

Ref: 6618/R2

**Land off York Close
Market Bosworth
Nuneaton**

**Phase 1 Geoenvironmental Assessment
(Desk Study)**

June 2024



REPORT DETAILS

Site Name:

Land off York Close, Market Bosworth, Nuneaton

Report Title:

Phase 1 Geoenvironmental Assessment (Desk Study)

Report Number:

6618/R2

Revision	Date	Status
-	June 2024	For Approval

Client: Gladman Developments Ltd

Client Contact: Paul Roberts



Prepared By: John E Lees B.Sc., C.Eng., M.I.C.E., M.C.I.W.E.M.

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1A Site Location

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Appendix 2 HISTORICAL, GEOLOGICAL AND ENVIRONMENTAL SETTING

2A Envirocheck

2B Hinckley & Bosworth Borough Council

EXECUTIVE SUMMARY

To be read in conjunction with full report.

Site	- Site accessed via a single detached property, No. 35 York Close. - Two field areas given over to pasture and generally clear of features other than internal field boundaries and a dilapidated shed at the north east boundary. Smaller field fronts onto Shenton Lane to the east. - Ground levels fall from York Close down to site. Smaller field relatively flat but slightly undulating with some fall towards Shenton Lane but otherwise, site falls in a west, north westerly direction. - Heavily overgrown ditch along the north boundary and crossing the proposed access which flows west. - Severn Trent foul and surface water sewer networks cut south west and west across the site joining within the north boundary with the surface water outfalling into the ditch and the foul continuing west. - No visual or olfactory evidence of contamination noted. - Allotment gardens immediately to the north east comprises a large field occupying the north west area and a smaller field occupying the south east area. - Bosworth Country Park to the east. To the south is Witherstitch Lodge stables with associated facilities with open farmland and woodland extending in all directions interrupted only by Market Bosworth to the north west, north and north east.
Historical Maps	- Located in an area where there has been limited commercial and industrial activity dating back to 1885. Old gravel pit 550m to the east within parkland briefly recorded but has disappeared by 1903. In 1903 workhouse yard appears immediately to the north, no longer annotated by 1958 and by the 1970s becomes South Farm. - Within the site in 1886 small structure and short sections of internal field boundaries but have disappeared by the 1950s with only main internal boundaries remaining. Otherwise, site devoid of features dating back to 1885.
Geology and Hydrogeology	- Mapping indicates the site as being underlain by sand and gravel with a ribbon of clay, silt, sand and gravel within the north east area. - Underlying these deposits is mudstone. - Superficial Aquifer designation is given as Secondary Aquifer-A and Undifferentiated. - Bedrock Aquifer designation given as Secondary Aquifer-B. - Site is not located within a Source Protection Zone.
Hydrology and Flooding	- Site located in an area of EA Flood Zone 1 with no areas of Zones 2 and 3 identified within 1km. - Ditch network along the north west boundary flows west and at some point becoming Bosworth Brook. - Ribbon of surface water flood risk mapped within the site. - Reference should be made to the separate Flood Risk Assessment.

Waste and Landfill Sites	- No waste or landfill sites within 0.5km.
Contaminated Land Issues	- Hinckley & Bosworth Borough Council are not aware of any specific issues affecting the site.
Hazardous Ground Gases	- Not within an area at risk from radon. - No sources of risk identified.
Site Investigation	- General ground conditions to be investigated for geotechnical and environmental purposes. - No potential sources of contamination identified at this stage.
Surface Water Infiltration	- Ground conditions may prove suitable for surface water infiltration but subject to investigation.
Invasive Plants	- None identified but subject to a specialist assessment.

1.0 INTRODUCTION

1.1 Appointment

- 1.1.1 In August 2021, Lees Roxburgh Limited were first commissioned by Gladman Developments Ltd to carry out a Phase 1 Geoenvironmental Assessment of land at Market Bosworth, Nuneaton. In April 2024, Lees Roxburgh Ltd were commissioned to refresh the assessment with a new Envirocheck report and enquiry to Hinckley & Bosworth Borough Council Environmental Health.

The Geoenvironmental Assessment covers a Phase 1 Desk Study based on these latest responses and the site visit originally undertaken in September 2021.

1.2 Proposed Development

- 1.2.1 A residential housing development is proposed.

1.3 Objectives

- 1.3.1 The objectives of the Phase 1 Geoenvironmental Assessment of the site are summarised as follows;
- Determine the historical and environmental setting of the site.
 - Determine the geology, hydrogeology and hydrology of the area of the site.
 - Advise on anticipated ground conditions.
 - Identify potential environmental hazards to the development.
 - Prepare a preliminary risk assessment where potential hazards to the development have been identified.
 - Set out proposals for physical site investigation works (Phase 2 Geoenvironmental Assessment).

1.4 Scope of Work

- 1.4.1 The Phase 1 Desk Study element of the work has been based on a site walkover and reference to, and must be read in conjunction with, the following;
- Landmark Envirocheck Report – **Appendix 2A**
 - Hinckley & Bosworth Borough Council – **Appendix 2B**
- 1.4.2 This report describes the findings of the assessment work and provides recommendations in respect of site investigation works.
- 1.4.3 Lees Roxburgh Limited, having exercised reasonable skill, care and diligence in preparing this report, shall not be held liable for any loss arising from erroneous information received from third parties.

- 1.4.4 This report has been prepared specifically for Gladman Developments Ltd and their advisors and reliance on its contents cannot be placed by any third party without the express permission of Lees Roxburgh.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Location

- 2.1.1 The site is centred on National Grid references 440200, 302640 and is 5.62ha in area (**Appendix 1**).
- 2.1.2 The site lies on the southern outskirts of Market Bosworth and some 20km west of Leicester city centre.

2.2 Access and Surrounding Land Use

- 2.2.1 It is proposed the site will be accessed via No. 35 York Close which comprises a single detached property.
- 2.2.2 The two fields, one large the other small, which comprise the site are currently accessed from an unnamed lane to the south via a large field also within the overall land ownership but not proposed for development.

The smaller field fronts onto Shenton Lane to the east.

Otherwise, the north east and north boundaries are formed by residential property and gardens which comprise the limit of the settlement area.

- 2.2.3 To the east, south and west is open farmland.
- Immediately to the north east and also fronting onto Shenton Lane are allotment gardens.
- Immediately south east of the site there is Witherstitch Lodge Stables with associated horse menage area and grassed pasture.
- 2.2.4 Bosworth Park lies some distance to the north east with Bow Pool, a large lake, draining in a south westerly direction into a second large water body located to the south east before flowing in a southerly direction.
- 2.2.5 About 0.8km to the west is a railway line with the Ashby de la Zouch canal just beyond both running north-south.

2.3 Site Description

- 2.3.1 As noted, the site is accessed off York Close to the north via No. 35 a single detached two-storey property of brick construction with gardens to the front and to the rear extending down to the main site area.
- 2.3.2 The overall site is irregular in shape and comprises the smaller field to the south east and a much larger field occupying the north western area of the site with both fields being grassed and given over to cattle pasture.
- 2.3.3 External and internal boundaries are substantially formed by hedging, bushes and trees supplemented by post and wire fencing, all well overgrown.

To the largest field, the fencing is generally doubled up to form the boundaries with adjacent gardens, the one obvious exception being to the rear of No. 59 Stanley Road to the north boundary where there is a brick wall.

- 2.3.4 Towards the north west corner of the site, the boundary areas become increasingly overgrown. As a result, there is no visual evidence of the ditch system which is mapped as forming a section of this boundary although a trickle of water was audible.

The garden to No. 31 York Close extends over the ditch and forms an inset into the site boundary.

- 2.3.5 There is a dilapidated timber shed in the north east corner of the smaller field.

Manhole covers, four pairs of which were raised, were noted in the larger field together with some evidence of vegetation consistent with waterlogged ground although noting that the site inspection took place following a lengthy, substantially dry period of weather.

Otherwise no features were noted within the two field areas.

The allotment gardens appearing reasonably well tended.

- 2.3.6 No visual or olfactory evidence of contamination was noted.

2.4 **Topography**

- 2.4.1 The site falls from Shenton Lane predominantly north westerly and then turning west at the north west corner but with some slight fall within the smaller field area towards Shenton Lane.

Within this field, and to some extent within the larger field, mild ground undulations were noted within the overall topography.

Within the overall land falls, there is also a slight valley running close to the north boundary of the larger field and merging with the line of the ditch system.

Beyond the north west boundary, existing property is set well above, with gardens falling down to, the shared boundary.

- 2.4.2 Reference should be made to the topographical survey but boundary levels can be summarised as follows;

- | | | |
|---|-----------------------------------|------------|
| • | North frontage to Shenton Lane... | 120.7m AOD |
| • | South frontage to Shenton Lane... | 119.5m AOD |
| • | North corner... | 118.5m AOD |
| • | South west corner... | 120.5m AOD |
| • | North west corner... | 108.0m AOD |

2.5 Existing Drainage

- 2.5.1 As noted above, there is no visual evidence of the ditch system which forms a section of the north boundary and which is mapped as continuing west.

Whilst on site, a resident did advise that he had observed a significant flow in this system following periods of heavy rainfall.

Otherwise, a dry ditch was noted beyond the south east boundary of the larger field with no obvious outfall, with possibly a second ditch within the overgrown west boundary of the large field which extends down to the mapped ditch but, if present, very shallow and dry.

- 2.5.2 Severn Trent sewer networks cross the site comprising a foul system bisecting the site from the east and continuing west and foul and surface water systems running within the north boundary. The two foul systems join within the site, the surface water system discharges into the watercourse.

As noted, manhole covers provided evidence of these systems.

3.0 HISTORICAL, GEOLOGICAL AND ENVIRONMENTAL SETTING

3.1 Sources of Information

- 3.1.1 Reference has been made to the Landmark Envirocheck report dated 8th May 2024 (**Appendix 2A**).
- 3.1.2 Reference has also been made to the Coal Authority and Hinckley & Bosworth Borough Council (**Appendix 2B**).

3.2 Historical Maps

- 3.2.1 The Envirocheck report provides mapping dating back to 1885.

3.2.2

Map Dates	Surrounding Area	Site
1885 to 1904	Surrounded by open farmland and pockets of woodland with village of <i>Market Bosworth</i> close by to the north. To the east <i>Bosworth Park Deer Park</i> extends east and south east merging with extensive woodland, <i>Hercules Plantation</i>, <i>Old Covert</i>, <i>The Ducker</i>, <i>Spring Wood</i> and <i>Fish Pond</i>. Two large <i>Fish Ponds</i> 650m to the north east and 350m to the east with further reference to <i>Fish Ponds</i> and an <i>Old Gravel Pit</i> which is 550m from the site. Also note <i>Hercules Monument (Remains of)</i> within the deer park. Railway line running south – north 0.8km to the west with <i>Market Bosworth Union Workhouse</i> 200m to the north. <i>Market Bosworth Station</i> and <i>Gas Works</i> 0.8km to the north west. By 1903 <i>Cricket Ground</i> and <i>Pavilion</i> has appeared within the deer park with additional references to <i>Boat Houses</i>, <i>Bow Pool Covert</i>, <i>Wind Pump</i>, <i>Fish Stews Covert</i>, <i>Oak Ring</i>, <i>Looking Glass Pond</i> and <i>Monuments</i>. Old gravel pit no longer identified. <i>Workhouse Yard</i> appears close by to the north east.	Comprises two field areas, one large and the second smaller. East boundary formed by an unnamed lane with boundaries substantially correlating with field boundaries. However, a short section of the north east boundary cuts across the smallest field and sections of the north east and north boundaries are inset from the field boundaries at that time reflecting encroachment of recent development into the original field areas. Some short, internal field boundaries and a small structure within the north east corner and possibly a second small structure in the south east corner. Otherwise, other than sporadic trees annotated, site is clear of features.
1955 to 1958	Additional woodland areas annotated to the west. Deer Park is now merely <i>Bosworth Park</i> but with many features remaining. Union Workhouse is now <i>County Home</i>. Increased development within <i>Market Bosworth</i> but site remains separated from the village by the field area immediately to the north. Station to the west is now <i>Market Bosworth Station (Goods)</i>. Road forming eastern site frontage now <i>Shenton Lane</i>. By 1958, yard just to the north east no longer annotated but buildings remain.	Short sections of internal field boundaries have disappeared as has the small structure to the north east but that to the south remains. Watercourse now clearly identified with reference to <i>Issues</i> close to the north and running south west along the north field boundary and continuing west.

1966 (1 to 10,000 only- limited detail)	Reflects continued development of Market Bosworth extending west and east but with field areas remaining immediately to the north. Now <i>West Haven County Home</i> to the north.	No apparent change.
1973 to 1977 (1 to 2,500 only)	Increased development to the north. Buildings on the former workhouse yard now extended and becoming <i>South Farm</i>. Development within Bosworth now abutting the northern corner of the site with reference to Issues on Watercourse remaining. By 1978 development has extended west to abut the north boundary whilst noting the gap between the field boundary and the site boundary.	No apparent change.
1989 to 1994	By 1989 development abuts the short north eastern boundary and <i>Witherstitch Lodge</i> has appeared to the opposite side of Shenton Lane to the south east. Second watercourse network identified just to the south with <i>Issues</i> to the opposite side of Shenton Lane and flowing away from the site to the east south east. In conjunction with this, the watercourse to the north and along the north boundary is no longer mapped and therefore presumably culverted at least in part. Area of South Farm now developed. Railway to east identified as <i>Market Bosworth Light Railway</i>. <i>Witherstitch Lodge</i> comprising a number of buildings appears in the field to the south east.	No apparent change.
1999 (aerial)	Clearly identifies residential development to the north west and north and <i>Witherstitch Lodge</i> to the south.	Sporadic trees to all boundaries. Otherwise appears clear of features.
2000 to 2024	Identifies better detail of the surrounding area including identification of the various ponds and watercourse features. System to the north boundary now annotated. <i>Sewage Works</i> to the west. By 2006, railway is <i>The Battlefield Line Railway</i>. Canal clearly identified beyond the railway to the west. <i>Industrial Estate</i> and <i>Works</i> buildings appear off <i>Station Road</i> adjacent to the station which is now <i>Sedgemere Station</i>. <i>Sewage Works</i> to the west.	No apparent change. Ref. 2.0.
	By 2006 station to the west is now disused (<i>Dis</i>). Ref. 2.0.	

3.3 Site Geology and Hydrogeology

3.3.1 Reference to geological mapping identifies that the site is immediately underlain by sand and gravel with a ribbon of clay, silt, sand and gravel encroaching into the north west area of the site along the line of the ditch network.

Underlying these deposits is mudstone of the Gunthorpe Member.

3.3.2 Superficial Aquifer designation is given as Secondary Aquifer-A and - Undifferentiated.

3.3.3 Bedrock Aquifer designation is given as Secondary Aquifer-B.

3.3.4 The site is not located within a Source Protection Zone.

3.4 Estimated Soil Chemistry

3.4.1 Estimated background concentrations for the following metals have been provided;

- Arsenic <15mg/kg
- Cadmium < 1.8mg/kg
- Chromium 40-60mg/kg
- Lead < 100mg/kg
- Nickel 15-30mg/kg

3.4.2 These background levels are not considered as presenting a source of risk to the development.

3.5 Hydrology and Flooding

3.5.1 At the north west boundary where there is a watercourse system (becomes Bosworth Brook) which runs due west and appears to pass under the Ashby de la Zouch Canal from where it is conjectured it turns southerly and outfalls into the main watercourse system about 3km to the south west.

To the south east a watercourse network extends from the ponds within Bosworth Park in a southerly direction picking up the network which forms the field boundary to the south and continues along Sutton Lane.

Additional networks, some isolated, are recorded to the east, north and west all draining away from the site.

3.5.2 Reference to the flood mapping identifies that the site is located in a Zone 1 area of flood risk with no areas of Zone 2/Zone 3 flood risk identified within over 1km.

3.5.3 Surface water flood mapping identifies a ribbon of risk within the northern area of the site following the shallow valley and continuing along the line of the ditch network.

3.5.4 Reference should be made to the separate Flood Risk Assessment in this regard.

3.6 Pollution Incidents to Controlled Waters

- 3.6.1 There is 1 No. recorded pollution incident located to the site and described as Category 3 – Minor Incident.

3.7 Mining and Extraction

- 3.7.1 Reference to the Coal Authority confirms the site is not at risk from coal mining activities.

- 3.7.2 The only historic reference to extraction activities in the area relates to the old gravel pit briefly recorded 550m to the east within Bosworth Park and which had disappeared by 1903.

This is identified as a BGS recorded mineral site, Bosworth Park Gravel Pit, comprising workings for sand and gravel.

3.8 Waste and Landfill Sites

- 3.8.1 There are no recorded waste or landfill sites within 0.5km of the site.

3.9 Contaminated Land Issues

- 3.9.1 Hinckley & Bosworth Borough Council are not aware of any specific issues related to the site.

