REPORT ON PHASE 1 DESK STUDY

carried out at

5 JACKNELL ROAD

HINCKLEY LE10 3BS

Prepared for

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Contract No: 20714

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EXECUTIVE SUMMARY

On the instructions of Hayward Architects Limited, on behalf of Printing and Packaging Limited, a Phase 1 Desk Study has been carried out in order to assess the potential hazards on and adjacent to the Site and prepare a risk assessment for further consideration. It is understood that the proposed development comprises of a new industrial unit with hardstanding car parking areas to the front and a small area of soft landscaping.

The Site is situated to the east of Jacknell Road, approximately 3km to the west of the town centre of Hinckley. A walkover survey of the Site was conducted on the 13th November 2010. The Site comprised of a warehouse located within the south western corner, adjacent to which was a temporary portakabin. The remainder of the Site was used for the storage of buses.

A review of the history of the Site has been conducted based on readily available historical maps. Prior to the current development, the land remained undeveloped as open grass land, surrounded by a larger industrial estate.

The study has identified evidence of potential ground contamination on the Site, with plausible pathways to possible receptors, and therefore potential pollutant linkages have been established. As such, it is recommended that an intrusive investigation be carried out to identify the presence, nature and extent of any contamination in the ground.

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1.0 INTRODUCTION

1.1 It is understood that the proposed development comprises of a new industrial unit with hardstanding car parking areas to the front and a small area of soft landscaping.

1.2 On the instructions of Hayward Architects Limited, on behalf of Printing and Packaging Limited, a Phase 1 Desk Study has been carried out in order to assess the potential hazards on and adjacent to the Site and prepare a risk assessment for further consideration.

1.3 This report has been prepared for the sole use of the Client for the purpose described and no extended duty of care to any third party is implied or offered. Third parties using any information contained within this report do so at their own risk.

1.4 It is recommended that a copy of this report be submitted to the relevant authorities to enable them to carry out their own site assessment and provide any comments.

1.5 The comments given in this report and the opinions expressed herein are based on the information obtained from the Phase 1 Desk Study and site reconnaissance. No intrusive investigation has been carried out to confirm the actual ground or environmental conditions.

1.6 Any risks identified in this Phase 1 Desk Study are perceived risks based on information reviewed. Actual risks can only be assessed following a physical investigation of the Site.

1.7 This report has been based, in part, on information supplied by others. The report has been prepared on the basis of that information being accurate.

1.8 The conclusions presented in this report are based on the guidance available at the time of preparation of the report. No liability can be accepted for the retrospective effects of any changes or amendments to legislation or guidance.

1.9 This Phase 1 Desk Study has been conducted in general accordance with CLR 3, ref 9.1 and CLR 11, ref 9.2.

2.0 SITE

2.1 Site Location

2.1.1 The Site is situated to the east of Jacknell Road, approximately 3km to the west of the town centre of Hinckley and may be located by National Grid Reference 439880, 293840. A site location plan and aerial photograph are included in Appendix 1, Figure A1.1 and A1.2.

2.2 Site Walkover and Description

2.2.1 A walkover survey of the Site was conducted on the 13th November 2010. The walkover was carried out in general accordance with CLR 2, ref. 9.3. Selected photographs provided by the client are included in Appendix 2, Figures A2.1-2.

2.2.2 At the time of the site walkover, limited access was available due to the presence of existing land tenants.

2.2.3 The Site was square in shape, measuring approximately 7000m^2, and was generally flat. The site boundaries were formed by fencing, within which a warehouse was located within the south western corner, adjacent to which was a temporary portakabin. Evidence from the historical mapping indicates this was constructed in the early 1990's. The remainder of the Site was used for the storage of buses.

2.2.4 The Site was predominantly covered with gravel hardcore, with small areas of concrete hardstanding. Limited vegetation was noted, including holly bushes.

2.2.5 A site plan is included in Appendix 1, Figure A1.3.

2.3 Historical Maps

2.3.1 A review of the history of the Site has been conducted based on readily available historical maps. Selected maps are included in Appendix 1.

2.3.2 Warwickshire Map 1887-1888, 1:10,560 scale, Figure A1.4

The map indicates that the Site forms part of a larger area of open ground, potentially grassed or agricultural land. No physical features form the boundaries of the Site. The land surrounding is predominantly open land with numerous farm buildings.

The Hinckley and Stoke Railway is located approximately 50m to the east of the Site, with the Ashby-de-la-Zouch Canal located beyond the railway line. A tributary of the Harrow Brook is located some 150m to the west of the Site and flows in a southerly direction.

A benchmark, located approximately 50m to the south east of the Site indicates a level of 321.7 feet (approximately 98mOD).

2.3.3 Leicestershire Map 1888-1889, 1:2,500 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.4 Leicestershire Map 1903, 1:2,500 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.5 Leicestershire Map 1904, 1:10,560 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.6 Leicestershire Map 1914-1924, 1:2,500 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.7 Leicestershire Map 1921-1925, 1:10,560 scale, Figure A1.5

The map indicates that the railway to the east of the Site is now redundant. The Site remains part of larger open land and few developments have taken place in the surrounding area.

2.3.8 Leicestershire Map 1925, 1:10,560 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.9 Leicestershire Map 1938-1950, 1:10,560 scale, Figure A1.6

Development has occurred within the small town of Hinckley, towards the south east of the Site, primarily in the form of residential development. A number of road transport networks have also been developed.

2.3.10 Historical Aerial Photograph 1950, 1:10,560 scale

The historical photograph indicates that there are little or no significant changes to the Site since the previously published map. The photograph provides evidence of large scale residential development towards the south east and south west of the Site.

2.3.11 Ordnance Survey Plan 1955, 1:10,000 scale, Figure A1.7

The previously mentioned residential development can be clearly seen along Long Shoot to the south west and within the town of Hinckley. The remaining surrounding land comprises open land.

2.3.12 Ordnance Survey Plan 1962-1963, 1:2,500 scale, Figure A1.8

The former redundant railway to the east of the Site is now indicated to be dismantled. An electricity line with pylons is also located within a close vicinity of the Site and appears to cross the south easterly corner of the Site, in a north to south direction.

2.3.13 Ordnance Survey Plan 1967-1968, 1:10,000 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.14 Supply of Unpublished Survey Information 1975, 1:2,500 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.15 Ordnance Survey Plan 1975-1977, 1:10,000 scale, Figure A1.9

Extensive commercial and industrial development has taken place approximately 400m to the south east of the Site and comprises of warehouses, engineering works and depots.

2.3.16 Ordnance Survey Plan 1977, 1:2,500 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.17 Ordnance Survey Plan 1980-1989, 1:10,000 scale, Figure A1.10

The land immediately surrounding the Site has been developed into what appears to be industrial or commercial buildings, in addition to an electricity sub-station approximately 200m to the south of the Site, forming part of Dodwells Bride Industrial Estate.

2.3.18 Additional SIMs 1986-1988, 1:2,500 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.19 Additional SIMs 1987, 1:2,500 scale, Figure A1.11

A bund has been constructed to the north of the Site and around to the west of the existing buildings to the west of the Site, along with three pits. A 'gas gov' feature is also located some 250m to the south of the Site.

2.3.20 Ordnance Survey Plan 1990, 1:1,250 scale

Extensive development to the east of the Site has been undertaken forming part of the larger Dodwells Bridge Industrial Estate.

2.3.21 Additional SIMs 1991, 1:2,500 scale, Figure A1.12

The map indicates that the Site is now bordered on the east and west by roadways and two small buildings to the north and south. An electricity sub-station is located to the north west of the Site adjacent to the roadway. The three pits are no longer evident.

2.3.22 Large-Scale National Grid Data 1993, 1:1,250 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.23 Large-Scale National Grid Data 1994, 1:2,500 scale, Figure A1.13

The map indicates that a small building is located within the south western corner of the Site, in the position of the existing building on-site. The remainder of the Site is undeveloped.

2.3.24 Ordnance Survey Plan 1994, 1:10,000 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.25 Large-Scale National Grid Data 1995, 1:2,500 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.26 Large-Scale National Grid Data 1997, 1:1,250 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.27 10K Raster Mapping 1999-2000, 1:10,000 scale

The Site comprises of a small building and a large undeveloped open area. The Site is located within the larger Dodwells Bridge Industrial Estate, west of Hinckley town centre.

2.3.28 10K Raster Mapping 2006, 1:10,000 scale

The map indicates that there are little or no significant changes to the Site since the previously published map.

2.3.29 10K Raster Mapping 2010 1:10,000 scale, Figure A1.14

The map indicates that a second rectangular building is located within the Site boundaries, immediately north of the existing building, corresponding to the portakabin observed during the walkover survey.

3.0 SITE SETTING

3.1 Geological Setting

3.1.1 Details of the geology underlying the Site have been obtained from the British Geological Survey map, Sheet No. 169, 'Coventry', Solid and Drift Edition, 1:50,000 scale, published 1994.

3.1.2 The geological map indicates the Site to be underlain by Wolston Clay, described as grey stoneless clay and silt. The superficial deposits are underlain by the Mercia Mudstone Group.

3.1.3 The Site is within an urban area and, although not indicated as present on the Site from the geological maps, the possibility that Made Ground exists on-site cannot be discounted.

3.2 Hydrogeological Setting

3.2.1 The hydrogeological records indicate that the Site is located upon a non aquifer.

3.2.2 The Environment Agency defines a non-aquifer as 'being of negligible permeability or formations that are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and will need to be considered in assessing the risk associated with persistent pollutants'.

3.2.3 The Site is not located within a groundwater source protection zone and there are no groundwater abstraction wells within 1km of the Site.

3.3 Hydrological Setting

3.3.1 The nearest surface watercourse is located 185m to the west of the Site, which is a tributary of Harrow Brook. The Site is not located within a river floodplain area and is therefore not likely to be subject to flood warnings.

3.3.2 There is no available river quality classification data for the nearest watercourse.

3.3.3 There is one surface water abstraction well within 1km of the Site and refers to top-up water for pools at Meadowcroft Farm, some 800m to the west.

3.4 Radon

3.4.1 The National Radiological Protection Board, ref. 9.5, indicates the Site to lie within an area where there is a probability of <1% of present or future homes being above the action level of 200Bq/m^3. As such, the Site is not classified as a Radon Affected Area. This is confirmed by the Building Research Establishment, Report 211, ref 9.6.

4.0 GEOTECHNICAL CONSIDERATIONS

4.1 Potential Geological Hazards

4.1.1 The following are brief findings relating to factors that may have a potential impact upon the engineering of the proposed development and includes hazards identified in the Envirocheck data 'Mining and Ground Stability Datasheet'.

4.1.2 Geotechnical hazards which may represent a risk to the proposed development on the Site could include the following: -

Potential Hazard	Assessed Risk On Site
Ground Conditions	
Swelling clay subsidence	Very low
Topography	
Landslip subsidence	Very low
Previous Use	
Potential for Chemical Attack on concrete from Made Ground	Low to moderate – dependant on presence of made ground
Ground Gas	Low to moderate – dependant on presence of made ground
Anticipated Presence of Made Ground	Low to moderate

4.2 Geotechnical Risk Assessment

- **Ground Conditions**

The presence of Wolston Clay may represent a risk to structures. Volume changes brought about by shrinkage and swelling of the cohesive soil could result in structures supported on this stratum experiencing differential settlement.

- **Topography**

The Envirocheck data provided indicates only a very low risk of landslip subsidence. Observations on site indicate it to be generally flat; therefore the risk calculated is likely to be minimal.

- **Previous Use**

Historical mapping indicates this was the last area to be developed within the vicinity of Jacknell Road. Whilst it would appear the only significant development on the Site is the construction of the existing building, it possible that the Site has been used for storage of materials, including waste or excavated soil, during the construction around the Site. The

presence of buried structures such as basements, pits or old foundations is also possible, although unlikely.

As such, Made Ground may be anticipated which could result in the potential for poor bearing pressures and differential settlement. Also, although the natural strata are unlikely to present a risk from sulphate attack to buried concrete structures; any Made Ground present may contain building material which could pose such a risk. A risk from ground gas may also be present dependent upon the nature of any potential made ground material and its thickness.

5.0 ENVIRONMENTAL SEARCHES

5.1 Registered Waste Treatment / Disposal Sites

5.1.1 There are no waste treatment / disposal sites within 1km of the Site.

5.2 Local Authority Recorded Landfill Sites

5.2.1 There are no local authority recorded landfill sites within 1km of the Site.

5.3 Licensed Waste Management Facilities

5.3.1 There are no licensed waste management facilities within 1km of the Site.

5.4 Local Authority Pollution Prevention and Controls

5.4.1 There are fourteen Local Authority Pollution Prevention and Controls located within 1km of the Site. The nearest Air Pollution Control is located 45m to the west of the Site and refers to the coating of metal and plastic.

