IAN FARMER ASSOCIATES

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Health and Environment
Hinckley & Bosworth Borough Council
1st Floor Florence House
St Mary's Road
Hinckley
Leicestershire
LE10 1EQ

27th July 2009

DEVELOPMENT SERVICES
10 AUG 2009
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For the attention of Mr Simon Smith

Dear Simon,

53-55 MARKFIELD ROAD (20514)

On behalf of our client, please find enclosed our letter report for the above referenced project.

Should you have any queries regarding the information provided, please don't hesitate to contact me directly.

Yours Sincerely
For Ian Farmer Associates (1998) Limited

A.C Owen
Senior Environmental Geologist

Richard. See my email dated 6.8.09. This is the latest CL report.
Thanks
Simon.

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Mr K Burrows
Groby Garage
Markfield Road
Groby
Leicester
LE6 0FL

21st July 2009

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Dear Kevin,

53-55 MARKFIELD ROAD (20514)

Introduction

Ian Farmer Associates (IFA) were instructed to review existing data for the above referenced site in order to review and update the risk assessment for the proposed further development of the site. It is proposed to construct two residential dwellings at the Markfield Road end of the site, with associated garden areas and parking to the rear.

Technical Background

An initial investigation was undertaken by IFA in August 2008, in which four trial pits were dug across the site, with soil samples from each taken and despatched for contamination testing. A copy of the letter report, dated 5th September 2003, which includes engineering logs and laboratory testing results, is appended, along with subsequent correspondence between Hinckley and Bosworth Borough Council (H&BBC) and IFA.

The report highlighted the presence of elevated nickel and polycyclic aromatic hydrocarbons (PAH), compared with screening values used at the time. Remedial recommendations were either the removal of made ground in the garden areas in its entirety, or a minimum of 600mm with replacement by clean cover, whichever was most relevant when compared with finished levels.

Environmental Background

As stated in the above referenced correspondence, IFA were not employed to undertake a formal desk study for the site. However, the Environmental Search on Residential Property for the site has been made available, a copy of which is appended. Whilst no conclusions are made within the report itself, the data implies the following:

- The site is situated on and in the vicinity of land which comprises disused quarries, and had been used in the past for tipping of various forms.
- A historical railway was located to the south of the site.
- There are industrial land uses in the vicinity of the site, which include engineering and a laboratory.
- The site is situated next to a former garage

At the time of the initial investigation, the above report had not been made available to IFA. The testing was therefore based on a general suite of contaminants; commonly known at the time as an ICRCL suite, along with a general hydrocarbon screen.

The main outcomes of the investigation were as follows:

- Made ground was encountered across the site as a clayey gravel to a maximum depth of 0.60m below ground level. This was directly underlain by weathered Mercia Mudstone. These findings agree with the published geology for the area and the information within the environmental search.
- The results of the contamination testing indicated that generally, contaminants were not elevated above guidance levels at the time, with the exception of Nickel and polycyclic aromatic hydrocarbon (PAH) levels in TP4.

Assessment Review

Taking the above into account, the soil results were compared with Assessment Criteria (AC) derived in-house using the CLEA Software Version 1.04, ref 1, and Environment Agency Science Reports SC050021/SR3, ref 2, and SC050021, ref. 3. The AC have been derived by Ian Farmer Associates in accordance with current legislation and guidance, using published Soil Guideline Value (SGV) data wherever possible. In the absence for a measured Soil Organic Matter (SOM), a conservative value of 1% SOM has been used for all AC.

None of the samples tested show elevated levels of contaminants above the AC with the exception of TP4, in which PAH, using benzo(a)pyrene as the risk driver. Nickel is no longer considered to be elevated when compared to current guideline values.

Based on the results of the testing IFA consider that the elevated PAH result may be due to a fragment of tarmac (as identified in the engineering log) which would not have been included within the sub-sample used for TPH (C10-40) testing. However, due to the evidence of a pipe and hydrocarbon odour at the same location, neither source could be ruled out on the basis of these tests.

Remediation

The laboratory analysis, along with the lack of any visual or olfactory evidence to the contrary, would indicate that the majority of the soil underlying the site may be considered to be free from significant contamination. However, based on the results from TP4 at the front of the site, IFA recommend the following:

- In the areas that are to be covered by buildings or hard standing, no pathway is likely to exist between any source of contamination and the human receptors by ingestion or dermal contact, therefore no further remedial action is required.
- The areas of landscaping to the front of the two properties should be stripped of made ground, with this replaced by clean imported topsoil. This will negate the effects from the PAH contamination encountered within said made ground.
- No remedial works are deemed necessary for the garden areas to the rear of the properties, based on the information available from TP3, backed up by the absence of contamination in the rear plot (TP1 and TP2).

Any imported topsoil brought onto site to replace the excavated material from the front areas of landscaping should have validation data to confirm that it is fit for purpose. This may be provided 'at source' prior to importation from a reputable supplier, or tested independently once on site. There is no minimum thickness recommended provided the made ground is removed in its entirety, other than that to provide a suitable growing medium, or for levelling purposes.

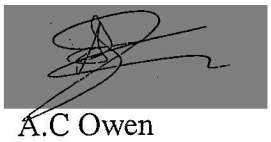
Validation by a suitably qualified environmental engineer is required to confirm that the imported material is fit for purpose and that the made ground in the landscaped areas at the front of the buildings has been removed.

There is always the possibility that other unidentified sources of contamination may be encountered during works on site. Should such contamination be identified or suspected during the ground works, these should be dealt with accordingly under advisement from a suitable qualified environmental engineer.

A copy of this report and attachments should be forwarded to the Local Authority for comment and approval prior to undertaking further work.

Should you require any further information, please do not hesitate to contact me.

Yours Sincerely
Far Ian Farmer Associates (1998) Limited



A.C Owen
Senior Environmental Geologist

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Encs.

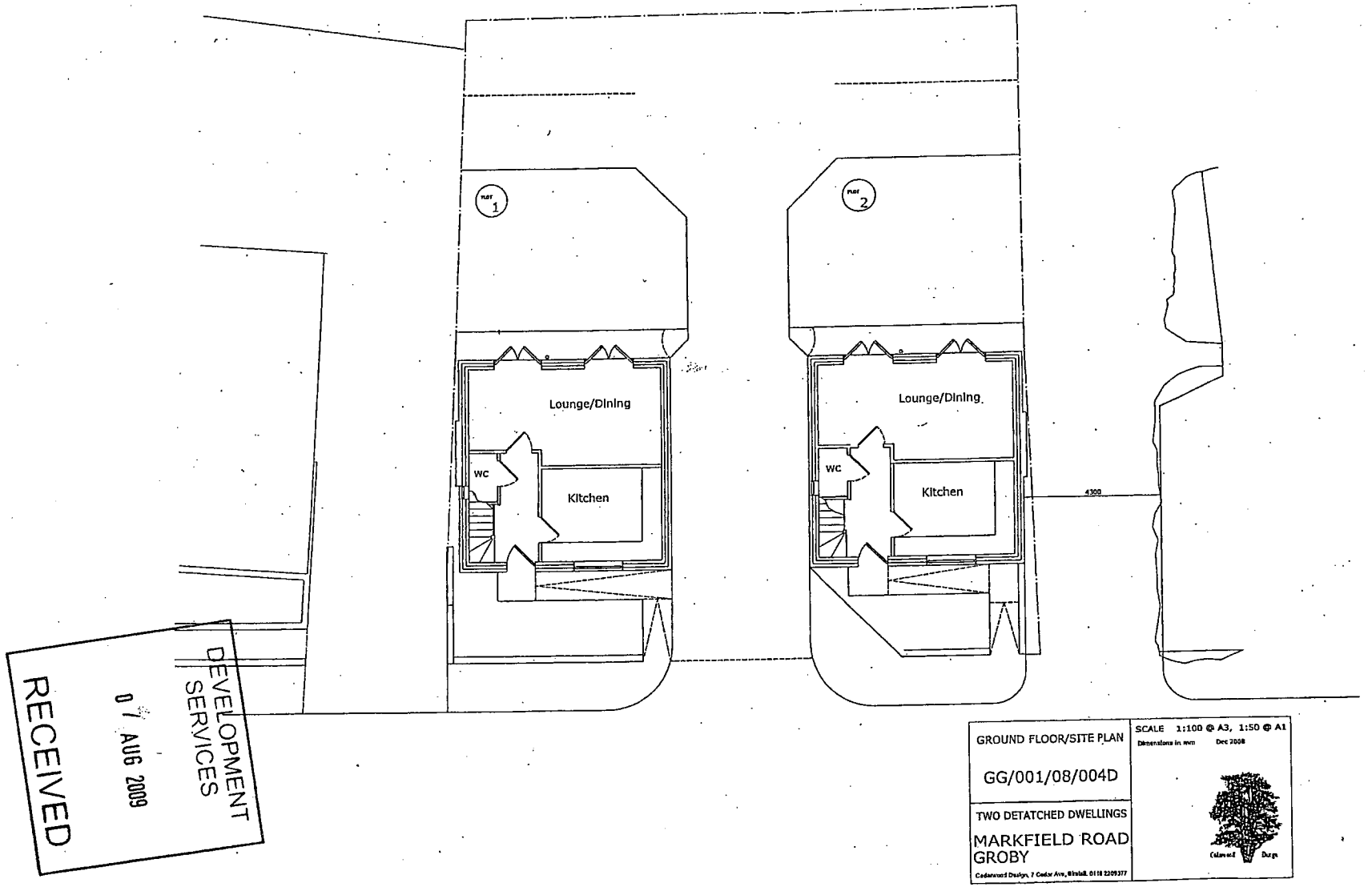
Figure A1.1 Site Plan
Letter Report Reference 2547, IFA, 5th September 2003
Correspondence, H&BBC, 29th September 2003
Correspondence, IFA, 27th October 2003
Environmental Search on Residential Property, PSG, 3rd July 2003

References

1. CLEA Software Version 1.04 (downloaded from the Environment Agency website, http://www.environment-agency.gov.uk January 2009)
2. Environment Agency Science Report SC050021/SR3, 2008, 'Updated technical background to the CLEA model'
3. Environment Agency Science Report SC050021, 2009, 'Contaminants in Soil: Updated Collation of Toxicological Data and Intake Values for Humans'

	DETERMINAND	Guidance Value (mg/kg)	Primary Data Source of Toxicological and Fate and Transport Data
		Residential with plant uptake	
PAH	Benzo(a)pyrene		
	1% SOM[1]	0.80	LQM CIEH GAC
Other Organics	Phenol		
	1% SOM[1]	180	EA_SGV 09
Metals	Arsenic	32	EA_SGV 09
	Cadmium	10	EA_SGV 09
	Chromium (VI)	38	CLEA SGV 4
	Inorganic Mercury	170	EA_SGV 09
	Nickel	130	EA_SGV 09
	Selenium	350	EA_SGV 09
	Lead	450	CLEA SGV 10
	Copper	432	LQM CIEH GAC
	Zinc	282	LQM CIEH GAC

20514 53-55 Markfield Road, Groby



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Site Plan

Scale: NTS

Figure A1.1

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Geotechnical & Environmental Specialists

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Email. coventry@ianfarmerassociates.co.uk Internet.www.ianfarmerassociates.co.uk

KBContractors
215 Leicester Road
Groby
LEICESTER
LE6 0DT

PB/2547
5th September 2003

For the attention of Mr K Burrows

Dear Kevin,

53-55 MARKFIELD ROAD, GROBY (2547)

Please find enclosed the exploratory hole logs, exploratory hole location plan, and contamination testing results from the above-mentioned contract. We have the following comments to make regarding the contamination testing results, based solely on the four trial pits excavated.