3.10 Contemporary Trade Directory and Fuel Station Entries

- 3.10.1 There is 1 No. recorded Contemporary Trade Directory Entry within 250m of the site.

This is related to Market Bosworth Farm Sales Limited at 64 Shenton Lane, Agricultural Merchants and remaining active but not deemed to be relevant to a development of this site.

- 3.10.2 There are no Fuel Station entries within 250m of the site.

3.11 Hazardous Ground Gas

- 3.11.1 The nearest historic extraction activities identified in the area were located some distance from the site.

- 3.11.2 Reference to *BRE Radon – Guidance on Protective Measures for New Buildings* identifies that the site does not lie in an area which is at risk from radon and protection measures are not required.

- 3.11.3 On this basis, the risk to the development relating to landfill gas and radon can be discounted.

3.12 Nitrate Vulnerable Zone

- 3.12.1 The site is identified as being located within a nitrate vulnerable zone.

3.13 Previous Investigation Data

3.13.1 A number of historic boreholes located to the north all encountered gravelly sands.

4.0 PRELIMINARY RISK ASSESSMENT

4.1 Potential Sources of Contamination

- 4.1.1 From a review of the Desk Study stage of the work, no sources of environmental risk have been identified.

Sections 4.1, 4.2 and 4.3 set out the general potential issues which can impact on a site of this nature. Section 4.4 addresses this specific site.

- 4.1.2 Any potential contaminants are likely to be entrained within the made ground and could potentially relate to the following determinands;

- Elements which could pose a risk to human health and/or controlled water - arsenic, cadmium, chromium VI, lead, mercury, nickel, nitrogen, selenium.
- Potentially phytotoxic elements - copper, zinc.
- Inorganic chemicals which could pose a risk to human health controlled water and/or buildings - cyanide, soluble nitrate, sulphate, sulphur.
- Other inorganic contamination - asbestos, pH conditions.
- Organic contaminants, which could pose a risk to human health and/or controlled water - polyaromatic hydrocarbons (PAH) and total petroleum hydrocarbons (TPH), polychlorinated biphenols (PCB), solvents/ SVOCs.

4.2 Potential Receptors

- 4.2.1 There are a number of receptors that could be affected by potential onsite sources of contamination, associated with development of a site. These are;

- Groundwater
- Surface Water
- Development workers exposed during groundworks
- Adjacent site users during development works, possibly exposed to soil particles
- Future end users exposed to soil in garden/landscaped areas
- Plants exposed to phytotoxic substances in soil or groundwater
- Buildings exposed to aggressive ground conditions.

4.3 Potential Pathways

- 4.3.1 The risk assessment adopted is based on the Source-Pathway-Receptor (SPR) approach where the Source comprises the potential contaminant, the Receptor is a target which may be adversely affected by the Source and the Pathway, the means by which the contaminant may move from the Source to the Receptor.
- 4.3.2 There are a number of potential pathways for sources of contamination to reach sensitive receptors, including direct contact with the soil, air-borne vapours, dust and groundwater.

Contaminants in the soil may also generate leachate, which could potentially reach the aquifer and/or surface water bodies.

4.4 Pollutant Linkages

- 4.4.1 The following table, which represents a site-specific Conceptual Environmental Risk Model (CERM), provides a summary of potential pollution linkages and risks that could be associated with the site, in relation to the proposed residential development.

Source	Pathway	Receptor	Potential Pollution Linkage	Comment
Made Ground: Contaminants Entrained within soil at the site (e.g. toxic/ phytotoxic elements, Extreme pH Conditions hydrocarbons), PCB, SVOC etc.	Skin contact/ ingestion/ inhalation	Construction Workers	Potentially Active - Low Risk	No specific sources identified at this stage.
	Skin contact/ ingestion/ inhalation	Site end users	Potentially Active - Low Risk	No specific sources identified at this stage.
	Ingestion/ inhalation	Adjacent land users	Potentially Active - Low Risk	No specific sources identified at this stage.
	Direct contact /dissolved	Structure.	Potentially Active - Low Risk	No specific sources identified at this stage.
	Roots within contaminated soils	Plant growth	Potentially Active - Low Risk	No specific sources identified at this stage.
Mobile Contaminants (i.e. leachates, hydrocarbons) within the ground	Leaching into groundwater	Groundwater	Potentially Active - Low Risk	Underlain by a Secondary Aquifer. No specific sources identified at this stage.
	As above; with flow through permeable soils	Abstractions	Inactive	The site is not within a Source Protection Zone.
	Migration through Soil	Surface water	Potentially Active - Low Risk	Surface water systems identified on the site. No potential sources identified at this stage.
Landfill Gas	Emission From the ground	Construction workers	Inactive	No potential sources identified at this stage.
	As above penetrating buildings	Site end users	Inactive	

Radon	Emissions from the ground	Construction workers	Inactive	The site is not within a radon risk area.
	As above; Penetrating buildings	Site end users		
Hazardous Ground Gasses; originating from organic degradable soils or volatile hydrocarbons	Emission From the ground	Construction workers	Potentially Active - Low Risk	No specific sources identified at this stage.
	As above; penetrating unprotected buildings	Site end users	Potentially Active - Low Risk	

4.4.2 In summary, it is considered from review of the source material and the existing setting of the site that the risk of contamination can be considered to be low. Site investigation works are recommended and covered under Section 5.0.

5.0 COMMENT AND RECOMMENDATIONS

5.1 Site Investigation

5.1.1 A Phase 2 Geoenvironmental Assessment (Site Investigation) will be required at the appropriate stage.

5.1.2 A trial pit investigation would provide the best means of identifying trench stability for construction purposes and is less susceptible to conclusions on the nature of the underlying ground conditions being distorted by local variations.

A trial pit investigation stage would then form the basis for scoping out the requirement for any further investigation by borehole.

5.1.3 Alternatively, a less intrusive window sampling investigation could be undertaken and, subject to conditions encountered, could establish the nature of the ground to a greater depth.

5.2 Potential Foundation Requirements and Contamination Issues

5.2.1 Based on this desk study, traditional strip foundations may well be appropriate across the general area of the site.

However, detailed foundation requirements can only be confirmed once physical site investigation works have been undertaken and soil conditions identified and assessed.

5.2.2 No specific sources of contamination risk have been identified at this stage.

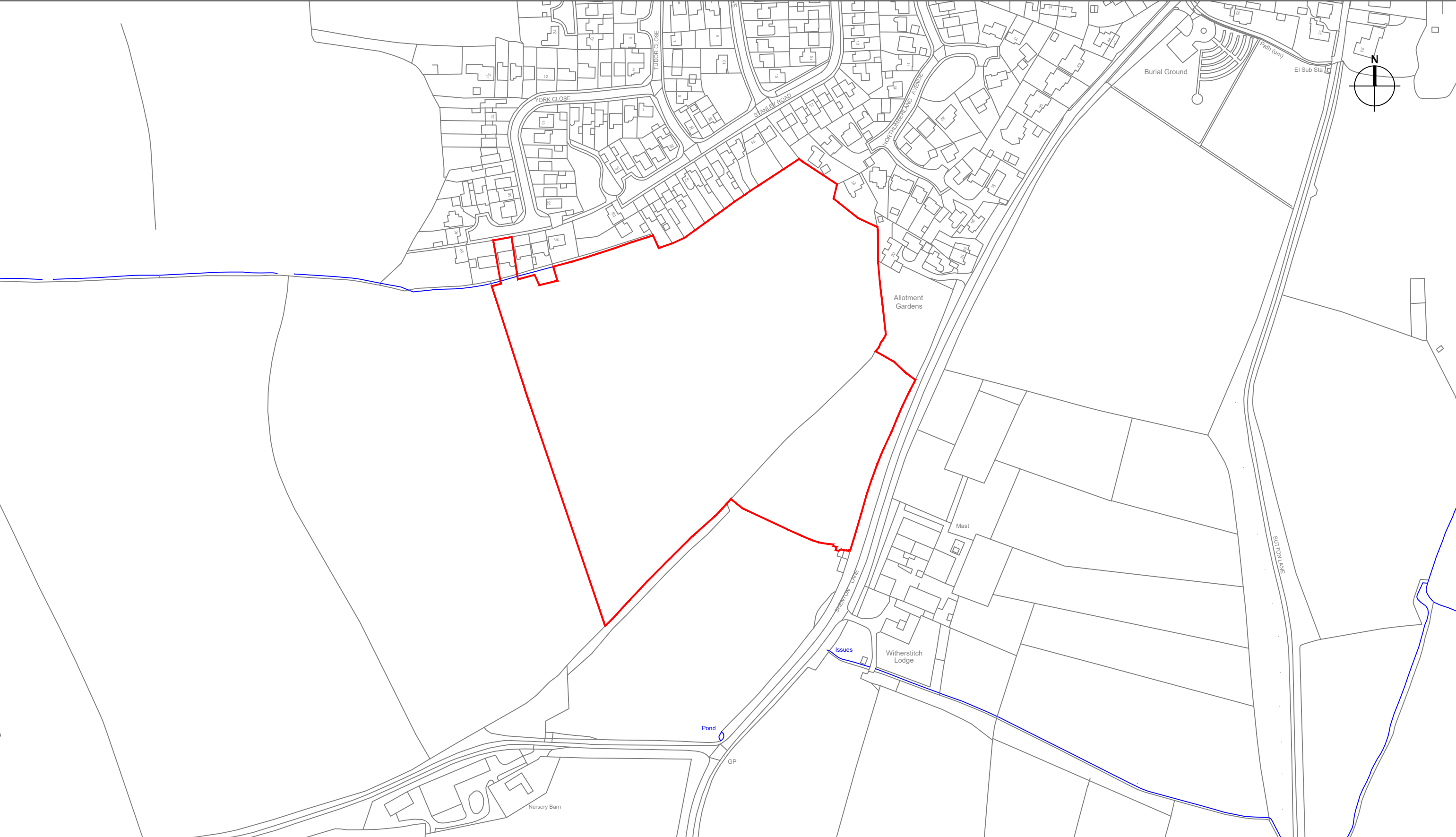
The absence, or otherwise, of any risks and their implications on the development can only be confirmed once physical site investigation works have been undertaken and ground conditions sampled, assessed and tested.

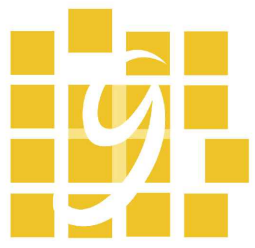
5.3 Surface Water Infiltration

5.3.1 On the basis of this desk study, it is considered that ground conditions may provide some potential for infiltration based drainage. Any potential for soakaways should be reviewed in conjunction with the initial Trial Pit investigation.

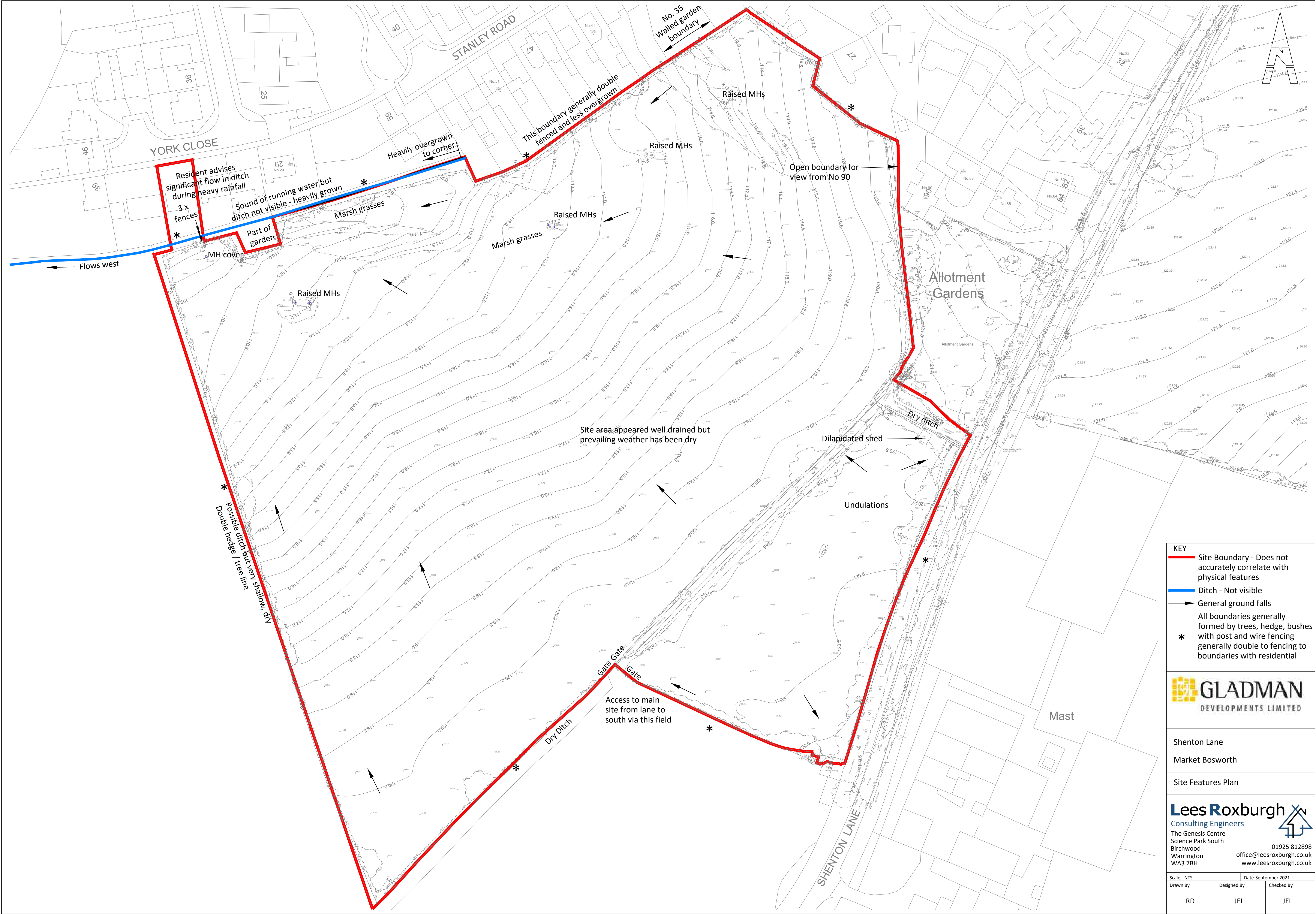
Appendix 1: Site Details

Appendix 1A: Site Location



 GLADMAN Gladman House, Alexandria Way Congleton Business Park Congleton, Cheshire CW12 1LB Tel: 01260 288800 Fax: 01260 288801 www.gladman.co.uk					Project		Drawn by SB	Issue date 21.05.2020
	A	17.04.24	PR	Access via 35 York Close	Shenton Lane, Market Bosworth	Title checked by SB	Title checked date 21.05.2020	
	Rev	Date	By	Revision notes		Highways checked by CHECKED BY	Highways checked date CHECKED_DATE	
	Status Information					Title Location Plan	Topo checked by CHECKED BY	Topo checked date CHECKED_DATE
							Scale(s) 1:2500 @ A3	
					Drawing No 2020-030/001A			

Appendix 1B: Site Features



KEY

- Site Boundary - Does not accurately correlate with physical features
- Ditch - Not visible
- General ground falls
- All boundaries generally formed by trees, hedge, bushes with post and wire fencing generally double to fencing to boundaries with residential
- *



