

# PHASE I ENVIRONMENTAL ASSESSMENT

No 68 WOOD ST,  
EARL SHILTON, LEICS

DECEMBER 2025



| SUMMARY TABLE: PHASE I ENVIRONMENTAL ASSESSMENT |                                                                                                           |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>SITE:</b>                                    | No 68 Wood Street, Earl Shilton                                                                           |
| <b>CLIENT:</b>                                  | M2 Properties                                                                                             |
| <b>DATE:</b>                                    | December 2025                                                                                             |
| <b>REFERENCE:</b>                               | LN.24.25                                                                                                  |
| <b>DEVELOPMENT PROPOSAL:</b>                    | Demolition of existing structures & construction of 24No residential Units – Residential Without Produce. |
| <b>HUMAN HEALTH:</b>                            | Potential risk – Phase II investigation recommended.                                                      |
| <b>CONTROLLED WATERS:</b>                       | Potential risk – Phase II investigation recommended.                                                      |
| <b>GAS RISK:</b>                                | Low – Negligible Risk                                                                                     |
| <b>RADON GAS:</b>                               | No radon protection required.                                                                             |
| <b>COMMENTS:</b>                                | Potential asbestos containing materials across the site.<br>Potential risk to water pipes.                |

|             |                                                                                   |            |
|-------------|-----------------------------------------------------------------------------------|------------|
| Authorised: |  | R P Sutton |
| Date:       | 8 <sup>th</sup> November 2025                                                     |            |
| Version:    | 1.0                                                                               |            |



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## 1.0 INTRODUCTION

### 1.1 PREAMBLE

This Phase I Environmental Assessment has been produced for M2 Properties Ltd to provide a pre-development contamination assessment of the site known as No68 Wood St, Earl Shilton, Leicestershire. The development proposal comprises the demolition of the existing structures and construction of up to 24No residential units.

### 1.2 SITE LOCATION

The site is located approximately 8km north - east of Hinckley town centre. The National Grid Reference (NGR) for the approximate centre of the site is SP 462 977. The site location, development proposal and site layout are illustrated in Appendix A.

### 1.3 PROJECT BRIEF

The brief for the Phase I Environmental Assessment incorporates:

- A review and assessment of the site history, with reference to potentially contaminative uses.
- A review of regulatory authority and environmental data relating to the site and its environs.
- A site inspection.
- An appraisal of potential environmental risks.
- Development of a Phase I Conceptual Model.
- Provide a strategy for a Phase II Environmental and Geotechnical Assessment.

### 1.4 DATA REFERENCES

- Environmental Search Data (Supplied by Groundsure Ltd).
- Historical Ordnance Survey (OS) Mapping (Supplied by Groundsure Ltd).
- Development Proposals – Staniforth Architects
- British Geological Survey Online Geological Mapping.
- BR211 (2023): Radon: Guidance on protective measures for new buildings.
- CIRIA (2014), C733 Asbestos in soil and made ground: a guide to understanding and managing risks.
- Land contamination risk management (LCRM); published by the Environment Agency October 2020.
- HSE (2013), L143 Control of Asbestos Regulations 2012. Approved Code of Practice and guidance.
- LQM/CIEH (2009), The LQM/CIEH Generic Assessment Criteria for Human Health Risk Assessment, 2nd edition.

### 1.5 LIMITATIONS

This report has been produced in accordance with industry best practice at the time of writing.

Linden Environmental Ltd has, in the production of this report, relied upon information provided by third parties. Linden Environmental Ltd does not warrant the accuracy of this information and will not be responsible for any opinions which Linden Environmental has expressed, or conclusions which it has drawn, in reliance upon information which is subsequently proven to be inaccurate.

All statements and opinions provided in this report have been reported in good faith and are based on the information gained during, and restrictions imposed by, site investigation techniques used at the time. Linden Environmental cannot be held responsible for conditions not revealed by the investigation.

This report has been prepared for the sole use of the client and shall not be relied upon or transferred to third parties without the express written consent of Linden Environmental. Unauthorised third parties rely upon the information contained within this report at their own risk.



## 2.0 DESK STUDY AND SITE OBSERVATIONS

### HISTORICAL REVIEW: SITE DEVELOPMENT

- 2.1 Ordnance Survey maps have been reviewed for the years 1886 - 2025. The historical development of the site and the locality are detailed in the below table while the OS maps are contained in Appendix B.

| DATE      | ON – SITE                                                                                                                                                                                                              | OFF - SITE                                                                                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1886      | The site is part of a number of units along Wood Street and has public houses to the east and West and a number of small units to the frontage and the rear of the site.<br><br>Pumps are noted on site and next door. | Similar units are illustrated across Wood Street to the south, including a <i>Chapel</i> .<br><br>A <i>Gas Works</i> is illustrated on land 250m to the South – East.                                                           |
| 1904      | No significant change to site.                                                                                                                                                                                         | Gas Works to S-E has expanded.<br>Small excavation/pit illustrated 50m to the north.                                                                                                                                            |
| 1914-16   | No significant change to site.                                                                                                                                                                                         | <i>Victoria Works</i> illustrated on land <50m to the south.                                                                                                                                                                    |
| 1936 – 50 | No significant change to site.                                                                                                                                                                                         | No significant change.                                                                                                                                                                                                          |
| 1957-59   | No significant change to site.                                                                                                                                                                                         | No significant change to the locality.                                                                                                                                                                                          |
| 1964      | No significant change to site.                                                                                                                                                                                         | Recreation ground illustrated on Northern boundary.<br><br>Structures on northern boundary no longer illustrated.<br><br>Works to south now expanded.<br><br><i>Gas Works</i> to south now illustrated as a <i>Council Yd</i> . |
| 1978      | No significant change to site.                                                                                                                                                                                         | Large Pond/Water margin illustrated 100m to west.<br><br>Engineering works on land to south has now been cleared.                                                                                                               |
| 1985      | No significant change to site.                                                                                                                                                                                         | New properties identified on land to immediate south of site.                                                                                                                                                                   |
| 2025      | No significant change to site.                                                                                                                                                                                         | No significant change.                                                                                                                                                                                                          |

#### 2.1.1 SUMMARY

The site was previously occupied by units on the Wood Street frontage and a number of smaller units were in existence at the northern end of the plot until the mid 1960's.

Developments around the site included a small pit 50m to the north, a large works across Wood Street to the south, Churches to the south and a Gas Works 250m to the South – East.

## 2.2 DEVELOPMENT PROPOSAL

The development proposal comprises the demolition of the existing structures and development of 23No residential apartments with associated parking and soft landscaping.

## 2.3 SITE DESCRIPTION

The site comprises a single storey carpet showroom and associated storerooms and workshop to the north (Rear). Residential housing forms the western boundary and a Public House is situated to the East.

## 2.4 GEOLOGY

Geological information supplied by Groundsure Ltd illustrates that superficial deposits of the Wolston Sand & Gravel (Sand and Gravel) are anticipated to be present beneath the site. The solid geology is anticipated to comprise the Gunthorpe Mudstone Formation. Strata to the South - East of Wood Street is recorded as the *Cotgrave Sandstone*.

## 2.5 HYDROGEOLOGY & HYDROLOGY

### 2.5.1 Hydrogeology

The superficial deposits are classified as a Secondary A Aquifer while the solid strata are classified as a Secondary B Aquifer.

Ground to the South - East of Wood Street is classified as a *Secondary A* Aquifer.

No groundwater abstractions are recorded within 250m of the site, the site is not situated within 500m of a Source Protection Zone (SPZ) and no information on groundwater levels is available for the site.

### 2.5.2 Hydrology

The nearest surface water feature is a pond recorded approximately 150m to the west.

## 2.6 COAL FIELDS

The site is not located within a Coal Mining Report Area.

## 2.7 MINERAL RESOURCES

There are no recent recorded mineral resource extractions on or near the site.

## 2.8 POTENTIALLY CONTAMINATIVE LAND USES

Environmental search data supplied by Groundsure (Appendix C) states that:

- The site is not located within 1000m of a landfill site.
- There are no historical waste sites recorded within 250m of the site.
- There no discharge consents within 250m of the site.
- There are no hazardous substance or IPC consents located within 500m of the site.
- There are no fuel sites located within 1000m of the site.

## 2.9 POTENTIALLY CONTAMINATIVE LAND USES

The site is currently occupied by a commercial unit, however structures have been identified on site since the 1880's.

## 2.10 ASBESTOS

Potential asbestos containing materials may be present within the fabric of the existing structures.

It is recommended that a full asbestos survey is undertaken on the site structures by a fully licensed specialist asbestos surveyor.

## 2.11 ACCESS

Access to the site is from Wood Street to the immediate south.

## 2.12 RADON GAS ASSESSMENT

Radon data supplied by Groundsure Ltd (Appendix C) confirms that the site is located within an area emitting <1% Radon. Therefore, Radon protection is not required for any of the potential structures built on site.

## 2.13 ENVIRONMENTAL DATA ASSESSMENT

Environmental search data supplied by Groundsure Ltd (Appendix C) is summarised in Table 3.1 below:

|                                |                     | Summary of Findings (Number) |           |            |             |
|--------------------------------|---------------------|------------------------------|-----------|------------|-------------|
| Env Data                       | On Site             | 0 – 50m                      | 50 – 250m | 250 – 500m | 500 – 2000m |
| Geology                        | Superficial/Bedrock | 1                            |           |            |             |
| Historical Land Use            | 0                   | 4                            | 10        | 22         | -           |
| Historical Tanks               | 0                   | 0                            | 5         | 4          | -           |
| Historical Garages             | 0                   | 0                            | 0         | 9          | -           |
| Historical Industrial Land Use | 0                   | 5                            | 13        | 31         | -           |
| Historical Landfill Sites      | 0                   | 1                            | 1         | 0          | -           |
| Waste Exemptions               | 0                   | 2                            | 5         | 12         | -           |
| Recent Ind Land Use            | 0                   | 1                            | 0         | -          | -           |
| Current Petrol Station         | 0                   | 0                            | 0         | 1          | -           |
| Licensed Pollutant Release     | 0                   | 0                            | 0         | 0          | -           |
| Groundwater Abstraction        | 0                   | 0                            | 0         | 0          | -           |
| Surface Water Abstraction      | 0                   | 0                            | 0         | 0          | -           |
| SW Features                    | 0                   | 0                            | 1         | -          | -           |
| Flood Zone 2                   | 0                   | -                            | -         | -          | -           |
| Flood Zone 3                   | 0                   | -                            | -         | -          | -           |
| Surface Ground Workings        | 0                   | 0                            | 1         | -          | -           |
| Coal Mining Risk               | 0                   | -                            | -         | -          | -           |

### **3.0 PHASE I CONCEPTUAL MODEL**

#### **3.1 SOURCE-PATHWAY-RECEPTOR**

The conceptual model for the site considers the potential to develop the property for Residential without Produce use and the preceding information.

The site's former uses as a yard and retail units are considered in light of the presence of potential contaminants of concern.

No landfills are recorded within 500m of the site however a historical pit is present to the immediate north. Radon protection measures are not required for any new properties. Potential asbestos containing materials may be present in the fabric of the existing structures.

Potential contaminants of concern for the end user include made ground contaminated with Heavy Metals, PAH's, TPH and asbestos.

Pathways for the end user of the site include direct contact (dermal) with potentially contaminated soil dust; ingestion and inhalation of potentially contaminated soil dust; ingestion of potentially contaminated soil and soil dust, inhalation of asbestos fibres and contamination dissolving into water pipes.

The primary receptors for the site are construction workers and end users of the site (residents).

For the controlled waters environment the primary receptor is the underlying Secondary A Aquifer (Woolston Sand & Gravel).

Potential contaminants of concern for the environment include Heavy Metals, Polycyclic Aromatic Hydrocarbons (PAHs), Total Petroleum Hydrocarbons (TPH).

The primary pathway for controlled waters is the leaching and vertical migration of potential contaminants through the vadose zone to the saturated zone.

The development of the conceptual model is illustrated on Figure 3.1.

Figure 3.1: Conceptual Site Model

| HUMAN HEALTH                          |                                                                                                                                                                                            |                                               |                                                                                                           |  |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------|--|
| SOURCE                                | PATHWAY                                                                                                                                                                                    | RECEPTOR                                      | SOLUTION                                                                                                  |  |
| Potentially Contaminated made ground. | Direct contact (dermal) with potentially contaminated soil dust; ingestion and inhalation of potentially contaminated soil dust; ingestion of potentially contaminated soil and soil dust. | Construction Workers                          | Basic PPE for all workers (overalls, gloves, dust mask if required) and wash facilities/personal hygiene. |  |
|                                       | Leaching into water supply pipes<br><br>Inhalation of asbestos fibres.                                                                                                                     | End Users<br>(e.g. residents)                 | Post Demolition Phase 2 Investigation Recommended                                                         |  |
|                                       |                                                                                                                                                                                            | Water Supply/End Users                        |                                                                                                           |  |
|                                       |                                                                                                                                                                                            | CONTROLLED WATERS                             |                                                                                                           |  |
| Potentially Contaminated made ground. | Leaching and vertical migration through the vadose zone to the saturated zone                                                                                                              | Secondary A Aquifer<br>(Superficial Deposits) | Post Demolition Phase 2 Investigation Recommended                                                         |  |
|                                       | Leaching and horizontal migration to surface waters                                                                                                                                        | Surface Waters                                |                                                                                                           |  |

#### **4.0 RECOMMENDATIONS**

Recommendations for further assessment of the site include:

- Asbestos survey on the existing Structures by a fully licensed specialist asbestos surveyor.
- A Phase II Investigation should be undertaken to assess the risk posed to the end user from the proposed site development. The investigation should include sufficient soil sampling to allow testing for the identified contaminants of concern including Heavy Metals, PAH's, TPH's and asbestos.
- Should any signs of organic contamination (solvents/oils/fuels) be evident during construction activities, a qualified environmental specialist should be consulted to assess the risk posed to end users and the environment.

#### **5.0 CONCLUSIONS**

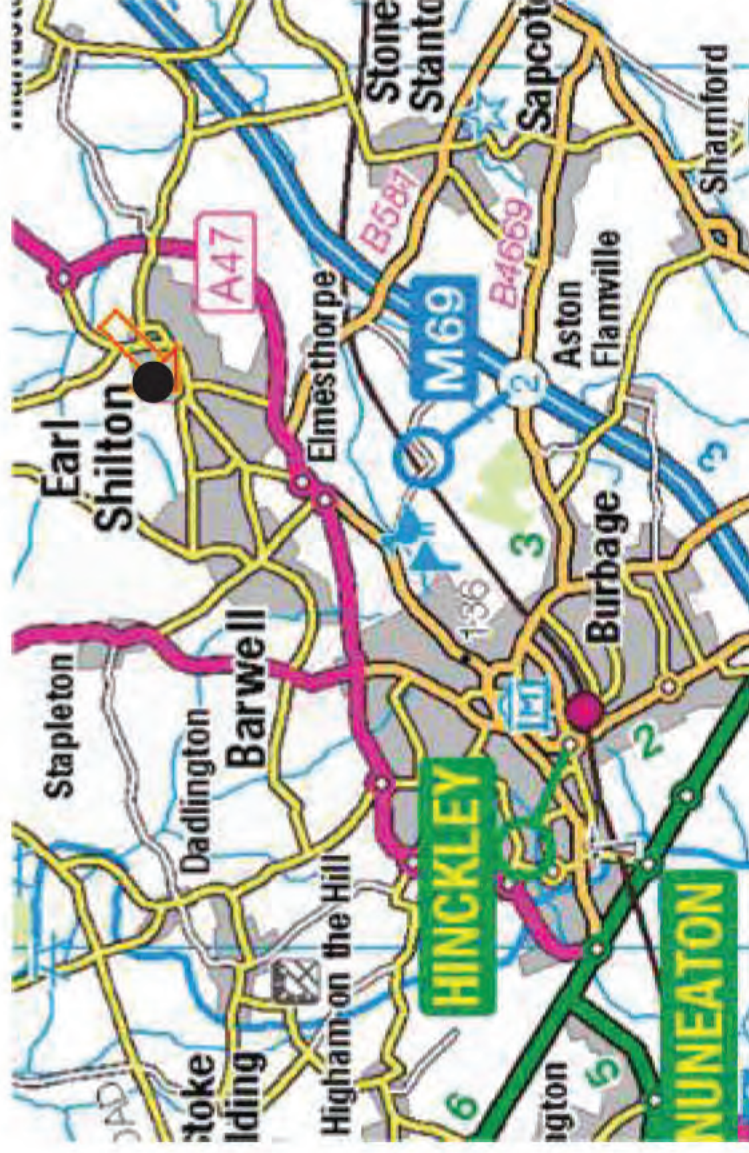
The Phase I Desk Study illustrates that the site poses a potential risk to the proposed development.

However, if the above recommendations are followed it should be possible to make the site suitable for the proposed use.