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The samples were tested for a suite comprising the range of contaminants listed in the Interdepartmental Committee on the Redevelopment of Contaminated Land (ICRCL) Guidance Note 59/83 (1987): "Guidance on the assessment and redevelopment of contaminated land", along with a Total Petroleum Hydrocarbons screen.

The Contaminated Land Report (CLR) series of documents were published in March 2002 by the Department for Environment, Food and Rural Affairs (DEFRA) with the aim of providing regulators, developers, landowners and other interested parties with relevant, appropriate, authoritative and scientifically based information and advise on the assessment of risks to human health arising from the presence of contamination in soils.

CLR introduces the use of Soil Guideline Values in the assessment of chronic risks to human health arising from land contamination. At the time of preparation of this report, SGVs have been determined for seven contaminants, including Arsenic and Mercury, with others being due to be released within the next 12 months. These values are an integral part of the

Contaminated Land Exposure Assessment Model (CLEA), together with ten possible exposure pathways and three assumed land use categories.

Where SGVs are not available, contaminant concentrations are still being assessed using the guidelines of the Inter-Departmental Committee for Redevelopment of Contaminated Land (ICRCL 59/83) 1987 in which tentative threshold trigger levels are given, although the Environment Agency announced that ICRCL 59/83 had been withdrawn in December 2002. It should be noted that all of the above guidelines, including the SGVs, are not binding standards and are not necessarily enforceable, but may be used to inform judgements about the need for action to reduce unacceptable risks to the health of intended users of the land.

Four of the samples tested had contaminant concentrations present at a level above their SGV trigger values quoted in the CLR/ICRCL guidance documents. Boron, a phytotoxic contaminant, was found in TP3 and TP4 at levels in excess of the trigger level quoted in ICRCL. Nickel was found in excess of the CLEA SGV in TP1 and TP4, with PAH (polycyclic aromatic hydrocarbons) concentrations exceeding ICRCL trigger value in TP4. It must be appreciated that trigger concentrations may be exceeded in areas not tested.

The contaminants detected are at a level where action should be taken. This should involve the removal in the garden areas of either the made ground present, or 600mm of soil from surface, whichever comes first. This should be replaced with clean imported topsoil.

Should there be any obvious signs of contamination or odours encountered during site clearance or excavation, then specialist advice should be sought.

Should you require any further information, then please do not hesitate to contact me.

Yours sincerely,
For Ian Farmer Associates (1998) Limited,

P.C.G Bailey BEng(Hons.) ACSM FGS
Senior Engineering Geologist

IAN FARMER ASSOCIATES

Site	Trial Pit Number
53-55 Markfield, Groby	TP1

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Trial Pit	1.20 x 0.60m		KB Contractors	2547
	Location	**Dates** 08/08/2003	**Engineer** KB Contractors	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	MADE GROUND: Red, clayey gravel, with many angular cobbles and boulders. Gravel is fine to coarse, angular. Few brick fragments present		
0.20	D1					Stiff to very stiff, red CLAY		
0.80	HV 196kPa		196/Av. 196.00		(1.20)			
1.20	D2				1.40	Complete at 1.40m		

Plan

Remarks

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Scale (approx)	Logged By	Figure No.
1:25	SW	2547.TP1

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Site: 53-55 Markfield, Groby			Trial Pit Number: TP2
Excavation Method: Trial Pit	Dimensions: 2.00 x 0.60m	Ground Level (mOD):	Client: KB Contractors	Job Number: 2547
	Location:	Dates: 08/08/2003	Engineer: KB Contractors	Sheet: 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.30	D1				(0.60)	MADE GROUND: Red, clayey gravel, with many angular cobbles and boulders. Gravel is fine to coarse, angular		
0.70	D2				0.60 (0.30)	Stiff, brown, gravelly CLAY, with occasional cobbles and boulders		
1.40	D3				0.90 (0.50)	Very stiff, red, gravelly CLAY, with occasional cobbles and boulders		
					1.40	Complete at 1.40m		

Plan

Remarks

Scale (approx)	Logged By	Figure No.
1:25	SW	2547.TP2

IAN FARMER ASSOCIATES

Site	Trial Pit Number
53-55 Markfield, Groby	TP3

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Trial Pit	2.00 x 0.60m		KB Contractors	2547
	Location	**Dates** 08/08/2003	**Engineer** KB Contractors	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.30)	MADE GROUND: Red, slightly clayey gravel, with angular cobbles and boulders. Gravel is fine to coarse, angular		
0.20	D1				0.30	Stiff, red CLAY, with occasional lenses of fine to medium sand. Occasional layers of white clay, with much fine to coarse, angular gravel		
0.40	D2							
1.00	D3					Below 1.00m: Damp and firm		
					(2.70)			
2.00	D4							
2.60	D5				3.00	Complete at 3.00m		

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Plan

Remarks

Scale (approx)	Logged By	Figure No.
1:25	SW	2547.TP3

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Site: 53-55 Markfield, Groby			Trial Pit Number: TP4
Excavation Method: Trial Pit	Dimensions: 2.00 x 0.60m	Ground Level (mOD):	Client: KB Contractors	Job Number: 2547
	Location:	Dates: 08/08/2003	Engineer: KB Contractors	Sheet: 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND: Tarmac		
0.20	D1				(0.20)	MADE GROUND: Black, clayey gravel, with angular cobbles and boulders. Gravel is fine to coarse, angular		
					0.30	At 0.15m: Old fuel pipe, odour of hydrocarbon present		
0.50	D2					Stiff, red CLAY		
1.20	D3				(1.90)	At 1.20m: Wooden post, moist around it		
2.00	D4							
					2.20	Stiff, white, gravelly CLAY, with fine to coarse, angular gravel sized weathered mudstone lithorelicts		
2.40	D5				(0.20) 2.40			
						Complete at 2.40m		

Plan

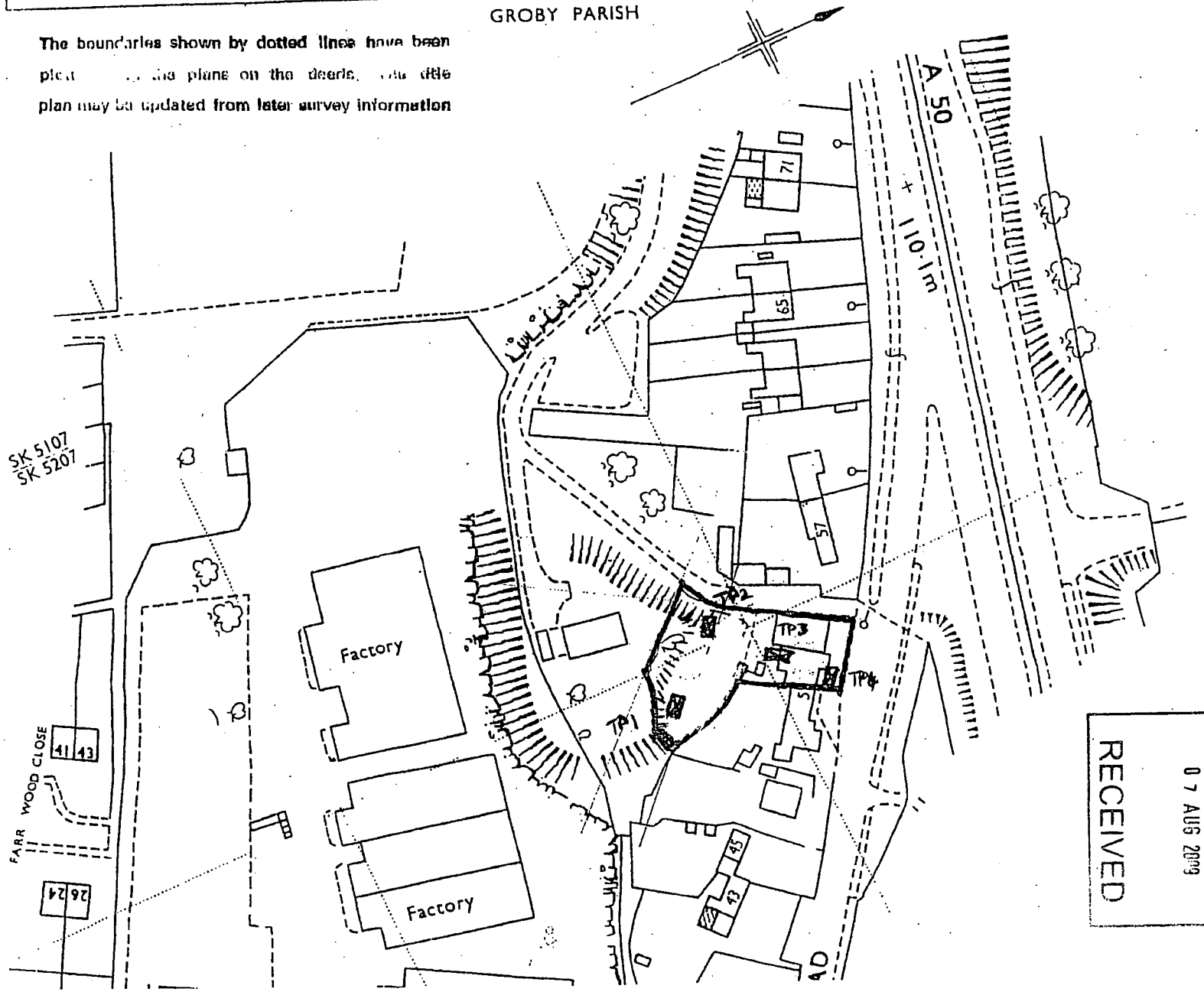
Remarks

Scale (approx)	Logged By	Figure No.
1:25	SW	2547.TP4

ORDNANCE SURVEY PLAN REFERENCE	SK 5207	SECTION A	Scale 1:1250 Enlarged from 1:2500
COUNTY LEICESTERSHIRE	DISTRICT HINCKLEY AND BOSWORTH		© Crown copyright 1979