Shenton Lane

Market Bosworth

Site Features Plan

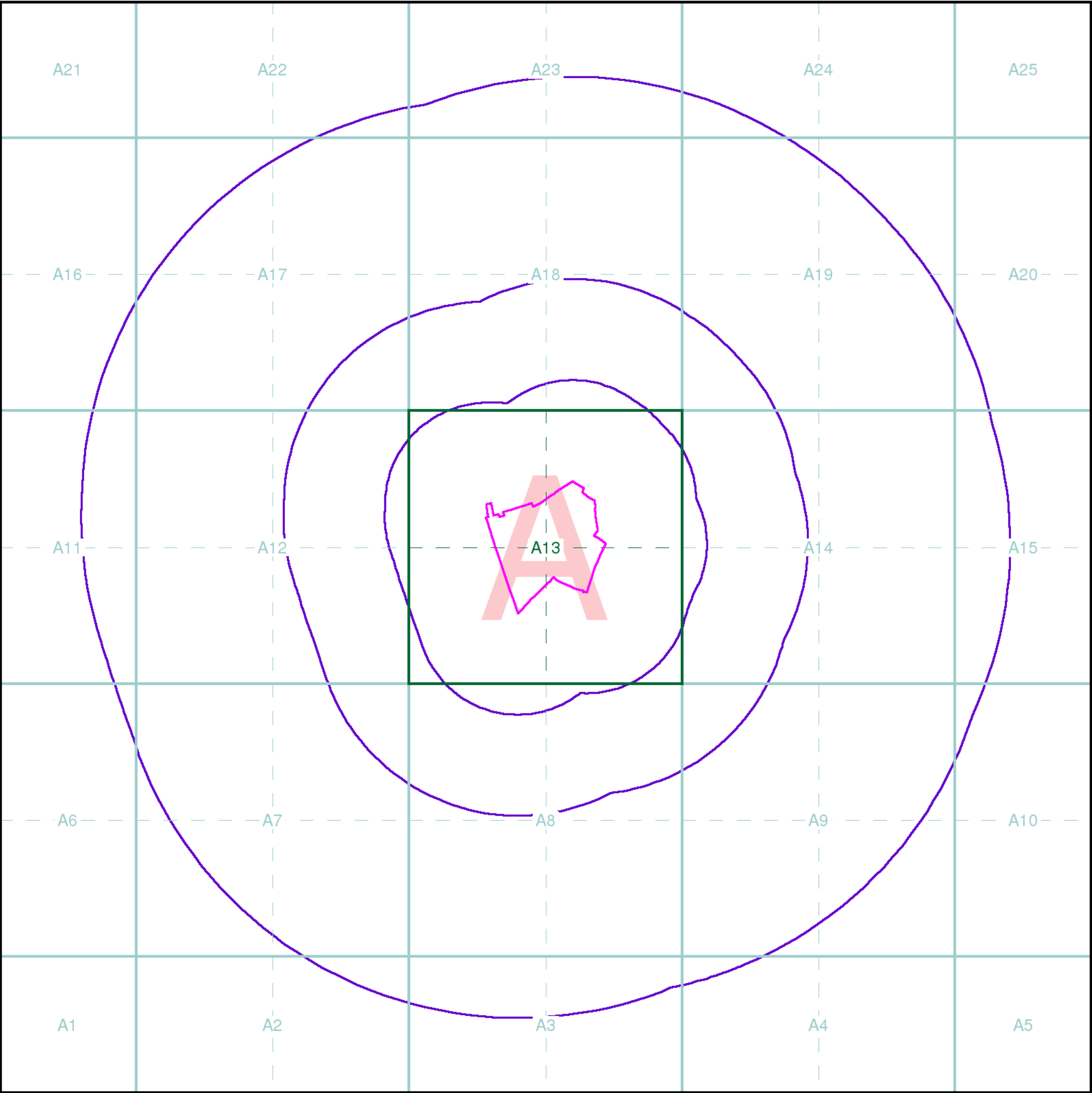
LeesRoxburgh
Consulting Engineers
The Genesis Centre
Science Park South
Birchwood
Warrington
WA3 7BH

01925 812898
office@leesroxburgh.co.uk
www.leesroxburgh.co.uk

Scale: NTS		Date: September 2021
Drawn By:	Designed By:	Checked By:
RD	JEL	JEL

Appendix 2: Historical, Geological and Environmental Setting

Appendix 2A: Envirocheck Report



Index Map

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

Slice

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

Segment

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

Quadrant

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

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr J Lees, Lees Roxburgh Ltd, The Genesis Centre, Science Park South, Birchwood, Warrington, WA3 7BH

Order Details

Order Number: 345846551_1_1
Customer Ref: 6618
National Grid Reference: 440190, 302650
Site Area (Ha): 5.63
Search Buffer (m): 1000

Site Details

Shenton Lane, Market Bosworth, Nuneaton, CV13 0PN

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

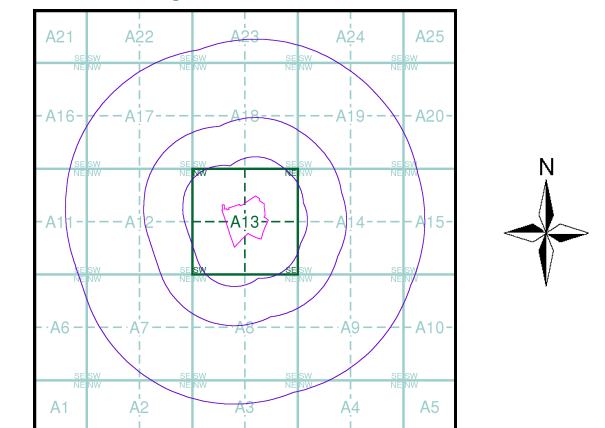
1:10,000 Raster Mapping

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

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Leicestershire	1:10,560	1885	2
Leicestershire	1:10,560	1903 - 1904	3
Leicestershire	1:10,560	1930	4
Ordnance Survey Plan	1:10,000	1955	5
Ordnance Survey Plan	1:10,000	1966	6
Ordnance Survey Plan	1:10,000	1983	7
Ordnance Survey Plan	1:10,000	1991	8
10K Raster Mapping	1:10,000	2000	9
10K Raster Mapping	1:10,000	2006	10
VectorMap Local	1:10,000	2024	11

Historical Map - Slice A

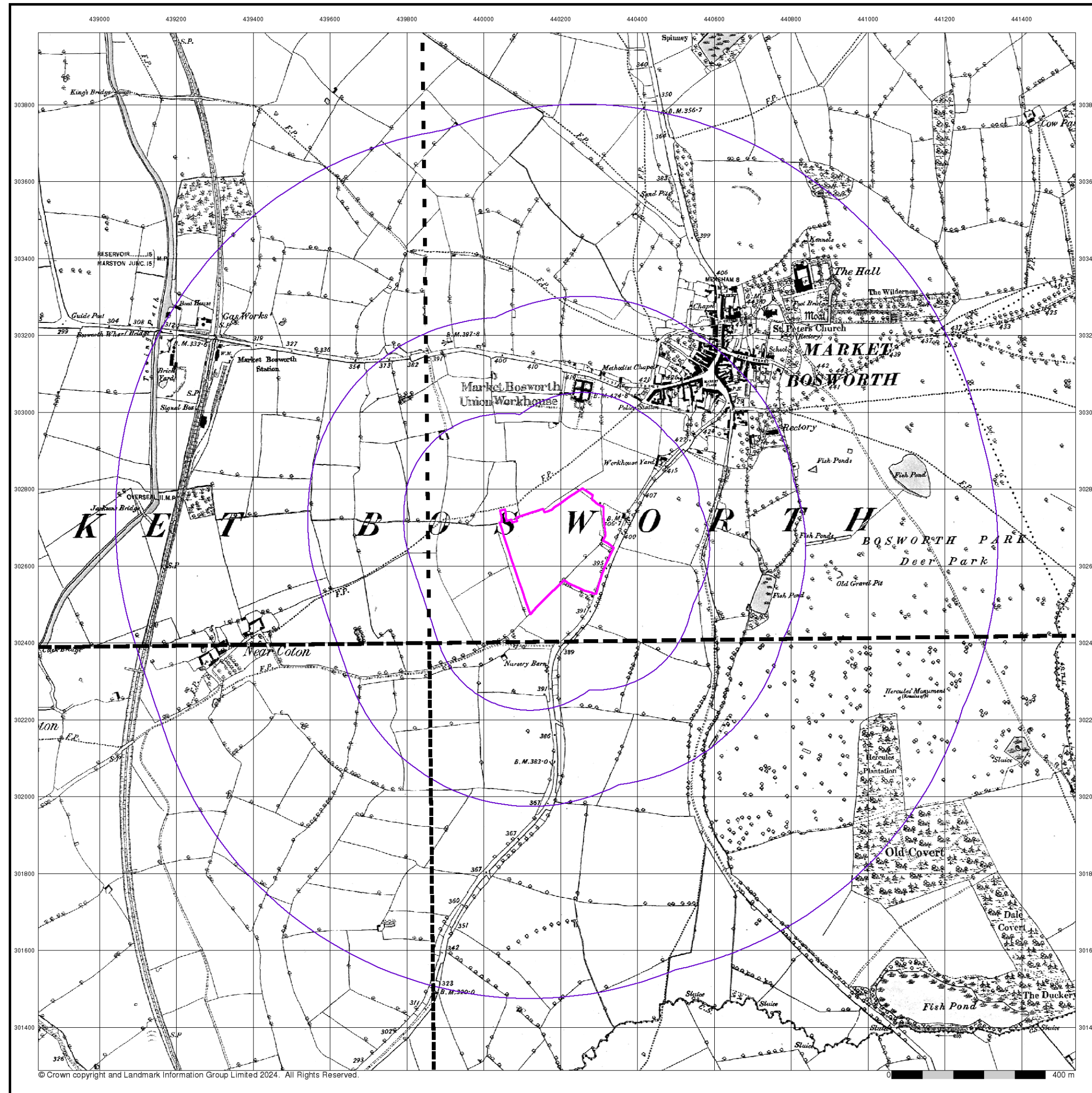


Order Details

Order Number: 345846551_1_1
Customer Ref: 6618
National Grid Reference: 440190, 302650
Slice: A
Site Area (Ha): 5.63
Search Buffer (m): 1000

Site Details

Shenton Lane, Market Bosworth, Nuneaton, CV13 0PN



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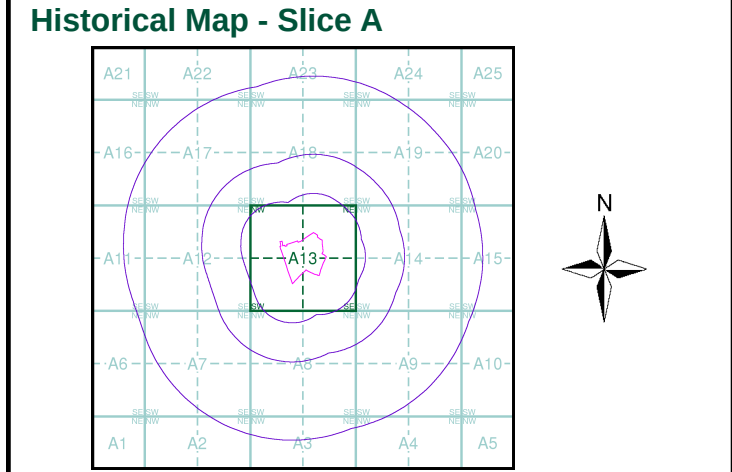
Leicestershire

Published 1885

Source map scale - 1:10,560

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

Map Name(s) and Date(s)			
029SW 1885 1:10,560		029SE 1885 1:10,560	
035NW 1885 1:10,560		035NE 1885 1:10,560	

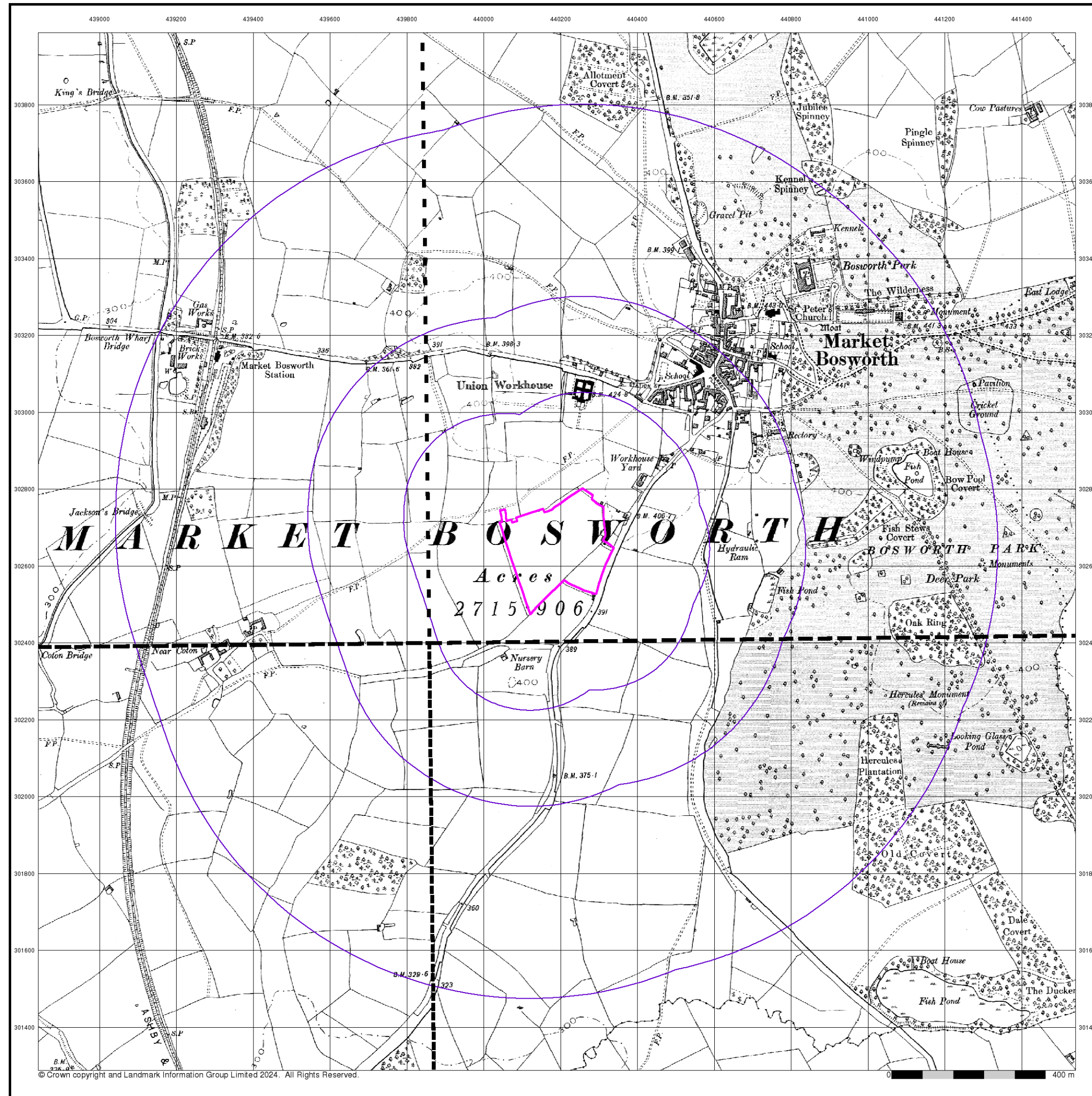


Order Details

Order Number:	345846551_1_1
Customer Ref:	6618
National Grid Reference:	440190, 302650
Slice:	A
Site Area (Ha):	5.63
Search Buffer (m):	1000

Site Details

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Leicestershire

Published 1903 - 1904

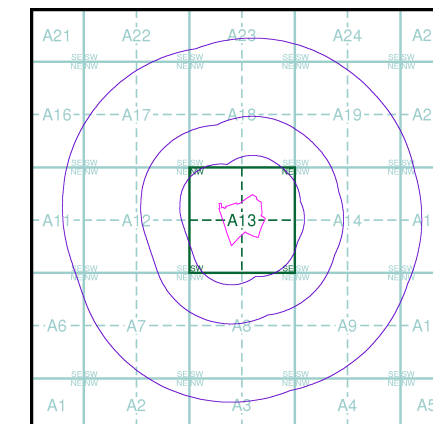
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