## APPENDIX A







KEY:



Approximate Site Location

DO NOT SCALE

TITLE:

Site Location Plan

PROJECT:

68 Wood St, Earl Shilton

PROJECT No:

LN.24.25

DATE:

12.2025

SCALE:

NTS

DRAWN:

RPS

DWG No:

Figure 1



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Derby DE21 7UH



KEY:



Site Boundary

DO NOT SCALE

TITLE:

Site Layout

PROJECT:

68 Wood St, Earl Shilton

PROJECT No:

LN.24.25

DATE:

12.2025

SCALE:

NTS

DRAWN:

RPS

DWG No:

Figure 2



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KEY:

|                                      |  |                         |  |                  |  |
|--------------------------------------|--|-------------------------|--|------------------|--|
| TITLE:<br>Development Proposal       |  | PROJECT No:<br>LN.24.25 |  | DATE:<br>12.2025 |  |
| PROJECT:<br>68 Wood St, Earl Shilton |  | DRAWN:<br>NTS           |  | DWG No:<br>RPS   |  |
|                                      |  |                         |  | Figure 3         |  |



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Derby DE21 7UH

DO NOT SCALE

## APPENDIX B





#### Site Details:

No 68 Wood St. Earl Shilton,  
Leicestershire. LE9 7ND

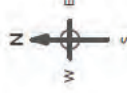
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Report Ref: GS-AYE-KUB-7RS-GL8  
Grid Ref: 446268, 297788

Map Name: County Series

Map date: 1888

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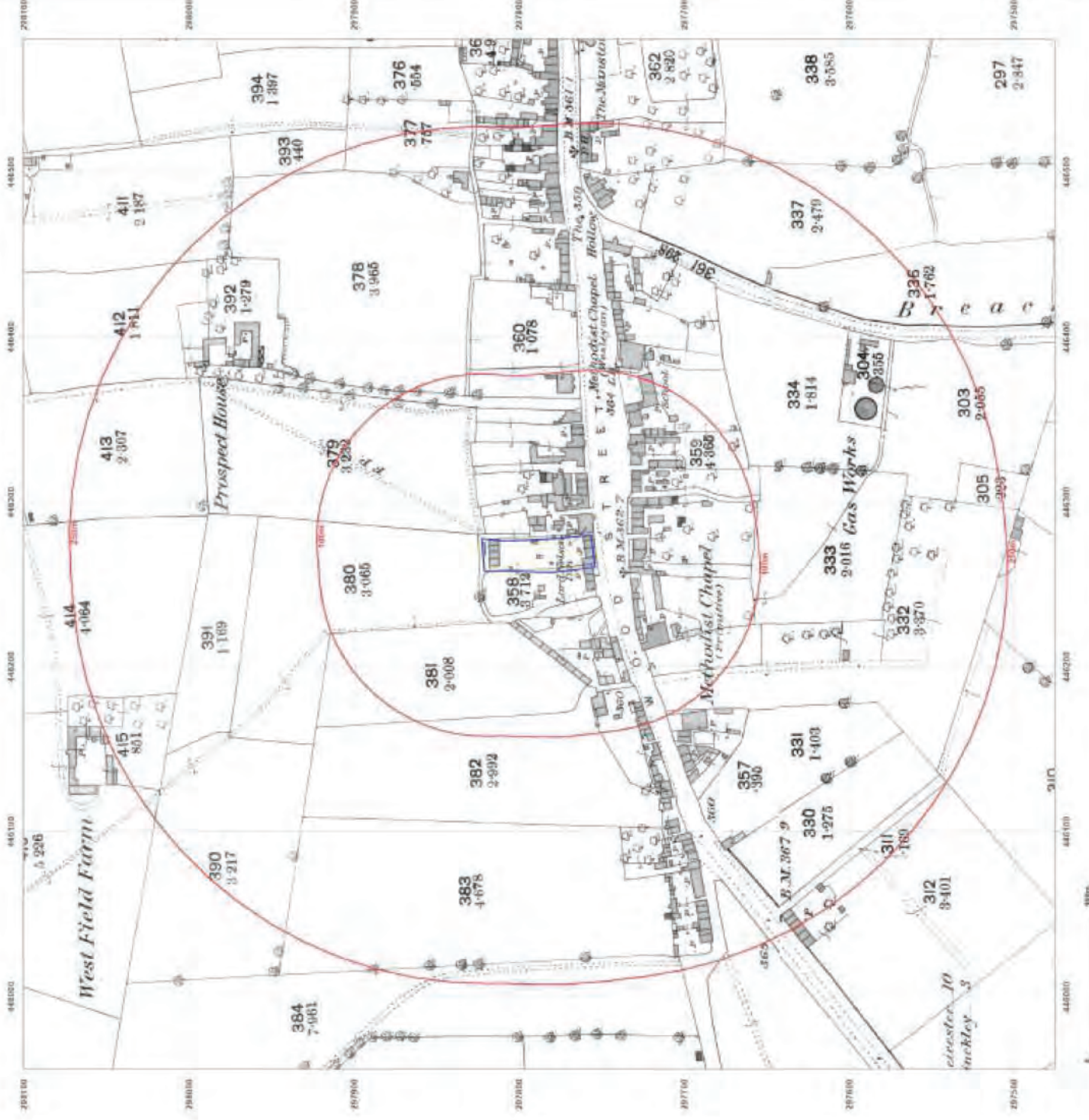
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Map Name: County Series

Map date: 1903

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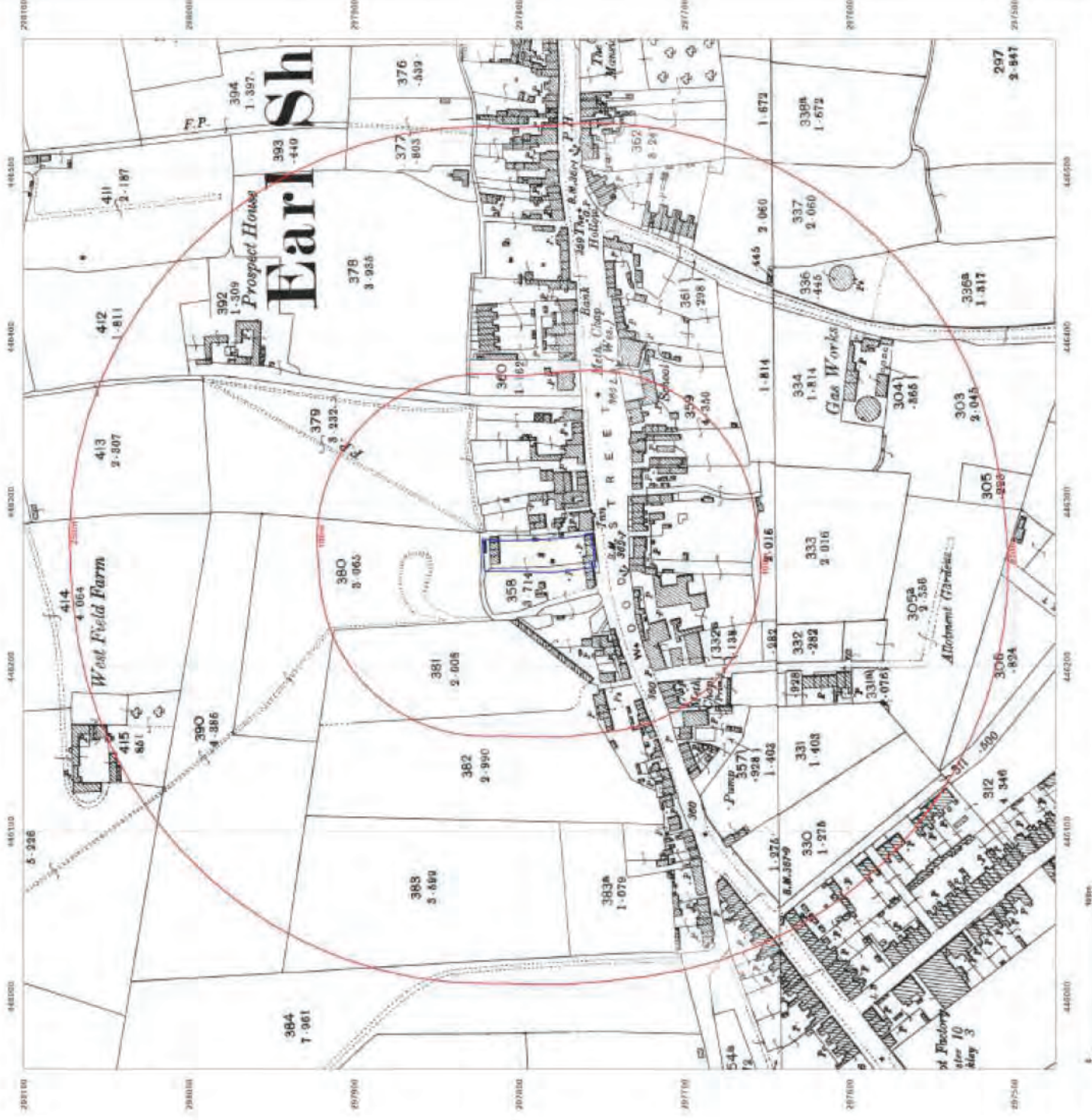
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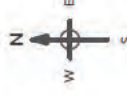
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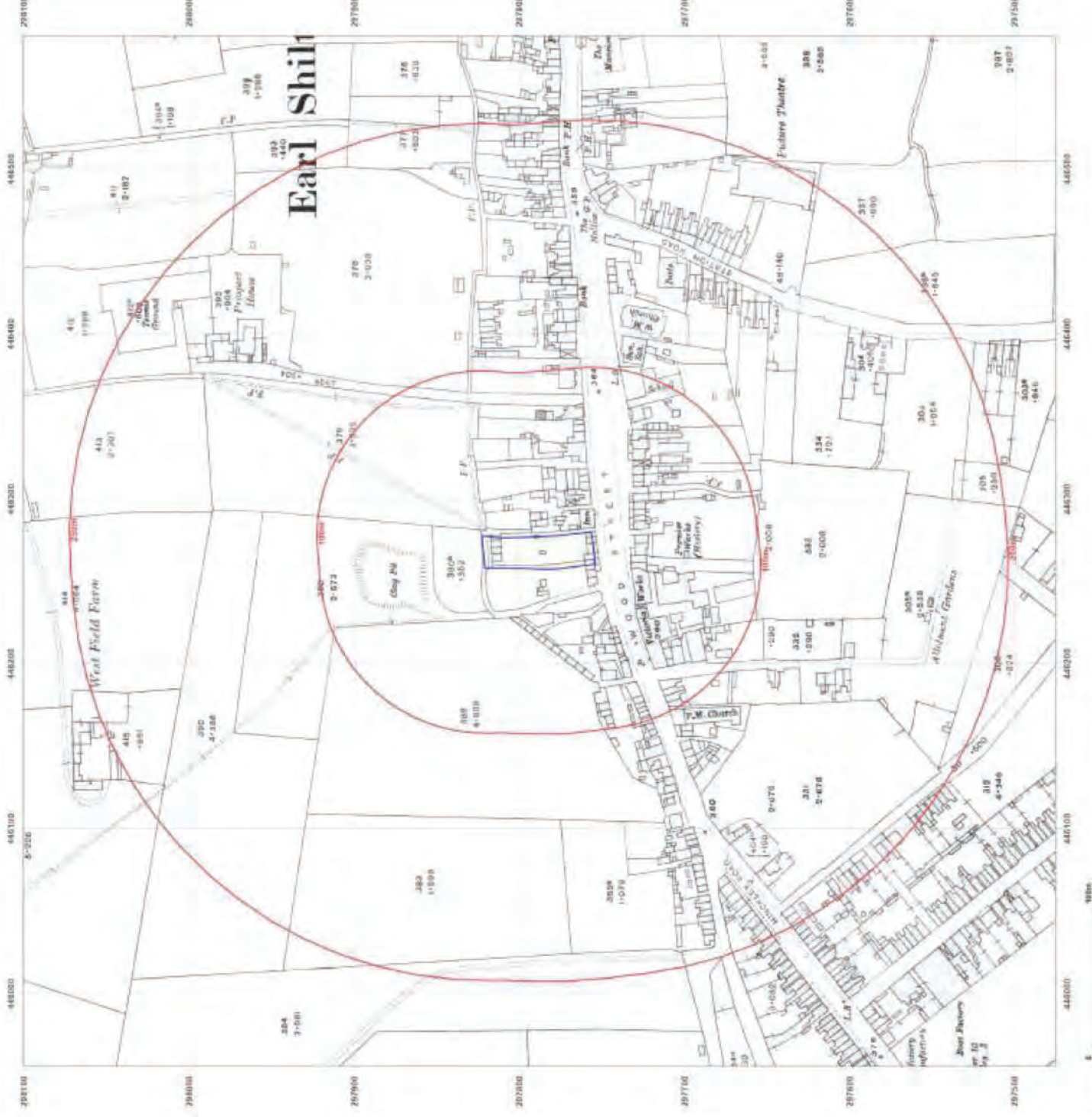
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**Map Name:** National Grid

**Map date:** 1964-1969

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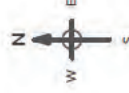
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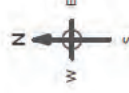
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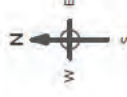
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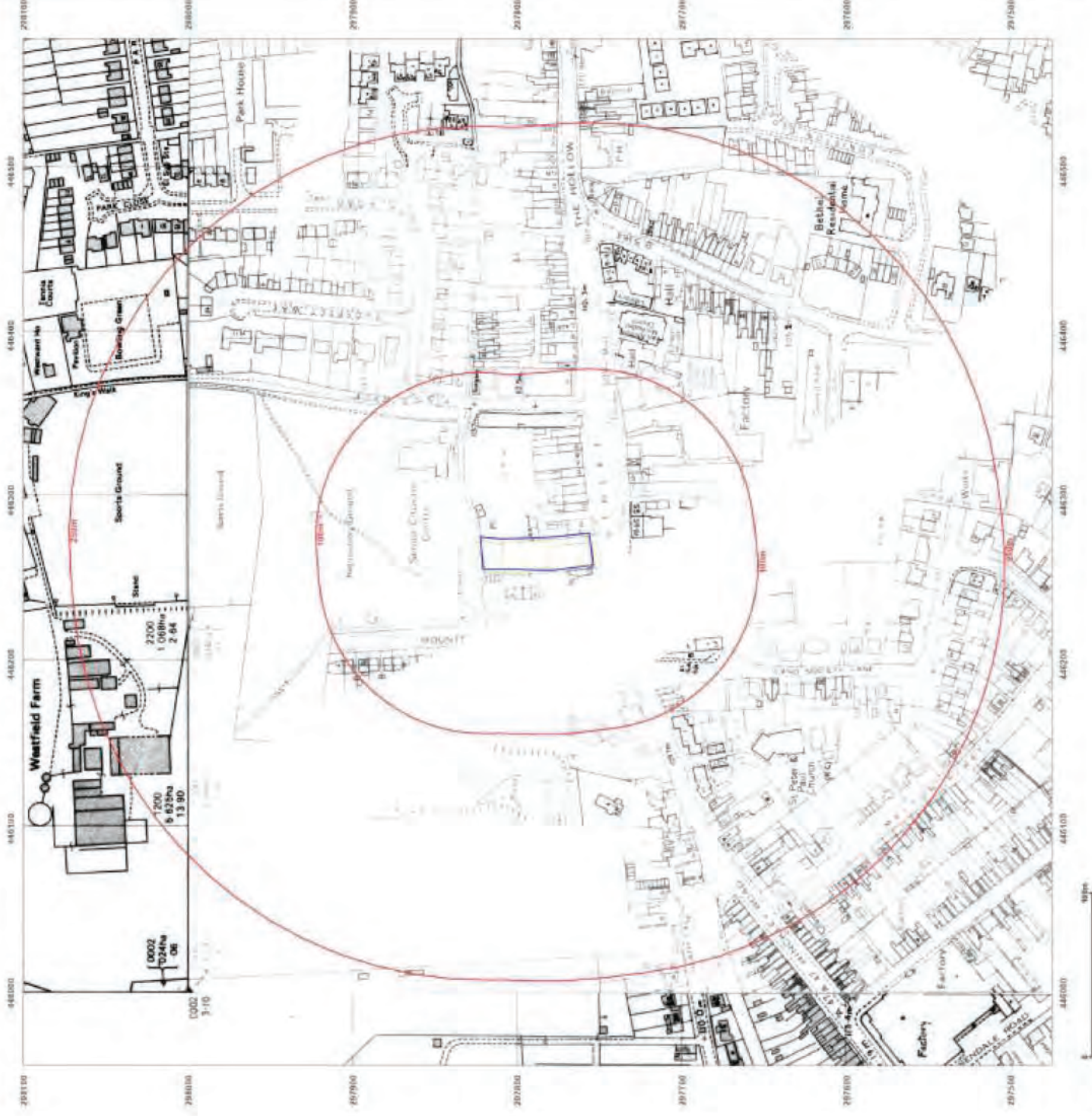
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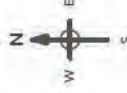
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#### Site Details:

No 68 Wood St. Earl Shilton,  
Leicestershire. LE9 7ND

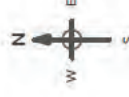
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Report Ref: GS-AYE-KUB-7RS-GL8  
Grid Ref: 446268, 297788

Map Name: National Grid

Map date: 1989-1994

Scale: 1:2,500

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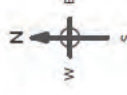
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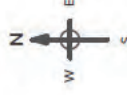
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**Map Name:** County Series

**Map date:** 1886

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1886  
Revised 1886  
Edition N/A  
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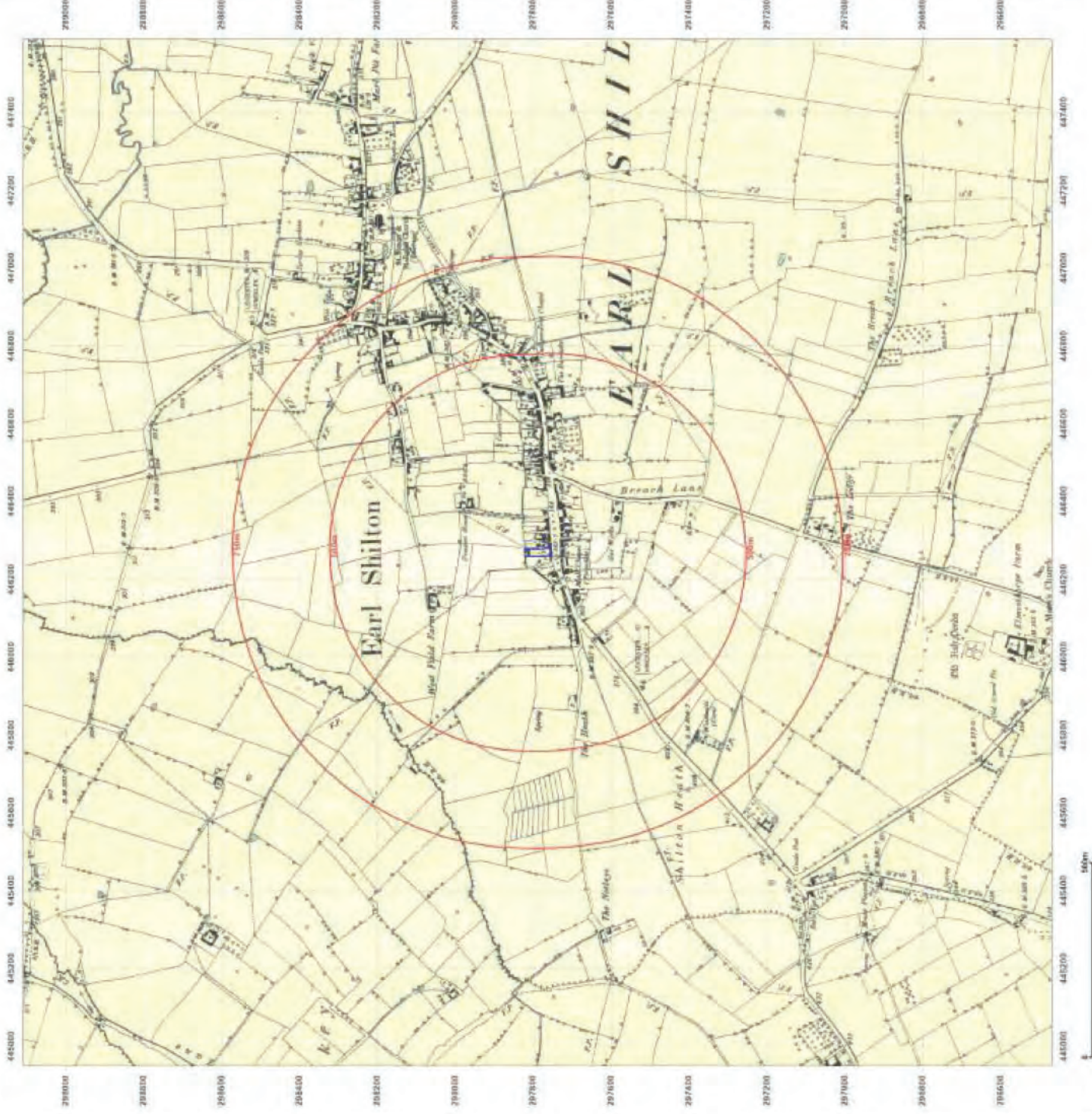
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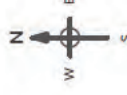
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**Map Name:** County Series