GROBY PARISH

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



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IAN FARMER ASSOCIATES
Geotechnical & Environmental Specialists

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Email. coventry@ianfarmerassociates.co.uk Internet.www.ianfarmerassociates.co.uk

5th September 2003

Ian Farmer Associates
2-4 Bilton Industrial Estate
Humber Avenue
Coventry
CV3 1JL

FAO Paul Bailey

TEST REPORT - 8197

Site	Markfield Rd Groby
Your ref	2547
Samples received	7 soils
Date received	13th August 2003

Authorised by **M Brock** **Senior Analyst**

constructionline

Ian Farmer Associates (1998) Limited. Registered in England and Wales No. 3661447
Registered Office: 11/12 Skinnerburn Road, Newcastle upon Tyne, NE1 3RH
Offices in: Coventry (02476) 456565. Harpenden, Herts. (01582) 460018.
Hawarden (01244) 539802. Newcastle upon Tyne (0191) 261 2473. Truro (01827) 261775.

AGS ASSOCIATION OF GEOTECHNICAL & GEOENVIRONMENTAL SPECIALISTS

Soil Report 8197 **Site** Markfield Rd Groby 2547

			Sample type	s	s					
			Laboratory reference	1	2	3	4	5	6	7
			Borehole/trial pit	TP1	TP2	TP3	TP3	TP4	TP4	TP4
			Sample reference							
			Depth (m)	0.20	0.30	0.20	1.00	0.20	0.50	1.20
Test	**Units**	**Method**	**As**							
Arsenic (total)	mg/kg	122	As	3.1	6.0	8.7	-	11	-	5.3
Boron (water sol	mg/kg	124	B	0.26	2.1	4.7	-	5.0	-	2.3
Cadmium (total)	mg/kg	122	Cd	<0.50	<0.50	<0.50	-	0.93	-	<0.50
Chromium (total	mg/kg	122	Cr	90	18	15	-	21	-	64
Chromium (VI)	mg/kg	127	Cr	0.83	-	-	-	-	-	0.88
Copper (total)	mg/kg	122	Cu	30	17	38	-	59	-	33
Lead (total)	mg/kg	122	Pb	20	41	48	-	110	-	24
Mercury (total)	mg/kg	122	Hg	<0.50	<0.50	<0.50	-	<0.50	-	<0.50
Nickel (total)	mg/kg	122	Ni	89	23	24	-	27	-	110
Selenium (total)	mg/kg	122	Se	<0.50	<0.50	<0.50	-	<0.50	-	<0.50
Zinc (total)	mg/kg	122	Zn	80	48	100	-	280	-	85
Cyanide (total)	mg/kg	125	CN	<1.0	<1.0	1.0	-	<1.0	-	<1.0
Cyanide (free)	mg/kg	125	CN	-	-	-	-	-	-	-
Cyanide (complex)	mg/kg	125	CN	-	-	-	-	-	-	-
Thiocyanate	mg/kg	132	SCN	-	-	-	-	-	-	-
Phenol (total)	mg/kg	120	PhOH	<0.50	<0.50	1.1	-	<0.50	-	<0.50
pH	pH units	119	pH	7.0	6.0	7.8	-	7.3	-	7.5
Sulphate (total)	mg/kg	123	SO4	<200	<200	<200	-	<200	-	<200
Sulphide (total)	mg/kg	121	S2-	<10	<10	<10	-	13	-	21
Sulphur	mg/kg	sub	S	<5.0	<5.0	<5.0	-	<5.0	-	<5.0
TPH (C10-40)	mg/kg	133	TPH	-	<50	<50	<50	<50	<50	-

Checked and Issued By M Brock Senior Analyst

Date 5.9.03

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Soil Report **8197** **Site** **Markfield Rd Groby 2547**

			Sample type	s	s					
			Laboratory reference	1	2	3	4	5	6	7
			Borehole/trial pit	TP1	TP2	TP3	TP3	TP4	TP4	TP4
			Sample reference							
			Depth (m)	0.20	0.30	0.20	1.00	0.20	0.50	1.20
Test	**Units**	**Method**	**As**							
Napthalene	mg/kg	126		-	-	-	-	<5.0	-	-
Acenapthene	mg/kg	126		-	-	-	-	<5.0	-	-
Acenapthylene	mg/kg	126		-	-	-	-	<5.0	-	-
Fluorene	mg/kg	126		-	-	-	-	<5.0	-	-
Phenanthrene	mg/kg	126		-	-	-	-	19	-	-
Anthracene	mg/kg	126		-	-	-	-	5.9	-	-
Fluoranthene	mg/kg	126		-	-	-	-	33	-	-
Pyrene	mg/kg	126		-	-	-	-	30	-	-
Benzo(a)Anthracene	mg/kg	126		-	-	-	-	17	-	-
Chrysene	mg/kg	126		-	-	-	-	17	-	-
Benzo(b)fluoranthene	mg/kg	126		-	-	-	-	14	-	-
Benzo(k)fluoranthene	mg/kg	126		-	-	-	-	14	-	-
Benzo(a)pyrene	mg/kg	126		-	-	-	-	17	-	-
Indeno(123cd)Pyrene	mg/kg	126		-	-	-	-	12	-	-
Dibenzo(ah)Anthracene	mg/kg	126		-	-	-	-	<5.0	-	-
Benzo(ghi)Perylene	mg/kg	126		-	-	-	-	10	-	-
PAH (total)	mg/kg	126		<5.0	<5.0	<5.0	-	190	-	<5.0

Checked and Issued By M Brock Senior Analyst

Date

HINCKLEY & BOSWORTH BOROUGH COUNCIL

INVESTOR IN PEOPLE

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Telephone (01455) 238141
M.D.X. No. 716429
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TREVOR PROWSE
HEAD OF ENVIRONMENTAL SERVICES

When calling please ask for Mr S Smith
extension 5769

Your ref Our ref CS/H/SS/AMB 29.9.03

Ian Farmer Associates
2-4 Bilton Industrial Estate
Humber Avenue
Coventry
Warks. CV3 1JL

DEVELOPMENT SERVICES
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For the attention of Mr P Bailey

Dear Sirs

53-55 Markfield Road, Groby, Leicestershire

I refer to the above development and the contaminated land report submitted by yourself to your client, Mr Burrows, of KB Contractors, following an intrusive site survey.

I can confirm that I have the following comments to make and also a letter has been sent to Mr Burrows detailing my comments which you should discuss with your client.

Desk Top Study

No desk top study was undertaken which should have been used to identify any potential contaminants of concern that require investigation due to previous land use.

It is necessary to fully review the history of the site and investigate further as necessary; this may involve further intrusive sampling.

ICRCL

As stated in your report, ICRCL has been withdrawn and it is, therefore, no longer acceptable to refer to it. If no SGV is available then a site specific risk assessment should be undertaken. This may include the use of non-UK based generic assessment criteria but the difference in derivation methods to those of the U.K. must be considered and addressed. In addition, Risk Assessment tools that are not developed for use under U.K. conditions may be used but should be adapted accordingly to meet those conditions.

However, the above is purely advisory as the final conclusion of the removal of contaminated soil and the 600mm capping layer will satisfactorily address any risk.

Trial Pit Analysis

Please detail why trial pits 1, 2, 3 and 4 were not sampled for Cyanide and Thiocyanate, why trial pits 2, 3 and 4 were not sampled for Chromium and why trial pit 1 was not sampled for TPH.

Soil Removal

Soil removed from site should be detailed with consignment documentation and imported soils should be validated. Both documentation should be forwarded to the Planning Department.

Garden Areas

The final site layout should be detailed to ensure that all areas of hardstanding and garden are identified. This will identify the areas of the site that require soil removal and capping.

This position may change dependent on the results of the desk based study and your response to my queries raised in the above paragraph entitled 'Trial Pit Analysis'.

Existing Workshop

Finally, intrusive sampling under the existing workshop should be undertaken following demolition and results forwarded to the Planning Department.

Should you wish to discuss any of the above, please do not hesitate to contact me, as detailed above, or e-mail at simon.smith@hinckley-bosworth.gov.uk.

Yours faithfully



Simon Smith
Environmental Health Officer

IAN FARMER ASSOCIATES
Geotechnical & Environmental Specialists

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Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
HINCKLEY
Leicestershire
LE10 1BZ

27th October 2003

DEVELOPMENT SERVICES
07 AUG 2009
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For the attention of Mr S Smith

Dear Mr Smith,

53-55 MARKFIELD ROAD, GROBY

Further to your letter of 29th September, we have the following comments in relation to the points raised regarding the planning consent:

1. Mr Burrows (our client) did not commission us to undertake a desk study as part of the work scope, since an "environmental report" had already been independently commissioned.

2. Our analytical suite was selected based on past experience of garage sites, and it is also our experience that an effective strategy for such investigations is to use the chemical analysis regime to confirm the visual and olfactory evidence of contamination observed, particularly in the case of organic compounds such as fuel hydrocarbons, anticipated on this site. Our conclusions are drawn taking into account both analytical and observational data. This approach explains why TPH was not determined in TP1, since this was remote from the assumed source, there was no visual or olfactory evidence of oily contamination at this location, and samples taken from closer to the source revealed no TPH contamination.