029SW 1904 1:10,560	029SE 1904 1:10,560
035NW 1903 1:10,560	035NE 1903 1:10,560

Historical Map - Slice A



Order Details

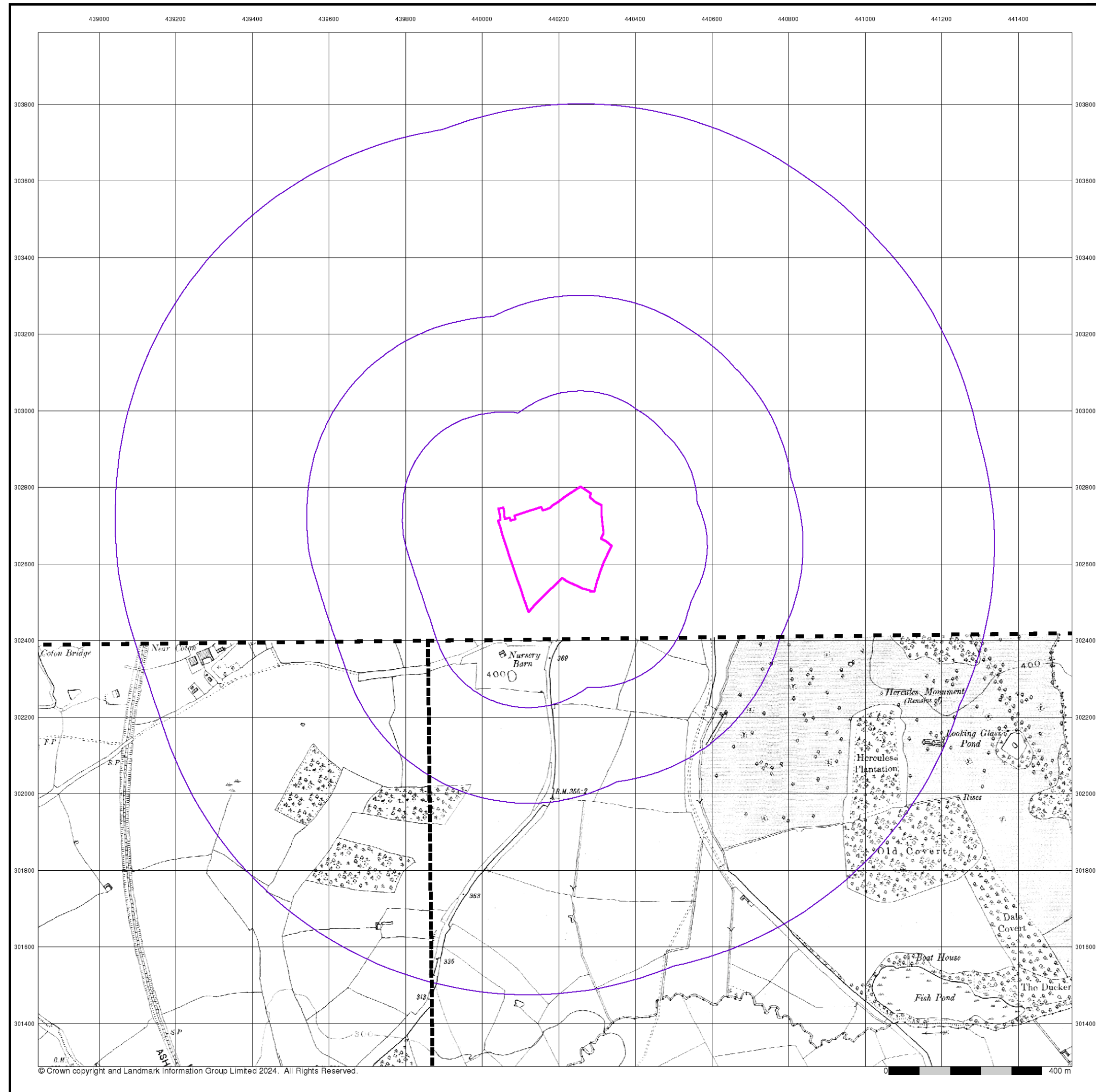
Order Number: 345846551_1_1
Customer Ref: 6618
National Grid Reference: 440190, 302650
Slice: A
Site Area (Ha): 5.63
Search Buffer (m): 1000

Site Details

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Leicestershire

Published 1930

Source map scale - 1:10,560

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

Map Name(s) and Date(s)

035NW 1930 1:10,560 035NE 1930 1:10,560

Historical Map - Slice A

A21 A22 A23 A24 A25
A16 A17 A18 A19 A20
A11 A12 A13 A14 A15
A6 A7 A8 A9 A10
A1 A2 A3 A4 A5

Order Details

Order Number:	345846551_1_1
Customer Ref:	6618
National Grid Reference:	440190, 302650
Slice:	A
Site Area (Ha):	5.63
Search Buffer (m):	1000

Site Details

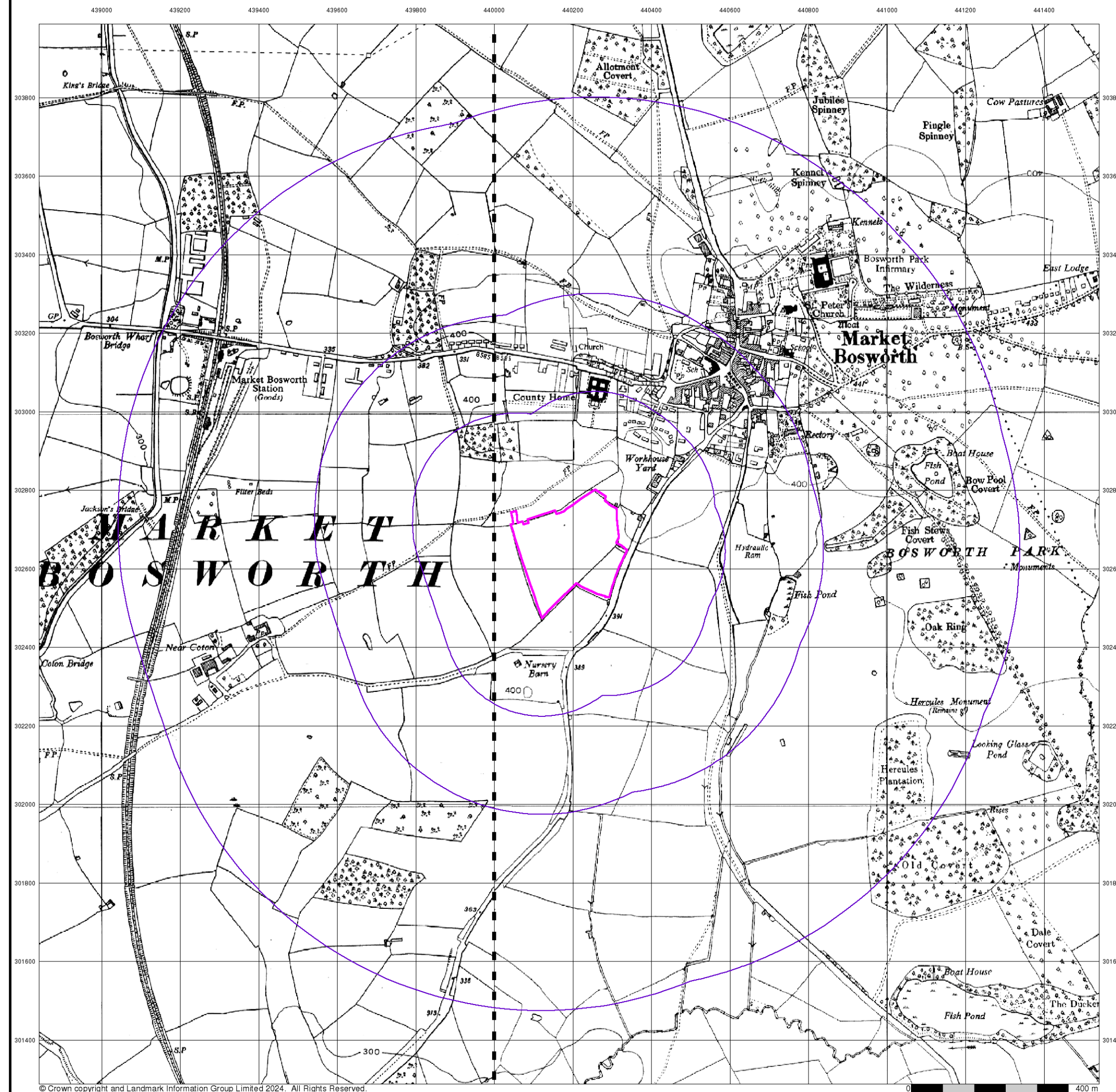
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A Landmark Information Group Service v50.0 08-May-2024 Page 4 of 11



Ordnance Survey Plan

Source map scale - 1:10,000

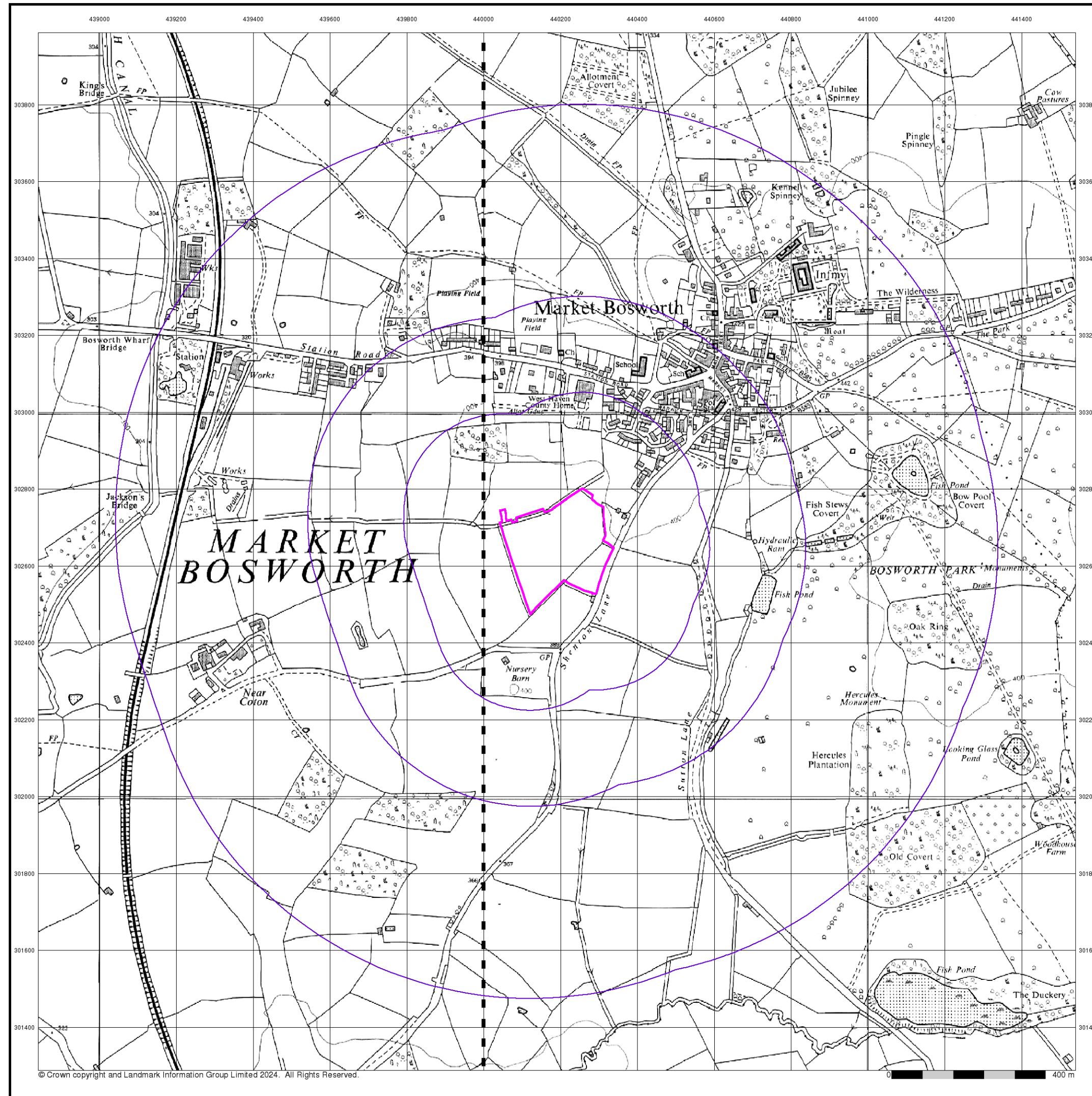
Map Name(s) and Date(s)

Historical Map - Slice A



Order Details

00 | Site Details



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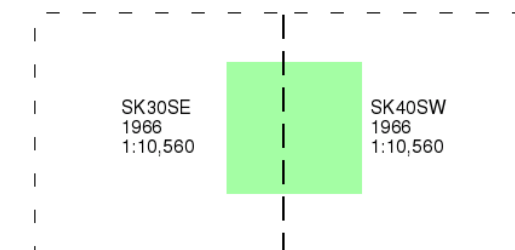
Ordnance Survey Plan

Published 1966

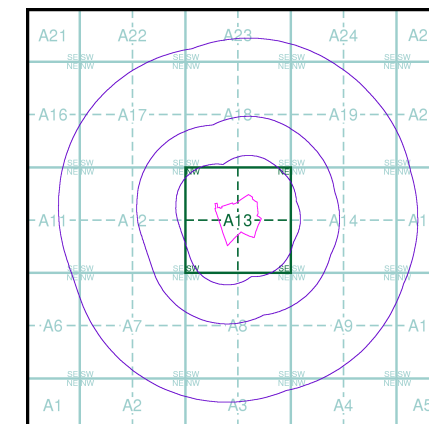
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

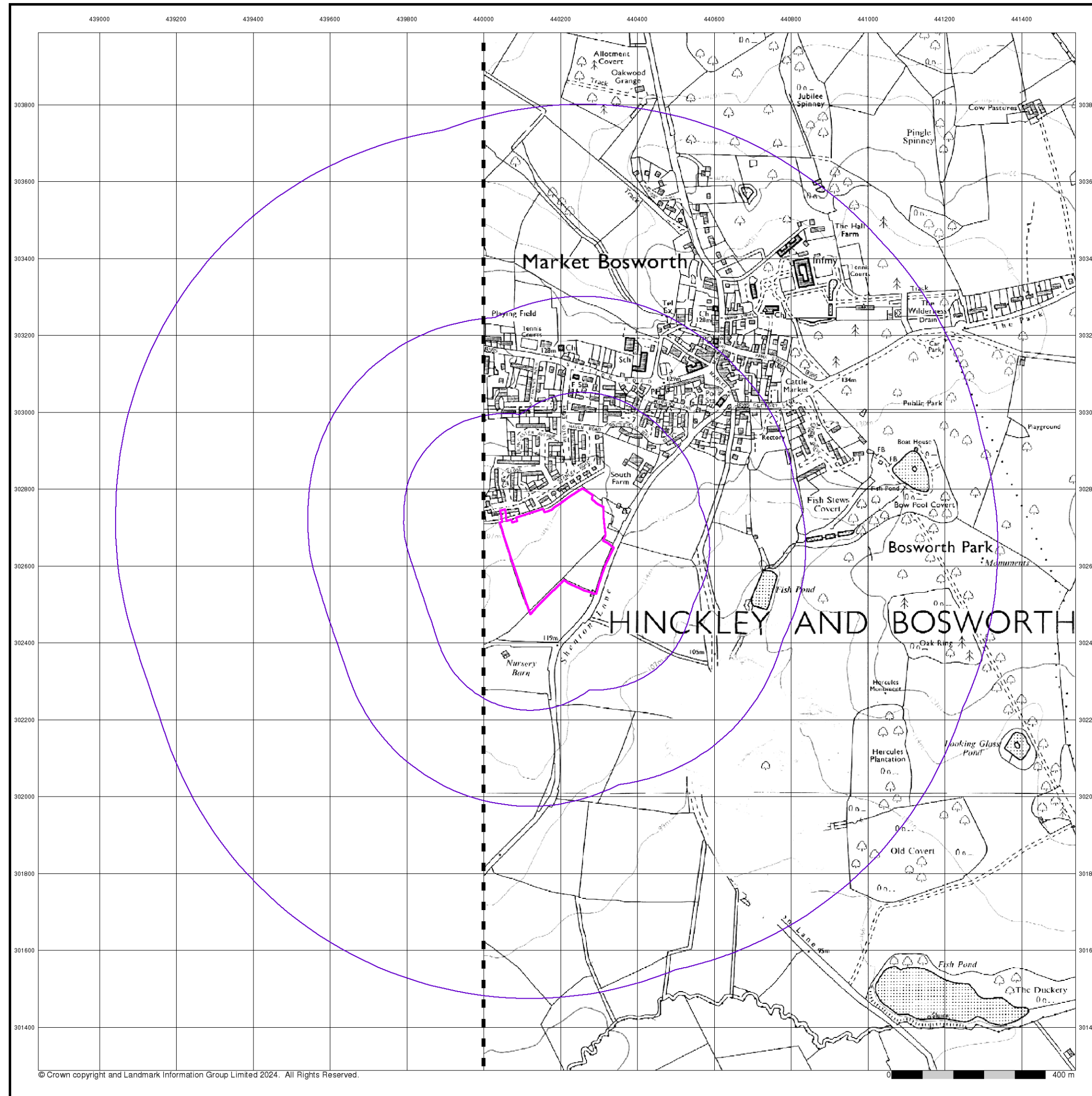
Order Number: 345846551_1_1
Customer Ref: 6618
National Grid Reference: 440190, 302650
Slice: A
Site Area (Ha): 5.63
Search Buffer (m): 1000

Site Details

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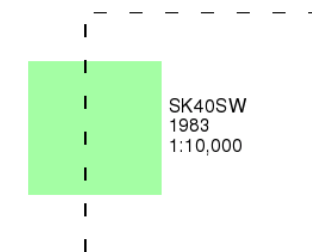
Ordnance Survey Plan

Published 1983

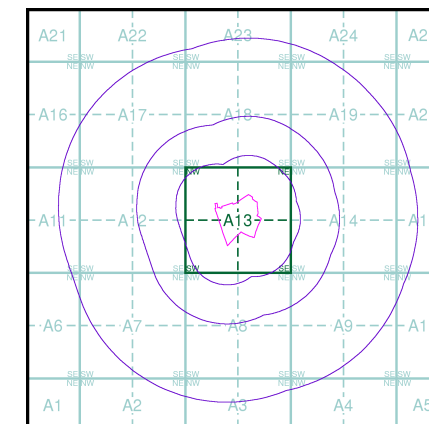
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 345846551_1_1
Customer Ref: 6618
National Grid Reference: 440190, 302650
Slice: A
Site Area (Ha): 5.63
Search Buffer (m): 1000

