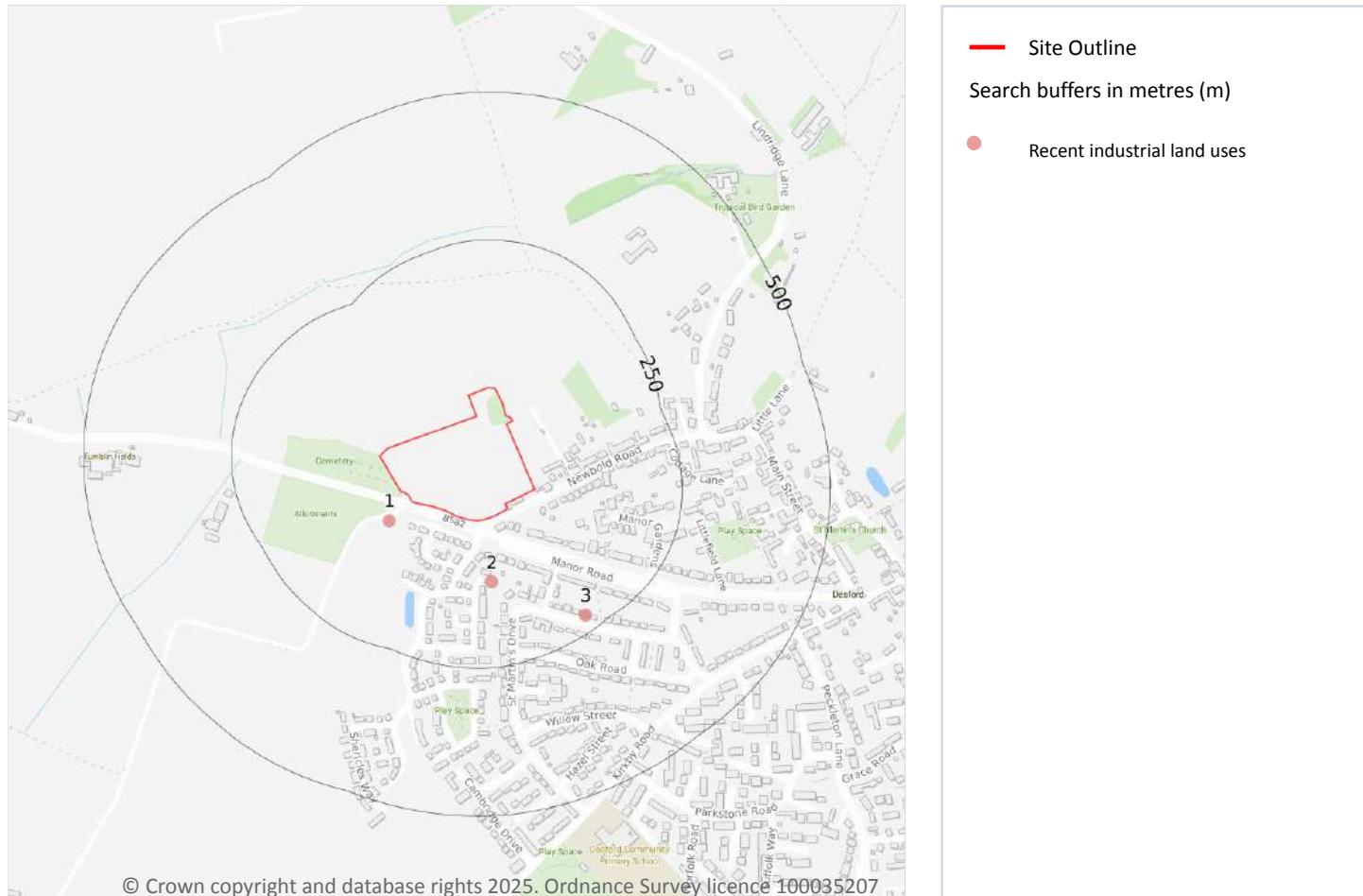
ID	Location	Site	Reference	Category	Sub-Category	Description
A	234m NE	Glere Farm Lindridge Lane Le9 9gn	EPR/WE5389U F/A001	Using waste exemption	Agricultural waste only	Use of baled end-of-life tyres in construction
B	260m NW	-	WEX381951	Storing waste exemption	On a farm	Storage of sludge
B	260m NW	-	WEX438654	Storing waste exemption	On a farm	Storage of sludge
C	288m NE	-	WEX379700	Using waste exemption	On a farm	Use of waste in construction
C	288m NE	-	WEX358901	Storing waste exemption	On a farm	Storage of waste in secure containers
C	288m NE	-	WEX358901	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
C	288m NE	-	WEX358901	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
C	288m NE	-	WEX358901	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
C	288m NE	-	WEX358901	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
C	288m NE	-	WEX358901	Disposing of waste exemption	On a farm	Burning waste in the open
C	288m NE	-	WEX358901	Disposing of waste exemption	On a farm	Disposal by incineration
C	288m NE	-	WEX358901	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	288m NE	Glebe Farm, Lindridge Lane, Desford, Le9 9gn	WEX232929	Storing waste exemption	On a farm	Storage of waste in secure containers
C	288m NE	Glebe Farm, Lindridge Lane, Desford, Le9 9gn	WEX232929	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
C	288m NE	Glebe Farm, Lindridge Lane, Desford, Le9 9gn	WEX232929	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
C	288m NE	Glebe Farm, Lindridge Lane, Desford, Le9 9gn	WEX232929	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste

ID	Location	Site	Reference	Category	Sub-Category	Description
C	288m NE	Glebe Farm, Lindridge Lane, Desford, Le9 9gn	WEX232929	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
C	288m NE	Glebe Farm, Lindridge Lane, Desford, Le9 9gn	WEX232929	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	288m NE	Glebe Farm, Lindridge Lane, Desford, Le9 9gn	WEX232929	Disposing of waste exemption	On a farm	Disposal by incineration
C	288m NE	Glebe Farm, Lindridge Lane, Desford, Le9 9gn	WEX232929	Disposing of waste exemption	On a farm	Burning waste in the open
3	444m E	18, Manor Road, Desford, Leicester, Le9 9jr	WEX410118	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
4	496m SE	1b High Street Leicester Leicestershire Le9 9jf	EPR/MF0501HZ/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



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 28 >](#)

ID	Location	Company	Address	Activity	Category
1	50m SW	Mast (Communication)	Leicestershire, LE9	Telecommunications Features	Infrastructure and Facilities
2	106m S	Electricity Sub Station	Leicestershire, LE9	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
3	223m SE	Mobile Diagnostic	32, St Martins Drive, Desford, Leicestershire, LE9 9GW	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

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

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.



4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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



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

Records within 500m

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.

4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

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.

4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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



4.17 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.18 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.20 Pollution inventory substances

Records within 500m**0**

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

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

4.21 Pollution inventory waste transfers

Records within 500m**0**

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

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



4.22 Pollution inventory radioactive waste

Records within 500m

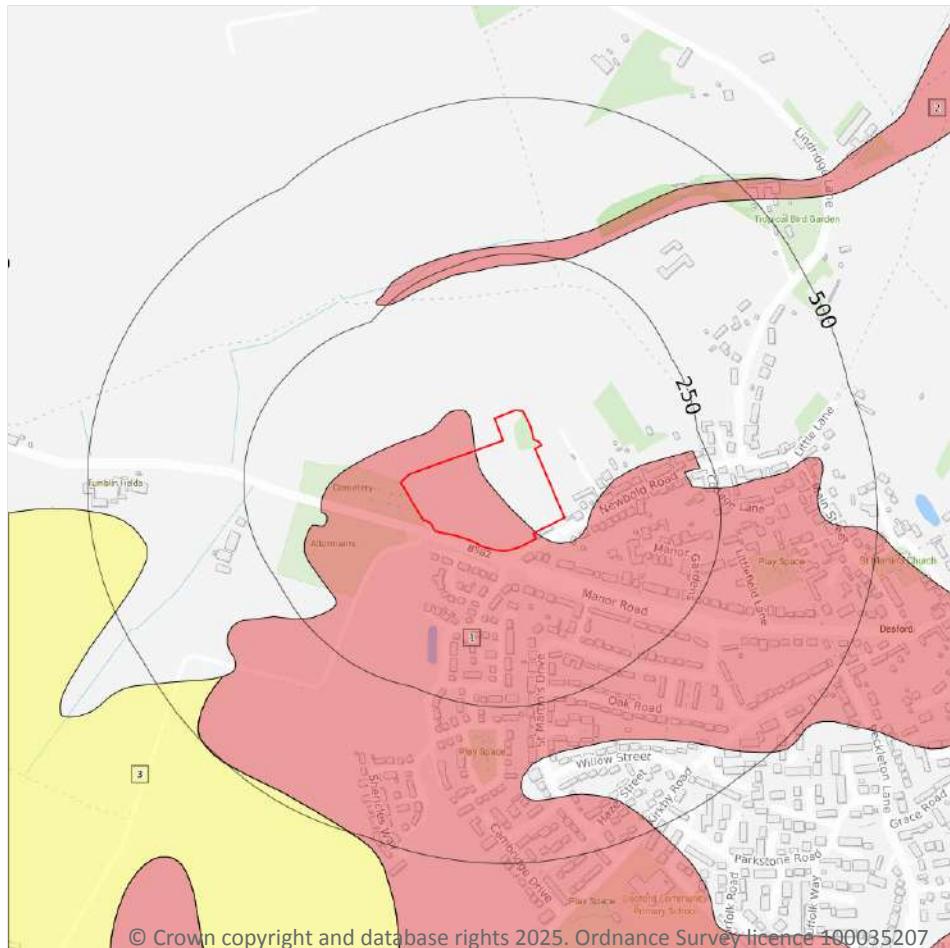
0

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

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



5 Hydrogeology - Superficial aquifer



— Site Outline
 Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 34 >](#)

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	230m N	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

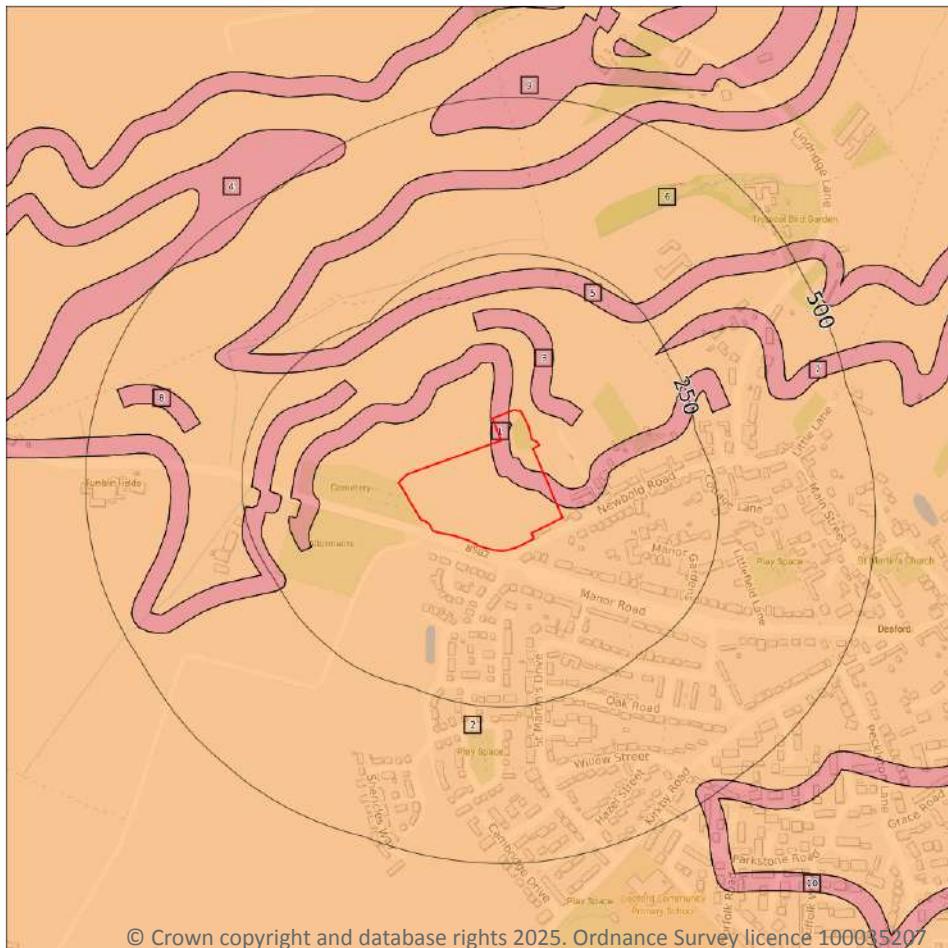


ID	Location	Designation	Description
3	407m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

10

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 36 >](#)

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

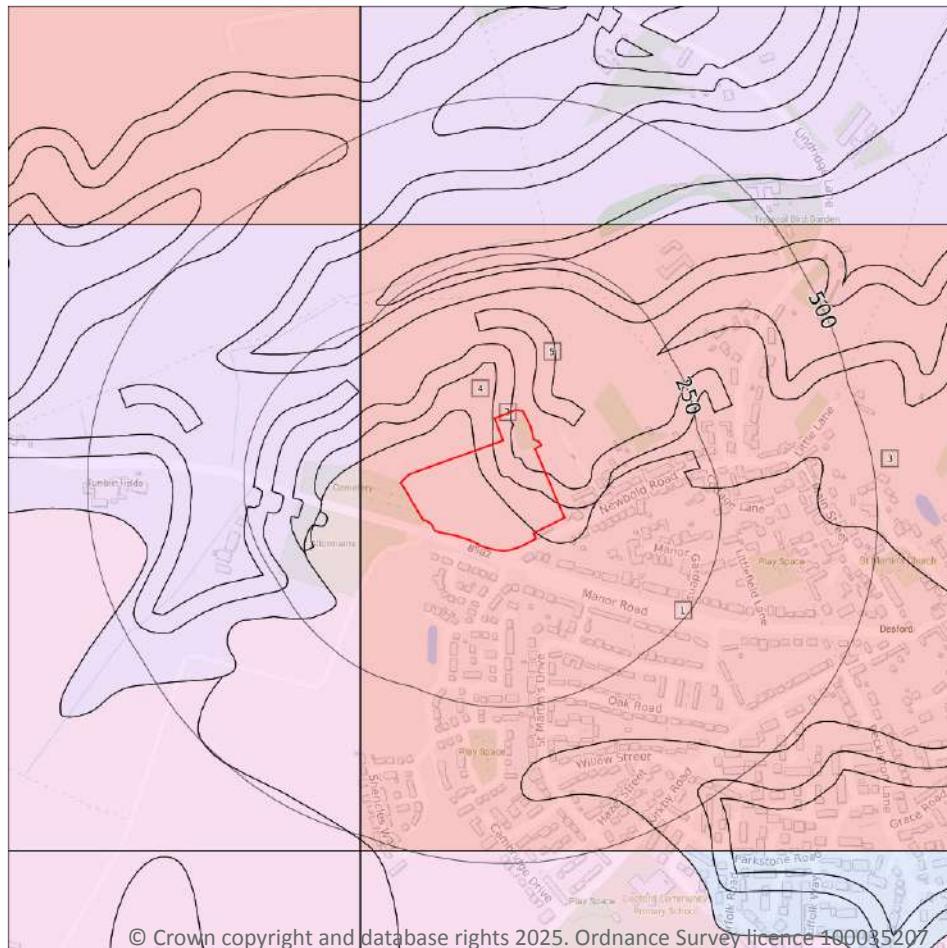


ID	Location	Designation	Description
3	25m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	151m NW	Secondary 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	189m N	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
6	219m N	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
7	234m 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
8	330m 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
9	449m N	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
10	474m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



Site Outline
Search buffers in metres (m)
Superficial vulnerability
Principal superficial aquifer, high vulnerability
Secondary superficial aquifer, high vulnerability
Principal superficial aquifer, medium vulnerability
Secondary superficial aquifer, medium vulnerability
Principal superficial aquifer, low vulnerability
Secondary superficial aquifer, low vulnerability
Bedrock vulnerability
Principal bedrock aquifer, high vulnerability
Secondary bedrock aquifer, high vulnerability
Principal bedrock aquifer, medium vulnerability
Secondary bedrock aquifer, medium vulnerability
Principal bedrock aquifer, low vulnerability
Secondary bedrock aquifer, low vulnerability
Other information
Unproductive aquifer
Soluble rock risk
Local information

5.3 Groundwater vulnerability

Records within 50m

5

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 38 >](#)



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High 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: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
3	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
4	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
5	25m NE	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High 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

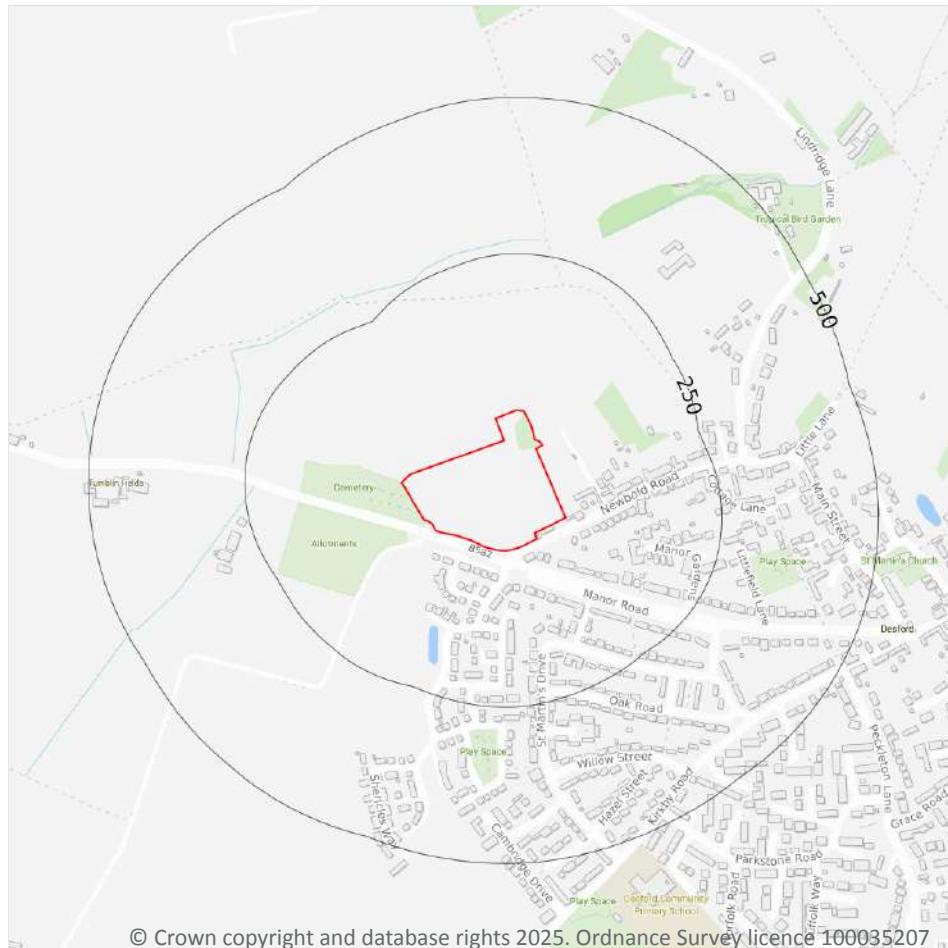
0

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



Search buffers in metres (m)	
—	Site Outline
■	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

4

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 41](#) >



ID	Location	Details	
-	981m S	Status: Historical Licence No: 03/28/56/0004 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: HILLS BARN FARM - WELL Data Type: Point Name: RICHARDSON Easting: 447300 Northing: 302500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 03/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
-	1405m NW	Status: Historical Licence No: 03/28/56/0006 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: LINDRIDGE HALL - WELL Data Type: Point Name: T H AND T N SCARRATT Easting: 446500 Northing: 304900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 03/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
-	1927m W	Status: Historical Licence No: 03/28/50/0014 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: 'OAK LEA' Data Type: Point Name: B AND T H BATES Easting: 445200 Northing: 303100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 03/11/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
-	1977m E	Status: Historical Licence No: 03/28/56/0012 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: STUD FARM - WELL Data Type: Point Name: STAPLEFORD Easting: 449200 Northing: 302900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 03/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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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)

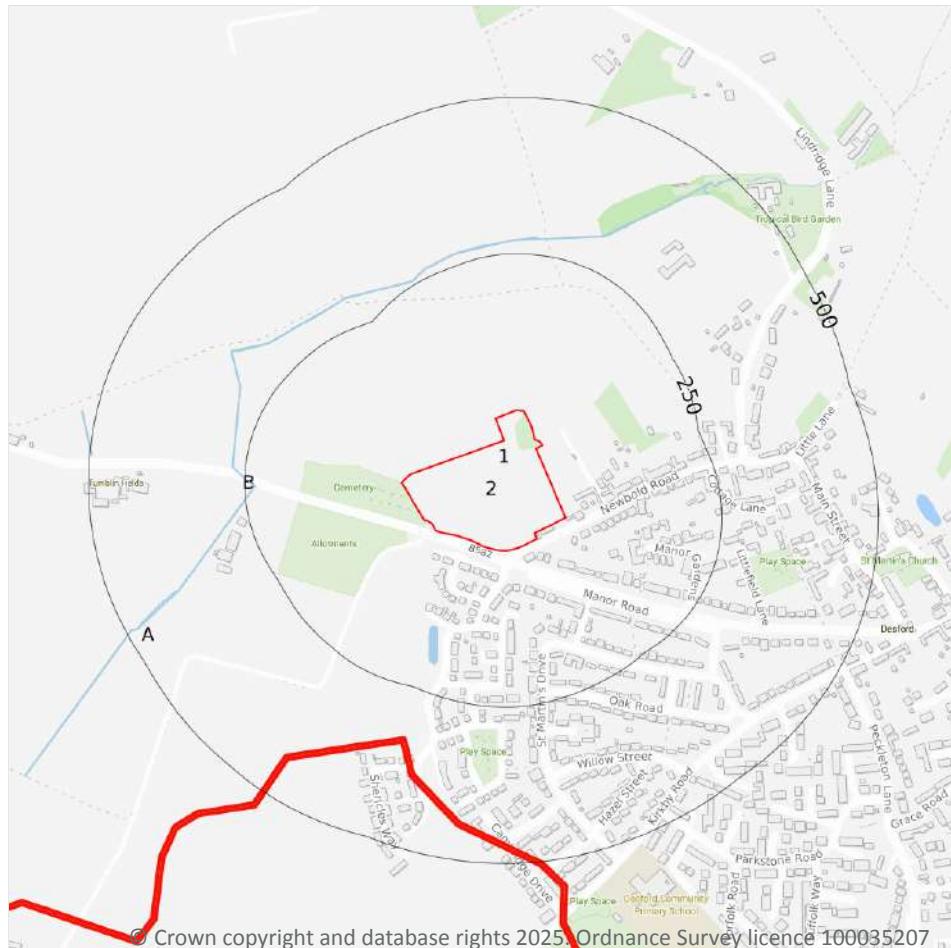
Records within 500m**0**

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



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

2

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

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

ID	Location	Type of water feature	Ground level	Permanence	Name
A	234m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	245m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

2

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

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

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 44 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Rothley Brook Catchment (trib of Soar)	GB104028046730	Soar River	Soar

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 44 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1133m NE	River	Rothley Brook Catchment (trib of Soar)	GB104028046730 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1
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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 44 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Soar - Secondary Combined	GB40402G990600 ↗	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.