3. Total cyanide concentrations were determined in 5 No. samples and were below the analytical limits of detection in all cases. Speciation into thio- and complex cyanide was not therefore relevant. Similarly, where total chromium concentrations were below the screening criteria for hexavalent chromium, the hexavalent speciation was not relevant.

4. As you say, the ICRCL criteria have been formally withdrawn, but not yet replaced with comparable SGV's. A range of screening criteria are frequently used to focus attention on relevant compounds for site-specific risk assessment, however the selection of other soil screening criteria would not appear to make a difference to the outcome; the made ground is still unsuitable for use as a garden soil and will require replacement to 600mm with suitable imported material.

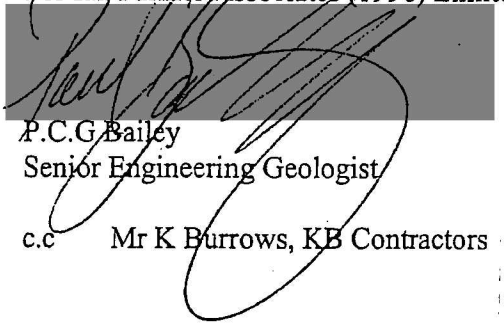
5. Documentary validation of the source of the imported topsoil should be issued by the supplier, and will be forwarded onto the council by Mr Burrows. If this is traceable to a validated source, we do not see the merit in undertaking additional chemical analysis. However, if the source validation is not deemed sufficiently robust, samples should be collected and may be submitted for chemical analysis.

6. With regards to a validation exercise, then subject to instruction by Mr Burrows, we would propose that hand-dug trial holes be excavated in at least 3 locations in each garden area, to confirm that imported materials have been placed to the required thickness. Samples would be recovered in case chemical analysis is required, subject to the outcome of item 5 above.

I conclude that the essential requirements of the land report have been met. The developer has taken the necessary steps to ensure that the human health risks of possible soil contamination have been identified and addressed.

Should you wish to discuss any of the points raised further, then please do not hesitate to contact me.

Yours Sincerely,
For Ian Farmer Associates (1998) Limited,



P.C.G Bailey
Senior Engineering Geologist

c.c Mr K Burrows, KB Contractors

RPS Consultants
RISK MANAGEMENT

in association with



Report

RPS is unable to certify that the level of environmental risk identified in the Homecheck Professional Residential Report 357261 dated 03/07/2002 for the property described as

53 Markfield Road
Groby
Leicester
LE6 0FL

would not lead to the property being described as "contaminated land" as defined by section 78(A)2 of Part IIA of the Environmental Protection Act 1990. Further enquiries are recommended. Please contact The Property Search Group on 0116 2412220 or by email at billrana@propertysearchgroup.co.uk if you would like this report to be further reviewed by the RPS panel of environmental consultants. Please refer to the guidance notes supplied with this report for further details.

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RPS Consultants Limited

Dated **03 July 2002**

Notes:

This Report is based upon the information contained in the attached Homecheck Professional Report and should be read in conjunction with both that report and the guide to the RPS Environmental Risk Certificate provided on the page immediately following this Report. You should note that the Report relates only to historic land uses as shown by data sources collected by Sitescope Limited. The Report only applies to residential property. No physical inspection of the property has been carried out.

This Report and the relative Homecheck Professional Report are subject to the prevailing terms of business set out in the document entitled Homecheck Professional Terms - The Way We Do Business.

Guide to the RPS Environmental Risk Certificate

1 Purpose of the Certificate

The purpose of the RPS Environmental Certificate is to assist the conveyancer in assessing the implications of certain environmental risks identified in the Homecheck Professional Report for Residential Property. Such risks are identified from ten key recorded land uses which on their own or in combination and subject to their proximity to the subject site could lead to the property being described as "contaminated land" as defined by section 78(A)2 of Part IIA of the Environmental Protection Act 1990.

Where a sufficient level of risk has been identified within the body of the report and, as a result, RPS has been unable to issue a certificate this does not mean that a certificate will not be issued after the individual case has been further considered. If the practitioner wishes to have the case further considered the Homecheck Professional Environmental Helpline should be contacted on 0870 606 1702 or via email at helpdesk@homecheck.co.uk. The case will then be automatically referred to the RPS panel of consultants and the practitioner will be advised within 2 working days whether the RPS panel has concluded that a certificate can be issued or whether further research is required. In the latter case the practitioner will be advised of the nature of the further work. At this stage the practitioner has access to a helpline that will offer free initial advice and consultation.

The certificate is based solely on the ten key recorded land uses defined below and as detailed in the Homecheck Professional Report and is **NOT** based on any physical inspection of the site or condition of the land. Whilst Sitescope uses the best available public sources of information to identify possible risks and sources of land use, Sitescope do not warrant that all potentially contaminative land uses or features whether past or current will be identified in the Homecheck Professional Report using these sources. Where sufficient risk is identified within the Homecheck Professional Report it does not necessarily mean that a property will be designated as contaminated land or as a special site. Such designation requires that the Local Authority carry out a detailed inspection to determine whether or not the land actually appears to be contaminated. We recommend that for additional protection insurance cover be obtained. Homecheck Professional provides Land Insurance against the risk of contamination on residential land.

Other matters identified in the Homecheck Professional Report, which the conveyancer may wish to bring to the attention of the client, are set out together with appropriate guidance in the "Notes Section" of the certificate. These risks are outside the definition of **contaminated land** because they are outside the scope of Part IIA of the Environmental Protection Act 1990. These risks are:

Flooding
Radon Gas
Natural Subsidence
Shallow Mining
Coal Mining

The Certificate only applies to residential property, not to commercial/industrial property.

2 Methodology and Scope

The RPS Certificate is based on a risk assessment model designed by RPS specifically for the purpose described above. The model uses data set out in the relevant Homecheck Professional Report to assess the risk from ten key recorded land uses. Using a point allocation system based on the contaminative nature of each land use identified and distance from the search site, the model determines if **sufficient risk** is present. The data used to assess **sufficient risk** are limited to:

1. *Landfill sites*
2. *Waste Treatment sites*
3. *Part 'A' Sites*
4. *Scrap yards*
5. *Fuel sites and petrol stations*
6. *PART 'B' sites*
7. *Historic Industrial land use*
8. *Registered COMAH sites*
9. *Registered NIHHS sites*
10. *Current Industrial land use*

3 Who are RPS?

RPS is part of the RPS Group plc, the largest European Environmental Consultancy with over 1700 staff. As a leading advisor to the financial and property sector on potential environmental liabilities, it has developed statistical models to try to ensure that potential environmental liabilities are placed in a suitable risk context. RPS acts as a panel advisor to the majority of UK clearing banks.

PSG

The PROPERTY SEARCH GROUP

Environmental Search On Residential Property

Residential Property at
53 Markfield Road
Groby
Leicester
LE6 0FL
Grid Reference: 452104E 307708N

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Requested by
The Property Search Group
99 Main Street
Bushby
Leicester
LE7 9PL

Your Reference: ER/SJL BURROWS

Wednesday, 03 July 2002

The Property Search Group are Official agents for Sitescope Limited - a leading UK provider of property and environmental risk information

Sitescope is a value added reseller for

ENVIRONMENT AGENCY
British Geological Survey
Mapping sourced from Ordnance Survey
ENGLISH NATURE
The Coal Authority

Introduction

This report is for use by lawyers and other professionals involved in residential conveyancing. It presents information in the following five key areas that are not covered by Standard Enquiries of Local Authorities:

Section A - Enquiries of Statutory Registers
This section of the report sets out information from statutory registers kept by the Environment Agency, local authorities and the Health and Safety Executive. It identifies any nearby industrial processes or installations which might have an environmental impact on the property.

The key areas covered are the existence of landfill and waste management sites, industrial processes regulated by the Environment Agency, prosecutions or enforcements in respect of those regulated industrial sites, the storage of hazardous substances, discharges to air, and industrial installations regulated by the Health and Safety Executive under NIHHS and COMAH Regulations.

Section B - Enquiries Concerning Site History
This section of the report seeks to identify both past and present industrial land use. Its purpose is to identify any land which may have been put to a potentially contaminative use.

Section C - Enquiries Concerning Land Instability
This section concerns coal mining, natural subsidence and mineral extraction, which are the principal cause of insurance claims. It is designed to highlight land instability issues which may affect the value or enjoyment of the property.

