



THORNTON LANE, THORNTON, MARKFIELD,
LEICESTERSHIRE

PHASE I SITE APPRAISAL (DESK STUDY)
FOR
HSSP ARCHITECTS LTD (ON BEHALF OF IAN HARDWICK
LTD)

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

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

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TABLE OF CONTENTS

1	INTRODUCTION.....	1
2	PHASE I DESK STUDY AND SITE OBSERVATIONS	2
3	PHASE I CONCEPTUAL SITE MODEL.....	10
4	CONTAMINATION / REMEDIATION RECOMMENDATIONS	11
5	PRELIMINARY GEOTECHNICAL ASSESSMENT	11
6	FURTHER INVESTIGATION	13
7	CONCLUSIONS.....	13

APPENDICES

Data Sources, Standard Limitations	Appendix A
Site Location and Boundary Plan	Appendix B
Site Features Plan / General Site Photographs	Appendix C
Historical OS Maps	Appendix D
BGS Borehole Data	Appendix E
Coal Authority Mining Report	Appendix F
Environmental Data Report	Appendix G

1 INTRODUCTION

1.1 PREAMBLE

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

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

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

The Client proposes to redevelop the existing agricultural barn for residential end use. It is understood that current development proposals, upon which this assessment is based, do not require demolition of the existing structure or the excavation of new foundations. No development plans were available at the time of writing; however, the development has been assumed to include some soft landscaping and areas of car parking.

The Client has informed GRM of an existing agricultural barn that is proposed for re-development.

1.2 OBJECTIVES OF THE SITE APPRAISAL

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

- a) Obtain information, from easily accessible sources, about the soil and groundwater conditions within the area of the site.
- b) Determine the possible ground related geotechnical and contamination hazards within the site boundaries that may affect the proposed development.
- c) Provide preliminary development recommendations.
- d) Provide advice on further works required for the cost-effective reduction of risks to the development and procedures likely to satisfy regulators.

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

2 PHASE I DESK STUDY AND SITE OBSERVATIONS

2.1 INFORMATION SOURCES

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

2.2 SITE DESCRIPTION

2.2.1 Geographical Setting

The site area is located approximately 2.5km south west of the village of Markfield and approximately 11.0km west of Leicester city centre. The National Grid Reference (NGR) for the approximate centre of the site is SK 480 076. A Site Location and Boundary Plan is presented in Appendix B.

The structure proposed for redevelopment is situated in the south west corner of a large pasture field. The eastern boundary of the field is formed by Thornton Lane with all remaining boundaries formed by tree-lined hedgerows with agricultural land beyond. A pond is present adjacent to the north western boundary.

The topography of the field is flat-lying in accordance with the local area.

2.2.2 Site Inspection Observations

The Site Features Plan/General Site Photographs presented in Appendix C illustrate the salient observations made during a site inspection on 2nd August 2024.

The field in which the barn is located is presently used as pasture land and covers an area of approximately 1.9 hectares.

Access is afforded via a gate off Thornton Lane. There is a hardcore access track leading from the gate to the barn, which is located in the south west corner of the field.

Field boundaries comprise mixed species hedgerows including hawthorn, ivy, ash, and holly with frequent semi-mature oak trees c. 8-10m in height. A willow (c.15m high) was also observed in the south west corner, close to an ephemeral pond (dry at the time of the walkover). An additional pond was noted off-site, adjacent to the north west field boundary. The ground surface was firm underfoot at the time of the walkover.

The barn comprises a steel portal framed structure with corrugated steel sides. The nature of the roof could not be conclusively determined. It would seem unlikely, given the make-up of the rest of the structure, but an asbestos survey, or consultation with the owner, is recommended to determine the roofing material.

To the rear of the barn is a log store and two empty oil drums. No staining or odours were detected from the drums and other than removal no further works are considered to be required to deal with these.

Significant Features identified during site inspection:
Existing structure – potential for localised made ground; possible asbestos containing materials associated with building structures (asbestos survey or consultation with the owner recommended prior to conversion or demolition of the buildings).
Access track – potential source of contaminated made ground (very low risk).
Trees – deepened foundations in association with cohesive strata.
Ponds – receptors for site derived contamination (considered negligible risk).

2.3 HISTORICAL DEVELOPMENT OF THE SITE

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

The field in which the barn is located presently comprises tree-lined pasture land, and has no significant recorded history of development (with the exception of the existing barn and associated access track). Overhead power lines carried on poles (1959) are recorded crossing from north west to south east through the western area and remain to the present day; the powerlines pass to the east of the barn. A pond is recorded (1886 – Present) within the south western corner of the field and another (1916 – Present) is situated adjacent to the field's north western corner. The existing agricultural barn and associated access track is recorded on the OS mapping from 2001, but is already present on aerial photography in 1999.

Accordingly, as no significant hazards have been identified the risk to the proposed development is considered to be very low.

Significant Features identified on OS Maps:
Trees – consideration of foundation depths in association with cohesive strata.
Overhead services – potential development constraint (unlikely to be significant as they do pass directly over the structure proposed for redevelopment).
Ponds – receptors for site derived contamination (considered negligible risk).
Existing structure - potential for localised made ground; possible asbestos containing materials associated with building structures (asbestos survey, or consultation with the owner, recommended prior to conversion or demolition of the buildings).

2.4 ANTICIPATED GEOLOGY

The BGS Geological Sheet for this area shows the development area and wider site to be underlain by:

- Superficial Oadby Till comprising clay, silt and sand. The Oadby Till is known to contain elevated concentrations of pyrite, which can lead to a requirement for upgraded concrete.
- Solid geology of Edwalton Member comprising red-brown mudstone and siltstone, which is likely to have weathered to silty clay at shallow depth.
- There are no recorded shallow coal seams present beneath the site.

The nearest BGS borehole record in the same geology is situated approximately 840m to the north east a copy of which is presented in Appendix E. The BGS borehole records made ground to 0.70m below existing ground level (begl), superficial deposits (Oadby Till) comprising firm to stiff clay to 17.40m depth overlying weathered mudstone (Edwalton Mudstone Formation) to the base of the borehole at 19.59m begl.

The local solid strata are not anticipated to exhibit any significant dip. No geological faults are recorded within 500m of the site.

Made ground is not generally anticipated to be present due to the lack of development history; however, localised materials may be encountered in the vicinity of the access track and around the existing building. In addition, soft organic deposits may be anticipated related to the ponds, although as there are no proposals to construct near these features, they are considered of negligible risk to the development.

Significant Features identified from geological data:
Potential made ground - potential source of contamination, potential source of ground gas (considered very low to negligible risk).
Cohesive strata –assessment of existing foundations to ensure they are sufficient to allow for anticipated tree influence.
Oadby Till – potential requirement for upgraded concrete.

2.5 HYDROGEOLOGICAL INFORMATION

The BGS borehole presented in Appendix E is recorded as dry to the base (19.59m begl). Given the recorded cohesive strata (superficial and solid geologies) the presence of significant volumes of groundwater are not anticipated; however, any groundwater present is likely to be subject to seasonal variations.

The Environment Agency has classified the Oadby Till as a Secondary Undifferentiated aquifer and the underlying Edwalton Formation as a Secondary B aquifer. As both the superficial and solid geologies comprise predominantly of cohesive materials neither are considered to be sensitive receptors.

There are no recorded groundwater abstraction licenses within 500m of the site. The site is not recorded to be within a Groundwater Source Protection Zone.

Information available at this stage suggests minor perched volumes of groundwater may be present in the more granular horizons of the Oadby Till with the true

groundwater table only likely to be present within the Edwalton Formation at considerable depth. Hydraulic continuity is not expected between the ground surface and the Edwalton Formation as the intervening Oadby Till will act as an aquiclude restricting the movement of groundwater.

Significant Features identified from hydrogeological data:
Secondary B Aquifer – potential receptor for site derived contamination (considered negligible risk).

2.6 HYDROLOGICAL INFORMATION

Local surface water features include:

- Ponds are located to the south west and north west of the wider site boundary. At this stage the ponds are considered to be potential receptors for site derived contamination should any be present.
- Rothley Brook is recorded 779m to the west. Given the distance and intervening cohesive geology the Rothley Brook is not considered to be a viable receptor for site derived contamination (should any be present).
- Thornton Reservoir is situated 340m to the west of the site. Given the distance and intervening cohesive geology the Rothley Brook is not considered to be a viable receptor for site derived contamination (should any be present).

There are no surface water abstraction licenses recorded within 500m.

There are no pollution incidents to controlled waters recorded within 500m.

Significant Features identified from hydrological data:
Ponds – potential receptors for site derived contamination (should any be present).

2.7 FLOOD RISK

There is a negligible risk of flooding from rivers or the sea and from surface waters. The highest on-site risk of flooding from groundwater (emergence of groundwater at the surface) is low.

The development area and wider site are not recorded to be within a flood zone. Based on the wider site boundary a flood risk assessment is required as this is in excess of 1ha in size; although the actual development area (barn) is under 1 hectare in size.

Significant Flood Risk Features identified:
Wider site in excess of 1ha – FRA recommended.

2.8 MINING

2.8.1 Coal

The site area is located on the eastern edge of a coal mining reporting area. The Coal Authority (CA) mining report is presented in Appendix F.

The CA report confirms the absence of shallow recorded coal seams and the CA do not believe there to be any shallow unrecorded coal seams are present beneath the area. There are no records of any opencast coal sites in the vicinity.

2.8.2 Brine

The proposed development is not within the area defined by the Brine Compensation Board and no readily soluble strata are present; accordingly, the risk from dissolution is assessed as negligible.

2.8.3 Gypsum

The proposed development is not within a gypsum mining area; accordingly, the risk from gypsum extraction is assessed as negligible.

2.8.4 Oil And Gas

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

Significant Mining Risks:
None identified.

2.9 QUARRYING

There is no evidence of any non-coal mineral extraction having taken place within, or close to, the site area. The ponds within and adjacent to the wider site boundary may have originated from localised clay workings; however, they are not considered to pose a risk to the proposed development.

Significant Quarrying Risks:
None identified.

2.10 MINERAL RESOURCE PROTECTION

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

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

The Mercia Mudstone (parent group to the Edwalton Member) is a principal resource of brick clay within Leicestershire; however, in the local area the overlying Oadby Till is recorded to be in the region of 20.0m in thickness. Accordingly, it is highly unlikely to be economically viable to excavate c.20.0m of overburden to access the underlying material. Additionally, given the scale of the redevelopment and lack of any additional land sterilisation afforded by the proposals a Mineral Risk Assessment is not anticipated to be required. However, this should be confirmed with the Minerals Officer.

Mineral Risk Assessment:

Low risk of further assessment being required. To be confirmed following intrusive investigation and consultation with the local Minerals Officer.

2.11 ENVIRONMENTAL INFORMATION

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

- There are no recorded landfill or waste sites within 500m.
- There are no recorded current industrial sites within 500m.
- There are no recorded RAMSAR or SSSI sites within 250m.

Significant Features identified from Environmental data:

None identified.

2.12 ARCHAEOLOGY

Archaeological information has not been sought as part of this desk study and has not been identified as an issue by the Client. Some Local Authorities require at least an initial archaeological appraisal for development sites. GRM can undertake such appraisals if required. Archaeological investigations occasionally reveal ground-related problems from ancient times (prior to the 1st Edition OS maps) and can occasionally cause foundation and contamination development hazards.

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Archaeological Hazards:
Not assessed.

2.13 INVASIVE PLANT SPECIES/ECOLOGY

GRM is not a specialist in this topic and has not conducted such a survey; however, we will endeavour to report easily recognisable issues such as Japanese Knotweed, Giant Hogweed, badger sets etc, when seen on site. No such issues were observed during the walkover.

Invasive Plant Species/Ecological Hazards:
None identified.

2.14 RADON ASSESSMENT

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

Radon Hazard:
None identified.

2.15 UNEXPLODED ORDNANCE (UXO)

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

UXO Hazard:
Low risk – no further action required.

2.16 SUMMARY OF POTENTIAL GEOTECHNICAL/GENERAL HAZARDS

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

Potential Hazard	Potential Consequence	Action
Existing building	Danger to personnel	Demolition required – Health & Safety guidelines
Live services	Danger to personnel	Inform relevant parties for disconnection / diversion if required
Shrinkable clay/trees	Deepened foundations	Limited ground investigation plasticity testing/tree survey
Potentially aggressive ground conditions	Upgraded concrete	Limited ground investigation and chemical analysis

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

2.17 CONTAMINANTS OF CONCERN

With the exception of possible localised made ground no significant source of contamination or contaminants of concern have been identified.



3 PHASE I CONCEPTUAL SITE MODEL

HUMAN HEALTH			
Source	Pathway	Receptor	Level of Risk
Potentially localised made ground / fill associated with current development.	Indoor and outdoor inhalation of soil dust, the ingestion of, and dermal contact with, contaminated soil and soil dust, ingestion of vegetables that have taken up contamination and contaminated soil attached to vegetables.	End users.	Very Low.
		Construction and Maintenance Workers.	
Potentially localised made ground / fill associated with current development.	Inhalation of ground gas.	End users.	Very Low to negligible.
Potentially localised made ground / fill associated with current development.	Water pipes.	End users.	Negligible.

CONTROLLED WATERS			
Potentially localised made ground / fill associated with current development.	Leaching of contaminants and vertical migration to the groundwater.	Secondary B Aquifer.	Negligible.

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4 CONTAMINATION / REMEDIATION RECOMMENDATIONS

The risk from ground contamination is considered to be very low as the only potential source of contamination identified is localised made ground associated with the current development.

The risk from ground gas is considered to be very low to negligible.

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

- Laboratory chemical analysis of the shallow soils (including any made ground) in any proposed soft landscaped / garden areas will be required to determine if it is suitable for re-use.
- There is unlikely to be a requirement for any significant soil capping, but a worst case situation may require localised hotspot removal of made ground / underlying soils.
- Upgraded water pipes (protecta line or similar) are unlikely to be required.
- Gas protection measures are unlikely to be required. However, the need for a monitoring program, or use of gas protection measures should be confirmed with the Local Authority's Environmental Health Officer and any Warranty Provider.

5 PRELIMINARY GEOTECHNICAL ASSESSMENT

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

- The proposed development comprises the conversion of an existing agricultural barn for residential use. No demolition or new build is currently proposed.
- Assessment of the building infrastructure and foundations is recommended. The existing foundations will need to be assessed to ensure they are adequate for the conversion works. Although a similar footprint of re-development is proposed, the projects structural engineer will need to ensure that the current foundations of the barn will be able to support any additional proposed loads.
- The shallow ground conditions are likely to comprise limited made ground overlying cohesive superficial deposits (Oadby Member).

- Due to the suspected presence of cohesive soils and the presence of trees, around the margins of the site, the existing foundations should be assessed to ensure they comply with NHBC Standards Chapter 4.2 requirements.

6 FURTHER INVESTIGATION

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

- Hand-excavated pits around the existing structure to determine the character and depth of the existing foundations.
- Chemical analysis of soils followed by risk assessment so that the risk to human health and buried concrete can be determined.
- Based on the Phase I Conceptual Model (Section 3) the ground gas risk has been assessed as very low to negligible as no significant source of ground gas has been identified. The need for a monitoring program, or the use of gas protection measures within the redevelopment should be confirmed with the Local Authority's Environmental Health Officer and any Warranty Provider.

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

7 CONCLUSIONS

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



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GENERAL APPRAISAL COMMENTS

i INFORMATION SOURCES

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

- Relevant British Standards
- British Geological Survey (BGS) Geology Map Scale 1:10,000 for local area
- British Geological Survey (BGS) Geology Map Scale 1:50,000/1:63,320
- BGS Memoir
- BGS Borehole Records: <https://mapapps2.bgs.ac.uk/geoindex/home.html>
- BGS online viewer: <https://geologyviewer.bgs.ac.uk>
- Magic Groundwater Vulnerability Maps
- Historical Ordnance Survey (OS) Maps
- Environmental Data Report
- Environment Agency Website: <http://www.environment-agency.gov.uk/>
- Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites, UKWIR, 2010.
- Coal Authority Records / Coal Mining Report
- DEFRA/Environment Agency Contaminated Land publications and DoE Industry Profiles
- BRE Guide BR211 (2023), 'Radon: Guidance on protective measures for new buildings (including supplementary advice for extensions, conversions and refurbishment projects)'
- UK HSA Radon Maps: <https://www.ukradon.org/information/ukmaps>
- CIRIA C665 'Assessing risks posed by hazardous ground gases to buildings'
- BS8485:2015 +A1: 2019, 'Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings'
- Other technical references used throughout this document are detailed in the text.

ii CONTAMINANTS OF CONCERN

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

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

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

iii CONCEPTUAL MODEL METHODOLOGY

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

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

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

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

iv INTRUSIVE INVESTIGATION SAMPLING METHODOLOGY

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

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

v GROUND GAS RISK ASSESSMENT METHODOLOGY

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

To assess the risks posed by ground gases such as radon, carbon dioxide and methane, the relevant current guidance has been used. For radon the site has been assessed following the guidelines in 'Radon: guidance on protective measures for new dwellings (including supplementary advice for extensions, conversions and refurbishment projects) (BR211: 2023)'. For methane and carbon dioxide the primary guidance document used to determine if protection measures are required is *BS8485:2015 Code of practice for the design of protective measures from methane and carbon dioxide ground gases for new buildings*. This uses hazardous gas flow rates (Q_{hg}), which are gas concentrations multiplied by borehole flow rates, to derive a Gas Flow Rate (GSV) for the site. The gas regime is then determined based on the GSV and other limiting factors such as gas concentrations.

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

vi HUMAN HEALTH RISK ASSESSMENT METHODOLOGY

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

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

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

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

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

vii RISK TO SITE WORKERS – GENERAL COMMENTS

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

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

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

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

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

viii CONTROLLED WATERS RISK ASSESSMENT METHODOLOGY

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

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

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Where the most sensitive receptor is a surface water feature the EQS values will be used as Initial Tier I Screening values.

ix CONSTRUCTION MATERIALS RISK ASSESSMENT METHODOLOGY

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

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

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

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

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

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

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

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

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

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

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

xi GEOTECHNICAL ASSESSMENT GENERAL COMMENTS

Where finished floor levels of proposed structures have not been provided by the Client, then for the purposes of initial assessment, GRM will assume that finished levels will not vary appreciably from the existing ground levels. If the depths of any underground engineering works (i.e. sewers, pumping stations etc.) are unknown they will not be taken in to account in the assessment and it will be assumed that any such works will not compromise foundation or ground stability.

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

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

xii GEOTECHNICAL ASSESSMENT – ENGINEERING GROUND TREATMENT

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

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

xiii GEOTECHNICAL ASSESSMENT – EXCAVATIONS

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

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

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

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

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

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

xiv GEOTECHNICAL ASSESSMENT – SUBSTRUCTURES

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

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

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

xv **GEOTECHNICAL ASSESSMENT – SOAKAWAYS**

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

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

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

xvi **GEOTECHNICAL ASSESSMENT – FOUNDATIONS**

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

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

NOTES ON LIMITATIONS

General

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

GRM Development Solutions Limited accepts no responsibility or liability for:

- a) the consequences of this document being used for any purpose or project other than for which it was commissioned, and
- b) the consequences of this document being used by any third party with whom an agreement has not been executed.

Phase I Environmental Audits/ Desk Studies

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

Phase II Environmental Audits (Contamination Investigations)

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

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

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

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

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

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

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

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

The comments made on groundwater conditions are based on observations made at the time the site work was conducted. It should be noted that groundwater levels will vary owing to seasonal, tidal and weather related effects. The scope of the investigation was selected on the basis of the specific development proposed by the Client and may be inappropriate to another form of development or scheme.