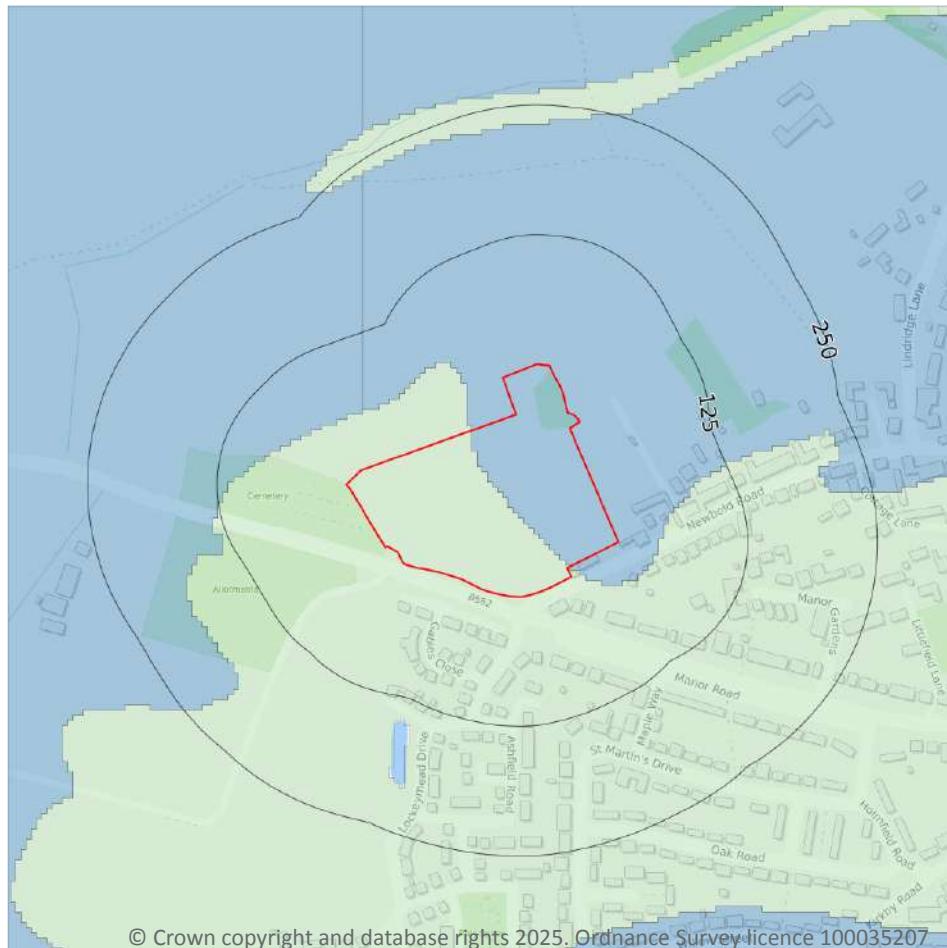
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

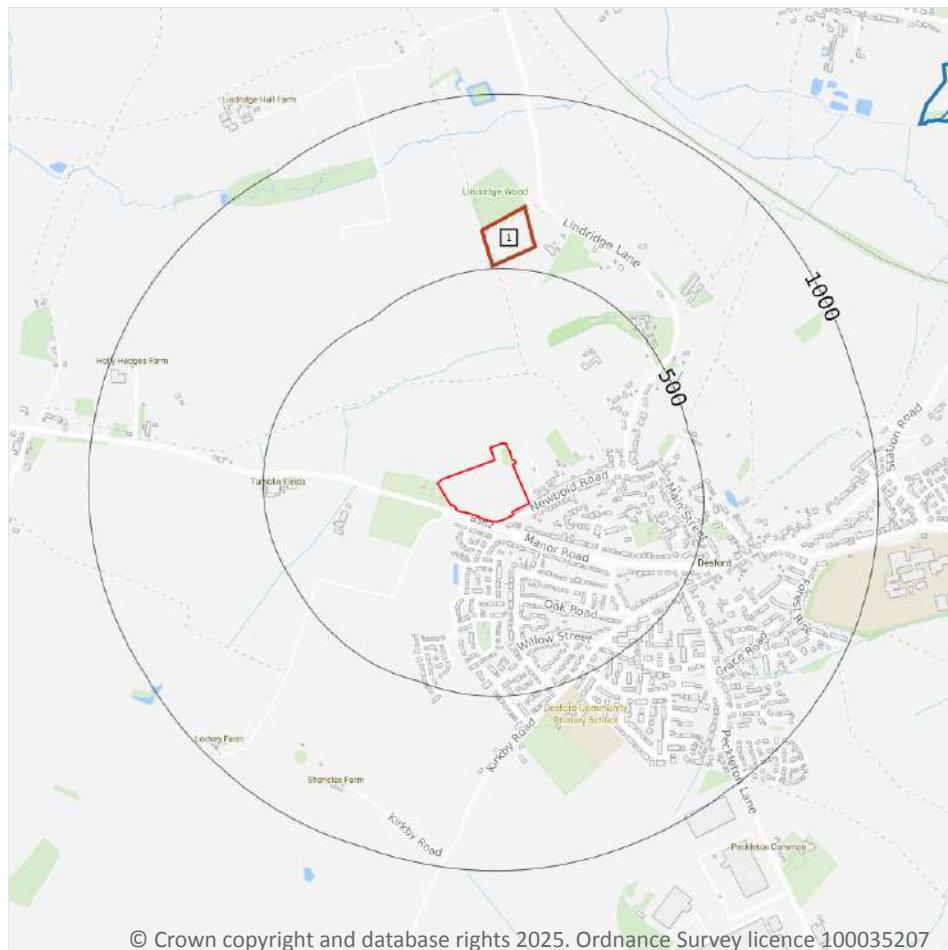
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks 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 51 >](#)

This data is sourced from Ambiental Risk Analytics.



10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 52 >](#)

ID	Location	Name	Data source
2	1499m NE	Botcheston Bog SSSI	Natural England



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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

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 52 >](#)

ID	Location	Name	Woodland Type
1	509m N	Unknown	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

1

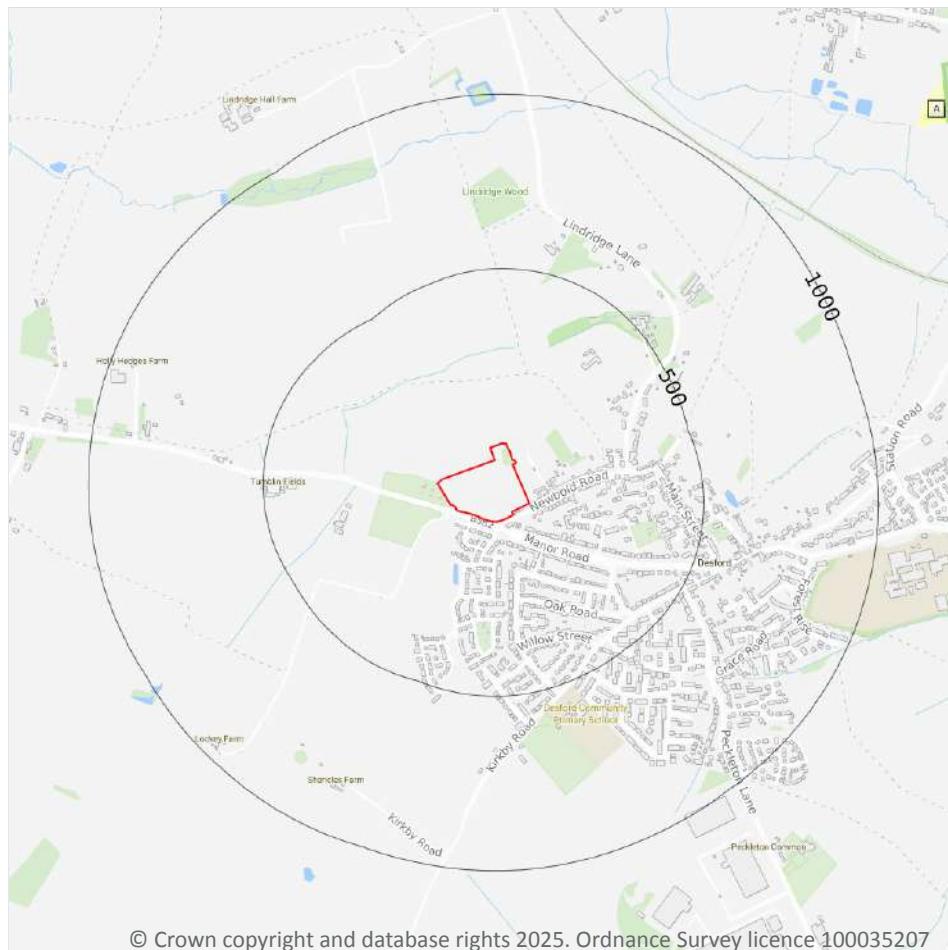
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	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

0

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

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

2

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

Features are displayed on the SSSI Impact Zones and Units map on [page 57 >](#)

ID: A
 Location: 1499m NE
 SSSI name: Botcheston Bog
 Unit name: Bog
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland meadows	Unfavourable - Recovering	21/07/2022

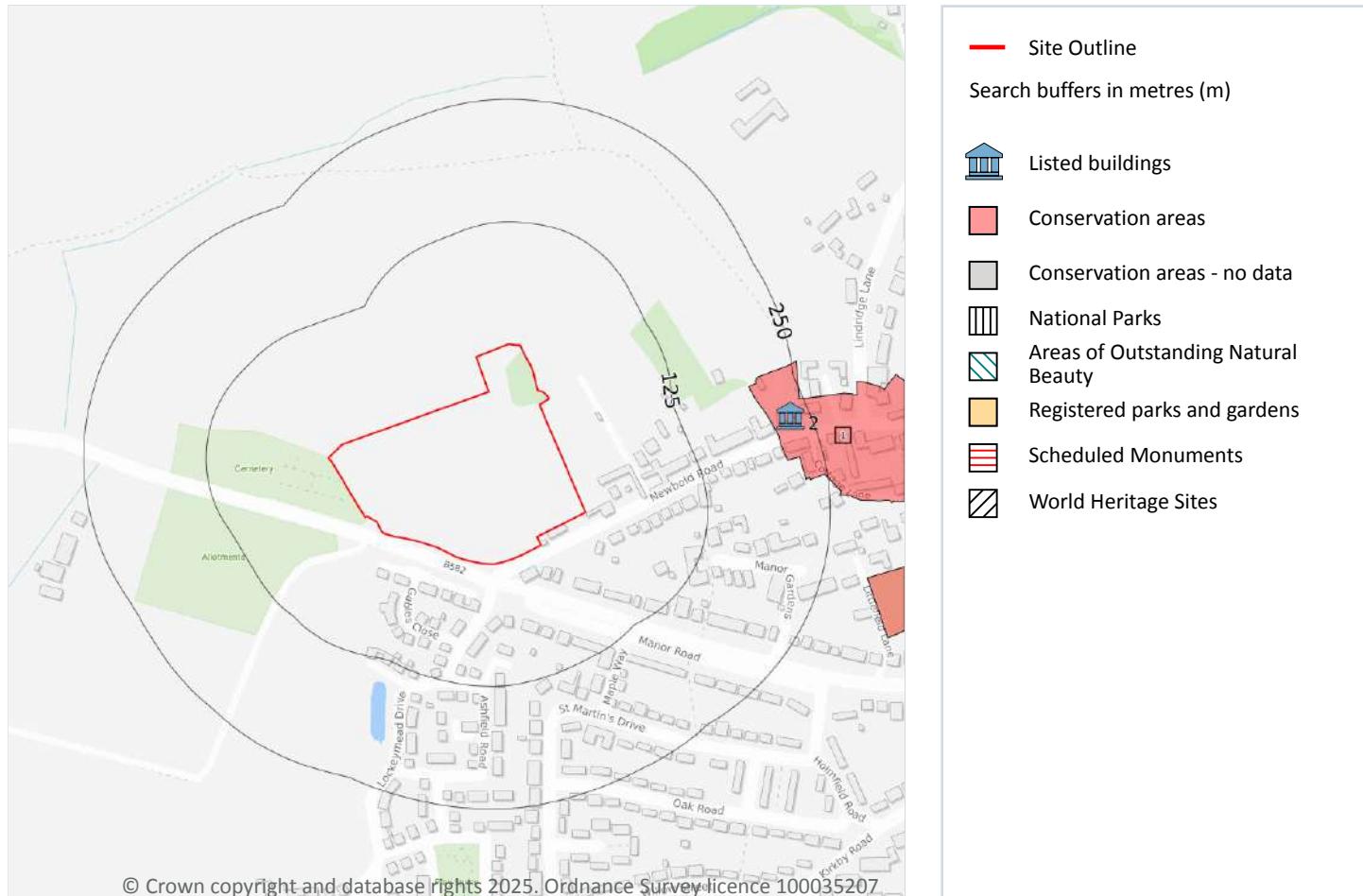
ID: A
 Location: 1569m NE
 SSSI name: Botcheston Bog
 Unit name: Meadow
 Broad habitat: Neutral Grassland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland neutral grassland (MG4)	Favourable	10/09/2009
Lowland neutral grassland (MG5)	Favourable	10/09/2009

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

1

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

Features are displayed on the Visual and cultural designations map on [page 59 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
2	231m NE	Malthouse Cottages	II	1074080	07/11/1966

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



11.5 Conservation Areas

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on [page 59 >](#)

ID	Location	Name	District	Date of designation
1	204m NE	Desford	Hinckley and Bosworth	09/01/1981

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

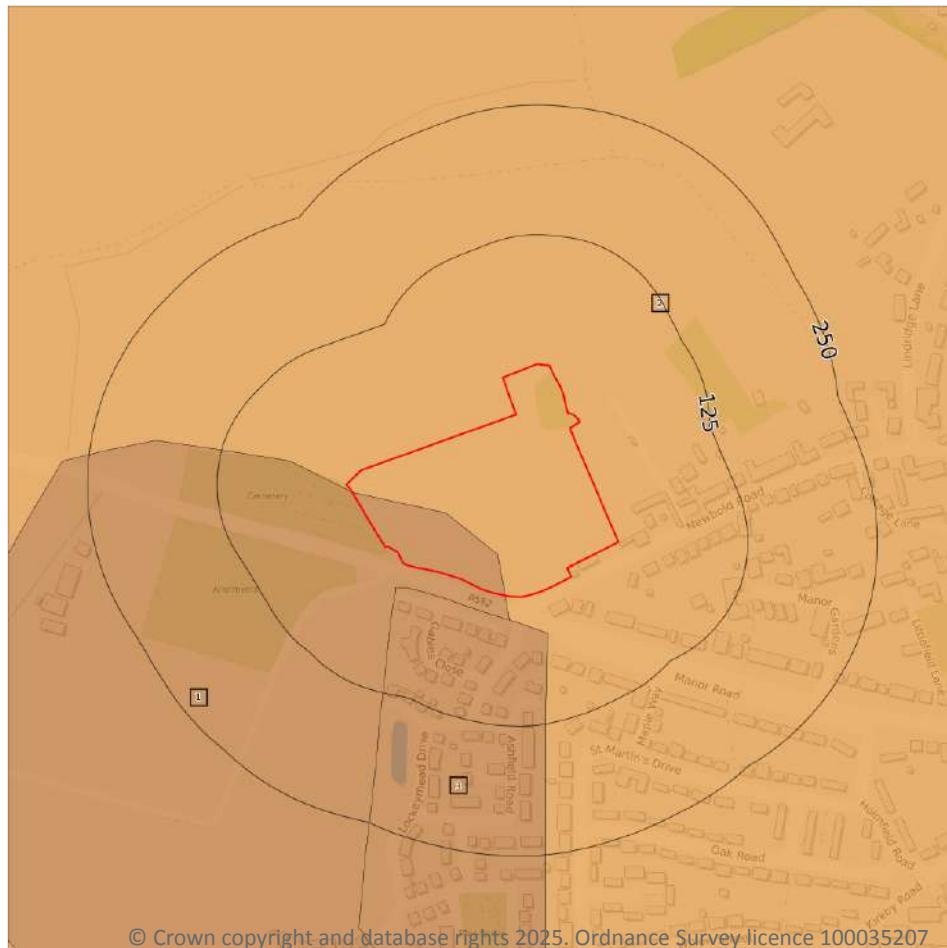
0

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

3

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 62 >](#)



ID	Location	Classification	Description
1	On site	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
2	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.
3	20m S	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

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

1

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

Location	Reference	Scheme	Start Date	End Date
On site	1262454	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m**0**