**Map date:** 1914

**Scale:** 1:10,560

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Surveyed 1880  
Revised 1914  
Edition N/A  
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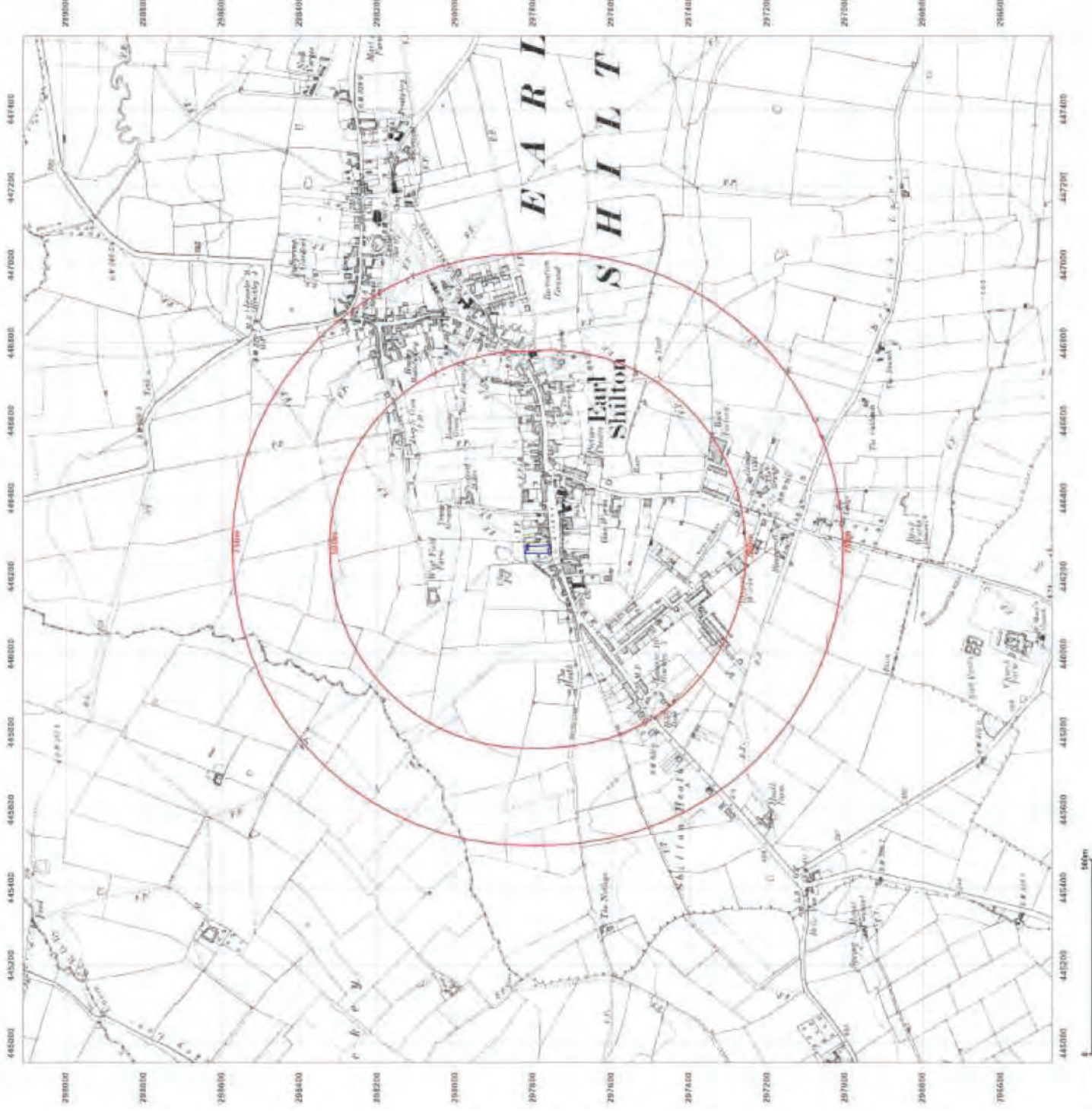
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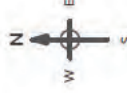
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**Map Name:** Provisional

**Map date:** 1950

**Scale:** 1:10,560

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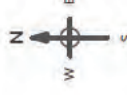
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**Grid Ref:** 446268, 297788

**Map Name:** Provisional

**Map date:** 1967-1968

**Scale:** 1:10,560

**Printed at:** 1:10,560



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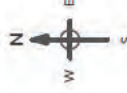
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**Grid Ref:** 446268, 297788

**Map Name:** National Grid

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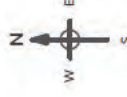
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**Map Name:** National Grid

**Map date:** 2025

**Scale:** 1:10,000

**Printed at:** 1:10,000



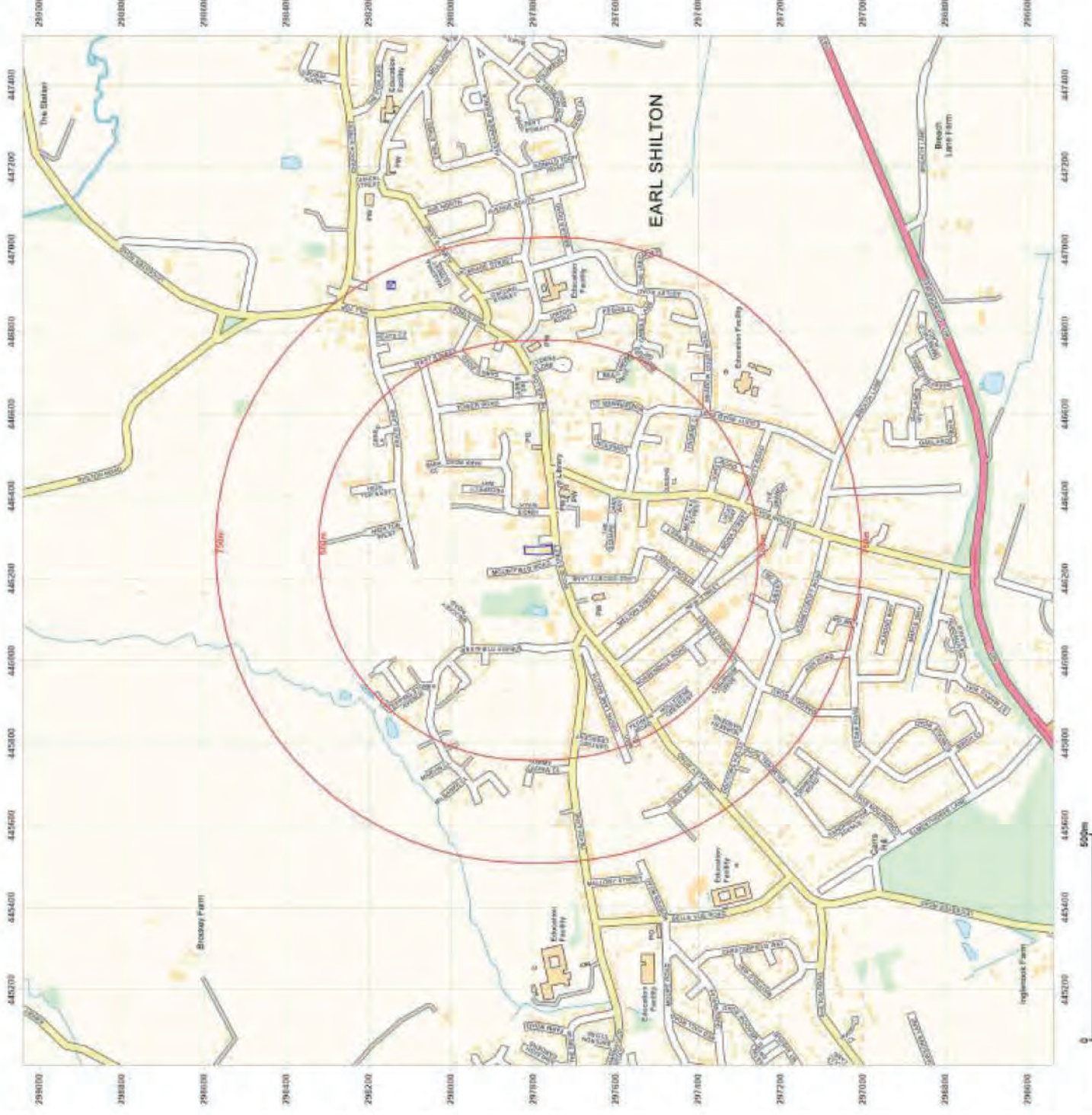
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## APPENDIX C



No 68 Wood St, Earl Shilton, Leicestershire. LE9 7ND

## Order Details

Date: 08/12/2025  
Your ref: LN.24.11  
Our Ref: GS-KIP-LUV-PJT-BVB

## Site Details

Location: 446267 297788  
Area: 0.13 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](#) ↗

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01273 257 755



## Summary of findings

| Page                    | Section                  | <a href="#">Past land use &gt;</a>                            | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
|-------------------------|--------------------------|---------------------------------------------------------------|---------|-------|---------|----------|-----------|
| <a href="#">15 &gt;</a> | <a href="#">1.1 &gt;</a> | <a href="#">Historical industrial land uses &gt;</a>          | 0       | 4     | 10      | 22       | -         |
| <a href="#">17 &gt;</a> | <a href="#">1.2 &gt;</a> | <a href="#">Historical tanks &gt;</a>                         | 0       | 0     | 5       | 4        | -         |
| <a href="#">18 &gt;</a> | <a href="#">1.3 &gt;</a> | <a href="#">Historical energy features &gt;</a>               | 0       | 0     | 10      | 12       | -         |
| 19                      | 1.4                      | Historical petrol stations                                    | 0       | 0     | 0       | 0        | -         |
| <a href="#">19 &gt;</a> | <a href="#">1.5 &gt;</a> | <a href="#">Historical garages &gt;</a>                       | 0       | 0     | 0       | 9        | -         |
| 20                      | 1.6                      | Historical military land                                      | 0       | 0     | 0       | 0        | -         |
| Page                    | Section                  | <a href="#">Past land use - un-grouped &gt;</a>               | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">21 &gt;</a> | <a href="#">2.1 &gt;</a> | <a href="#">Historical industrial land uses &gt;</a>          | 0       | 5     | 13      | 31       | -         |
| <a href="#">23 &gt;</a> | <a href="#">2.2 &gt;</a> | <a href="#">Historical tanks &gt;</a>                         | 0       | 0     | 6       | 6        | -         |
| <a href="#">24 &gt;</a> | <a href="#">2.3 &gt;</a> | <a href="#">Historical energy features &gt;</a>               | 0       | 0     | 15      | 19       | -         |
| 26                      | 2.4                      | Historical petrol stations                                    | 0       | 0     | 0       | 0        | -         |
| <a href="#">26 &gt;</a> | <a href="#">2.5 &gt;</a> | <a href="#">Historical garages &gt;</a>                       | 0       | 0     | 0       | 14       | -         |
| Page                    | Section                  | <a href="#">Waste and landfill &gt;</a>                       | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| 27                      | 3.1                      | Active or recent landfill                                     | 0       | 0     | 0       | 0        | -         |
| 27                      | 3.2                      | Historical landfill (BGS records)                             | 0       | 0     | 0       | 0        | -         |
| <a href="#">28 &gt;</a> | <a href="#">3.3 &gt;</a> | <a href="#">Historical landfill (LA/mapping records) &gt;</a> | 0       | 0     | 0       | 1        | -         |
| <a href="#">28 &gt;</a> | <a href="#">3.4 &gt;</a> | <a href="#">Historical landfill (EA/NRW records) &gt;</a>     | 0       | 0     | 1       | 1        | -         |
| <a href="#">29 &gt;</a> | <a href="#">3.5 &gt;</a> | <a href="#">Historical waste sites &gt;</a>                   | 0       | 0     | 0       | 1        | -         |
| 29                      | 3.6                      | Licensed waste sites                                          | 0       | 0     | 0       | 0        | -         |
| <a href="#">29 &gt;</a> | <a href="#">3.7 &gt;</a> | <a href="#">Waste exemptions &gt;</a>                         | 0       | 2     | 5       | 12       | -         |
| Page                    | Section                  | <a href="#">Current industrial land use &gt;</a>              | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">32 &gt;</a> | <a href="#">4.1 &gt;</a> | <a href="#">Recent industrial land uses &gt;</a>              | 0       | 2     | 13      | -        | -         |
| 33                      | 4.2                      | National Geographic Database (NGD) - Current or recent tanks  | 0       | 0     | 0       | -        | -         |
| <a href="#">34 &gt;</a> | <a href="#">4.3 &gt;</a> | <a href="#">Current or recent petrol stations &gt;</a>        | 0       | 0     | 0       | 1        | -         |
| 34                      | 4.4                      | Electricity cables                                            | 0       | 0     | 0       | 0        | -         |
| 34                      | 4.5                      | Gas pipelines                                                 | 0       | 0     | 0       | 0        | -         |



| 34             | 4.6              | Sites determined as Contaminated Land                       | 0                        | 0     | 0       | 0        | -         |
|----------------|------------------|-------------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| 34             | 4.7              | Control of Major Accident Hazards (COMAH)                   | 0                        | 0     | 0       | 0        | -         |
| 35             | 4.8              | Regulated explosive sites                                   | 0                        | 0     | 0       | 0        | -         |
| 35             | 4.9              | Hazardous substance storage/usage                           | 0                        | 0     | 0       | 0        | -         |
| 35             | 4.10             | Historical licensed industrial activities (IPC)             | 0                        | 0     | 0       | 0        | -         |
| 35             | 4.11             | Licensed industrial activities (Part A(1))                  | 0                        | 0     | 0       | 0        | -         |
| <b>35 &gt;</b> | <b>4.12 &gt;</b> | <b><u>Licensed pollutant release (Part A(2)/B) &gt;</u></b> | 0                        | 0     | 0       | 2        | -         |
| 36             | 4.13             | Radioactive Substance Authorisations                        | 0                        | 0     | 0       | 0        | -         |
| 36             | 4.14             | Licensed Discharges to controlled waters                    | 0                        | 0     | 0       | 0        | -         |
| 36             | 4.15             | Pollutant release to surface waters (Red List)              | 0                        | 0     | 0       | 0        | -         |
| 36             | 4.16             | Pollutant release to public sewer                           | 0                        | 0     | 0       | 0        | -         |
| 37             | 4.17             | List 1 Dangerous Substances                                 | 0                        | 0     | 0       | 0        | -         |
| 37             | 4.18             | List 2 Dangerous Substances                                 | 0                        | 0     | 0       | 0        | -         |
| <b>37 &gt;</b> | <b>4.19 &gt;</b> | <b><u>Pollution Incidents (EA/NRW) &gt;</u></b>             | 0                        | 0     | 0       | 1        | -         |
| 37             | 4.20             | Pollution inventory substances                              | 0                        | 0     | 0       | 0        | -         |
| 38             | 4.21             | Pollution inventory waste transfers                         | 0                        | 0     | 0       | 0        | -         |
| 38             | 4.22             | Pollution inventory radioactive waste                       | 0                        | 0     | 0       | 0        | -         |
| Page           | Section          | <u>Hydrogeology &gt;</u>                                    | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>39 &gt;</b> | <b>5.1 &gt;</b>  | <b><u>Superficial aquifer &gt;</u></b>                      | Identified (within 500m) |       |         |          |           |
| <b>41 &gt;</b> | <b>5.2 &gt;</b>  | <b><u>Bedrock aquifer &gt;</u></b>                          | Identified (within 500m) |       |         |          |           |
| <b>43 &gt;</b> | <b>5.3 &gt;</b>  | <b><u>Groundwater vulnerability &gt;</u></b>                | Identified (within 50m)  |       |         |          |           |
| 44             | 5.4              | Groundwater vulnerability- soluble rock risk                | None (within 0m)         |       |         |          |           |
| 44             | 5.5              | Groundwater vulnerability- local information                | None (within 0m)         |       |         |          |           |
| <b>45 &gt;</b> | <b>5.6 &gt;</b>  | <b><u>Groundwater abstractions &gt;</u></b>                 | 0                        | 0     | 0       | 2        | 1         |
| 46             | 5.7              | Surface water abstractions                                  | 0                        | 0     | 0       | 0        | 0         |
| 47             | 5.8              | Potable abstractions                                        | 0                        | 0     | 0       | 0        | 0         |
| 47             | 5.9              | Source Protection Zones                                     | 0                        | 0     | 0       | 0        | -         |
| 47             | 5.10             | Source Protection Zones (confined aquifer)                  | 0                        | 0     | 0       | 0        | -         |
| Page           | Section          | <u>Hydrology &gt;</u>                                       | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |





| 48                      | 6.1                      | Water Network (OS MasterMap)                           | 0                       | 0     | 0       | -        | -         |
|-------------------------|--------------------------|--------------------------------------------------------|-------------------------|-------|---------|----------|-----------|
| <a href="#">48 &gt;</a> | <a href="#">6.2 &gt;</a> | <a href="#">Surface water features &gt;</a>            | 0                       | 0     | 1       | -        | -         |
| <a href="#">49 &gt;</a> | <a href="#">6.3 &gt;</a> | <a href="#">WFD Surface water body catchments &gt;</a> | 1                       | -     | -       | -        | -         |
| <a href="#">49 &gt;</a> | <a href="#">6.4 &gt;</a> | <a href="#">WFD Surface water bodies &gt;</a>          | 0                       | 0     | 0       | -        | -         |
| <a href="#">50 &gt;</a> | <a href="#">6.5 &gt;</a> | <a href="#">WFD Groundwater bodies &gt;</a>            | 1                       | -     | -       | -        | -         |
| Page                    | Section                  | River and coastal flooding                             | On site                 | 0-50m | 50-250m | 250-500m | 500-2000m |
| 51                      | 7.1                      | Risk of flooding from rivers and the sea               | None (within 50m)       |       |         |          |           |
| 51                      | 7.2                      | Historical Flood Events                                | 0                       | 0     | 0       | -        | -         |
| 51                      | 7.3                      | Flood Defences                                         | 0                       | 0     | 0       | -        | -         |
| 52                      | 7.4                      | Areas Benefiting from Flood Defences                   | 0                       | 0     | 0       | -        | -         |
| 52                      | 7.5                      | Flood Storage Areas                                    | 0                       | 0     | 0       | -        | -         |
| 53                      | 7.6                      | Flood Zone 2                                           | None (within 50m)       |       |         |          |           |
| 53                      | 7.7                      | Flood Zone 3                                           | None (within 50m)       |       |         |          |           |
| Page                    | Section                  | Surface water flooding                                 |                         |       |         |          |           |
| 54                      | 8.1                      | Surface water flooding                                 | Negligible (within 50m) |       |         |          |           |
| Page                    | Section                  | Groundwater flooding >                                 |                         |       |         |          |           |
| <a href="#">55 &gt;</a> | <a href="#">9.1 &gt;</a> | <a href="#">Groundwater flooding &gt;</a>              | Moderate (within 50m)   |       |         |          |           |
| Page                    | Section                  | Environmental designations                             | On site                 | 0-50m | 50-250m | 250-500m | 500-2000m |
| 56                      | 10.1                     | Sites of Special Scientific Interest (SSSI)            | 0                       | 0     | 0       | 0        | 0         |
| 56                      | 10.2                     | Conserved wetland sites (Ramsar sites)                 | 0                       | 0     | 0       | 0        | 0         |
| 56                      | 10.3                     | Special Areas of Conservation (SAC)                    | 0                       | 0     | 0       | 0        | 0         |
| 56                      | 10.4                     | Special Protection Areas (SPA)                         | 0                       | 0     | 0       | 0        | 0         |
| 57                      | 10.5                     | National Nature Reserves (NNR)                         | 0                       | 0     | 0       | 0        | 0         |
| 57                      | 10.6                     | Local Nature Reserves (LNR)                            | 0                       | 0     | 0       | 0        | 0         |
| 57                      | 10.7                     | Designated Ancient Woodland                            | 0                       | 0     | 0       | 0        | 0         |
| 57                      | 10.8                     | Biosphere Reserves                                     | 0                       | 0     | 0       | 0        | 0         |
| 58                      | 10.9                     | Forest Parks                                           | 0                       | 0     | 0       | 0        | 0         |
| 58                      | 10.10                    | Marine Conservation Zones                              | 0                       | 0     | 0       | 0        | 0         |
| 58                      | 10.11                    | Green Belt                                             | 0                       | 0     | 0       | 0        | 0         |



|                      |                         |                                               |   |   |   |   |   |
|----------------------|-------------------------|-----------------------------------------------|---|---|---|---|---|
| 58                   | 10.12                   | Proposed Ramsar sites                         | 0 | 0 | 0 | 0 | 0 |
| 58                   | 10.13                   | Possible Special Areas of Conservation (pSAC) | 0 | 0 | 0 | 0 | 0 |
| 59                   | 10.14                   | Potential Special Protection Areas (pSPA)     | 0 | 0 | 0 | 0 | 0 |
| 59                   | 10.15                   | Nitrate Sensitive Areas                       | 0 | 0 | 0 | 0 | 0 |
| <a href="#">59</a> > | <a href="#">10.16</a> > | <a href="#">Nitrate Vulnerable Zones</a> >    | 1 | 0 | 0 | 0 | 2 |
| 60                   | 10.17                   | SSSI Impact Risk Zones                        | 0 | - | - | - | - |
| 60                   | 10.18                   | SSSI Units                                    | 0 | 0 | 0 | 0 | 0 |

| Page                 | Section                | <a href="#">Visual and cultural designations</a> > | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
|----------------------|------------------------|----------------------------------------------------|---------|-------|---------|----------|-----------|
| 61                   | 11.1                   | World Heritage Sites                               | 0       | 0     | 0       | -        | -         |
| 62                   | 11.2                   | Area of Outstanding Natural Beauty                 | 0       | 0     | 0       | -        | -         |
| 62                   | 11.3                   | National Parks                                     | 0       | 0     | 0       | -        | -         |
| <a href="#">62</a> > | <a href="#">11.4</a> > | <a href="#">Listed Buildings</a> >                 | 0       | 0     | 1       | -        | -         |
| <a href="#">63</a> > | <a href="#">11.5</a> > | <a href="#">Conservation Areas</a> >               | 0       | 0     | 1       | -        | -         |
| 63                   | 11.6                   | Scheduled Ancient Monuments                        | 0       | 0     | 0       | -        | -         |
| 63                   | 11.7                   | Registered Parks and Gardens                       | 0       | 0     | 0       | -        | -         |

| Page                 | Section                | <a href="#">Agricultural designations</a> >        | On site               | 0-50m | 50-250m | 250-500m | 500-2000m |
|----------------------|------------------------|----------------------------------------------------|-----------------------|-------|---------|----------|-----------|
| <a href="#">64</a> > | <a href="#">12.1</a> > | <a href="#">Agricultural Land Classification</a> > | Grade 3 (within 250m) |       |         |          |           |
| 65                   | 12.2                   | Open Access Land                                   | 0                     | 0     | 0       | -        | -         |
| 65                   | 12.3                   | Tree Felling Licences                              | 0                     | 0     | 0       | -        | -         |
| 65                   | 12.4                   | Environmental Stewardship Schemes                  | 0                     | 0     | 0       | -        | -         |
| 65                   | 12.5                   | Countryside Stewardship Schemes                    | 0                     | 0     | 0       | -        | -         |

| Page                 | Section                | <a href="#">Habitat designations</a> >       | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
|----------------------|------------------------|----------------------------------------------|---------|-------|---------|----------|-----------|
| <a href="#">66</a> > | <a href="#">13.1</a> > | <a href="#">Priority Habitat Inventory</a> > | 0       | 0     | 2       | -        | -         |
| 67                   | 13.2                   | Habitat Networks                             | 0       | 0     | 0       | -        | -         |
| 67                   | 13.3                   | Open Mosaic Habitat                          | 0       | 0     | 0       | -        | -         |
| 67                   | 13.4                   | Limestone Pavement Orders                    | 0       | 0     | 0       | -        | -         |

| Page                 | Section                | <a href="#">Geology 1:10,000 scale</a> >           | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
|----------------------|------------------------|----------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| <a href="#">68</a> > | <a href="#">14.1</a> > | <a href="#">10k Availability</a> >                 | Identified (within 500m) |       |         |          |           |
| <a href="#">69</a> > | <a href="#">14.2</a> > | <a href="#">Artificial and made ground (10k)</a> > | 0                        | 0     | 1       | 0        | -         |





| 70 > | 14.3 >  | <a href="#">Superficial geology (10k) &gt;</a>           | 1                        | 0     | 1       | 2        | -         |
|------|---------|----------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| 71   | 14.4    | Landslip (10k)                                           | 0                        | 0     | 0       | 0        | -         |
| 72 > | 14.5 >  | <a href="#">Bedrock geology (10k) &gt;</a>               | 1                        | 2     | 0       | 0        | -         |
| 73   | 14.6    | Bedrock faults and other linear features (10k)           | 0                        | 0     | 0       | 0        | -         |
| Page | Section | <a href="#">Geology 1:50,000 scale &gt;</a>              | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 74 > | 15.1 >  | <a href="#">50k Availability &gt;</a>                    | Identified (within 500m) |       |         |          |           |
| 75 > | 15.2 >  | <a href="#">Artificial and made ground (50k) &gt;</a>    | 0                        | 0     | 1       | 0        | -         |
| 76   | 15.3    | Artificial ground permeability (50k)                     | 0                        | 0     | -       | -        | -         |
| 77 > | 15.4 >  | <a href="#">Superficial geology (50k) &gt;</a>           | 1                        | 0     | 1       | 2        | -         |
| 78 > | 15.5 >  | <a href="#">Superficial permeability (50k) &gt;</a>      | Identified (within 50m)  |       |         |          |           |
| 78   | 15.6    | Landslip (50k)                                           | 0                        | 0     | 0       | 0        | -         |
| 78   | 15.7    | Landslip permeability (50k)                              | None (within 50m)        |       |         |          |           |
| 79 > | 15.8 >  | <a href="#">Bedrock geology (50k) &gt;</a>               | 1                        | 2     | 0       | 0        | -         |
| 80 > | 15.9 >  | <a href="#">Bedrock permeability (50k) &gt;</a>          | Identified (within 50m)  |       |         |          |           |
| 80   | 15.10   | Bedrock faults and other linear features (50k)           | 0                        | 0     | 0       | 0        | -         |
| Page | Section | <a href="#">Boreholes &gt;</a>                           | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 81 > | 16.1 >  | <a href="#">BGS Boreholes &gt;</a>                       | 0                        | 0     | 16      | -        | -         |
| Page | Section | <a href="#">Natural ground subsidence &gt;</a>           |                          |       |         |          |           |
| 83 > | 17.1 >  | <a href="#">Shrink swell clays &gt;</a>                  | Negligible (within 50m)  |       |         |          |           |
| 84 > | 17.2 >  | <a href="#">Running sands &gt;</a>                       | Very low (within 50m)    |       |         |          |           |
| 85 > | 17.3 >  | <a href="#">Compressible deposits &gt;</a>               | Negligible (within 50m)  |       |         |          |           |
| 86 > | 17.4 >  | <a href="#">Collapsible deposits &gt;</a>                | Very low (within 50m)    |       |         |          |           |
| 87 > | 17.5 >  | <a href="#">Landslides &gt;</a>                          | Very low (within 50m)    |       |         |          |           |
| 88 > | 17.6 >  | <a href="#">Ground dissolution of soluble rocks &gt;</a> | Negligible (within 50m)  |       |         |          |           |
| Page | Section | <a href="#">Mining and ground workings &gt;</a>          | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 90   | 18.1    | BritPits                                                 | 0                        | 0     | 0       | 0        | -         |
| 91 > | 18.2 >  | <a href="#">Surface ground workings &gt;</a>             | 0                        | 4     | 2       | -        | -         |
| 91   | 18.3    | Underground workings                                     | 0                        | 0     | 0       | 0        | 0         |
| 91   | 18.4    | Underground mining extents                               | 0                        | 0     | 0       | 0        | -         |



| 92                   | 18.5                   | Historical Mineral Planning Areas                         | 0                        | 0     | 0       | 0        | -         |
|----------------------|------------------------|-----------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| 92                   | 18.6                   | Non-coal mining                                           | 0                        | 0     | 0       | 0        | 0         |
| 92                   | 18.7                   | JPB mining areas                                          | None (within 0m)         |       |         |          |           |
| 92                   | 18.8                   | The Coal Authority non-coal mining                        | 0                        | 0     | 0       | 0        | -         |
| 93                   | 18.9                   | Researched mining                                         | 0                        | 0     | 0       | 0        | -         |
| 93                   | 18.10                  | Mining record office plans                                | 0                        | 0     | 0       | 0        | -         |
| 93                   | 18.11                  | BGS mine plans                                            | 0                        | 0     | 0       | 0        | -         |
| 93                   | 18.12                  | Coal mining                                               | None (within 0m)         |       |         |          |           |
| 93                   | 18.13                  | Brine areas                                               | None (within 0m)         |       |         |          |           |
| 94                   | 18.14                  | Gypsum areas                                              | None (within 0m)         |       |         |          |           |
| 94                   | 18.15                  | Tin mining                                                | None (within 0m)         |       |         |          |           |
| 94                   | 18.16                  | Clay mining                                               | None (within 0m)         |       |         |          |           |
| Page                 | Section                | Ground cavities and sinkholes                             | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 95                   | 19.1                   | Natural cavities                                          | 0                        | 0     | 0       | 0        | -         |
| 95                   | 19.2                   | Mining cavities                                           | 0                        | 0     | 0       | 0        | 0         |
| 95                   | 19.3                   | Reported recent incidents                                 | 0                        | 0     | 0       | 0        | -         |
| 95                   | 19.4                   | Historical incidents                                      | 0                        | 0     | 0       | 0        | -         |
| Page                 | Section                | <a href="#">Radon</a> >                                   |                          |       |         |          |           |
| <a href="#">97</a> > | <a href="#">20.1</a> > | <a href="#">Radon</a> >                                   | Less than 1% (within 0m) |       |         |          |           |
| Page                 | Section                | <a href="#">Soil chemistry</a> >                          | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">99</a> > | <a href="#">21.1</a> > | <a href="#">BGS Estimated Background Soil Chemistry</a> > | 1                        | 0     | -       | -        | -         |
| 99                   | 21.2                   | BGS Estimated Urban Soil Chemistry                        | 0                        | 0     | -       | -        | -         |
| 99                   | 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 |
| 100                  | 22.1                   | Underground railways (London)                             | 0                        | 0     | 0       | -        | -         |
| 100                  | 22.2                   | Underground railways (Non-London)                         | 0                        | 0     | 0       | -        | -         |
| 100                  | 22.3                   | Railway tunnels                                           | 0                        | 0     | 0       | -        | -         |
| 100                  | 22.4                   | Historical railway and tunnel features                    | 0                        | 0     | 0       | -        | -         |
| 100                  | 22.5                   | Royal Mail tunnels                                        | 0                        | 0     | 0       | -        | -         |





|     |      |                     |   |   |   |   |   |
|-----|------|---------------------|---|---|---|---|---|
| 101 | 22.6 | Historical railways | 0 | 0 | 0 | - | - |
| 101 | 22.7 | Railways            | 0 | 0 | 0 | - | - |
| 101 | 22.8 | Crossrail 2         | 0 | 0 | 0 | 0 | - |
| 101 | 22.9 | HS2                 | 0 | 0 | 0 | 0 | - |



## Recent aerial photograph



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Capture Date: 16/07/2022

Site Area: 0.13ha





## Recent site history - 2020 aerial photograph



Capture Date: 16/04/2020

Site Area: 0.13ha





## Recent site history - 2011 aerial photograph



Capture Date: 09/10/2011

Site Area: 0.13ha





## Recent site history - 2008 aerial photograph



Capture Date: 20/09/2008

Site Area: 0.13ha





## Recent site history - 1999 aerial photograph



Capture Date: 11/07/1999

Site Area: 0.13ha





## OS MasterMap site plan



Site Area: 0.13ha





## 1 Past land use



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

### 1.1 Historical industrial land uses

Records within 500m

36

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

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

| ID | Location | Land use        | Dates present | Group ID |
|----|----------|-----------------|---------------|----------|
| A  | 28m N    | Unspecified Pit | 1904          | 1870177  |





| ID | Location | Land use                          | Dates present | Group ID |
|----|----------|-----------------------------------|---------------|----------|
| A  | 30m N    | Unspecified Pit                   | 1938 - 1950   | 1819387  |
| A  | 32m N    | Clay Pit                          | 1914          | 1793402  |
| B  | 33m SE   | Unspecified Works                 | 1968          | 1794783  |
| D  | 129m S   | Council Yard                      | 1968          | 1795527  |
| D  | 167m SE  | Gas Works                         | 1886 - 1904   | 1821313  |
| D  | 171m SE  | Unspecified Commercial/Industrial | 1938          | 1790675  |
| D  | 171m SE  | Gas Works                         | 1914          | 1822811  |
| D  | 178m SE  | Gasometer                         | 1886          | 1878922  |
| D  | 178m SE  | Gasometer                         | 1904 - 1914   | 1820728  |
| D  | 179m SE  | Unspecified Tank                  | 1938          | 1815186  |
| E  | 191m S   | Unspecified Depot                 | 1968          | 1789947  |
| D  | 192m SE  | Unspecified Tank                  | 1886          | 1849404  |
| F  | 210m SE  | Unspecified Tank                  | 1904 - 1914   | 1810377  |
| 1  | 267m E   | Barracks                          | 1950          | 1868621  |
| I  | 312m E   | Barracks                          | 1886          | 1857225  |
| 2  | 315m SW  | Unspecified Factory               | 1968 - 1980   | 1846174  |
| 3  | 330m SE  | Refuse                            | 1904          | 1787377  |
| K  | 364m S   | Unspecified Kiln                  | 1886          | 1799865  |
| I  | 370m E   | Barracks                          | 1914 - 1938   | 1843211  |
| K  | 373m S   | Unspecified Kiln                  | 1886          | 1799866  |
| K  | 375m S   | Unspecified Ground Workings       | 1886          | 1785758  |
| 4  | 397m SW  | Unspecified Factory               | 1968 - 1980   | 1872247  |
| 5  | 429m SW  | Boot Factory                      | 1904          | 1792469  |
| L  | 438m W   | Unspecified Factory               | 1968 - 1980   | 1822138  |
| L  | 442m SW  | Unspecified Factory               | 1904          | 1850817  |
| 6  | 453m S   | Unspecified Depot                 | 1968 - 1980   | 1855433  |
| M  | 455m SE  | Unspecified Factory               | 1968 - 1980   | 1850012  |
| N  | 459m S   | Unspecified Works                 | 1914 - 1950   | 1861286  |



| ID | Location | Land use     | Dates present | Group ID |
|----|----------|--------------|---------------|----------|
| M  | 459m SE  | Boot Factory | 1904          | 1859949  |
| M  | 464m SE  | Boot Factory | 1914 - 1938   | 1873751  |
| M  | 464m SE  | Boot Factory | 1950          | 1851140  |
| O  | 481m E   | Boot Factory | 1950          | 1792470  |
| P  | 482m W   | Refuse Heap  | 1980          | 1783210  |
| O  | 485m E   | Boat Factory | 1914          | 1788275  |
| P  | 494m W   | Sand Pits    | 1950          | 1794254  |