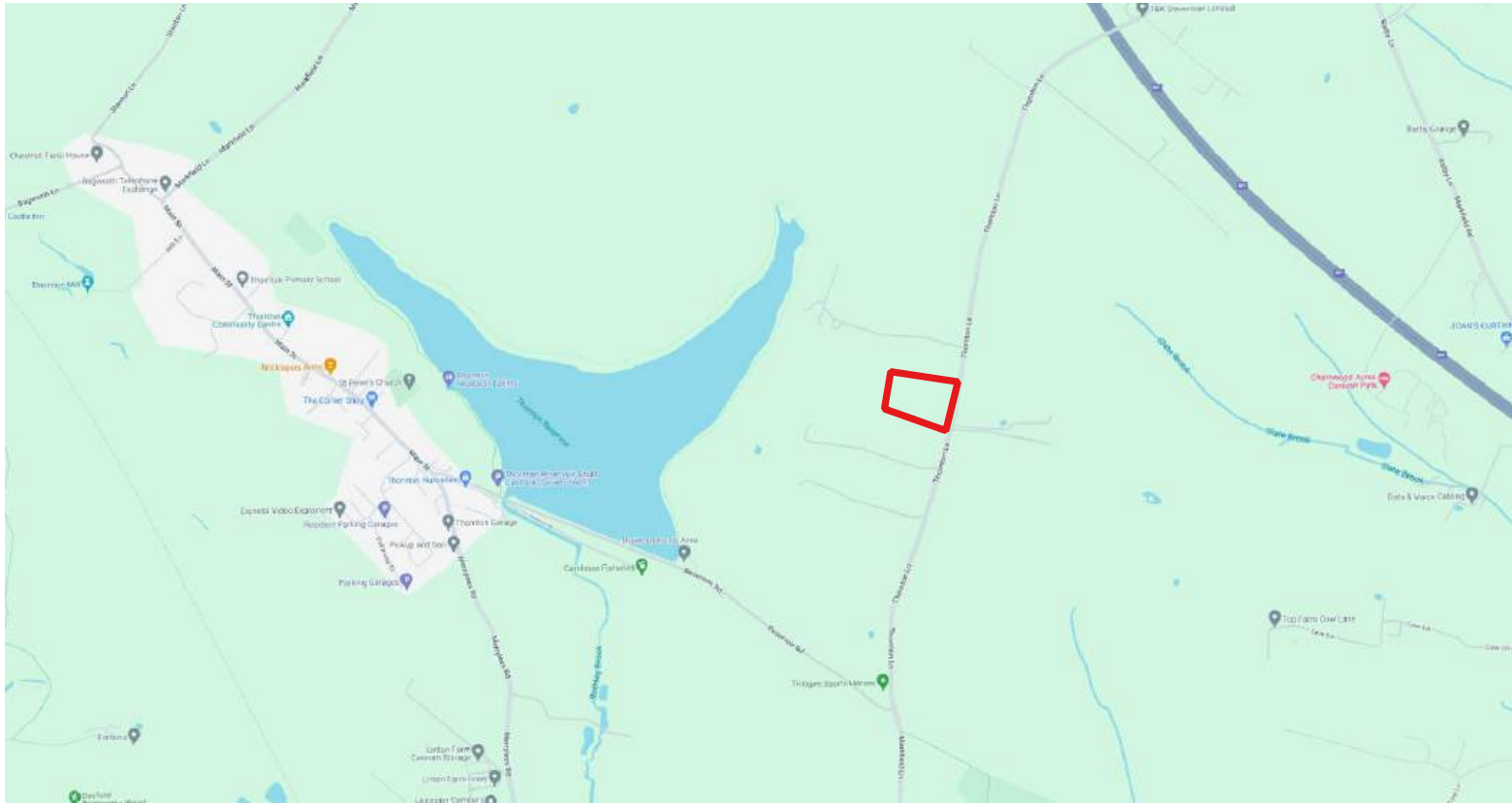
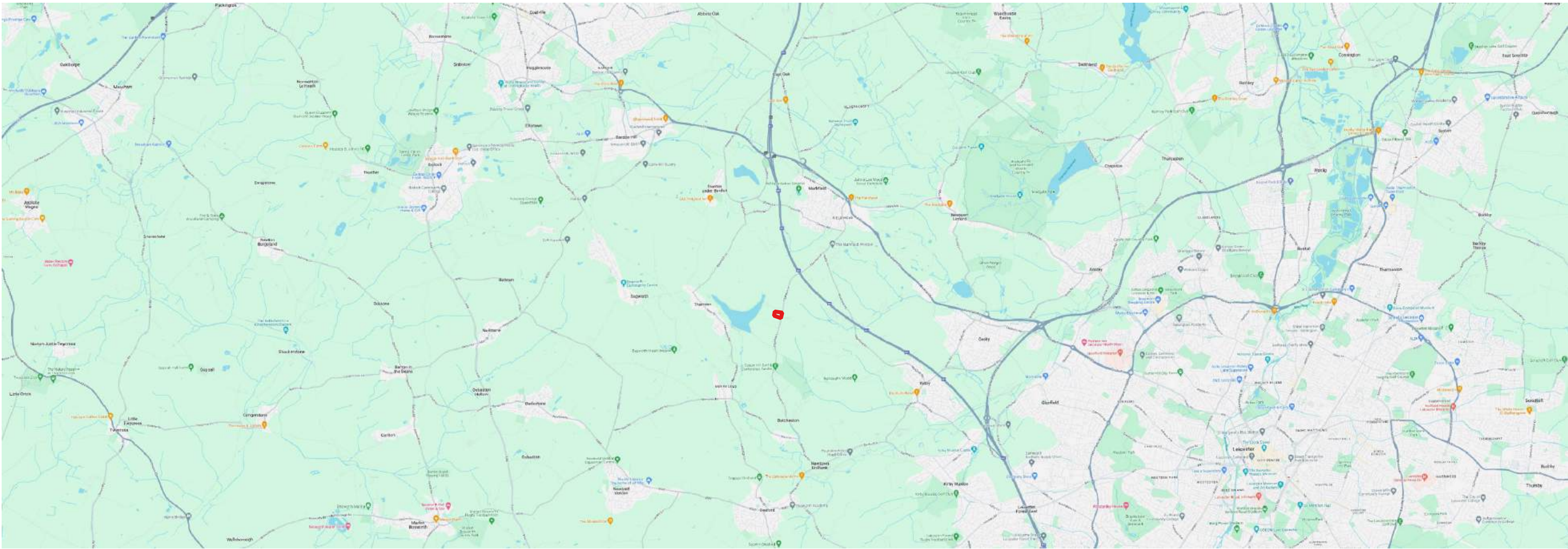
The risk assessment and opinions provided take in to consideration, inter alia, currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.



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GRM Development Solutions Limited, Laurus House, First Avenue, Centrum 100, Burton upon Trent, Staffs DE14 2WH
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NOTES:

CLIENT:

HSSP ARCHITECTS LTD (ON BEHALD OF IAN HARDWICK LTD)

PROJECT:

THORNTON LANE, MARKFIELD, LEICESTERSHIRE

TITLE:

SITE LOCATION AND BOUNDARY PLAN

PROJECT No:

P10661

DATE:

JULY 2024

DESIGN/DRAWN:

PW

DRAWING NUMBER:

001 - SLP

ISSUE:

FINAL

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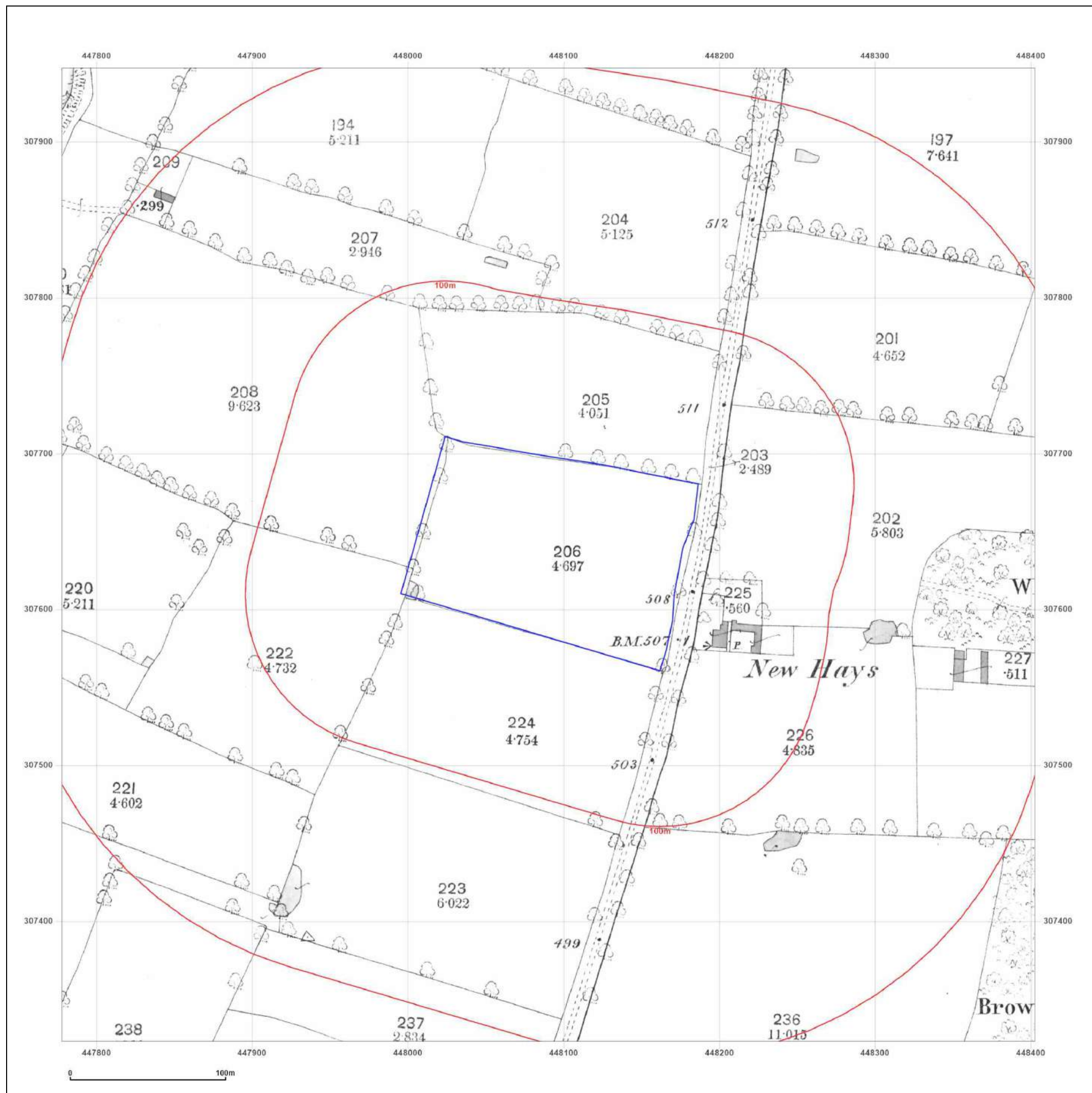
NOTES: NOTES Ground consisted of granular reworked material for the path and topsoil in all other areas Topography: Flat Site has no current use.	CLIENT: HSSP Architects	PROJECT No: P10661	DATE: 02/08/24	DESIGN/DRAWN: SW	 GRM Development Solutions Ltd Tel: 01283 551 249 mail@grm-uk.comwww.grm-uk.com
	PROJECT: Thornton Lane, Thornton, Markfield	DRAWING NUMBER: SFP		ISSUE: FINAL	
	TITLE: Site Features Plan	© GRM Development Solutions Ltd © Crown Copyright. AL 100014100			



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Map Name: County Series

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Scale: 1:2,500

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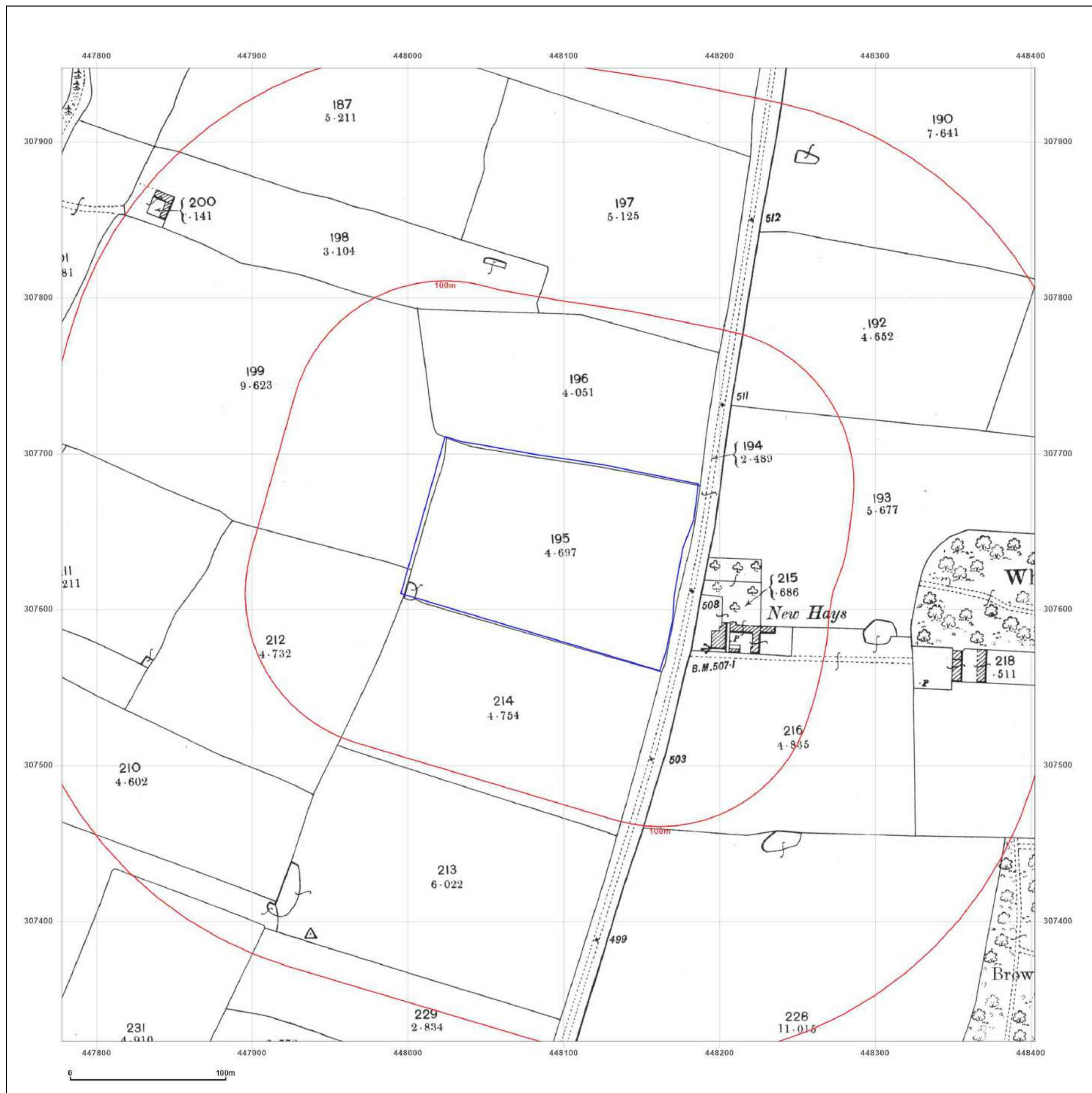


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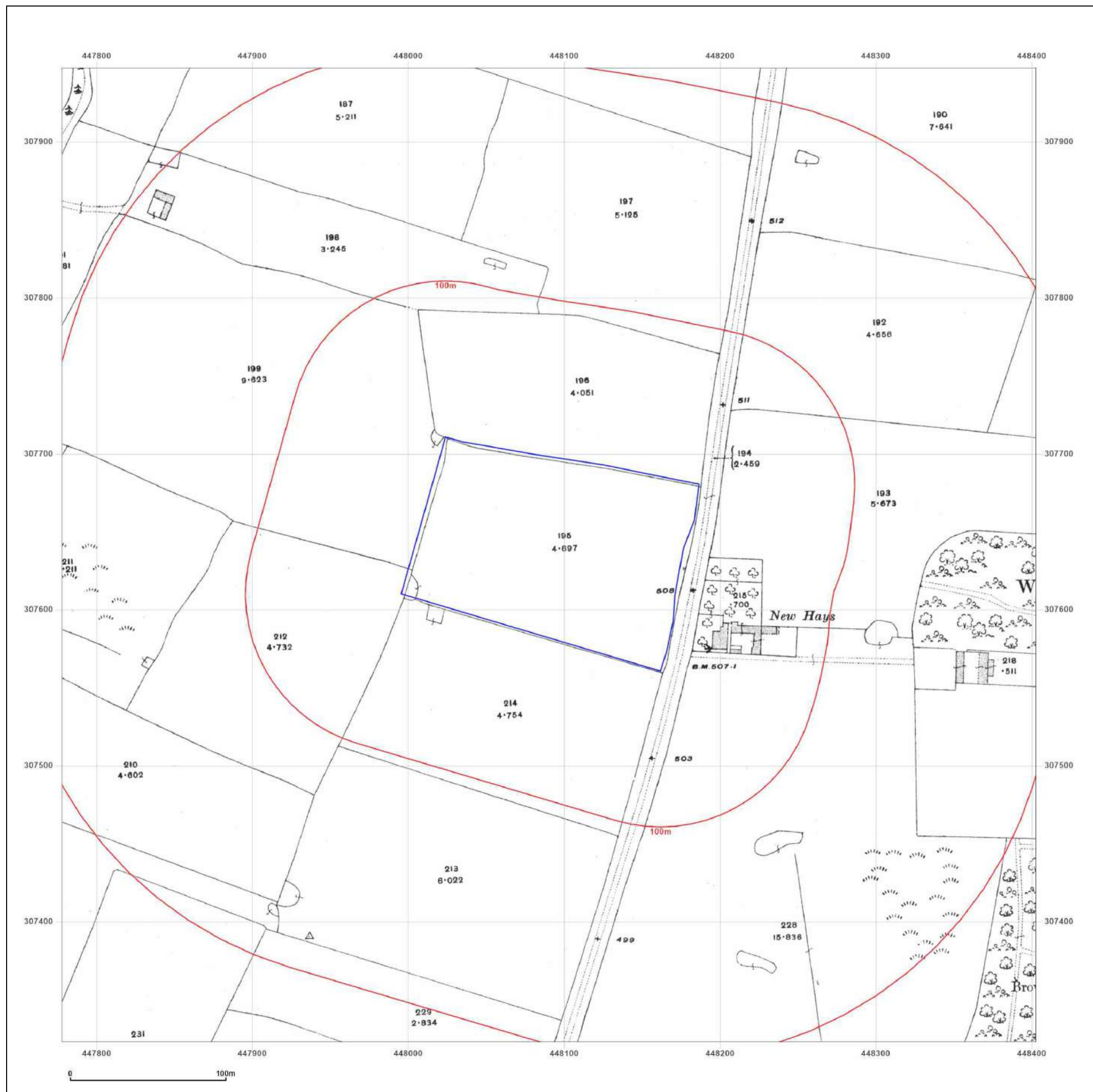


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Map Name: County Series

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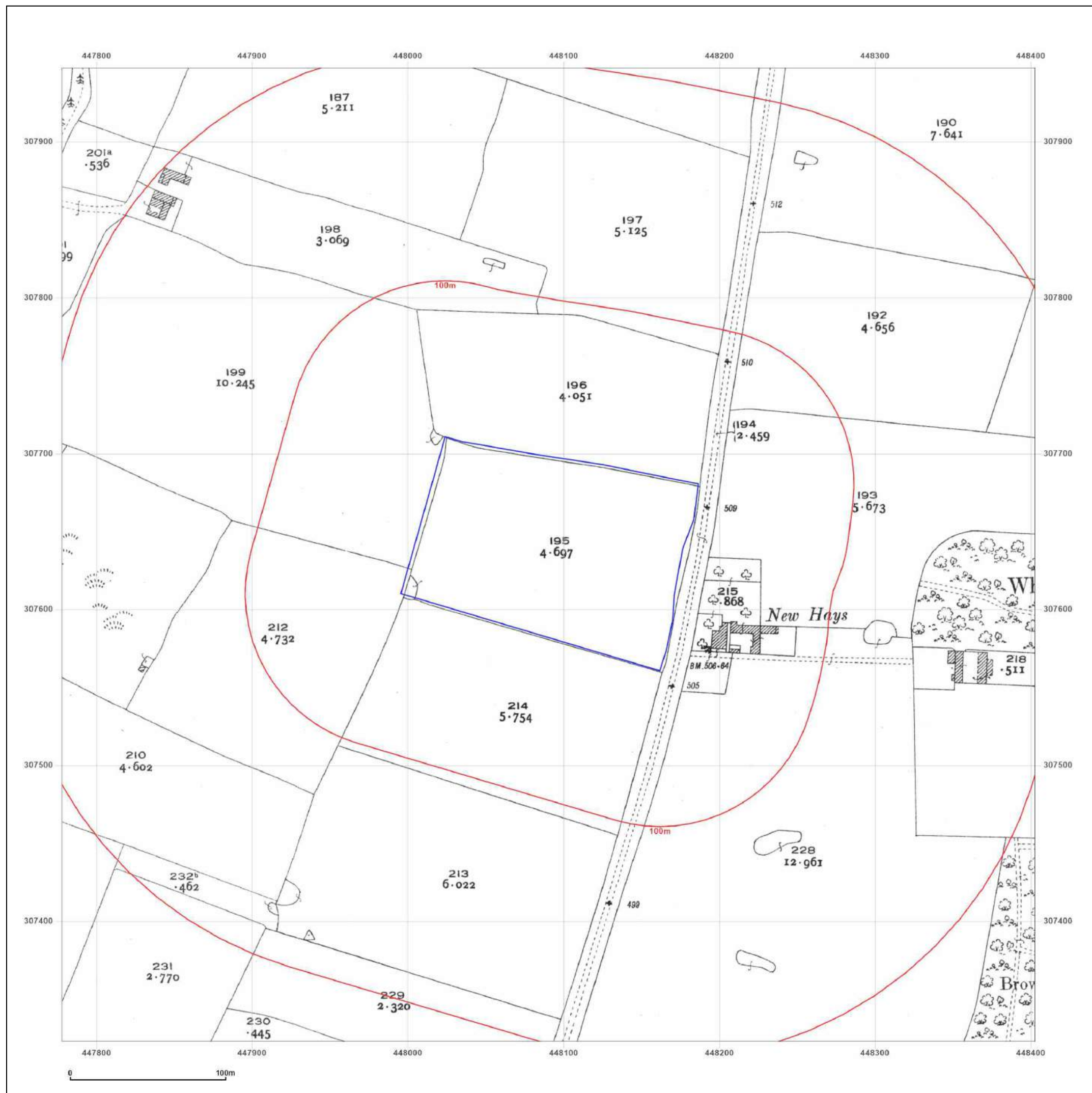


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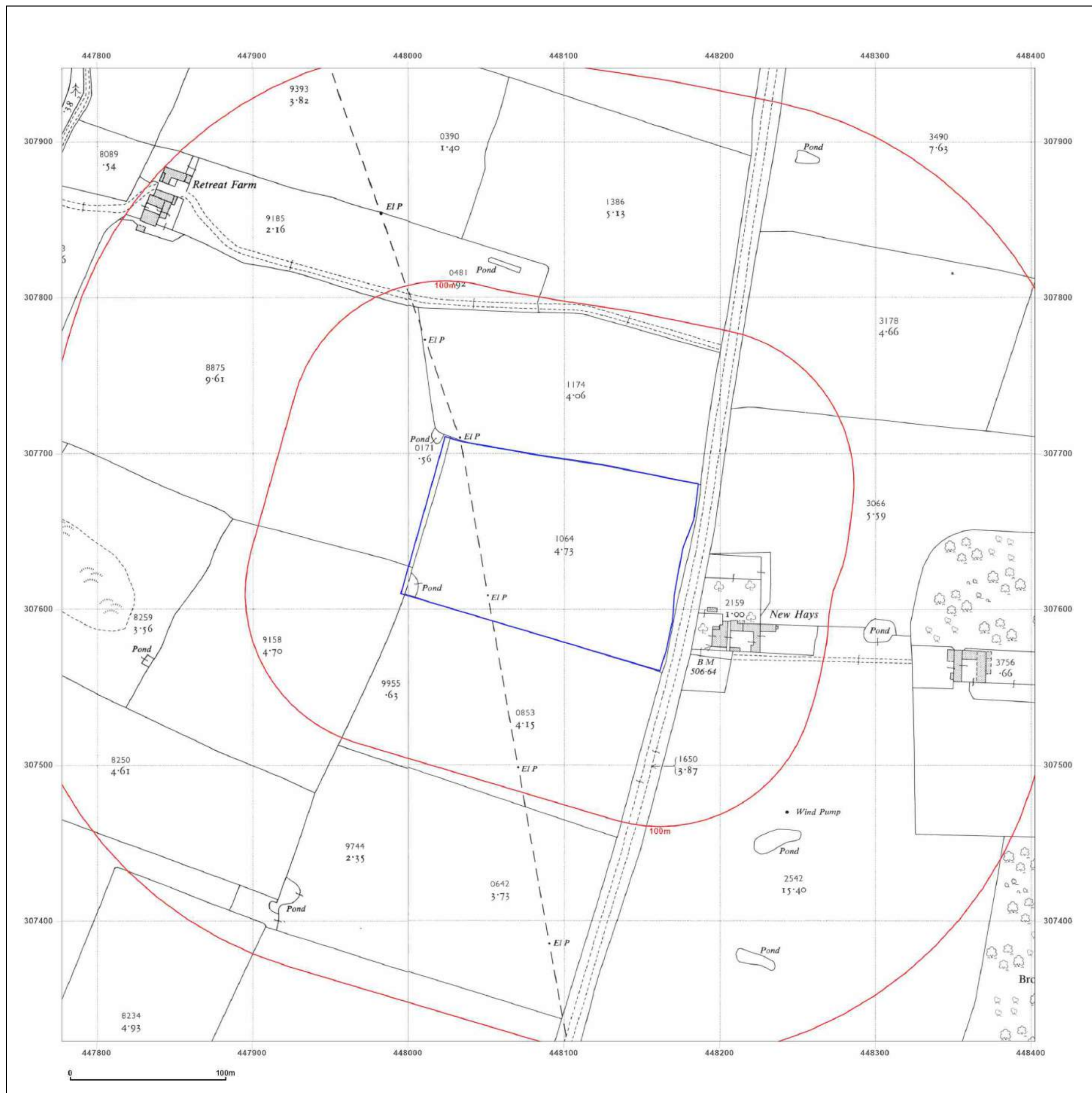