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

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

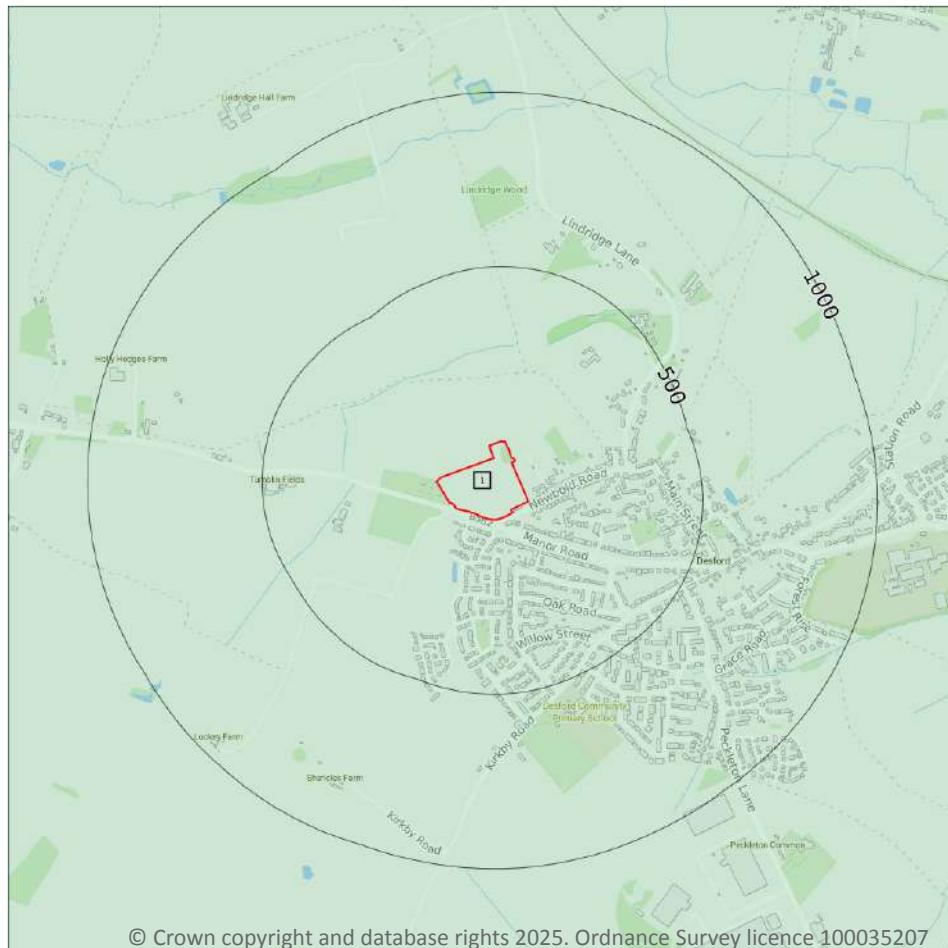
Records within 250m**0**

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 66 >](#)

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SK40SE

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

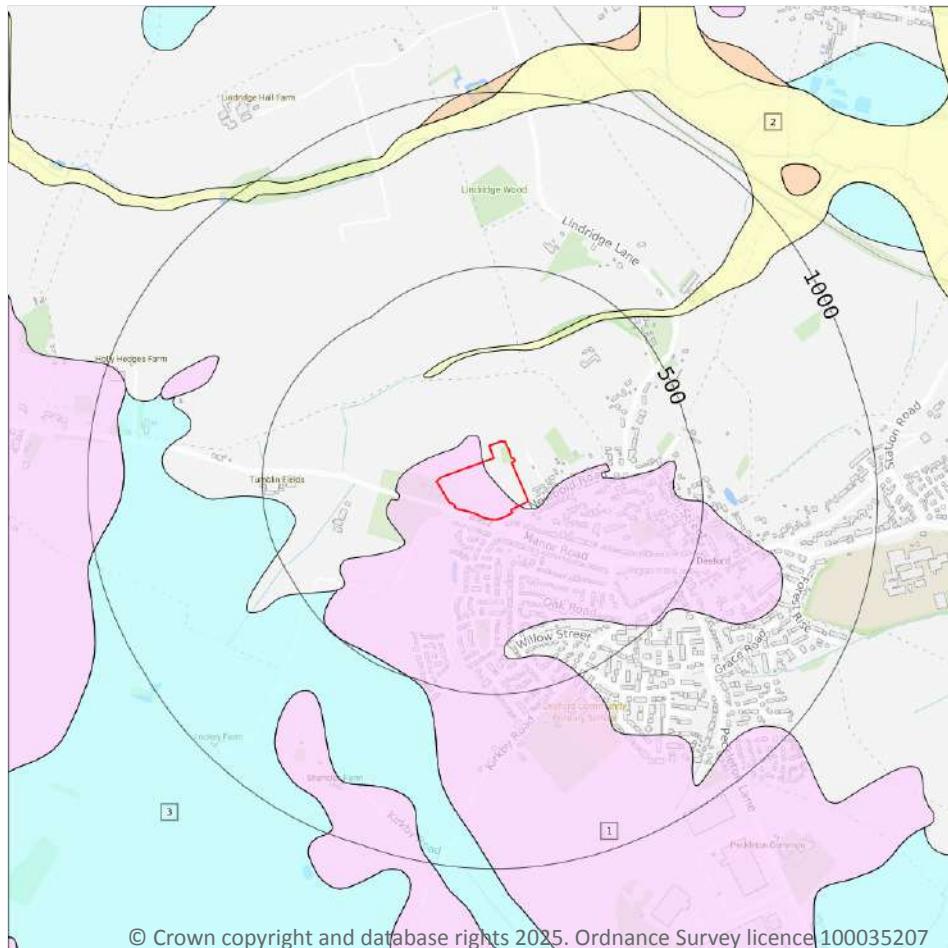
0

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.

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

3

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 68 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
2	252m NW	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
3	407m SW	ODT-DMTN	Oadby Member - Diamicton	Diamicton

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

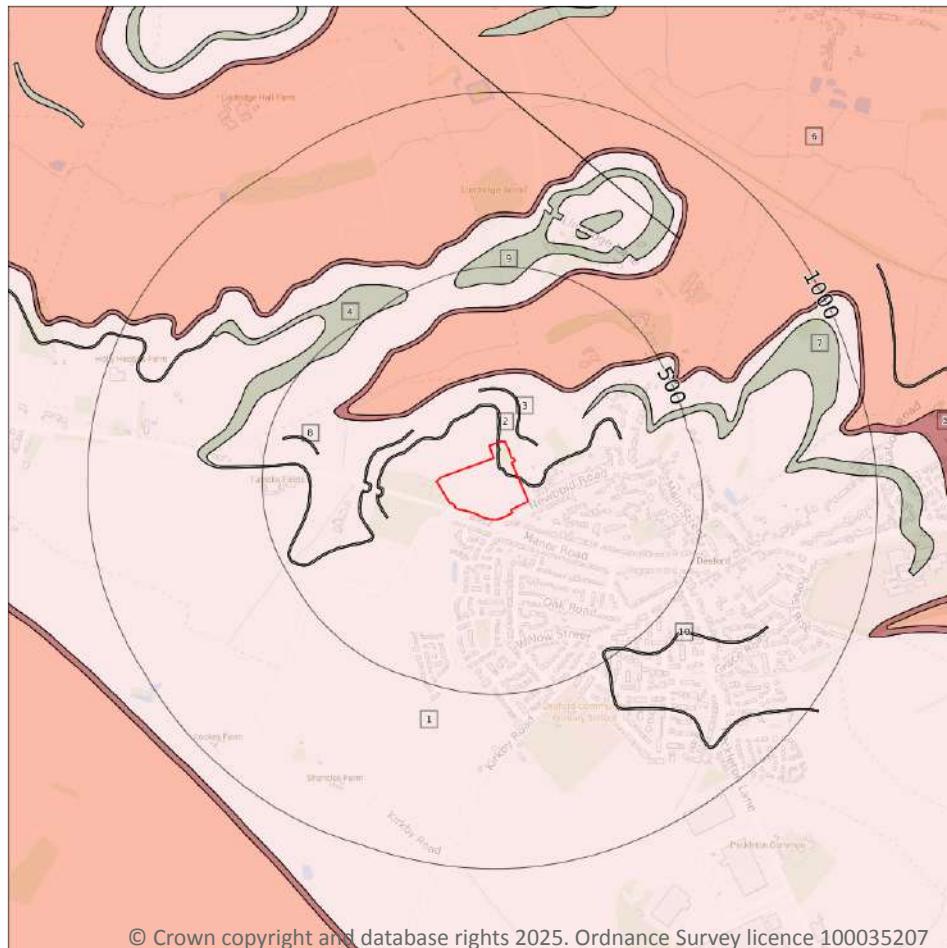
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline
 Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)
 Bedrock geology (10k)
 Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

10

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 70 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	EDW-MDST	Edwalton Member - Mudstone	Carnian Age
2	On site	EDW-DSLST	Edwalton Member - Dolomitic Siltstone	Carnian Age
3	41m NE	EDW-DSLST	Edwalton Member - Dolomitic Siltstone	Carnian Age
4	151m NW	EDW-DSLST	Edwalton Member - Dolomitic Siltstone	Carnian Age



ID	Location	LEX Code	Description	Rock age
5	189m N	COT-SDST	Cotgrave Sandstone Member - Sandstone	Carnian Age
6	200m N	GUN-MDST	Gunthorpe Member - Mudstone	Ladinian Age - Anisian Age
7	231m NE	EDW-DSLST	Edwalton Member - Dolomitic Siltstone	Carnian Age
8	348m W	EDW-DSLST	Edwalton Member - Dolomitic Siltstone	Carnian Age
9	450m N	EDW-DSLST	Edwalton Member - Dolomitic Siltstone	Carnian Age
10	474m SE	EDW-DSLST	Edwalton Member - Dolomitic Siltstone	Carnian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

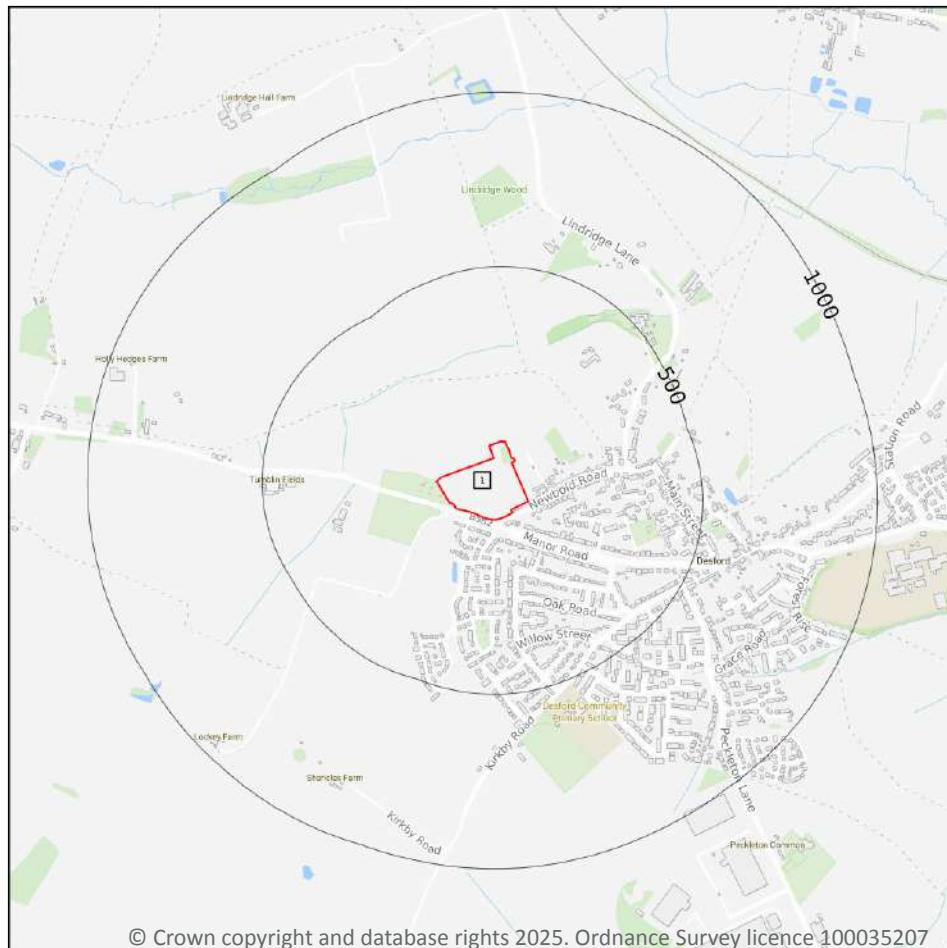
Records within 500m	0
---------------------	---

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 72 >](#)

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

This data is sourced from the British Geological Survey.



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

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)

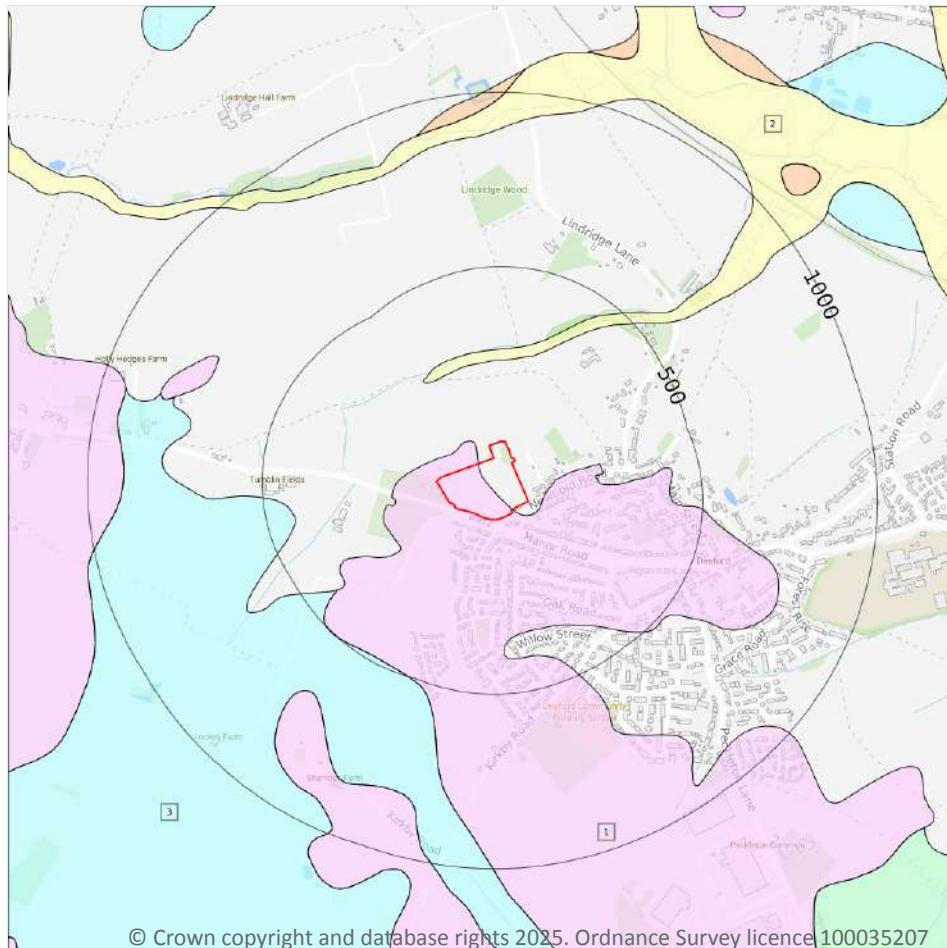
Records within 50m**0**

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

3

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 74 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL
2	230m N	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	407m SW	ODT-DMTN	OADBY MEMBER	DIAMICTON

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	Intergranular	Very High	High

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.

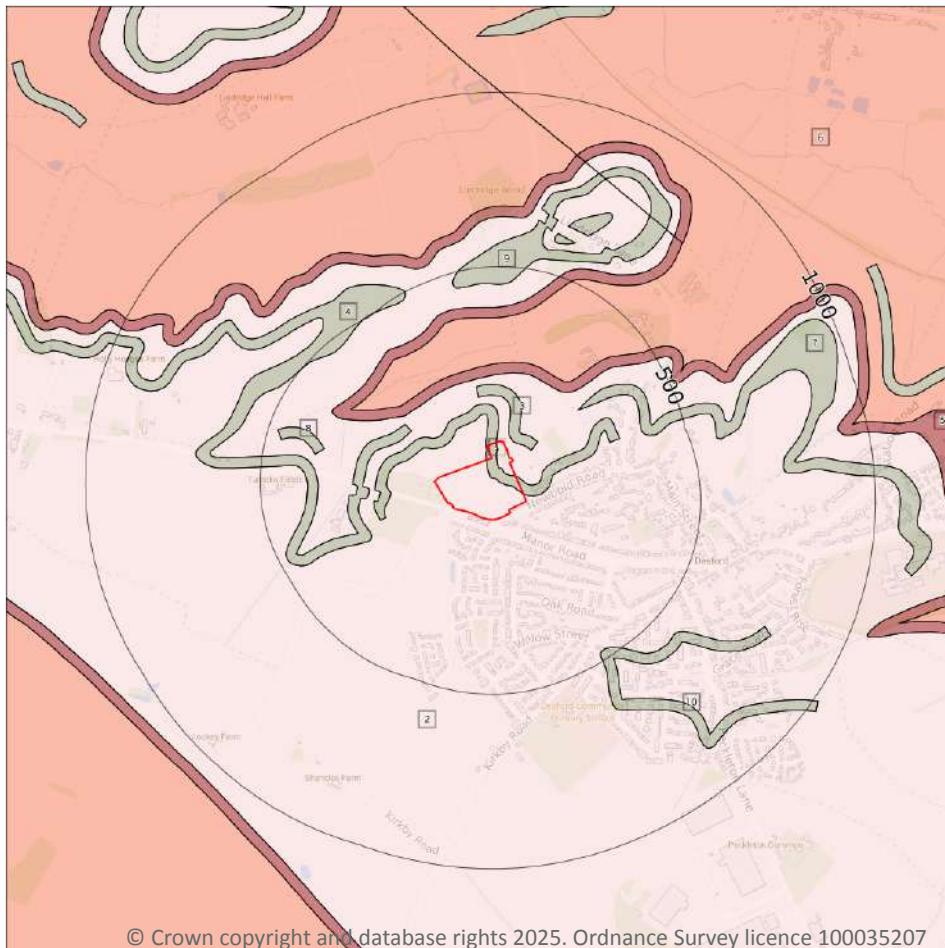
15.7 Landslip permeability (50k)

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

10

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 76 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	EDW-DSLST	EDWALTON MEMBER - SILTSTONE, DOLOMITIC	CARNIAN
2	On site	EDW-MDST	EDWALTON MEMBER - MUDSTONE	CARNIAN
3	25m NE	EDW-DSLST	EDWALTON MEMBER - SILTSTONE, DOLOMITIC	CARNIAN
4	151m NW	EDW-DSLST	EDWALTON MEMBER - SILTSTONE, DOLOMITIC	CARNIAN



ID	Location	LEX Code	Description	Rock age
5	189m N	COT-SDST	COTGRAVE SANDSTONE MEMBER - SANDSTONE	CARNIAN
6	219m N	GUN-MDST	GUNTHORPE MEMBER - MUDSTONE	ANISIAN
7	234m NE	EDW-DSLST	EDWALTON MEMBER - SILTSTONE, DOLOMITIC	CARNIAN
8	330m W	EDW-DSLST	EDWALTON MEMBER - SILTSTONE, DOLOMITIC	CARNIAN
9	449m N	EDW-DSLST	EDWALTON MEMBER - SILTSTONE, DOLOMITIC	CARNIAN
10	474m SE	EDW-DSLST	EDWALTON MEMBER - SILTSTONE, DOLOMITIC	CARNIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	3
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	Moderate	Low
On site	Fracture	Low	Low
25m NE	Fracture	Moderate	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



— Site Outline
 Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

10

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

Features are displayed on the Boreholes map on [page 78 >](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	177m E	447500 303500	LAND BETWEEN RPT10288A/1 TP7	2.0	N	216391 ↗
A	177m E	447500 303500	LAND BETWEEN RPT10288A/1 TP8	2.0	N	216392 ↗
A	177m E	447500 303500	LAND BETWEEN RPT10288A/1 TP9	1.0	N	216393 ↗

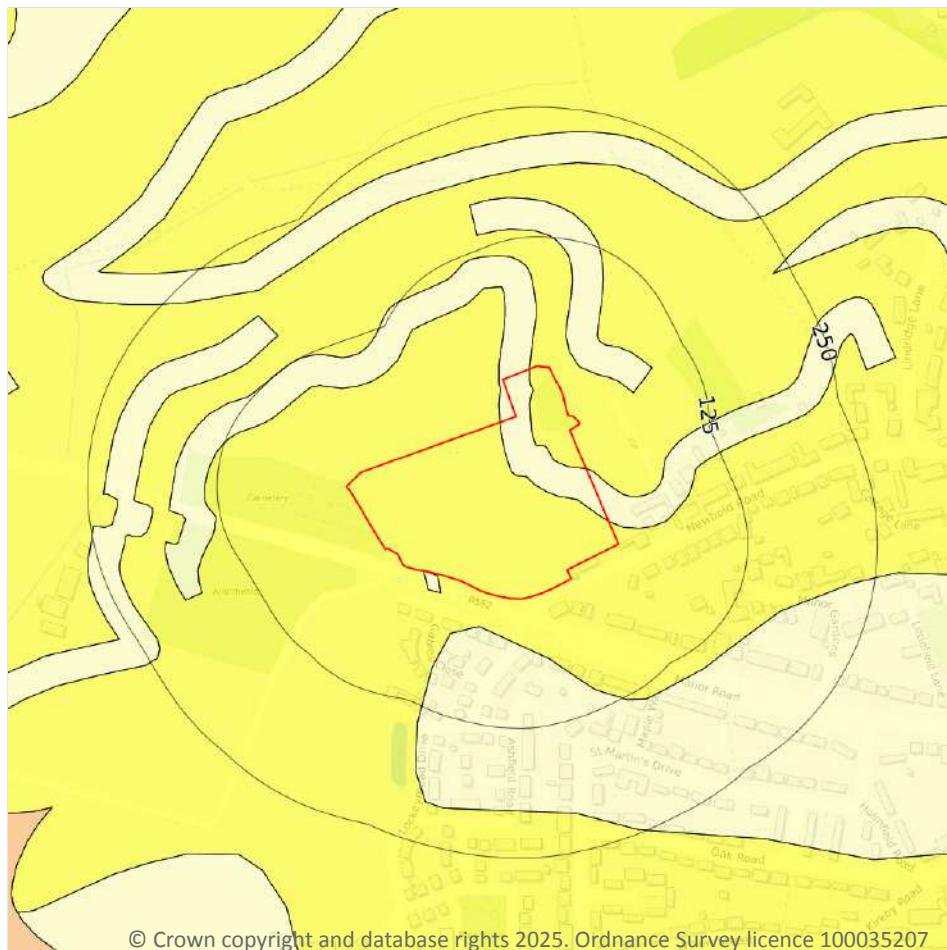


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	177m E	447500 303500	LAND BETWEEN RPT10288A/1 TP10	2.0	N	216394 ↗
A	177m E	447500 303500	LAND BETWEEN RPT10288A/1 TP1	2.0	N	216385 ↗
A	177m E	447500 303500	LAND BETWEEN RPT10288A/1 TP2	2.0	N	216386 ↗
A	177m E	447500 303500	LAND BETWEEN RPT10288A/1 TP3	2.0	N	216387 ↗
A	177m E	447500 303500	LAND BETWEEN RPT10288A/1 TP4	2.0	N	216388 ↗
A	177m E	447500 303500	LAND BETWEEN RPT10288A/1 TP5	2.0	N	216389 ↗
A	177m E	447500 303500	LAND BETWEEN RPT10288A/1 TP6	2.0	N	216390 ↗

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

4

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 80](#) >

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.
25m NE	Negligible	Ground conditions predominantly non-plastic.