Site Details

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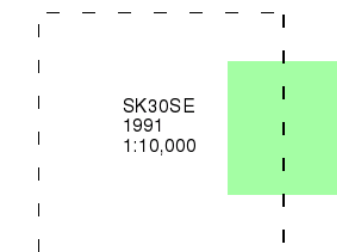
Ordnance Survey Plan

Published 1991

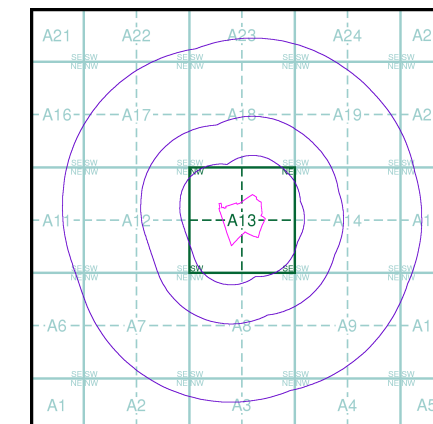
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

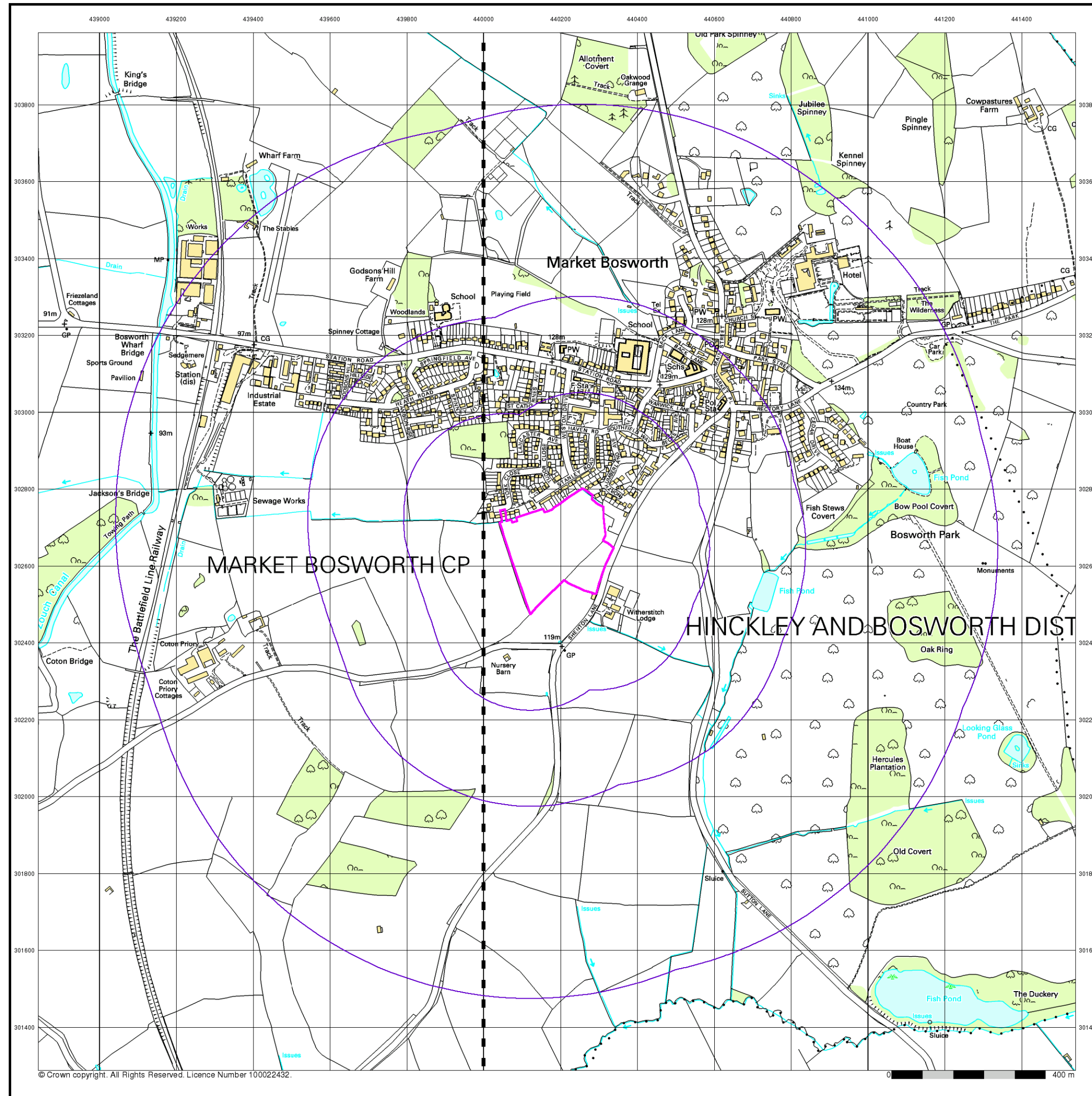
Order Number: 345846551_1_1
Customer Ref: 6618
National Grid Reference: 440190, 302650
Slice: A
Site Area (Ha): 5.63
Search Buffer (m): 1000

Site Details

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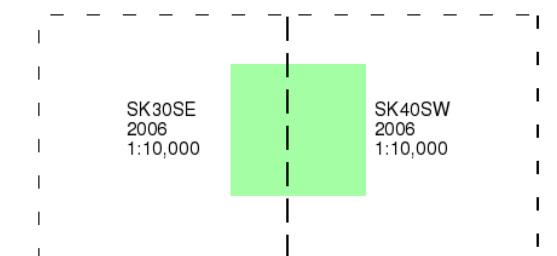
10k Raster Mapping

Published 2006

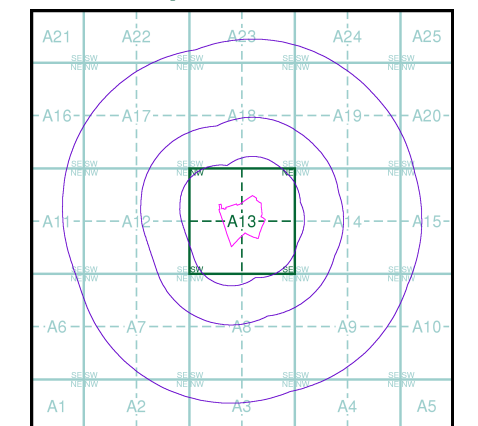
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A

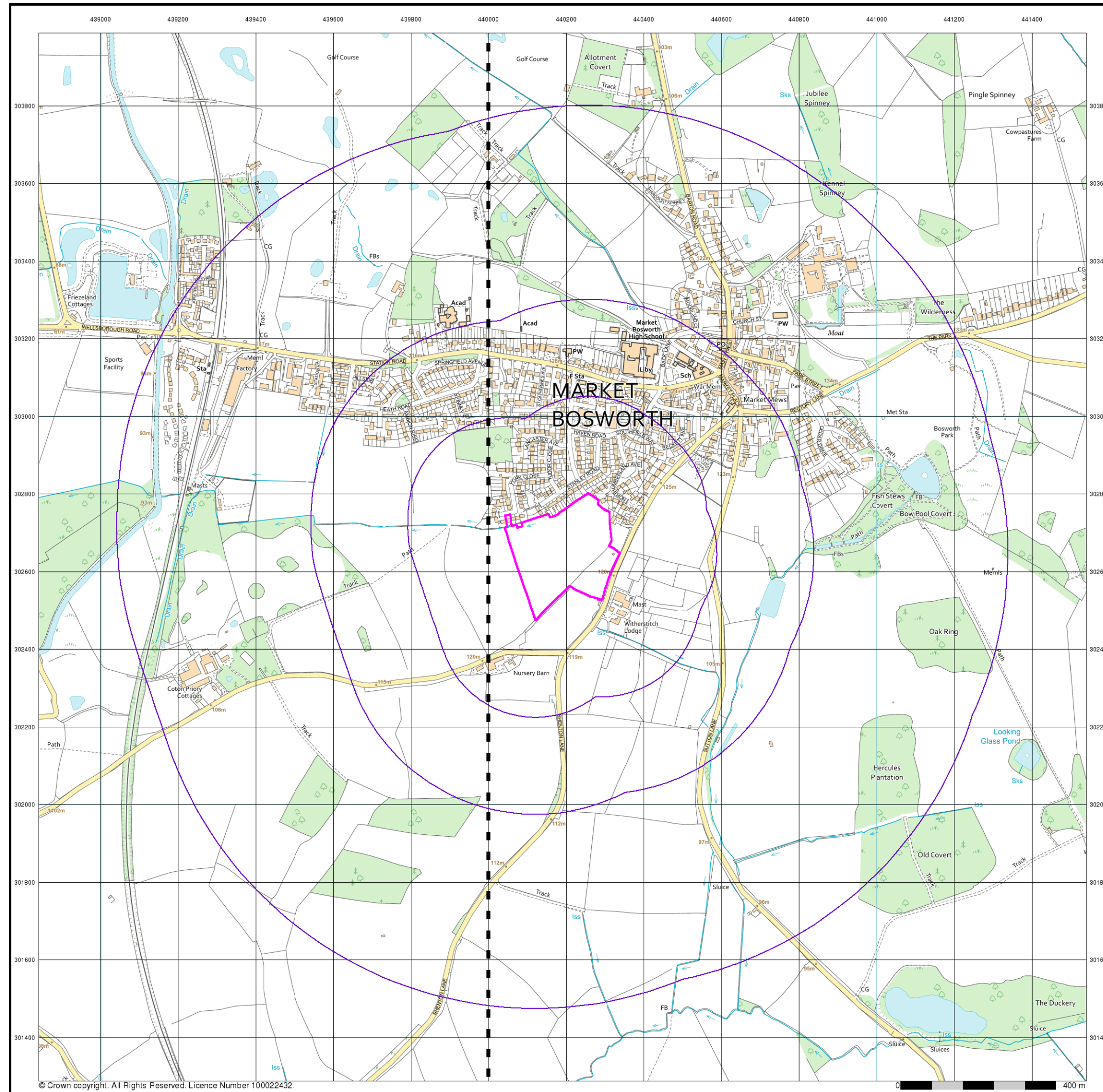


Order Details

Order Number: 345846551_1_1
Customer Ref: 6618
National Grid Reference: 440190, 302650
Slice: A
Site Area (Ha): 5.63
Search Buffer (m): 1000

Site Details

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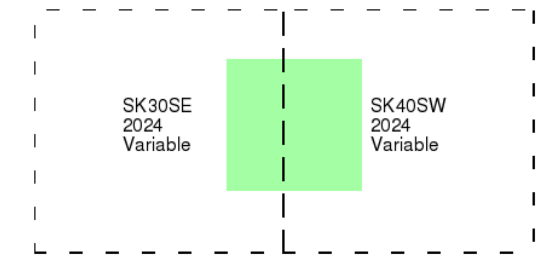
VectorMap Local

Published 2024

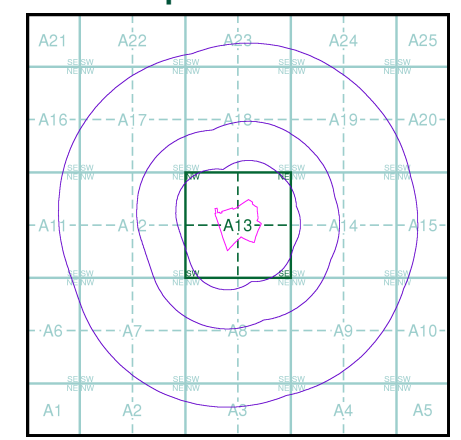
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 345846551_1_1
Customer Ref: 6618
National Grid Reference: 440190, 302650
Slice: A
Site Area (Ha): 5.63
Search Buffer (m): 1000

Site Details

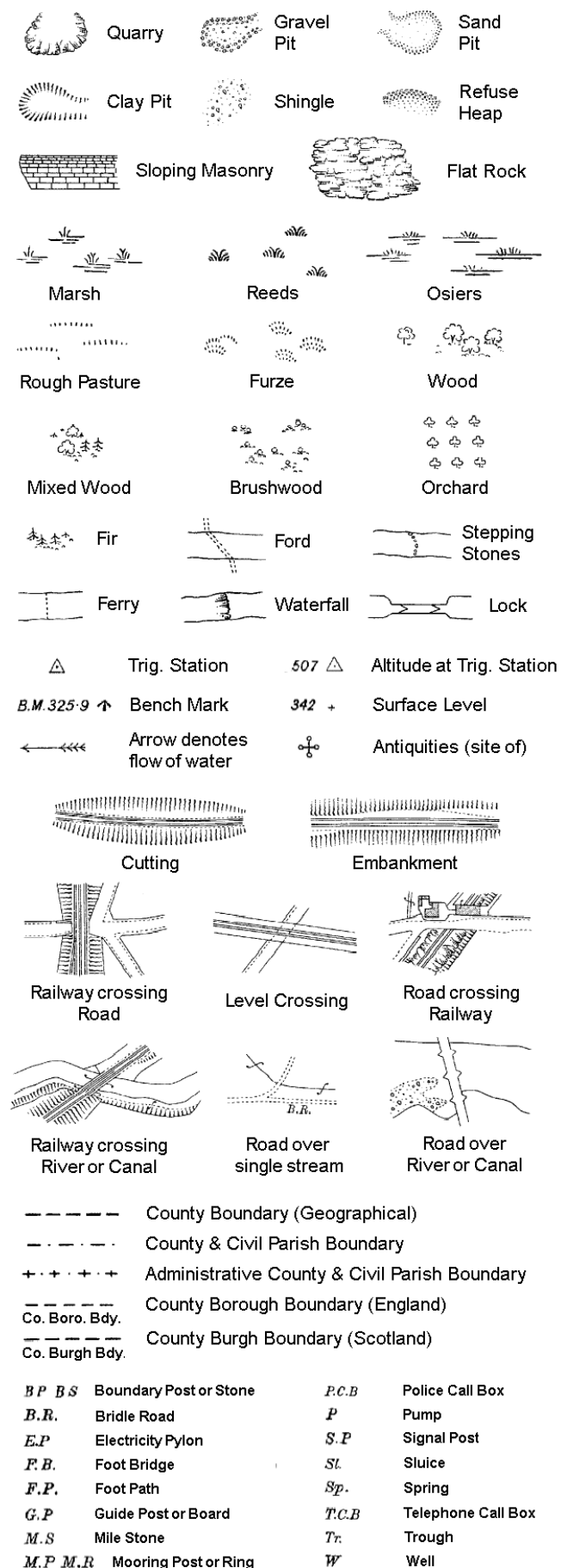
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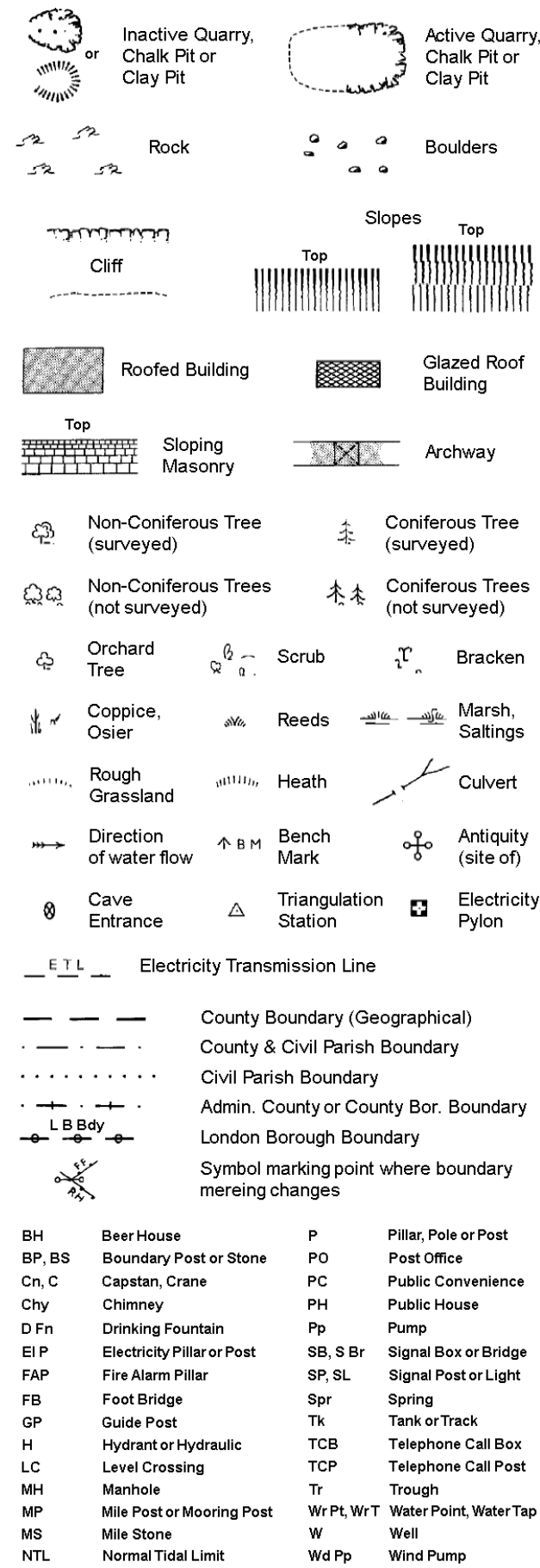
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Historical Mapping Legends