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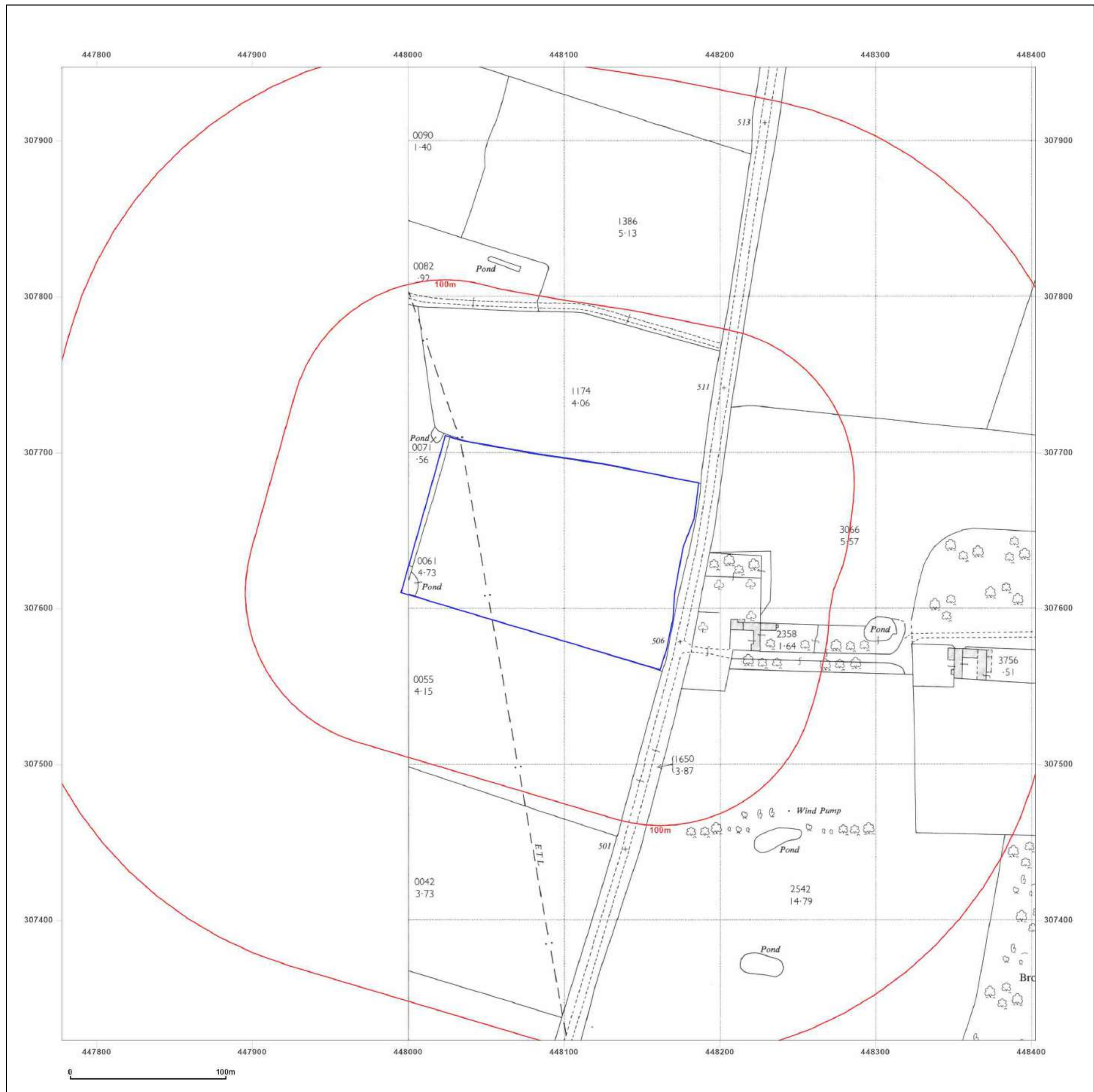


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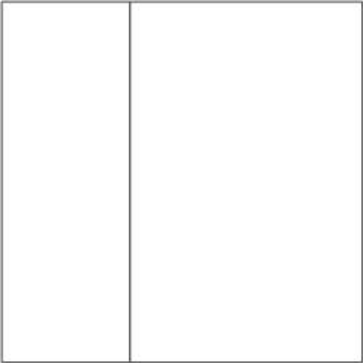


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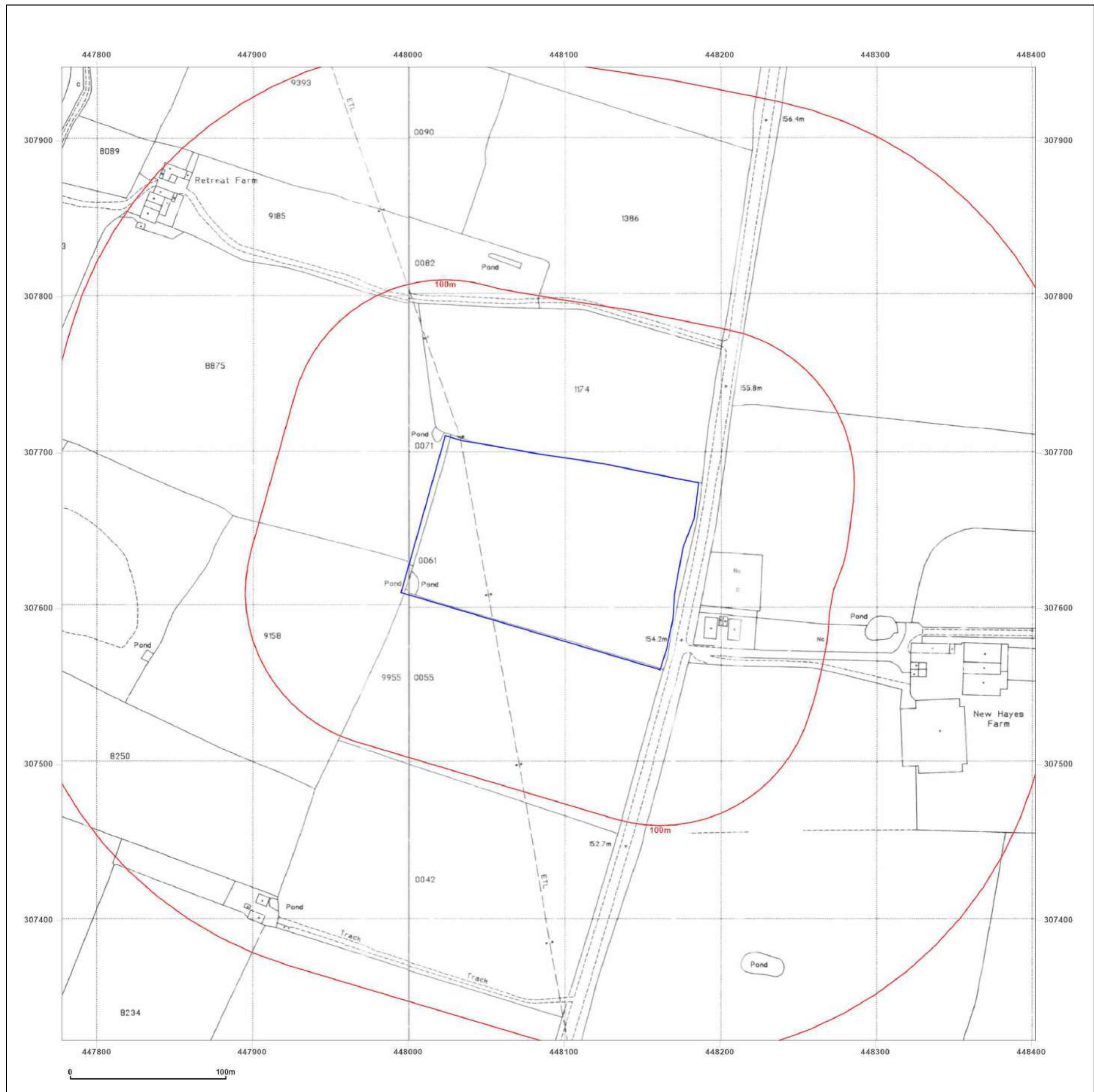


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Map Name: National Grid

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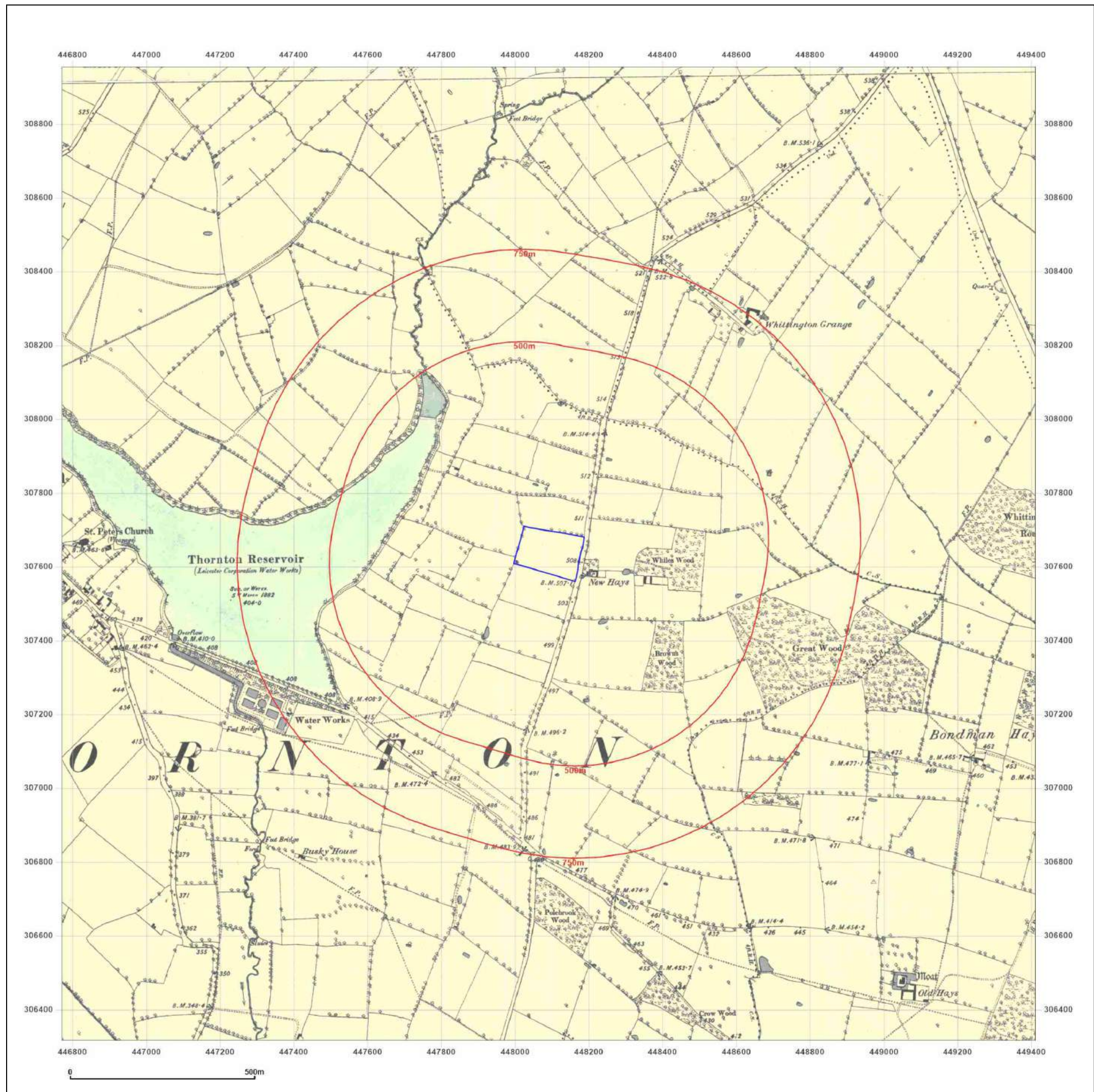


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Report Ref: EMS-961034_1220466
Grid Ref: 448090, 307635

Map Name: County Series

Map date: 1883-1885

Scale: 1:10,560

Printed at: 1:10,560



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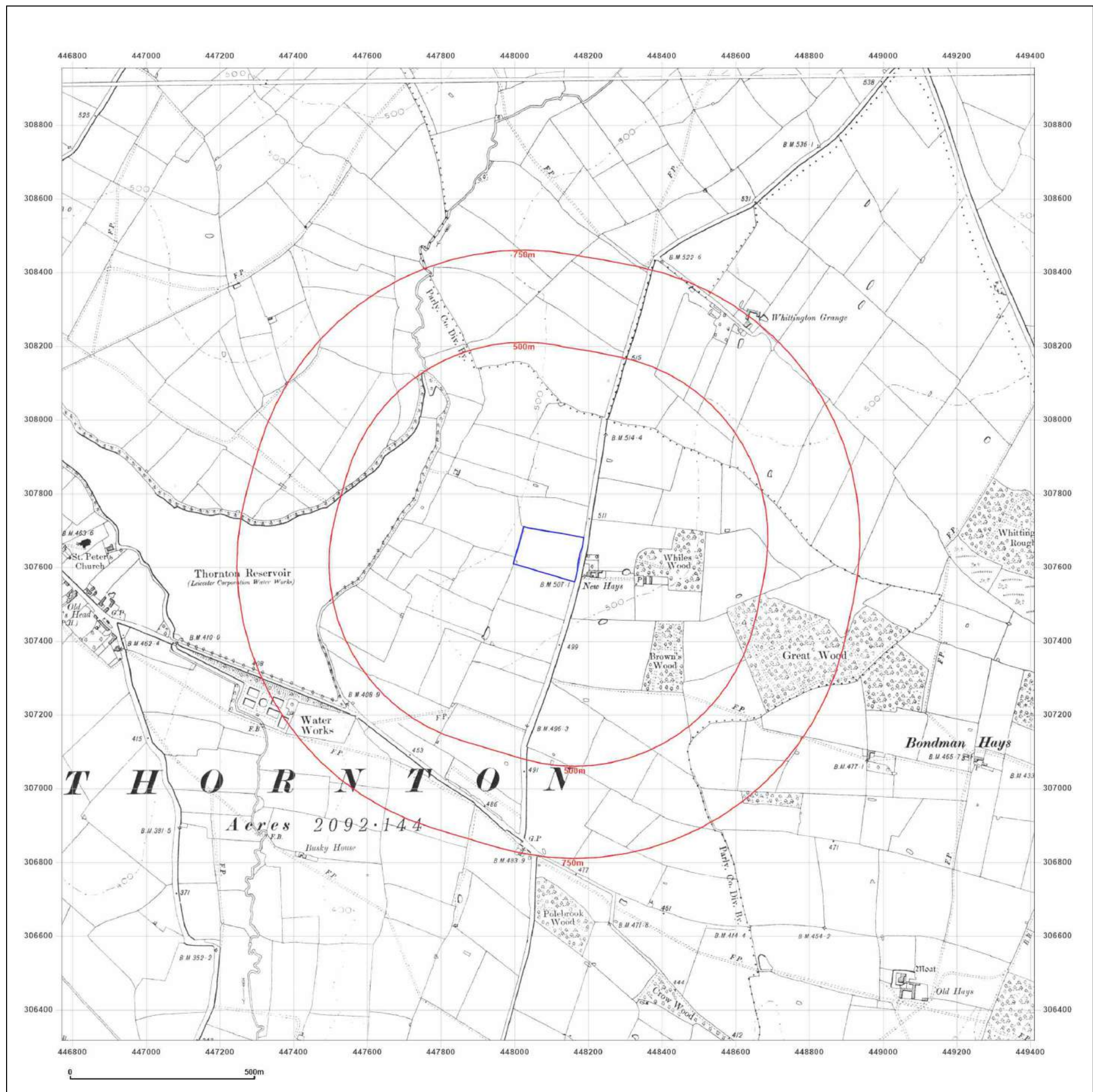


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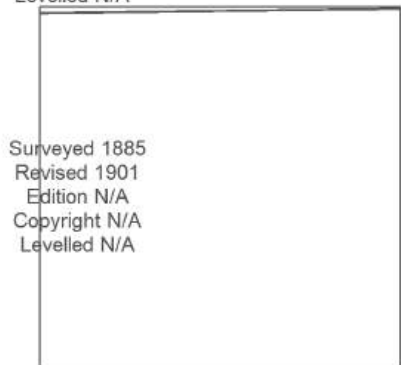
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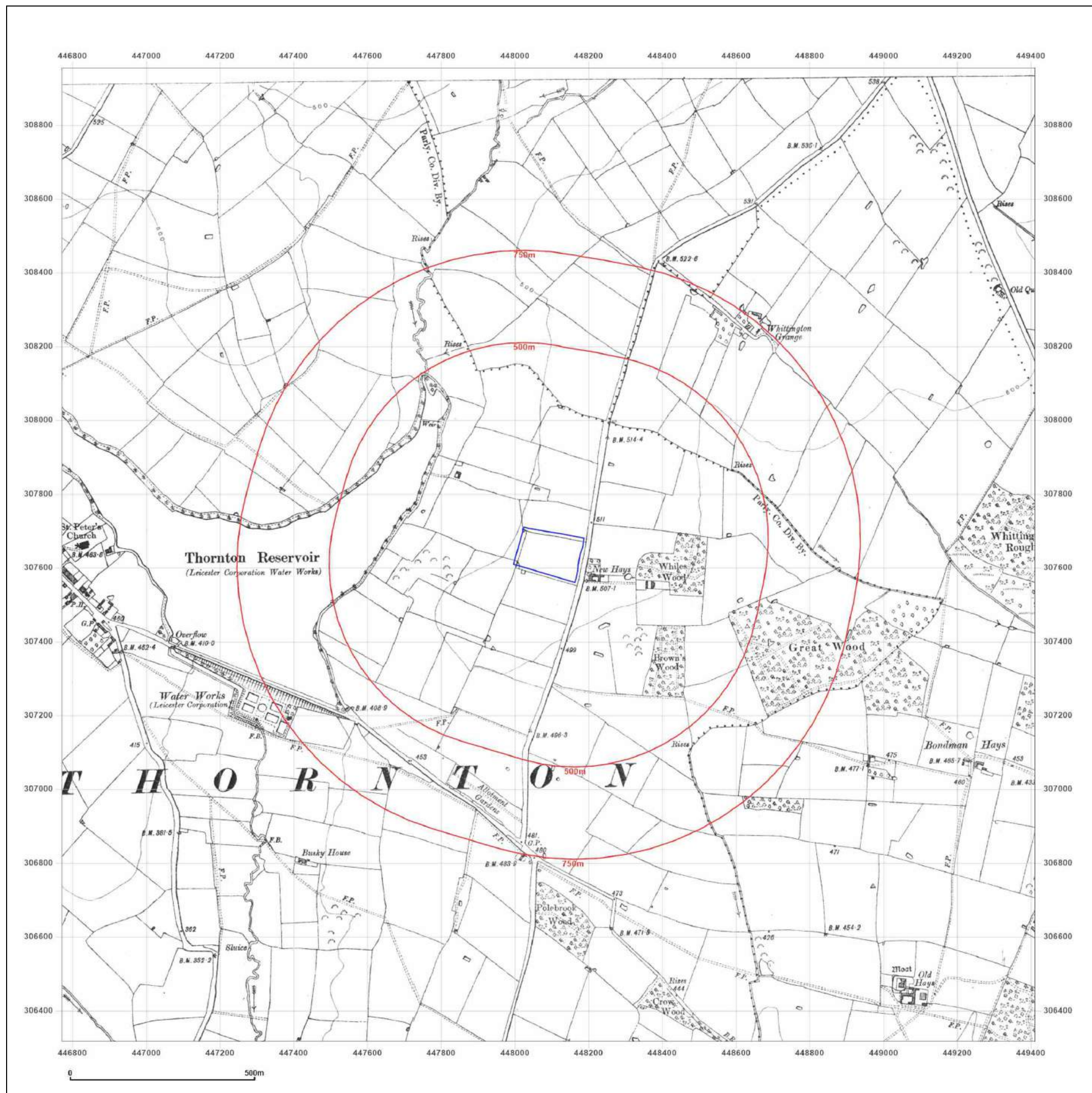


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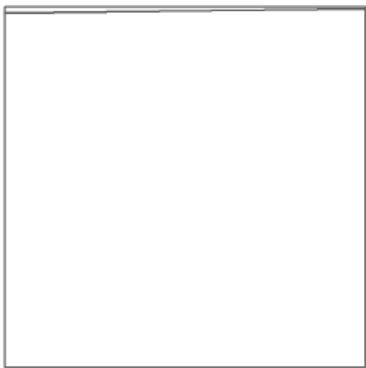
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Grid Ref: 448090, 307635