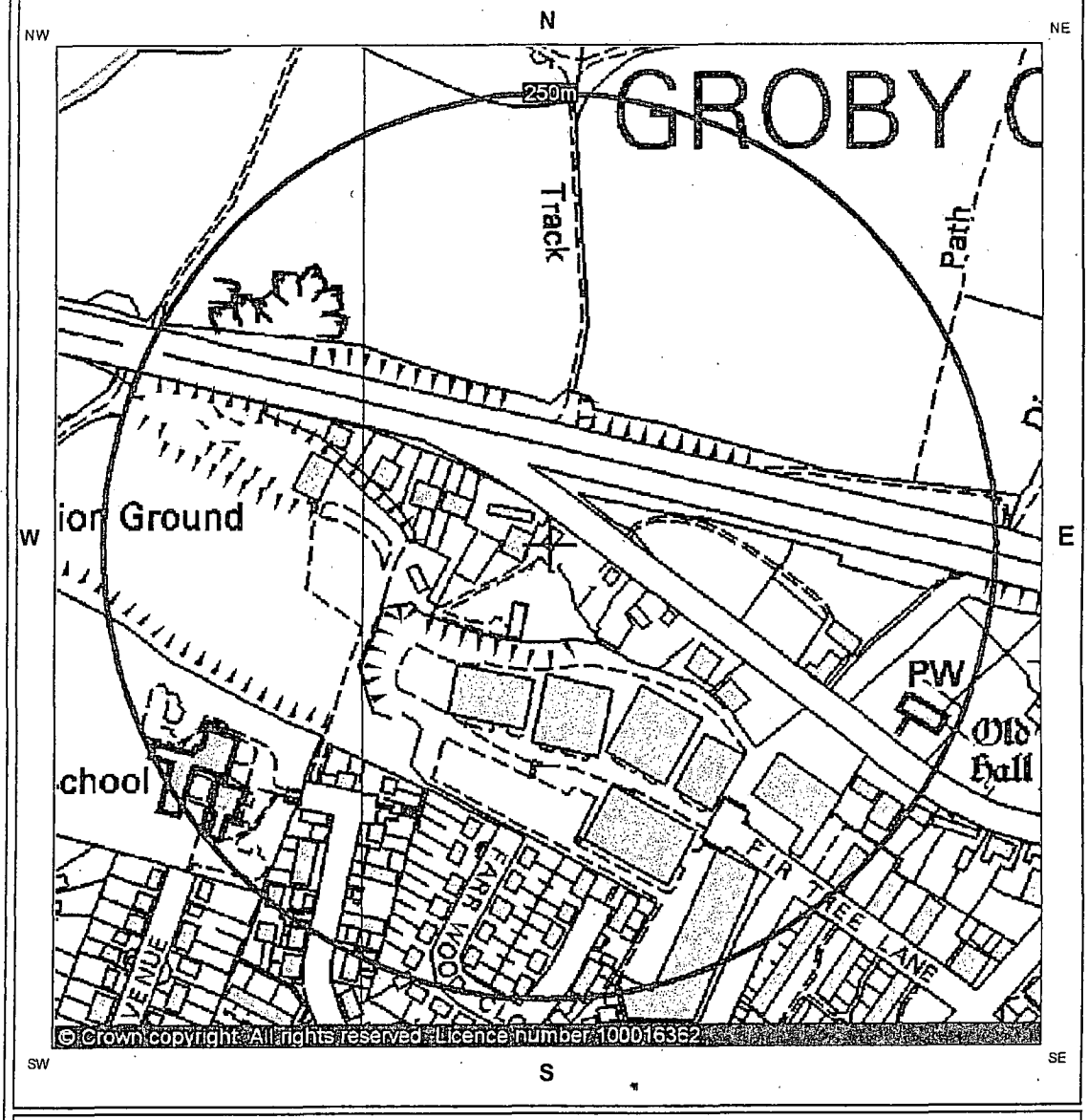
Section D - Enquiries Concerning Natural Perils
This section concerns flooding and radon.

Section E - Enquiries Concerning Other Matters
This section concerns Air Quality for the area in which the property is located.

The Summary section of the report presents enquiries in a familiar and easy-to-understand question and answer format. Where a reply to an enquiry is Yes, further details are given for each question in the Additional Information section of the report.

Unless otherwise stated in the enquiry, the answers cover two search bands, 0-250 metres and 251-500 metres from the property. Contact details for the data providers are given in the Contacts section at the end of this report.

Headnotes
(1) The report should only be used in connection with one residential parcel of land (for the purpose of defining a single parcel of land Rule2(2) of the Local Land Charges Act 1997 is used). The report is based on the address and grid reference shown on the cover of this report and the replies are given in reliance on the accuracy and completeness of this information.
(2) The report is supplied subject to our current standard terms and conditions.
(3) The search is based on a UK National Grid Reference for the property postcode as determined by the Ordnance Survey Address-Point product. This grid reference represents the centre of the search area and is the point from which all search distances are calculated. The grid reference used is shown on the cover of this report.
(4) The information in the report is supplied under licence to Sitescope Limited from various sources including: Environment Agency, British Geological Survey and Ordnance Survey.
(5) This report is a search of statutory and non statutory sources of information which does not include any on-site survey or inspection of the property or its environs. Accordingly the report cannot in any way provide information as to the actual state of the property or land.
(6) The replies in this report are based on information currently supplied to Sitescope Limited by its data providers. Sitescope cannot guarantee the accuracy or the completeness of any information supplied to it by its data providers.
(7) Homecheck Professional is a service of Sitescope Limited, Imperial House, 21-25 North Street, Bromley, Kent BR1 1SS.



Map Legend

Site location | 250m Search Band | Water Feature | Building Outline

Ordnance Survey Licensed Partner

Search Details

Search Address 53 Markfield Road
Groby
Leicester
LE6 0FL

Grid Reference: 452104E 307708N

Date of Report: 03/07/2002

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Section A - Enquiries of Statutory Registers

	Enquiry	Reply
	LANDFILL AND WASTE	
	Landfill Sites	
A.1	Are there any landfill sites licensed by the Environment Agency under Part II of Environmental Protection Act 1990	**within 0 - 250 metres? No** **within 251 - 500 metres? No**
	Scrapyards	
A.2	Are there any scrapyards licensed by the Environment Agency under Part II of Environmental Protection Act 1990	**within 0 - 250 metres? No** **within 251 - 500 metres? No**
	Waste Treatment and Disposal	
A.3	Are there any other sites licensed by the Environment Agency under Part II of Environmental Protection Act 1990 to treat, keep, or dispose of controlled waste	**within 0 - 250 metres? No** **within 251 - 500 metres? No**
	REGULATED INDUSTRIES	
	Integrated Pollution Control (IPC) Regulations	
A.4	Are there sites authorised by the Environment Agency under Part I of the Environmental Protection Act 1990 to carry out processes subject to Integrated Pollution Control (IPC)	**within 0 - 250 metres? No** **within 251 - 500 metres? No**
	Radioactive Substances	
A.5	Are there any sites registered by Environment Agency under the Radioactive Substances Act 1993 to keep or use radioactive materials	**within 0 - 250 metres? No** **within 251 - 500 metres? No**
	Storage of Hazardous Substances	
A.6	Are there any sites subject to hazardous substances consents granted by the relevant local authority under the Planning (Hazardous Substances) Act 1990	**within 0 - 250 metres? No** **within 251 - 500 metres? No**
	Storage of Dangerous Substances	
A.7	Are there any sites regulated by the Health and Safety Executive for storing specific dangerous substances under the NIHHS Regulations 1982	**within 0 - 250 metres? No** **within 251 - 500 metres? No**

Section A - Enquiries of Statutory Registers

Enquiry		Reply
	Control of Major Accident Hazards	
A.8	Are there any sites regulated by the Health and Safety Executive under the Control of Major Accident Hazards (COMAH) Regulations 1999	**within 0 - 250 metres? No** **within 251 - 500 metres? No**
	AIR	
	Emissions to Air	
A.9	Are there any sites subject to local air pollution control (LAAPC) under Part I of the Environmental Protection Act 1990	**No coverage for this area**
	PROSECUTIONS	
	Prosecutions and Enforcements	
A.10	Are there any sites that have been subject to enforcement action (including licence revocation proceedings) by the Environment Agency under the criminal or regulatory provisions of the Environmental Protection Act 1990	**within 0 - 250 metres? No** **within 251 - 500 metres? No**
	WATER ABSTRACTION AND DISCHARGES	
	Abstraction Licences	
A.11	Are any sites licensed to abstract water by the Environment Agency in accordance with the Water Resources Act 1991	**within 0 - 250 metres? No** **within 251 - 500 metres? No**
	Discharges to Water	
A.12	Are there any authorisations issued by the Environment Agency (and its predecessor, the National Rivers Authority) to discharge to the watercourse from non-IPC processes in accordance with the Water Resources Act 1991	**within 0 - 250 metres? No** **within 251 - 500 metres? No**

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Section A - Enquiries of Statutory Registers

Enquiry	Reply

Footnotes:

Question A.1 The boundaries for current landfill sites have been digitised by the Environment Agency and have a precision of 5 metres. The boundaries of older Landfill Sites have been digitised by Homecheck. Because the records are older they generally have a precision of 25m. Where because of the age of the landfill we have not been able to precisely locate the extent of the landfill site we have created a 200m buffer around the grid reference assigned by the Environment Agency.

Question A.6 The response to this question is based on data supplied by the Department of Environment Transport and the Regions which has been collected by Local Planning Authorities.

Question A.10 The response to this question is based on details of national prosecutions by the Environment Agency.

Question A.11 The response to this question is based on details of abstraction licences issued by the Environment Agency (and its predecessor, the National Rivers Authority).

Question A.12 The response to this question is based on details of consents issued by the Environment Agency (and its predecessor, the National Rivers Authority) to discharges to the watercourse from non-IPC processes.

Section B - Enquiries Concerning Site History

Enquiry		Reply
	LAND USE	
	Past Industrial Land Use	
B.1	Are there any industrial sites (indicating potentially contaminative land use) shown on historical Ordnance Survey maps	**within 0 - 250 metres? Yes** Please refer to the Additional Information section for details of records found.
	Current Industrial Land Use	
B.2	Are there any industrial sites (indicating potentially contaminative land use) in Trade Listings	**within 0 - 250 metres? Yes** Please refer to the Additional Information section for details of records found.

Footnotes:

Question B.1 Historical maps are a valuable and recognised source of information for investigating site history. They assist in identifying any previous potential contaminative uses which may have been carried out at a particular location.

The Historical Industrial Land Use data used in this reply is the result of a systematic analysis of Ordnance Survey maps dating from the 1880s, as well as more recent editions of the Ordnance Survey National Grid Series.

Evidence of past contamination is drawn from at least 4, and up to 6 historic map editions. The first of these editions will be the earliest County Series maps, which date from between 1860 and 1890 and are to a scale of 1:10,560. The second edition of County Series maps dates from circa 1900, and the third circa 1930.

Question B.2 The reply to this question is based on industrial uses identified from the 1995 Ratings List compiled by the Valuation Office Agency (VOA), as supplied by the VOA to local authorities responsible for the billing and collection of business rates ("Billing Authorities").

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Section C - Enquiries Concerning Land Instability

Enquiry	Reply
SUBSIDENCE	
Natural Subsidence Risk	
C.1 What is the risk to the property from natural subsidence?	**There is a low risk of foundation damage to properties from natural subsidence hazards.** Please refer to the Additional Information section for full details of how natural subsidence hazard is broken down into its component hazards, namely swelling clay, landslip, gulls & cambering, ground dissolution and compressible ground. These are described below. Each hazard is rated here according to its contribution to the overall level of hazard in the postcode. Where the risk of subsidence is above average we recommend that specific advice is commissioned from a qualified member of the RICS.
MINING AND MINERAL EXTRACTION	
Shallow Mining	
C.2 What is the risk to the property from shallow mining ?	**The risk of shallow mining is assessed to be very low.** Where the risk is moderate or above this does not necessarily mean that there is any risk of foundation damage as this also depends on the type of mining and the type of property involved. However we would recommend that specific advice is commissioned from a qualified member of the Royal Institution of Chartered Surveyors.
Coal Mining Areas	
C.3 Is the property in a coal mining area or in an area (without past or present, deep or open-cast, coal mining activity) in which coal bearing strata are known or expected to be present?	**No**
Mineral Extraction and Quarrying	
C.4 Are there sites where quarrying or mineral extraction activity is currently being carried out	**within 0 - 250 metres? No** **within 251 - 500 metres? No**

Footnotes:

Question C.1 This assessment is based on postcode geohazard information supplied by the BGS. A postcode unit contains on average 15 properties.

