

APPENDICES

APPENDIX 1
Sources of Information

APPENDIX 1

LIST OF INFORMATION SOURCES – WEST RATBY, BURROUGHS ROAD, RATBY

The following principal sources of information have been consulted in the preparation of this report:

- Contaminated Land Risk Management (LCRM) Guidance, October 2020 and April 2021 Update – Environment Agency. Accessed at www.gov.uk/government/publications;
- British Standards: Investigation of Potentially Contaminated Sites – Code of Practice (BS10175:2011 + A2, 2017);
- British Standards – Conceptual Site Models for Potentially Contaminated Sites (BS EN ISO 21365:2020);
- Contaminated Land Statutory Guidance, April 2012 – DEFRA
- Contaminated Land Risk Assessment, A Guide to Good Practice (2001) – CIRIA Report C552
- Guidance for the Safe Development of Housing on Land Affected by Contamination (R&D Publication 66:2008) – Environment Agency and NHBC
- Radon: Guidance on Protective Measures for New Buildings: Report BR211 (2015) – BRE
- Groundsure 'Enviro + Geo-Insight' Report Ref: GS-F84-771-F4G-OKB, dated 27 October 2023
- UK Radon Risk Maps (updated December 2022). Accessed at www.ukradon.org/information/ukmaps
- British Geological Survey (BGS) 'Onshore GeoIndex' service. Accessed at mapapps2.bgs.ac.uk/geoindex/home.html
- Coal Authority Interactive Map Viewer. Accessed at mapapps2.bgs.ac.uk/coalauthority/home.html
- Flood Map for Planning (published 2014, last updated 2017). Accessed at www.gov.uk/guidance/flood-risk-assessment-for-planning-applications
- 'Magic' Map Application. Accessed at www.magic.defra.gov.uk
- Report C6472 (June 2015). 'Geo-environmental Appraisal of land off Gilliam Butts, Countesthorpe'. Prepared by Sirius Geotechnical and Environmental Ltd for Westleigh Developments Ltd. Obtained from <https://pa.blaby.gov.uk/online-applications>
- Zetica Ltd. Unexploded Ordnance (UXO) risk maps. Accessed October 2023 at <https://zeticauxo.com/downloads-and-resources/risk-maps>
- Zetica Ltd. Unexploded Ordnance Pre-Desk Study Assessment (PDSA) Report prepared by Zetica UXO (Awaited)

APPENDIX 2
Groundsure Report

BURROUGHS ROAD, RATBY, LE6 0LN

Order Details

Date: 27/10/2023
Your ref: 23120_-_3982415
Our Ref: GS-F84-771-F4G-OKB

Site Details

Location: 450588 306198
Area: 34.32 ha
Authority: [Hinckley and Bosworth Borough Council](#)

**Summary of findings**[p. 2 >](#) **Aerial image**[p. 9 >](#)**OS MasterMap site plan**

N/A: >10ha

groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Certified



Summary of findings

Page	Section	<u>Past land use ></u>	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	0	3	2	10	-
15 >	1.2 >	Historical tanks >	0	0	1	8	-
16 >	1.3 >	Historical energy features >	0	0	1	8	-
17	1.4	Historical petrol stations	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	1	2	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	<u>Past land use - un-grouped ></u>	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	4	2	14	-
19 >	2.2 >	Historical tanks >	0	0	1	8	-
20 >	2.3 >	Historical energy features >	0	0	2	19	-
21	2.4	Historical petrol stations	0	0	0	0	-
21 >	2.5 >	Historical garages >	0	2	7	0	-
Page	Section	<u>Waste and landfill ></u>	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	5	10	-
Page	Section	<u>Current industrial land use ></u>	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	4	2	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
27	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
<u>29</u> >	<u>4.13</u> >	<u>Licensed Discharges to controlled waters</u> >	0	0	1	0	-
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	4.17	List 2 Dangerous Substances	0	0	0	0	-
30	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
30	4.19	Pollution inventory substances	0	0	0	0	-
31	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<u>32</u> >	<u>5.1</u> >	<u>Superficial aquifer</u> >			Identified (within 500m)		
<u>34</u> >	<u>5.2</u> >	<u>Bedrock aquifer</u> >			Identified (within 500m)		
<u>36</u> >	<u>5.3</u> >	<u>Groundwater vulnerability</u> >			Identified (within 50m)		
43	5.4	Groundwater vulnerability- soluble rock risk			None (within 0m)		
43	5.5	Groundwater vulnerability- local information			None (within 0m)		
<u>44</u> >	<u>5.6</u> >	<u>Groundwater abstractions</u> >	0	0	0	1	6
<u>46</u> >	<u>5.7</u> >	<u>Surface water abstractions</u> >	0	0	0	0	2
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</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<u>48</u> >	<u>6.1</u> >	<u>Water Network (OS MasterMap)</u> >	2	6	1	-	-