Map Name: County Series

Map date: 1919

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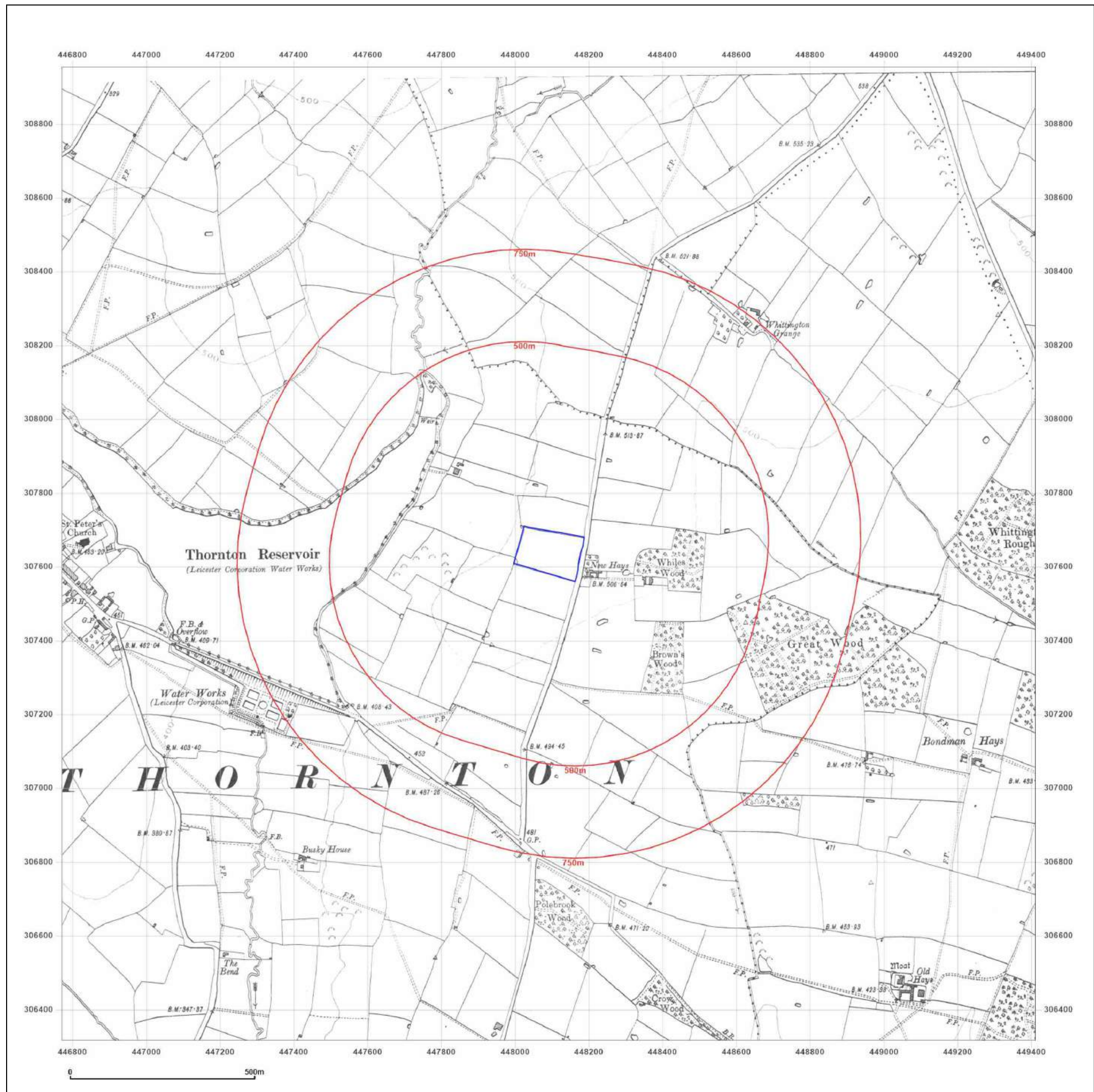


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Map Name: County Series
Map date: 1930
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Printed at: 1:10,560

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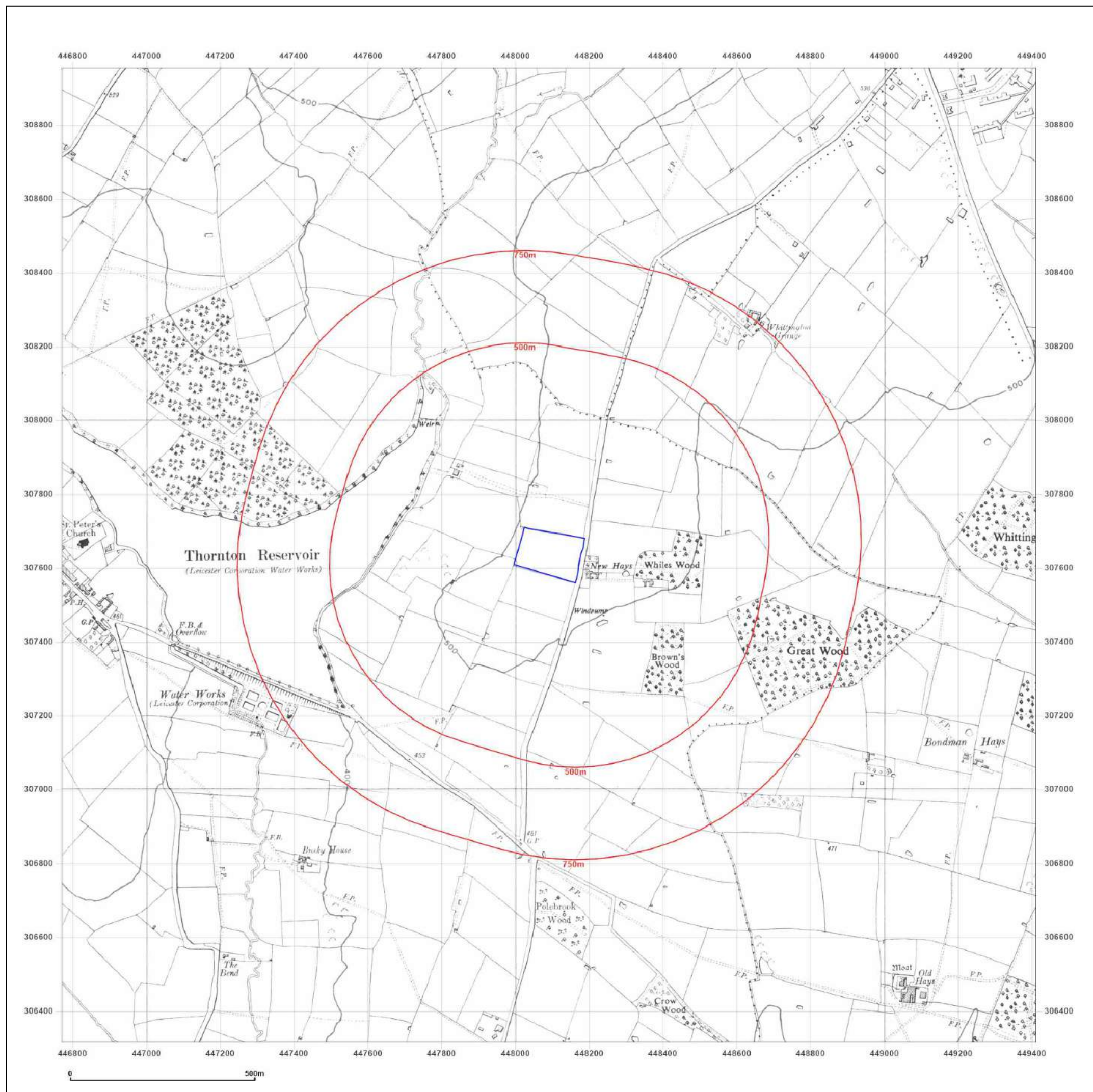


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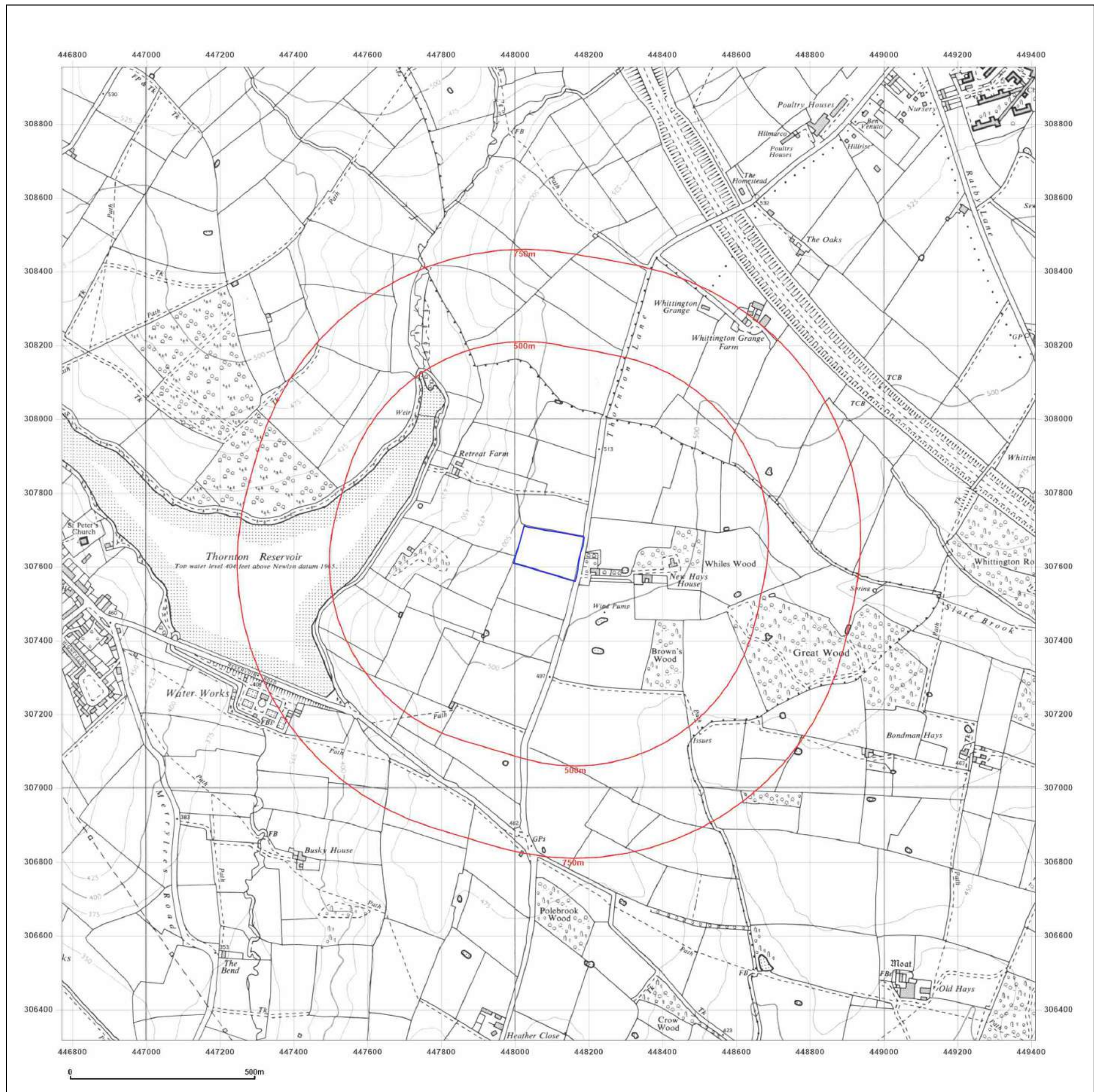


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Grid Ref: 448090, 307635

Map Name: Provisional

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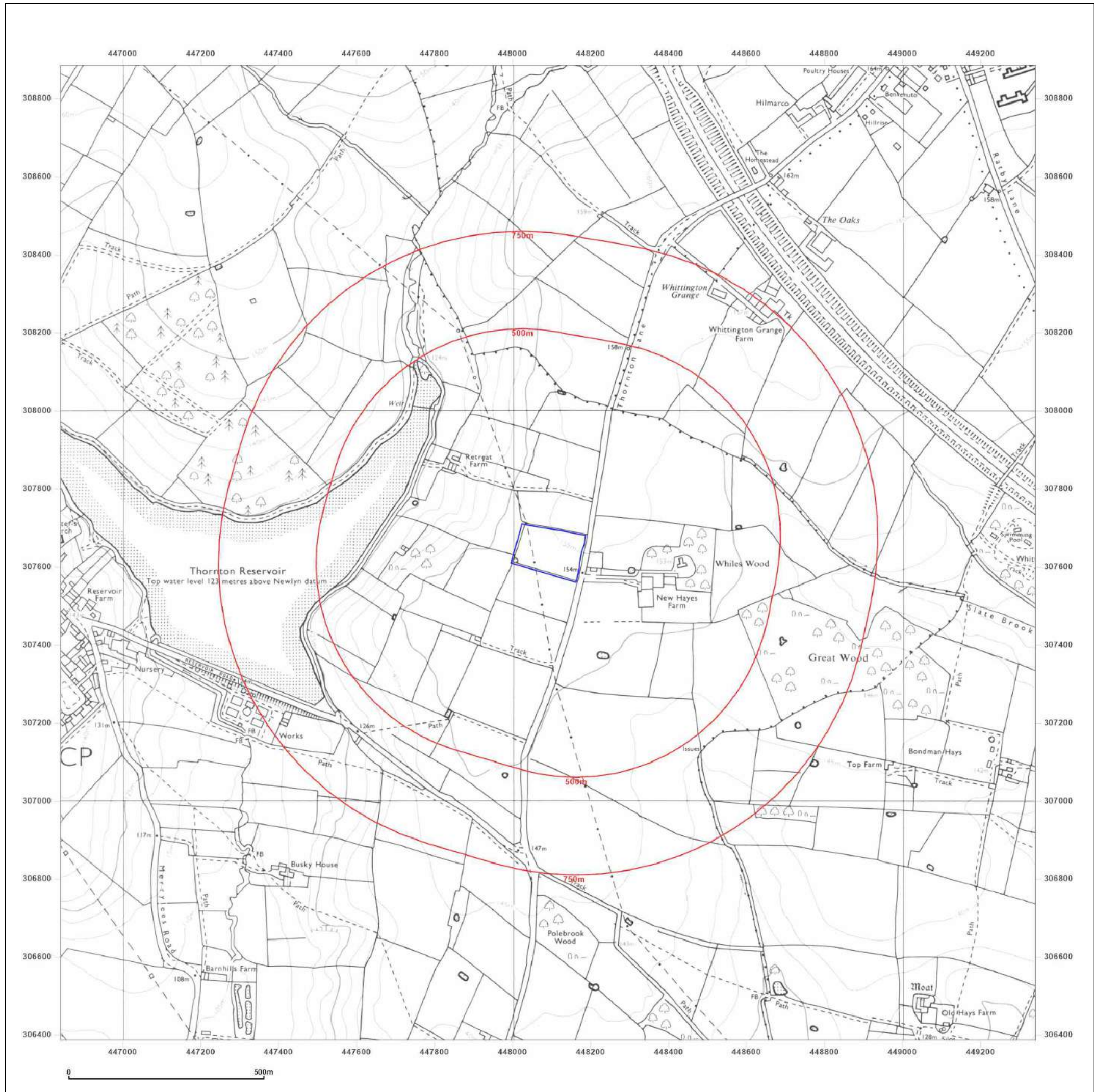


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Grid Ref: 448090, 307635

Map Name: National Grid
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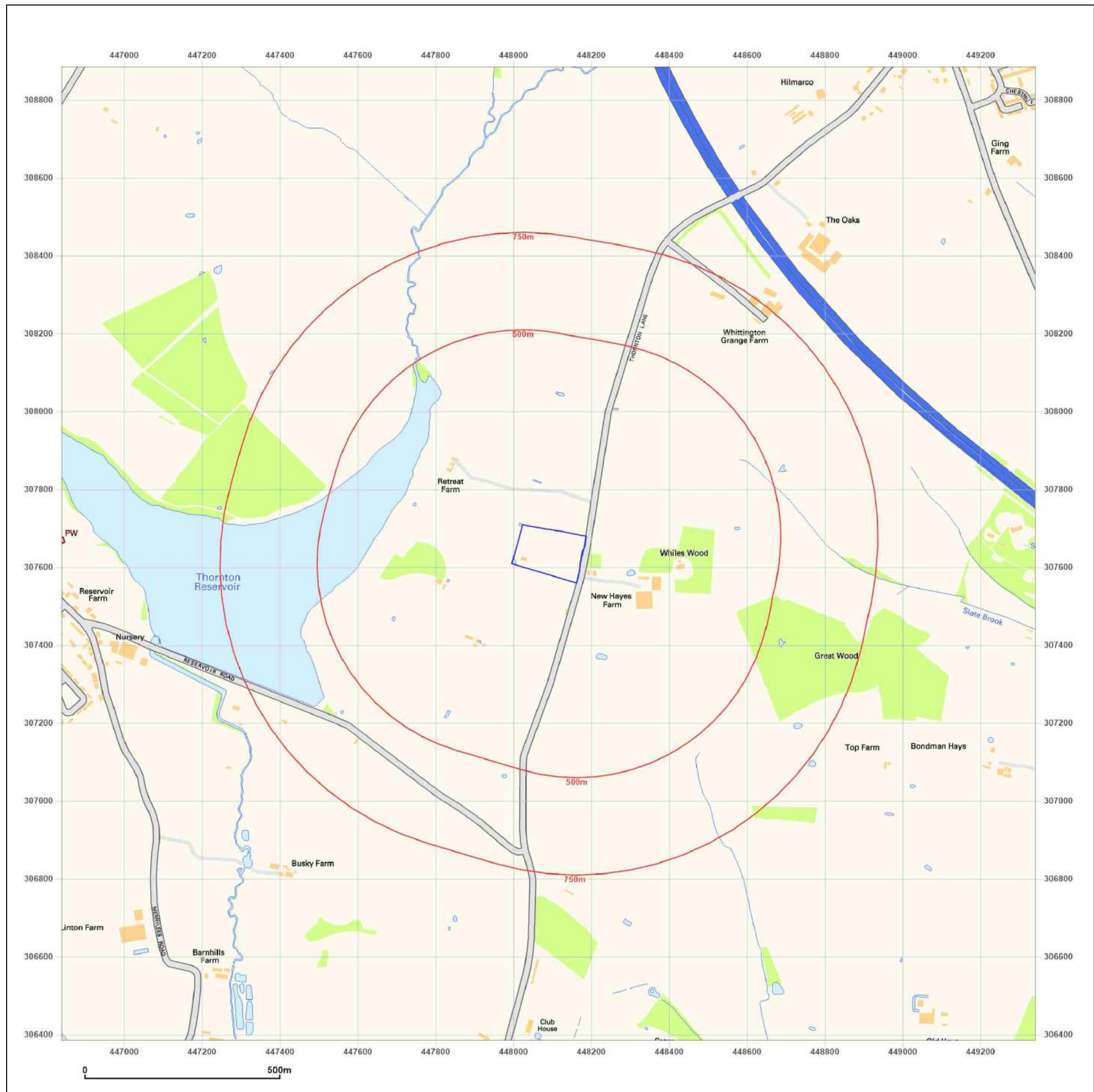


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Production date: 29 July 2024

Map legend available at:
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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_961034_1193833
Report Ref: EMS-961034_1220466
Grid Ref: 448090, 307635

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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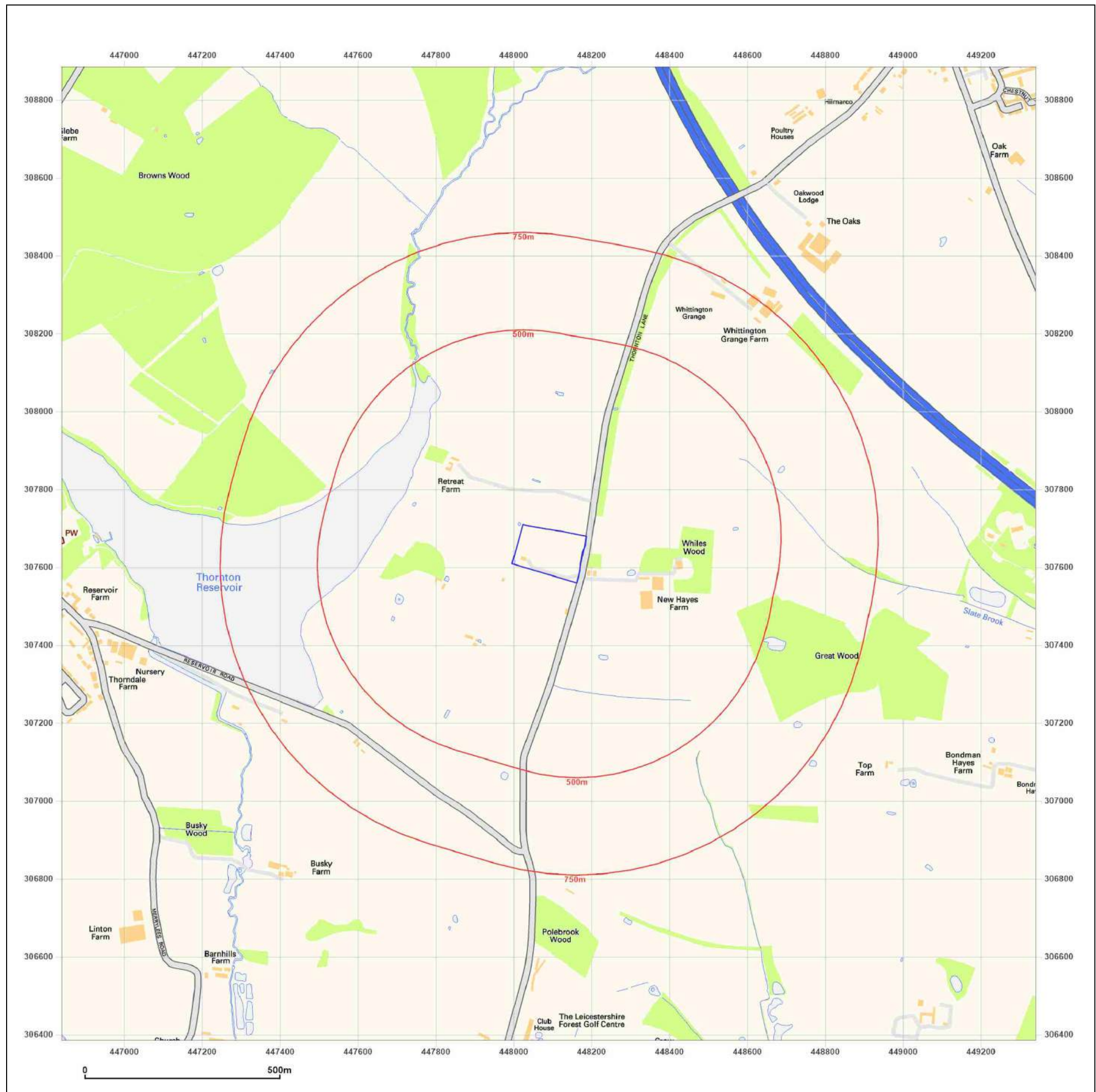


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Production date: 29 July 2024

Map legend available at:
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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_961034_1193833
Report Ref: EMS-961034_1220466
Grid Ref: 448090, 307635