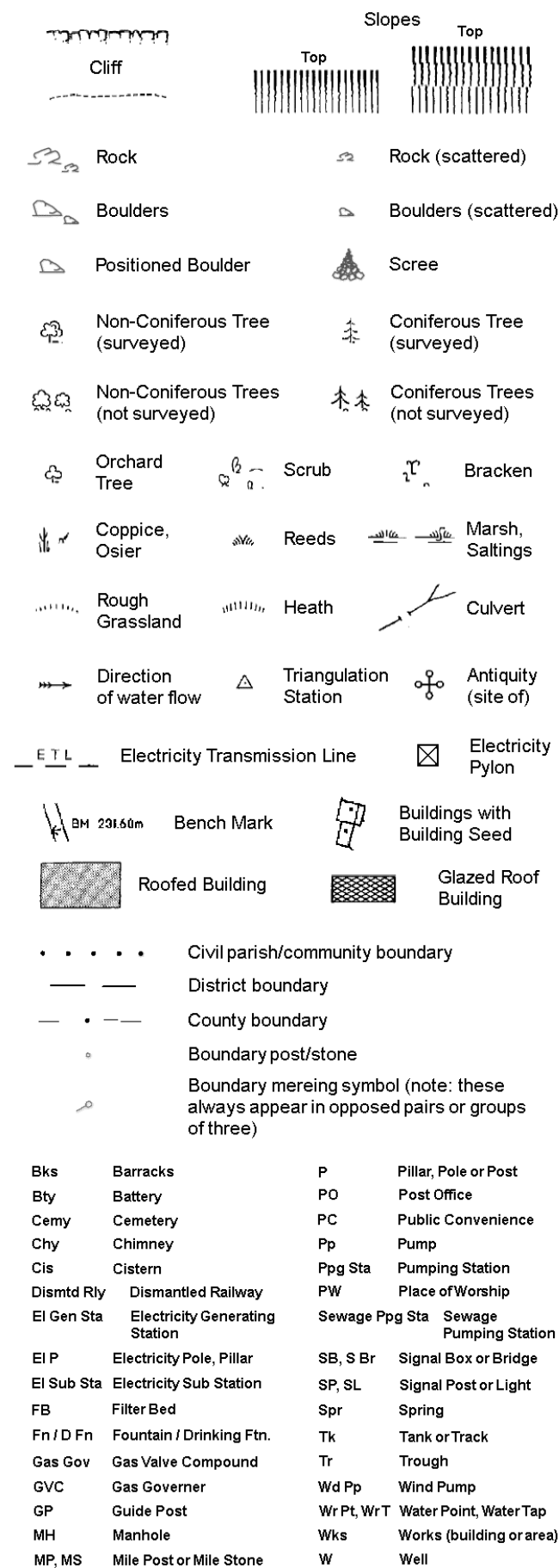
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



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



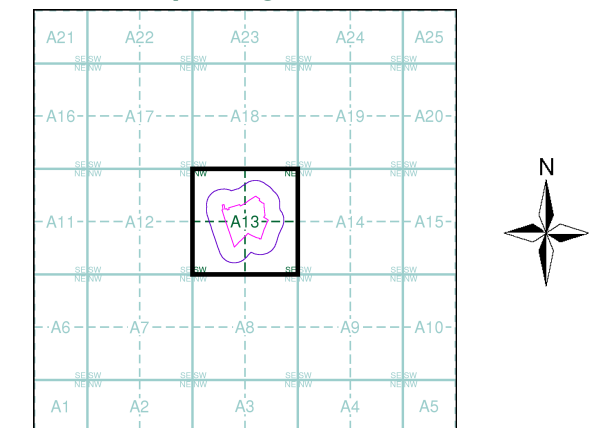
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Leicestershire	1:2,500	1886	2
Leicestershire	1:2,500	1903	3
Leicestershire	1:2,500	1928 - 1929	4
Ordnance Survey Plan	1:2,500	1957 - 1958	5
Supply of Unpublished Survey Information	1:2,500	1973	6
Supply of Unpublished Survey Information	1:2,500	1973	7
Ordnance Survey Plan	1:2,500	1974 - 1977	8
Additional SIMs	1:2,500	1978	9
Additional SIMs	1:2,500	1989	10
Large-Scale National Grid Data	1:2,500	1994	11
Historical Aerial Photography	1:2,500	1999	12

Historical Map - Segment A13



Order Details

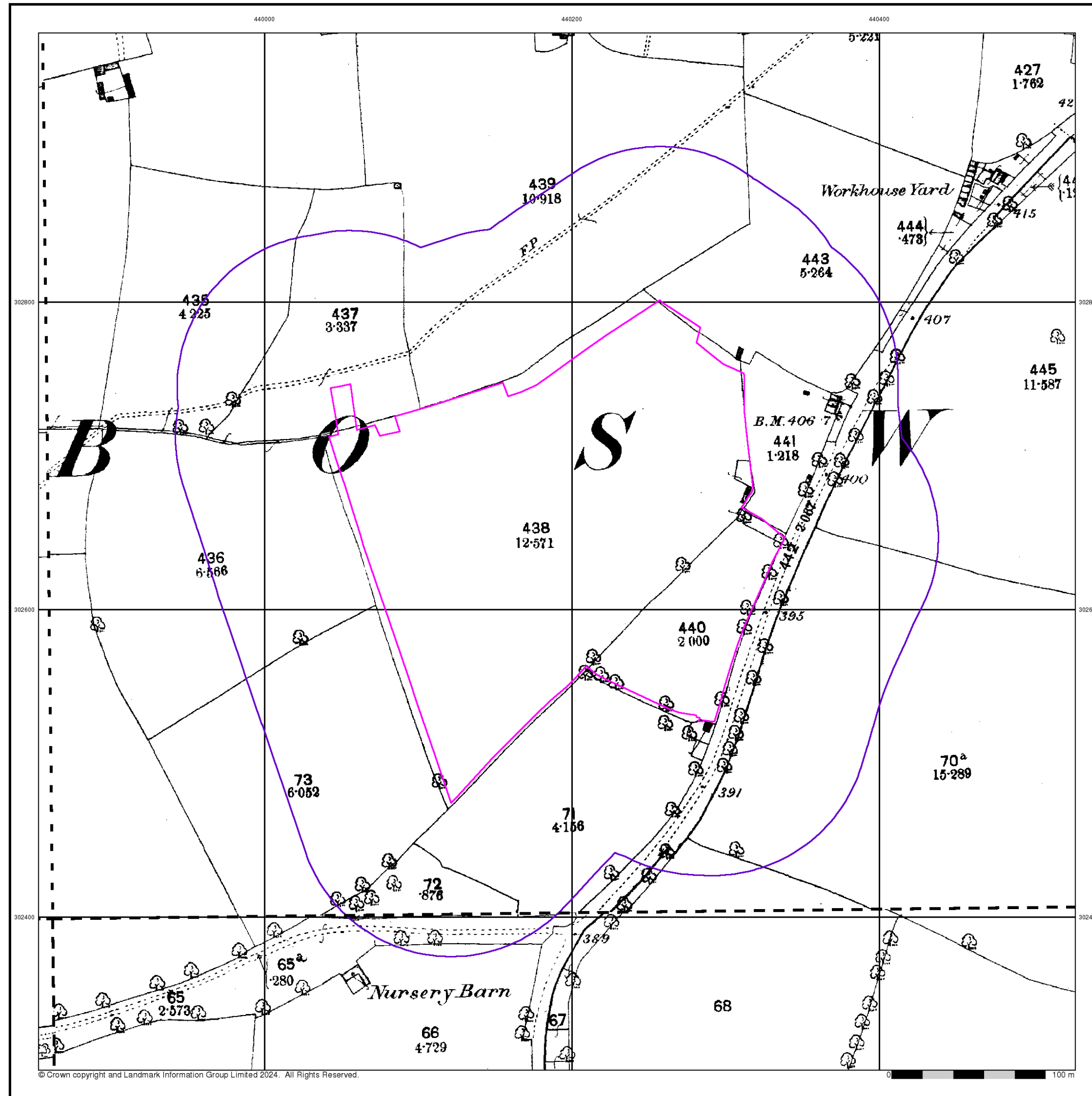
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Slice: A
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Search Buffer (m): 100

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Leicestershire

Published 1886

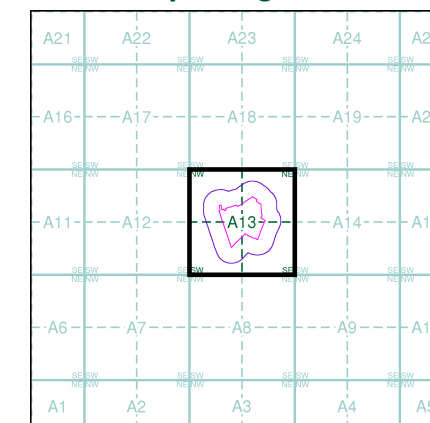
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

029_14 1886 1:2,500	029_15 1886 1:2,500
035_02 1886 1:2,500	035_03 1886 1:2,500

Historical Map - Segment A13



Order Details

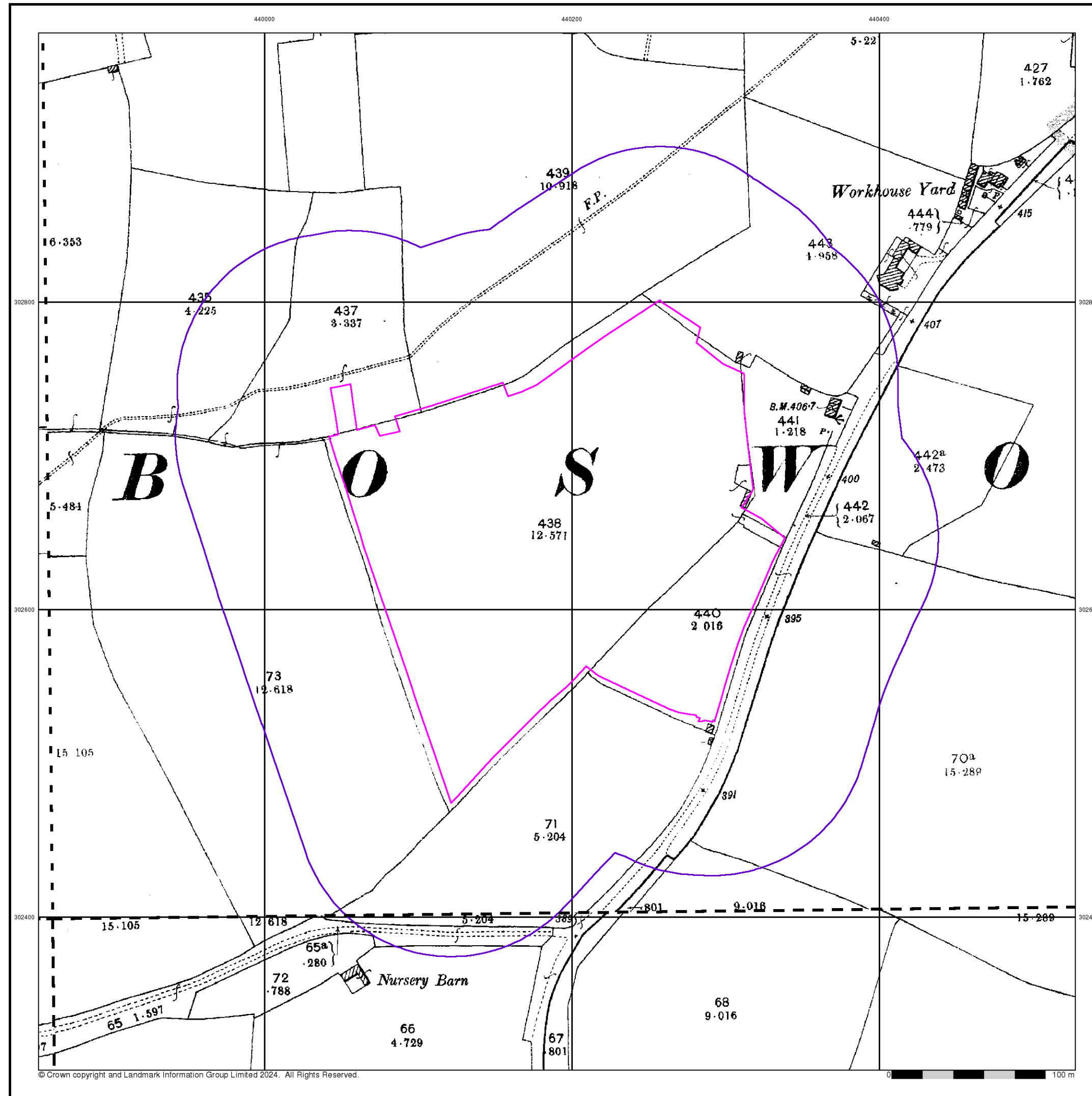
Order Number: 345846551_1_1
Customer Ref: 6618
National Grid Reference: 440190, 302650
Slice: A
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Search Buffer (m): 100

Site Details

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Leicestershire

Published 1903

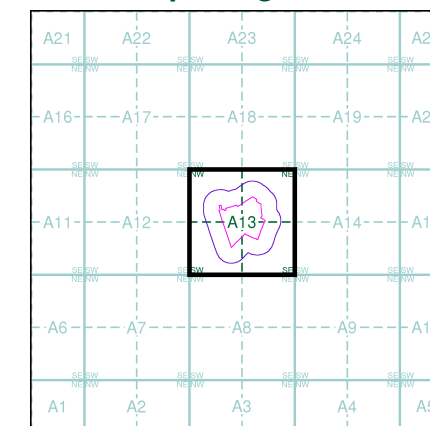
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

029_14 1903 1:2,500	029_15 1903 1:2,500
035_02 1903 1:2,500	035_03 1903 1:2,500

Historical Map - Segment A13



Order Details

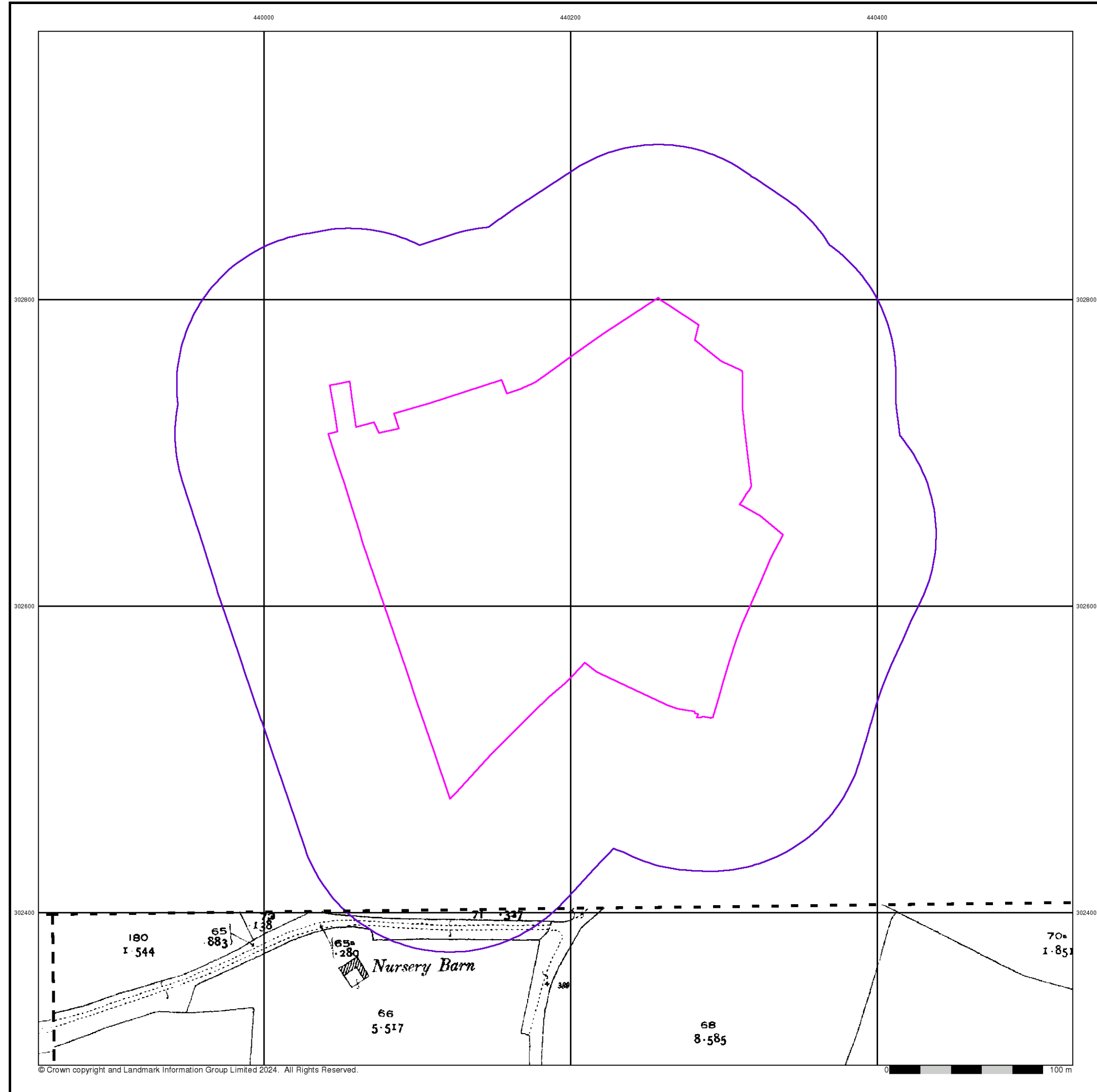
Order Number: 345846551_1_1
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National Grid Reference: 440190, 302650
Slice: A
Site Area (Ha): 5.63
Search Buffer (m): 100