49	6.2	Surface water features	1	2	5	-	-
50	6.3	WFD Surface water body catchments	1	-	-	-	-
50	6.4	WFD Surface water bodies	0	0	0	-	-
50	6.5	WFD Groundwater bodies	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
52	7.1	Risk of flooding from rivers and the sea	High (within 50m)				
53	7.2	Historical Flood Events	0	1	0	-	-
53	7.3	Flood Defences	0	0	0	-	-
53	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
54	7.5	Flood Storage Areas	0	0	0	-	-
55	7.6	Flood Zone 2	Identified (within 50m)				
56	7.7	Flood Zone 3	Identified (within 50m)				
Page	Section	Surface water flooding					
57	8.1	Surface water flooding	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
59	9.1	Groundwater flooding	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
60	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	1
61	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
61	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
61	10.4	Special Protection Areas (SPA)	0	0	0	0	0
61	10.5	National Nature Reserves (NNR)	0	0	0	0	0
62	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
62	10.7	Designated Ancient Woodland	0	0	1	2	2
62	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
63	10.10	Marine Conservation Zones	0	0	0	0	0
63	10.11	Green Belt	0	0	0	0	0
63	10.12	Proposed Ramsar sites	0	0	0	0	0



63	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
64	10.15	Nitrate Sensitive Areas	0	0	0	0	0
<u>64</u> >	<u>10.16</u> >	<u>Nitrate Vulnerable Zones</u> >	2	0	0	0	1
<u>65</u> >	<u>10.17</u> >	<u>SSSI Impact Risk Zones</u> >	2	-	-	-	-
<u>66</u> >	<u>10.18</u> >	<u>SSSI Units</u> >	0	0	0	0	2

Page	Section	<u>Visual and cultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
68	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
<u>69</u> >	<u>11.4</u> >	<u>Listed Buildings</u> >	0	1	2	-	-
<u>70</u> >	<u>11.5</u> >	<u>Conservation Areas</u> >	1	0	0	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-

Page	Section	<u>Agricultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m	
<u>71</u> >	<u>12.1</u> >	<u>Agricultural Land Classification</u> >		Grade 3 (within 250m)				
72	12.2	Open Access Land	0	0	0	-	-	
<u>72</u> >	<u>12.3</u> >	<u>Tree Felling Licences</u> >	0	0	2	-	-	
73	12.4	Environmental Stewardship Schemes	0	0	0	-	-	
73	12.5	Countryside Stewardship Schemes	0	0	0	-	-	

Page	Section	<u>Habitat designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<u>74</u> >	<u>13.1</u> >	<u>Priority Habitat Inventory</u> >	1	1	11	-	-
75	13.2	Habitat Networks	0	0	0	-	-
75	13.3	Open Mosaic Habitat	0	0	0	-	-
75	13.4	Limestone Pavement Orders	0	0	0	-	-

Page	Section	<u>Geology 1:10,000 scale</u> >	On site	0-50m	50-250m	250-500m	500-2000m	
<u>77</u> >	<u>14.1</u> >	<u>10k Availability</u> >		Identified (within 500m)				
<u>78</u> >	<u>14.2</u> >	<u>Artificial and made ground (10k)</u> >	0	0	0	1	-	
<u>79</u> >	<u>14.3</u> >	<u>Superficial geology (10k)</u> >	5	3	5	6	-	



80	14.4	Landslip (10k)	0	0	0	0	-
81 >	14.5 >	Bedrock geology (10k) >	4	0	4	0	-
82	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-

Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	15.1 >	50k Availability >			Identified (within 500m)		
84	15.2	Artificial and made ground (50k)	0	0	0	0	-
84	15.3	Artificial ground permeability (50k)	0	0	-	-	-
85 >	15.4 >	Superficial geology (50k) >	5	3	4	5	-
86 >	15.5 >	Superficial permeability (50k) >			Identified (within 50m)		
87	15.6	Landslip (50k)	0	0	0	0	-
87	15.7	Landslip permeability (50k)			None (within 50m)		
88 >	15.8 >	Bedrock geology (50k) >	3	0	0	0	-
89 >	15.9 >	Bedrock permeability (50k) >			Identified (within 50m)		
89	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-

Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
90	16.1	BGS Boreholes	0	0	0	-	-

Page	Section	Natural ground subsidence >					
91 >	17.1 >	Shrink swell clays >		Low (within 50m)			
93 >	17.2 >	Running sands >		Low (within 50m)			
95 >	17.3 >	Compressible deposits >		Moderate (within 50m)			
97 >	17.4 >	Collapsible deposits >		Very low (within 50m)			
99 >	17.5 >	Landslides >		Low (within 50m)			
101 >	17.6 >	Ground dissolution of soluble rocks >		Negligible (within 50m)			

Page	Section	Mining and ground workings	On site	0-50m	50-250m	250-500m	500-2000m
103	18.1	BritPits	0	0	0	0	-
103	18.2	Surface ground workings	0	0	0	-	-
103	18.3	Underground workings	0	0	0	0	0
103	18.4	Underground mining extents	0	0	0	0	-
104	18.5	Historical Mineral Planning Areas	0	0	0	0	-



104	18.6	Non-coal mining	0	0	0	0	0
104	18.7	JPB mining areas	None (within 0m)				
104	18.8	The Coal Authority non-coal mining	0	0	0	0	-
105	18.9	Researched mining	0	0	0	0	-
105	18.10	Mining record office plans	0	0	0	0	-
105	18.11	BGS mine plans	0	0	0	0	-
105	18.12	Coal mining	None (within 0m)				
105	18.13	Brine areas	None (within 0m)				
106	18.14	Gypsum areas	None (within 0m)				
106	18.15	Tin mining	None (within 0m)				
106	18.16	Clay mining	None (within 0m)				

Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
107	19.1	Natural cavities	0	0	0	0	-
107	19.2	Mining cavities	0	0	0	0	0
107	19.3	Reported recent incidents	0	0	0	0	-
107	19.4	Historical incidents	0	0	0	0	-
108	19.5	National karst database	0	0	0	0	-

Page	Section	<u>Radon</u> >					
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[109 >](#) [20.1 >](#) [Radon >](#) Between 1% and 3% (within 0m)

Page	Section	<u>Soil chemistry</u> >	On site	0-50m	50-250m	250-500m	500-2000m
111 >	21.1 >	BGS Estimated Background Soil Chemistry >	40	6	-	-	-
113 >	21.2 >	BGS Estimated Urban Soil Chemistry >	23	9	-	-	-
114	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
115	22.1	Underground railways (London)	0	0	0	-	-
115	22.2	Underground railways (Non-London)	0	0	0	-	-
115	22.3	Railway tunnels	0	0	0	-	-
115	22.4	Historical railway and tunnel features	0	0	0	-	-
115	22.5	Royal Mail tunnels	0	0	0	-	-



116	22.6	Historical railways	0	0	0	-	-
116	22.7	Railways	0	0	0	-	-
116	22.8	Crossrail 1	0	0	0	0	-
116	22.9	Crossrail 2	0	0	0	0	-
116	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved

Capture Date: 11/07/2022

Site Area: 34.32ha



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

Date: 27 October 2023

Recent site history - 2019 aerial photograph



Capture Date: 29/03/2019

Site Area: 34.32ha



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

Date: 27 October 2023

Recent site history - 2013 aerial photograph



Capture Date: 18/07/2013

Site Area: 34.32ha



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

Date: 27 October 2023

Recent site history - 2011 aerial photograph



Capture Date: 09/10/2011

Site Area: 34.32ha



Contact us with any questions at:
info@groundsure.com ↗
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Date: 27 October 2023