Question C.2 This assessment is based on information supplied by the BGS and takes into account many types of mining in addition to coal, such as ironstone or limestone extraction. Shallow mine workings less than 40 metres below the ground surface are considered to cause a particular subsidence hazard as they can sometimes produce potentially damaging surface collapses. This shallow mining search does not take into account deeper mining, which can be assessed through a Coal Authority mining search described at C.3.

Question C.3 The reply to this question is based upon 1km sq areas.

Question C.4 The reply to this question is based upon the BGS compendium of mines, quarries and mineral sites operating commercially in England and Wales since 1993. The original data was compiled by BGS in 1993-94 primarily from BGS records and from information supplied by local authorities, industrial sources and the Valuation Office Agency.

Section D - Enquiries Concerning Natural Perils

Enquiry		Reply
	FLOODING	
	Flood Risk	
D.1	Is the postcode in or within 250m of an indicative fluvial and/or tidal floodplain?	**No**
	RADON AND RADON PROTECTION MEASURES	
	Radon Affected Area	
D.2	Is the property in a radon-affected area as defined by National Radiological Protection Board (NRPB) and if so what percentage of homes are above the action level?	**<1 percent of homes above the action level.** Whether or not a home actually has a basic or high radon concentration can only be established by having the building tested. The NRPB provides a radon testing service please refer to the Contacts section of this report.
	Radon Protection Measures	
D.3	Is the property in an area where radon protection measures are required for new properties or extensions to existing ones under building regulations BR211	**No**

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Footnotes:

Question D.1 (a) The limits of the fluvian floodplain are indicative of the area which could be affected by flood events, overtopping or breaching of flood defence structures. They are based on the areas which are potentially at risk from river flooding from an event with a 1% annual probability of exceedence (100 year average return period) for rivers, under present conditions. (b) The limits of the tidal floodplain shown are indicative of the area which could be affected by flood events, overtopping or breaching of flood defence structures. They are based on the areas which are potentially at risk from river or coastal flooding from an event with a 0.5% annual probability of exceedence (200 year average return period), under present conditions.

Question D.2 The NRPB recommends an Action Level of 200 Becquerels per cubic metre. Where more than 1% of houses are estimated to exceed the Action Level the area should be regarded as radon-affected.

Question D.3 Where it is estimated that the radon concentration in 3% or more of homes exceeds the Action Level, protective measures need to be installed in new dwellings (and extensions to existing ones). These areas are estimated through a combined analysis of geological data from the British Geological Survey (BGS) and measurement data from the National Radiological Protection Board (NRPB). The dual data system forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211, 1999).

Section E - Enquiries Concerning Other Matters

Enquiry		Reply
	AIR QUALITY	
	Air Quality	
E.1	Is there a mean air quality reading for the area in which the property is situated?	**within 0 - 250 metres? Yes** **within 251 - 500 metres? Yes** The above are mean averages and as such are only indicative.

Footnotes:

This data is based on map based estimates of background pollutant concentrations compiled by AEA Technology's National Environmental Technology Centre on behalf of the Department of the Environment, Transport and the Regions. Data from almost 200 DETR monitoring sites were used in creating the maps. However, ambient pollutant concentrations often vary on a fine spatial scale. AEA Technology's high resolution maps are generated by mathematical means and cannot therefore be as accurate as measured data.

Emission inventories are estimates of the amount and the type of pollutants that are emitted to the air each year from all sources. There are many sources of air pollution, including traffic, household heating, agriculture and industrial processes.

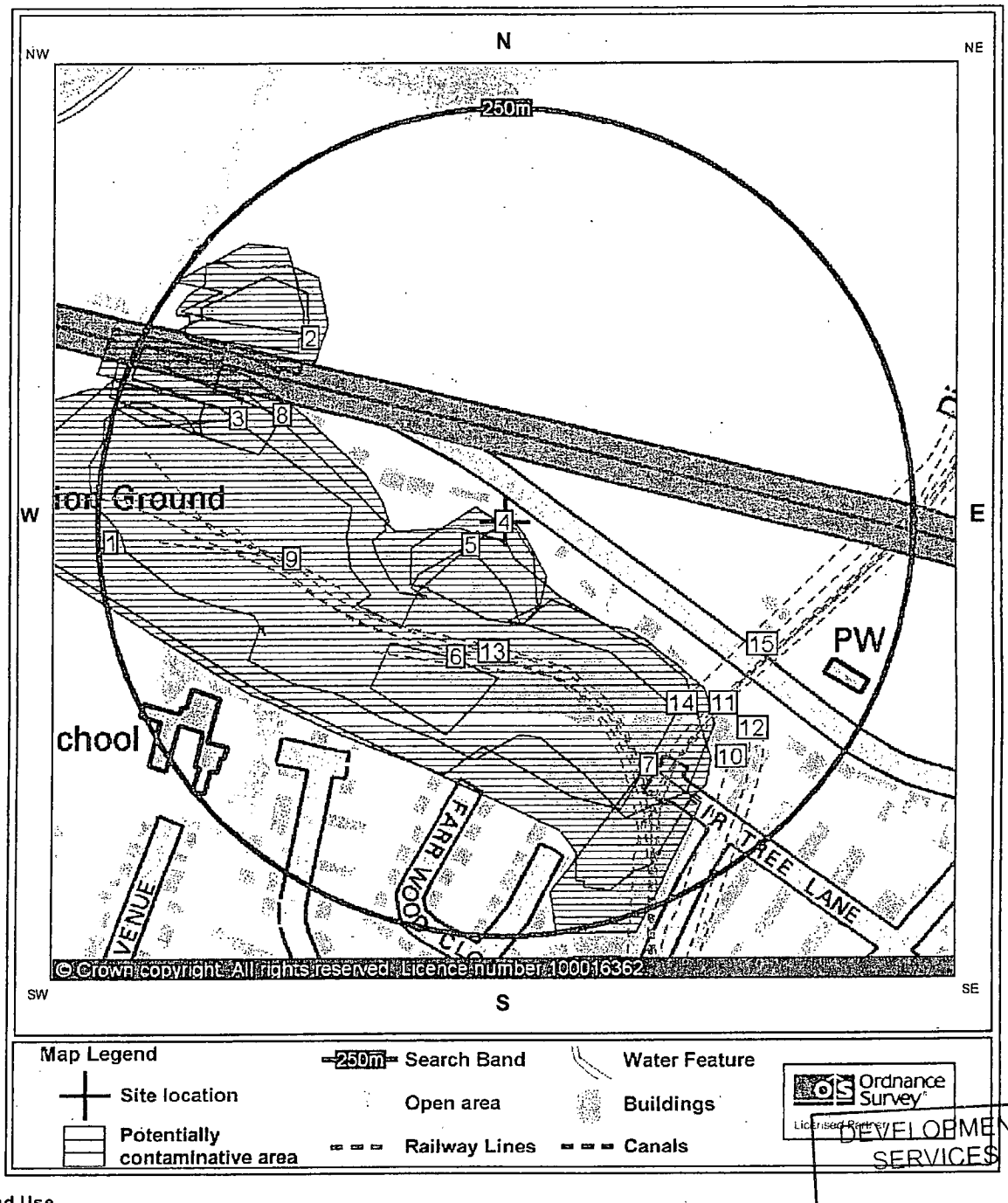
Carbon dioxide (CO2) contributes to global warming, but has an insignificant direct effect on health.

A number of pollutants are toxic to humans and the environment. These include particles (PM10), heavy metals, NO2 from NOx

Pollutants such as SO2, NOx and ammonia cause acidification (including acid rain), which can damage ecosystems and buildings. Combinations of some of these pollutants in the air can react together, to produce other pollutants, known as secondary pollutants. For example ozone is made by a chemical reaction between other pollutants in the air. At ground level, it can affect peoples' health and can damage crops, forests and some materials

Section B - Enquiries Concerning Site History

Enquiry No B.1 - Past Industrial Land Use - Records within 0 - 250m



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Land Use

Map ID	1
Grid Reference	451862E 307696N
Direction	West
Description	Holes unknown
Date Range	1914 - 1914
Map ID	2
Grid Reference	451984E 307819N
Direction	-
Description	Disused quarries

Date Range	1966 - 1985
Map ID	**2**
Grid Reference	451988E 307804N
Direction	-
Description	Quarries
Date Range	1885 - 1950
Map ID	**2**
Grid Reference	451981E 307823N
Direction	-
Description	Holes unknown
Date Range	1972 - 1983
Map ID	**3**
Grid Reference	451940E 307771N
Direction	West
Description	Refuse / slag heaps
Date Range	1972 - 1985
Map ID	**4**
Grid Reference	452103E 307708N
Direction	-
Description	Holes unknown
Date Range	1901 - 1914
Map ID	**4**
Grid Reference	452103E 307706N
Direction	-
Description	Refuse / slag heaps
Date Range	1914 - 1972
Map ID	**4**
Grid Reference	452100E 307697N
Direction	-
Description	Quarries
Date Range	1885 - 1950
Map ID	**5**
Grid Reference	452083E 307694N
Direction	-
Description	Disused quarries
Date Range	1966 - 1972
Map ID	**6**
Grid Reference	452074E 307627N
Direction	-
Description	Refuse / slag heaps
Date Range	1972 - 1972
Map ID	**6**
Grid Reference	452087E 307636N
Direction	-
Description	Railways
Date Range	1914 - 1914
Map ID	**6**
Grid Reference	452073E 307631N
Direction	-
Description	Railways
Date Range	1928 - 1928

