



Looking north from the approximate centre of field 10

WEST RATBY, BURROUGHS ROAD, RATBY

Appendix 3 – Photographs Taken During Site Reconnaissance (Field 11)



Looking west at the entrance to field 11



Looking west along the public footpath



Looking east from the west of field 11

Looking north east from the west of field 11



Looking south east from the south of field 11



Looking at corrugated cement sheets on roof of structure in field 11



Looking north east from the approximate centre of field 11



Looking south west from the north of field 11



Looking south from the north of field 11

WEST RATBY, BURROUGHS ROAD, RATBY

Appendix 3 – Photographs Taken During Site Reconnaissance (Field 12)



Looking north east at the entrance to field 12



Looking north west from the south east of field 12



Looking down in the south west of field 12



Looking north east from the south west of field 12



Looking south east from the approximate centre of the south east boundary of field 12



Looking north from the south east of field 12

WEST RATBY, BURROUGHS ROAD, RATBY

Appendix 3 – Photographs Taken During Site Reconnaissance (Field 13)



Looking west from the south east of field 13



Looking south east from the approximate centre of the north boundary of field 13



Looking north east from the south west of field 13

APPENDIX 4

Initial Conceptual Site Model and Qualitative Risk Assessment

Land West of Ratby, Leicestershire
Appendix 5 – Conceptual Site Model and Preliminary Risk Assessment

Conceptual Model			Qualitative Risk		
Source	Pathway	Target	Consequence	Probability	Risk
On site: Localised made ground associated with agricultural practices, small former ponds, allotments. Including imported soils to allotment areas to assist with drainage, soil improvement, etc. (Metals, metalloids, polyaromatic hydrocarbons, asbestos, pH, sulphate).	Dermal contact	Residents of site and public	Medium	Low	Moderate/Low
		Construction worker	Medium	Low	Moderate/Low
	Ingestion of soil	Residents of site and public	Medium	Low	Moderate/Low
		Construction worker	Medium	Unlikely	Low
	Inhalation of wind-borne dust	Residents of site and public	Mild	Low	Low
		Construction worker	Mild	Low	Low
	Direct contact	Drinking water pipes	Medium	Low	Moderate/Low
	Ingestion via home grown vegetables	Residents of site	Severe	Low	Moderate
	Uptake via flora and fauna	Plants and pets	Minor	Unlikely	Very Low
	Migration of contaminants via groundwater	Controlled waters	Minor	Low	Very Low
	Direct contact	Foundations and other buried, structures	Minor	Low	Very Low
Off site: Localised made ground associated agricultural practices / infilled ponds (Metals, metalloids, polyaromatic hydrocarbons, asbestos, pH, sulphate).	Dermal contact	Residents of site and public	Severe	Unlikely	Moderate / Low
		Construction worker	Mild	Unlikely	Very Low
	Ingestion of soil	Residents of site and public	Medium	Unlikely	Low
		Construction worker	Mild	Unlikely	Very Low
	Inhalation of wind-borne dust	Residents of site and public	Mild	Unlikely	Very Low
		Construction worker	Mild	Unlikely	Very Low
	Direct contact	Drinking water pipes	Medium	Unlikely	Low
	Ingestion via home grown vegetables	Residents of site	Severe	Unlikely	Moderate / Low
	Uptake via flora and fauna	Plants and pets	Minor	Unlikely	Very Low
	Migration of contaminants via groundwater	Controlled waters	Minor	Unlikely	Very Low
	Direct contact	Foundations and other buried, structures	Minor	Unlikely	Very Low
On site and off site: Former ponds – possibly infilled / organic soils, localised alluvium (leading to production of carbon dioxide and methane)	Inhalation of noxious gases	Residents of site	Severe	Low	Moderate
		Construction worker	Severe	Low	Moderate
	Migration and collection of methane in confined spaces	Residents of site	Severe	Low	Moderate
		Construction worker	Severe	Low	Moderate

Land West of Ratby, Leicestershire
Appendix 5 – Conceptual Site Model and Preliminary Risk Assessment

