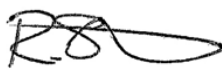


GEO-ENVIRONMENTAL DESK STUDY AND CONTAMINATION RISK ASSESSMENT REPORT FOR



**LAND TO THE SOUTH OF 59 KENNEL LANE,
WITHERLEY, ATHERSTONE, LEICESTERSHIRE
CV9 3LJ**

Report No. 5717

Report Production Record		
Report No	5717	
Site Name	Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire CV9 3LJ	
Client	Ansley Village Farm Ltd	
Report on	Geo-Environmental Desk Study and Contamination Risk Assessment	
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Report Revision Record		
Issue No.	Date	Revision Details
1	14 July 2026	Initial issue to Client
2	20 August 2026	Updated to include phase 2 contamination risk assessment

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EXECUTIVE SUMMARY

- The site appears to have comprised part of two agricultural fields and a barn since the earliest available mapping of 1888 up until c2024 when the small field was surfaced with gravel, thereafter remaining unchanged up until the present-day
- Phase 2 intrusive ground investigation conducted comprised six mechanically excavated trial pits and one hand pit and detailed contamination lab testing
- The proven profile is more-or-less commensurate with recorded geological mapping and expectation, comprising a variable mantle of made ground underlain by predominantly cohesive deposits of the recorded superficial River Terrace Deposits (RTD). The underlying bedrock Gunthorpe Member was not encountered
- The superficial RTD is of "Secondary A" aquifer status whilst the bedrock is a 'Secondary B' aquifer. Perched/groundwater was not encountered
- Detailed quantitative contamination risk assessment suggests the site to be locally contaminated with PAH compounds that could present a risk to human health. These can easily be mitigated either by selective removal of the offending stratum or the application of a 500mm thickness clean cover system. There is no perceived risk to controlled waters, although there may be a requirement for barrier-standard water supply pipework
- There is no requirement for landfill or radon gas protection measures

GEO-ENVIRONMENTAL DESK STUDY AND
CONTAMINATION RISK ASSESSMENT REPORT FOR
LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY,
ATHERSTONE, LEICESTERSHIRE CV9 3LJ
PREPARED FOR ANSLEY VILLAGE FARM LIMITED

1 INTRODUCTION

- 1.1** It is proposed to re-develop the above site with a pair of semi-detached dwellings. It is understood that whilst the Local Planning Authority (LPA) has granted planning permission, given the 'high sensitivity' of the proposed development a Condition has been placed requiring an assessment of the current contamination status in order to determine any potential risks to both human health and controlled waters. This Phase 1 geo-environmental desk study and contamination risk assessment report has therefore been produced to address the relevant condition of the planning permission (**Hinckley and Bosworth Borough Council Planning Reference: 25/00019/FUL**).
- 1.2** The Geo-environmental assessment has been carried out in accordance with BS10175:2026 "Code of Practice for the Investigation of Potentially Contaminated Sites" and Environment Agency (EA) document LCRM "Land Contamination Risk Management" (2025).
- 1.3** It follows the agreed scope of works as set out within our proposal Q26214 dated 16th June 2026, with instruction confirmed the next day by Ansley Village Farm Ltd to whom reliance on this report is presently restricted.

2 SITE LOCATION AND DESCRIPTION

- 2.1** Centred on National Grid Reference 432760, 297190 the roughly rectangular 0.11ha site is located on the south-eastern outskirts of Witherley, Leicestershire as shown on drawing 5717/1.
- 2.2** A walkover survey was undertaken by this Practice on 26th June 2026; observations are recorded on existing site layout drawing 5717/2 and a selection of representative photos presented in Appendix 1. This identified the site to comprise a mixed gravel and woodchip surfaced plot with a barn in the eastern half that can be accessed from Kennel Lane and provides access into the field to the immediate east. The two-storey barn is of red brick construction with a clay-tiled roof and internally split into two rooms with paving stone floor slabs. The rooms are used for the storage of horse tack and other miscellaneous items; whilst some hydraulic oil drums were noted on the floor these were empty and there was no evidence of leakage or slab staining. Externally no further sources of potential contamination such as suspected asbestos cement roof sheets or rainwater goods (they are plastic) or fuel storage tanks were evident, and all surfaces appeared clean and devoid of hydrocarbon staining. The site is enclosed by dwellings to the north and west, and agricultural fields to the east and south.
- 2.3** Topographic mapping data derived from Google Earth mapping suites indicates that the site is essentially flat with an elevation of 72m above Ordnance Datum (AOD).