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Map ID	**7**
Grid Reference	452192E 307562N
Direction	South
Description	Works
Date Range	1972 - 1972
Map ID	**8**
Grid Reference	451967E 307773N
Direction	West
Description	Made ground
Date Range	1983 - 1983
Map ID	**9**
Grid Reference	451973E 307686N
Direction	West
Description	Railways
Date Range	1914 - 1914
Map ID	**10**
Grid Reference	452242E 307567N
Direction	South-East
Description	Railways
Date Range	1914 - 1914
Map ID	**11**
Grid Reference	452237E 307599N
Direction	East
Description	Railways
Date Range	1914 - 1914
Map ID	**11**
Grid Reference	452238E 307600N
Direction	East
Description	Railways
Date Range	1901 - 1901
Map ID	**11**
Grid Reference	452223E 307586N
Direction	-
Description	Railways
Date Range	1901 - 1901
Map ID	**11**
Grid Reference	452242E 307602N
Direction	East
Description	Railways
Date Range	1885 - 1885
Map ID	**12**
Grid Reference	452255E 307584N
Direction	East
Description	Railways
Date Range	1901 - 1928
Map ID	**12**
Grid Reference	452262E 307591N
Direction	East
Description	Railways
Date Range	1901 - 1901
Map ID	**13**

Grid Reference	452097E 307630N
Direction	-
Description	Railways
Date Range	1901 - 1901
Map ID	**13**
Grid Reference	452094E 307626N
Direction	-
Description	Railways
Date Range	1901 - 1901
Map ID	**13**
Grid Reference	452100E 307620N
Direction	-
Description	Railways
Date Range	1885 - 1885
Map ID	**14**
Grid Reference	452212E 307599N
Direction	-
Description	Railways
Date Range	1950 - 1972
Map ID	**14**
Grid Reference	452211E 307580N
Direction	South
Description	Railways
Date Range	1966 - 1966
Map ID	**15**
Grid Reference	452261E 307634N
Direction	East
Description	Railways
Date Range	1928 - 1983

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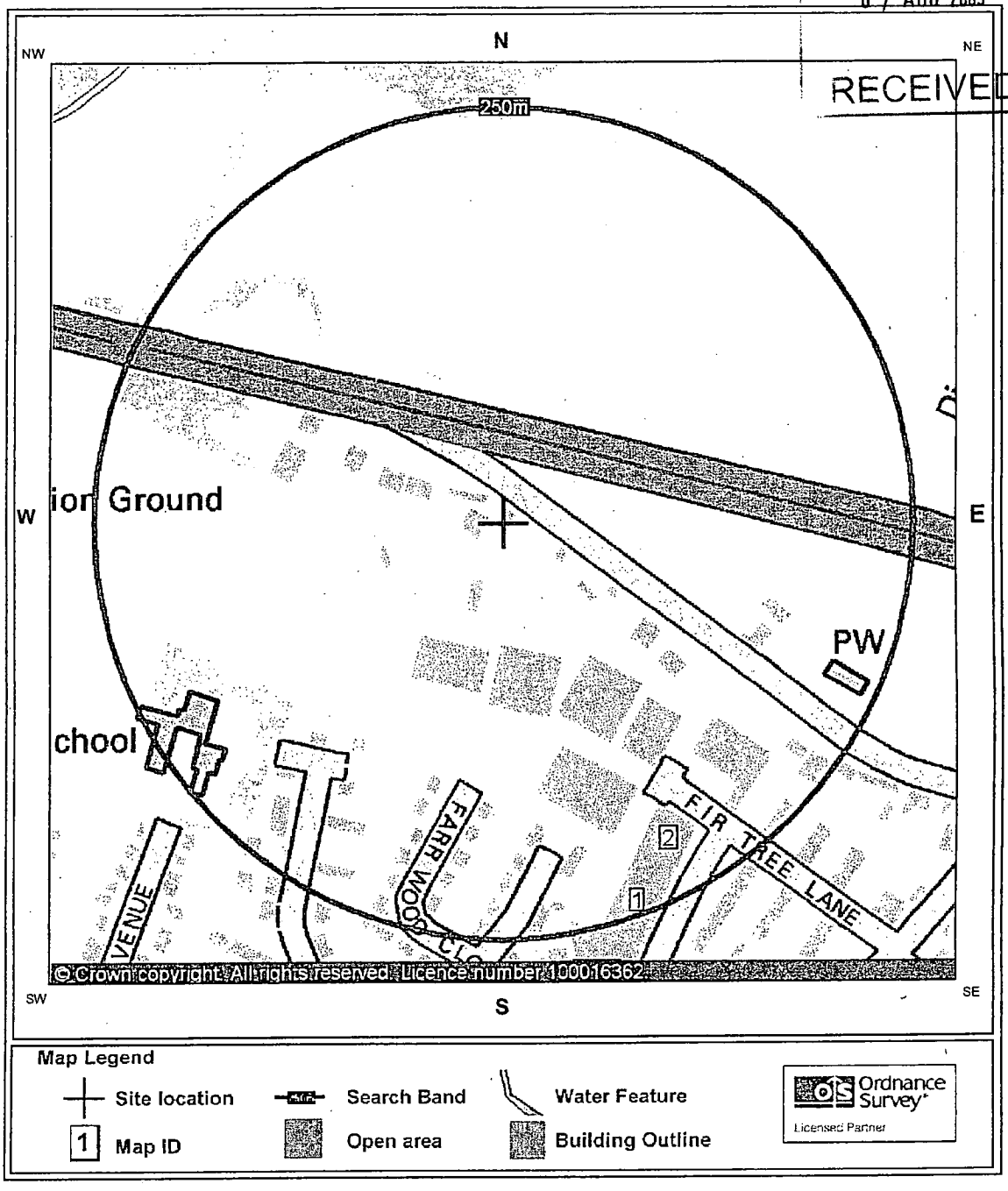
Section B - Enquiries Concerning Site History

Enquiry No B.2 - Current Industrial Land Use - Records within 0 - 250m



Current Industrial Land Use

Map ID	**1**
Grid Reference	452185E 307482N
Direction	South
Organisation	R & S Warner Engineers (groby) Ltd
Property	Ratby Road Works, 8
Street	Windmill Rise
Locality	Groby
Town	Leicester
Postcode	LE6 0GA

Map ID	**2**
Grid Reference	452204E 307519N
Direction	South
Organisation	Druck Ltd
Property	2
Street	Groby Trading Estate, Fir Tree Lane
Locality	Groby
Town	Leicester
Postcode	LE6 0FH
Description	LABORATORIES AND PREMISES
Category	Workshop and premises

Section C - Enquiries Concerning Land Instability

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Enquiry No C.1 - Natural Subsidence Risk - Records within Postcode

Natural Subsidence

Postcode	LE6 0FL
Natural Subsidence	There is a low overall risk of foundation damage to properties from natural subsidence hazards, breaking down into the following 5 hazards:
Swelling Clays	Swelling clays are assessed to be low hazard. Swelling clays can change volume due to variation in ground moisture. This can cause ground movement, particularly in the upper 2 metres of the ground that may affect foundations. Ground moisture variations can relate to a number of factors, including weather variations (annual or longer term), vegetation effects (particularly growth or removal of trees) and man-made activity.
Compressible Ground	Compressible ground is assessed to be very low hazard. Certain types of ground, such as that developed beneath river plains, can contain very soft layers or pockets. These can compress under the weight of overlying structures, such as buildings, resulting in progressive depression of the ground and disturbance of foundations.
Gulls and Cambering	Gulls and cambering is assessed to be very low hazard. Plateau edges above steep landslipped slopes can become unstable and 'bend', or 'camber', downwards causing the ground to develop cracks called 'gulls'. This can cause localised problems for building foundations.
Landslip	Landslip is assessed to be very low hazard. Particular types of slopes can become unstable under certain circumstances, causing down-slope movement of the ground and disruption to buildings. A combination of factors, including, amongst others, the rock type, the presence of excess water (natural or relating to man-made activity), the angle of the slope, and construction work (e.g. cuttings or embankments) can all contribute.
Ground Dissolution	Ground dissolution is assessed to be very low hazard. Some types of bedrock can contain layers of material that can dissolve within ground water. This can cause underground cavities to develop that, with time, can reach the surface and cause significant ground movement, such as the development of collapse hollows that can directly impinge on buildings.

Section E - Enquiries Concerning Other Matters

Enquiry No E.1 - Air Quality - Records within 0 - 250m

Air Quality

Grid Reference	451875E 307625N
Direction	West
Nitrogen dioxide (NO2)	10 - 15 ppb (Good to moderate)
Oxides of Nitrogen (NOx)	24 - 32 ppb (Moderate)
Sulphur dioxide (SO2)	4 - 6 ppb (Moderate)
Benzene	>0.25 <0.50 ppb (Good)
Butadiene	Below 0.1 ppb (Good)
Carbon monoxide (CO)	Below 2 ppm (Good)
Particles (PM10)	20 - 22.5 ugm-3 (Moderate)
Lead	20 - 40 ngm-3 (Moderate)
Ozone - summer levels	24 - 28 ppb (Moderate)
Ozone - daily Levels	30 - 40 days where ozone >= 50ppb (Moderate to poor)
Date Stamp	November 1999 (Annual Survey)

Grid Reference	452125E 307625N
Direction	-
Nitrogen dioxide (NO2)	10 - 15 ppb (Good to moderate)
Oxides of Nitrogen (NOx)	16 - 24 ppb (Moderate)
Sulphur dioxide (SO2)	4 - 6 ppb (Moderate)
Benzene	>0.25 <0.50 ppb (Good)
Butadiene	Below 0.1 ppb (Good)
Carbon monoxide (CO)	0.2 - 0.4 ppm (Moderate to good)
Particles (PM10)	20 - 22.5 ugm-3 (Moderate)
Lead	20 - 40 ngm-3 (Moderate)
Ozone - summer levels	24 - 28 ppb (Moderate)
Ozone - daily Levels	20 - 30 days where ozone >= 50ppb (Moderate)
Date Stamp	November 1999 (Annual Survey)