5.4.2 Other PPC authorisations are located more than 323m from the Site and refer to surface cleaning processes, metal processes and respraying processes.

5.5 Radioactive Sources

5.5.1 There are no Radioactive Source Authorisations issued within 1km of the Site.

5.6 Hazardous Substances

5.6.1 There are no recorded Sites listed under hazardous substances regulations within 1km of the Site.

5.7 Pollution Incidents to Controlled Waters

5.7.1 There are twenty recorded pollution incidents within 1km of the Site. The nearest pollution incident is located 8m to the south west of the Site and refers to a discharge of oils into a nearby watercourse. This incident was categorised as minor.

5.8 Discharge Consents to Controlled Waters

5.8.1 There are twenty three recorded discharge consents to controlled waters within 1km of the Site. The nearest discharge consent to controlled waters is 7m to the west of the Site and refers to trade discharges – cooling water, into a freshwater stream from Triumph Motorcycles Limited. This consent is revoked. Further discharges are located more than 373m from the Site and refer to the discharge of public sewage and trade discharges.

5.9 Green Belt Areas

5.9.1 There are no designated areas or as yet un-adopted areas of Green Belt land within 1km of the Site.

5.10 Designated Sites

5.10.1 A review of the English Nature website was undertaken to assess whether there were any Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserves (LNR) which may be impacted by the development. The enquiries indicated there are no SSSIs, NNRs or LNRs within 1km of the Site.

5.11 Nitrate Vulnerable Zone

5.11.1 The Site is located within an area designated as a nitrate vulnerable zone.

5.11.2 The Nitrates Directive defines a nitrate vulnerable zone as:

a) Surface freshwater which contains or could contain, if preventative action is not taken, nitrate concentrations greater than 50mg/l.

b) Groundwater which contains or could contain, if preventative action is not taken, nitrate concentrations greater than 50mg/l.

c) Natural freshwater lakes or other freshwater bodies, estuaries, coastal waters and marine waters, which are eutrophic or may become so in the near future if protective action is not taken.

5.12 Contemporary Trade Entries

5.12.1 There are sixty eight contemporary trade entries located within 1km of the Site. The nearest contemporary trade entries are located on site and include a clothing and fabric manufacturing specialist (inactive), a plastic injection moulding company, a bus and coach operator (inactive) and a brake testing inspection and calibration company.

6.0 CONCEPTUAL SITE MODEL

6.1 Contaminated Land

6.1.1 The statutory definition of contaminated land is defined in the Environmental Protection Act 1990, ref 9.7, which was introduced by the Environment Act 1995, ref 9.8, as;

- 'Land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that –
- significant harm is being caused or there is a significant possibility of such harm being caused; or
- significant pollution of controlled waters is being, or there is a significant possibility of such pollution being caused.'

6.2 Risk Assessment

6.2.1 The definition of contaminated land is based on the principles of risk assessment. Risk is defined as a combination of:

- The probability, or frequency, of exposure to a substance with the potential to cause harm, and:
- The seriousness of the consequence.

6.3 Pollutant Linkage

6.3.1 The basis of an environmental risk assessment involves identifying a 'source' of contamination, a 'pathway' along which the contamination may migrate and a 'receptor' at risk from the contamination.

6.3.2 Current legislation defines the various elements of the pollution linkage as:

- A contaminant is a substance which is in or under the ground and which has the potential to cause harm or to cause pollution of controlled waters.
- A pathway is one or more routes through which a receptor is being exposed to, or affected by, a contaminant, or could be so affected.
- A receptor is either a living organism, an ecological system, a piece of land or property, or controlled water.

6.3.3 A pollutant linkage indicates that all three elements have been identified. The Site can only be defined as 'Contaminated Land' if a pollutant linkage exists and the contamination meets the criteria in Section 6.1 above.

6.4 Hazard Identification: On-site

6.4.1 The desk based research and historical review identified the following potential hazards on the Site:

- Made Ground associated with previous development on/around the Site
- Ground gas associated with any potential Made Ground
- Potential contamination associated with current/historical site usage

6.5 Hazard Identification: Off-site

6.5.1 The desk based research and historical review identified the following potential hazard off-site that may impact upon the Site:

- Migration of gas from in-filled pits
- Migration of contamination from adjacent commercial/industrial premises

6.6 Hazard Assessment

6.6.1 The desk study has therefore identified the following pollutant linkages that require further consideration:

Potential Contamination Sources	Main Potential Contaminants of Concern	Potential Pathways	Receptor Group
Contamination associated with possible Made Ground on-site and current/historical land uses on/off-site	Inorganic Compounds •Metals •Sulphate •Cyanide Organic Compounds •Phenol •TPH •PAH •VOC •SVOC Others •pH •Asbestos	• Ingestion of contaminated soil by direct contact. • Entry of contaminants by skin or eye contact with contaminated soils or dust. • Inhalation of contaminated dust. • Inhalation or migration of toxic or explosive gases	Humans • Site occupants[1] • Site users[1] • Construction workers[2] • Maintenance workers[1] • Neighbouring site users[2]
		• Migration	Water Environment • Surface waters
		• Direct uptake and accumulation of contaminants.	Flora and Fauna • Landscaped areas
		• Direct contact of contaminants with building materials.	Building Materials and Services • Concrete • Plastic pipes and services
Ground gas from possible Made Ground on-site and infilled pits off-site	Gases •Carbon Monoxide •Methane •Hydrogen Sulphide •Carbon Dioxide	• Migration • Ingression • Inhalation	Humans and buildings • Site occupants • Property • Possessions

[1] – Assumes no remediation is undertaken
[2] – Pathway exists only during the construction period

7.0 ASSESSMENT OF POTENTIAL RISK

7.1 General

7.1.1 The assessment of potential risk has been based on the guidelines given in CIRIA report C552, ref 9.10. These guidelines are summarised in Appendix 3.

7.1.2 The assessment of environmental risk is aimed at identifying the possible risk, if any, arising from substances used or deposited on the Site, or from any other sources of land contamination. The assessment is based on the proposed future end use, taking account of present and previous use.

7.1.3 The proposed end use will be a new industrial unit with hardstanding car parking areas to the front and a small area of soft landscaping.

7.1.4 The assessment is based on the principles of the pollutant linkage. This assessment of the environmental risk is based only on a review of historical data and a walkover survey, therefore, it contains some elements of conjecture. A comprehensive risk assessment can only be made following an intrusive investigation and testing regime.

7.2 Sources of Contamination

7.2.1 The historical review and walkover survey have identified the following as the main potential sources of contamination:

- Made Ground
- Present/historical land uses on/adjacent to the Site

7.3 Pathways

7.3.1 The main pathways for the migration of contamination have been identified as follows:

- Dermal contact (mainly effect ground workers)
- Inhalation of dust/vapours
- Ingestion of soil
- Migration / inhalation of Gas

7.4 Assessment of Pollutant Linkage

7.4.1 A conceptual model of plausible pollutant linkages has been formulated on the basis of current guidelines, as presented in Appendix 3, as follows:

- **End Users**

The areas of the Site to be covered by structures or hardstanding are unlikely to present a risk to end users, unless there is a valid inhalation pathway.

If high levels of organic contamination are present, migration may occur through hard standing or slabs into structures and a risk assessment may still be required.

On the basis of this study it is considered that some remedial measures may be required in soft landscaping, though the risk to soft landscaped areas is considered to be low.

- **Construction and Maintenance Workers**

Construction workers are likely to come into direct contact with the ground and may be potentially exposed to contamination. It is recommended that precautions be put in place to reduce the risk of contact with the ground. As a preliminary assessment, the risk relating to contact with the soil is low.

- **Construction Material**

It is considered that the risk associated with chemical attack on construction material is low to moderate.

- **Controlled Waters**

The Site is located on a non-aquifer (negligibly permeable), is not within a groundwater source protection zone and there are no groundwater abstractions within 1km of the Site.

Given the low sensitivity of the Site and the anticipated ground conditions, there is considered to be a low risk to controlled waters.

7.5 Conclusions of Environmental Risk Assessment

7.5.1 The study has identified evidence of potential ground contamination on/off the Site with plausible pathways to possible receptors and therefore potential pollutant linkages have been established. Taking into consideration the limited history of the Site, as well as the low sensitivity of the proposed commercial/industrial development, the risks are generally considered to be low, but cannot be fully ruled out without further work.

7.5.2 As such, it is recommended that an intrusive investigation be carried out to identify the presence, nature and extent of any contamination in the ground. This may be combined with any geotechnical investigation (e.g. for foundation design etc.) if required.

8.0 RECOMMENDATIONS FOR FURTHER WORK

8.1 An intrusive investigation should be undertaken on the basis of the proposed development, as defined at the time of preparation of this Phase 1 Report, in order to address the issues raised in Sections 4.2 and 6.6. The following scope of works is suggested in order to collect the required data:

8.2 Boreholes should be undertaken by window sample technique. These should be taken to sufficient depth to penetrate any made ground and potentially to a depth of 5-6m in order to fully characterise the near surface ground conditions.

8.3 Depending on the ground conditions encountered, standpipes may be installed in selected boreholes for the purpose of monitoring ground gas and groundwater.

8.4 Samples for environmental testing should be recovered in appropriate containers, stored in requisite conditions and returned to the laboratory for testing. Chemical laboratory testing should be carried out to determine the presence of contaminants that would be anticipated on the basis of both this Phase 1, together with examination of material on site.

8.5 The boreholes are suitable for providing in-situ testing and samples for geotechnical laboratory testing to be carried out to provide sufficient data and enable foundation and any infrastructure design to be undertaken, should it be required.

9.0 REFERENCES

9.1 CLR 3, 'Documentary research on industrial sites', Report by RPS Consultants Ltd, DoE 1994.

9.2 CLR 11, 'Model Procedures for the Management of Land Contamination' Report by Defra and the Environment Agency.

9.3 CLR 2, 'Guidance on Preliminary Site Inspection of Contaminated Land', volumes 1 and 2 (of two), Report by Applied Environmental Research Centre Ltd, DoE 1994.

9.4 Environment Agency website http://www.environment-agency.gov.uk/maps

9.5 National Radiological Protection Board, Report NRPB-W26, 2002, 'Radon Atlas of England and Wales'.

9.6 BRE Report 211, 'Radon, Guidance on the Protective Measures for New Buildings, 2007

9.7 The Environmental Protection Act, Part IIA, Section 78, 1990.

9.8 Environment Act 1995, Section 57, DoE 1995.

9.9 CLR 8, 'Potential Contaminants for the Assessment of Land', Environment Agency, 2002.

9.10 'Contaminated Land Risk Assessment, A Guide to Good Practice', CIRIA C552, 2001