*This data is sourced from Ordnance Survey® / Groundsure.*

## 1.2 Historical tanks

### Records within 500m

9

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

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

| ID | Location | Land use         | Dates present | Group ID |
|----|----------|------------------|---------------|----------|
| B  | 100m S   | Tanks            | 1964          | 293633   |
| D  | 155m SE  | Gas Works        | 1888 - 1903   | 308201   |
| D  | 167m SE  | Gasometers       | 1888          | 295575   |
| D  | 178m SE  | Gasometer        | 1903          | 295745   |
| F  | 210m SE  | Unspecified Tank | 1903          | 297045   |
| H  | 290m NW  | Tanks            | 1991 - 1994   | 301987   |
| H  | 292m NW  | Tanks            | 1985          | 303725   |
| H  | 300m NW  | Unspecified Tank | 1991 - 1994   | 308292   |
| N  | 475m S   | Unspecified Tank | 1916          | 297046   |

*This data is sourced from Ordnance Survey® / Groundsure.*





## 1.3 Historical energy features

Records within 500m

22

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

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

| ID | Location | Land use               | Dates present | Group ID |
|----|----------|------------------------|---------------|----------|
| B  | 57m SE   | Electricity Substation | 1997          | 188069   |
| C  | 77m SW   | Electricity Substation | 1997          | 201404   |
| C  | 79m SW   | Electricity Substation | 1988 - 1989   | 196382   |
| C  | 91m SW   | Electricity Substation | 1983          | 188071   |
| D  | 155m SE  | Gas Works              | 1888 - 1903   | 194640   |
| D  | 167m SE  | Gasometers             | 1888          | 188769   |
| D  | 178m SE  | Gasometer              | 1903          | 188962   |
| E  | 222m S   | Electricity Substation | 1997          | 190701   |
| E  | 226m S   | Electricity Substation | 1983          | 190103   |
| E  | 227m S   | Electricity Substation | 1988 - 1989   | 192810   |
| G  | 290m NE  | Electricity Substation | 1991          | 195776   |
| G  | 297m NE  | Electricity Substation | 1994          | 197677   |
| G  | 299m NE  | Electricity Substation | 1985          | 200591   |
| J  | 333m SW  | Electricity Substation | 1983          | 200765   |
| J  | 333m SW  | Electricity Substation | 1988 - 1989   | 195792   |
| J  | 335m SW  | Electricity Substation | 1997          | 197925   |
| I  | 351m E   | Electricity Substation | 1988 - 1989   | 193180   |
| I  | 353m E   | Electricity Substation | 1983          | 200048   |
| I  | 355m E   | Electricity Substation | 1997          | 195876   |
| M  | 442m SE  | Electricity Substation | 1997          | 199325   |
| M  | 443m SE  | Electricity Substation | 1983 - 1989   | 201165   |



| ID | Location | Land use               | Dates present | Group ID |
|----|----------|------------------------|---------------|----------|
| 7  | 490m W   | Electricity Substation | 1991 - 1996   | 196919   |

*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

9

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

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

| ID | Location | Land use                           | Dates present | Group ID |
|----|----------|------------------------------------|---------------|----------|
| J  | 339m SW  | Garage                             | 1988 - 1989   | 65831    |
| J  | 339m SW  | Garage and Vehicle Testing Station | 1969 - 1979   | 66582    |
| J  | 339m SW  | Garage                             | 1964          | 61736    |
| J  | 339m SW  | Garage                             | 1983          | 66954    |
| K  | 373m S   | Garage                             | 1997          | 61958    |
| K  | 375m S   | Garage                             | 1983          | 66156    |
| K  | 375m S   | Garage                             | 1964 - 1969   | 66705    |
| K  | 376m S   | Garage                             | 1988 - 1989   | 63052    |
| K  | 376m S   | Garage                             | 1979          | 67151    |

*This data is sourced from Ordnance Survey® / Groundsure.*





## 1.6 Historical military land

Records within 500m

0

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

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



## 2 Past land use - un-grouped



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

### 2.1 Historical industrial land uses

Records within 500m

49

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

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

| ID | Location | Land Use        | Date | Group ID |
|----|----------|-----------------|------|----------|
| A  | 28m N    | Unspecified Pit | 1904 | 1870177  |
| A  | 30m N    | Unspecified Pit | 1950 | 1819387  |
| A  | 32m N    | Clay Pit        | 1914 | 1793402  |



| ID | Location | Land Use                          | Date | Group ID |
|----|----------|-----------------------------------|------|----------|
| A  | 32m N    | Unspecified Pit                   | 1938 | 1819387  |
| B  | 33m SE   | Unspecified Works                 | 1968 | 1794783  |
| D  | 129m S   | Council Yard                      | 1968 | 1795527  |
| D  | 167m SE  | Gas Works                         | 1886 | 1821313  |
| D  | 170m SE  | Gas Works                         | 1904 | 1821313  |
| D  | 171m SE  | Unspecified Commercial/Industrial | 1938 | 1790675  |
| D  | 171m SE  | Gas Works                         | 1914 | 1822811  |
| D  | 178m SE  | Gasometer                         | 1886 | 1878922  |
| D  | 178m SE  | Gasometer                         | 1904 | 1820728  |
| D  | 179m SE  | Unspecified Tank                  | 1938 | 1815186  |
| D  | 179m SE  | Gasometer                         | 1914 | 1820728  |
| E  | 191m S   | Unspecified Depot                 | 1968 | 1789947  |
| D  | 192m SE  | Unspecified Tank                  | 1886 | 1849404  |
| F  | 210m SE  | Unspecified Tank                  | 1904 | 1810377  |
| F  | 212m SE  | Unspecified Tank                  | 1914 | 1810377  |
| 1  | 267m E   | Barracks                          | 1950 | 1868621  |
| I  | 312m E   | Barracks                          | 1886 | 1857225  |
| J  | 315m SW  | Unspecified Factory               | 1968 | 1846174  |
| J  | 316m SW  | Unspecified Factory               | 1980 | 1846174  |
| 2  | 330m SE  | Refuse                            | 1904 | 1787377  |
| L  | 364m S   | Unspecified Kiln                  | 1886 | 1799865  |
| I  | 370m E   | Barracks                          | 1938 | 1843211  |
| I  | 370m E   | Barracks                          | 1914 | 1843211  |
| L  | 373m S   | Unspecified Kiln                  | 1886 | 1799866  |
| L  | 375m S   | Unspecified Ground Workings       | 1886 | 1785758  |
| M  | 397m SW  | Unspecified Factory               | 1968 | 1872247  |
| M  | 397m SW  | Unspecified Factory               | 1980 | 1872247  |
| 3  | 429m SW  | Boot Factory                      | 1904 | 1792469  |



| ID | Location | Land Use            | Date | Group ID |
|----|----------|---------------------|------|----------|
| N  | 438m W   | Unspecified Factory | 1968 | 1822138  |
| N  | 438m W   | Unspecified Factory | 1980 | 1822138  |
| N  | 442m SW  | Unspecified Factory | 1904 | 1850817  |
| P  | 453m S   | Unspecified Depot   | 1968 | 1855433  |
| P  | 453m S   | Unspecified Depot   | 1980 | 1855433  |
| O  | 455m SE  | Unspecified Factory | 1980 | 1850012  |
| Q  | 459m S   | Unspecified Works   | 1938 | 1861286  |
| Q  | 459m S   | Unspecified Works   | 1914 | 1861286  |
| O  | 459m SE  | Boot Factory        | 1904 | 1859949  |
| Q  | 460m S   | Unspecified Works   | 1950 | 1861286  |
| O  | 464m SE  | Boot Factory        | 1938 | 1873751  |
| O  | 464m SE  | Boot Factory        | 1914 | 1873751  |
| O  | 464m SE  | Boot Factory        | 1950 | 1851140  |
| O  | 464m SE  | Unspecified Factory | 1968 | 1850012  |
| R  | 481m E   | Boot Factory        | 1950 | 1792470  |
| S  | 482m W   | Refuse Heap         | 1980 | 1783210  |
| R  | 485m E   | Boat Factory        | 1914 | 1788275  |
| S  | 494m W   | Sand Pits           | 1950 | 1794254  |

*This data is sourced from Ordnance Survey® / Groundsure.*

## 2.2 Historical tanks

Records within 500m

12

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

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

| ID | Location | Land Use  | Date | Group ID |
|----|----------|-----------|------|----------|
| B  | 100m S   | Tanks     | 1964 | 293633   |
| D  | 155m SE  | Gas Works | 1888 | 308201   |





| ID | Location | Land Use         | Date | Group ID |
|----|----------|------------------|------|----------|
| D  | 166m SE  | Gas Works        | 1903 | 308201   |
| D  | 167m SE  | Gasometers       | 1888 | 295575   |
| D  | 178m SE  | Gasometer        | 1903 | 295745   |
| F  | 210m SE  | Unspecified Tank | 1903 | 297045   |
| H  | 290m NW  | Tanks            | 1994 | 301987   |
| H  | 292m NW  | Tanks            | 1985 | 303725   |
| H  | 292m NW  | Tanks            | 1991 | 301987   |
| H  | 300m NW  | Unspecified Tank | 1994 | 308292   |
| H  | 301m NW  | Unspecified Tank | 1991 | 308292   |
| Q  | 475m S   | Unspecified Tank | 1916 | 297046   |

*This data is sourced from Ordnance Survey® / Groundsure.*

## 2.3 Historical energy features

### Records within 500m

34

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

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

| ID | Location | Land Use               | Date | Group ID |
|----|----------|------------------------|------|----------|
| B  | 57m SE   | Electricity Substation | 1997 | 188069   |
| C  | 77m SW   | Electricity Substation | 1997 | 201404   |
| C  | 79m SW   | Electricity Substation | 1988 | 196382   |
| C  | 79m SW   | Electricity Substation | 1989 | 196382   |
| C  | 79m SW   | Electricity Substation | 1989 | 196382   |
| C  | 91m SW   | Electricity Substation | 1983 | 188071   |
| D  | 155m SE  | Gas Works              | 1888 | 194640   |
| D  | 166m SE  | Gas Works              | 1903 | 194640   |
| D  | 167m SE  | Gasometers             | 1888 | 188769   |
| D  | 178m SE  | Gasometer              | 1903 | 188962   |



| ID | Location | Land Use               | Date | Group ID |
|----|----------|------------------------|------|----------|
| E  | 222m S   | Electricity Substation | 1997 | 190701   |
| E  | 226m S   | Electricity Substation | 1983 | 190103   |
| E  | 227m S   | Electricity Substation | 1988 | 192810   |
| E  | 227m S   | Electricity Substation | 1989 | 192810   |
| E  | 227m S   | Electricity Substation | 1989 | 192810   |
| G  | 290m NE  | Electricity Substation | 1991 | 195776   |
| G  | 297m NE  | Electricity Substation | 1994 | 197677   |
| G  | 299m NE  | Electricity Substation | 1985 | 200591   |
| K  | 333m SW  | Electricity Substation | 1983 | 200765   |
| K  | 333m SW  | Electricity Substation | 1988 | 195792   |
| K  | 333m SW  | Electricity Substation | 1989 | 195792   |
| K  | 333m SW  | Electricity Substation | 1989 | 195792   |
| K  | 335m SW  | Electricity Substation | 1997 | 197925   |
| I  | 351m E   | Electricity Substation | 1988 | 193180   |
| I  | 351m E   | Electricity Substation | 1989 | 193180   |
| I  | 351m E   | Electricity Substation | 1989 | 193180   |
| I  | 353m E   | Electricity Substation | 1983 | 200048   |
| I  | 355m E   | Electricity Substation | 1997 | 195876   |
| O  | 442m SE  | Electricity Substation | 1997 | 199325   |
| O  | 443m SE  | Electricity Substation | 1988 | 201165   |
| O  | 443m SE  | Electricity Substation | 1989 | 201165   |
| O  | 443m SE  | Electricity Substation | 1983 | 201165   |
| T  | 490m W   | Electricity Substation | 1991 | 196919   |
| T  | 490m W   | Electricity Substation | 1996 | 196919   |

*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

14

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

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

| ID | Location | Land Use                           | Date | Group ID |
|----|----------|------------------------------------|------|----------|
| K  | 339m SW  | Garage                             | 1988 | 65831    |
| K  | 339m SW  | Garage                             | 1989 | 65831    |
| K  | 339m SW  | Garage                             | 1989 | 65831    |
| K  | 339m SW  | Garage and Vehicle Testing Station | 1979 | 66582    |
| K  | 339m SW  | Garage                             | 1964 | 61736    |
| K  | 339m SW  | Garage                             | 1983 | 66954    |
| K  | 339m SW  | Garage and Vehicle Testing Station | 1969 | 66582    |
| L  | 373m S   | Garage                             | 1997 | 61958    |
| L  | 375m S   | Garage                             | 1964 | 66705    |
| L  | 375m S   | Garage                             | 1983 | 66156    |
| L  | 375m S   | Garage                             | 1969 | 66705    |
| L  | 376m S   | Garage                             | 1988 | 63052    |
| L  | 376m S   | Garage                             | 1989 | 63052    |
| L  | 376m S   | Garage                             | 1979 | 67151    |

*This data is sourced from Ordnance Survey® / Groundsure.*



## 3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Historical landfill (LA/OS)
- Historical waste sites
- Waste exemptions

### 3.1 Active or recent landfill

Records within 500m

0

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

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

### 3.2 Historical landfill (BGS records)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*



### 3.3 Historical landfill (LA/mapping records)

#### Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

| ID | Location | Site address | Source       | Data type |
|----|----------|--------------|--------------|-----------|
| E  | 480m W   | Refuse Tip   | 1968 mapping | Polygon   |

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

### 3.4 Historical landfill (EA/NRW records)

#### Records within 500m

2

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

| ID | Location | Details                                                                                                                                 |                                                                                                                                                                                                           |                                                                                            |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| 1  | 70m NW   | Site Address: Off Mountfield Road, Off Mountfield Road, Earl Shilton, Hinckley and Bosworth Leicestershire<br>Licence Holder Address: - | Waste Licence: -<br>Site Reference: GDO 44, 225, 263<br>Waste Type: Inert, Commercial, Household<br>Environmental Permitting Regulations (Waste) Reference: -<br>Licence Issue: -<br>Licence Surrender: - | Operator: -<br>Licence Holder: -<br>First Recorded -<br>Last Recorded: 31/12/1960          |
| E  | 482m W   | Site Address: Off Heath Lane, Off Heath Lane, East Shilton, Leicestershire<br>Licence Holder Address: -                                 | Waste Licence: -<br>Site Reference: GDO 42<br>Waste Type: Industrial, Commercial, Household<br>Environmental Permitting Regulations (Waste) Reference: -<br>Licence Issue: -<br>Licence Surrender: -      | Operator: -<br>Licence Holder: -<br>First Recorded 31/12/1965<br>Last Recorded: 31/12/1975 |

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



### 3.5 Historical waste sites

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

| ID | Location | Address              | Further Details                                                                                                                        | Date |
|----|----------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------|------|
| 6  | 330m SE  | Site Address:<br>N/A | Type of Site: Refuse<br>Planning application reference: N/A<br>Description: N/A<br>Data source: Historic Mapping<br>Data Type: Polygon | 1904 |

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

### 3.6 Licensed waste sites

Records within 500m

0

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

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

### 3.7 Waste exemptions

Records within 500m

19

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

| ID | Location | Site                                                                               | Reference          | Category                 | Sub-Category                | Description                                              |
|----|----------|------------------------------------------------------------------------------------|--------------------|--------------------------|-----------------------------|----------------------------------------------------------|
| A  | 49m E    | 40-42, Wood Street, Earl Shilton, Leicester, Le9 7nd                               | WEX199300          | Treating waste exemption | Not on a farm               | Sorting and de-naturing of controlled drugs for disposal |
| A  | 49m E    | 40-42, Wood Street, Earl Shilton, Leicester, Le9 7nd                               | WEX331729          | Treating waste exemption | Not on a farm               | Sorting and de-naturing of controlled drugs for disposal |
| 2  | 127m N   | Npa - Playground 34m From Age Concern Residential Home, Kings Walk Barwell Le9 7nl | EPR/YF0939W R/A001 | Using waste exemption    | Non-agricultural waste only | Use of waste in construction                             |





| ID | Location | Site                                                                       | Reference          | Category                     | Sub-Category                                 | Description                                              |
|----|----------|----------------------------------------------------------------------------|--------------------|------------------------------|----------------------------------------------|----------------------------------------------------------|
| 3  | 185m W   | -                                                                          | WEX377314          | Treating waste exemption     | Not on a farm                                | Sorting and de-naturing of controlled drugs for disposal |
| B  | 216m E   | 14, The Hollow, Earl Shilton, Leicester, Le9 7na                           | WEX277633          | Storing waste exemption      | Not on a farm                                | Storage of waste in a secure place                       |
| B  | 216m E   | 14, The Hollow, Earl Shilton, Leicester, Le9 7na                           | WEX405473          | Storing waste exemption      | Not on a farm                                | Storage of waste in a secure place                       |
| 4  | 223m SE  | Sisson & Allen Electricla Contractors 62 Station Road Earl Shilton Le9 7ga | EPR/RF0930JU /A001 | Treating waste exemption     | Non-agricultural waste only                  | Crushing waste fluorescent tubes                         |
| C  | 269m NW  | Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds               | WEX246879          | Storing waste exemption      | On a farm                                    | Storage of waste in a secure place                       |
| C  | 269m NW  | Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds               | WEX246879          | Using waste exemption        | On a farm                                    | Use of waste in construction                             |
| C  | 269m NW  | Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds               | WEX246879          | Using waste exemption        | On a farm                                    | Use of waste for a specified purpose                     |
| C  | 269m NW  | Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds               | WEX246879          | Disposing of waste exemption | On a farm                                    | Deposit of waste from dredging of inland waters          |
| C  | 269m NW  | Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds               | WEX246879          | Storing waste exemption      | On a farm                                    | Storage of waste in secure containers                    |
| C  | 269m NW  | Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds               | WEX246879          | Disposing of waste exemption | On a farm                                    | Burning waste in the open                                |
| 5  | 285m W   | Heath Lane, Earl Shilton, Leicestershire, Le9 7pb                          | WEX172776          | Using waste exemption        | Not on a farm                                | Use of waste in construction                             |
| 7  | 341m SW  | Rossendale Road New Street Earl Shilton Le9 7lx                            | EPR/HE5441N R/A001 | Treating waste exemption     | Non-agricultural waste only                  | Screening and blending of waste                          |
| D  | 372m NE  | Westfield Farm Keats Lane Leicester Le9 7ds                                | EPR/NH0874 WM/A001 | Disposing of waste exemption | Both agricultural and non-agricultural waste | Burning waste in the open                                |
| D  | 372m NE  | Westfield Farm Keats Lane Leicester Le9 7ds                                | EPR/NH0874 WM/A001 | Using waste exemption        | Both agricultural and non-agricultural waste | Spreading waste on agricultural land to confer benefit   |



| ID | Location | Site                                           | Reference             | Category                           | Sub-Category                                        | Description                                           |
|----|----------|------------------------------------------------|-----------------------|------------------------------------|-----------------------------------------------------|-------------------------------------------------------|
| D  | 372m NE  | Westfield Farm Keats Lane<br>Leicester Le9 7ds | EPR/NH0874<br>WM/A001 | Disposing of<br>waste<br>exemption | Both agricultural<br>and non-<br>agricultural waste | Deposit of waste from<br>dredging of inland<br>waters |
| D  | 372m NE  | Westfield Farm Keats Lane<br>Leicester Le9 7ds | EPR/NH0874<br>WM/A001 | Using waste<br>exemption           | Both agricultural<br>and non-<br>agricultural waste | Use of waste in<br>construction                       |