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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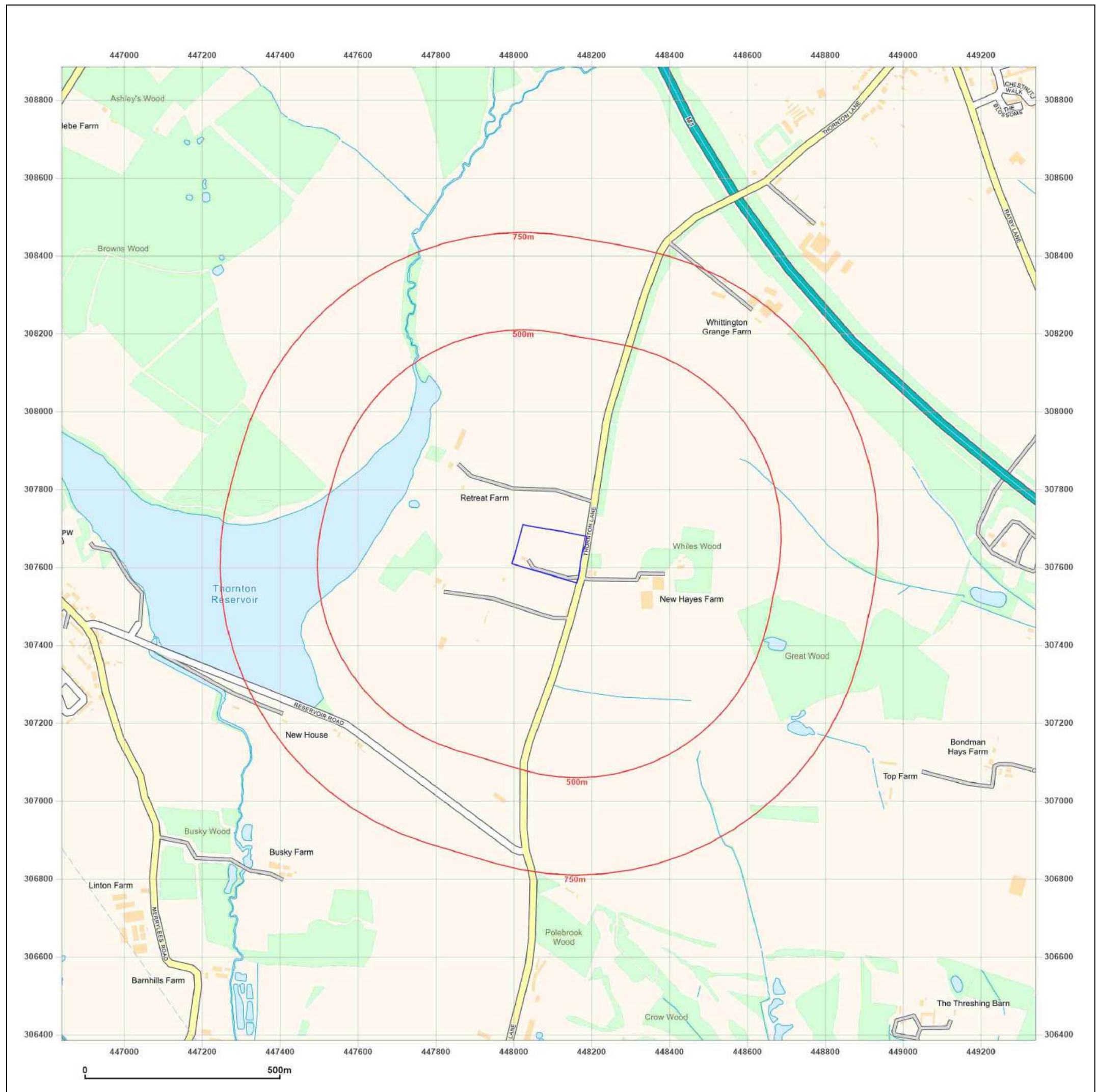


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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_961034_1193833
Report Ref: EMS-961034_1220466
Grid Ref: 448090, 307635

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



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A P P E N D I X E

Land Appraisal | Environmental | Geotechnical | Design | Mining | Inspections

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 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL					Site M1 WIDENING JUNCTION 21 TO 30 PRELIMINARY GI - CONTRACT 2			Borehole Number CP1020			
Boring Method Cable Percussion		Casing Diameter 150mm cased to 7.60m		Ground Level (mOD) 158.02		Client Highways Agency			Job Number WAL060099		
		Location 448679 E 308337 N		Dates 04/10/2006		Engineer Arup			Sheet 1/2		
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description			Legend	Water
0.10-0.70 0.20	B2 D1			Groundwater was not apparent during boring(1) at 0.00m.	157.82	(0.20) 0.20	MADE GROUND. Brown slightly gravelly clayey topsoil. Gravel is subangular to rounded fine to coarse, of quartz, mudstone and sandstone.				W1
0.70 0.70-1.20	D3 B4				157.32	(0.50) 0.70	MADE GROUND. Light to medium brown slightly gravelly clay with occasional rootlets. Gravel is subrounded to rounded fine to medium, of sandstone and mudstone.				
1.20-1.60	U5			38 blows			Firm becoming stiff light to medium brown gravelly CLAY. Gravel is subrounded to rounded fine to coarse, of sandstone and mudstone. Possible				
1.60	D6										
2.00-2.45 2.00-2.45 2.00-2.50	SPT N=11 D7 B8	1.60	DRY	2,1/2,2,3,4							
3.00-3.45	U9			75 blows							
3.45	D10					(5.80)					
4.00-4.45 4.00-4.45 4.00-4.50	SPT N=31 D11 B12	3.10	DRY	2,4/5,7,10,9			At 4.00m; slightly sandy, slightly gravelly.				
5.00-5.45	U13			46 blows							
5.45	D14										
6.00	D15										
6.50-6.95 6.50-6.95 6.50-7.00	SPT N=27 D16 B17	6.00	DRY	3,3/5,6,7,9	151.52	6.50	Stiff light to medium brown slightly gravelly sandy CLAY. Gravel is subrounded to rounded fine of sandstone, mudstone and chalk.				
7.50	D18										
8.00-8.45	U19			100 blows							
8.45	D20										
9.00	D21										
9.50-9.95 9.50-9.95 9.50-10.00	SPT N=37 D22 B23	7.60	DRY	4,5/6,8,10,13			Below 9.50m; becoming slightly sandy.				
Remarks										Scale (approx) 1:50	Logged By DAL
										Figure No.	



 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL						Site M1 WIDENING JUNCTION 21 TO 30 PRELIMINARY GI- CONTRACT 2		Borehole Number CP1020	
Boring Method Cable Percussion		Casing Diameter 150mm cased to 7.60m		Ground Level (mOD) 158.02		Client Highways Agency		Job Number WAL060099	
		Location 448679 E 308337 N		Dates 04/10/2006		Engineer Arup		Sheet 2/2	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
10.50	D24						CLAY (as previous sheet)		
11.00-11.45	U25			78 blows					
11.45	D26								
12.00	D27								
12.50-12.95 12.50-12.95 12.50-13.00	SPT N=39 D28 B29	7.60	DRY	3,7/10,10,8,11			At 12.50m; flint gravel.		
13.50	D30					(10.90)			
14.00-14.45	U31			110 blows					
14.45	D32								
15.00	D33								
15.50-15.95 15.50-15.95 15.50-16.00	SPT N=36 D34 B35	7.60	DRY	4,6/6,9,9,12					
16.50	D36								
17.00-17.45	U37			81 blows			At 17.00m; hard.		
17.45	D38				140.62	17.40	Weathered MUDSTONE. Recovered as stiff red brown slightly sandy CLAY with occasional grey green mottling. With subangular to subrounded fine to medium gravel sized fragments.		
18.00-18.44 18.00 18.00-18.50	SPT 49/290 D39 B40	7.60	DRY	7,6/8,10,12,19		(2.10)			
19.00-19.18 19.00 19.00-19.50	SPT 25/75 50/105 D41 B42	7.60	DRY	21,4/26,24					
				04/10/2006: DRY	138.52	19.50			
19.50-19.59	50/35 SPT 25/55	7.60	DRY	04/10/2006: 25/50			Complete at 19.59m		
Remarks								Scale (approx) 1:50	Logged By DAL
								Figure No.	



A P P E N D I X F

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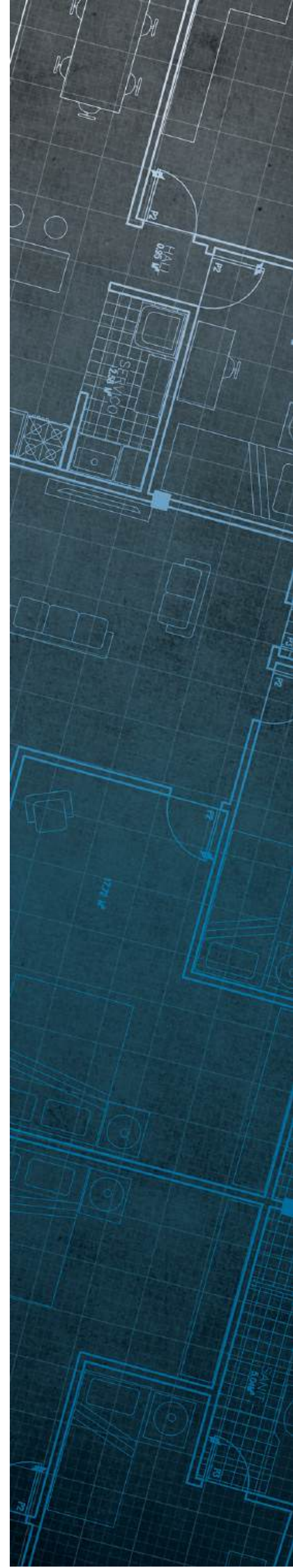
The Coal
Authority

Consultants Coal Mining Report

Land Adjacent The Old Barn House
Markfield Lane
Thornton
Leicestershire
LE67 1AL

Date of enquiry:	29 July 2024
Date enquiry received:	29 July 2024
Issue date:	29 July 2024

Our reference:	51003440260001
Your reference:	GRM.P10661



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

GRM DEVELOPMENT SOLUTIONS LIMITED

Enquiry address

Land Adjacent The Old Barn House
Markfield Lane
Thornton
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LE67 1AL

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NG18 4RG

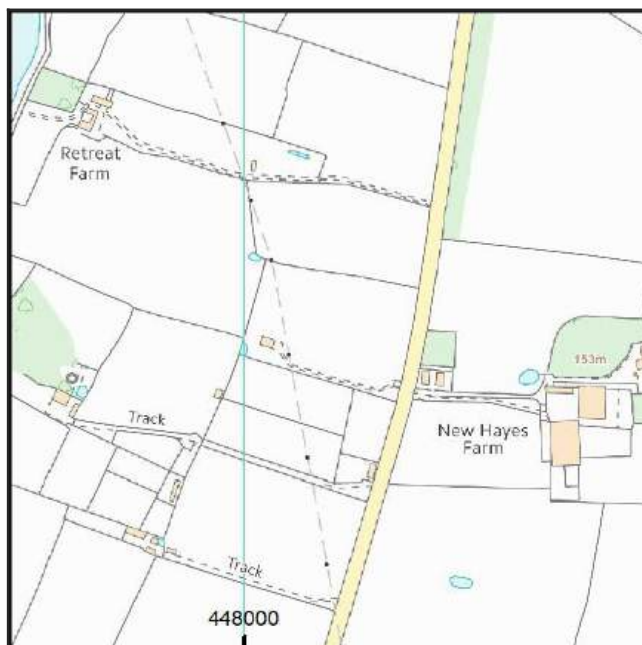
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Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

None available.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

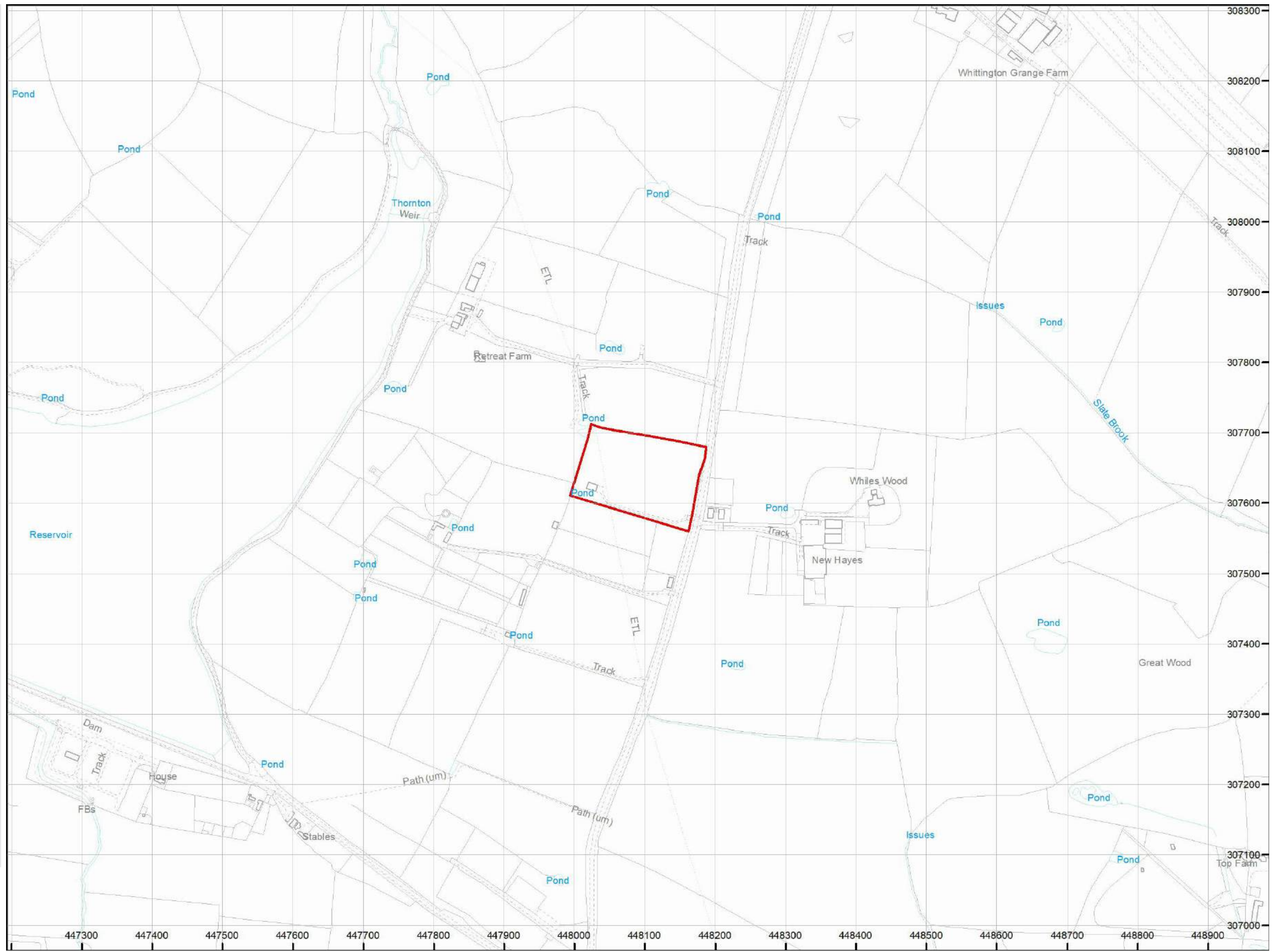
Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key
Approximate position of the enquiry boundary shown 

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unspecified

Order Details

Date: 29/07/2024
Your ref: EMS_961034_1193833
Our Ref: EMS-961034_1220467

Site Details

Location: 448094 307639
Area: 1.92 ha
Authority: [Hinckley and Bosworth Borough Council](#) ↗



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



22	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
22	4.7	Regulated explosive sites	0	0	0	0	-
23	4.8	Hazardous substance storage/usage	0	0	0	0	-
23	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
23	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
23	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
23	4.12	Radioactive Substance Authorisations	0	0	0	0	-
24	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
24	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
24	4.15	Pollutant release to public sewer	0	0	0	0	-
24	4.16	List 1 Dangerous Substances	0	0	0	0	-
24	4.17	List 2 Dangerous Substances	0	0	0	0	-
25 >	4.18 >	<u>Pollution Incidents (EA/NRW)</u> >	0	0	0	1	-
25	4.19	Pollution inventory substances	0	0	0	0	-
25	4.20	Pollution inventory waste transfers	0	0	0	0	-
25	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
28 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
30 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
31	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
31	5.5	Groundwater vulnerability- local information	None (within 0m)				
32 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	0	8
34	5.7	Surface water abstractions	0	0	0	0	0
35	5.8	Potable abstractions	0	0	0	0	0
35	5.9	Source Protection Zones	0	0	0	0	-
35	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
36	6.1	Water Network (OS MasterMap)	0	0	0	-	-



36	6.2	Surface water features	0	0	0	-	-
37 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
37 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
38 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
39	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
39	7.2	Historical Flood Events	0	0	0	-	-
39	7.3	Flood Defences	0	0	0	-	-
40	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
40	7.5	Flood Storage Areas	0	0	0	-	-
41	7.6	Flood Zone 2	None (within 50m)				
41	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
42	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
43 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
44	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
45	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
45	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
45	10.4	Special Protection Areas (SPA)	0	0	0	0	0
45	10.5	National Nature Reserves (NNR)	0	0	0	0	0
46	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
46 >	10.7 >	Designated Ancient Woodland >	0	0	0	1	1
46	10.8	Biosphere Reserves	0	0	0	0	0
46	10.9	Forest Parks	0	0	0	0	0
47	10.10	Marine Conservation Zones	0	0	0	0	0
47	10.11	Green Belt	0	0	0	0	0
47	10.12	Proposed Ramsar sites	0	0	0	0	0



47	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
47	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
48	10.15	Nitrate Sensitive Areas	0	0	0	0	0
48 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	1
49 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
50	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
51	11.1	World Heritage Sites	0	0	0	-	-
51	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
51	11.3	National Parks	0	0	0	-	-
51	11.4	Listed Buildings	0	0	0	-	-
52	11.5	Conservation Areas	0	0	0	-	-
52	11.6	Scheduled Ancient Monuments	0	0	0	-	-
52	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
53 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
54	12.2	Open Access Land	0	0	0	-	-
54	12.3	Tree Felling Licences	0	0	0	-	-
54	12.4	Environmental Stewardship Schemes	0	0	0	-	-
54	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
55 >	13.1 >	Priority Habitat Inventory >	0	0	4	-	-
56	13.2	Habitat Networks	0	0	0	-	-
56	13.3	Open Mosaic Habitat	0	0	0	-	-
56	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	14.1 >	10k Availability >	Identified (within 500m)				
58	14.2	Artificial and made ground (10k)	0	0	0	0	-
59 >	14.3 >	Superficial geology (10k) >	1	0	0	1	-

60	14.4	Landslip (10k)	0	0	0	0	-
61 >	14.5 >	Bedrock geology (10k) >	1	0	0	2	-
62	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
63 >	15.1 >	50k Availability >	Identified (within 500m)				
64	15.2	Artificial and made ground (50k)	0	0	0	0	-
64	15.3	Artificial ground permeability (50k)	0	0	-	-	-
65 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
66 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
66	15.6	Landslip (50k)	0	0	0	0	-
66	15.7	Landslip permeability (50k)	None (within 50m)				
67 >	15.8 >	Bedrock geology (50k) >	1	0	0	2	-
68 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
68	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
69	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
70 >	17.1 >	Shrink swell clays >	Low (within 50m)				
71 >	17.2 >	Running sands >	Very low (within 50m)				
72 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
73 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
74 >	17.5 >	Landslides >	Very low (within 50m)				
75 >	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
77	18.1	BritPits	0	0	0	0	-
78 >	18.2 >	Surface ground workings >	0	1	6	-	-
78	18.3	Underground workings	0	0	0	0	0
78	18.4	Underground mining extents	0	0	0	0	-
79	18.5	Historical Mineral Planning Areas	0	0	0	0	-



79	18.6	Non-coal mining	0	0	0	0	0
79 >	18.7 >	JPB mining areas >	Identified (within 0m)				
79	18.8	The Coal Authority non-coal mining	0	0	0	0	-
80	18.9	Researched mining	0	0	0	0	-
80	18.10	Mining record office plans	0	0	0	0	-
80	18.11	BGS mine plans	0	0	0	0	-
80 >	18.12 >	Coal mining >	Identified (within 0m)				
81	18.13	Brine areas	None (within 0m)				
81	18.14	Gypsum areas	None (within 0m)				
81	18.15	Tin mining	None (within 0m)				
81	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
82	19.1	Natural cavities	0	0	0	0	-
82	19.2	Mining cavities	0	0	0	0	0
82	19.3	Reported recent incidents	0	0	0	0	-
82	19.4	Historical incidents	0	0	0	0	-
83	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
84 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
86 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	0	-	-	-
86	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
86	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
87	22.1	Underground railways (London)	0	0	0	-	-
87	22.2	Underground railways (Non-London)	0	0	0	-	-
87	22.3	Railway tunnels	0	0	0	-	-
87	22.4	Historical railway and tunnel features	0	0	0	-	-
87	22.5	Royal Mail tunnels	0	0	0	-	-



88	22.6	Historical railways	0	0	0	-	-
88	22.7	Railways	0	0	0	-	-
88	22.8	Crossrail 1	0	0	0	0	-
88	22.9	Crossrail 2	0	0	0	0	-
88	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 11/07/2022

Site Area: 1.92ha



Recent site history - 2019 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved.