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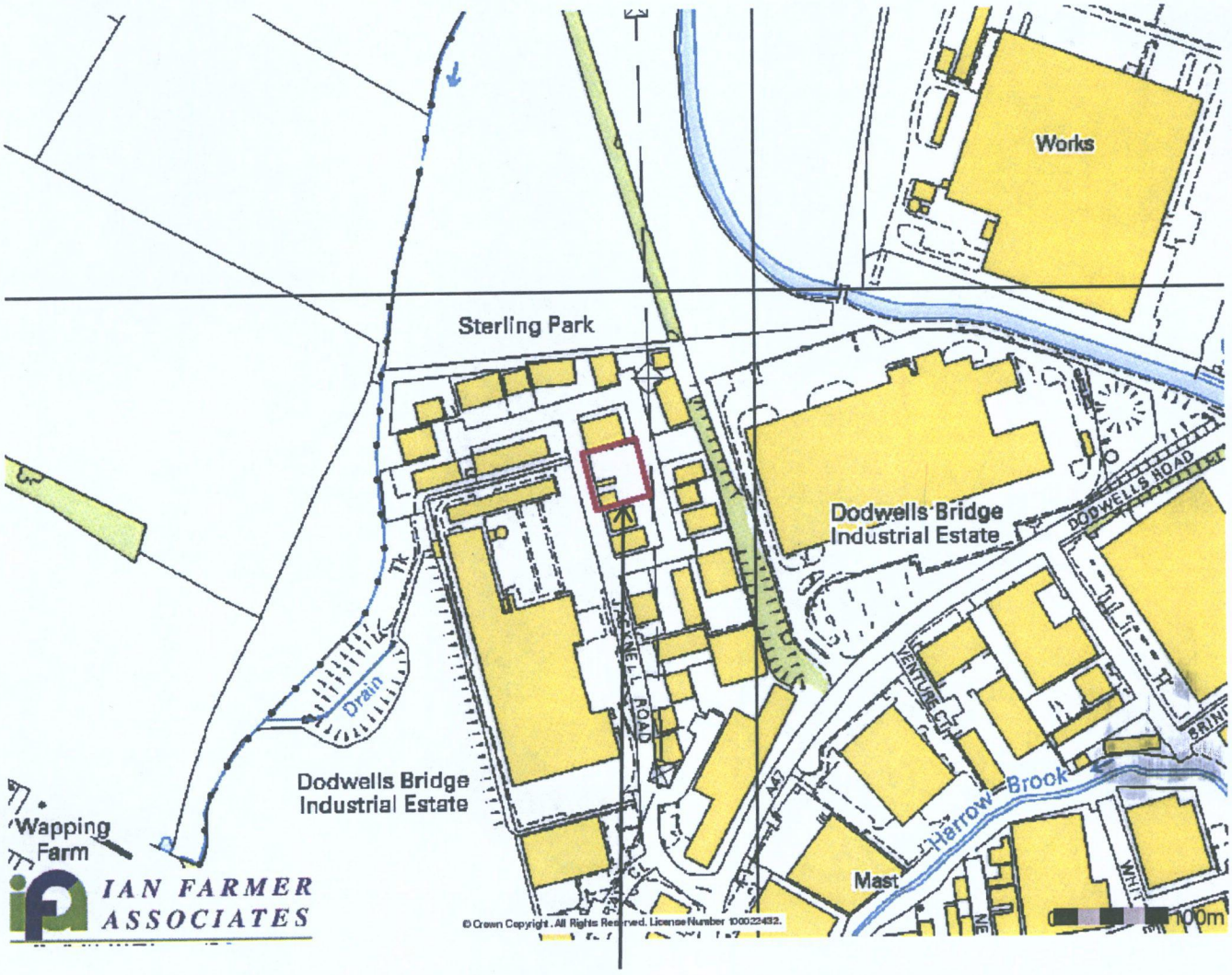
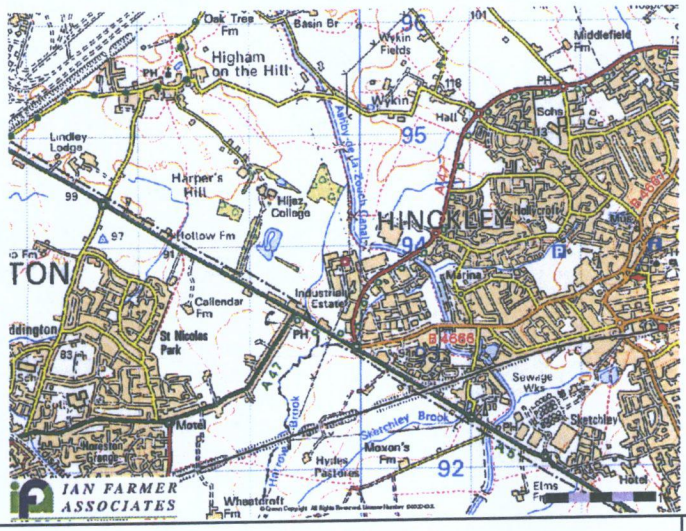
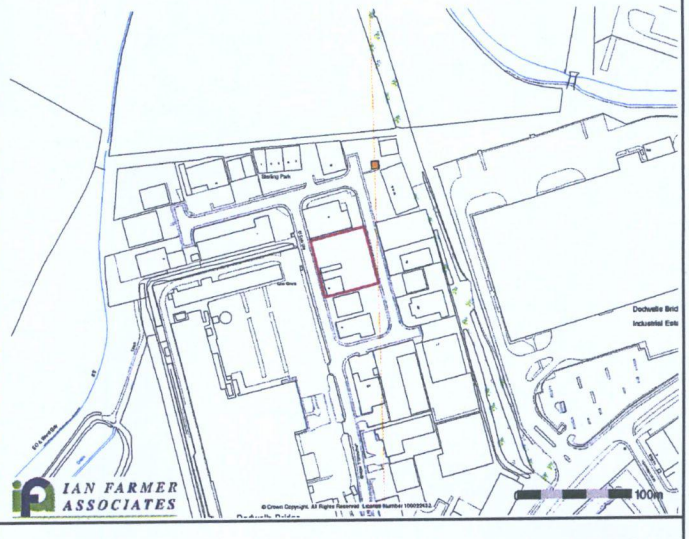


Site





Site Location Plan

Scale: NTS

Figure
A1.1

20714
5 Jacknell Road, Hinckley

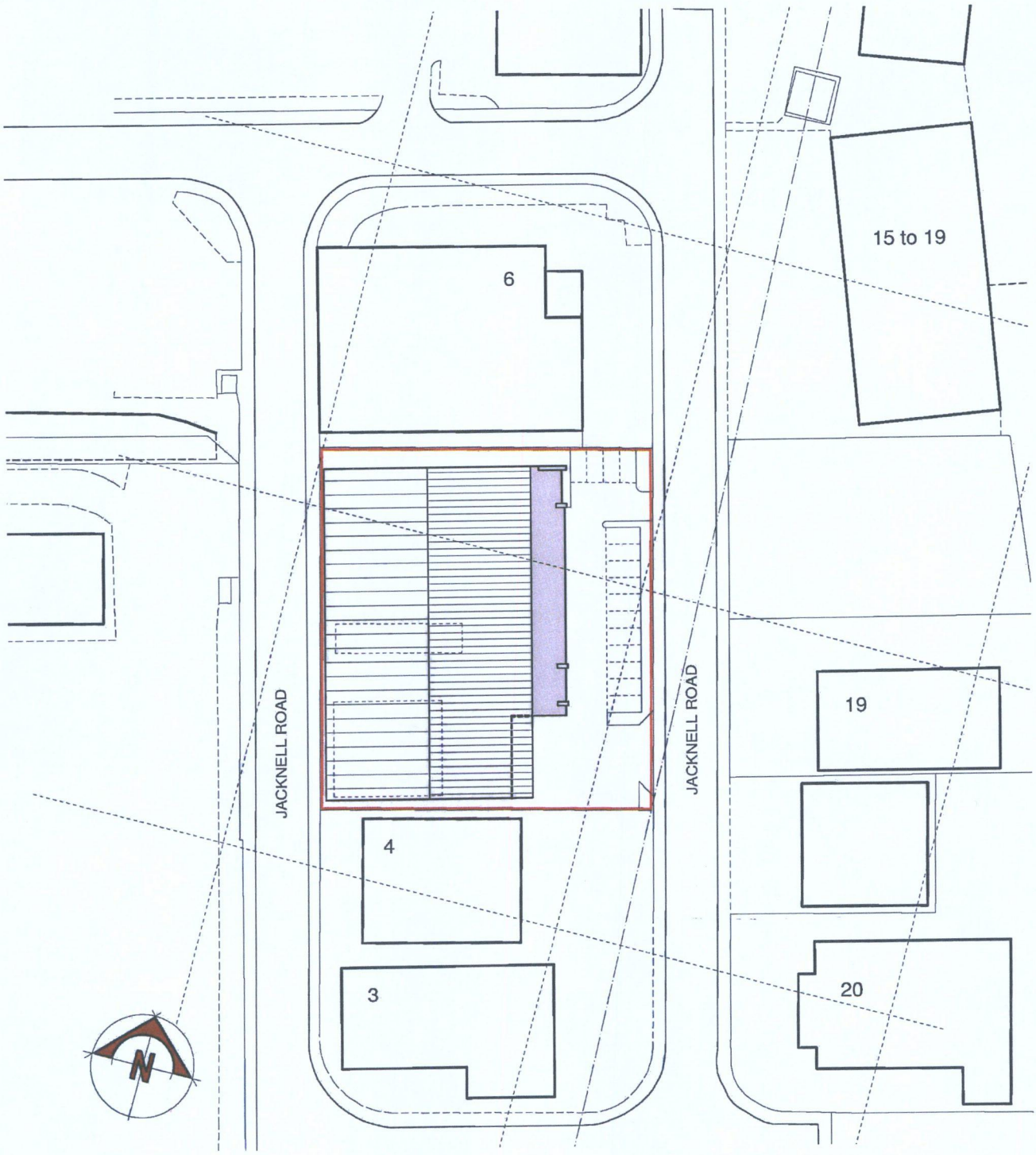


Aerial Photograph

Scale: NTS

Figure A1.2

20714
5 Jacknell Road, Hinckley



Site Plan

Scale: NTS

Figure
A1.3


Moat
Joe's Barn
Grange Farm
Higham Grange
Tithe Farm
Wapping Farm
Narrow Brook
Moira Coal Wharf
Wharf Inn
Hinckley Wharf
Towing Path
Padge Holt
Hinckley Junction
Hinckley Station
Hinckley Goods
Hinckley Gas Works
Hinckley Tunnel
Hinckley Cemetery
Hinckley Union Workhouse
Hinckley Union Infirmary
Hinckley Union Cottage Homes
Hinckley Union Schools
Hinckley Union Chapel
Hinckley Union Lodge
Hinckley Union Farm
Hinckley Union Cottages
Hinckley Union Offices



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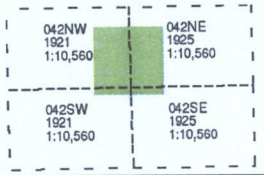
IAN FARMER ASSOCIATES

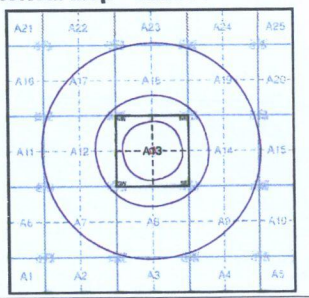
Leicestershire
Published 1921 - 1925
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	33017266_1_1
Customer Ref:	20714
National Grid Reference:	439880, 293840
Slice:	A
Site Area (Ha):	0.25
Search Buffer (m):	1000

Site Details

5 Jacknell Road, HINCKLEY, Leicestershire, LE10 3BS

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Fax: 0844 844 9951
Web: www.envirocheck.co.uk


Windpump
Grange Farm
Higham Grange
Higham Gorse
Fish Pond
Tithe Farm
Moat
Lodge
Waynlins Barn
Romden
Harrow Farm
Harrow Bridge
Harrow Brook
Padge Hall
Moira Coal Wharf
SUNNYDALE
Wharf Inn
Nuck's Bridge
Roman Urn found A.D. 1877.
Roman Road
Old Ashby Canal
Ashby de la Zouch Canal
Coventry Canal
Midland Railway
L.M.& S.R.
SOUTH LEICESTERSHIRE
Hinckley Coventry
Atherstone
U.D.By.
Lodge Farm
Highfields
Jacknell Road
Tonge Avenue
Tonge Shoot
Nuck's Land
Tithe Barn
Higham Farm
Ashby Canal Wharf
Ashby Canal Tunnel
Ashby Canal Bridge
Ashby Canal Aqueduct
Ashby Canal Locks
Ashby Canal Basin
Ashby Canal Feeder
Ashby Canal Reservoir
Ashby Canal Pumping Station
Ashby Canal Boat Yard
Ashby Canal Boat Dock
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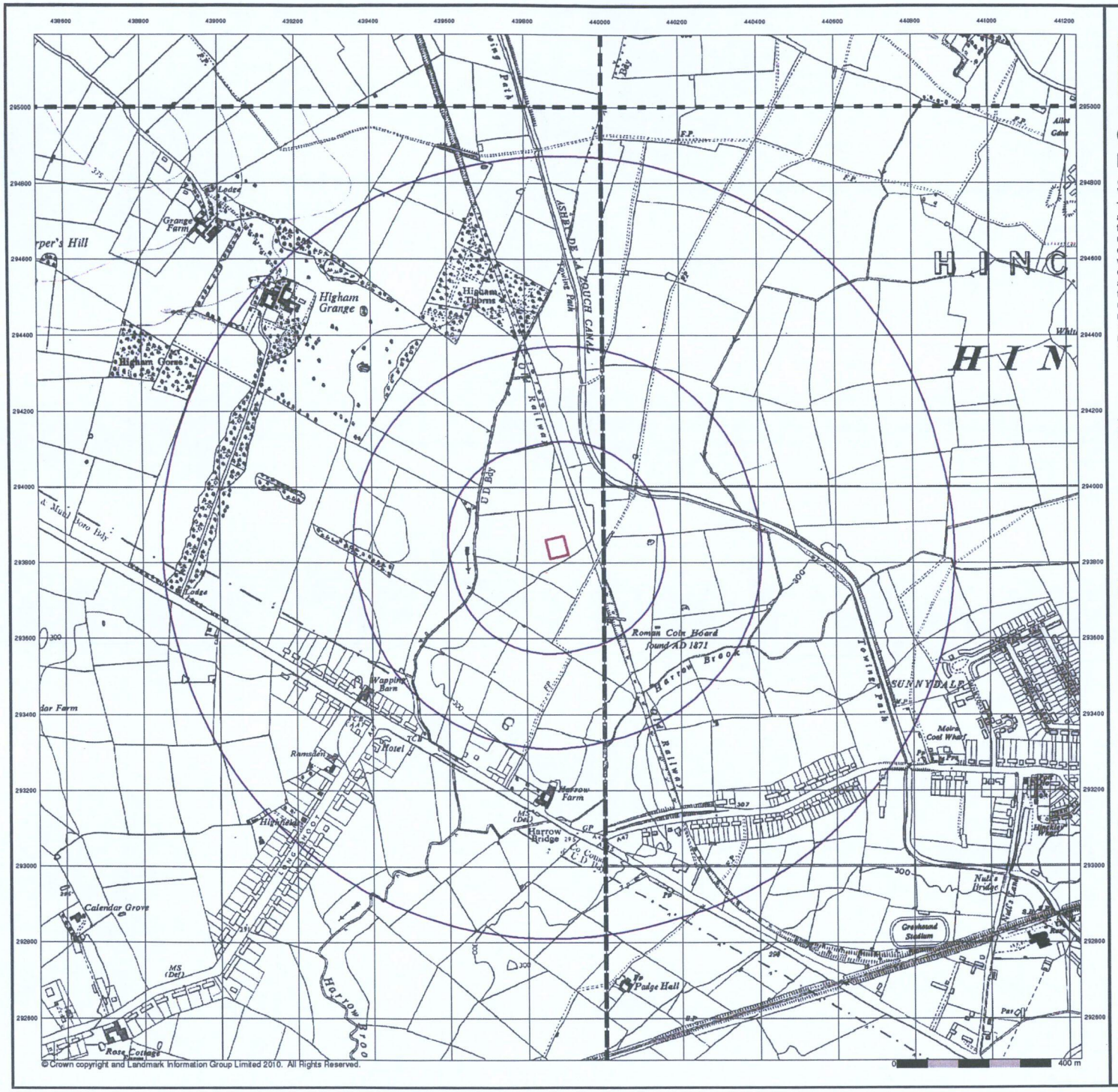