Conceptual Model			Qualitative Risk		
Source	Pathway	Target	Consequence	Probability	Risk
On site: Possible historic agricultural application of insecticides associated with the former site use for agricultural purposes and allotment gardens (organochlorine and organophosphorus insecticides, lead / arsenic based pesticides)	Dermal contact	Residents of site and public	Medium	Low	Moderate/Low
		Construction worker	Medium	Low	Moderate/Low
	Ingestion of soil	Residents of site and public	Severe	Low	Moderate
		Construction worker	Severe	Unlikely	Moderate/Low
	Direct contact	Drinking water pipes	Medium	Unlikely	Low
	Inhalation of vapours	Residents of site and public	Medium	Low	Moderate/Low
		Construction worker	Medium	Low	Moderate/Low
	Uptake via flora and fauna	Plants, pets and wildlife	Medium	Unlikely	Low
	Migration of contaminants via groundwater	Controlled waters	Medium	Unlikely	Low
	Direct contact	Foundations and other buried structures	Medium	Unlikely	Low
	Ingestion via home grown vegetables	Residents of site	Medium	Low	Moderate / Low
Off site: Former hosiery manufactory adjacent to the north east of the site	Dermal contact	Residents of site and public	Medium	Unlikely	Low
		Construction worker	Medium	Unlikely	Low
	Ingestion of soil	Residents of site and public	Medium	Unlikely	Low
		Construction worker	Medium	Unlikely	Low
	Inhalation of wind-borne dust	Residents of site and public	Medium	Low	Moderate / Low
		Construction worker	Medium	Low	Moderate / Low
	Direct contact	Drinking water pipes	Medium	Unlikely	Low
	Ingestion via home grown vegetables	Residents of site	Medium	Unlikely	Low
	Uptake via flora and fauna	Plants and pets	Minor	Unlikely	Very Low
	Migration of contaminants via groundwater	Controlled waters	Minor	Unlikely	Very Low
	Direct contact	Foundations and other buried, structures	Minor	Unlikely	Very Low
Off site: energy features such as sub-stations, gas governor (heavy metals, PCBs)	Dermal contact	Residents of site and public	Medium	Unlikely	Low
		Construction worker	Medium	Unlikely	Low
	Ingestion of soil	Residents of site and public	Medium	Unlikely	Low
		Construction worker	Medium	Unlikely	Low
	Inhalation of wind-borne dust	Residents of site and public	Medium	Low	Moderate / Low
		Construction worker	Medium	Low	Moderate / Low
	Direct contact	Drinking water pipes	Medium	Unlikely	Low

Land West of Ratby, Leicestershire
Appendix 5 – Conceptual Site Model and Preliminary Risk Assessment

Conceptual Model			Qualitative Risk		
Source	Pathway	Target	Consequence	Probability	Risk
Off site: energy features such as sub-stations, gas governor (heavy metals, PCBs) (Continued)	Ingestion via home grown vegetables	Residents of site	Medium	Unlikely	Low
	Uptake via flora and fauna	Plants and pets	Minor	Unlikely	Very Low
	Migration of contaminants via groundwater	Controlled waters	Minor	Unlikely	Very Low
	Direct contact	Foundations and other buried, structures	Minor	Unlikely	Very Low