Site Details

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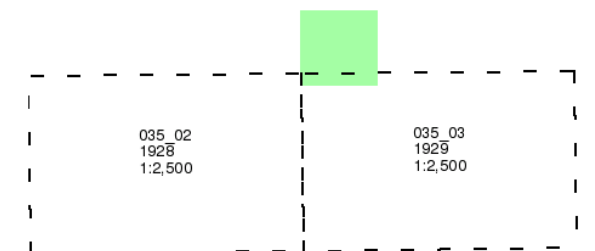
Leicestershire

Published 1928 - 1929

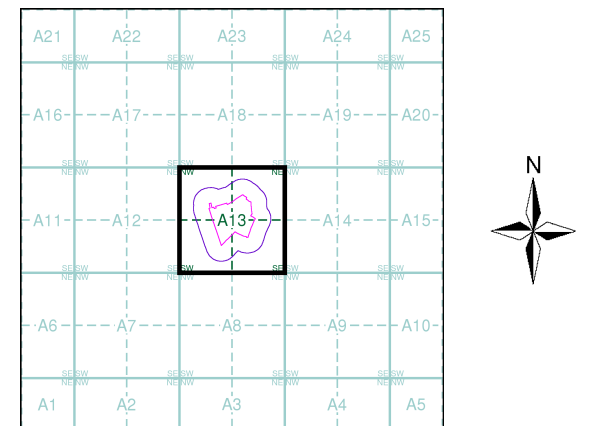
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

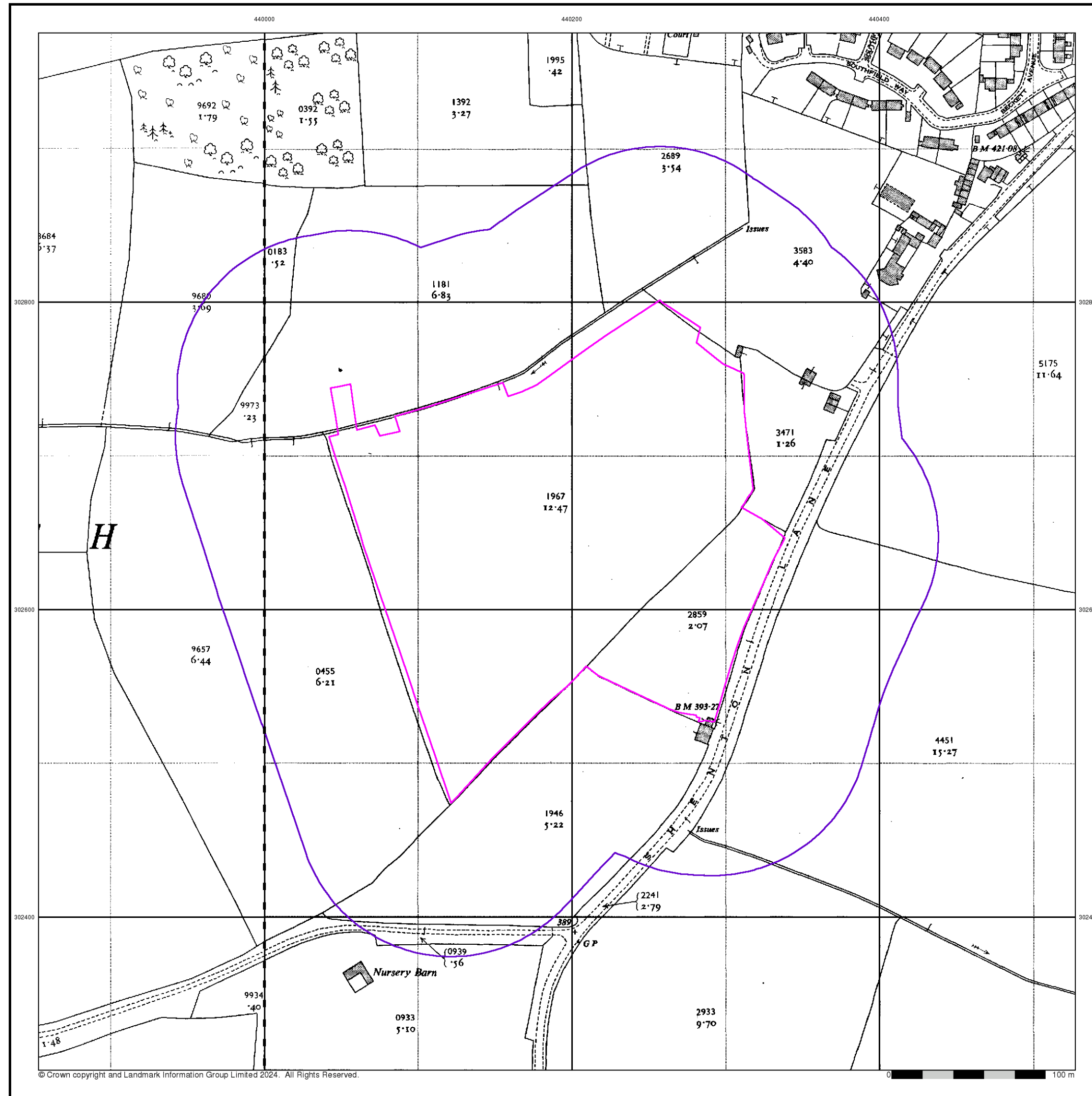


Order Details

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Customer Ref: 6618
National Grid Reference: 440190, 302650
Slice: A
Site Area (Ha): 5.63
Search Buffer (m): 100

Site Details

Shenton Lane, Market Bosworth, Nuneaton, CV13 0PN

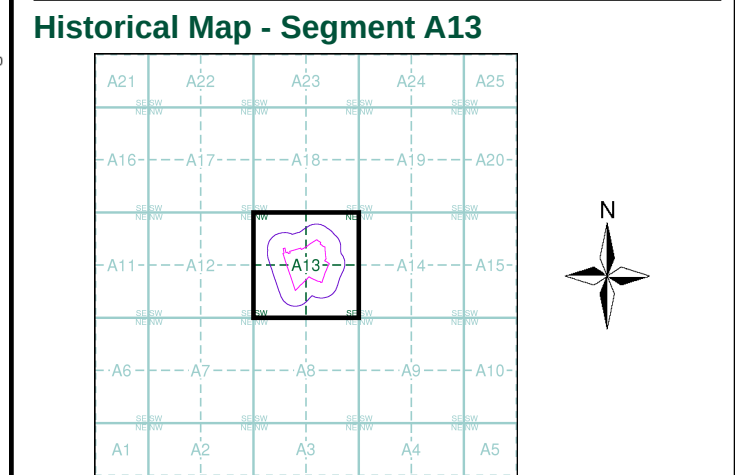
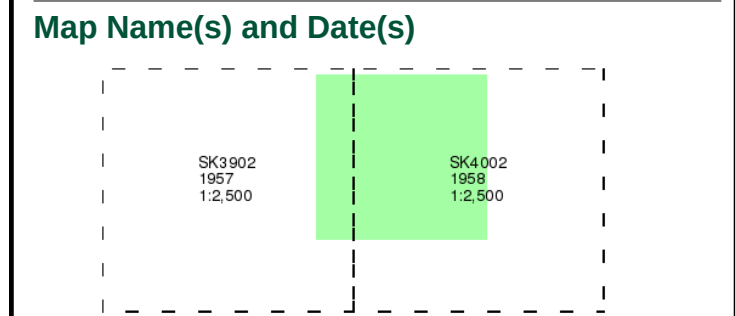


Ordnance Survey Plan

Published 1957 - 1958

Source map scale - 1:2,500

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



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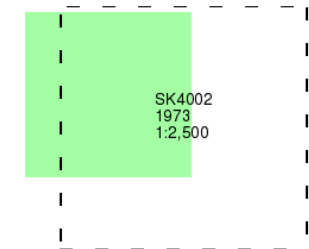
Supply of Unpublished Survey Information

Published 1973

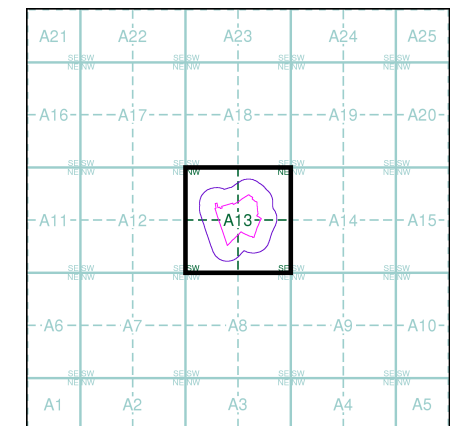
Source map scale - 1:2,500

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

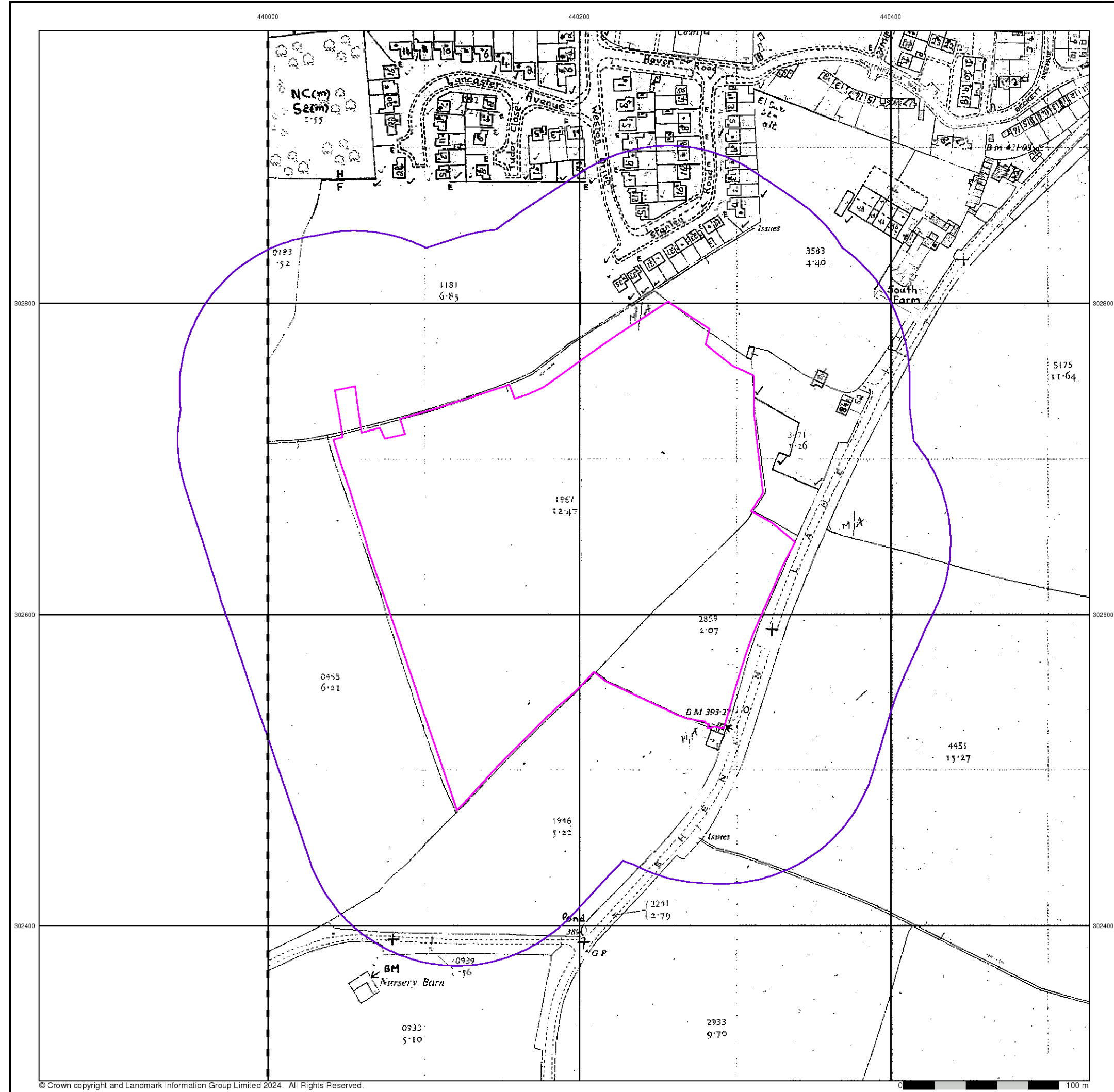


Order Details

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Supply of Unpublished Survey Information

Published 1973

Source map scale - 1:2,500

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SK4002
1973
1:2,500

Historical Map - Segment A13

A21A22A23A24A25

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Site Details

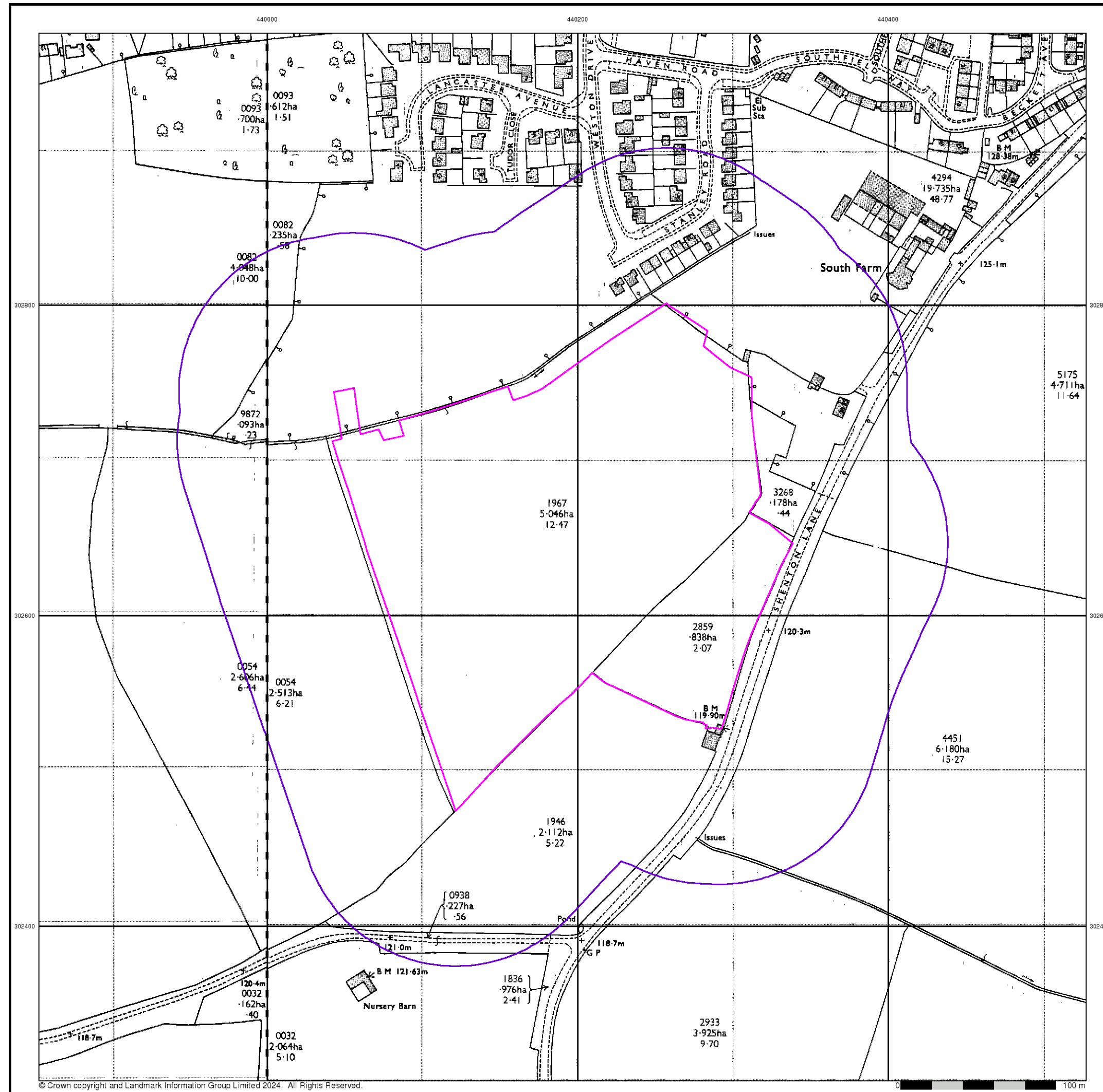
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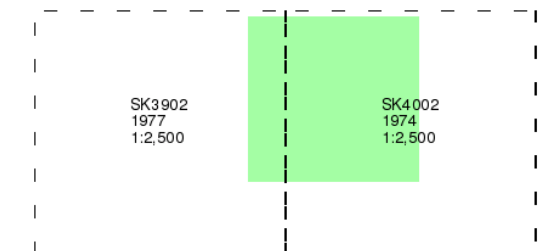
Ordnance Survey Plan