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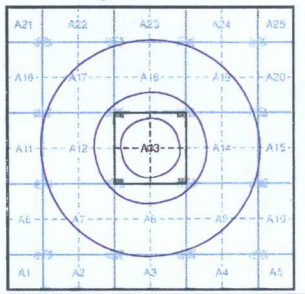
Ordnance Survey Plan
Published 1955
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SP39NE 1955 1:10,560	SP49NW 1955 1:10,560
SP39SE 1955 1:10,560	SP49SW 1955 1:10,560

Historical Map - Slice A



Order Details

Order Number:	33017266_1_1
Customer Ref:	20714
National Grid Reference:	439880, 293840
Slice:	A
Site Area (Ha):	0.25
Search Buffer (m):	1000

Site Details

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Fax: 0844 844 9951
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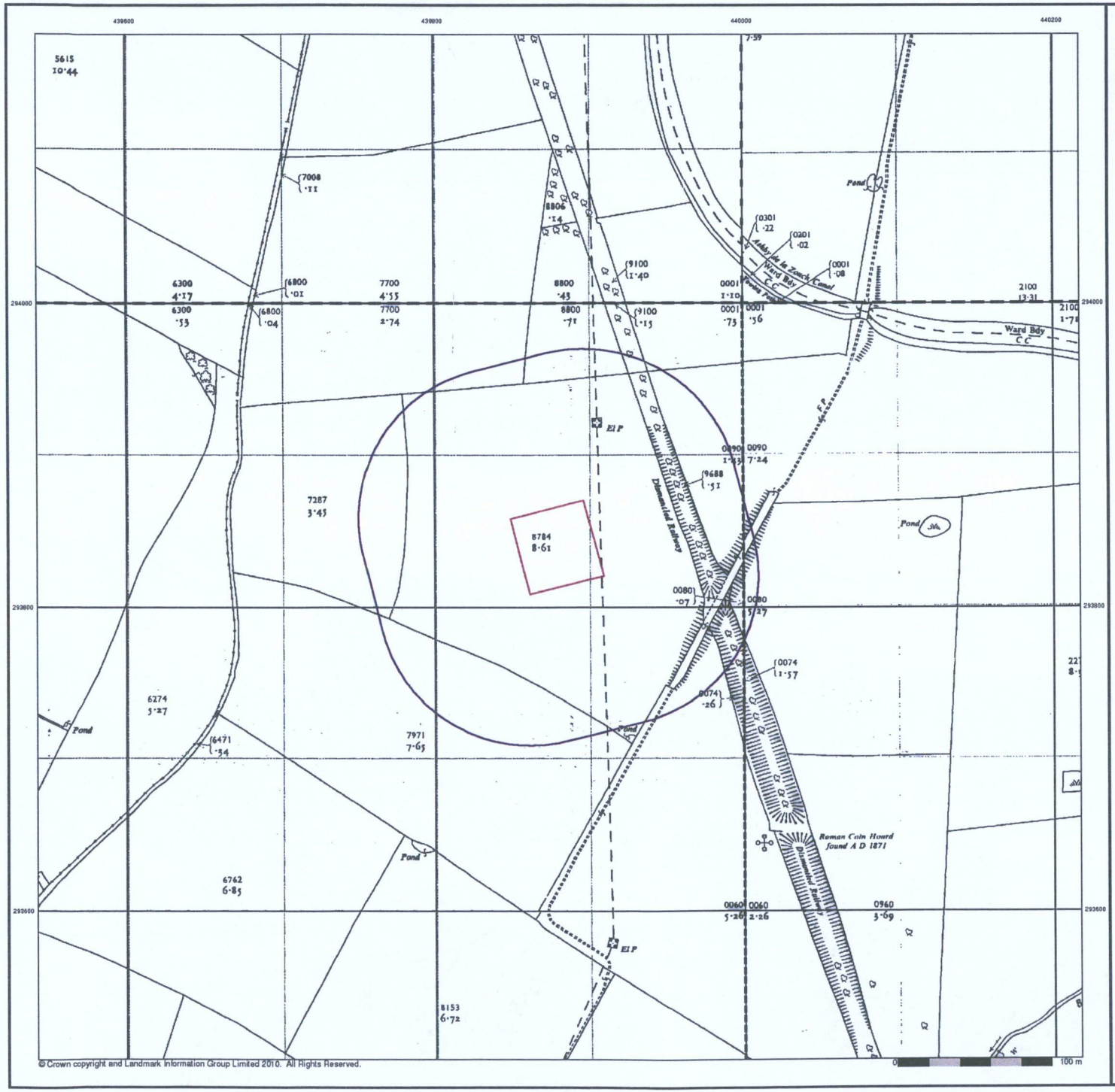

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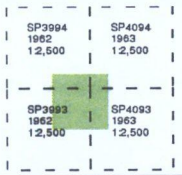
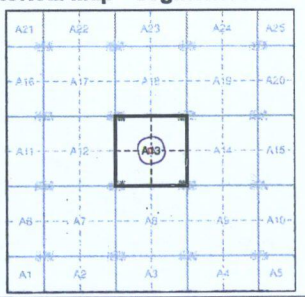
Ordnance Survey Plan
Published 1962 - 1963
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	33017266_1_1
Customer Ref:	20714
National Grid Reference:	439880, 293840
Slice:	A
Site Area (Ha):	0.25
Search Buffer (m):	100

Site Details

5 Jacknell Road, HINCKLEY, Leicestershire, LE10 3BS

Landmark Information Group

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Ordnance Survey Plan
Published 1975 - 1977
Source map scale - 1:10,000

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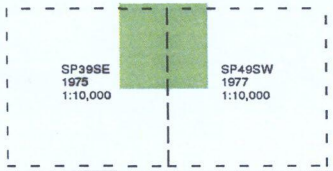
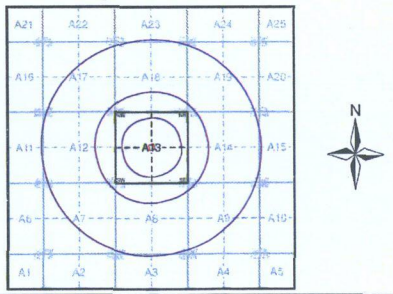
Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

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Customer Ref:	20714
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Ordnance Survey Plan
Published 1980 - 1989
Source map scale - 1:10,000

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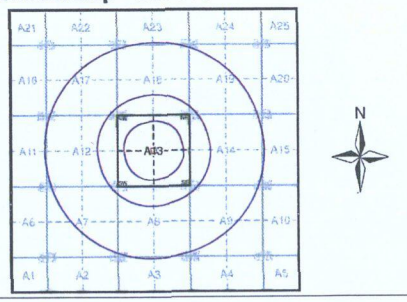
Map Name(s) and Date(s)

SP39NE 1989 1:10,000	SP49NW 1980 1:10,000
SP39SE 1989 1:10,000	SP49SW 1984 1:10,000

Historical Map - Slice A



Order Details

Order Number:	33017266_1_1
Customer Ref:	20714
National Grid Reference:	439880, 293840
Slice:	A
Site Area (Ha):	0.25
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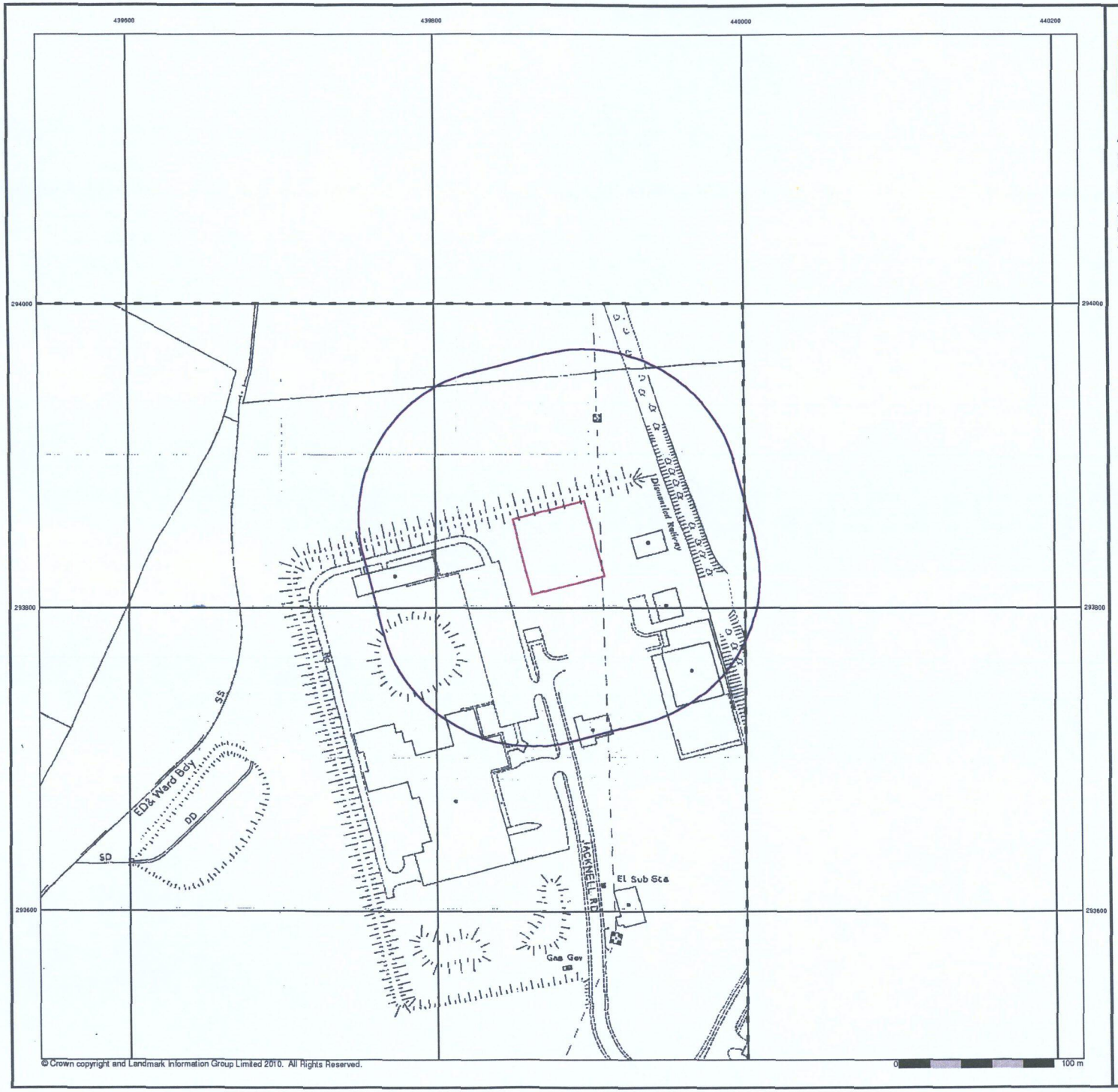