DRAWINGS



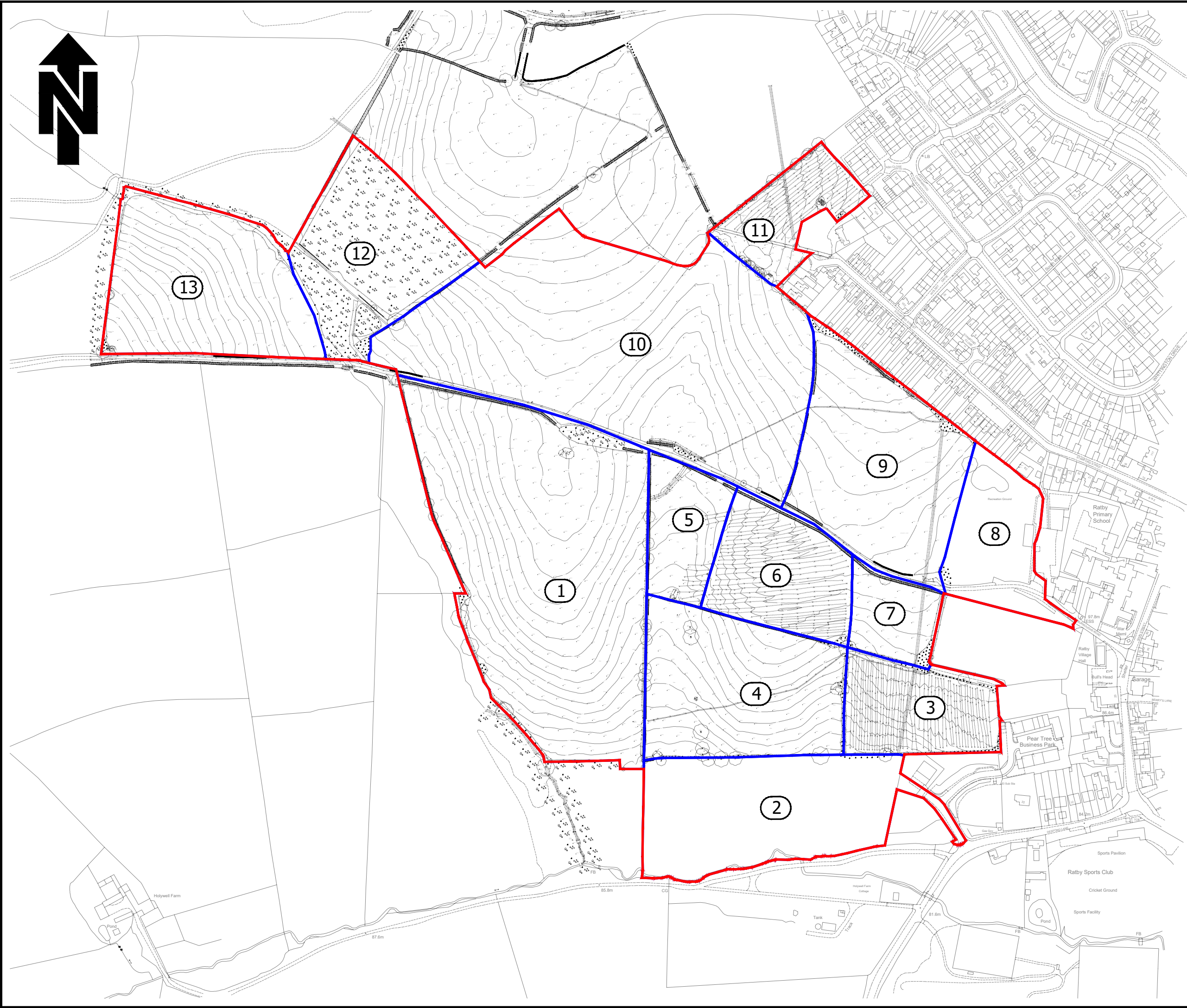


Travis Baker Ltd
Trinity Point
New Road
Halesowen
West Midlands
B63 3HY

Tel: **0121 550 8037**
info@travisbaker.co.uk
www.travisbaker.co.uk

CLIENT	LAGAN HOMES LIMITED		
PROJECT	WEST RATBY, BURROUGHS ROAD, RATBY		
TITLE	SITE LOCATION PLAN		

DRAWN DP	AUTHORISED DP	SCALE NTS	DATE 31/10/23
PROJECT NO. 23120	DRAWING NO. GE01	REV -	
REV	DESCRIPTION	DATE	BY AUTH
STATUS.			



KEY:

SITE BOUNDARY

1

FIELD DESIGNATION

FIELD DESIGNATION BOUNDARY

REV	DESCRIPTION	DATE	BY	AUTH
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travis baker