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





## 4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Pollution Incidents (EA/NRW)

### 4.1 Recent industrial land uses

Records within 250m

15

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 32](#) >

| ID | Location | Company             | Address                                                   | Activity                            | Category            |
|----|----------|---------------------|-----------------------------------------------------------|-------------------------------------|---------------------|
| 1  | 36m S    | B S Labels Ltd      | 73, Wood Street, Earl Shilton, Leicestershire, LE9 7NE    | Stationery, Stamps, Tags and Labels | Industrial Products |
| A  | 39m SE   | The Motorist Centre | 49-51, Wood Street, Earl Shilton, Leicestershire, LE9 7NE | Vehicle Parts and Accessories       | Motoring            |



| ID | Location | Company                          | Address                                                                   | Activity                              | Category                      |
|----|----------|----------------------------------|---------------------------------------------------------------------------|---------------------------------------|-------------------------------|
| A  | 60m SE   | Electricity Sub Station          | Leicestershire, LE9                                                       | Electrical Features                   | Infrastructure and Facilities |
| 2  | 84m SW   | Electricity Sub Station          | Leicestershire, LE9                                                       | Electrical Features                   | Infrastructure and Facilities |
| 3  | 178m NE  | Jem Engineering                  | 9, Prospect Way, Earl Shilton, Leicestershire, LE9 7EA                    | Moulds, Dies and Castings             | Industrial Products           |
| B  | 190m SE  | Industrial Estate                | Leicestershire, LE9                                                       | Business Parks and Industrial Estates | Industrial Features           |
| C  | 192m W   | Rainbow Copy Shop                | 12, Heath Lane, Earl Shilton, Leicestershire, LE9 7PB                     | Published Goods                       | Industrial Products           |
| B  | 196m SE  | Detail Precision Engineering Ltd | Oaks Industrial Estate 6, Oaks Way, Earl Shilton, Leicestershire, LE9 7GX | Precision Engineers                   | Engineering Services          |
| B  | 204m S   | Works                            | Leicestershire, LE9                                                       | Unspecified Works Or Factories        | Industrial Features           |
| B  | 211m S   | Works                            | Leicestershire, LE9                                                       | Unspecified Works Or Factories        | Industrial Features           |
| C  | 221m SW  | Letter Knight                    | 6, Hinckley Road, Earl Shilton, Leicestershire, LE9 7LB                   | Signs                                 | Industrial Products           |
| B  | 224m SE  | Meadway Engineering Ltd          | 62a, Station Road, Earl Shilton, Leicestershire, LE9 7GA                  | Precision Engineers                   | Engineering Services          |
| B  | 229m S   | Electricity Sub Station          | Leicestershire, LE9                                                       | Electrical Features                   | Infrastructure and Facilities |
| C  | 234m W   | Gas Governor                     | Leicestershire, LE9                                                       | Gas Features                          | Infrastructure and Facilities |
| B  | 240m S   | Factory                          | Leicestershire, LE9                                                       | Unspecified Works Or Factories        | Industrial Features           |

*This data is sourced from Ordnance Survey®.*

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

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey® NGD.

*This data is sourced from Ordnance Survey®.*





### 4.3 Current or recent petrol stations

Records within 500m 1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 32](#) >

| ID | Location | Company | Address                                                                | LPG            | Status   |
|----|----------|---------|------------------------------------------------------------------------|----------------|----------|
| D  | 415m S   | MURCO   | 106, Station Road, Earl Shilton, Leicester,<br>Leicestershire, LE9 7GB | Not Applicable | Obsolete |

*This data is sourced from Experian.*

### 4.4 Electricity cables

Records within 500m 0

High voltage underground electricity transmission cables.

*This data is sourced from National Grid.*

### 4.5 Gas pipelines

Records within 500m 0

High pressure underground gas transmission pipelines.

*This data is sourced from National Grid.*

### 4.6 Sites determined as Contaminated Land

Records within 500m 0

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

*This data is sourced from Local Authority records.*

### 4.7 Control of Major Accident Hazards (COMAH)

Records within 500m 0

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

*This data is sourced from the Health and Safety Executive.*

## 4.8 Regulated explosive sites

Records within 500m

0

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

*This data is sourced from the Health and Safety Executive.*

## 4.9 Hazardous substance storage/usage

Records within 500m

0

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

*This data is sourced from Local Authority records.*

## 4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

## 4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

2

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.

Features are displayed on the Current industrial land use map on [page 32](#) >



| ID | Location | Address                                                                      | Details                                                                                                       |                                                                                                                                |
|----|----------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| D  | 388m S   | S&Y Motors, Station Road,<br>Earl Shilton, LE9 7GB                           | Process: Unloading of Petrol into<br>Storage at Service Stations<br>Status: Mothballed<br>Permit Type: Part B | Enforcement: No Enforcements Notified<br>Date of enforcement: No Enforcements<br>Notified<br>Comment: No Enforcements Notified |
| 5  | 398m SW  | DJS Automotive Ltd, The<br>Garage, Rossendale Road,<br>Earl Shilton, LE9 7LY | Process: Waste Oil Burner 0.4 MW<br>Status: New Legislation Applies<br>Permit Type: Part B                    | Enforcement: No Enforcements Notified<br>Date of enforcement: No Enforcements<br>Notified<br>Comment: No Enforcements Notified |

*This data is sourced from Local Authority records.*

### 4.13 Radioactive Substance Authorisations

Records within 500m 0

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

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

### 4.14 Licensed Discharges to controlled waters

Records within 500m 0

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

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

### 4.15 Pollutant release to surface waters (Red List)

Records within 500m 0

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

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

### 4.16 Pollutant release to public sewer

Records within 500m 0

Discharges of Special Category Effluents to the public sewer.

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

## 4.17 List 1 Dangerous Substances

Records within 500m

0

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

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

## 4.18 List 2 Dangerous Substances

Records within 500m

0

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

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

## 4.19 Pollution Incidents (EA/NRW)

Records within 500m

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 32](#) >

| ID | Location | Details                                                                                                                             |                                                                                                                     |
|----|----------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 4  | 382m N   | Incident Date: 20/05/2008<br>Incident Identification: 588787<br>Pollutant: Specific Waste Materials<br>Pollutant Description: Tyres | Water Impact: Category 4 (No Impact)<br>Land Impact: Category 2 (Significant)<br>Air Impact: Category 4 (No Impact) |

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

## 4.20 Pollution inventory substances

Records within 500m

0

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

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



#### 4.21 Pollution inventory waste transfers

Records within 500m

0

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

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

#### 4.22 Pollution inventory radioactive waste

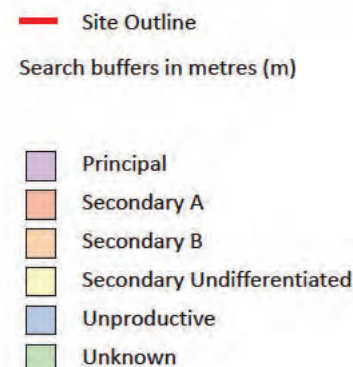
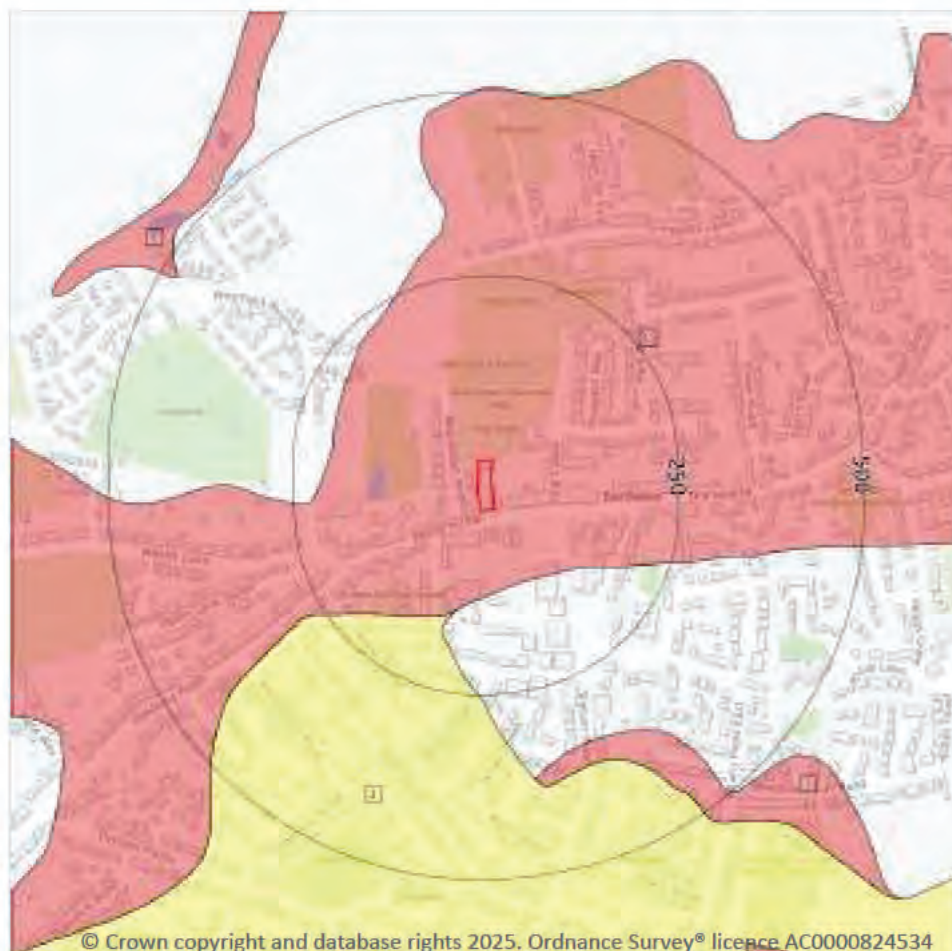
Records within 500m

0

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

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

## 5 Hydrogeology - Superficial aquifer



### 5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 39](#) >

| ID | Location | Designation                | Description                                                                                                                                                                                                                                             |
|----|----------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | Secondary A                | Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers                  |
| 2  | 137m S   | 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 |





| ID | Location | Designation | Description                                                                                                                                                                                                                            |
|----|----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3  | 340m S   | Secondary A | Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers |
| 4  | 478m 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

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 41](#) >

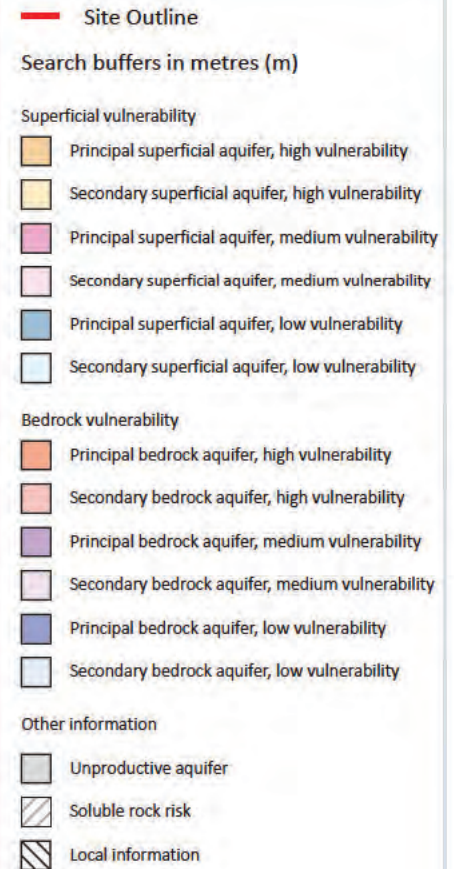
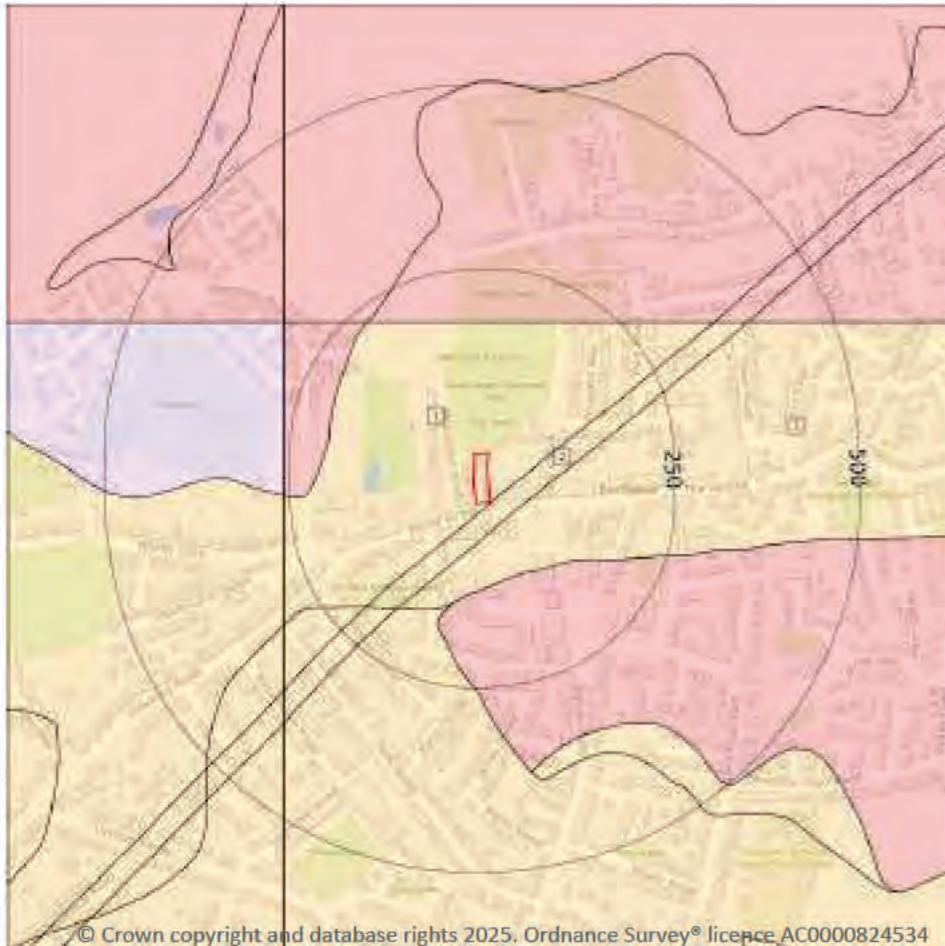
| ID | Location | Designation | Description                                                                                                                                                                                                                                             |
|----|----------|-------------|---------------------------------------------------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



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



## Groundwater vulnerability



### 5.3 Groundwater vulnerability

Records within 50m

3

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

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

Features are displayed on the Groundwater vulnerability map on [page 43](#) >



| ID | Location | Summary                                                                                                                                                                                        | Soil / surface                                                                                             | Superficial geology                                                                                                                                         | Bedrock geology                                                                                                       |
|----|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <b>Summary Classification:</b><br>Secondary superficial aquifer<br>- High Vulnerability<br><b>Combined classification:</b><br>Productive Bedrock Aquifer,<br>Productive Superficial<br>Aquifer | <b>Leaching class:</b> High<br><b>Infiltration value:</b><br>>70%<br><b>Dilution value:</b><br><300mm/year | <b>Vulnerability:</b> High<br><b>Aquifer type:</b> Secondary<br><b>Thickness:</b> 3-10m<br><b>Patchiness value:</b> <90%<br><b>Recharge potential:</b> High | <b>Vulnerability:</b> High<br><b>Aquifer type:</b><br>Secondary<br><b>Flow mechanism:</b> Well<br>connected fractures |
| 2  | 2m SE    | <b>Summary Classification:</b><br>Secondary superficial aquifer<br>- High Vulnerability<br><b>Combined classification:</b><br>Productive Bedrock Aquifer,<br>Productive Superficial<br>Aquifer | <b>Leaching class:</b> High<br><b>Infiltration value:</b><br>>70%<br><b>Dilution value:</b><br><300mm/year | <b>Vulnerability:</b> High<br><b>Aquifer type:</b> Secondary<br><b>Thickness:</b> 3-10m<br><b>Patchiness value:</b> <90%<br><b>Recharge potential:</b> High | <b>Vulnerability:</b> High<br><b>Aquifer type:</b> Secondary<br><b>Flow mechanism:</b> Well<br>connected fractures    |
| 3  | 31m SE   | <b>Summary Classification:</b><br>Secondary superficial aquifer<br>- High Vulnerability<br><b>Combined classification:</b><br>Productive Bedrock Aquifer,<br>Productive Superficial<br>Aquifer | <b>Leaching class:</b> High<br><b>Infiltration value:</b><br>>70%<br><b>Dilution value:</b><br><300mm/year | <b>Vulnerability:</b> High<br><b>Aquifer type:</b> Secondary<br><b>Thickness:</b> 3-10m<br><b>Patchiness value:</b> <90%<br><b>Recharge potential:</b> High | <b>Vulnerability:</b> High<br><b>Aquifer type:</b> Secondary<br><b>Flow mechanism:</b> Well<br>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