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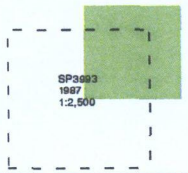
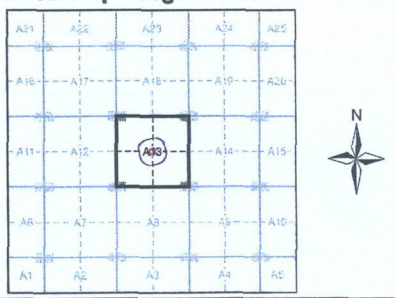
Additional SIMs
Published 1987
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	33017266_1_1
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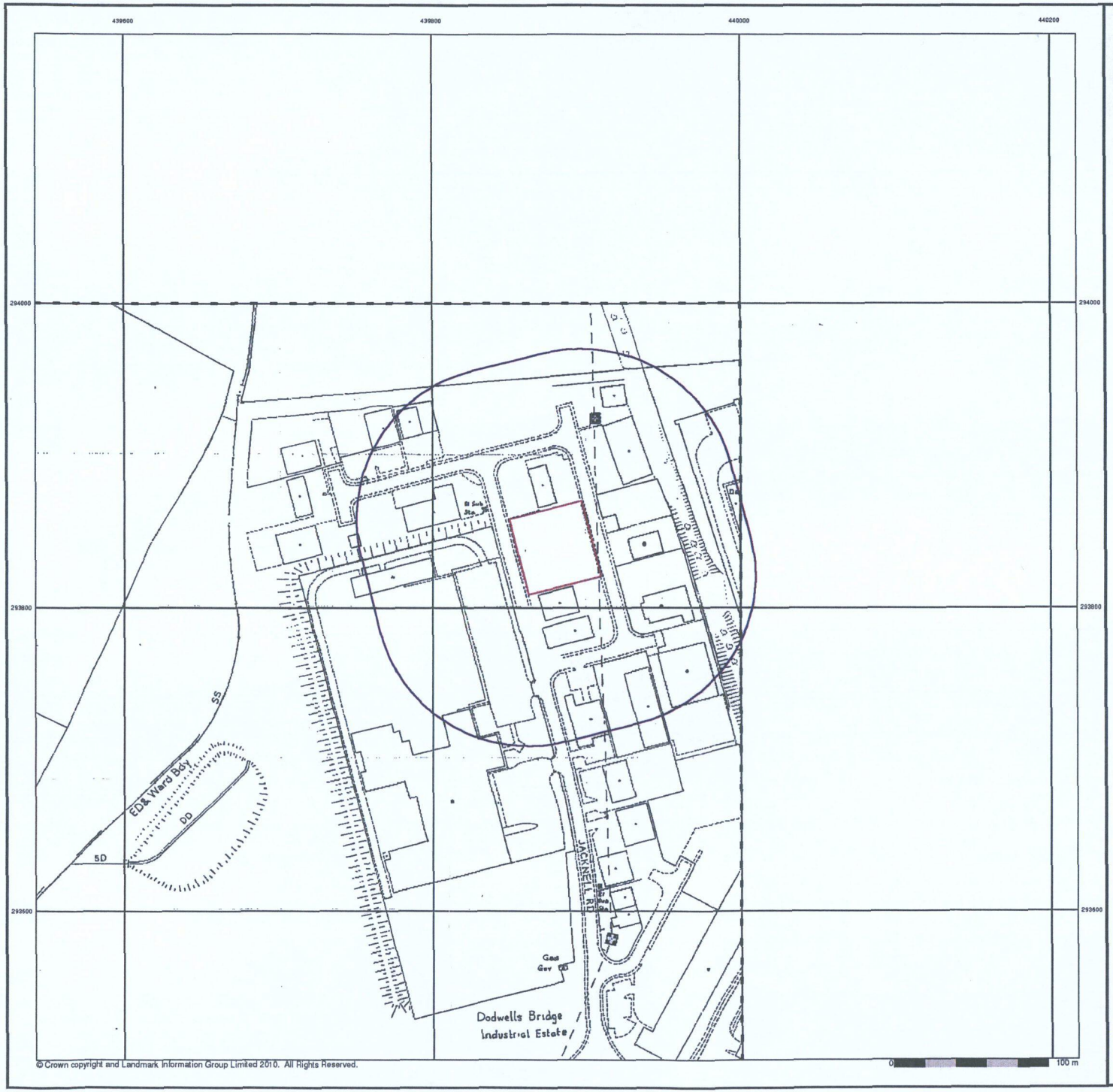

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0 100 m

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Additional SIMs
Published 1991
Source map scale - 1:2,500

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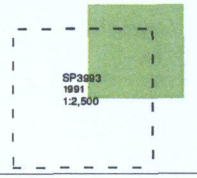
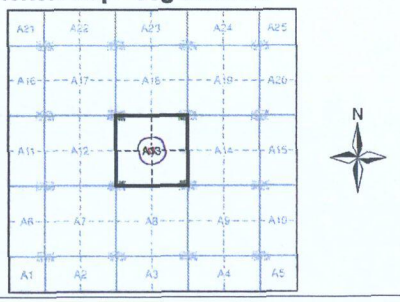
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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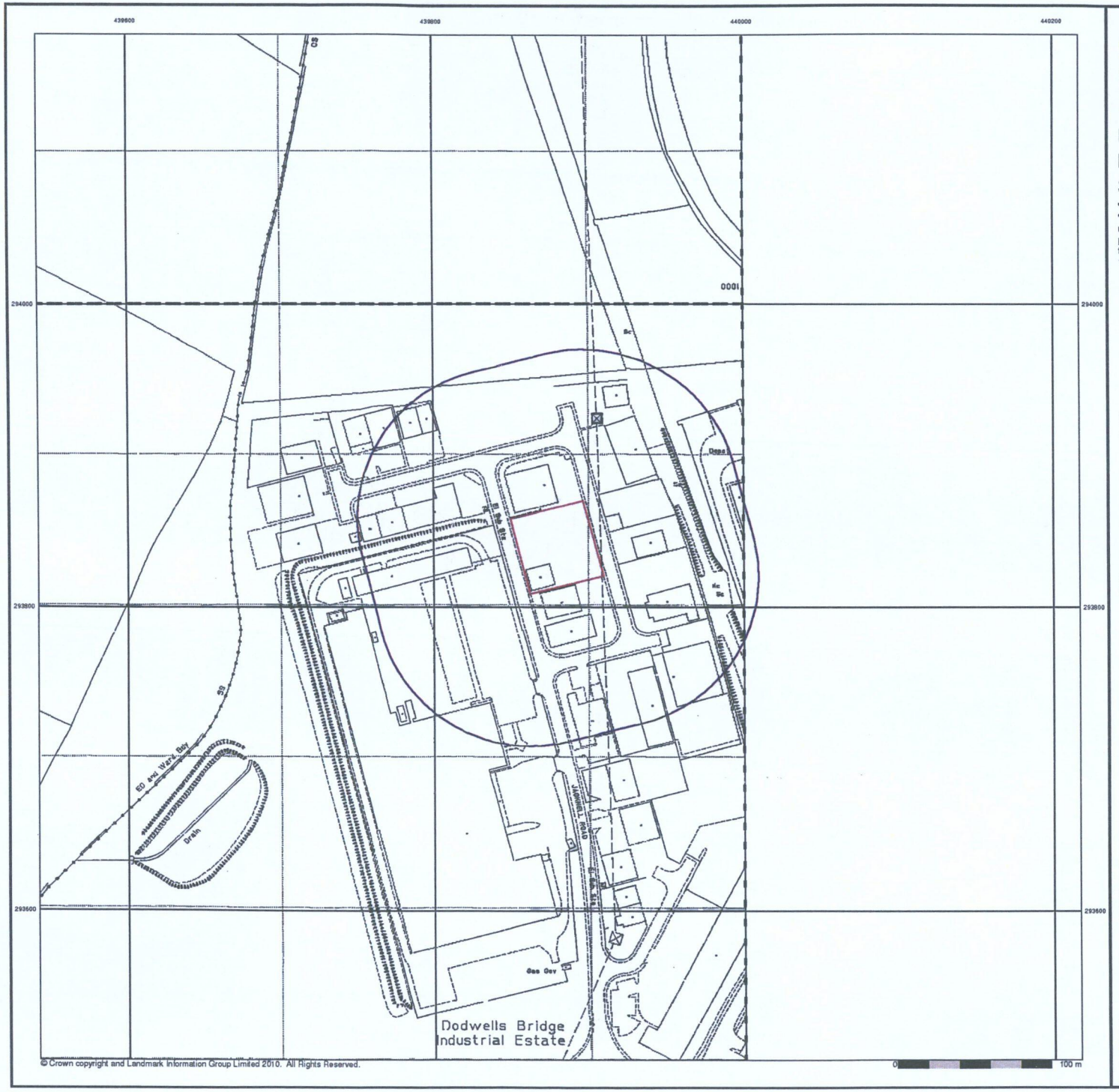

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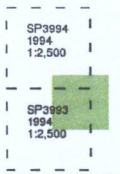
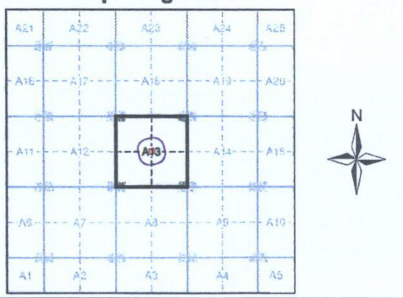
Large-Scale National Grid Data
Published 1994
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	33017266_1_1
Customer Ref:	20714
National Grid Reference:	439880, 293840
Slice:	A
Site Area (Ha):	0.25
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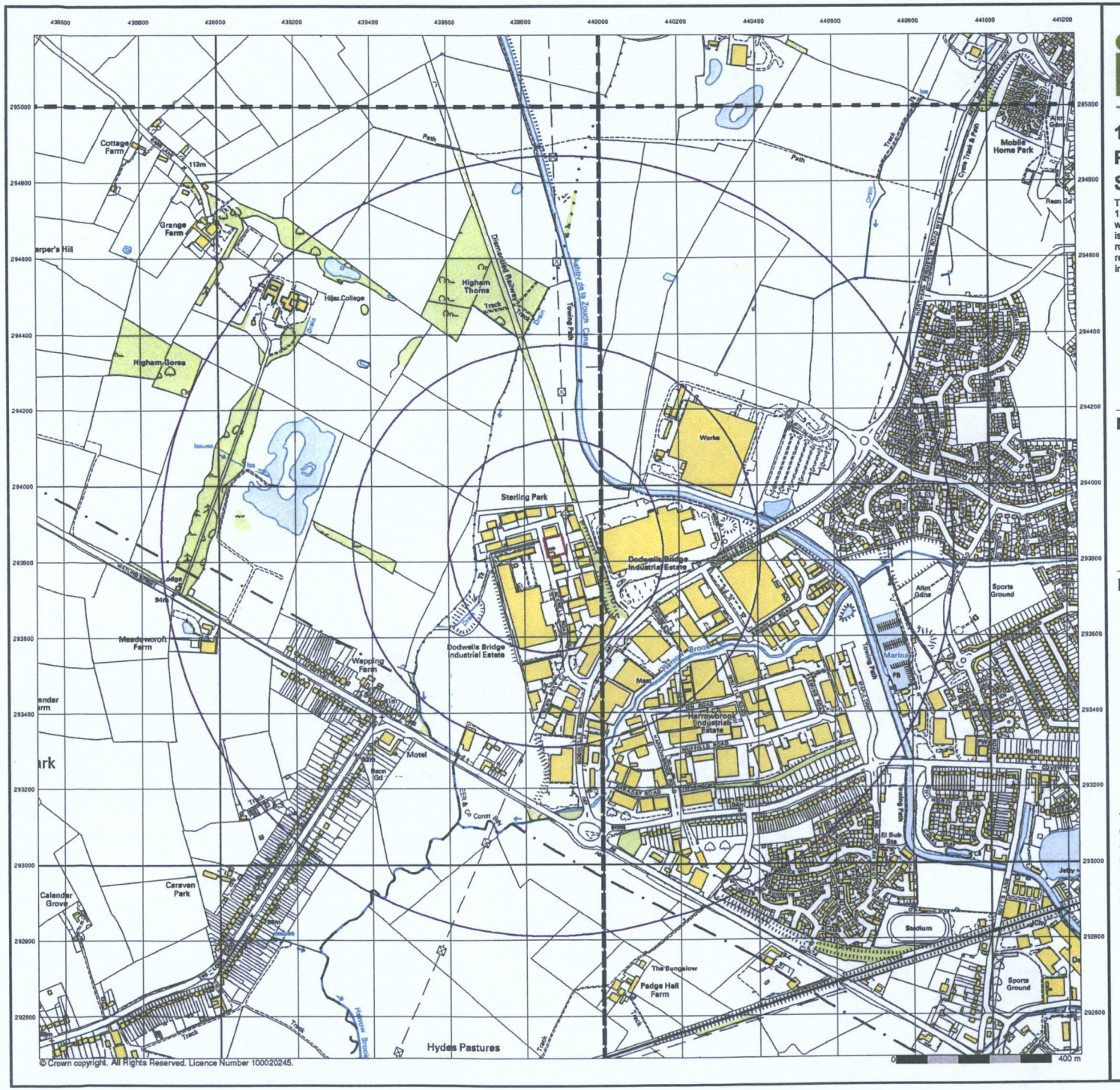