3 DESK STUDY RESEARCHES

Recorded Geology

- 3.1** The geology of the site is shown on the British Geological Survey (BGS) 1:10,000 scale mapping sheet SP 34 SNW and online, which indicates it to be underlain by bedrock of the Gunthorpe Member (Gun) typically comprising red-brown mudstone with subordinate dolomitic siltstone and fine-grained sandstone with greenish-grey gypsum veins and nodules. This is entirely overlain by superficial River Terrace Deposits (RTD) which typically comprise sand and gravel. There is no recorded geological faulting either on or close to the site, although mapping does record a single

area of made ground c200m to the south. Minor made ground could also be present beneath the site itself.

- 3.2** The BGS archive has record of a trial pit excavated some 70m to the southwest of the site which reports the following ground conditions in the top 2.80m: 0.15mbgl of 'sandy TOPSOIL' underlain by "*Loose brown sandy SILT, some fine to medium gravel*" to 0.60mbgl, "*Loose to medium dense brown silty SAND and GRAVEL, gravel is fine to coarse sub angular to sub rounded. Zones of loose grey silty SAND*" to 1.60mbgl, "*Loose reddish brown silty SAND with zones of stiff clay, some gravel*" to 2.10mbgl (all of the RTD), and "*Firm to stiff reddish brown friable clayey SILT*" to 2.80mbgl (of the Gun), all commensurate with geological mapping. Furthermore, this Practice previously undertook a site investigation (for the client) at a site <30m to the north which beneath a variable mantle of topsoil and made ground encountered mixed granular and cohesive deposits of the RTD to depths of 3.0m; the bedrock Gun was not encountered. A similar sequence is anticipated below the current site of interest.

Hydrogeology and Hydrology

- 3.3** The MAGIC website confirms the Gun bedrock as a "Secondary B" aquifer, meaning that it comprises low permeability strata with a limited ability to store and yield groundwater by virtue of localised features such as fissures, thin permeable horizons and weathering. The superficial RTD-1 is classified as a "Secondary A" aquifer, meaning that it comprises permeable strata capable of supporting water supplies at a local rather than strategic scale, and in some cases may form an important source of baseflow to rivers. There are no EA-authorised groundwater abstraction points within potential influencing distance of the site (the nearest being some 1.1km to the south as shown on drawing 5717/3) and does not lie within a groundwater Source Protection Zone (SPZ). The site surface comprises a mixture of building cover and tarmac hardstand plus gravel hardcore, suggesting that rainwater infiltration is expected to be low/negligible for the former or high for the latter, dependent on either the existing drainage infrastructure (roof runoff drains via plastic guttering and downpipes presumably into the ground) or natural permeability.
- 3.4** Based upon the above information the site is considered to be within an area of low to moderate sensitivity in terms of groundwater resources, by virtue of the superficial "Secondary A" aquifer designation.

- 3.5** The site itself contains no ponds or watercourses and the nearest significant surface water feature appears to be the southerly flowing River Anker c200m to the west. The EA does not consider the site to be at risk of flooding from either rivers or seas.
- 3.6** Based upon the above information the site is considered to be within an area of low sensitivity in terms of controlled surface waters.

Site History

- 3.7** The history of the site has been deduced by inspection of historical Ordnance Survey and National Library of Scotland maps dating back to 1888 (Appendix 5) together with historical aerial imagery provided as part of the online Google Earth mapping service, and a selection of relevant extracts is presented as drawing 5717/4. Any on and/or off-site points of interest that may affect or be affected by the proposed development have been summarised within Table 1 below.

TABLE 1: SUMMARY OF SITE HISTORY

Date (Source Map Scale)	On-Site Features	Off-Site Features	Potential Contaminants with Potential To affect Site	Likelihood of Site Impact
1888 – 1889 (1:2,500 and 1:10,560)	Comprises part of two agricultural fields with small barn in SE corner	Surrounded by agricultural fields 163m and 250m S, 217m E, 237m N, 43m NW and 231m NE - small ponds 0m and 40m N – Dwellings and “Kennels (Atherstone Hunt)” <200m S – Manduessedum Roman Fort	Toxic / phytotoxic metals	Very Low
1903 - 1965 (1:2,500 and 1:10,560)	Second barn constructed (that remains today)	No significant change	As above plus pesticides, polyaromatic and petroleum hydrocarbons (PAH/TPH) and Asbestos Containing Materials (ACM)	Low - Moderate
1971 - 1974 (1:10,000 and 1:2,500)	No significant change	163m and 250m S, 217m E and 237m N - small ponds no longer recorded 52m NW – Depot General increase in residential development	As above plus methanogenic emissions	Low - Moderate
1978-1987 (1:10,000 and 1:2,500)	No significant change	52m NW – Depot redeveloped with dwellings	As above	Low - Moderate