Travis Baker Ltd

Trinity Point

New Road

Halesowen

West Midlands

B63 3HY

Tel: 0121 550 8037

info@travisbaker.co.uk

www.travisbaker.co.uk

CLIENT

LAGAN HOMES LIMITED

PROJECT

WEST RATBY, BURROUGHS ROAD, RATBY

TITLE

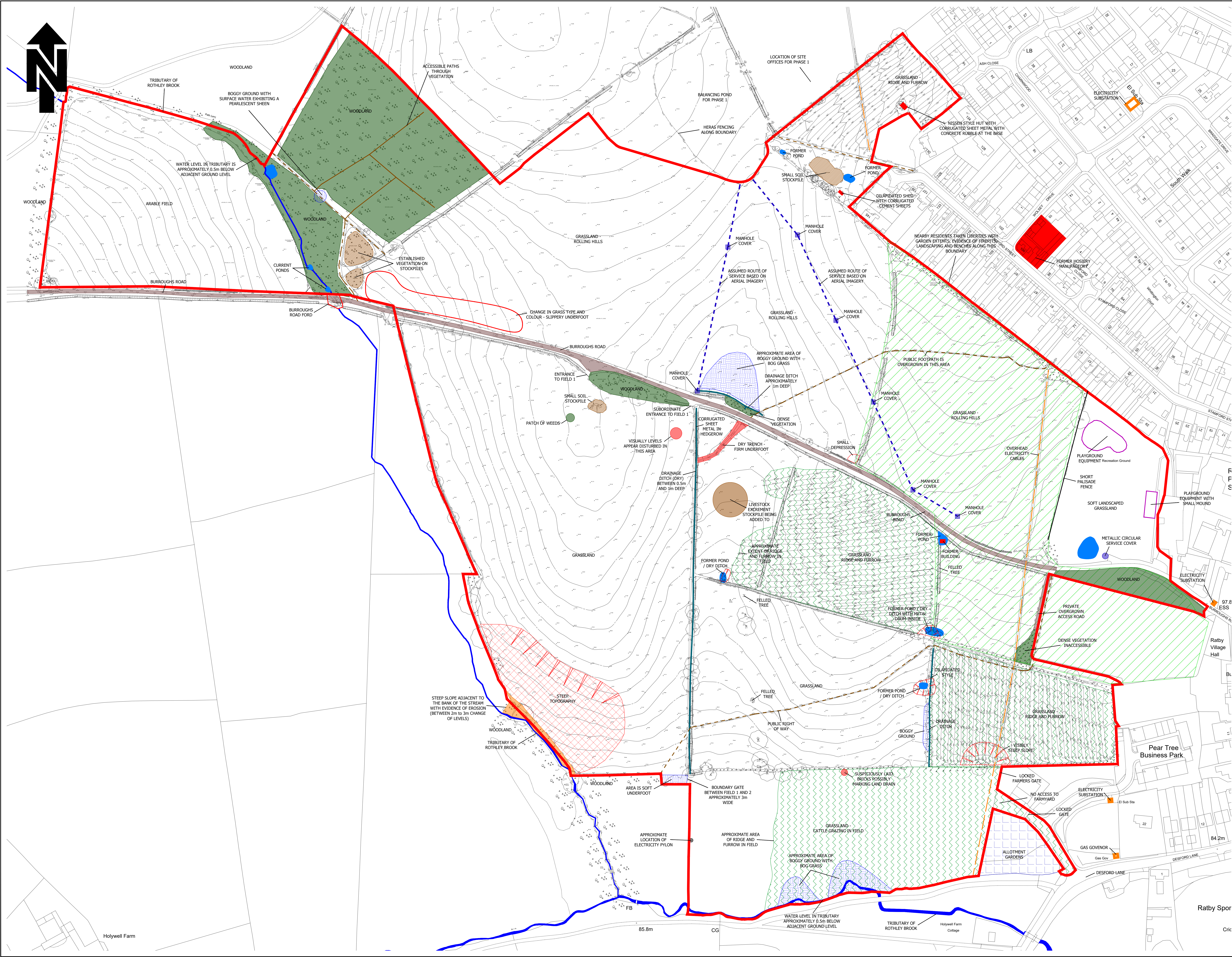
FIELD DESIGNATION PLAN

DRAWN	AUTHORISED	SCALE	DATE
DP	LG	NTS	16/11/23

PROJECT NO.	DRAWING NO.	REV
23120	GE02	-

STATUS.	-
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KEY:

- SITE BOUNDARY
- POTENTIAL GEOTECHNICAL HAZARD
- STEEP SLOPE
- BOGGY GROUND
- TOPOGRAPHICAL DEPRESSION OR SLOPE WITH DIRECTIONAL ARROWS
- RIDGE AND FURROW FIELD
- RECREATION GROUND EQUIPMENT
- EXCREMENT STOCKPILE
- STOCKPILE
- DENSE VEGETATION
- PUBLIC FOOTPATH
- TRIBUTARY OF ROTHLEY BROOK
- ADDITIONAL SITE FEATURES
- CURRENT BUILDINGS

SERVICES (NOTED DURING WALKOVER)

- MANHOLE COVER
- ASSUMED LOCATION OF SERVICE BASED ON MANHOLES AND AERIAL IMAGERY
- OVERHEAD ELECTRICITY CABLES

HISTORICAL FEATURES

- FORMER POND
- FORMER ALLOTMENTS

REV	DESCRIPTION	DATE	BY	AUTH

Travis Baker Ltd
Trenty Road
New Road
Holbrook
West Midlands
B63 3HT

Tel: 0121 550 8037
info@travisbaker.co.uk
www.travisbaker.co.uk

CLIENT
LAGAN HOMES LIMITED

PROJECT
WEST RATBY, BURROUGHS ROAD, RATBY

TITLE
SITE FEATURES PLAN

DRAWN DP	AUTHORISED LG	SCALE 1:1000@A0	DATE 03/11/23
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PROJECT NO. 23120 DRAWING NO. GE03 REV -

STATUS: -

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