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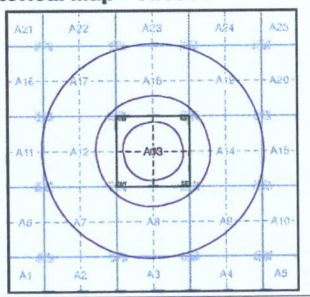
10k Raster Mapping
Published 2010
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SP39NE 2010 1:10,000	SP49NW 2010 1:10,000
SP39SE 2010 1:10,000	SP49SW 2010 1:10,000

Historical Map - Slice A



Order Details

Order Number:	33017266_1_1
Customer Ref:	20714
National Grid Reference:	439880, 293840
Slice:	A
Site Area (Ha):	0.25
Search Buffer (m):	1000

Site Details

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20714
5 Jacknell Road, Hinckley





Site Photographs

Scale: NTS

Figure A2.1

20714
5 Jacknell Road, Hinckley



Site Photographs

Scale: NTS

Figure
A2.2

APPENDIX 3

POLLUTANT LINKAGE ASSESSMENT

A3.1 GENERAL

A3.1.1 The risk evaluation is a qualitative method for interpreting the data from the hazard estimation stage, ref 9.10. It involves the classification of the:

- magnitude of the potential 'consequence' (severity) of the risk occurring and:
- magnitude of the 'probability' (likelihood) of the risk occurring.

A3.1.2 These may be defined as below.

A3.2 CLASSIFICATION OF CONSEQUENCE

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High Concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse can also equate to a short-term human health risk if buildings are occupied.
Medium	Chronic damage to Human Health ('significant harm' as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem, (note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentrations of a contaminant from site exceed the generic, or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in the *Draft Circular on Contaminated Land*, DETR 2000). Damage to sensitive buildings/ structures/services or the environment.	Pollution of non-classified ground water. Damage to building rendering it unsafe to occupy (eg foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in landscaping scheme. Discoloration of concrete

A3.2.1 In theory, both severe and medium classification can result in death. The differential is that severe relates to short term risk while medium relates to long-term risk. Therefore, the classification of severe requires urgent action while medium may require urgent action but usually long term action would be sufficient.

A3.3 Classification of Probability

Classification	Definition
High likelihood	There is a pollution linkage and an event that either appears very likely in the sort term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term

A3.4 Comparison of Consequence Against Probability

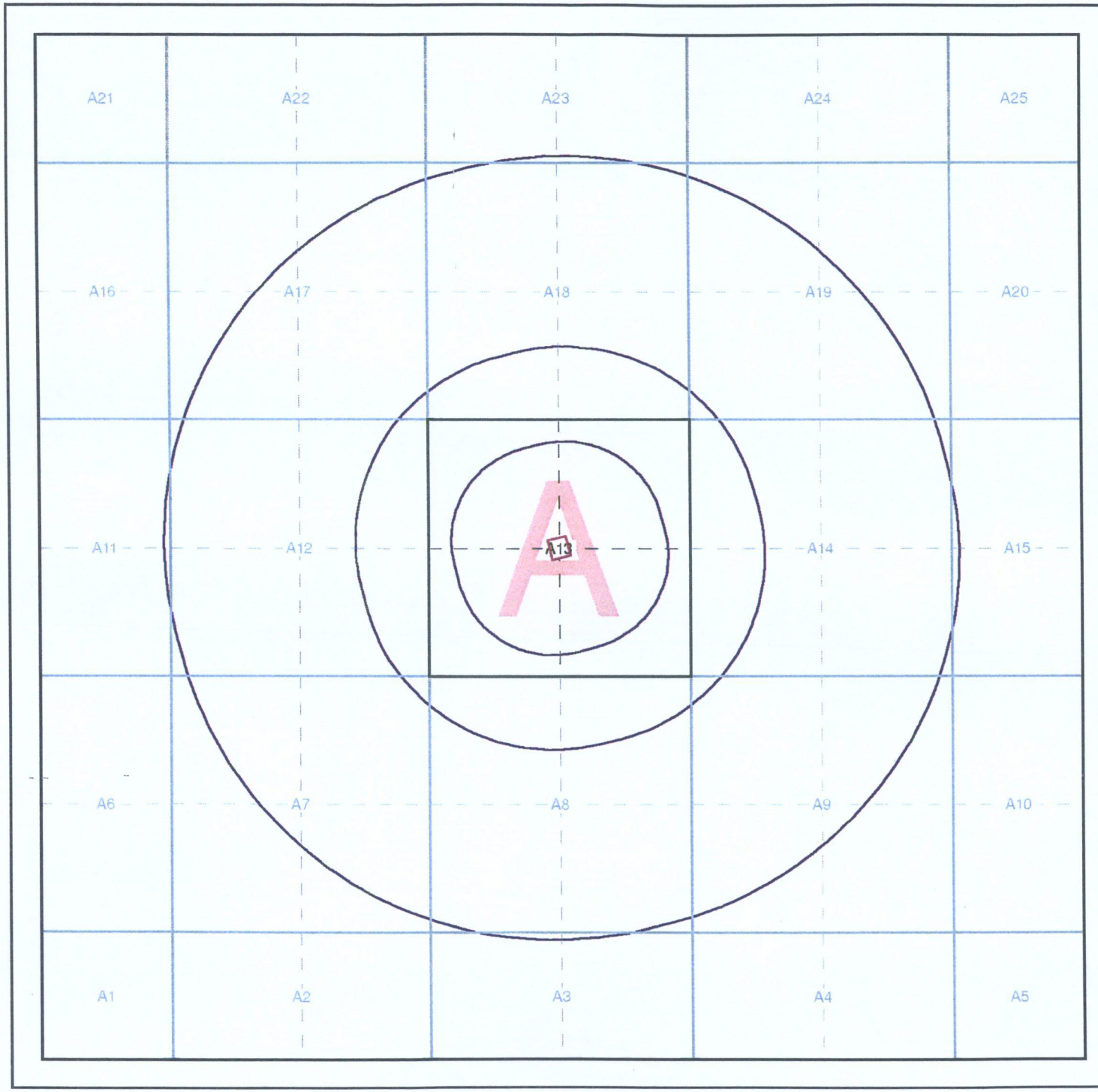
A3.4.1 These classifications are compared to indicate the risk presented by each pollutant linkage. Once the consequence and probability have been classified they can be used to produce a risk category as below:

		Consequence			
		Severe	**Medium**	**Mild**	**Minor**
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

A3.4.2 The action required for the classified risks are as follows:

Very high risk	There is a high probability that severe harm could a risk to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required
High risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term

Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.



IAN FARMER ASSOCIATES

Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

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A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:

Ordnance Survey Licensed Partner

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

NATURAL ENGLAND

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Client Details
MR P Bailey, ian Farmer Associates, 2-4 Bilton Industrial Estate, Humber Avenue, Coventry, CV3 1JL

Order Details

Order Number:	33017266_1_1
Customer Ref:	20714
National Grid Reference:	439880, 293840
Site Area (Ha):	0.25
Search Buffer (m):	1000

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   v. any person who acts for You in a professional or commercial capacity; and
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   i. effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
   ii. copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
   iii. remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.
   iv. create any product which is derived directly or indirectly from the data contained in the Services

f. The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.

g. You are permitted to make five copies of any Report, but are not authorised to re-sell the Report, any part thereof or any copy thereof unless you are an Authorised Reseller. Further copies may not be made in whole or in part without the prior written permission of Landmark who shall be entitled to make a charge for each additional copy.

4. Charges

a. VAT at the prevailing rate shall be payable in addition to the Landmark Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.

b. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserve the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.

c. We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.

d. Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. Termination

a. Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-
   i. You fail to make any payment due in accordance with clause 4;
   ii. You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
   iii. You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.

b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.

c. Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6. Liability

a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.

b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.

c. As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or wilful default and subject to clause 6.o below neither Landmark nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.

d. Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.

e. In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.

f. Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.

g. You acknowledge that:-
   i. Subject to clause 6.o below You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts of omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
   ii. Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
   iii. no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
   iv. Subject to clause 6.o below, Landmark shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.
   v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.
   vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;
   vii. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;
   viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;
   ix. Any support or assistance provided to You in connection with these Terms is at Your risk;

h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.

i. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Wilbourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.
   If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.o below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.

j. In any event no person may rely on a Service more than 12 months after its original date.

k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.

l. Time shall not be of the essence with respect to the provision of the Services.

m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.o below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.

n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6l above.

o. Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Landmark.

7. Contribution

a. Save where expressly provided, this clause 7 shall apply solely to Enviroscarch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.

b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")

c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
   i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
   ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
   iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site.
   iv. the Contribution will not be paid in respect of any of the following:
   Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
   Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures.
   Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.
   Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.
   Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.
   Any condition which is caused by acts of War or an Act of Terrorism.
   Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.
   Any fines liquidated damages punitive or exemplary damages.
   Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.
   Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.
   Any losses incurred following a material change in use of, alteration or development of the Property Site.

d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.

e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.

f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.

g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.

h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under PartII(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e.

i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.

8. Events Beyond Our Control

a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. Severability

a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

10. Governing Law

a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts if any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

11. General; Complaints

a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.

b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.

c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.

d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Landmark to You will be displayed on our Websites from time to time.

e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicably possible.

f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.

g. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.

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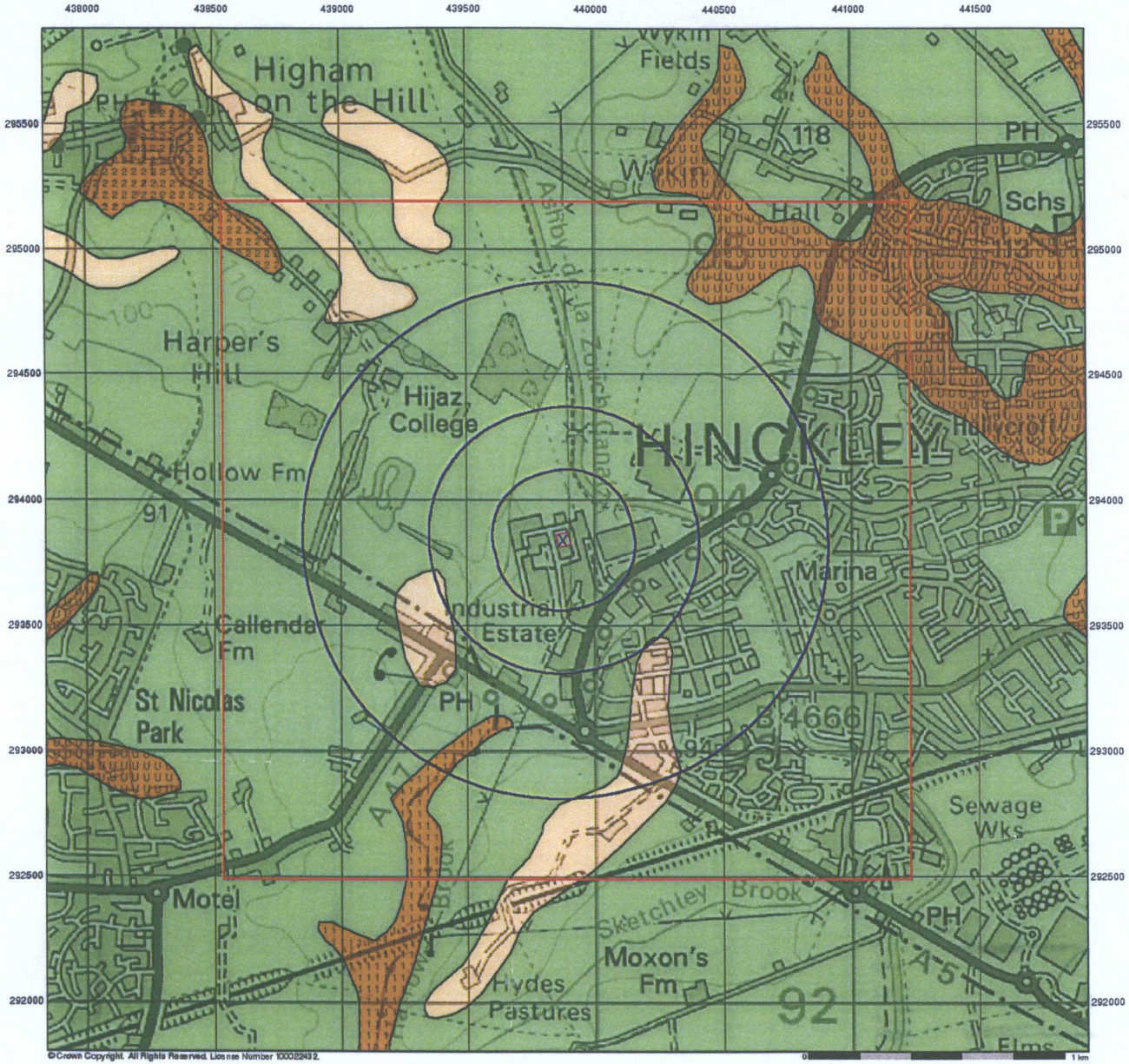