Capture Date: 20/04/2019

Site Area: 1.92ha



Recent site history - 2016 aerial photograph



Capture Date: 07/06/2016

Site Area: 1.92ha



Recent site history - 2011 aerial photograph



Capture Date: 09/10/2011

Site Area: 1.92ha



Recent site history - 1999 aerial photograph

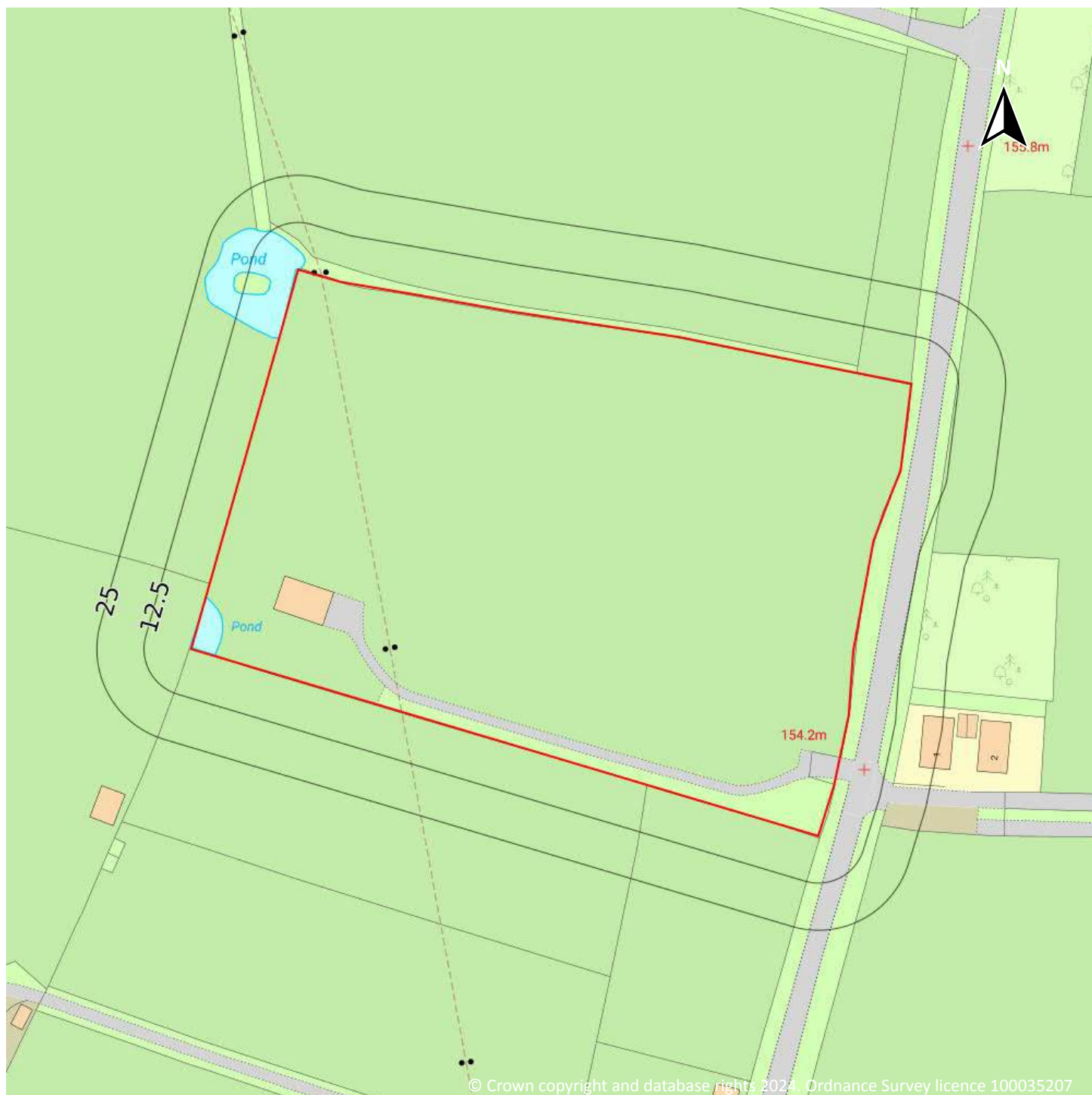


Capture Date: 11/07/1999

Site Area: 1.92ha



OS MasterMap site plan



Site Area: 1.92ha



1 Past land use

1.1 Historical industrial land uses

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

0

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

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**0**

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m**0**

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

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



2 Past land use - un-grouped

2.1 Historical industrial land uses

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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



3.6 Licensed waste sites

Records within 500m	0
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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

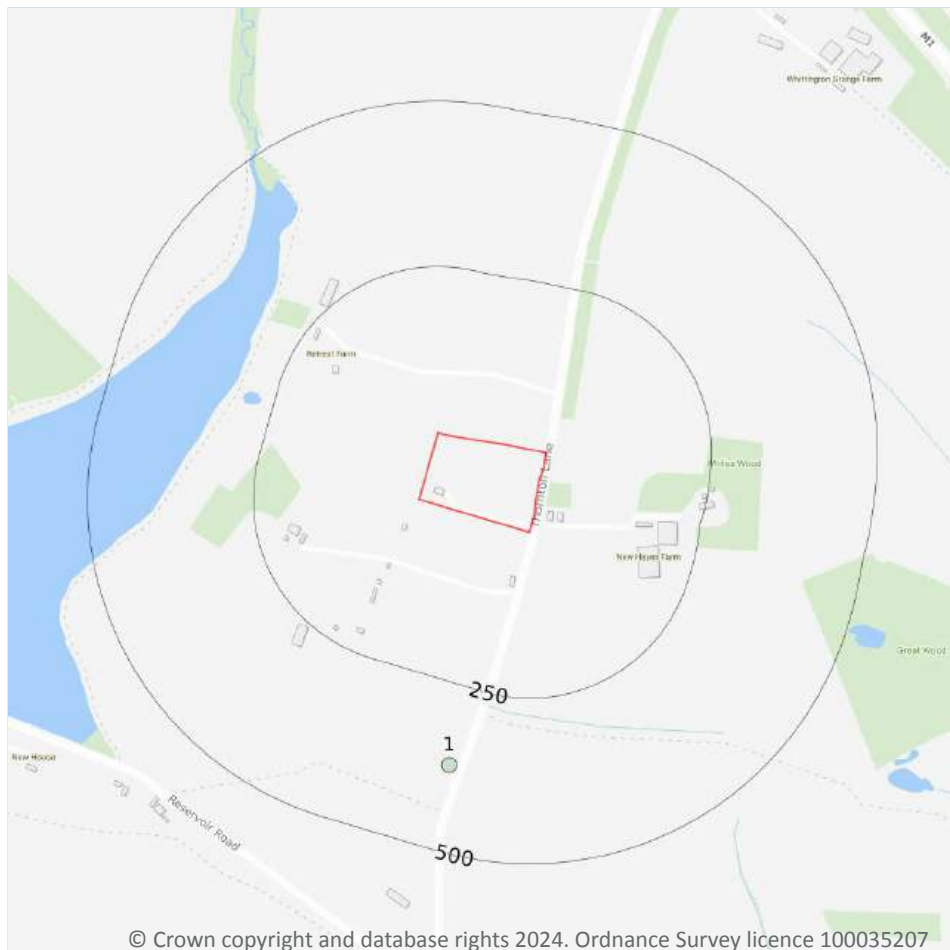
Records within 500m	0
---------------------	---

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.

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.



4.3 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.



4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m**0**

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

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

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

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m**0**

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

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



4.13 Licensed Discharges to controlled waters

Records within 500m**0**

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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



4.18 Pollution Incidents (EA/NRW)

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 21 >](#)

ID	Location	Details	
1	370m S	Incident Date: 11/10/2001 Incident Identification: 35856 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Natural Organic Material	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m

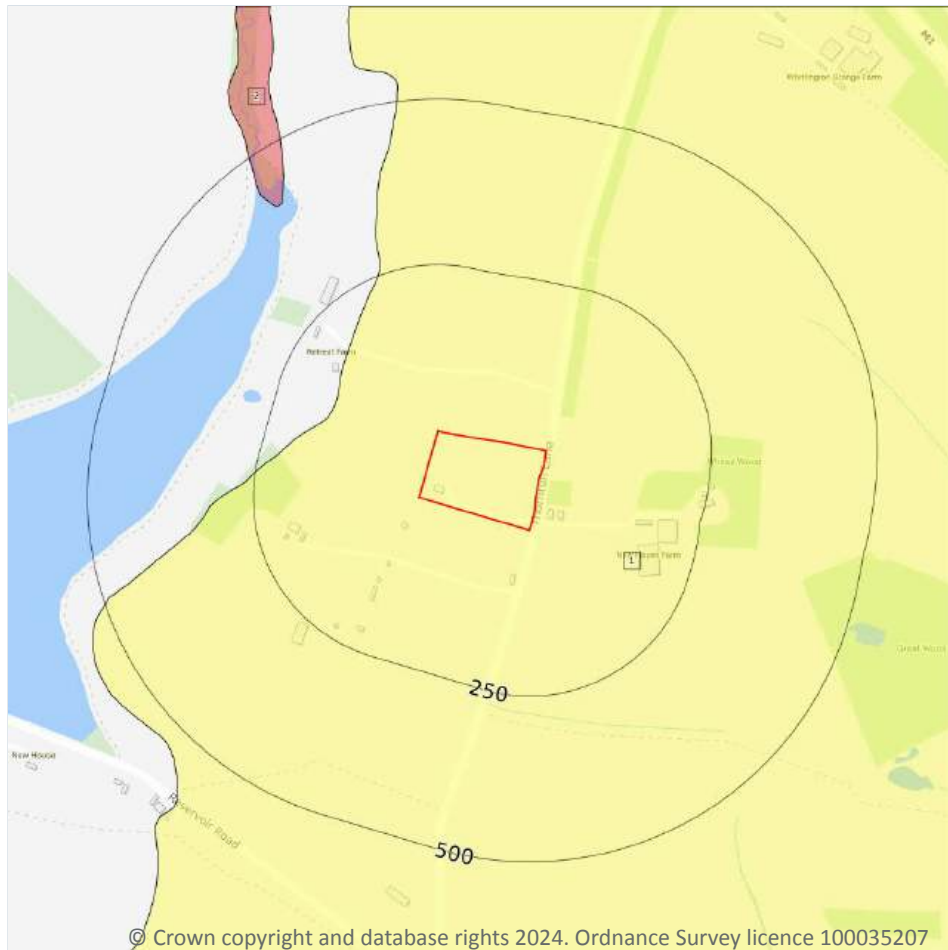
0

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

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



5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 26](#) >

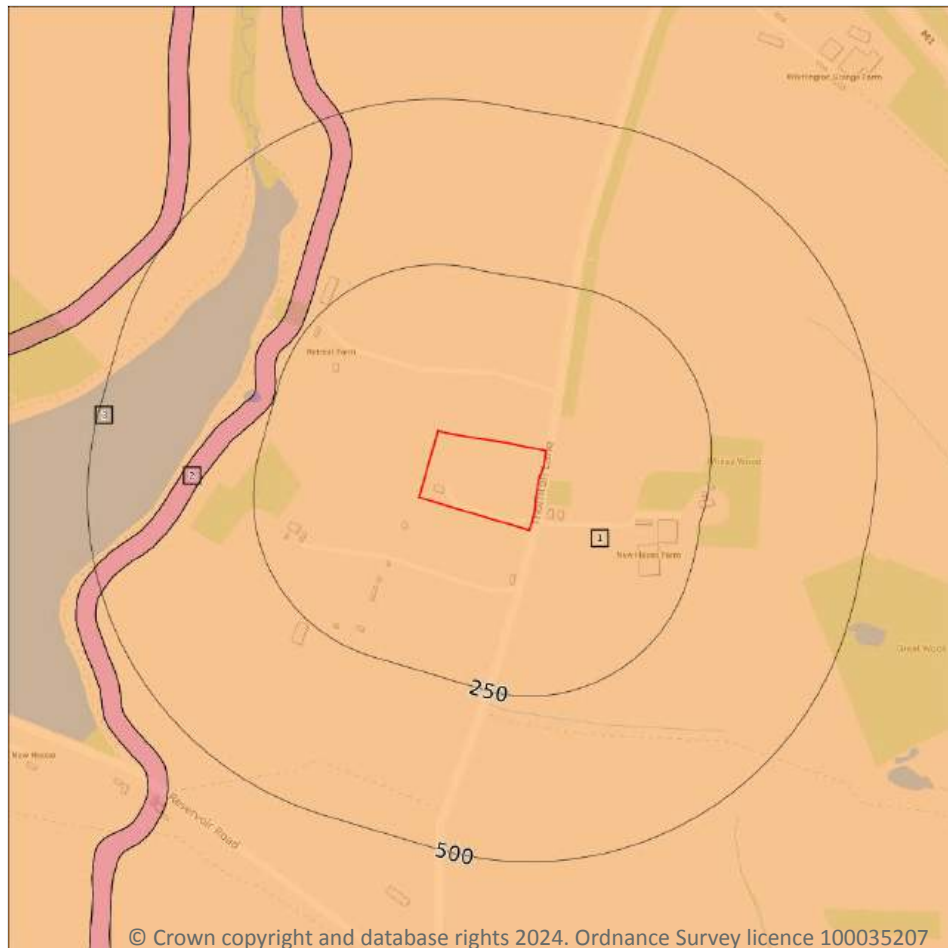
ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	415m 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



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

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 28](#) >

ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	252m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

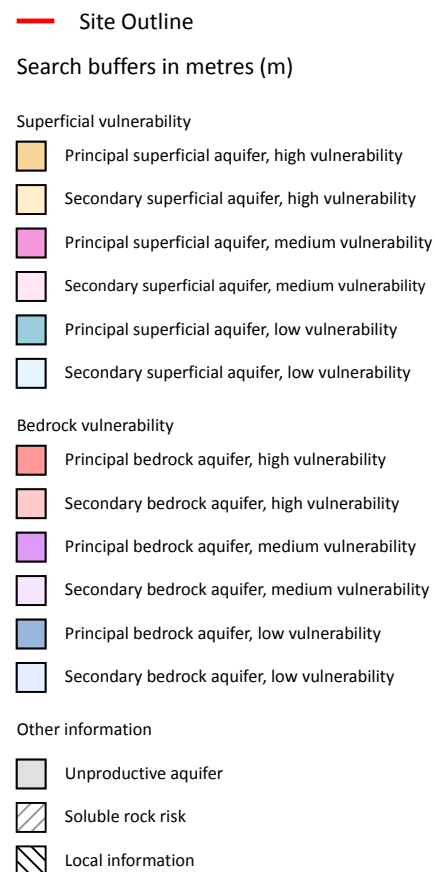


ID	Location	Designation	Description
3	282m W	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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 30](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
------------------------	----------

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

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

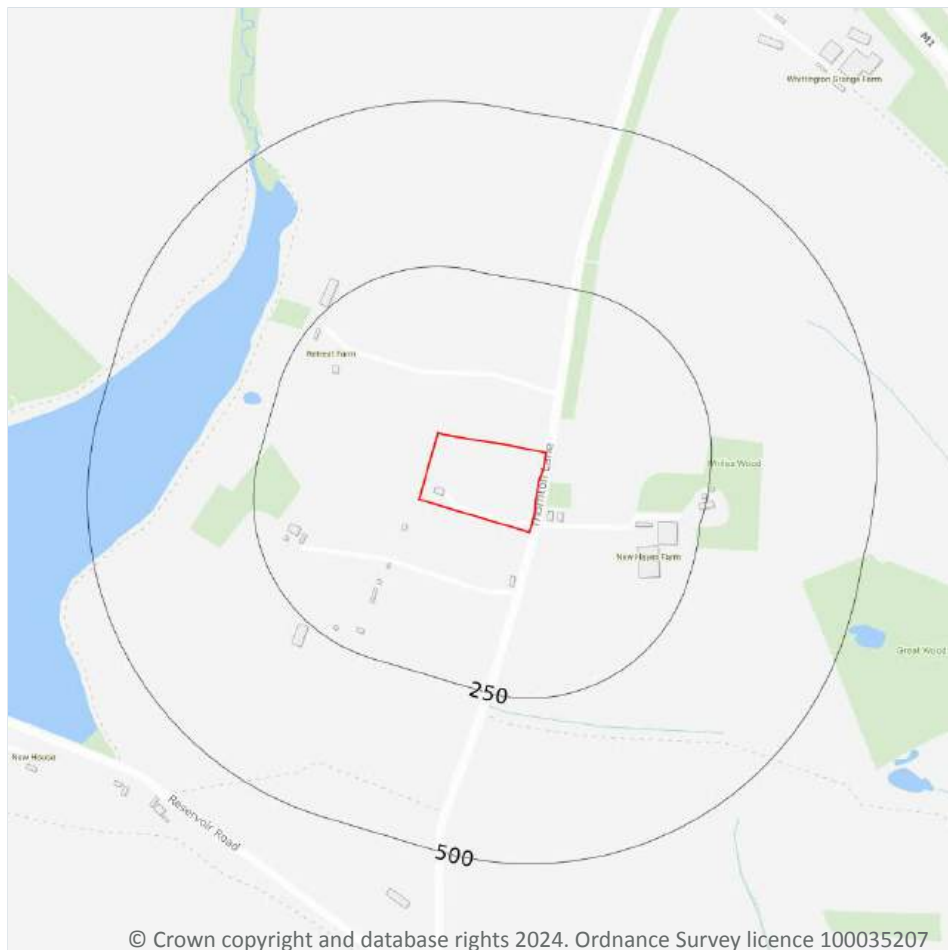
5.5 Groundwater vulnerability- local information

Records on site	0
------------------------	----------

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

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

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
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

8

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 32](#) >

ID	Location	Details	
-	1005m SW	Status: Historical Licence No: 03/28/56/0009 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: BUSKY FARM - WELL Data Type: Point Name: BANCROFT Easting: 447400 Northing: 306800	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: -
-	1186m S	Status: Active Licence No: 03/28/56/0031 Details: Spray Irrigation - Direct Direct Source: Groundwater Midlands Region Point: FOREST HILL GOLF CLUB - BOREHOLE Data Type: Point Name: FOREST HILL GOLF CLUB Easting: 448050 Northing: 306380	Annual Volume (m ³): 11500 Max Daily Volume (m ³): 48 Original Application No: - Original Start Date: 21/11/1996 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1568m NW	Status: Historical Licence No: 03/28/56/0015 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: GLEBE FARM - WELL (2) Data Type: Point Name: JOHNSON Easting: 447000 Northing: 308900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
-	1668m NW	Status: Historical Licence No: 03/28/56/0015 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: GLEBE FARM - WELL (1) Data Type: Point Name: JOHNSON Easting: 447100 Northing: 309100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
-	1695m E	Status: Historical Licence No: 03/28/56/0019/G Details: Spray Irrigation - Direct Direct Source: Groundwater Midlands Region Point: GROBY LODGE FARM - WELL (1) Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 449800 Northing: 308200	Annual Volume (m ³): 6264.39 Max Daily Volume (m ³): 19.093 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/09/1995 Version End Date: -



ID	Location	Details	
-	1695m E	Status: Historical Licence No: 03/28/56/0019/G Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: GROBY LODGE FARM - WELL (1) Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 449800 Northing: 308200	Annual Volume (m ³): 6264.39 Max Daily Volume (m ³): 19.093 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/09/1995 Version End Date: -
-	1817m E	Status: Historical Licence No: 03/28/56/0019/G Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: GROBY LODGE FARM - WELL (2) Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 450000 Northing: 307800	Annual Volume (m ³): 6264.39 Max Daily Volume (m ³): 19.093 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/09/1995 Version End Date: -
-	1817m E	Status: Historical Licence No: 03/28/56/0019/G Details: Spray Irrigation - Direct Direct Source: Groundwater Midlands Region Point: GRODBY LODGE FARM - WELL (2) Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 450000 Northing: 307800	Annual Volume (m ³): 6264.39 Max Daily Volume (m ³): 19.093 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/09/1995 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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

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



5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



- 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

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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



This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

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

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	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 36](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	779m W	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

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 36](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	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
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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
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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.

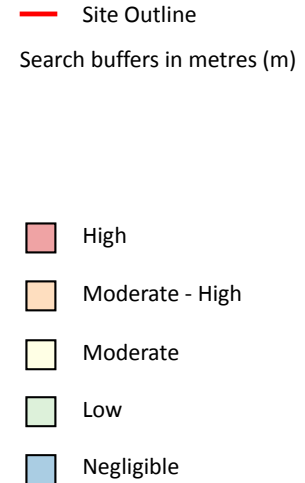
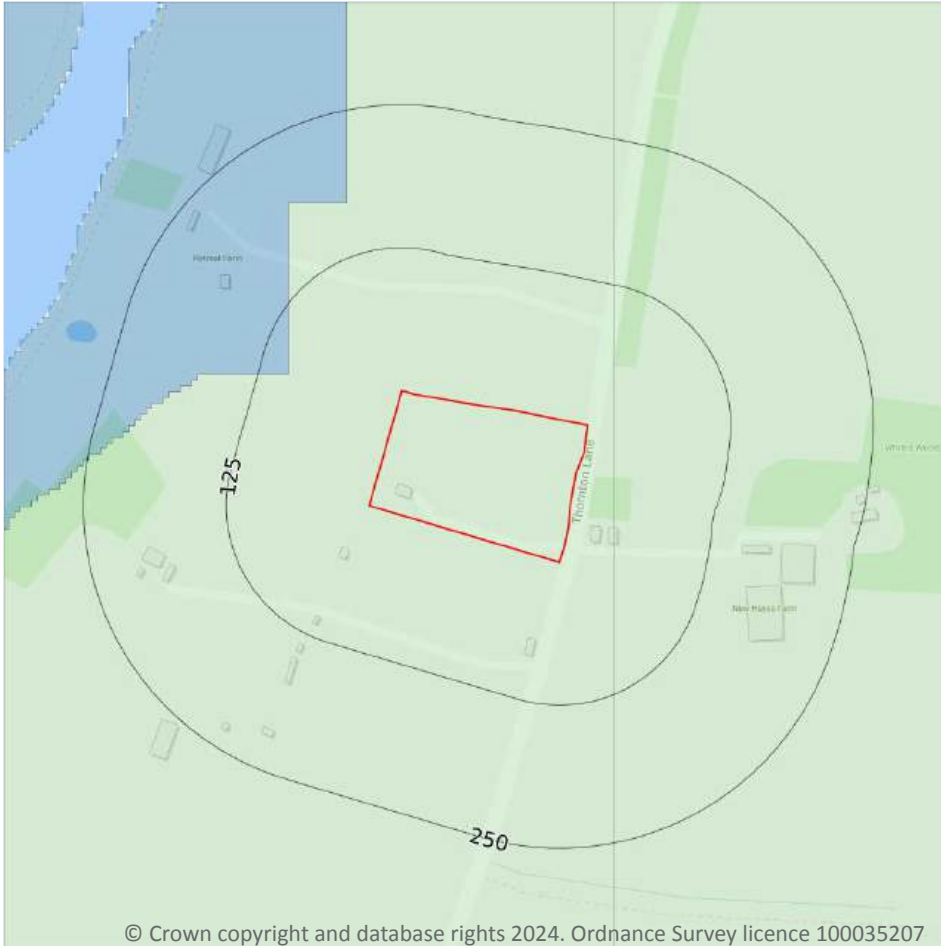
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

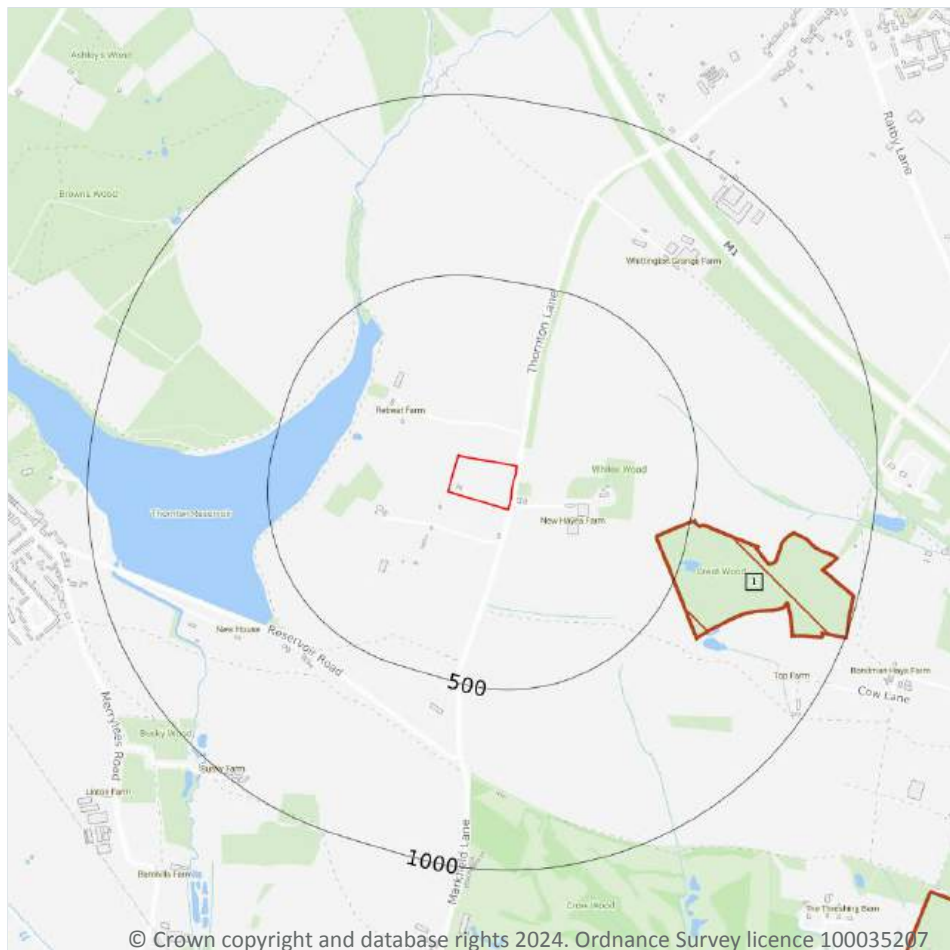
Low

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 43](#) >

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m**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**2**