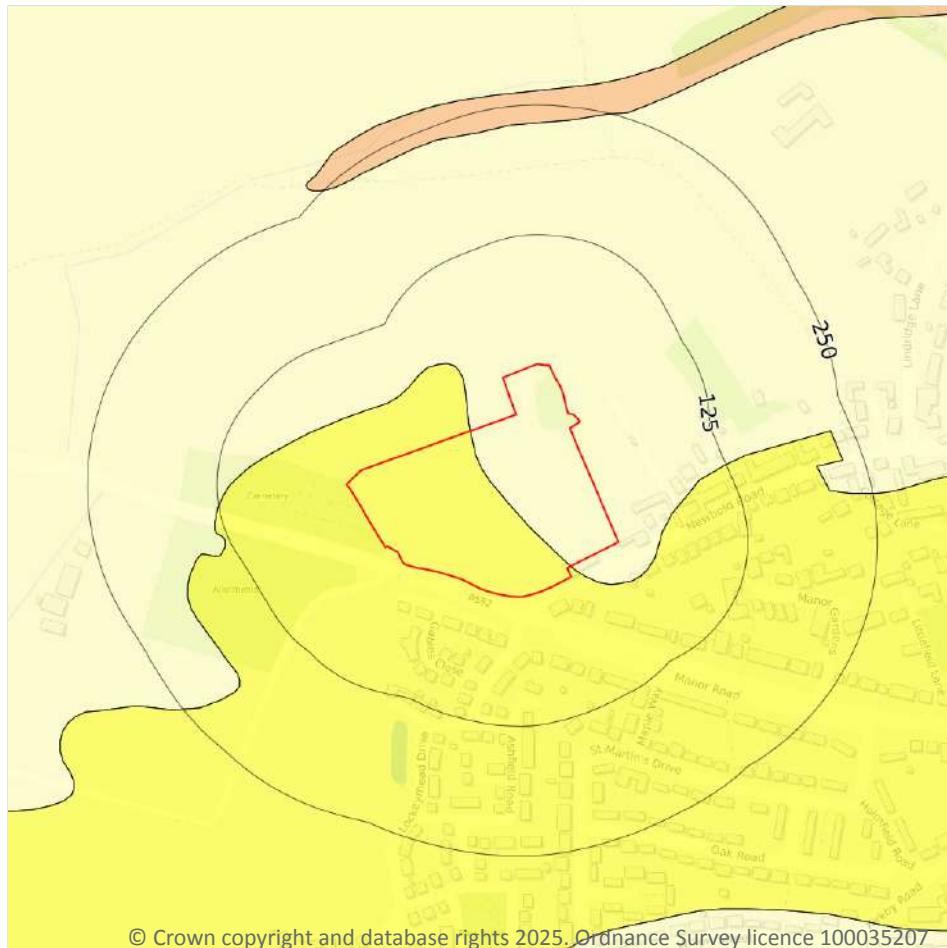


Location	Hazard rating	Details
33m S	Negligible	Ground conditions predominantly non-plastic.

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

2

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 82 >](#)

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

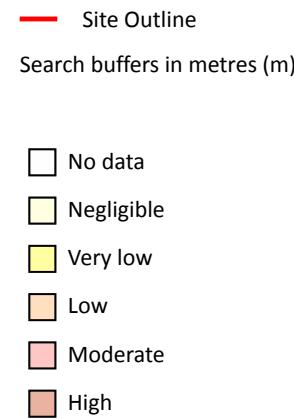
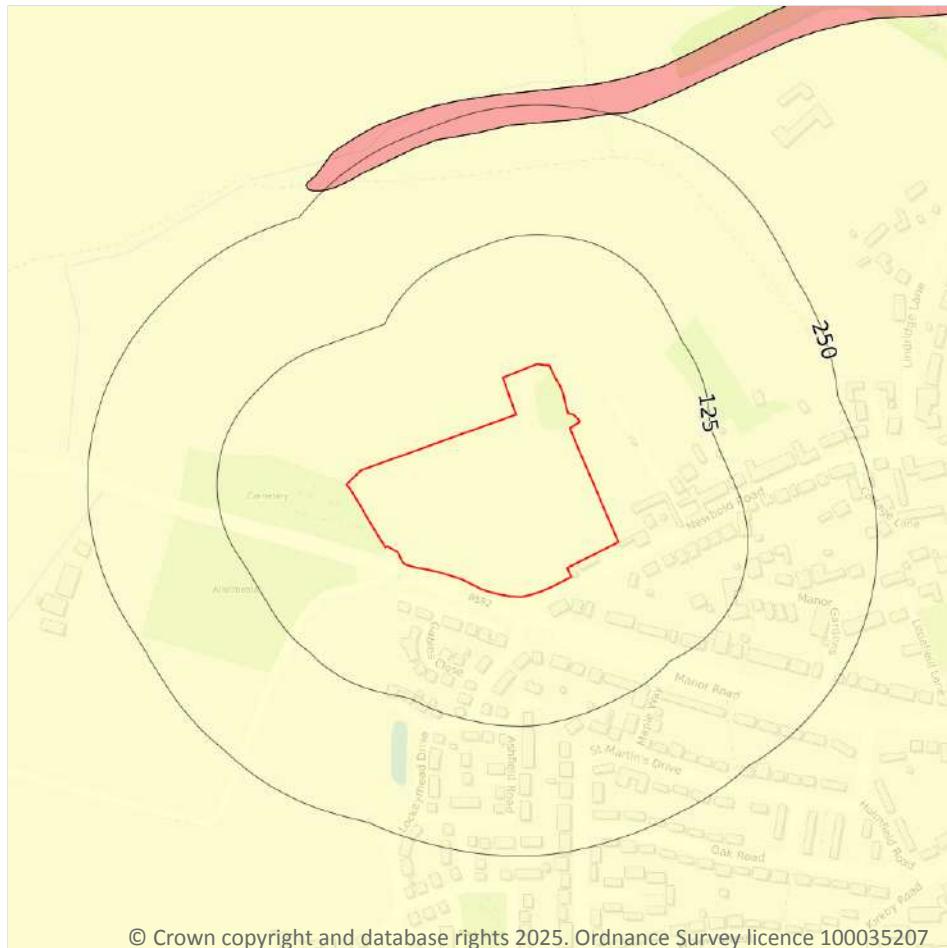


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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.

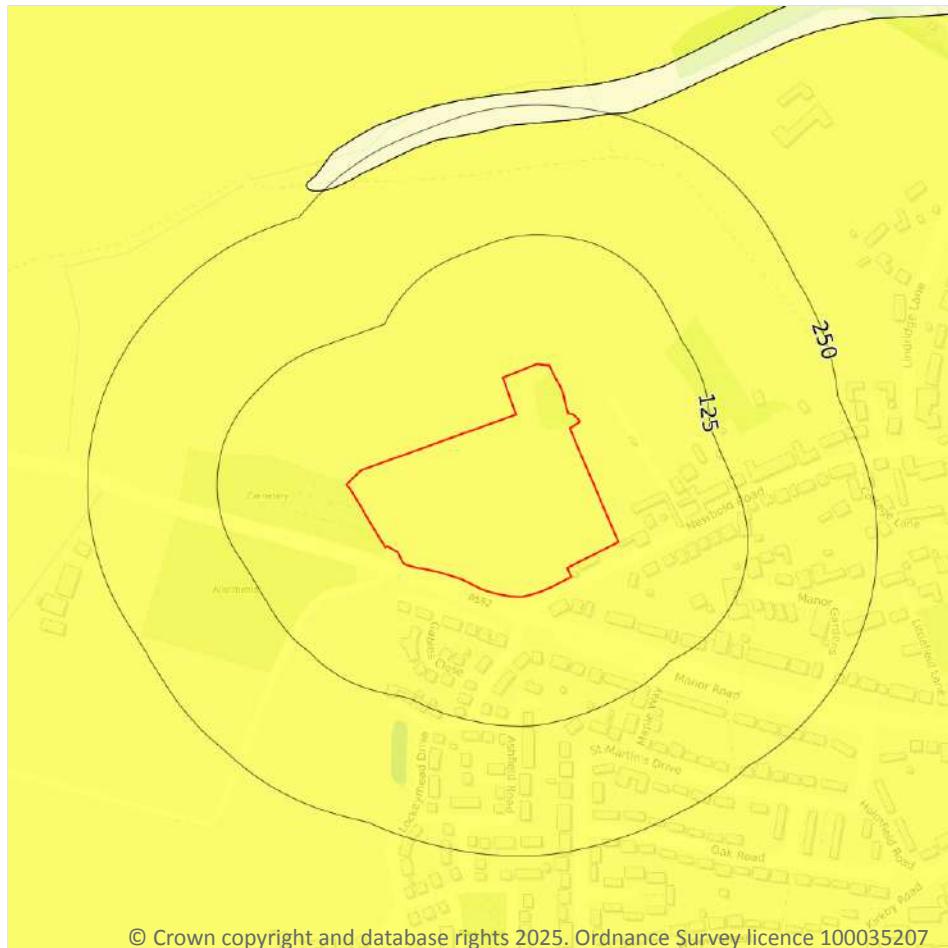
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 84 >](#)

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.

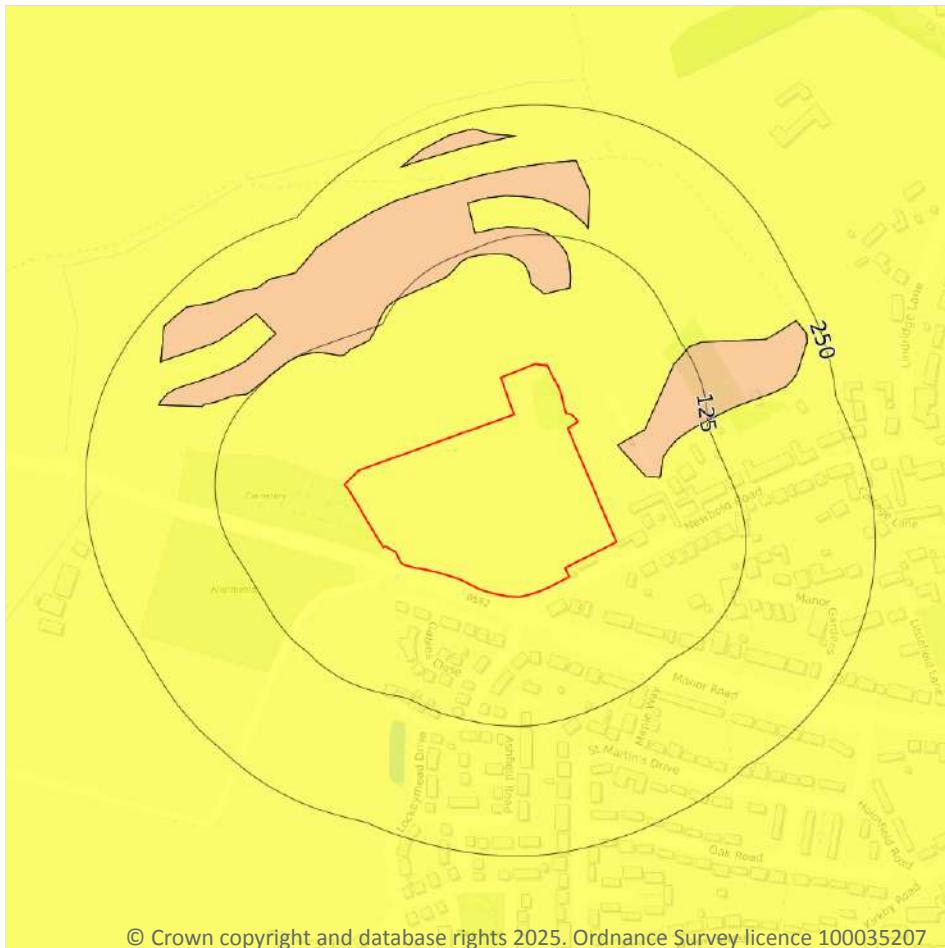
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 85 >](#)

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

2

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 86 >](#)

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.

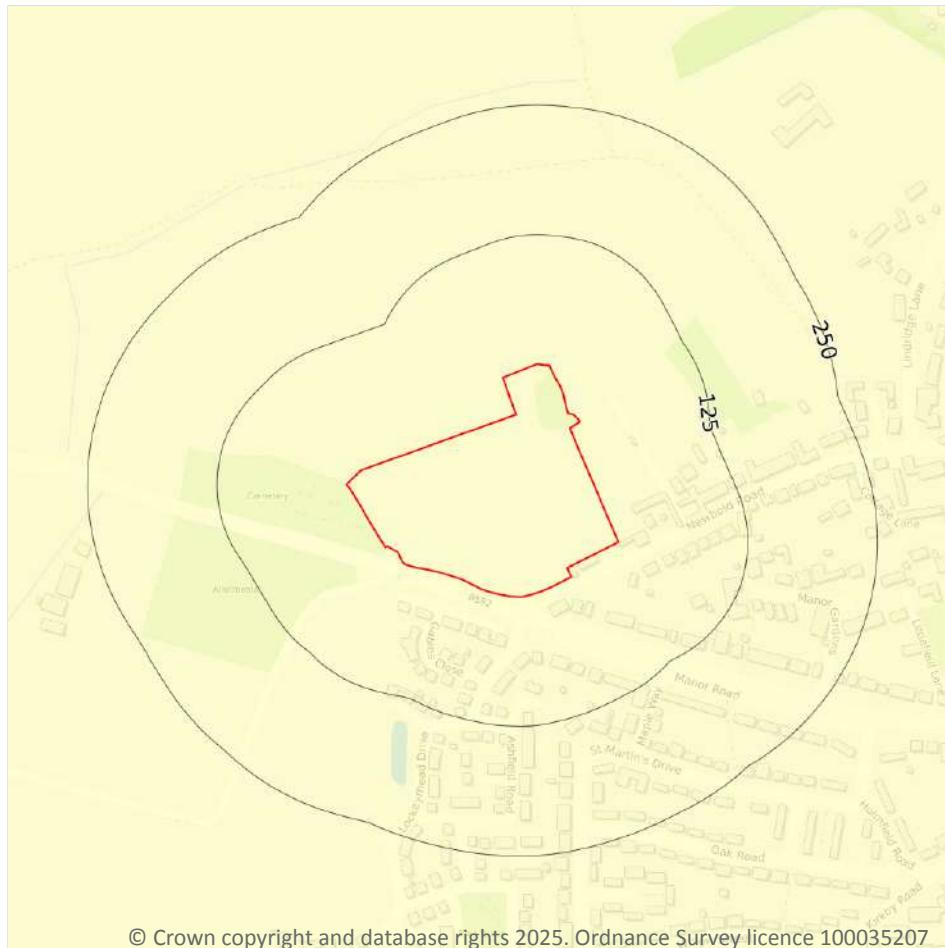


Location	Hazard rating	Details
38m NE	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

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 88](#)

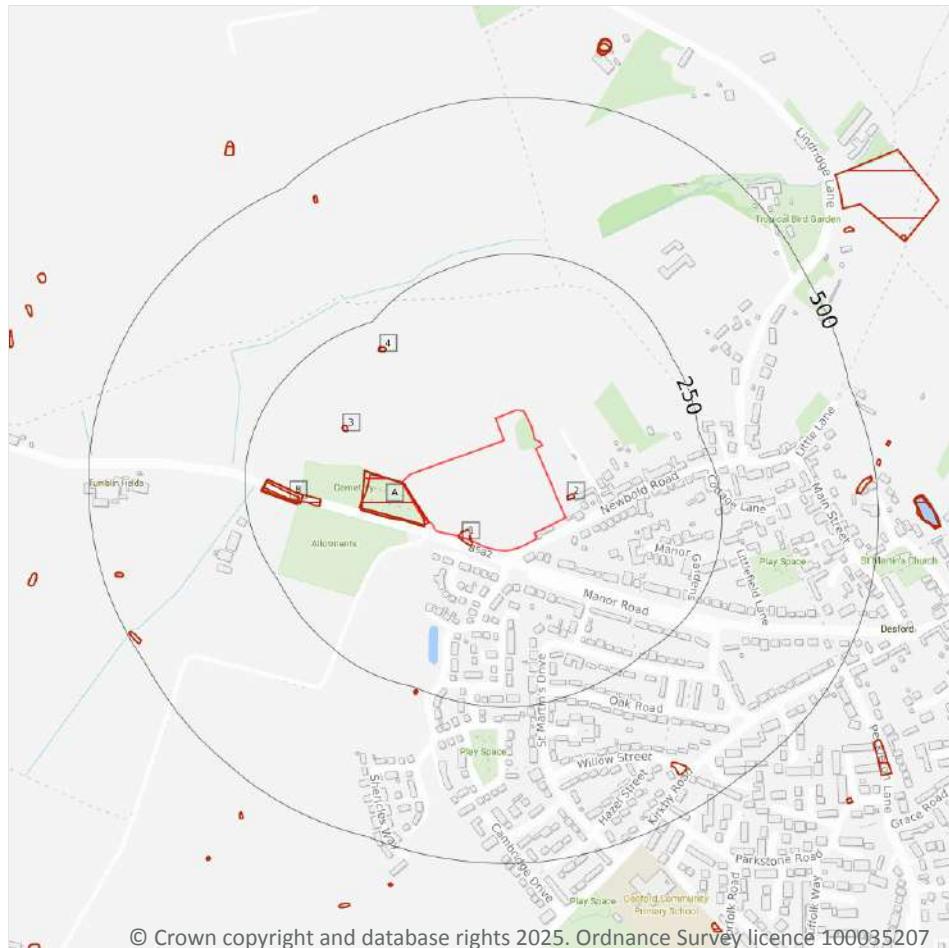
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

10

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 90 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Pond	1931	1:10560
A	On site	Cemetery	1950	1:10560
A	On site	Cemetery	1966	1:10560
A	On site	Cemetery	1980	1:10000
2	15m NE	Pond	1931	1:10560
3	119m NW	Pond	1931	1:10560
B	132m W	Cuttings	1885	1:10560
B	158m W	Cuttings	1950	1:10560
B	165m W	Cuttings	1919	1:10560
4	199m N	Pond	1931	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

4

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

Features are displayed on the Mining and ground workings map on [page 90 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
-	682m N	Colliery	1885	1:10560
-	832m N	Old Coal Shaft	1919	1:10560
-	839m N	Old Coal Shaft	1950	1:10560
-	839m N	Old Coal Shaft	1931	1:10560

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

1

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

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

This data is sourced from Johnson Poole and Bloomer.



18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.