IAN FARMER ASSOCIATES

Groundwater Vulnerability

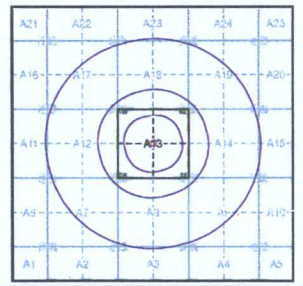
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes	Soil Classes
Major Aquifer (Highly Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Minor Aquifer (Variably Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Non Aquifer (Negligibly Permeable)	
Water or Sea	
Drift Deposit	

Site Sensitivity Context Map - Slice A



Order Details

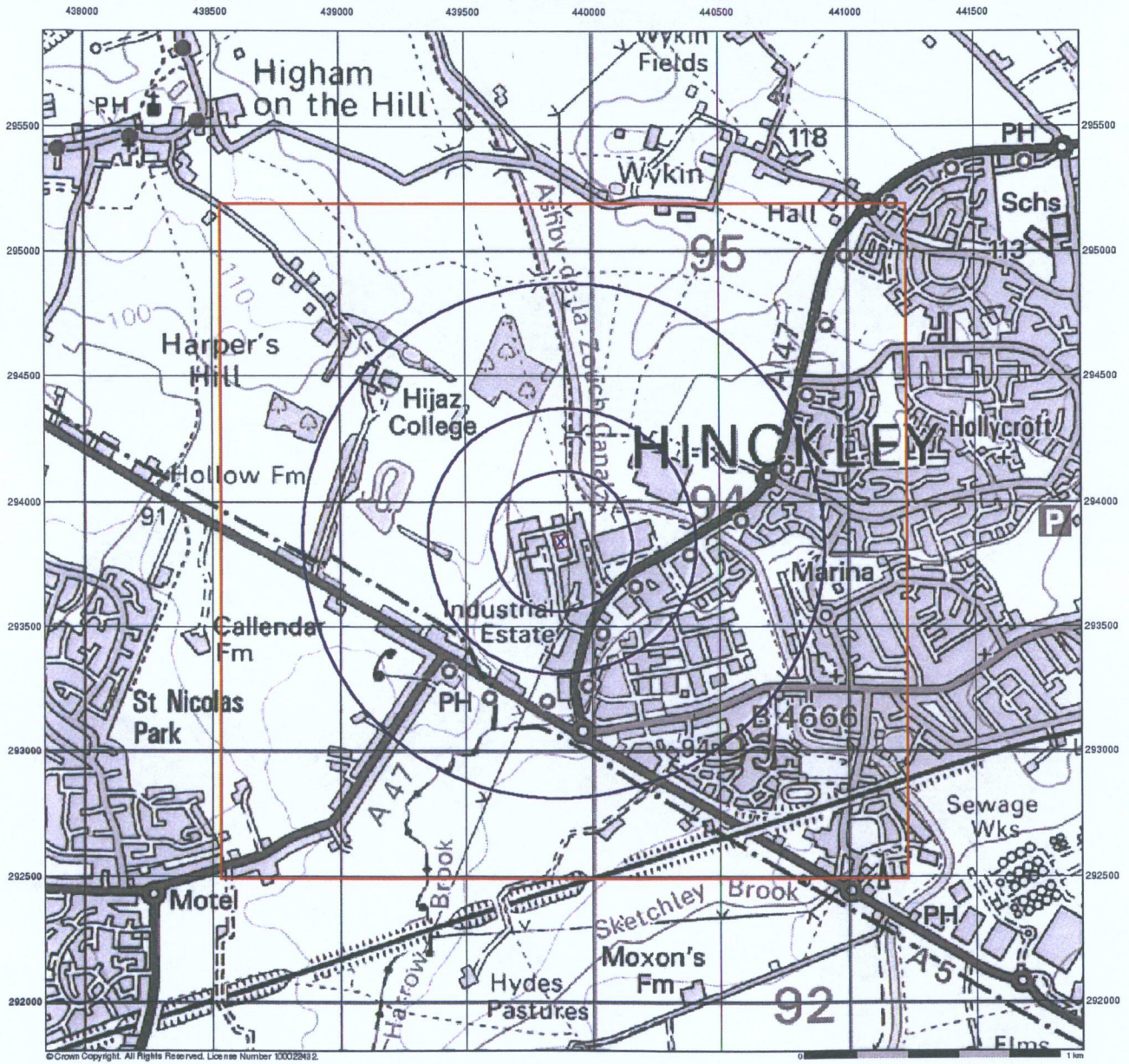
Order Number:	33017266_1_1
Customer Ref:	20714
National Grid Reference:	439880, 293840
Slice:	A
Site Area (Ha):	0.25
Search Buffer (m):	1000

Site Details

5 Jacknell Road, HINCKLEY, Leicestershire, LE10 3BS

Landmark Information Group

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Source Protection Zones

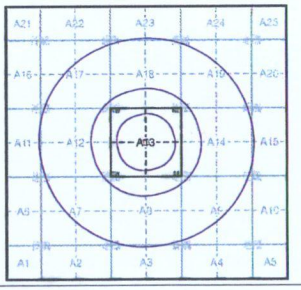
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

- Source Protection Zone I
- Source Protection Zone II
- Source Protection Zone III
- Zone of Special Interest
- Source Protection Zone Borehole

Site Sensitivity Context Map - Slice A



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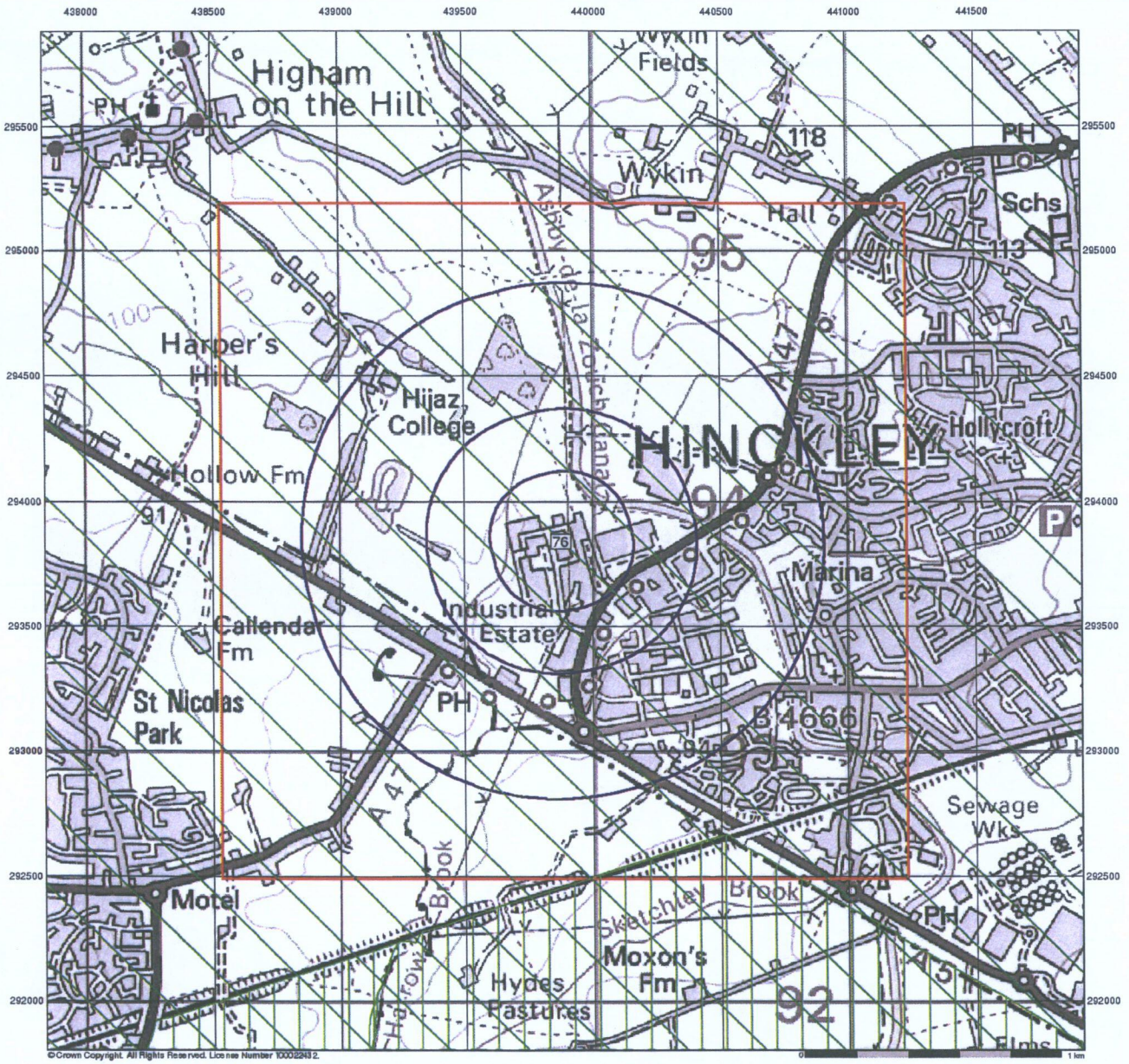

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Sensitive Land Uses

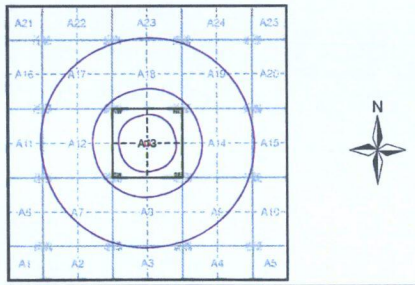
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Sensitive Land Uses

- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area

Site Sensitivity Context Map - Slice A



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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

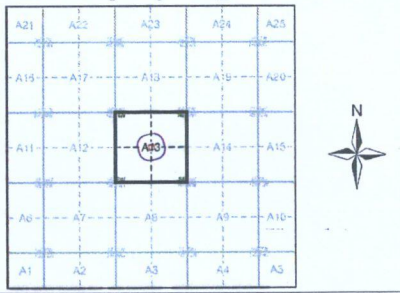
Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Segment A13



Order Details

Order Number:	33017266_1_1
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National Grid Reference:	439880, 293840
Slice:	A
Site Area (Ha):	0.25
Plot Buffer (m):	100