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 44](#) >

ID	Location	Name	Woodland Type
1	418m E	Great Wood	Ancient & Semi-Natural Woodland
2	1581m SE	Ratby Burroughs	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**3**

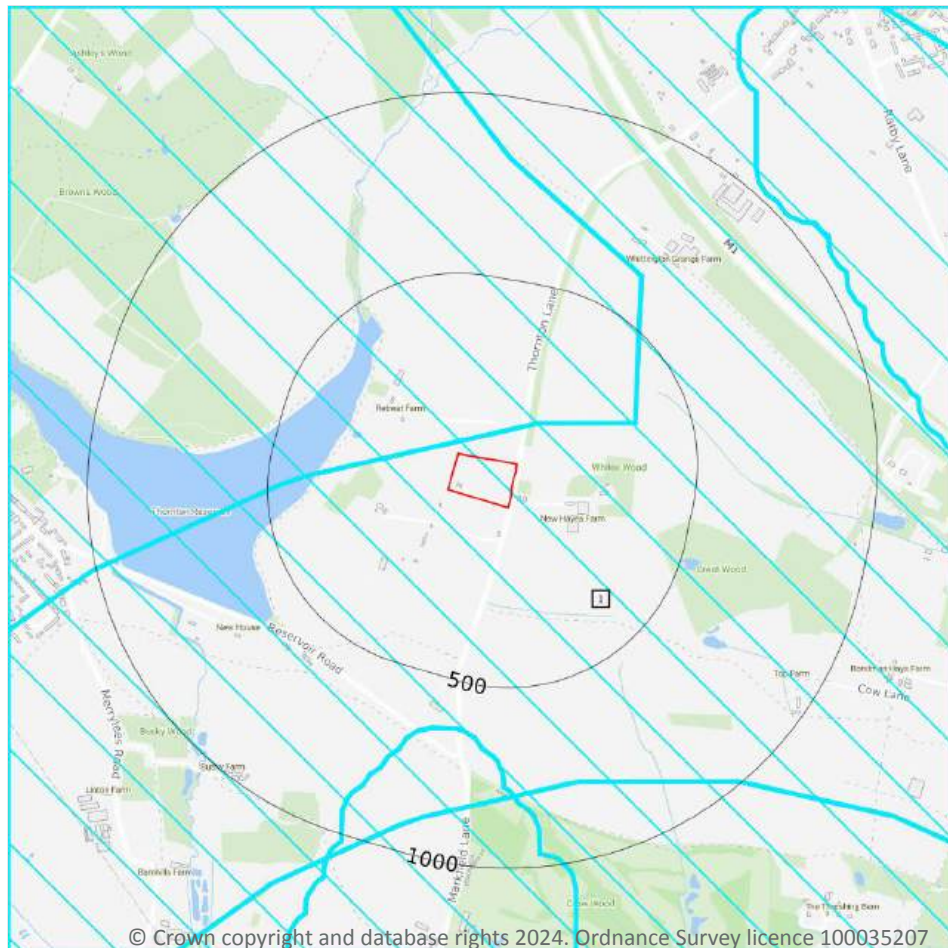
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	SOAR R NVZ	Surface Water	309	Existing
64m NE	Groby Pool Eutrophic lake NVZ	Eutrophic Water	102	Existing
1579m S	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

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 49](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

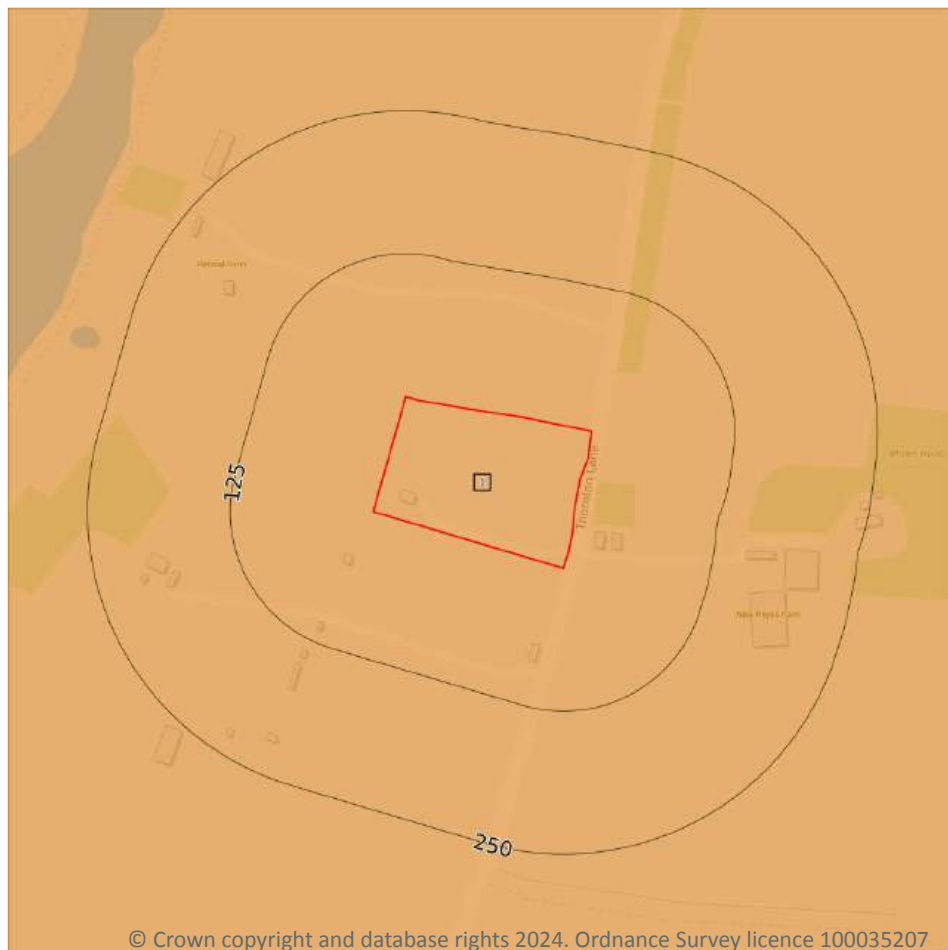
0

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

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



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 53](#) >

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

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

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

12.3 Tree Felling Licences

Records within 250m**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

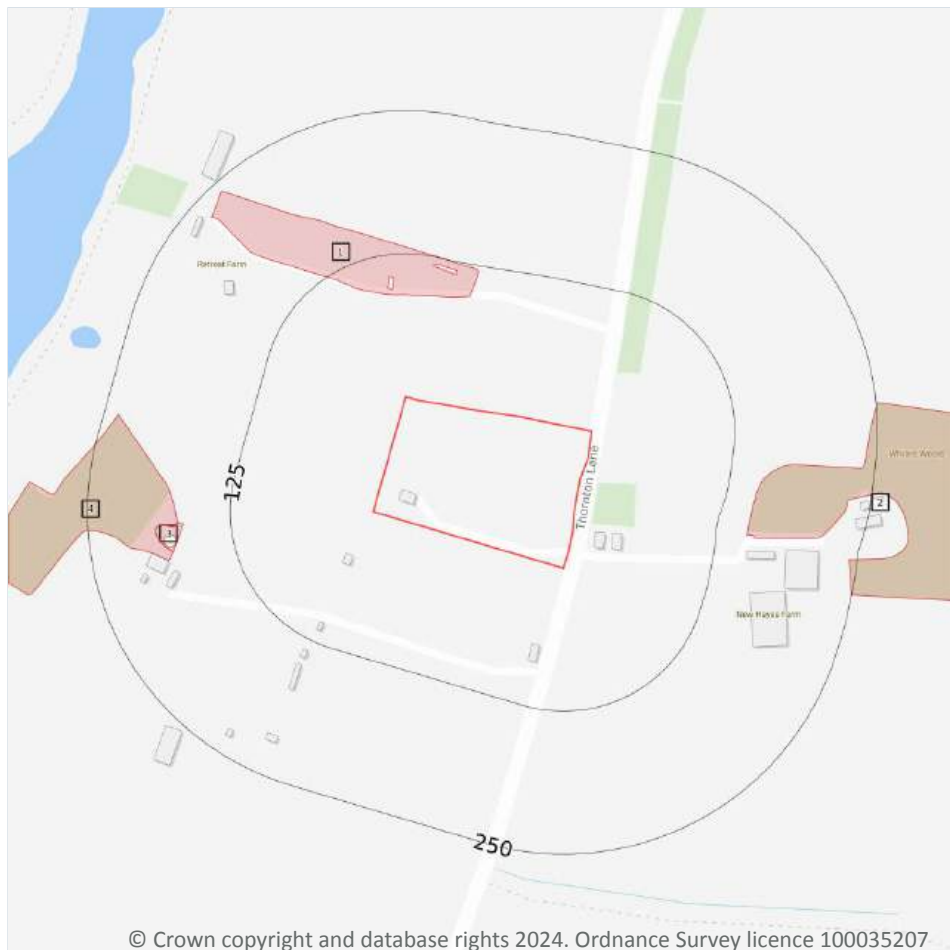
Records within 250m**0**

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

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

4

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

Features are displayed on the Habitat designations map on [page 55 >](#)

ID	Location	Main Habitat	Other habitats
1	89m N	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
2	150m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	167m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	172m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 57](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SK40NE

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

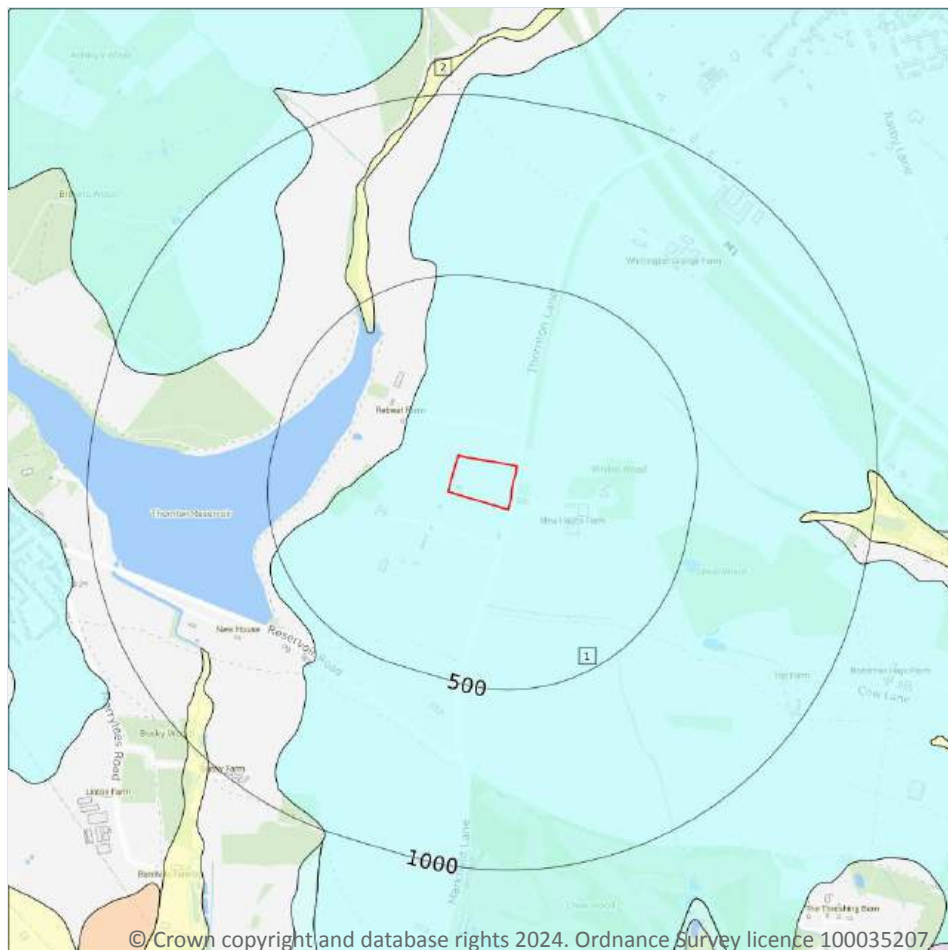
0

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

2

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 59 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
2	415m NW	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

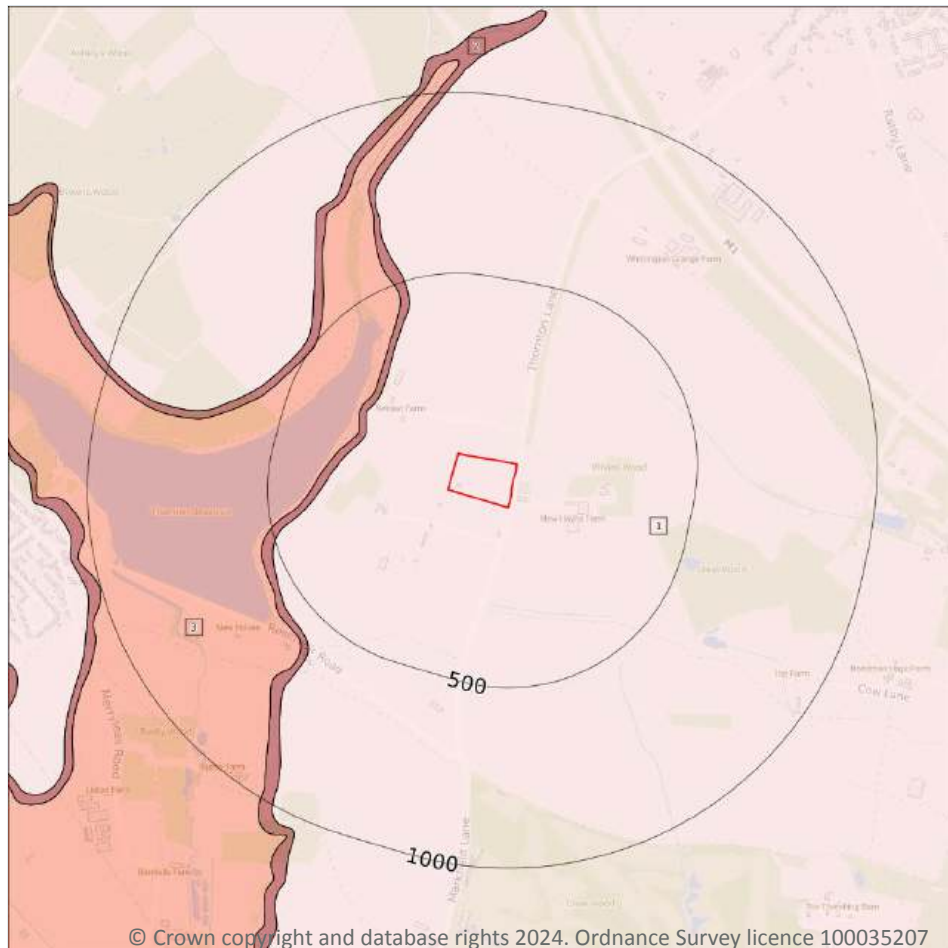
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

3

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 61](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	EDW-MDST	Edwalton Member - Mudstone	Carnian Age
2	262m W	COT-SDST	Cotgrave Sandstone Member - Sandstone	Carnian Age
3	282m W	GUN-MDST	Gunthorpe Member - Mudstone	Ladinian Age - Anisian Age

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 63](#) >

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

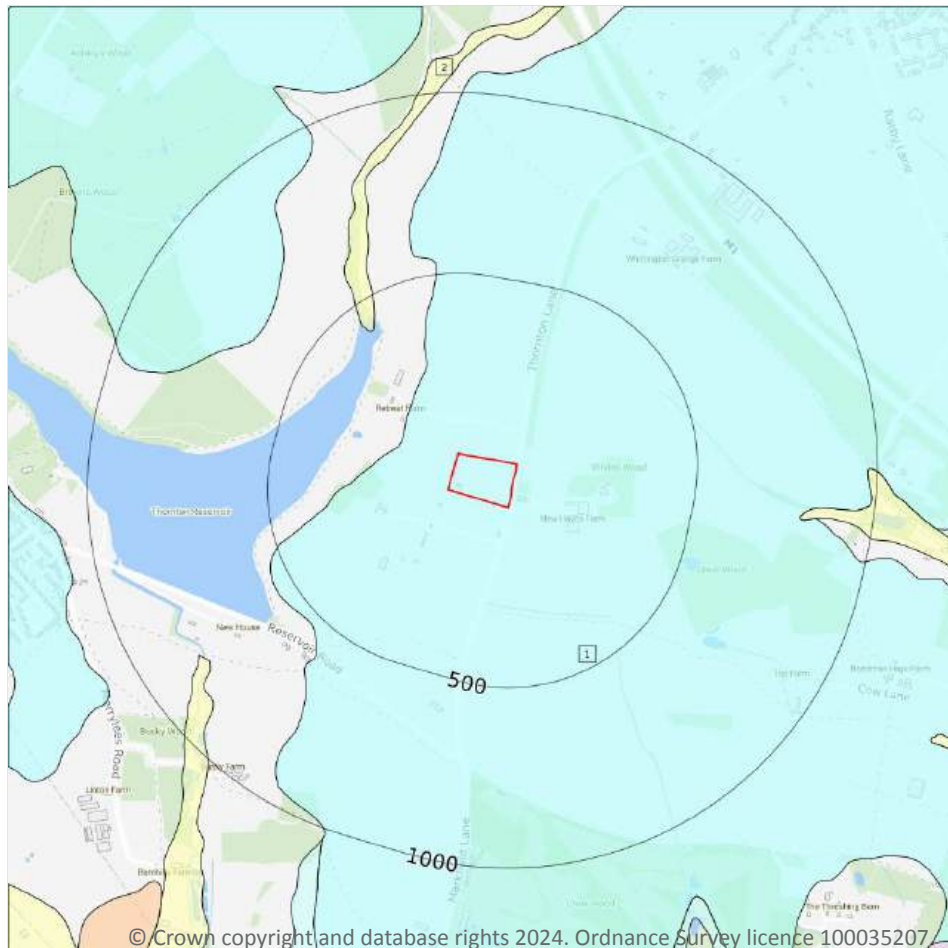
0

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

2

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 65](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ODT-DMTN	OADBY MEMBER	DIAMICTON
2	415m NW	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

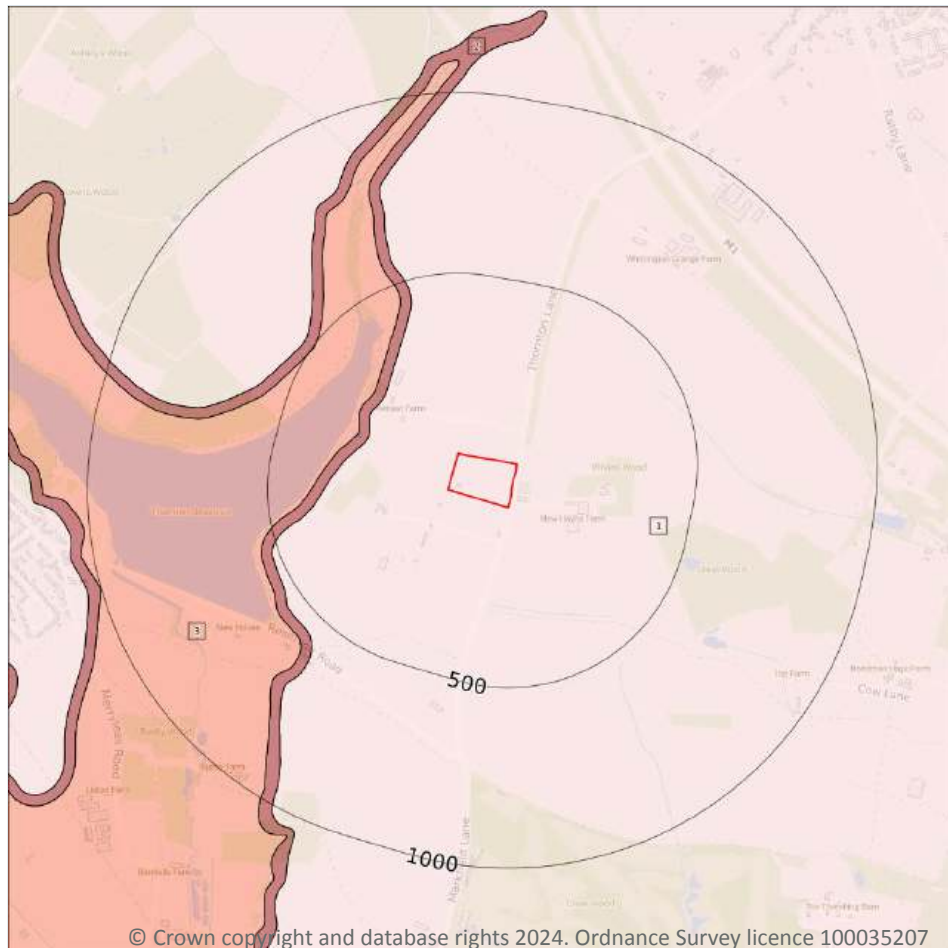
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

3

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 67 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	EDW-MDST	EDWALTON MEMBER - MUDSTONE	CARNIAN
2	252m W	COT-SDST	COTGRAVE SANDSTONE MEMBER - SANDSTONE	CARNIAN
3	282m W	GUN-MDST	GUNTHORPE MEMBER - MUDSTONE	ANISIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