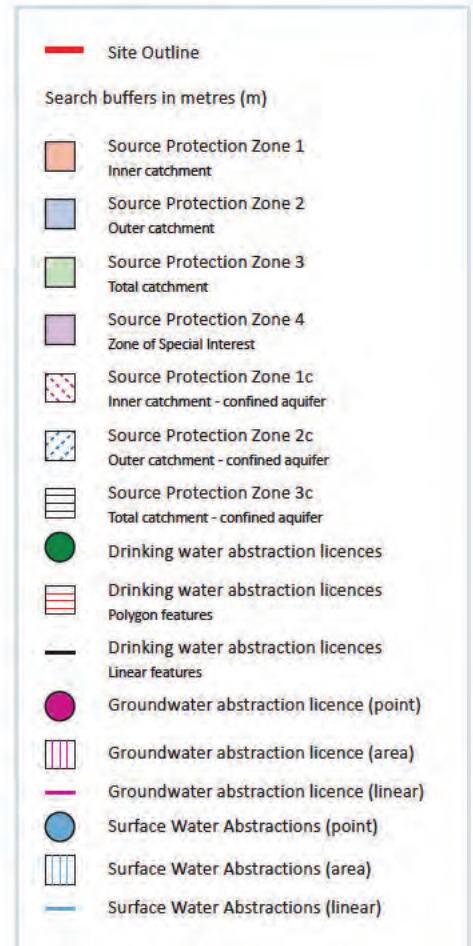
This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506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

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





## Abstractions and Source Protection Zones



### 5.6 Groundwater abstractions

Records within 2000m

3

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 45 >](#)



| ID | Location | Details                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | 285m N   | Status: Historical<br>Licence No: 03/28/50/0092<br>Details: General Farming & Domestic<br>Direct Source: Groundwater Midlands Region<br>Point: WESTFIELD FARM - SPRING<br>Data Type: Point<br>Name: BOWLEY<br>Easting: 446200<br>Northing: 298100 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 30/03/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2000<br>Version End Date: - |
| 2  | 364m W   | Status: Historical<br>Licence No: 03/28/50/0095<br>Details: General Farming & Domestic<br>Direct Source: Groundwater Midlands Region<br>Point: MARUNE<br>Data Type: Point<br>Name: JACKSON<br>Easting: 445900<br>Northing: 297700                 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 07/04/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2000<br>Version End Date: - |
| 3  | 644m NE  | Status: Historical<br>Licence No: 03/28/50/0042<br>Details: General Farming & Domestic<br>Direct Source: Groundwater Midlands Region<br>Point: HILL TOP FARM<br>Data Type: Point<br>Name: SERCOMBE<br>Easting: 446800<br>Northing: 298200         | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 02/12/1965<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2000<br>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

1

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





Features are displayed on the Hydrology map on [page 48](#) >

*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 48](#) >

| ID | Location | Type  | Water body catchment                      | Water body ID  | Operational catchment | Management catchment |
|----|----------|-------|-------------------------------------------|----------------|-----------------------|----------------------|
| A  | On site  | River | Thurlaston Brook Catchment (trib of Soar) | GB104028046940 | 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 48](#) >

| ID | Location | Type  | Name                                      | Water body ID                    | Overall rating | Chemical rating | Ecological rating | Year |
|----|----------|-------|-------------------------------------------|----------------------------------|----------------|-----------------|-------------------|------|
| -  | 914m E   | River | Thurlaston Brook Catchment (trib of Soar) | <a href="#">GB104028046940</a> ↗ | Poor           | Fail            | Poor              | 2019 |

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





## 6.5 WFD Groundwater bodies

### Records on site

**1**

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

Features are displayed on the Hydrology map on [page 48](#) >

| ID | Location | Name                      | Water body ID                    | Overall rating | Chemical rating | Quantitative | Year |
|----|----------|---------------------------|----------------------------------|----------------|-----------------|--------------|------|
| A  | On site  | Soar - Secondary Combined | <a href="#">GB40402G990600</a> ↗ | Good           | Good            | Good         | 2019 |

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



## 7 River and coastal flooding

### 7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

### 7.2 Historical Flood Events

Records within 250m

0

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

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

### 7.3 Flood Defences

Records within 250m

0

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

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



## 7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

## 7.5 Flood Storage Areas

Records within 250m

0

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

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

## River and coastal flooding - Flood Zones

### 7.6 Flood Zone 2

Records within 50m

0

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

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

### 7.7 Flood Zone 3

Records within 50m

0

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

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



## 8 Surface water flooding

### 8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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

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

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

*This data is sourced from Ambiental Risk Analytics.*

## 9 Groundwater flooding



— Site Outline  
Search buffers in metres (m)

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

### 9.1 Groundwater flooding

Highest risk on site

**Moderate**

Highest risk within 50m

**Moderate**

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 55](#) >

*This data is sourced from Ambient Risk Analytics.*



## 10 Environmental designations

### 10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

### 10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

### 10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

### 10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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





## 10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

## 10.6 Local Nature Reserves (LNR)

Records within 2000m

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

0

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.

*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 |
| 1443m W  | River Trent (source to confluence with Derwent) | Surface Water | 308    | Existing |
| 1772m S  | SOAR R NVZ                                      | Surface Water | 309    | Existing |

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



## SSSI Impact Zones and Units

### 10.17 SSSI Impact Risk Zones

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

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

*This data is sourced from Natural England.*

### 10.18 SSSI Units

|                      |   |
|----------------------|---|
| Records within 2000m | 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



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

### 11.1 World Heritage Sites

Records within 250m

0

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

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



## 11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

## 11.3 National Parks

Records within 250m

0

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

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

## 11.4 Listed Buildings

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on [page 61](#) >

| ID | Location | Name         | Grade | Reference Number | Listed date |
|----|----------|--------------|-------|------------------|-------------|
| 1  | 97m E    | War Memorial | II    | 1180304          | 10/08/1989  |

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





## 11.5 Conservation Areas

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on [page 61](#) >

| ID | Location | Name         | District              | Date of designation |
|----|----------|--------------|-----------------------|---------------------|
| 2  | 216m SW  | Earl Shilton | Hinckley and Bosworth | 03/2002             |

*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

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### 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 64](#) >

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

*This data is sourced from Natural England.*



## 12.2 Open Access Land

Records within 250m

0

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

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

## 12.3 Tree Felling Licences

Records within 250m

0

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

*This data is sourced from the Forestry Commission.*

## 12.4 Environmental Stewardship Schemes

Records within 250m

0

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

*This data is sourced from Natural England.*

## 12.5 Countryside Stewardship Schemes

Records within 250m

0

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

*This data is sourced from Natural England.*



## 13 Habitat designations



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

### 13.1 Priority Habitat Inventory

Records within 250m

2

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

Features are displayed on the Habitat designations map on [page 66](#) >

| ID | Location | Main Habitat       | Other habitats                  |
|----|----------|--------------------|---------------------------------|
| 1  | 73m W    | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| 2  | 124m 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 68](#) >

| ID | Location | Artificial | Superficial | Bedrock | Mass movement | Sheet No. |
|----|----------|------------|-------------|---------|---------------|-----------|
| 1  | On site  | Full       | Full        | Full    | No coverage   | SP49NE    |

*This data is sourced from the British Geological Survey.*



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



— Site Outline  
Search buffers in metres (m)

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

### 14.2 Artificial and made ground (10k)

Records within 500m

1

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

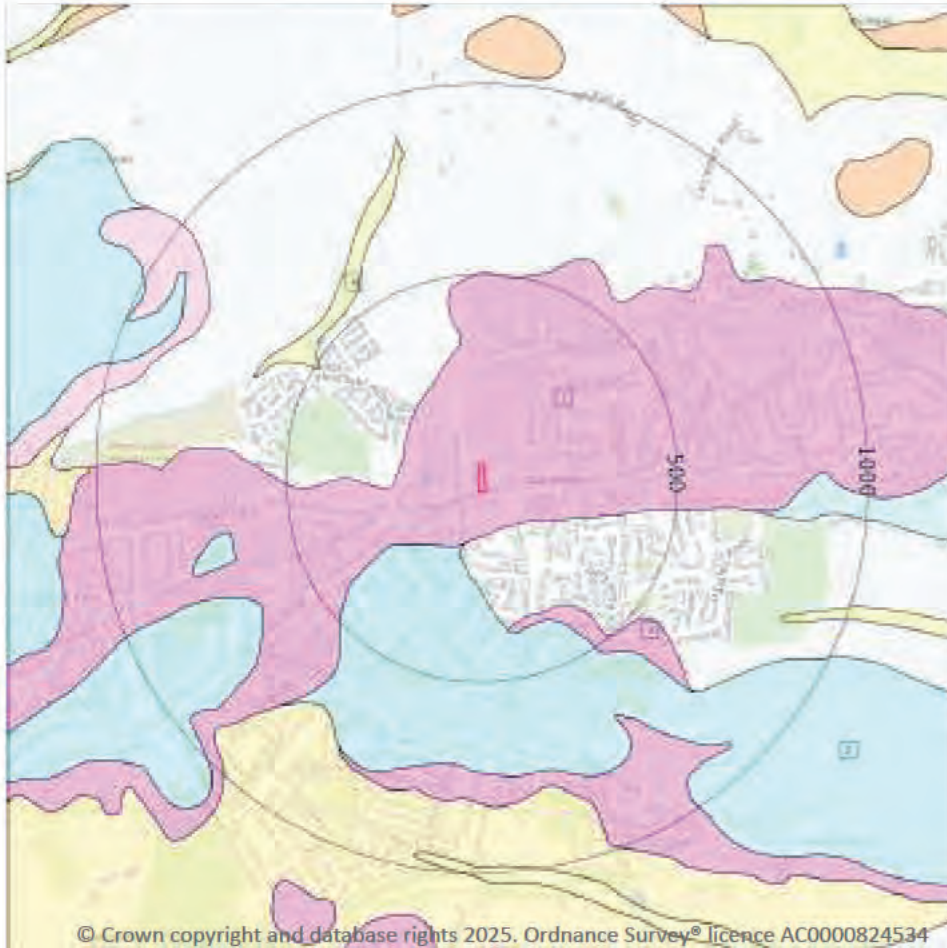
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 69](#) >

| ID | Location | LEX Code | Description               | Rock description |
|----|----------|----------|---------------------------|------------------|
| 1  | 75m W    | WGR-VOID | Worked Ground (Undivided) | Void             |

*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

4

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 70 >](#)

| ID | Location | LEX Code  | Description                             | Rock description            |
|----|----------|-----------|-----------------------------------------|-----------------------------|
| 1  | On site  | WOSG-XSV  | Wolston Sand And Gravel-Sand And Gravel | Sand and gravel             |
| 2  | 136m S   | ODT-DMTN  | Oadby Member-Diamicton                  | Diamicton                   |
| 3  | 348m S   | WOSG-XSV  | Wolston Sand And Gravel-Sand And Gravel | Sand and gravel             |
| 4  | 489m 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

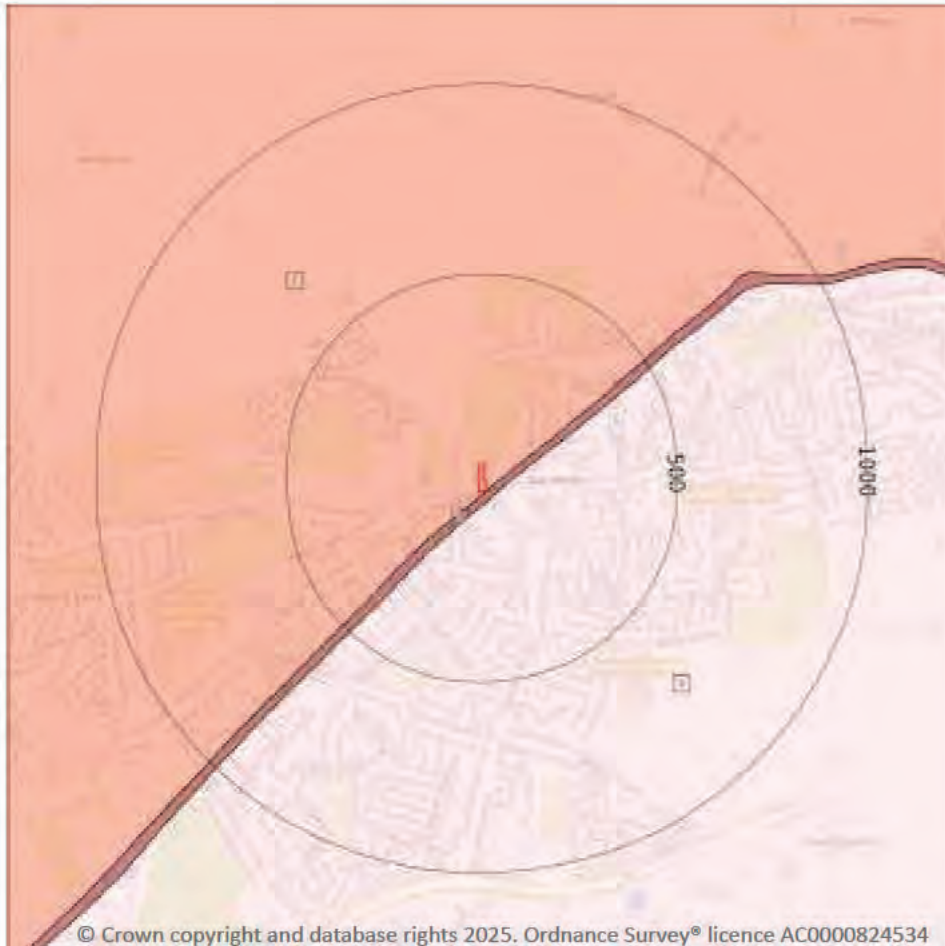
Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

*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 72 >](#)

| ID | Location | LEX Code | Description                         | Rock age |
|----|----------|----------|-------------------------------------|----------|
| 1  | On site  | GUN-MDST | Gunthorpe Member-Mudstone           | Anisian  |
| 2  | 1m SE    | COT-SDST | Cotgrave Sandstone Member-Sandstone | Carnian  |
| 3  | 23m SE   | EDW-MDST | Edwalton Member-Mudstone            | Carnian  |

*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



### 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 74](#) >

| 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



- Site Outline
- Search buffers in metres (m)
- Made ground
  - Worked ground
  - Infilled ground
  - Disturbed ground
  - Landscaped ground

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### 15.2 Artificial and made ground (50k)

Records within 500m

1

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.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 75 >](#)

| ID | Location | LEX Code | Description   | Rock description |
|----|----------|----------|---------------|------------------|
| 1  | 75m W    | WGR-VOID | Worked Ground | Void             |

*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

4

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 77](#) >

| ID | Location | LEX Code  | Description                    | Rock description            |
|----|----------|-----------|--------------------------------|-----------------------------|
| 1  | On site  | WIGS-XSV  | Wigston Sand and Gravel Member | Sand and gravel             |
| 2  | 137m S   | ODT-DMTN  | Oadby Till Member              | Diamicton                   |
| 3  | 340m S   | WIGS-XSV  | Wigston Sand and Gravel Member | Sand and gravel             |
| 4  | 478m 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  | Intergranular | Very High            | High                 |

*This data is sourced from the British Geological Survey.*

## 15.6 Landslip (50k)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*

## 15.7 Landslip permeability (50k)

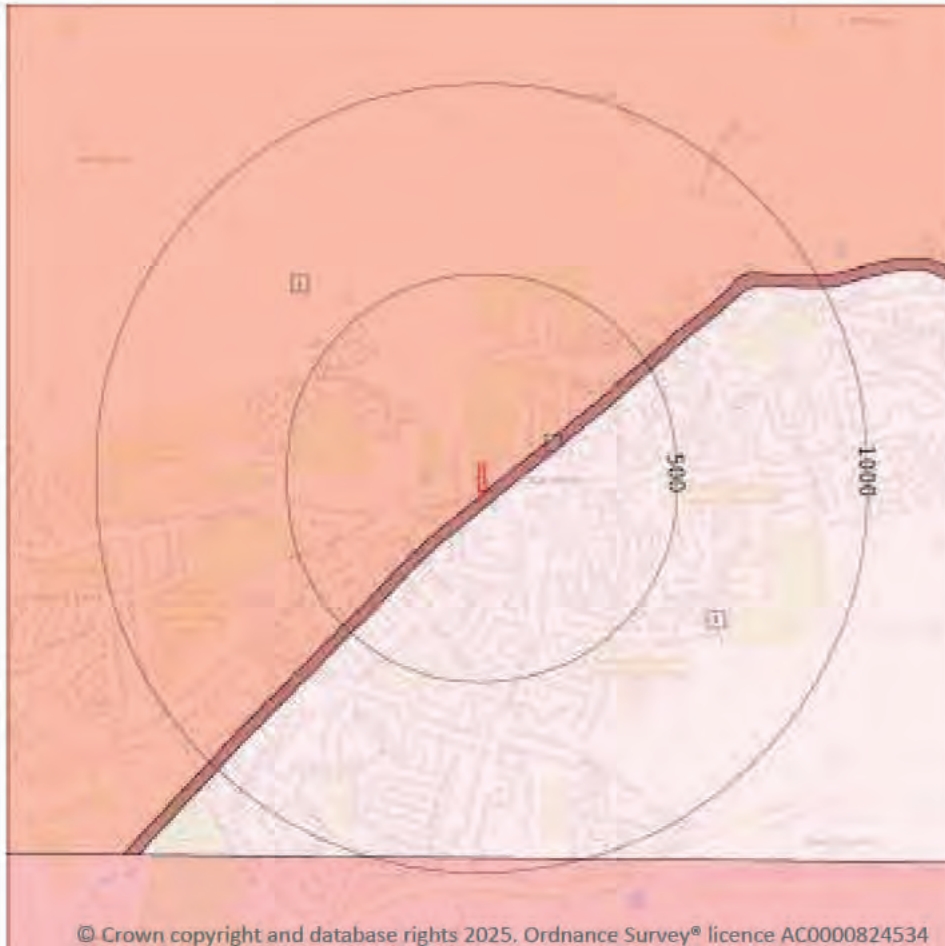
Records within 50m

0

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

*This data is sourced from the British Geological Survey.*

## Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)  
Please see table for more details.