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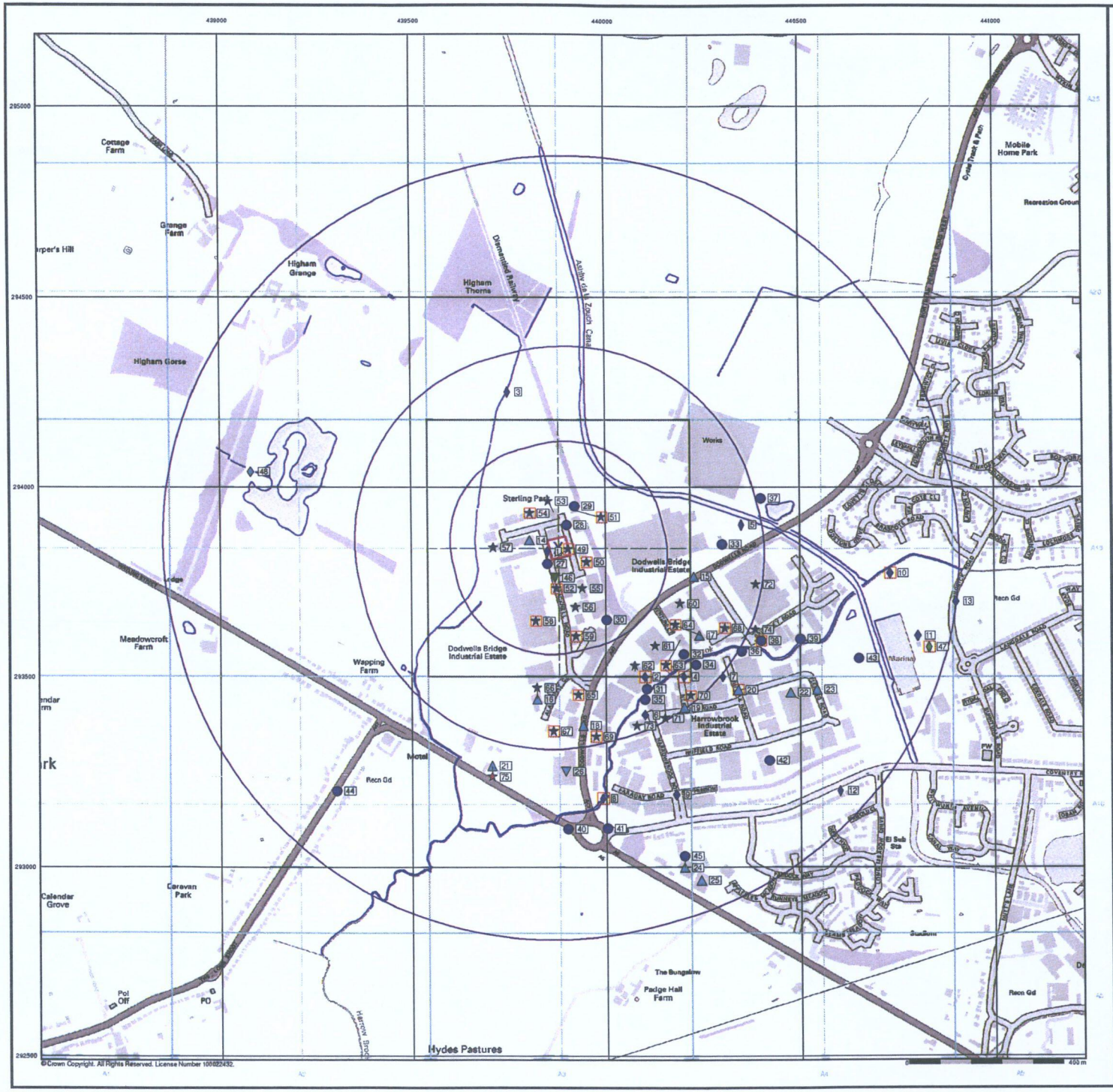


IAN FARMER ASSOCIATES

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID

Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Geological

- BGS Recorded Mineral Site

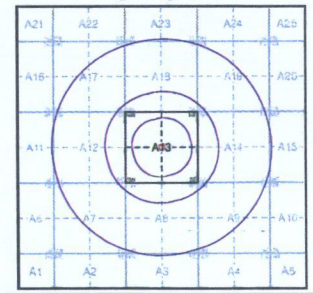
Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

Site Sensitivity Map - Slice A



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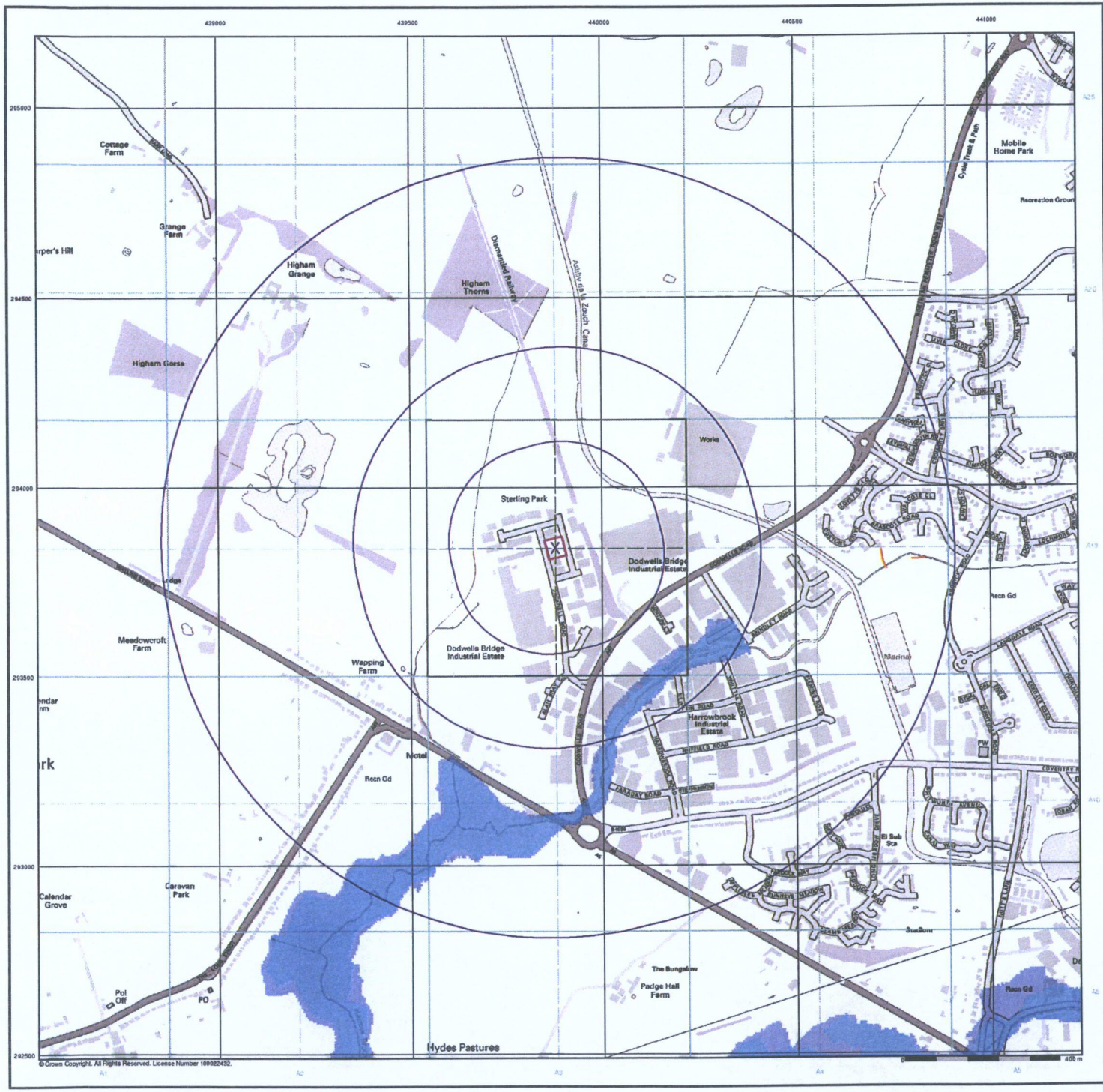


IAN FARMER ASSOCIATES

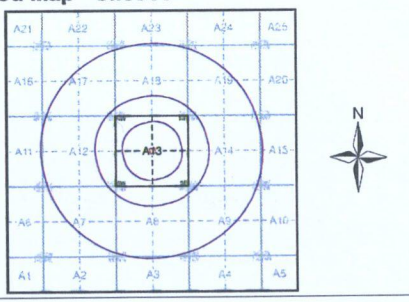
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



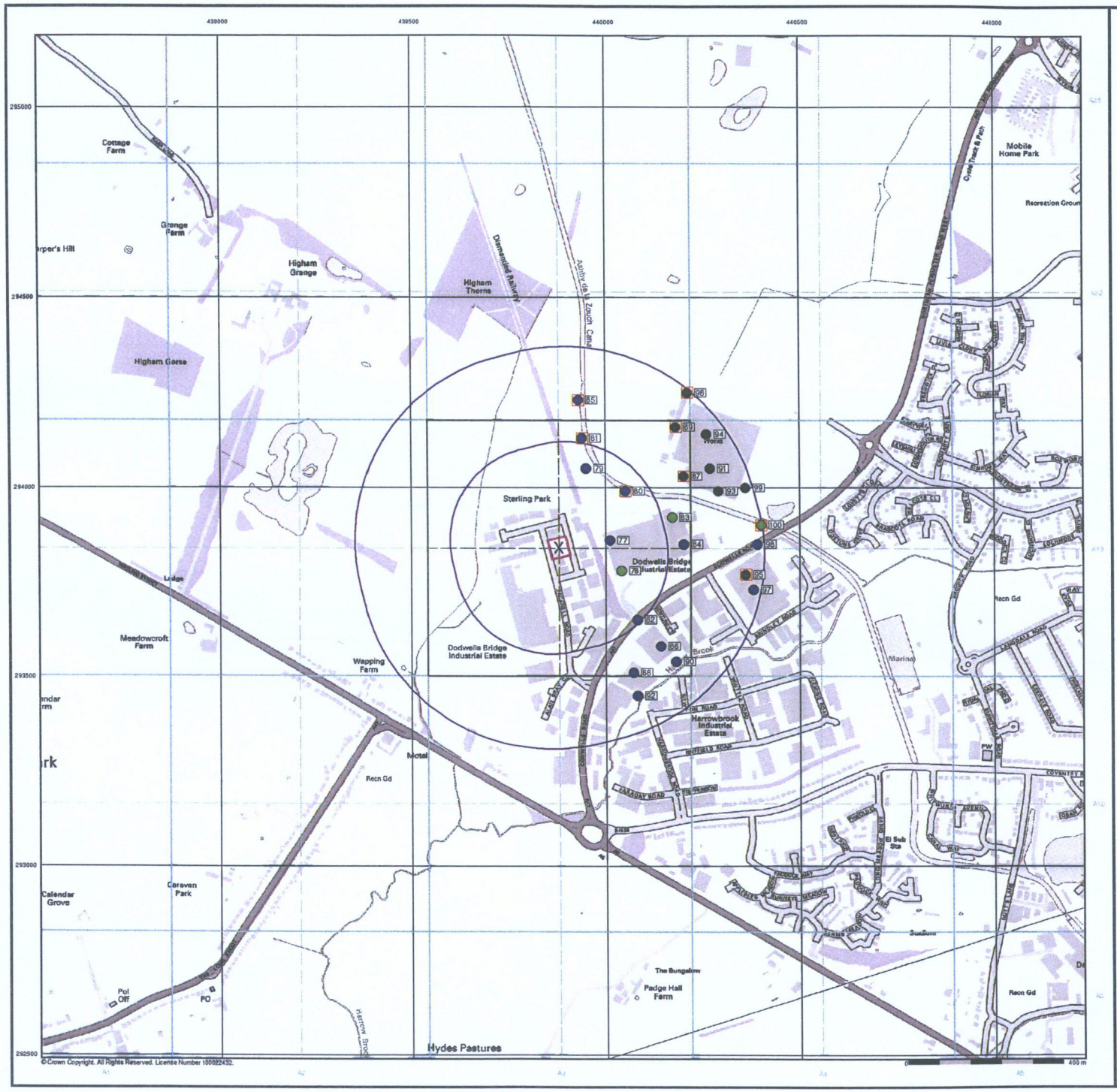
Order Details

Order Number:	33017266_1_1
Customer Ref:	20714
National Grid Reference:	439880, 293840
Slice:	A
Site Area (Ha):	0.25
Search Buffer (m):	1000

Site Details

5 Jacknell Road, HINCKLEY, Leicestershire, LE10 3BS

Landmark Information Group
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



IAN FARMER ASSOCIATES

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

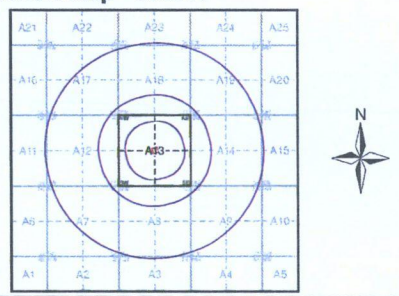
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole datasheet which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

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