18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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

18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site

0

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

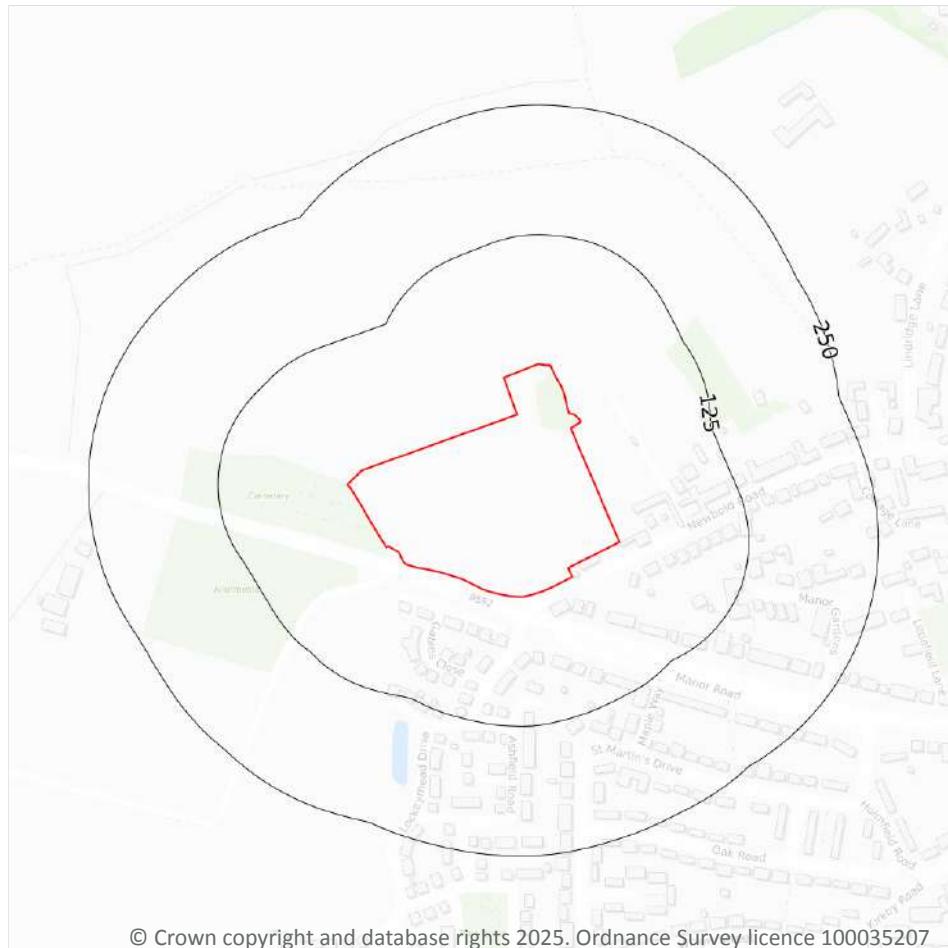
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



- 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 97 >](#)

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

6

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
23m SE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m**0**

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



james@

From: East Midlands Enquiries <>
Sent: 12 November 2025 14:48
To: james@
Subject: Request for information - Ref: EIR2025/36546
Attachments: EIR2025_36546 Supporting Document.pdf; Response EIR2025_36546.pdf

Flag Status: Flagged

Dear James ,

I am writing in response to your request for information, received 16 October 2025 regarding Enquiry on Historic Landfill Ref. 81,GDO 206 (447231, 303514).

Our response is attached.

Yours sincerely,

EMD Area Customers and Engagement Team

Environment Agency

Please tell us how we did

To help improve your experience as a customer we are currently gathering feedback. If you would like to take part in a short customer satisfaction survey, please click the link below:

[**Environment Agency FOI Customer Satisfaction Survey**](#)

EIR2025/36546

Located site in Easimap using co-ordinates and information that is available:

Historic Landfill Dataset reference

EAHLD28277

Site name

Hunts Lane/Newbold Road, Desford

Site address

Hunts Lane/Newbold Road, Desford, Leicestershire

Waste Management Licence number

0

REGIS reference

WRC reference

2400/1227

BGS reference

Site reference

81, GDO 206

Licence holder

Licence holders address

Site operator name

Site operators address

OS prefix

SK

Easting

447200

Northing

303500

Environment Agency Area name

Lower Trent MI

Licence issue date

Licence surrender date

Date of first input

Date of last input

Inert waste deposited

Industrial waste deposited

Commercial waste deposited

Household waste deposited

Special waste deposited

Liquid sludge deposited

Unknown waste deposited

Yes

Gas control in place

Leachate control in place

Exempt

Licenced

No licence required

Site depicted as buffered point(s)

Yes

Waste comments

Waste comments 2

Waste comments 3

History comments

Never licensed. tipped pre 1976

History comments 2

History comments 3

Monitoring comments

Monitoring comments 2

Area (square metres)

1961.499002

Our ref: EIR2025/36546

Your ref: 251016/JH11

251016/TR01

Date: 12 November 2025

Dear James,

RE: Environmental Information Regulations: EIR2025/36546

Thank you for your request for information regarding Enquiry on Historic Landfill Ref. 81,GDO 206 (447231, 303514), which we received on 16 October 2025.

We respond to requests for information that we hold under the Environmental Information Regulations 2004 (EIR). The Regulations requires that we respond to requests by advising you whether information is held or not, and if so by providing you with that information.

Information provided: I enclose the supporting document and the below response from our specialist teams. Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

Our records indicate that this is a landfill known as Hunts Lane/Newbold Road, Desford, situated at Newbold Road and northeast of Hunts Lane Leicestershire (Grid Reference: 447231, 303514).

The site is underlain by Glaciofluvial Superficial Deposits (sand and gravel) and Mercia Mudstone bedrock. It lies on a superficial Secondary Aquifer A and a bedrock Secondary Aquifer B and is located within a designated Drinking Water Surface Water Protected Area.

The site start date and last input date is unknown and the waste is unknown. That said, since the site appears to have been operated prior to the establishment of the Environment Agency, we can offer no warranty in respect of waste types deposited or the status of the site in respect of potential landfill gas risk.

Further information may be available from the Environmental Health department of Leicestershire County Council which has responsibility for the monitoring of historic landfill sites in this area.

Yours sincerely,

EMD Area Customers and Engagement Team

To report environmental problems please visit www.gov.uk/report-environmental-problem or call the incident hotline on 0800 80 70 60

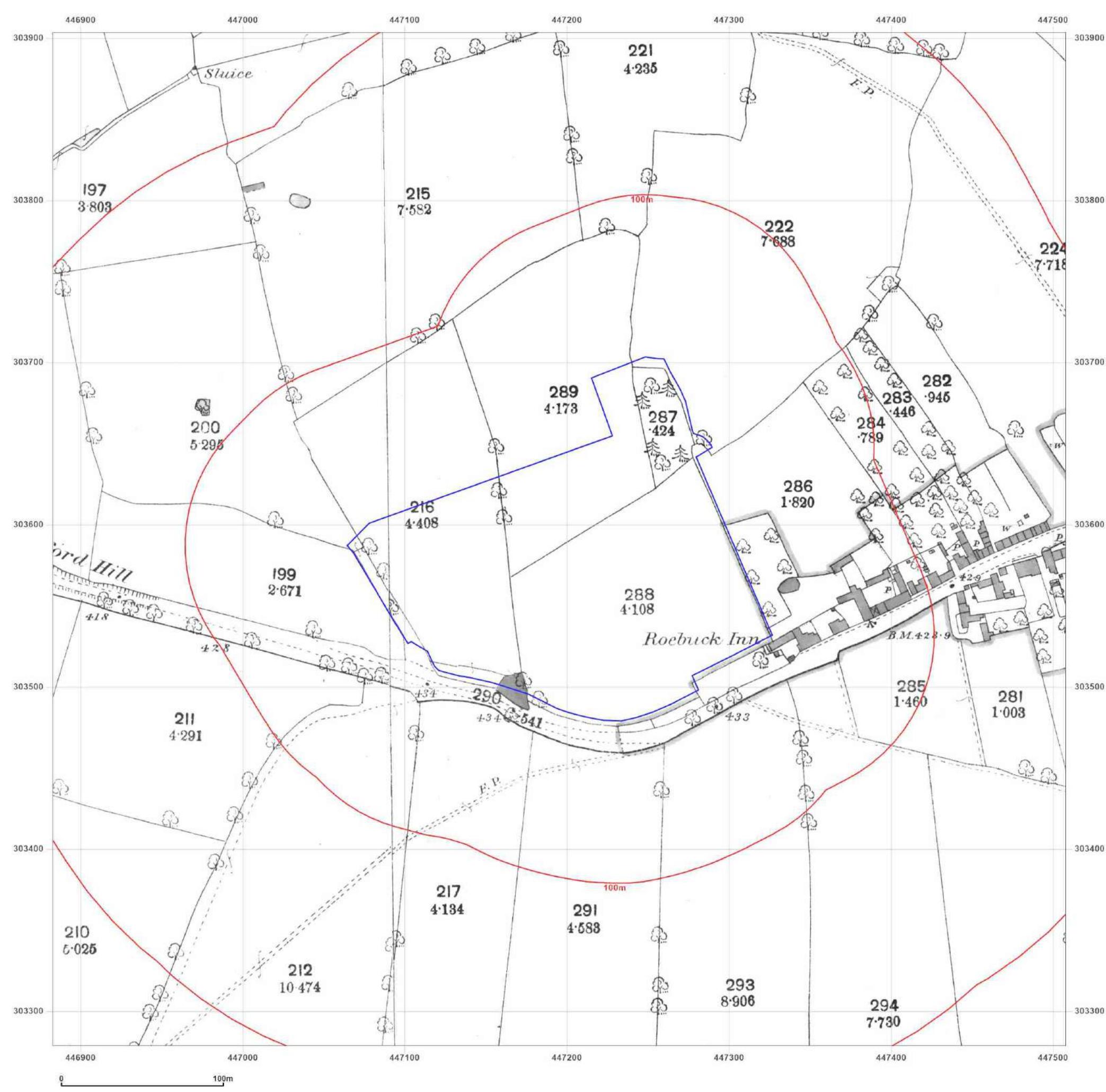
Please tell us how we did

To help improve your experience as a customer we are currently gathering feedback. If you would like to take part in a short customer satisfaction survey, please click the link below:

[Environment Agency FOI Customer Satisfaction Survey](#)

APPENDIX V

Historical Mapping



Site Details:

E25195 SITE OFF HUNTS LANE,
DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: County Series

Map date: 1886

Scale: 1:2,500

Printed at: 1:2,500



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

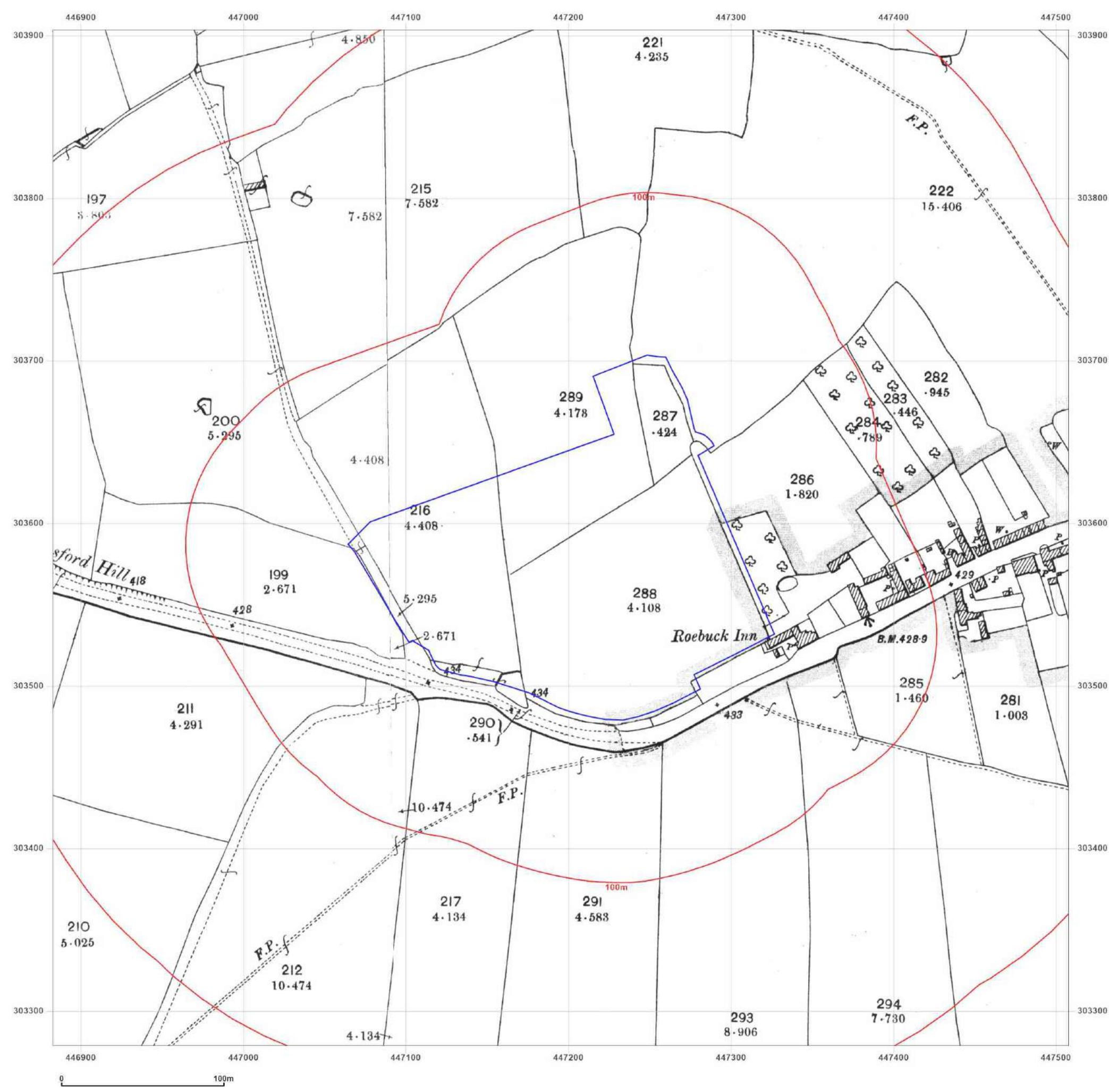


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 E: info@groundsure.com
 W: www.groundsure.com

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Production date: 30 September 2025

Map legend available at:
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Site Details:

E25195 SITE OFF HUNTS LANE,
DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



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

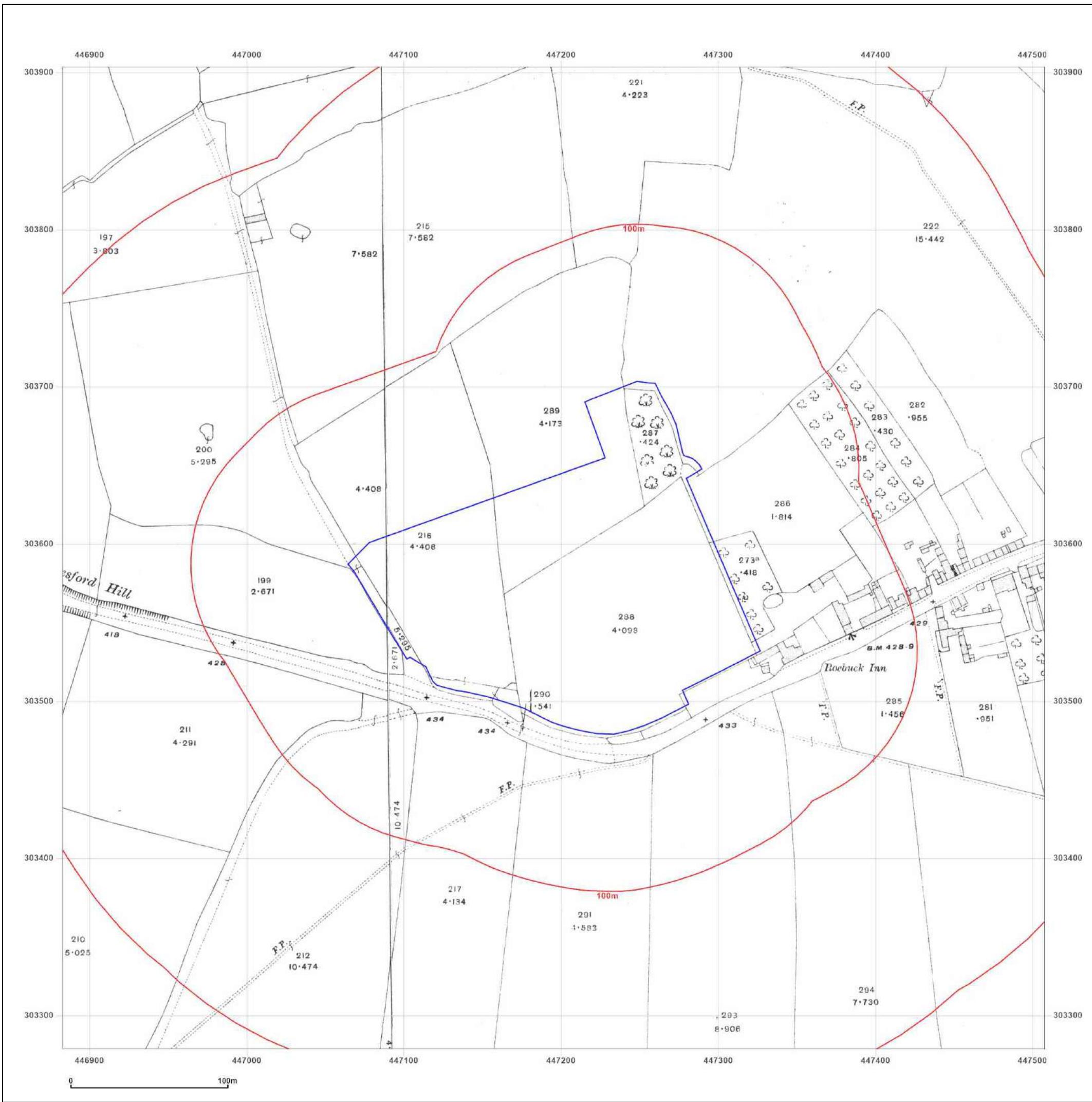


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Site Details:

**E25195 SITE OFF HUNTS LANE,
DESFORD**

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: County Series

Map date: 1916

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1916		Surveyed 1916
Revised 1916		Revised 1916
Edition N/A		Edition N/A
Copyright N/A		Copyright N/A
Levelled N/A		Levelled N/A



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Site Details:

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Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: County Series

Map date: 1930

Scale: 1:2,500

Printed at: 1:2,500



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

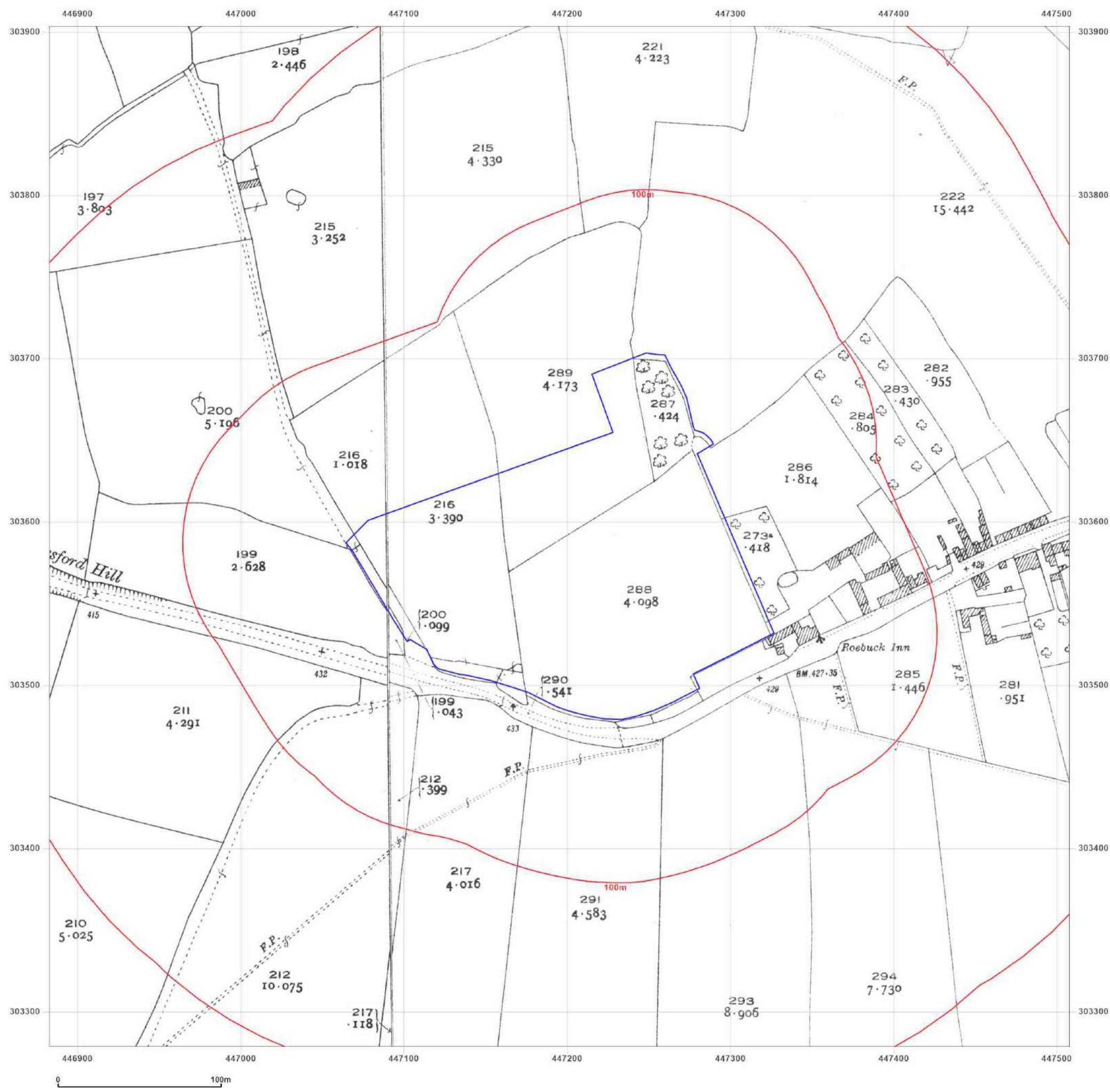


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Site Details:

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DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: National Grid

Map date: 1959

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1958
 Revised 1958
 Edition N/A
 Copyright 1959
 Levelled 1927

Surveyed 1958
 Revised 1958
 Edition N/A
 Copyright 1959
 Levelled 1927



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Site Details:

E25195 SITE OFF HUNTS LANE,
DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: National Grid

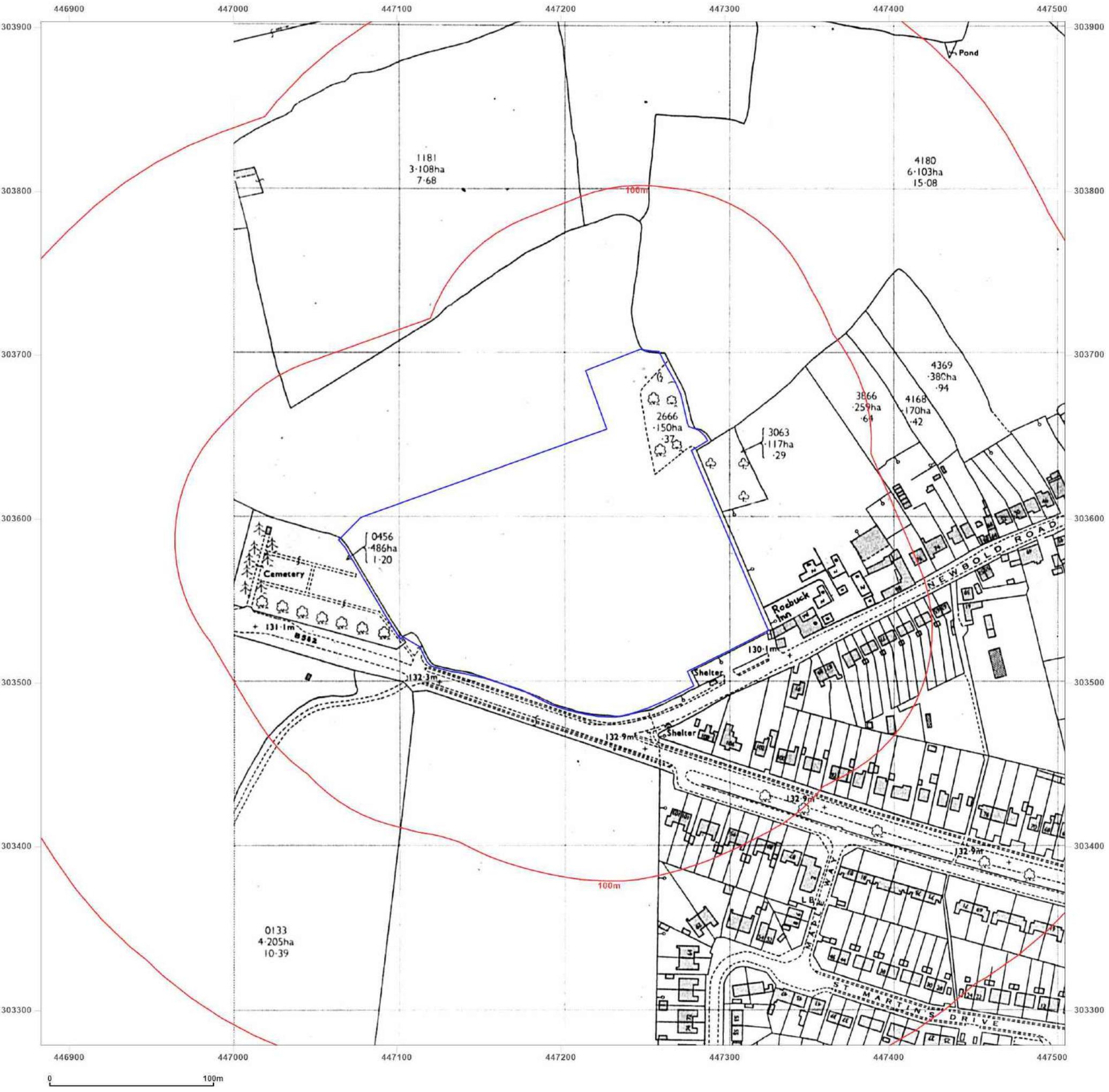
Map date: 1963

Scale: 1:2,500

Printed at: 1:2,500



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

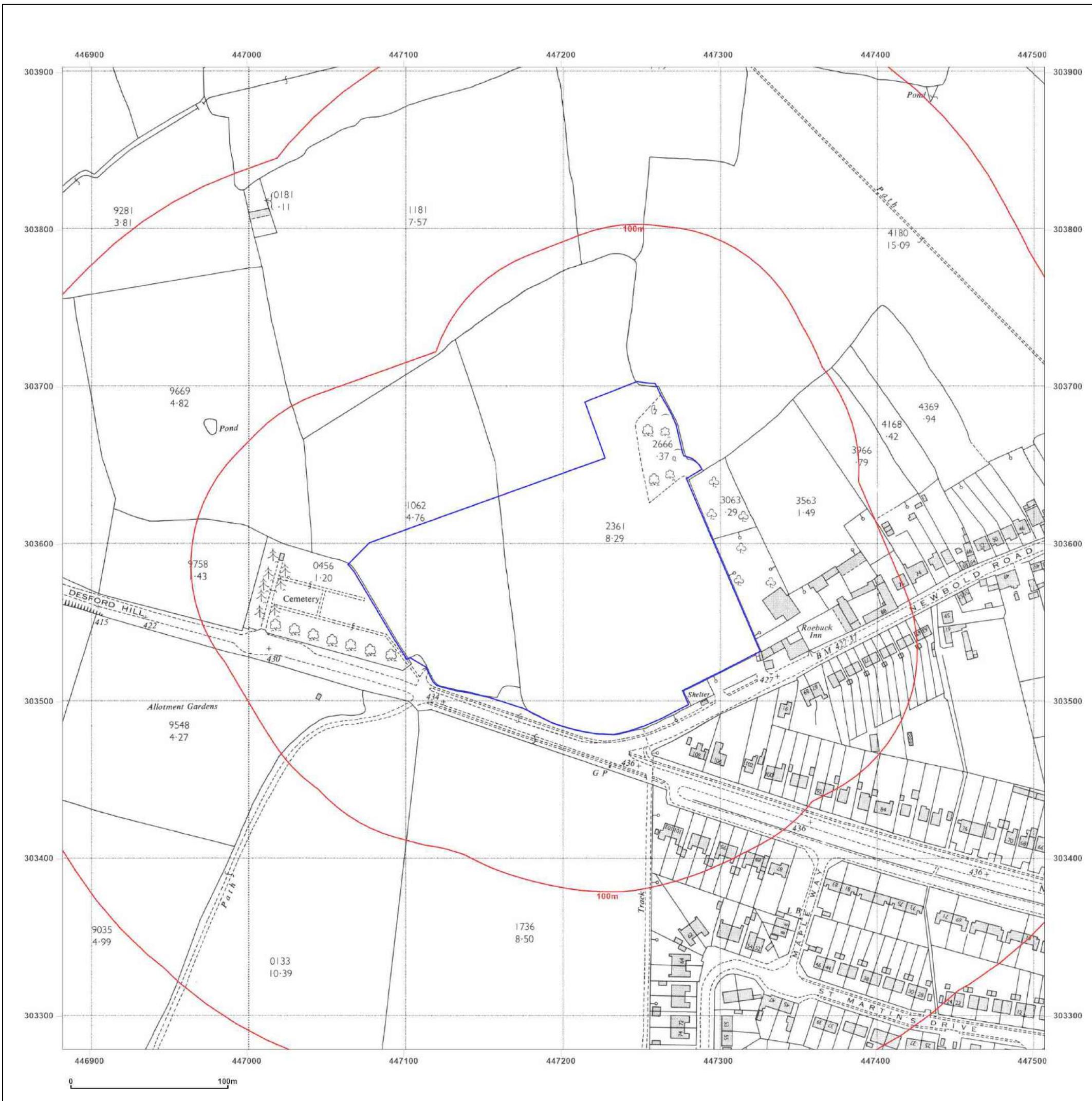


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Site Details:

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DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: National Grid

Map date: 1967

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1966
Revised 1966
Edition N/A
Copyright 1967
Levelled 1963

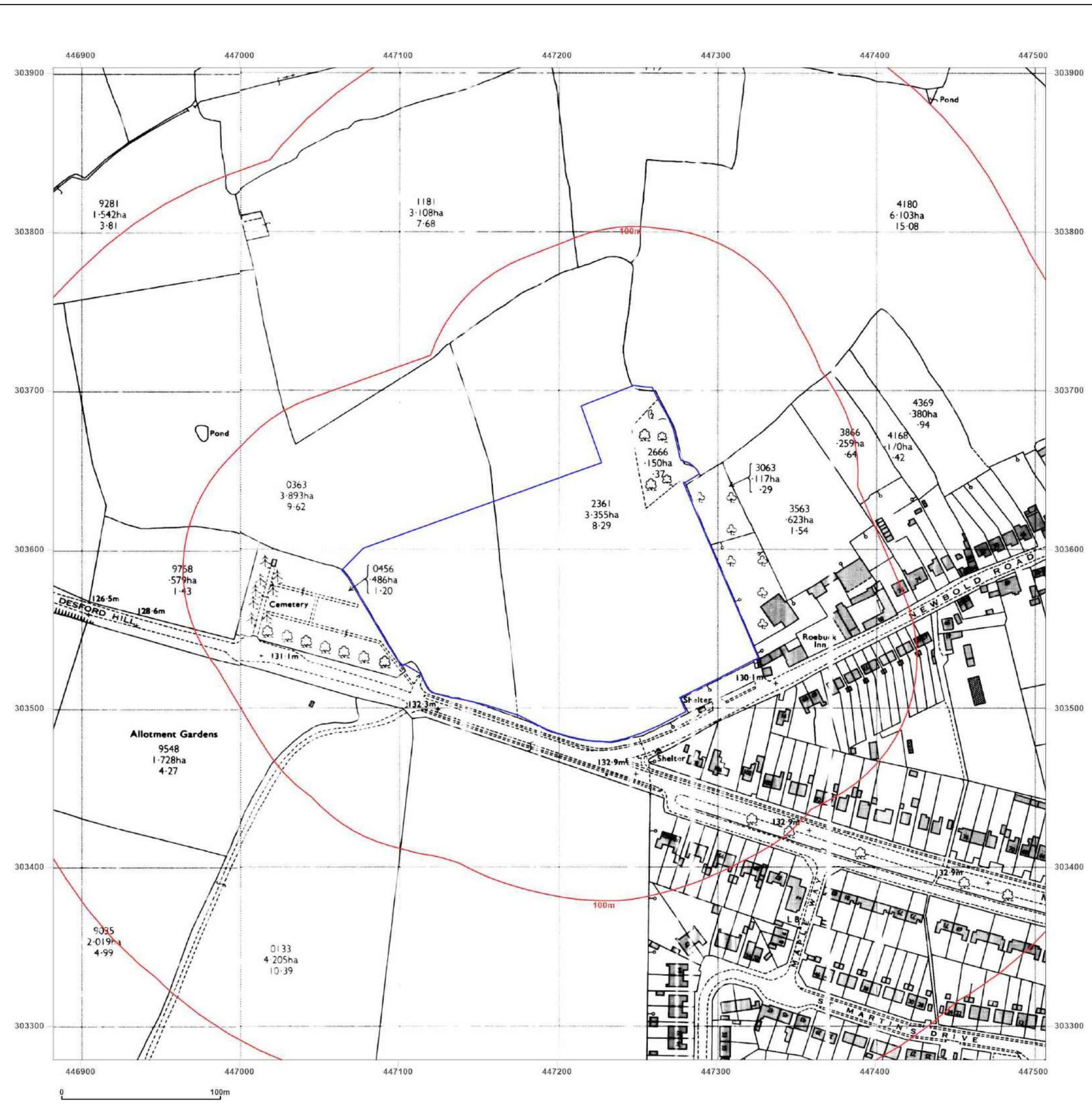


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Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: National Grid

Map date: 1973

Scale: 1:2,500

Printed at: 1:2 500



Surveyed 1973
Revised 1973
Edition N/A
Copyright 1973
Levelled 1963

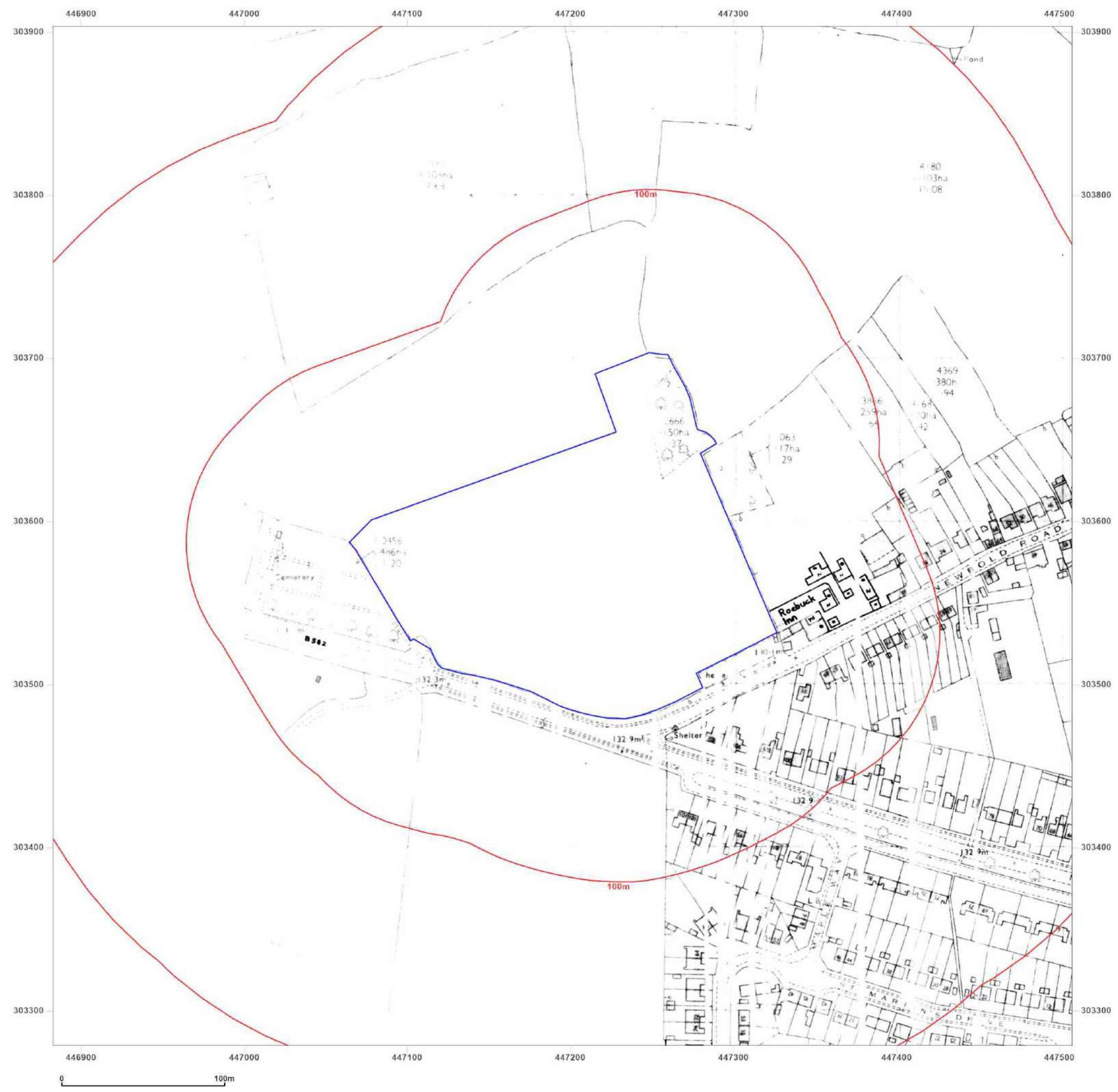


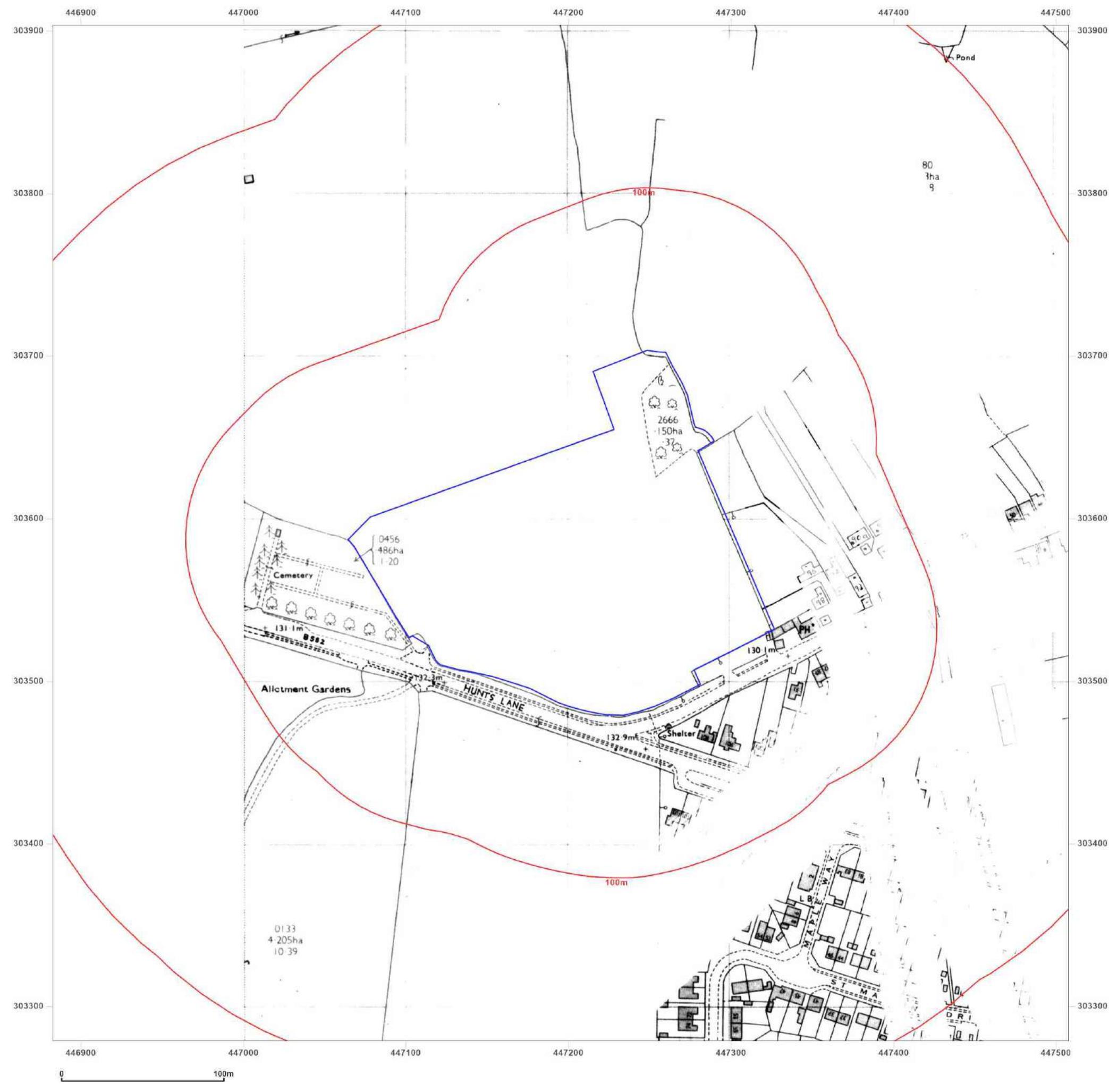
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Site Details:

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Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: National Grid

Map date: 1989-1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1994
 Revised 1994
 Edition N/A
 Copyright N/A
 Levelled N/A

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



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Site Details:

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DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A



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Site Details:

E25195 SITE OFF HUNTS LANE,
DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: County Series

Map date: 1885

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1885
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1885
 Revised 1885
 Edition N/A
 Copyright N/A
 Levelled N/A

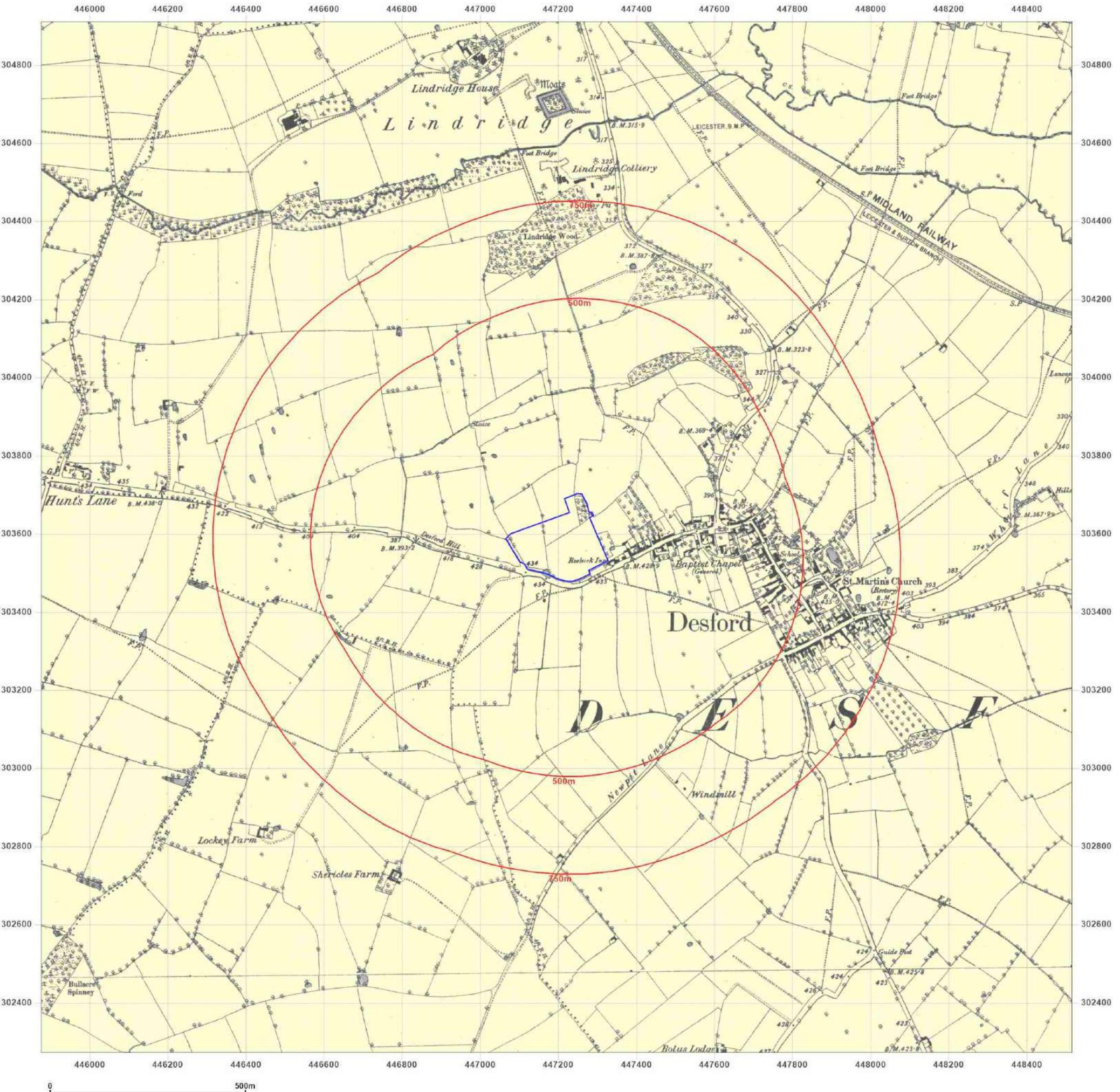


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Production date: 30 September 2025

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Site Details:

E25195 SITE OFF HUNTS LANE,
DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: County Series

Map date: 1901-1903

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1885
 Revised 1903
 Edition N/A
 Copyright N/A
 Levelled N/A

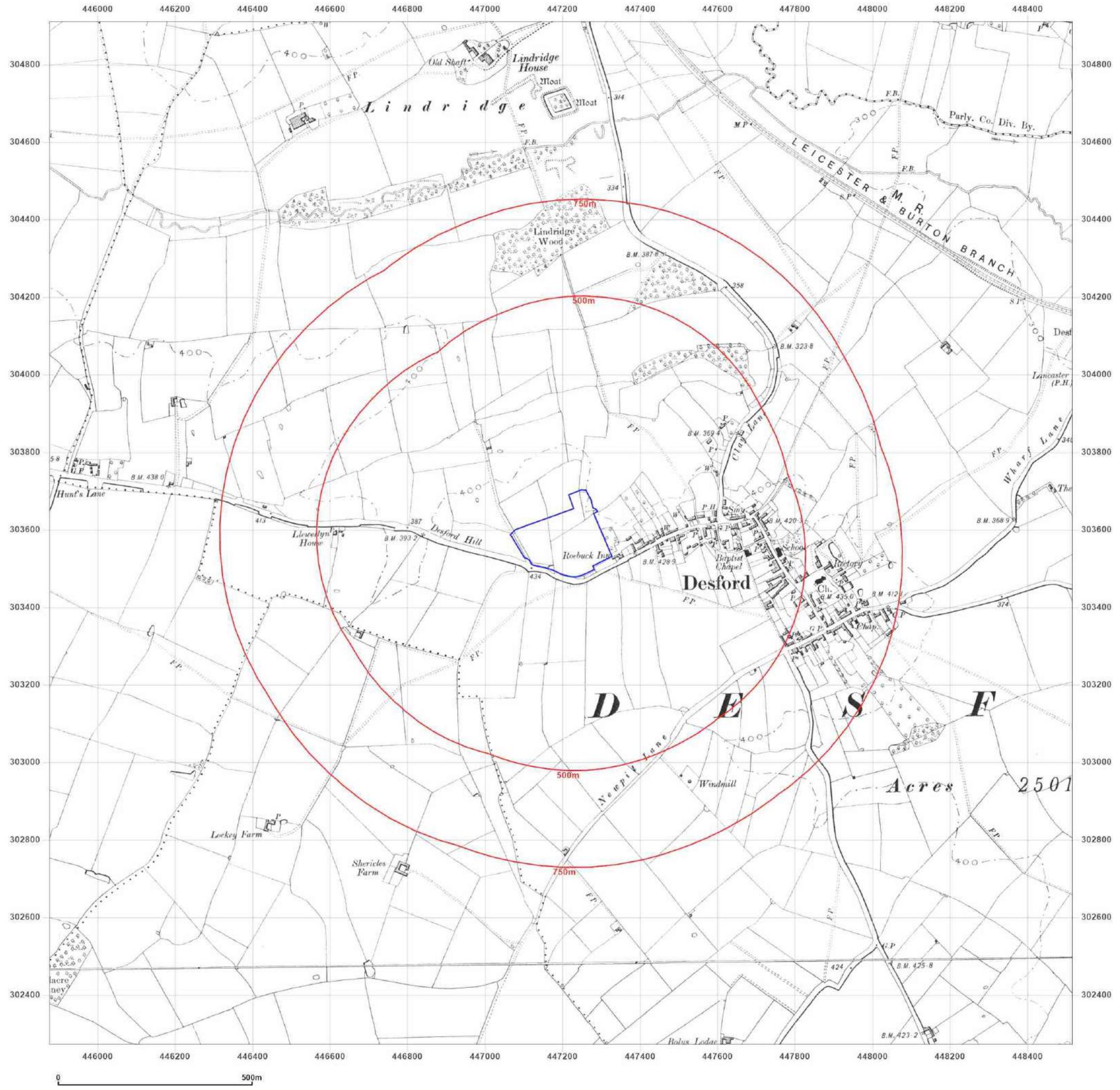


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Production date: 30 September 2025

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DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: County Series

Map date: 1914-1919

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
Revised 1919
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1886
Revised 1914
Edition N/A
Copyright N/A
Levelled N/A

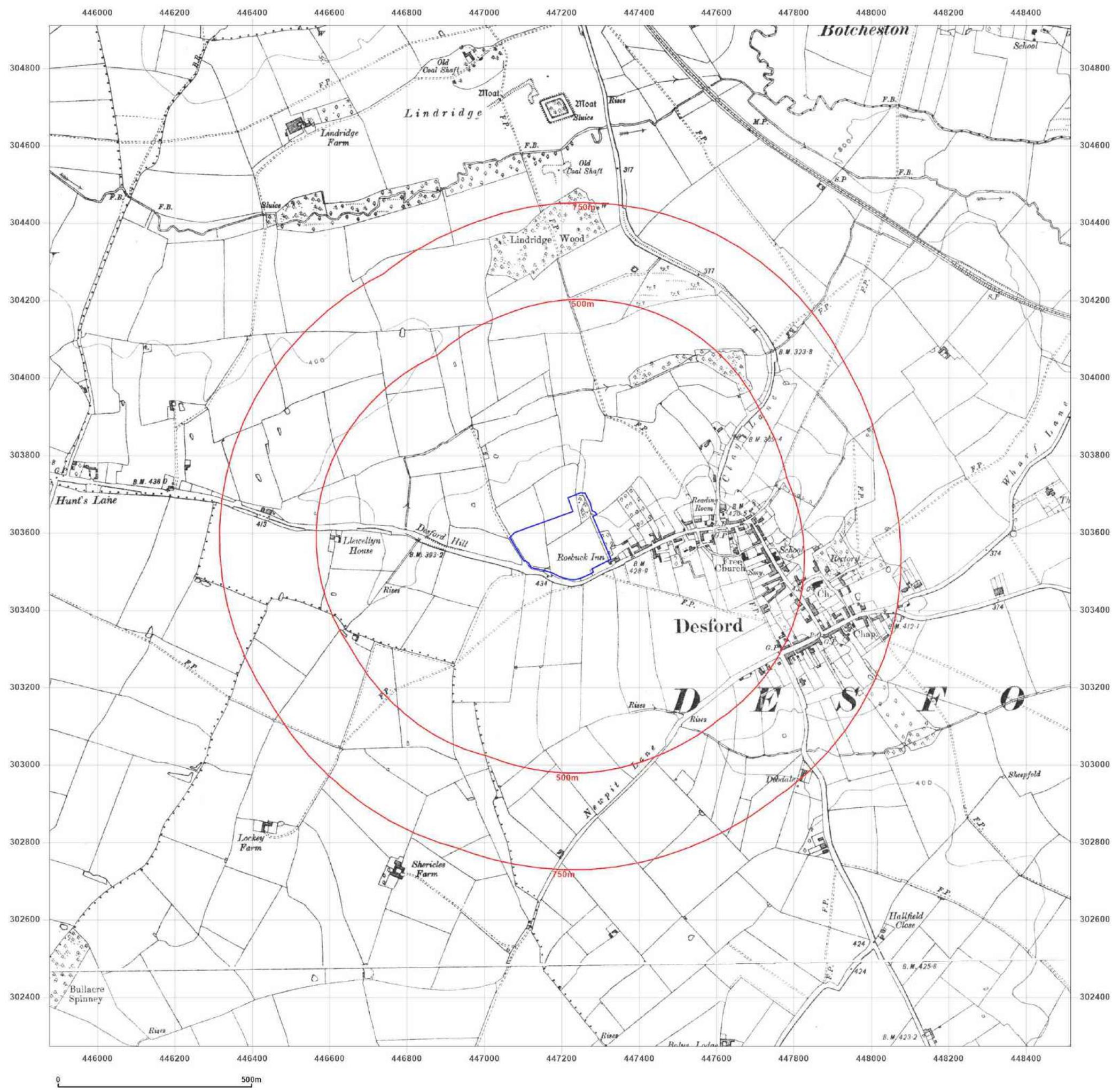


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Site Details:

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DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: County Series

Map date: 1931

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
 Revised 1931
 Edition N/A
 Copyright N/A
 Levelled N/A

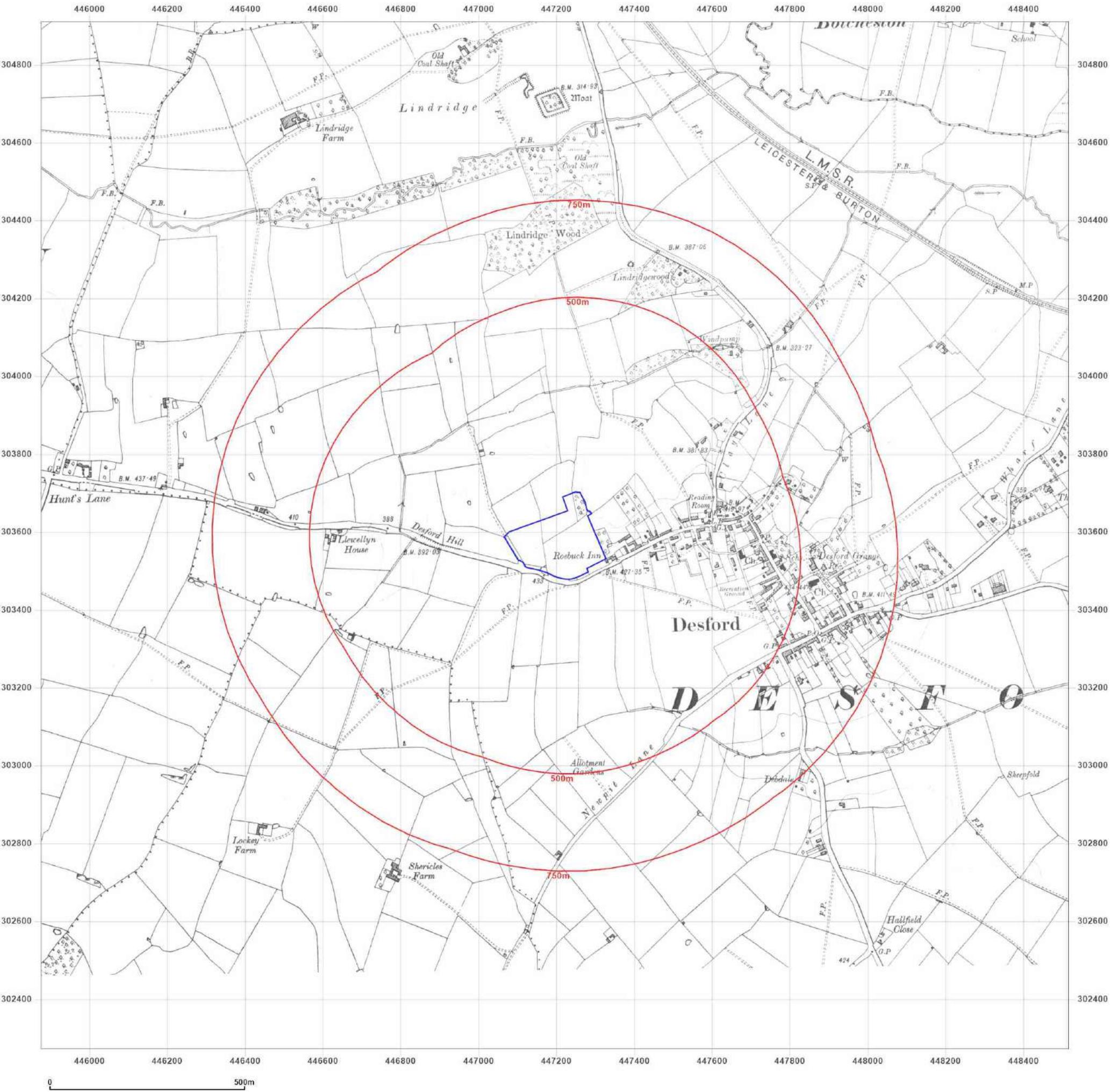


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Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: Provisional

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



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

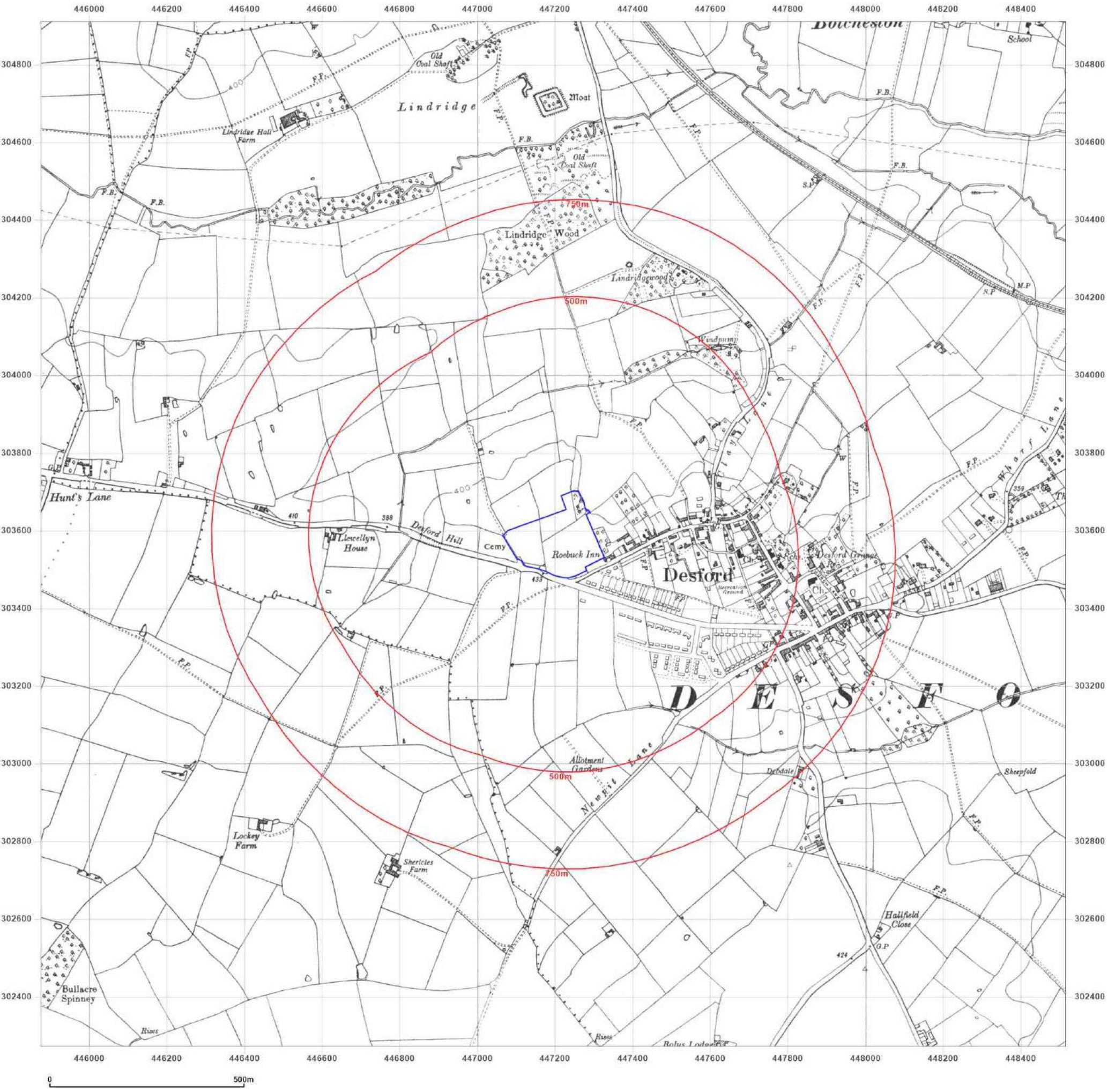


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Site Details:

E25195 SITE OFF HUNTS LANE,
DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: Provisional

Map date: 1966

Scale: 1:10,560

Printed at: 1:10,560



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

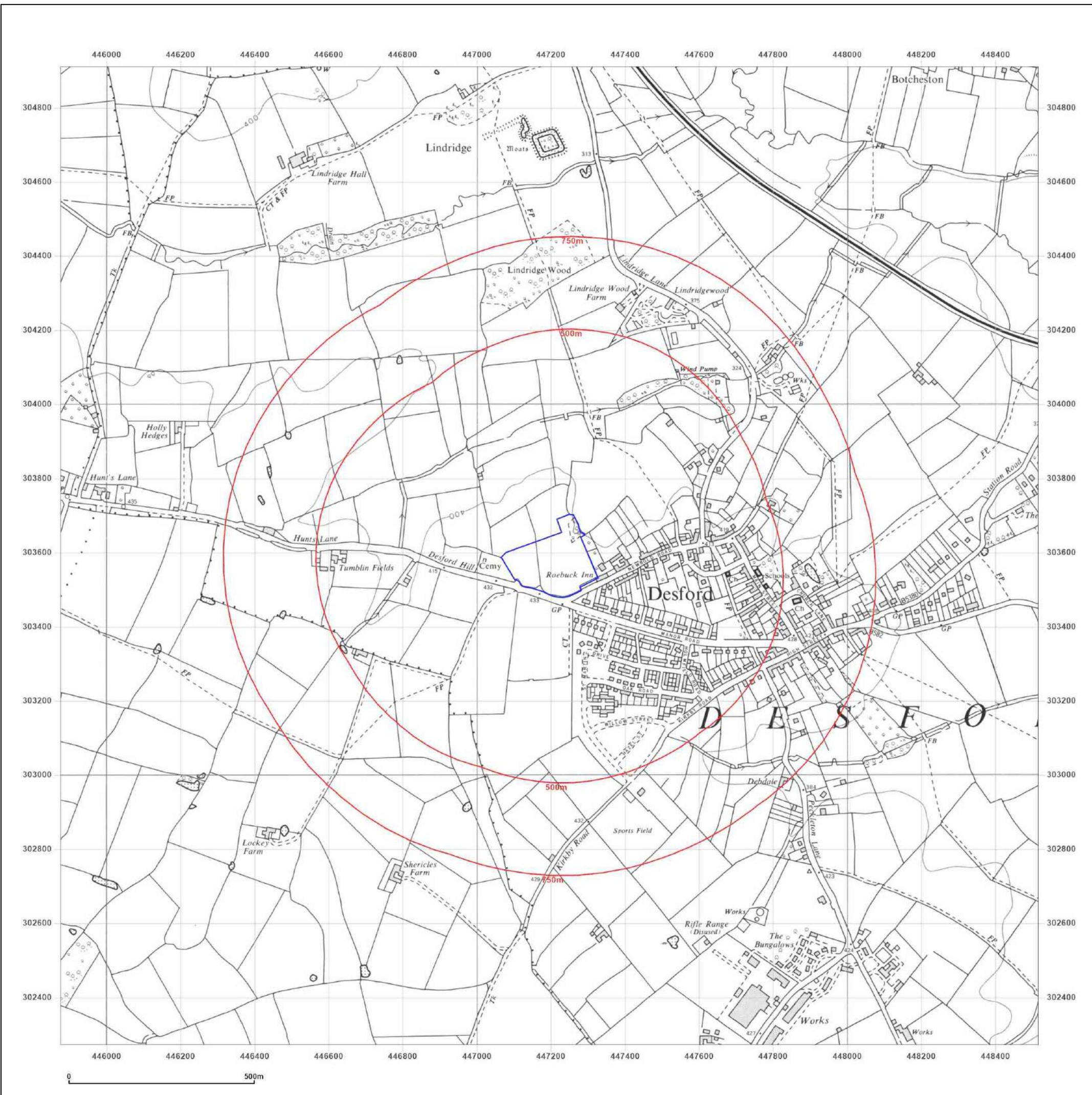


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Site Details:

E25195 SITE OFF HUNTS LANE,
DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: National Grid

Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



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

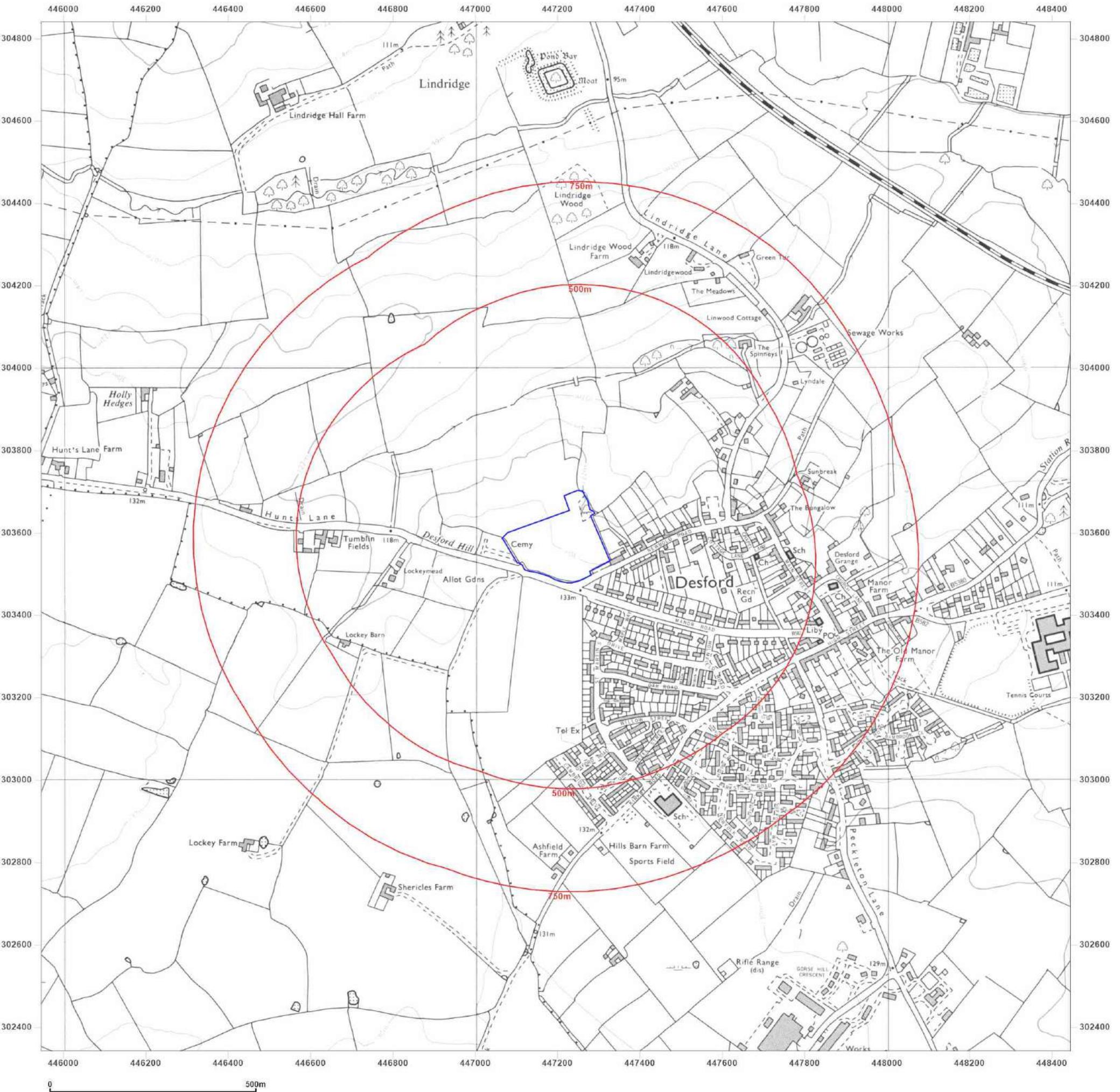


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Site Details:

E25195 SITE OFF HUNTS LANE,
DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

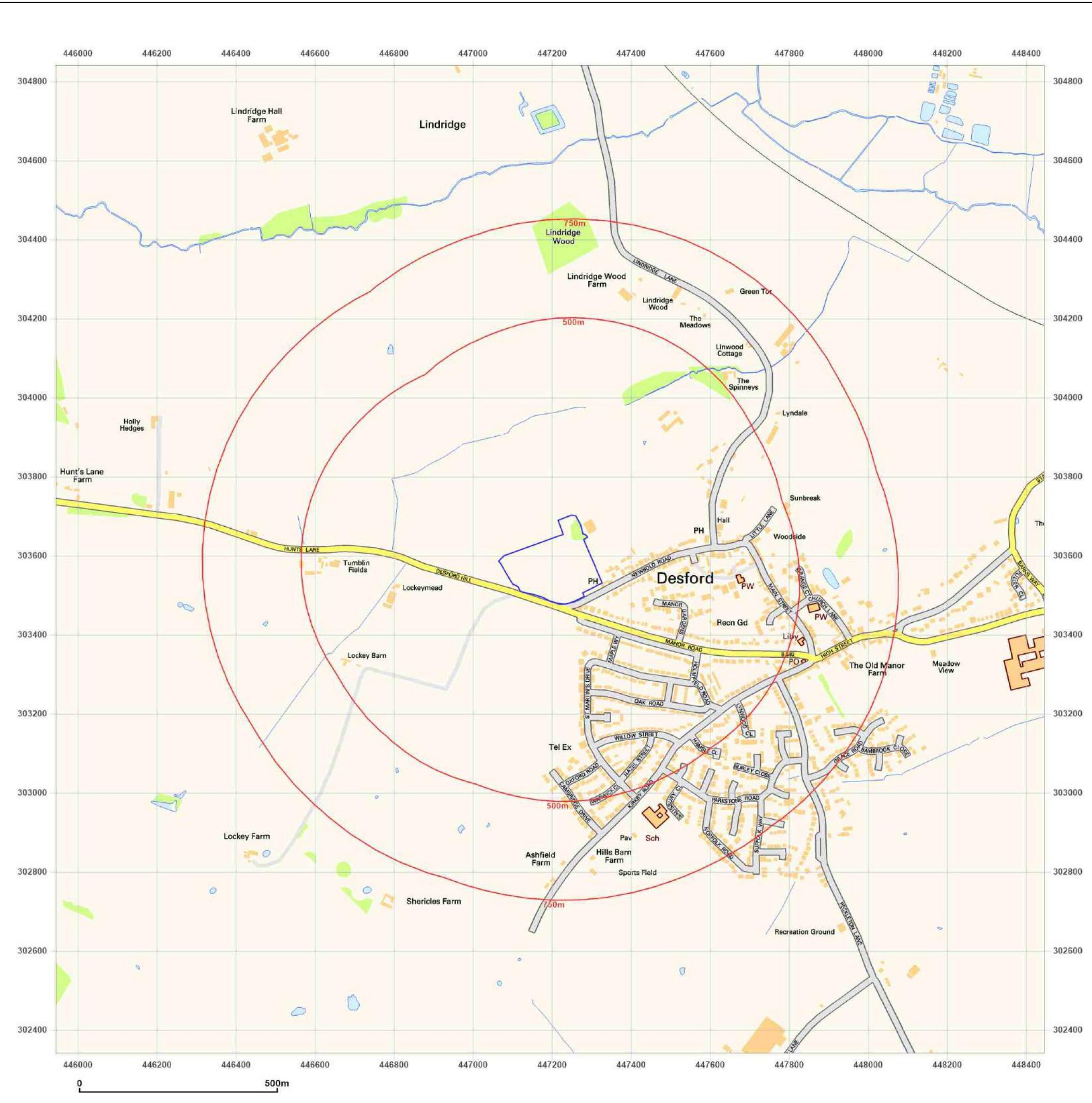


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Site Details:

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DESFORD

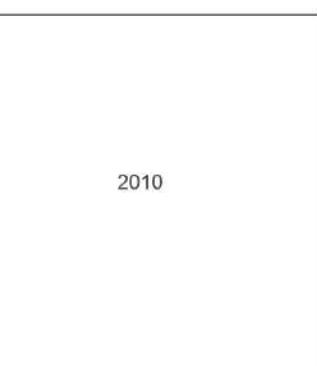
Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

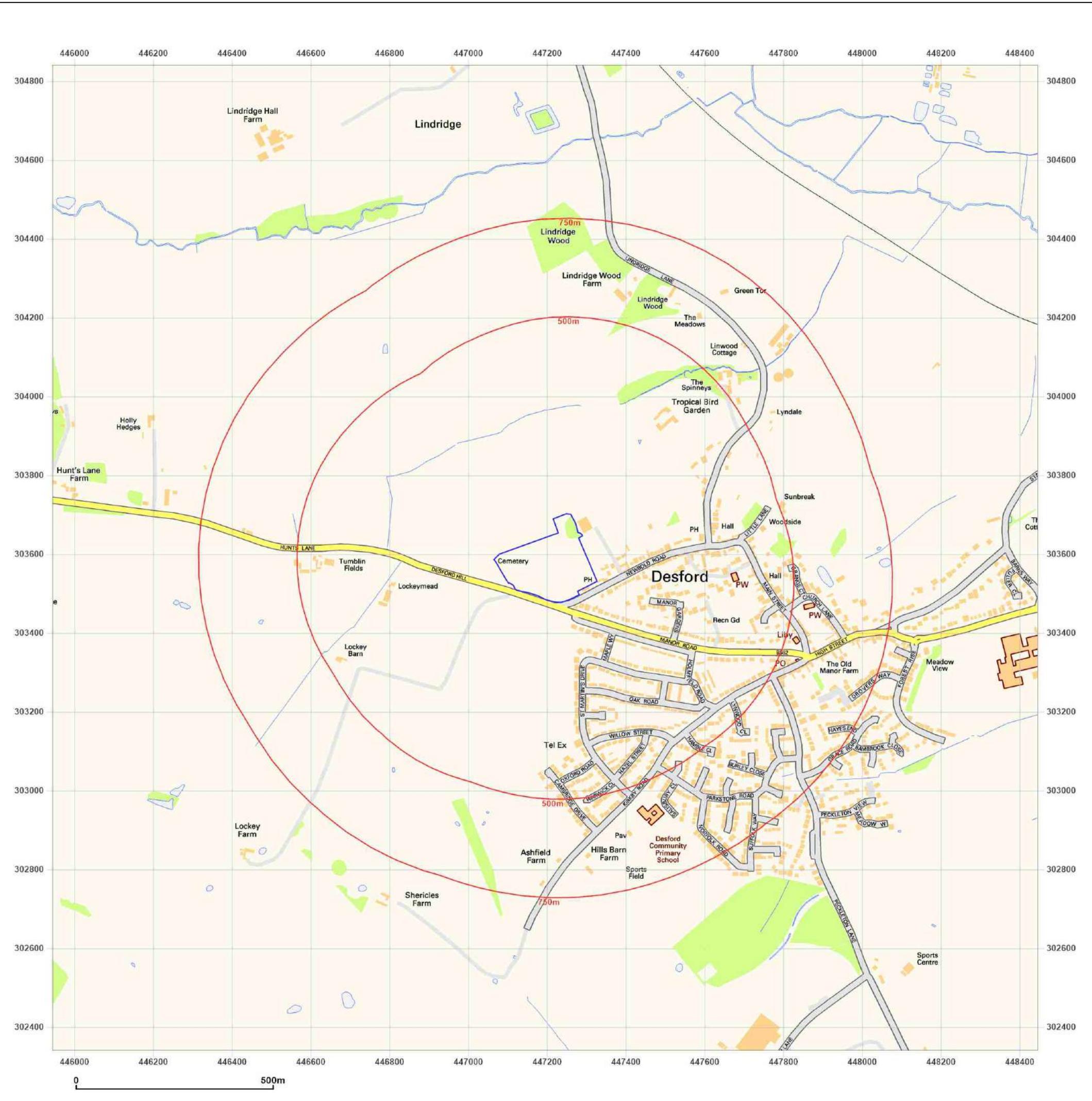


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Site Details:

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DESFORD

Client Ref: E25195_DESFORD
Report Ref: GS-P1Y-MFO-2V1-7AK
Grid Ref: 447195, 303591

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025

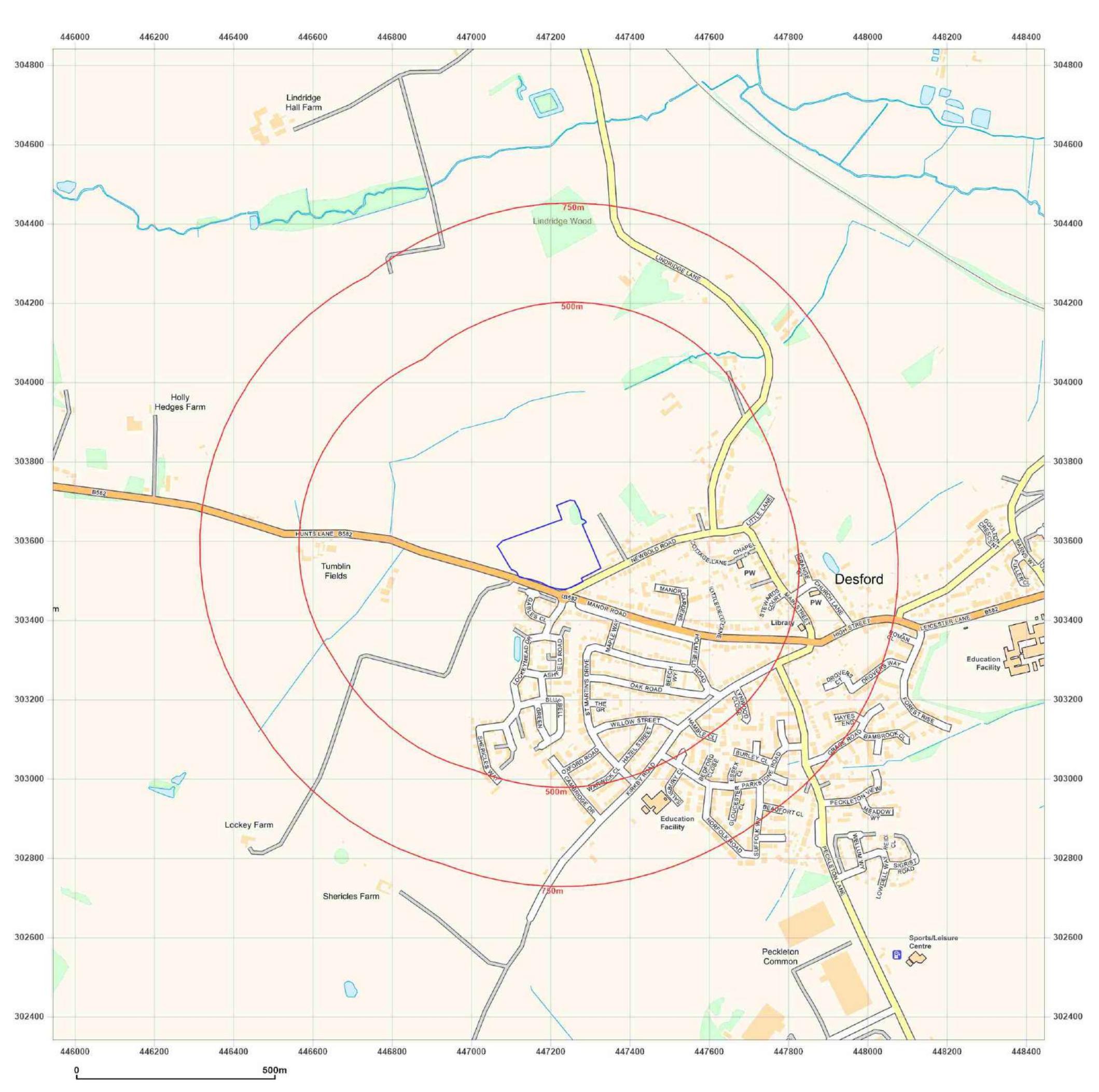


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APPENDIX VI

Unexploded Ordnance Information

UNEXPLODED BOMB RISK MAP

SITE LOCATION

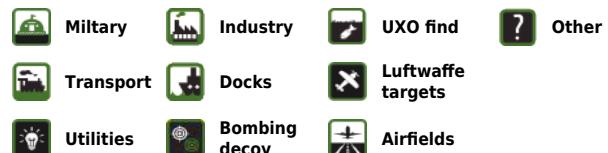
Map Centre: 447183,303574



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

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