Section E - Enquiries Concerning Other Matters

Enquiry No E.1 - Air Quality - Records within 251 - 500m

Air Quality

Grid Reference	451875E 307875N
Direction	North-West
Nitrogen dioxide (NO2)	10 - 15 ppb (Good to moderate)
Oxides of Nitrogen (NOx)	24 - 32 ppb (Moderate)
Sulphur dioxide (SO2)	4 - 6 ppb (Moderate)
Benzene	>0.25 <0.50 ppb (Good)
Butadiene	Below 0.1 ppb (Good)
Carbon monoxide (CO)	Below 2 ppm (Good)
Particles (PM10)	20 - 22.5 ugm-3 (Moderate)
Lead	20 - 40 ngm-3 (Moderate)
Ozone - summer levels	24 - 28 ppb (Moderate)
Ozone - daily Levels	30 - 40 days where ozone >= 50ppb (Moderate to poor)
Date Stamp	November 1999 (Annual Survey)

Grid Reference	452125E 308125N
Direction	North
Nitrogen dioxide (NO2)	10 - 15 ppb (Good to moderate)
Oxides of Nitrogen (NOx)	16 - 24 ppb (Moderate)
Sulphur dioxide (SO2)	4 - 6 ppb (Moderate)
Benzene	>0.25 <0.50 ppb (Good)
Butadiene	Below 0.1 ppb (Good)
Carbon monoxide (CO)	Below 2 ppm (Good)
Particles (PM10)	20 - 22.5 ugm-3 (Moderate)
Lead	20 - 40 ngm-3 (Moderate)
Ozone - summer levels	28 - 32 ppb (Moderate to poor)
Ozone - daily Levels	20 - 30 days where ozone >= 50ppb (Moderate)
Date Stamp	November 1999 (Annual Survey)

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Grid Reference	451875E 308125N
Direction	North-West
Nitrogen dioxide (NO2)	10 - 15 ppb (Good to moderate)
Oxides of Nitrogen (NOx)	16 - 24 ppb (Moderate)
Sulphur dioxide (SO2)	4 - 6 ppb (Moderate)
Benzene	>0.25 <0.50 ppb (Good)
Butadiene	Below 0.1 ppb (Good)
Carbon monoxide (CO)	Below 2 ppm (Good)
Particles (PM10)	20 - 22.5 ugm-3 (Moderate)
Lead	20 - 40 ngm-3 (Moderate)
Ozone - summer levels	28 - 32 ppb (Moderate to poor)
Ozone - daily Levels	30 - 40 days where ozone >= 50ppb (Moderate to poor)
Date Stamp	November 1999 (Annual Survey)

Grid Reference	452375E 307625N
Direction	East
Nitrogen dioxide (NO2)	10 - 15 ppb (Good to moderate)
Oxides of Nitrogen (NOx)	16 - 24 ppb (Moderate)
Sulphur dioxide (SO2)	4 - 6 ppb (Moderate)
Benzene	>0.25 <0.50 ppb (Good)

Butadiene	Below 0.1 ppb (Good)
Carbon monoxide (CO)	0.2 - 0.4 ppm (Moderate to good)
Particles (PM10)	20 - 22.5 ugm-3 (Moderate)
Lead	20 - 40 ngm-3 (Moderate)
Ozone - summer levels	24 - 28 ppb (Moderate)
Ozone - daily Levels	20 - 30 days where ozone >= 50ppb (Moderate)
Date Stamp	November 1999 (Annual Survey)

Environment Agency Office
Lower Trent - Midlands
Trentside Offices
Nottingham

Telephone (0115) 945 5722

Local Authority
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leics
LE10 1BZ

Telephone 01455 238141

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National Radiological Protection Board
Chilton
Didcot
Oxon
OX11 0RQ

Telephone 0800 614529

The NRPB provides a radon testing service. Radon tests are made over a three month period in order to provide a more reliable result. The total cost of a measurement is about £38.00. Radon tests can be ordered from the NRPB on the above freephone number.

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG

Telephone 0115 936 3143

The BGS can provide a detailed geological report on the area in which the property is located.

The Property Search Group
99 Main Street
Bushby
Leicester
LE7 9PL
Telephone 0116 2412220

HOMECHECK PROFESSIONAL TERMS – THE WAY WE DO BUSINESS

This document sets out the way that We do business. It uses some capitalised words which are defined terms. The definitions are at the end.

1 AGREEMENT

1.1 We agree to supply Report(s) to You. You agree to these Terms.

1.2 We may also supply You with Other Products, where We act as an agent for a Third Party. The supply of those Other Products will be governed by the terms and conditions of those Third Parties.

2 INTELLECTUAL PROPERTY

2.1 We (or Our suppliers) own all the Intellectual Property in the Report. You can use the Report for Yourself. You can only use the Report for someone else if it is incorporated into services that You are providing to that third person in the ordinary course of Your profession. You can only use each Report once for that purpose. You must not copy or change the Report in any way. An example of such a change would be to remove a trade mark. You must not re-sell the Report.

2.2 In terms of Intellectual Property, You only get the express rights set out above. You have no further implied rights.

3 TERMINATION OF YOUR RIGHTS

3.1 You will lose Your Rights automatically if (i) You fail to abide by these Terms (particularly if Your failure is something that cannot be put right); (ii) You become Insolvent; (iii) You challenge Our ownership of Intellectual Property or do something that We think puts ownership of Intellectual Property at risk; (iv) You do not pay Us something that is owed to Us.

3.2 We do not have to go on supplying You with Report(s), if We think that You are not abiding by these Terms or if We give You one months' notice.

3.3 If You have paid us in advance and Your Rights are terminated, We will refund You a fair and reasonable amount of what You have paid Us.

4 LIABILITY

4.1 We are liable to You without limit for death and/or personal injury arising from Our negligence.

4.2 Apart from that, We are not liable to You for more than £250,000 (if You tell us about Your complaint within six months from the date that Our error becomes apparent and, in any event, within twelve months of the date of the Report) or £1,000 (otherwise).

4.3 In any event, We are not liable for problems arising from circumstances beyond Our reasonable control, for any for any indirect or consequential loss or for any loss of profit however arising.

4.4 We are also not liable if Your complaint results from You using the Report for a purpose for which You are not allowed to use it.

4.5 You can ask Us to increase these limits, but Our prices are based on these limits, so We may ask You to pay more for Reports.

4.6 Although We try to make sure that Reports are accurate and delivered to You on time, You accept the nature of Reports and the way that they are delivered.

4.7 Therefore You accept that Reports are only the result of an analysis of a collection of historical database(s) that We have been able to accumulate from public and third party sources whom We trust.

4.8 We use reasonable skill and care; make all reasonable efforts to correct errors as soon as We identify them; and constantly strive to improve Our products and services, but We cannot guarantee that any Report is error free.

4.9 Reports may not be complete or accurate or reflect the actual uses to which land has been put.

4.10 Even if the Report contains a conclusion or other interpretation of its contents, You must not rely exclusively on the Report in terms of valuing the land to which the Report relates, determining its actual status or condition, or concluding as to its suitability for any use.

4.11 Because of the way that Reports are generated using computer database(s) and, often, electronic delivery, You accept that We cannot guarantee accurate or timely delivery at all times. Some of the technologies that We use, such as geo-coding, mean that subjective judgements need to be taken. We exercise Our judgment as best We can, but others might make a different judgment.

4.12 You understand that the Report was not tailored to Your specific needs and that You, not We, must ensure that any Report meets Your requirements.

4.13 You accept that You should carefully inspect the land to which a Report relates and take advice or obtain information from other sources before You make any important decision about the land to which any Report relates.

4.14 You agree that, as We have used reasonable skill in selecting Our data suppliers, You will not sue Our suppliers unless their negligence causes death or personal injury.

4.15 If You supply the Report to any other person, You will get them to agree to the above limitations.

4.16 If We provide You with any additional services based on the supply of Report(s), unless We charge You separately for those services, We will not be liable to You for any problem arising out of those additional services.

5 CHARGES

5.1 You are responsible for charges run up on Your account when accessed through any security systems (e.g. passwords) used by You.

5.2 If You are paying through any type of credit (e.g. credit card), We will not be able to supply You if You run out of credit.

5.3 You must pay Our charges within 28 days of invoice.

6 GENERAL

6.1 If We have to change these Terms, We will post the revised version on Our website. We will also try to publicise the fact, but it is Your responsibility to ensure that You have the latest version of the Terms.

6.2 We do not have to supply anyone. We may stop supplying You without having to give You any reason.

6.3 If a court decides one of these Terms is wrong, that will not affect the rest of the Terms.

6.4 If We are slow in exercising Our rights under these Terms or choose not to do so on any occasion, that will not affect Our rights to do so later.

6.5 You agree that everything relevant to Our relationship is written here and there is nothing else that persuaded You to accept these Terms.

6.6 You agree that any disputes between us will be settled in an English court.

7 TERMS

7.1 References to "We", "Us" and "Our" are references to Sitescope Limited (company number 3527086) or its Authorised Reseller (as applicable). Sitescope Limited's formal address is at 22 Great James Street, London WC1N 3ES but it is better to write to Us at Imperial House, 21-25 North Street, Bromley BR1 1SS.

7.2 References to "You", "Your" and "Yourself are to the person who places an order with Us. Therefore, if the person communicating with Us is an agent, he must ensure his principal agrees to these Terms.

7.3 "Authorised Reseller" means a person whom Sitescope Limited has appointed to resell Reports for it.

7.4 "Insolvent" means that You are bankrupt (if You are an individual) or You have a receiver or liquidator appointed (if You are a company) AND/OR (in either case) You are unable to pay Your debts as they fall due, You make an arrangement with Your creditors or We are reasonably satisfied that the above is about to happen.

7.5 "Intellectual Property" means all forms of intellectual property or protective right recognised in law.

7.6 "Report" includes any information that We supply to You including all reports, services, datasets, software or information contained in them.

7.7 "these Terms" means the terms printed on this document (or any replacement that We issue).

7.8 "Third Parties" means persons from whom We may source Other Products.

7.9 "Other Products" means products and services which are ancillary to the Reports, such as environmental risk insurance.

7.10 "Your Rights" means Your right to use Report(s) and any other rights conferred by these Terms.

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FAIRTRADE FORUM MEETING

WEDNESDAY 29 th July 2009

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A G E N D A

1. Apologies
2. Minutes of the meeting held on the 17th June 2009
3. Matters arising
4. Alternativity
5. Outreach to business (requested at last meeting)
6. Retailer of the Year 2009 preparations
7. Any other business
8. Dates of next meetings