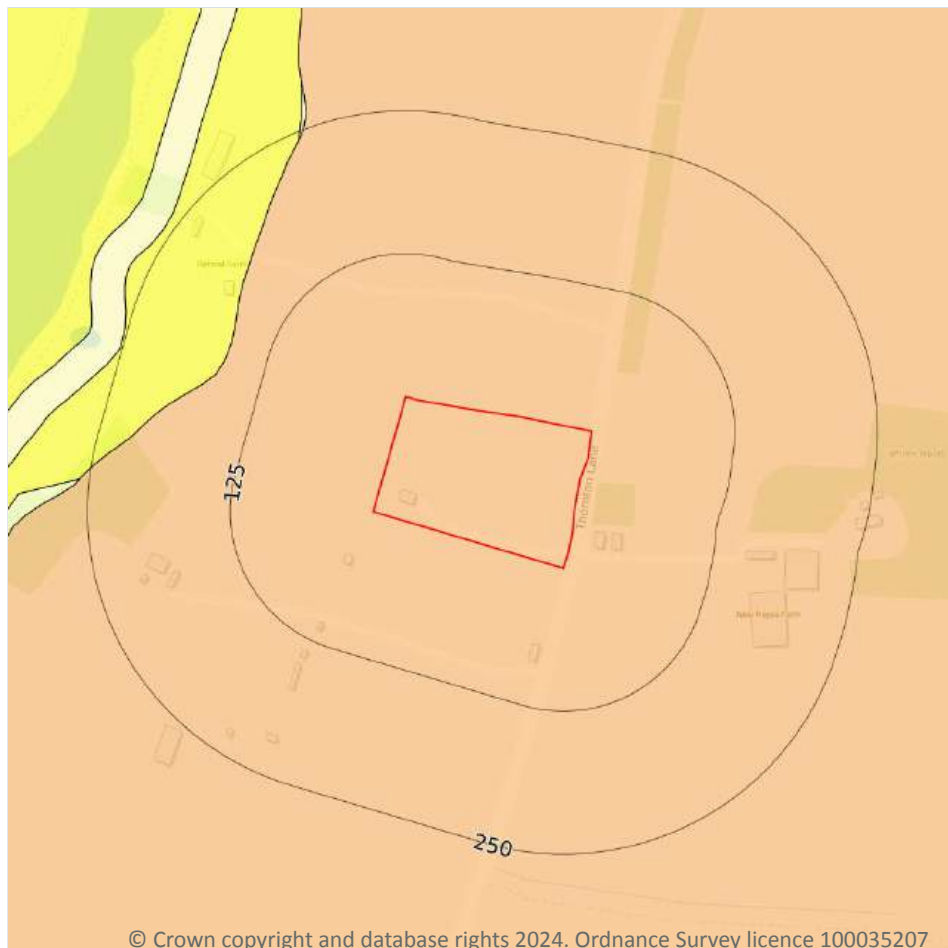
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

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

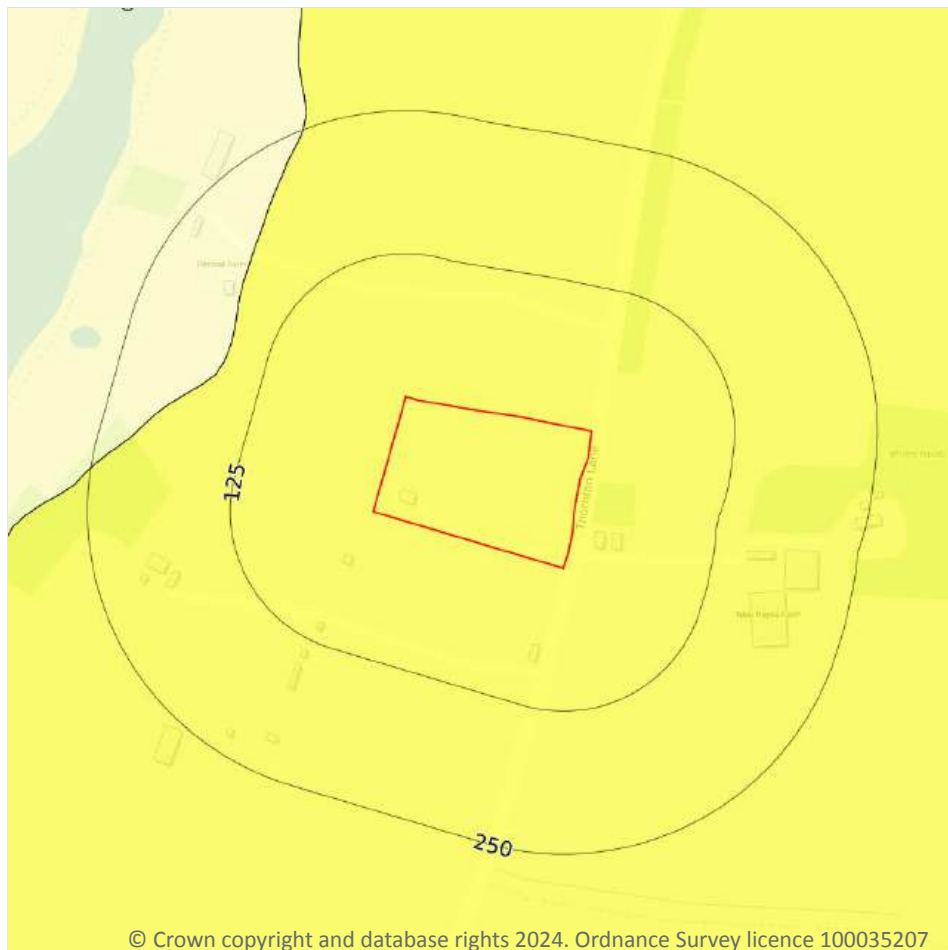
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 70 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

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

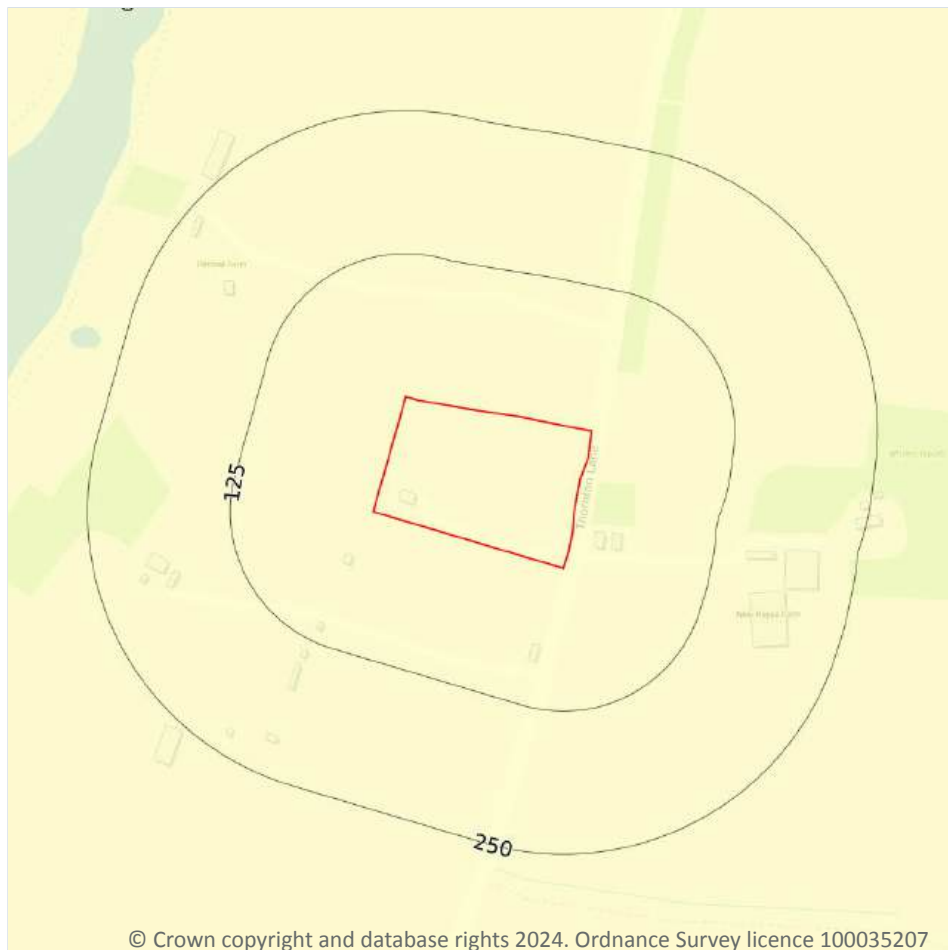
Features are displayed on the Natural ground subsidence - Running sands map on [page 71](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

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

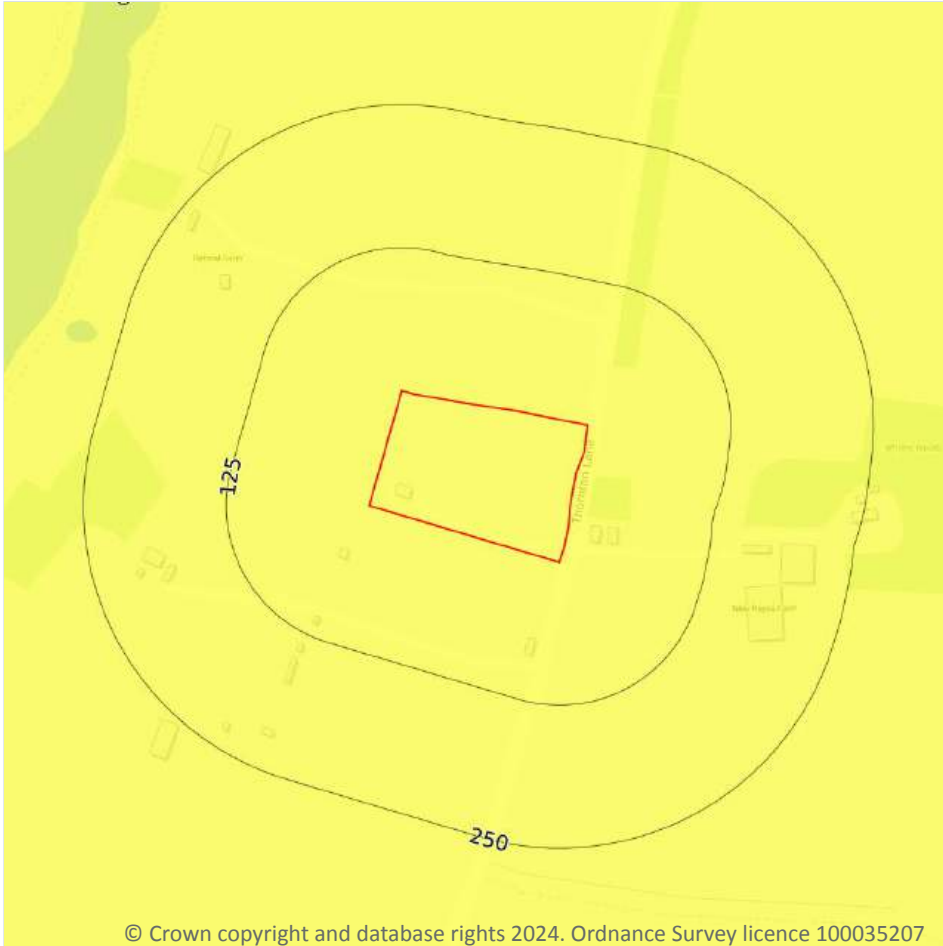
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 72 >](#)

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.

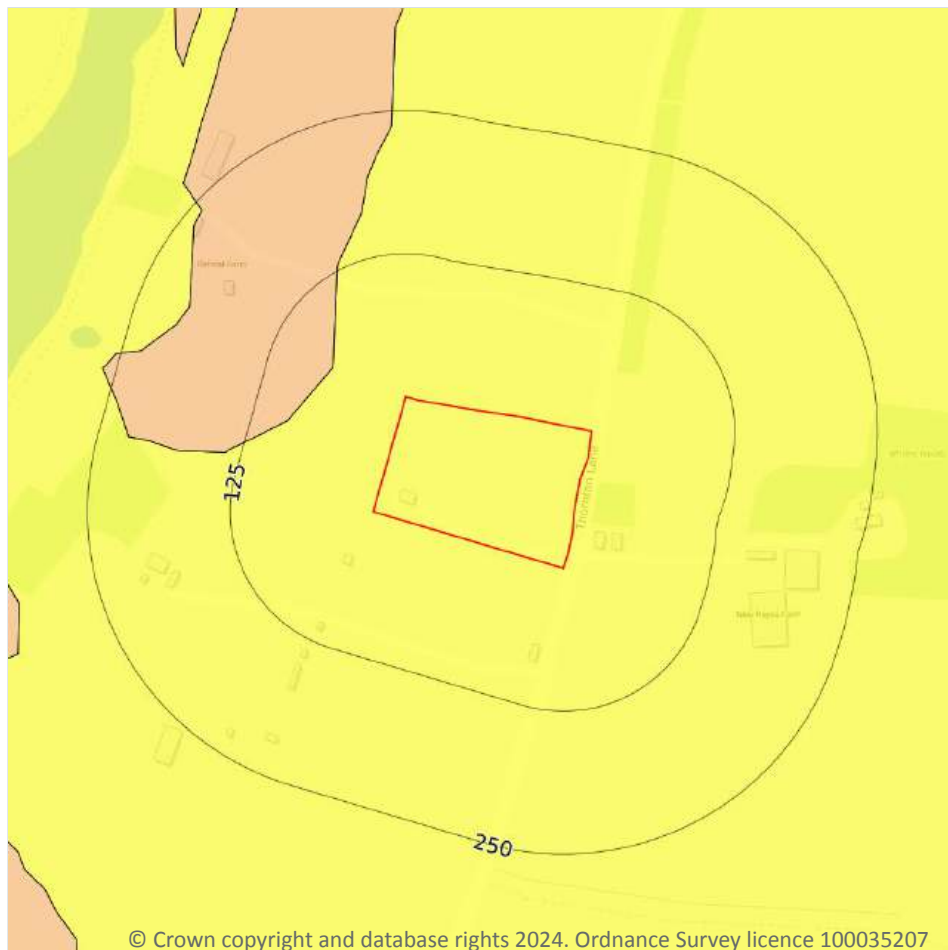
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 73 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

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

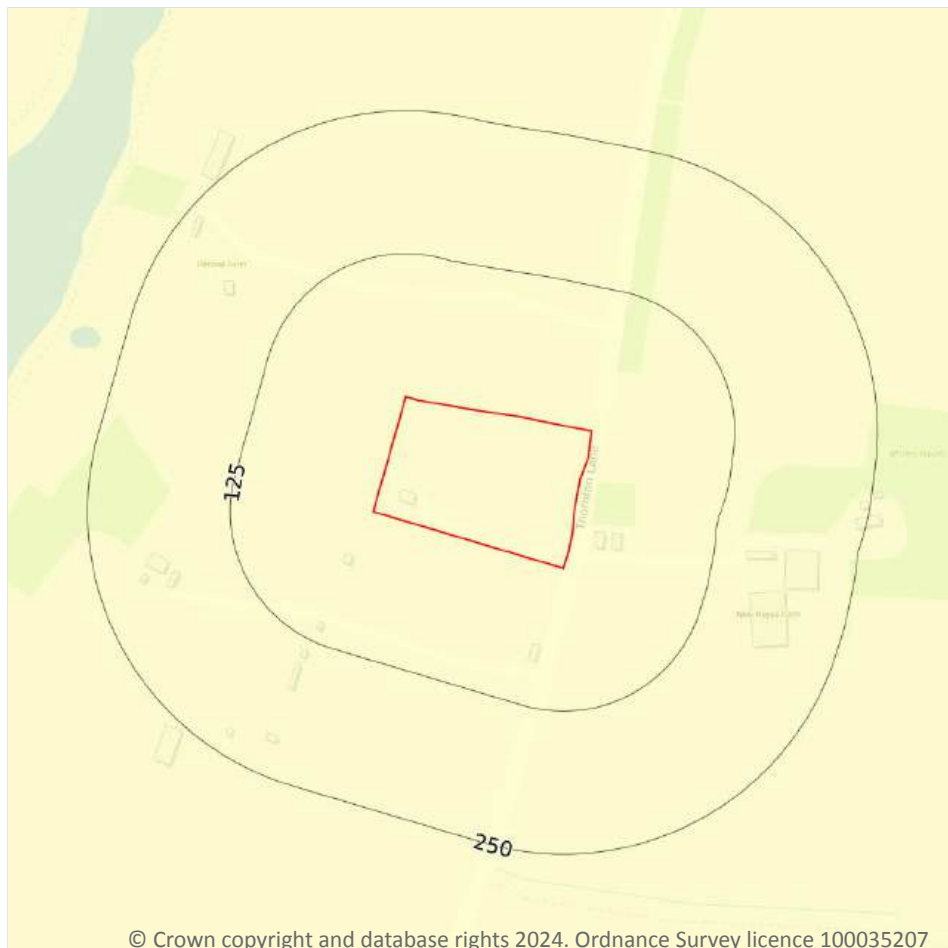
Features are displayed on the Natural ground subsidence - Landslides map on [page 74](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 75](#) >

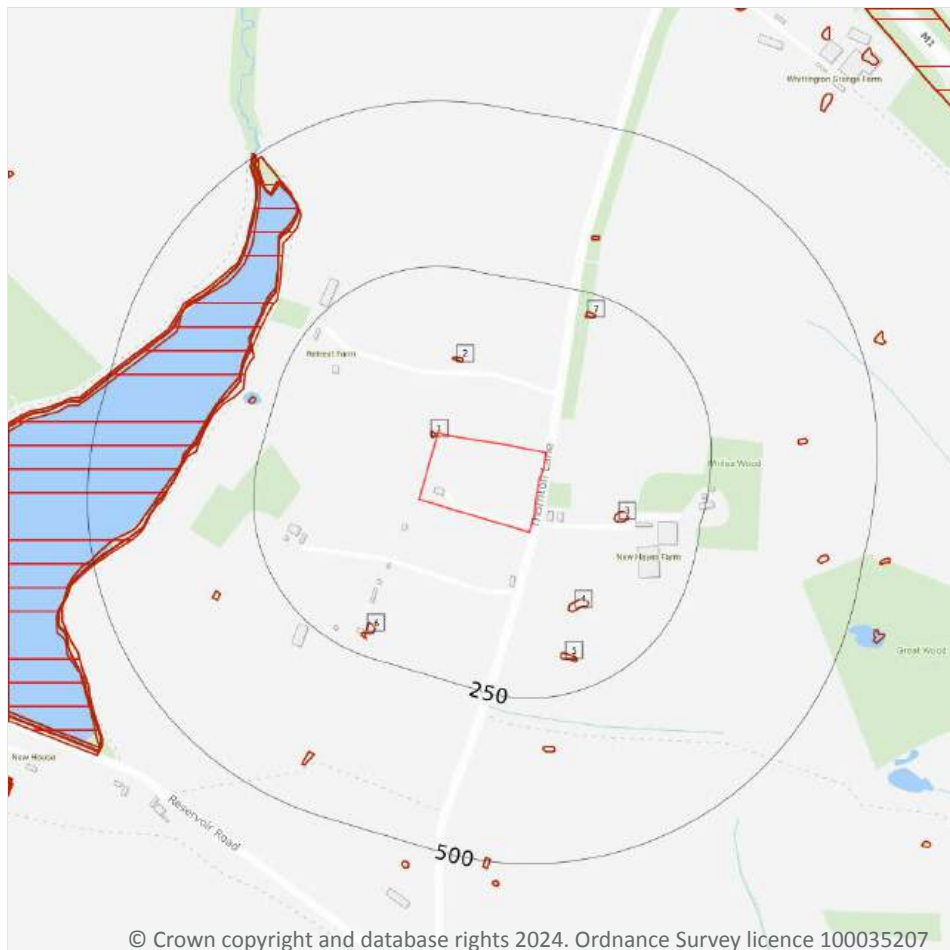
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

7

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 77](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	2m NW	Pond	1930	1:10560
2	112m N	Pond	1930	1:10560
3	121m E	Pond	1930	1:10560
4	125m SE	Pond	1930	1:10560
5	188m SE	Pond	1930	1:10560
6	200m SW	Ponds	1930	1:10560
7	213m NE	Pond	1930	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This 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	In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. 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

1

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

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.



18.13 Brine areas

Records on site	0
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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.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

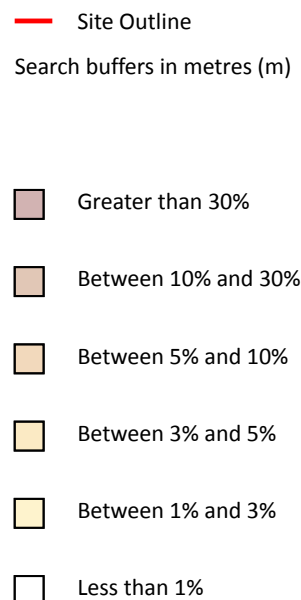
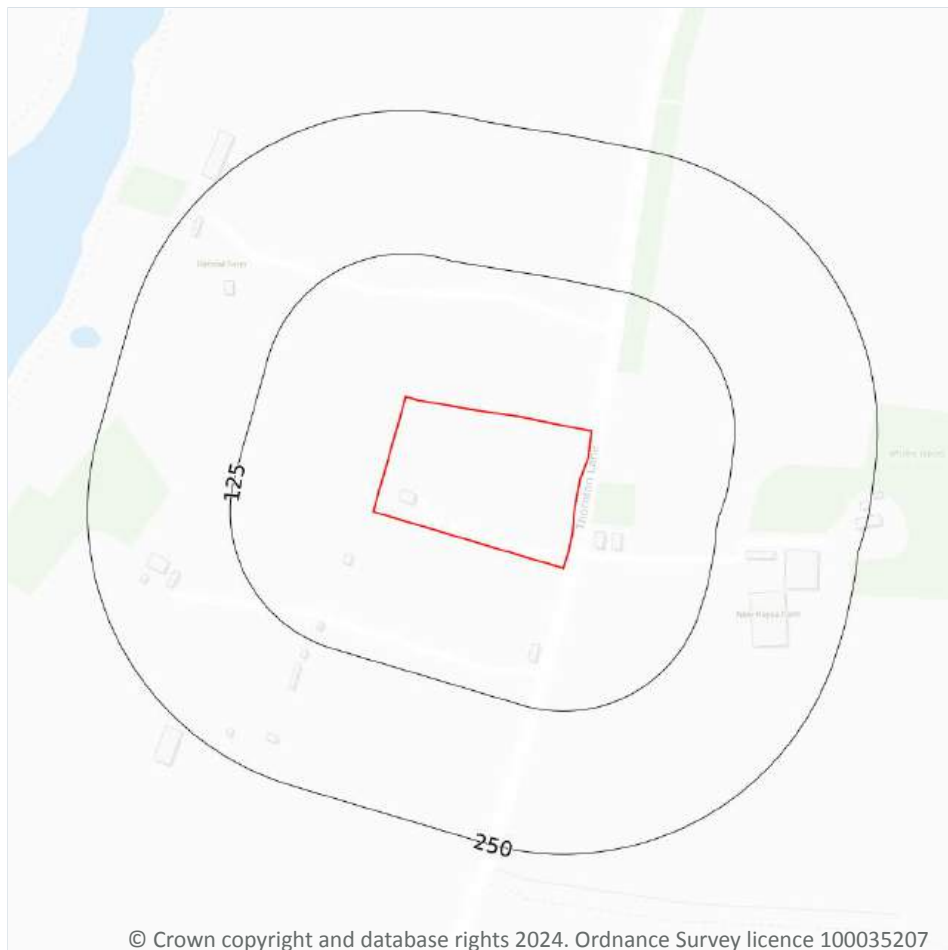
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



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 84](#) >

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

3

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	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	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

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
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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
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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
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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
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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 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 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.

22.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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