### 15.8 Bedrock geology (50k)

Records within 500m

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 79](#) >

| ID | Location | LEX Code | Description                         | Rock age |
|----|----------|----------|-------------------------------------|----------|
| 1  | On site  | GUN-MDST | Gunthorpe Member-Mudstone           | Anisian  |
| 2  | 2m SE    | COT-SDST | Cotgrave Sandstone Member-Sandstone | Carnian  |
| 3  | 31m SE   | EDW-MDST | Edwalton Member-Mudstone            | Carnian  |

*This data is sourced from the British Geological Survey.*





## 15.9 Bedrock permeability (50k)

**Records within 50m****3**

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

| Location | Flow type | Maximum permeability | Minimum permeability |
|----------|-----------|----------------------|----------------------|
| On site  | Fracture  | Low                  | Low                  |
| 2m SE    | Fracture  | High                 | Moderate             |
| 31m SE   | Fracture  | Low                  | Low                  |

*This data is sourced from the British Geological Survey.*

## 15.10 Bedrock faults and other linear features (50k)

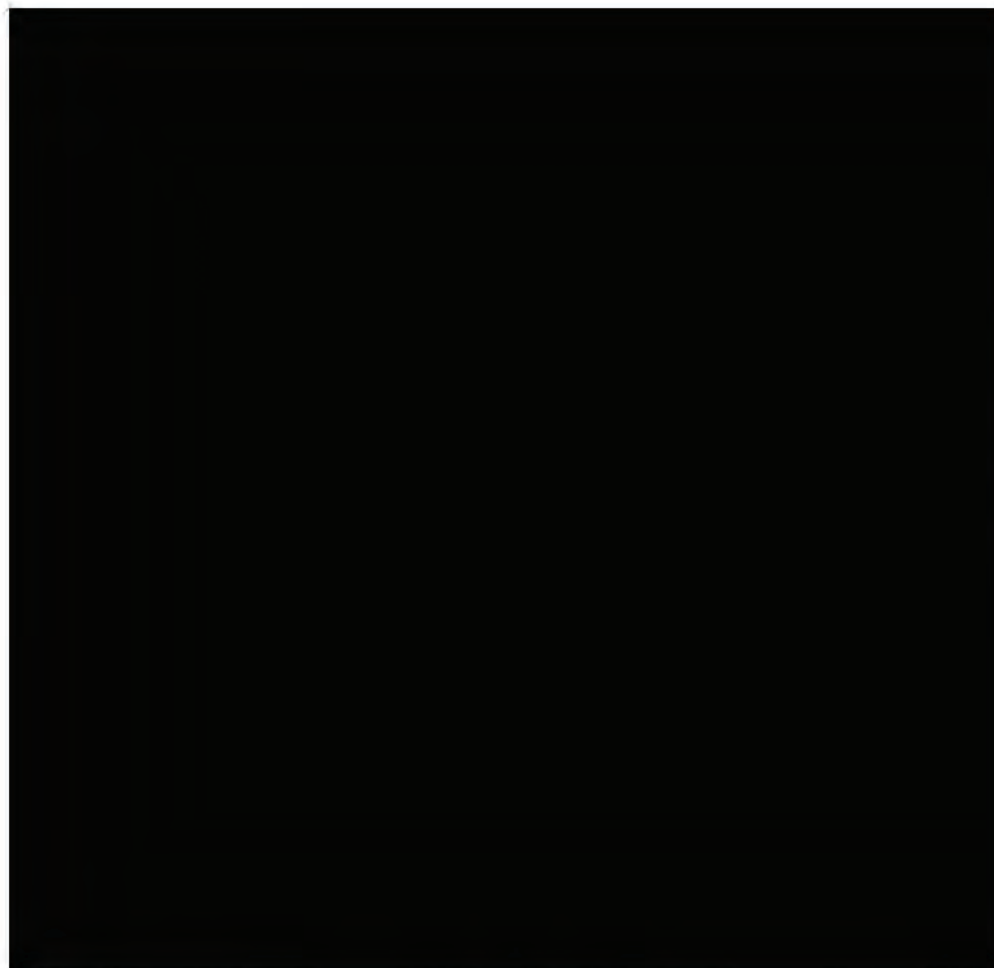
**Records within 500m****0**

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



- Site Outline
- Search buffers in metres (m)
- Confidential
  - 0 - 10m
  - 10 - 30m
  - 30m+
  - Unknown

### 16.1 BGS Boreholes

Records within 250m

16

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

Features are displayed on the Boreholes map on [page 81](#) >

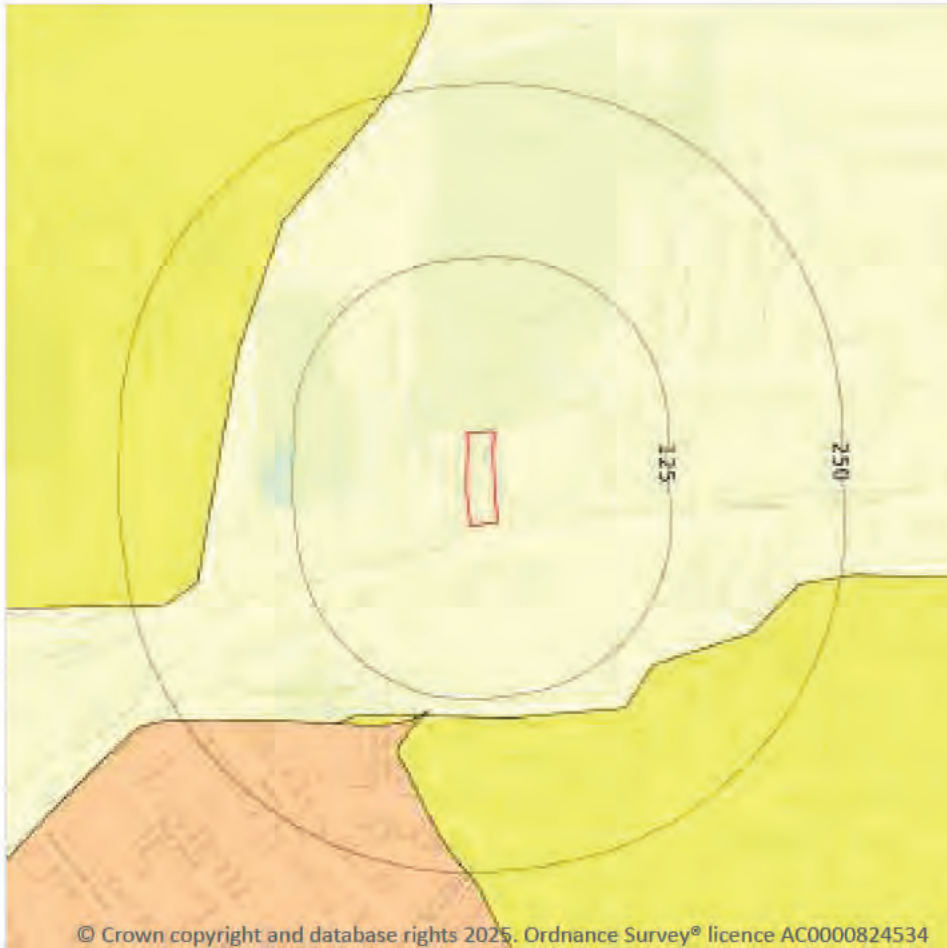
| ID | Location | Grid reference | Name | Length | Confidential | Web link |
|----|----------|----------------|------|--------|--------------|----------|
| ■  | ■        | ■              | ■    | ■      | ■            | ■        |
| ■  | ■        | ■              | ■    | ■      | ■            | ■        |
| ■  | ■        | ■              | ■    | ■      | ■            | ■        |





| ID | Location | Grid reference | Name | Length | Confidential | Web link |
|----|----------|----------------|------|--------|--------------|----------|
|    |          |                |      |        |              |          |

## 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 83](#) >

| Location | Hazard rating | Details                                      |
|----------|---------------|----------------------------------------------|
| On site  | Negligible    | Ground conditions predominantly non-plastic. |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Running sands



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

### 17.2 Running sands

#### Records within 50m

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 84](#) >

| 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.

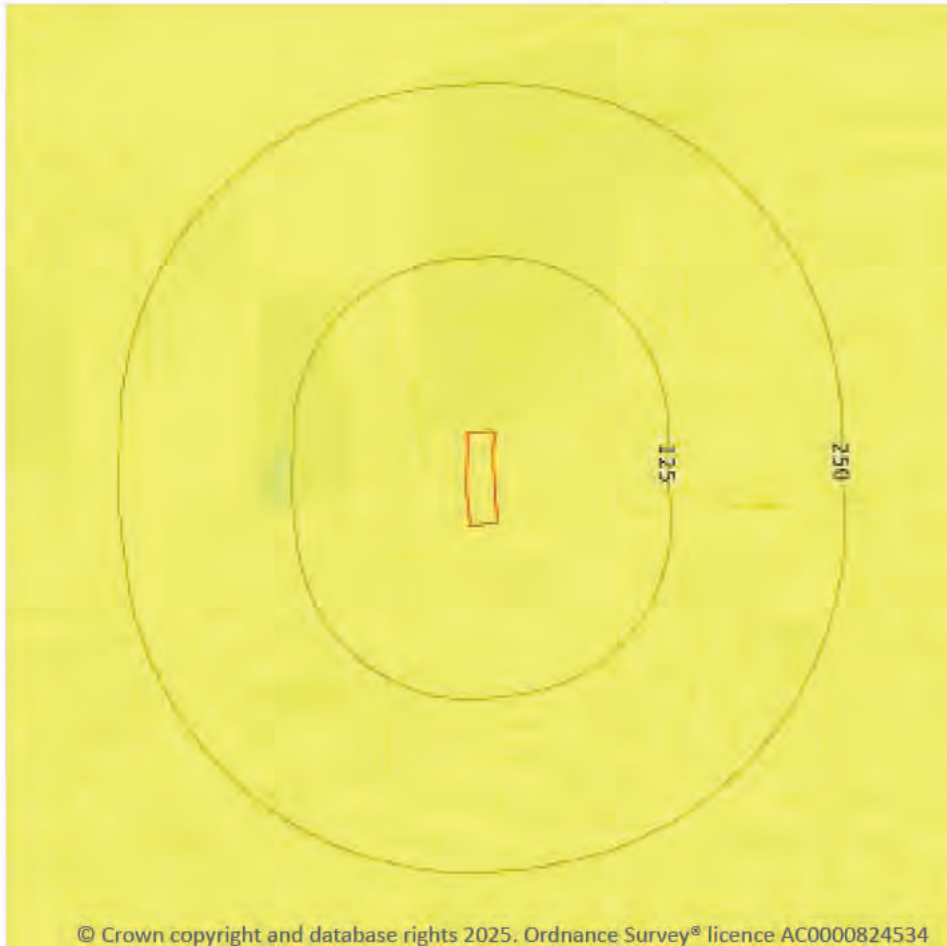
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 85 >](#)

| 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.

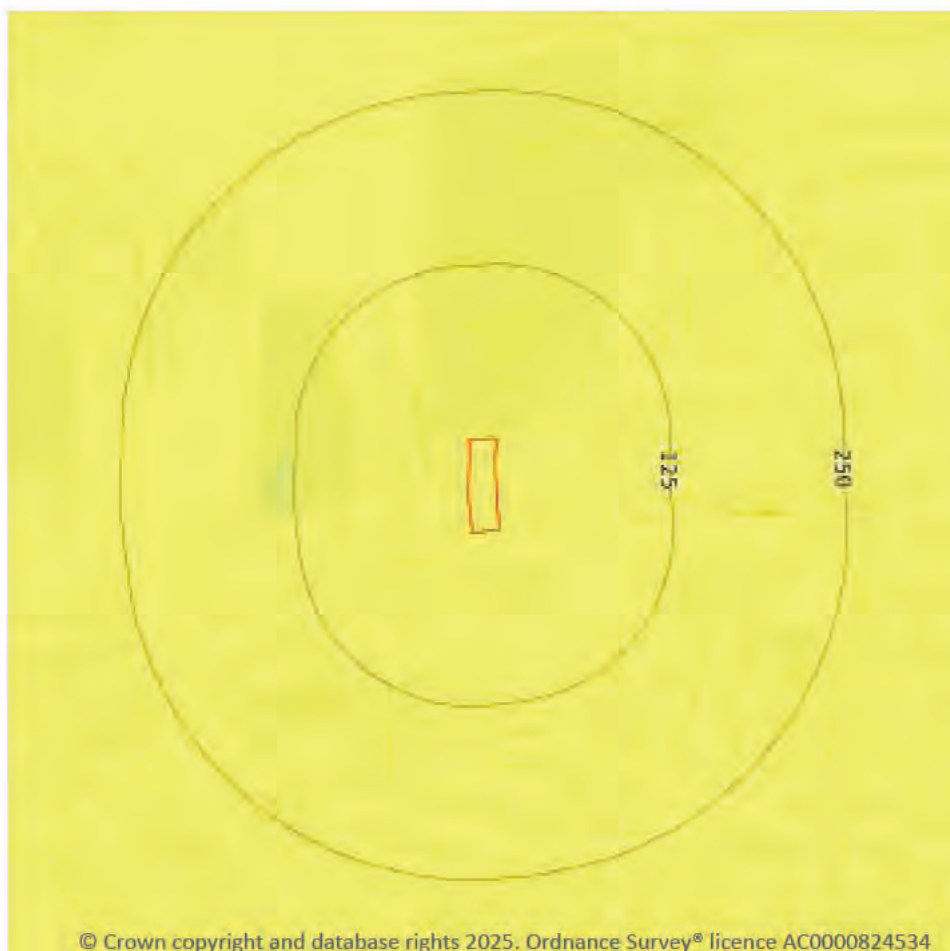
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 86](#) >

| 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 87](#) >

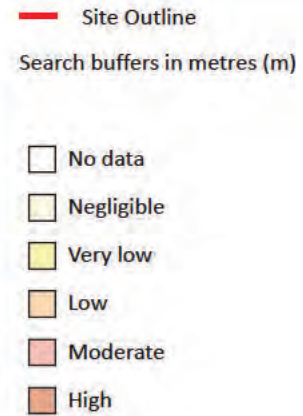
| Location | Hazard rating | Details                                                                                                                                                         |
|----------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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



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### 17.6 Ground dissolution of soluble rocks

#### Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 88](#)

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

*This data is sourced from the British Geological Survey.*





## 18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

### 18.1 BritPits

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*



## 18.2 Surface ground workings

Records within 250m

6

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

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

| ID | Location | Land Use        | Year of mapping | Mapping scale |
|----|----------|-----------------|-----------------|---------------|
| A  | 28m N    | Unspecified Pit | 1904            | 1:10560       |
| A  | 30m N    | Unspecified Pit | 1950            | 1:10560       |
| A  | 32m N    | Clay Pit        | 1914            | 1:10560       |
| A  | 32m N    | Unspecified Pit | 1938            | 1:10560       |
| B  | 71m W    | Pond            | 1968            | 1:10560       |
| B  | 71m W    | Pond            | 1980            | 1:10000       |

*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

0

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

*This data is sourced from Johnson Poole and Bloomer.*

## 18.8 The Coal Authority non-coal mining

Records within 500m

0

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

*This data is sourced from The Coal Authority.*



## 18.9 Researched mining

Records within 500m

0

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

*This data is sourced from Groundsure.*

## 18.10 Mining record office plans

Records within 500m

0

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

*This data is sourced from Groundsure.*

## 18.11 BGS mine plans

Records within 500m

0

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

*This data is sourced from Groundsure.*

## 18.12 Coal mining

Records on site

0

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

*This data is sourced from the Coal Authority.*

## 18.13 Brine areas

Records on site

0

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

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





## 18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

*This data is sourced from British Gypsum.*

## 18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

*This data is sourced from Groundsure.*

## 18.16 Clay mining

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

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

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

## 19 Ground cavities and sinkholes

### 19.1 Natural cavities

Records within 500m

0

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

*This data is sourced from Stantec UK Ltd.*

### 19.2 Mining cavities

Records within 1000m

0

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

*This data is sourced from Stantec UK Ltd.*

### 19.3 Reported recent incidents

Records within 500m

0

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

*This data is sourced from Groundsure.*

### 19.4 Historical incidents

Records within 500m

0

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

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





*This data is sourced from Groundsure.*



## 20 Radon



— Site Outline  
Search buffers in metres (m)

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

### 20.1 Radon

#### Records on site

1

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

Features are displayed on the Radon map on [page 97](#) >

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





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



## 21 Soil chemistry

### 21.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

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

| Location | Arsenic  | Bioaccessible Arsenic | Lead      | Bioaccessible Lead | Cadmium   | Chromium      | Nickel   |
|----------|----------|-----------------------|-----------|--------------------|-----------|---------------|----------|
| On site  | 15 mg/kg | No data               | 100 mg/kg | 60 mg/kg           | 1.8 mg/kg | 20 - 40 mg/kg | 15 mg/kg |

*This data is sourced from the British Geological Survey.*

### 21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

*This data is sourced from the British Geological Survey.*

### 21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

*This data is sourced from the British Geological Survey.*





## 22 Railway infrastructure and projects

### 22.1 Underground railways (London)

|                     |   |
|---------------------|---|
| Records within 250m | 0 |
|---------------------|---|

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

*This data is sourced from publicly available information by Groundsure.*

### 22.2 Underground railways (Non-London)

|                     |   |
|---------------------|---|
| Records within 250m | 0 |
|---------------------|---|

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

*This data is sourced from publicly available information by Groundsure.*

### 22.3 Railway tunnels

|                     |   |
|---------------------|---|
| Records within 250m | 0 |
|---------------------|---|

Railway tunnels taken from contemporary Ordnance Survey® mapping.

*This data is sourced from the Ordnance Survey®.*

### 22.4 Historical railway and tunnel features

|                     |   |
|---------------------|---|
| Records within 250m | 0 |
|---------------------|---|

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

*This data is sourced from Ordnance Survey®/Groundsure.*

### 22.5 Royal Mail tunnels

|                     |   |
|---------------------|---|
| Records within 250m | 0 |
|---------------------|---|

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

*This data is sourced from Groundsure/the Postal Museum.*

## 22.6 Historical railways

Records within 250m

0

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

*This data is sourced from OpenStreetMap.*

## 22.7 Railways

Records within 250m

0

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

*This data is sourced from Ordnance Survey® and OpenStreetMap.*

## 22.8 Crossrail 2

Records within 500m

0

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

*This data is sourced from publicly available information by Groundsure.*

## 22.9 HS2

Records within 500m

0

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

*This data is sourced from HS2 Ltd.*



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## 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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