Recent site history - 1999 aerial photograph

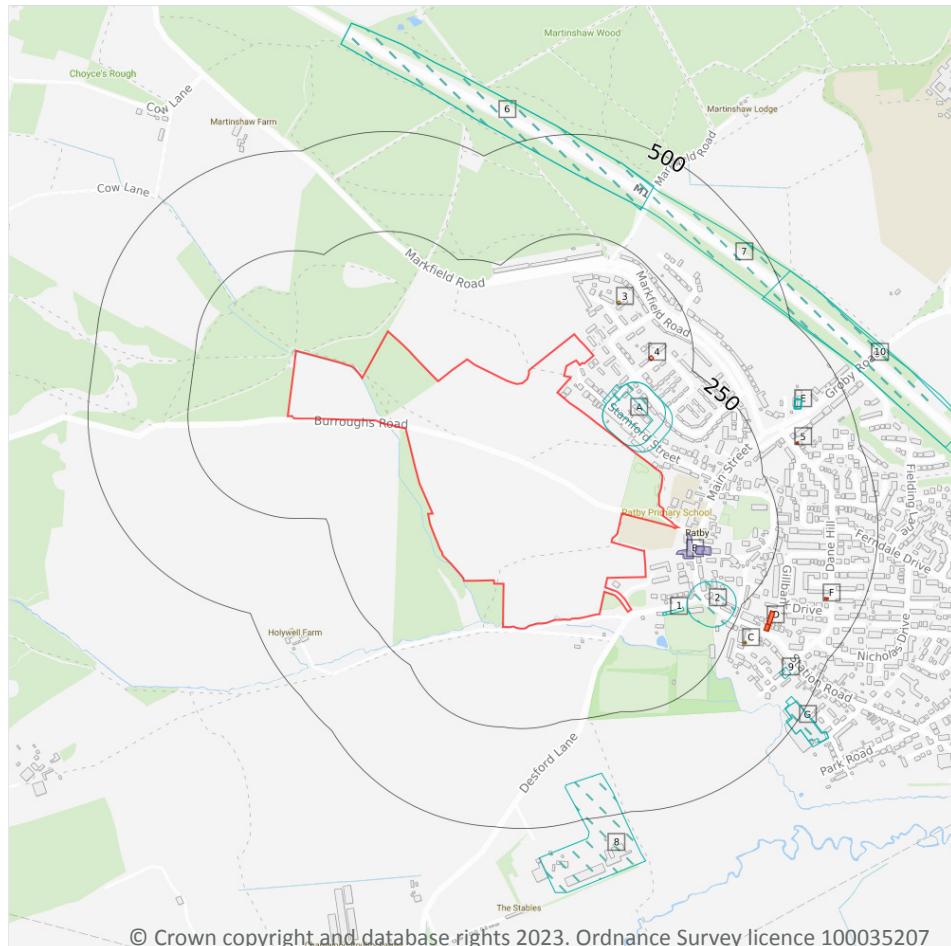


Capture Date: 11/07/1999

Site Area: 34.32ha



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

15

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 14 >](#)

ID	Location	Land use	Dates present	Group ID
A	1m E	Hosiery Manufactory	1901 - 1919	1746156



ID	Location	Land use	Dates present	Group ID
A	1m E	Hosiery Manufactory	1930	1720127
A	50m E	Hosiery Manufactory	1964	1640686
1	80m SE	Smithy	1919	1612987
2	118m SE	Smithy	1901	1612989
6	353m NE	Cuttings	1964	1640519
7	359m NE	Cuttings	1968 - 1990	1737330
E	369m E	Unspecified Pit	1919	1632873
E	371m E	Unspecified Pit	1964	1654019
E	372m E	Unspecified Pit	1930	1691583
8	392m S	Stone Works	1964	1624936
9	403m SE	Bus Depot	1990	1600271
10	445m NE	Cuttings	1964	1713833
G	450m SE	Unspecified Works	1973 - 1983	1677033
G	460m SE	Unspecified Works	1990	1637925

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 14 >](#)

ID	Location	Land use	Dates present	Group ID
3	133m NE	Unspecified Tank	1956	258086
C	295m SE	Unspecified Tank	1992	266172
C	295m SE	Unspecified Tank	1990	266555
C	295m SE	Unspecified Tank	1988	271116



ID	Location	Land use	Dates present	Group ID
C	295m SE	Unspecified Tank	1996	263482
C	295m SE	Unspecified Tank	1996	272447
C	295m SE	Unspecified Tank	1994	278949
C	297m SE	Unspecified Tank	1972	266916
C	297m SE	Unspecified Tank	1983	270805

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

9

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 14 >](#)

ID	Location	Land use	Dates present	Group ID
4	138m NE	Electricity Substation	1956 - 1990	151000
D	312m SE	Electricity Substation	1994 - 1996	164733
D	312m SE	Electricity Substation	1972	160410
D	312m SE	Electricity Substation	1957	163105
D	313m SE	Electricity Substation	1983	157328
D	323m SE	Electricity Substation	1988 - 1992	165992
5	343m E	Electricity Substation	1984 - 1990	161970
F	406m E	Electricity Substation	1972 - 1992	164121
F	407m E	Electricity Substation	1994 - 1996	159528

This data is sourced from Ordnance Survey / Groundsure.