Published 1974 - 1977

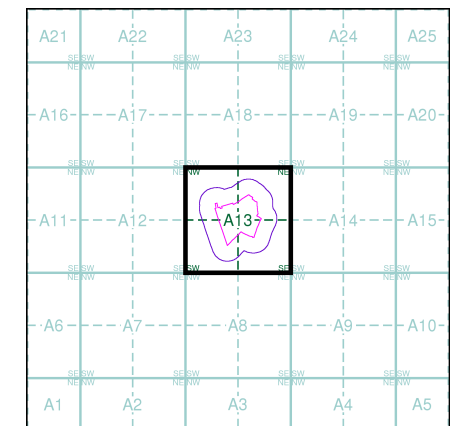
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

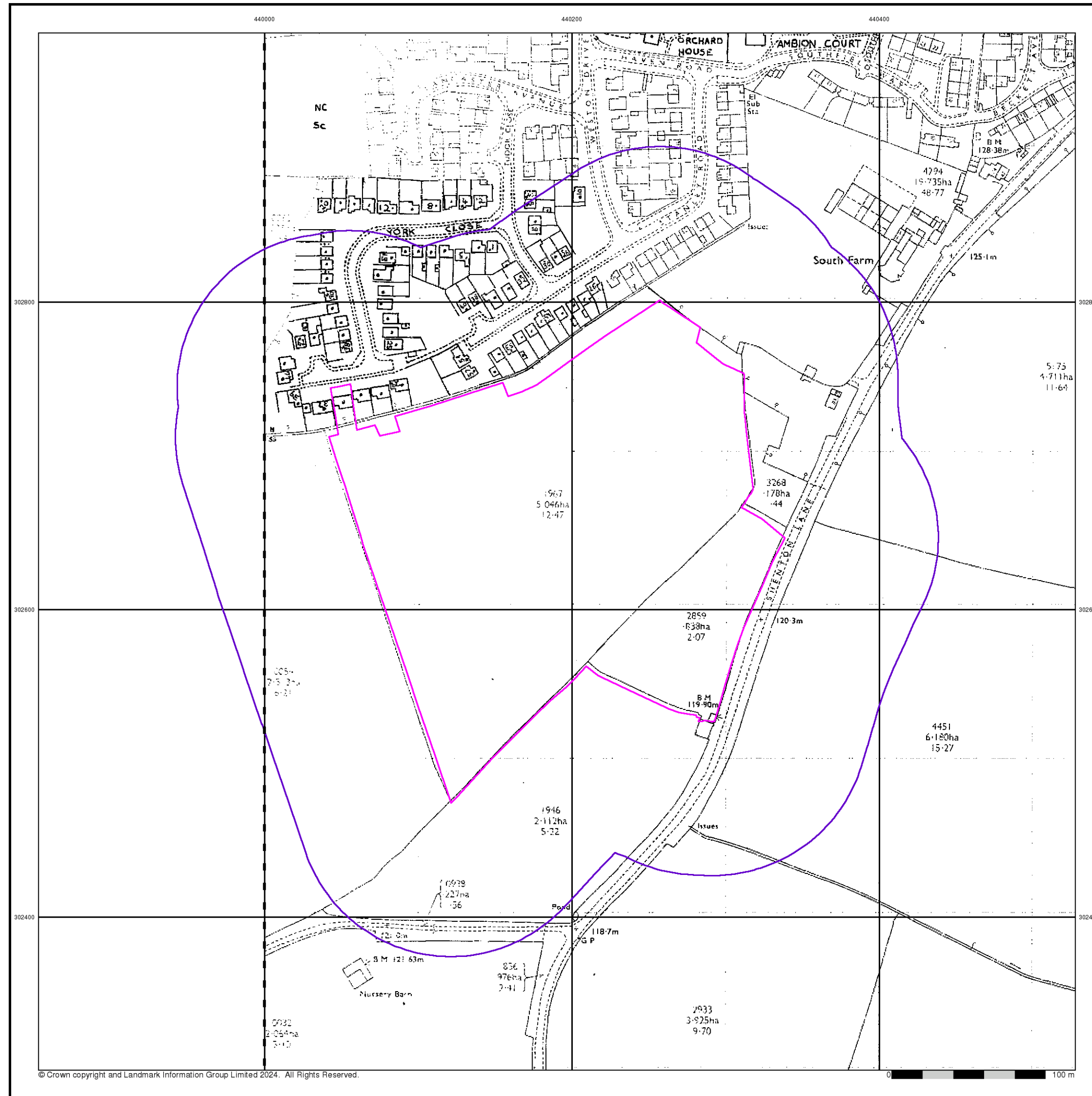
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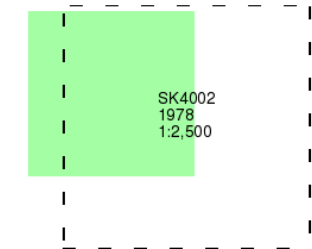
Additional SIMs

Published 1978

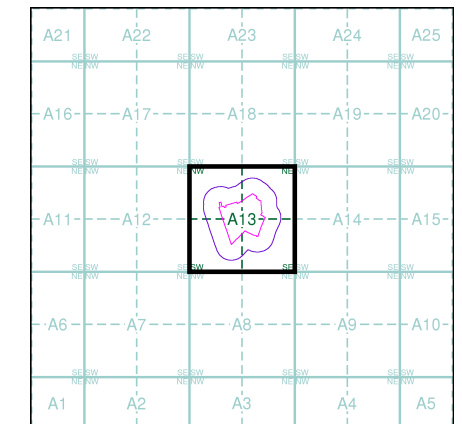
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

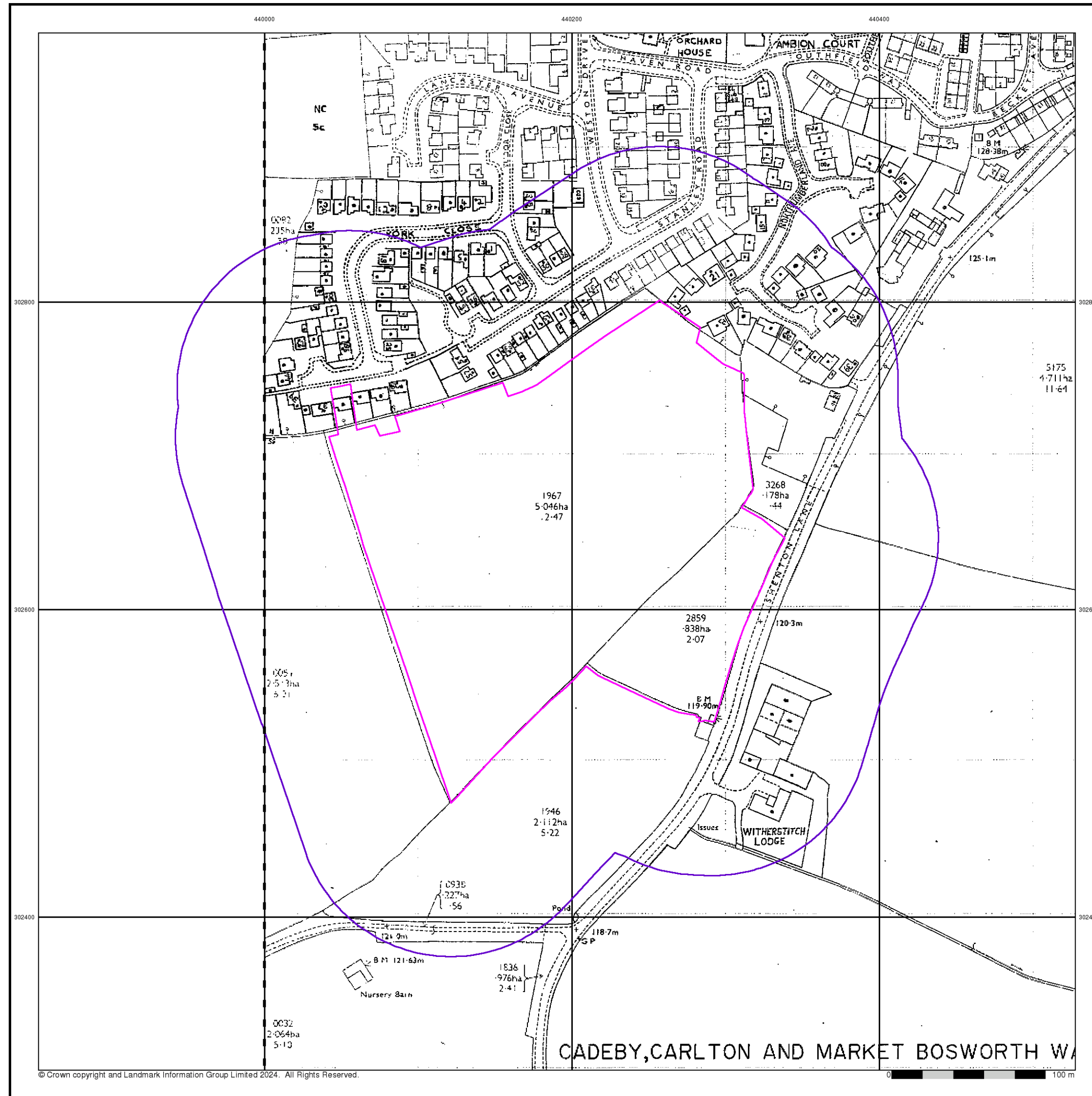
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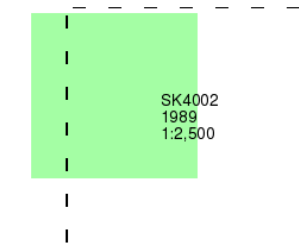
Additional SIMs

Published 1989

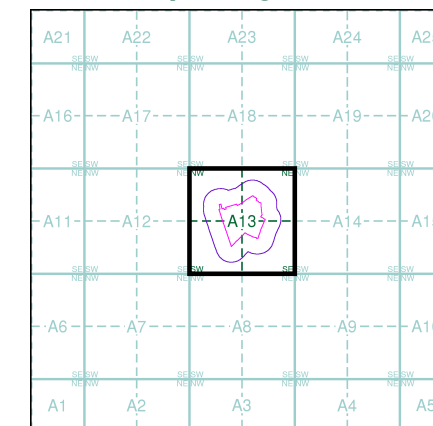
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

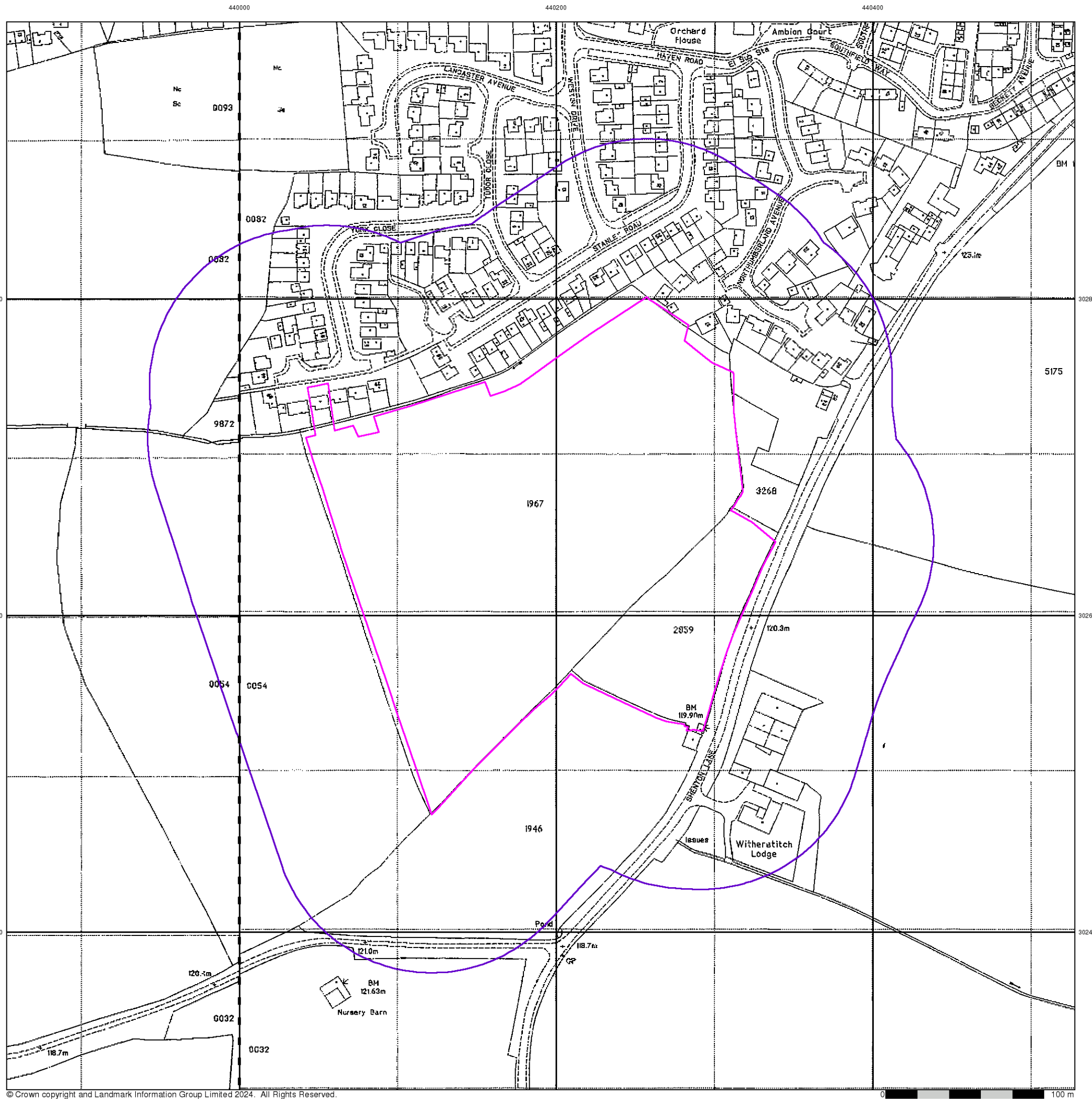
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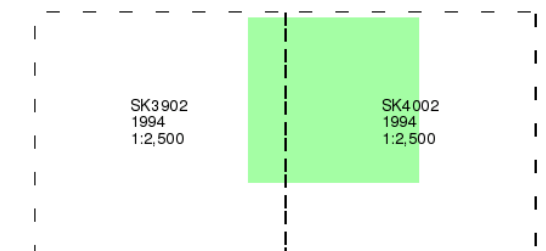
Large-Scale National Grid Data

Published 1994

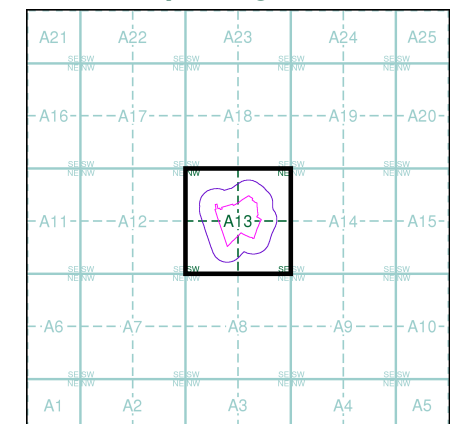
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



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