Date (Source Map Scale)	On-Site Features	Off-Site Features	Potential Contaminants with Potential To affect Site	Likelihood of Site Impact
1989 - 2022 (1:10,000 and 1:2,500)	Original barn demolished	No significant change	As above	Low - Moderate
2024 – present-day (1:10,000, 1:2,500, Google Earth historical mapping suite and present- day site walkover)	No significant change, present day layout established	40m N – Atherstone Hunt Kennels converted to dwellings	As above	Low - Moderate

3.8 Ordnance Survey plans only represent periodic snapshots in time, and do not provide a continuous record of previous site usage, there is therefore a risk that the site may contain buried remnant foundations of former buildings or waste products associated with unrecorded previous site usage, which may not be evident from the site walkover inspection and desk study researches.

Landfill Gas and Radon Gas

3.9 Consistent with the site history researches the EA landfill register shows no record of either active or historical landfills within potential influencing distance of the site, with the nearest being “Stoneleigh” historical landfill some 1.5km to the south as per drawing 5717/3. Whilst BGS mapping does show a large area of mapped ground <200m to the south this appears to correlate with “Manduessedum Roman Camp” as per the OS historical plans, which given the age (c1500-2000 years) of such earthworks is unlikely to now pose a viable source of landfill-type gases that could impact the site. The OS historical 1883 mapping edition shows several small ponds which cease to be recorded by the 1970’s having possibly naturally dried/silted up, but in the absence of intrusive investigation the worst-case assumption is that they may have been infilled with methanogenic waste. Despite this, given their size and likely shallow depth, their age (>50 years), distance across open ground, and the likely permeability of the intervening superficial geology (allowing for passive venting at/close to source directly into the atmosphere) between the source and receptor site, the viable risk of landfill gas migration from these ponds is also considered negligible. Landfill gas protection measures are therefore considered unnecessary in the proposed re-development at this site.

3.10 A radon report obtained from the Health Security Agency (Appendix 2) for the nearest post-coded address (59 Kennel Lane, Witherley, Atherstone, Leicestershire CV9 3LJ)

indicates a <1% probability for radon to be above the actionable level, suggesting that no radon protection measures are required at this site. This should as usual be confirmed with the relevant Building Control Officer.

Unexploded Ordnance Risk

- 3.11** An online review of regional unexploded bomb data on the Zetica website indicates this area of Leicestershire to constitute a low risk (less than fifteen bombs per thousand acres), for which a more detailed unexploded ordnance (UXO) assessment is considered unnecessary.

Surrounding Land Use

- 3.12** As shown on drawing 5717/3 there are no environmentally sensitive areas such as nature reserves, special protection areas (SPA), special areas of conservation (SAC) or sites of special scientific interest (SSSI) either on or within likely influencing distance of the site, with the nearest SSSI being c3.2km to the south-west.

4 PROPOSED DEVELOPMENT

- 4.1** Following demolition of the existing barn proposals comprise the construction of a pair of semi-detached dwellings complete with private gardens, parking and access road infrastructure. The proposed development layout (based upon Bailey Design Limited Job No. 9842.03 dated October 2024) has been reproduced as drawing 5717/2.

5 PRELIMINARY RISK ASSESSMENT AND CONCEPTUAL SITE MODEL

- 5.1** The site and its immediate surroundings have been assessed in terms of current and historical land use and the environmental, geological and hydrogeological setting; the methodology of which is described in Appendix 4. In view of the proposed residential development, for risk assessment purposes the **critical receptor** would be a female child (age class 1-6) and our assessment has been progressed on this basis.
- 5.2** Review of the historical mapping suggests that the site has comprised part of two agricultural fields and a barn since the earliest available mapping of 1888 up until

c2024 when the smaller field was surfaced with gravel, thereafter remaining unchanged up until the present-day.

- 5.3** In view of the foregoing the potential sources and the **principal contaminants of concern** are presented in Table 2 below.

TABLE 2: POTENTIAL SOURCES AND PRINCIPAL CONTAMINANTS OF CONCERN

Potential Sources		Principal Contaminants of Concern
ON-SITE	Possible made ground	Toxic / phytotoxic metals PAH TPH ACM
OFF-SITE	None	None

- 5.4** The above information is converted into the preliminary Conceptual Site Model shown in Figure 1 below, and the **potential pollutant linkages** involving future residents, proposed services and local environmental receptors are discussed in Table 3, with appropriate risk levels.

FIGURE 1: PRELIMINARY CONCEPTUAL SITE MODEL (NTS)

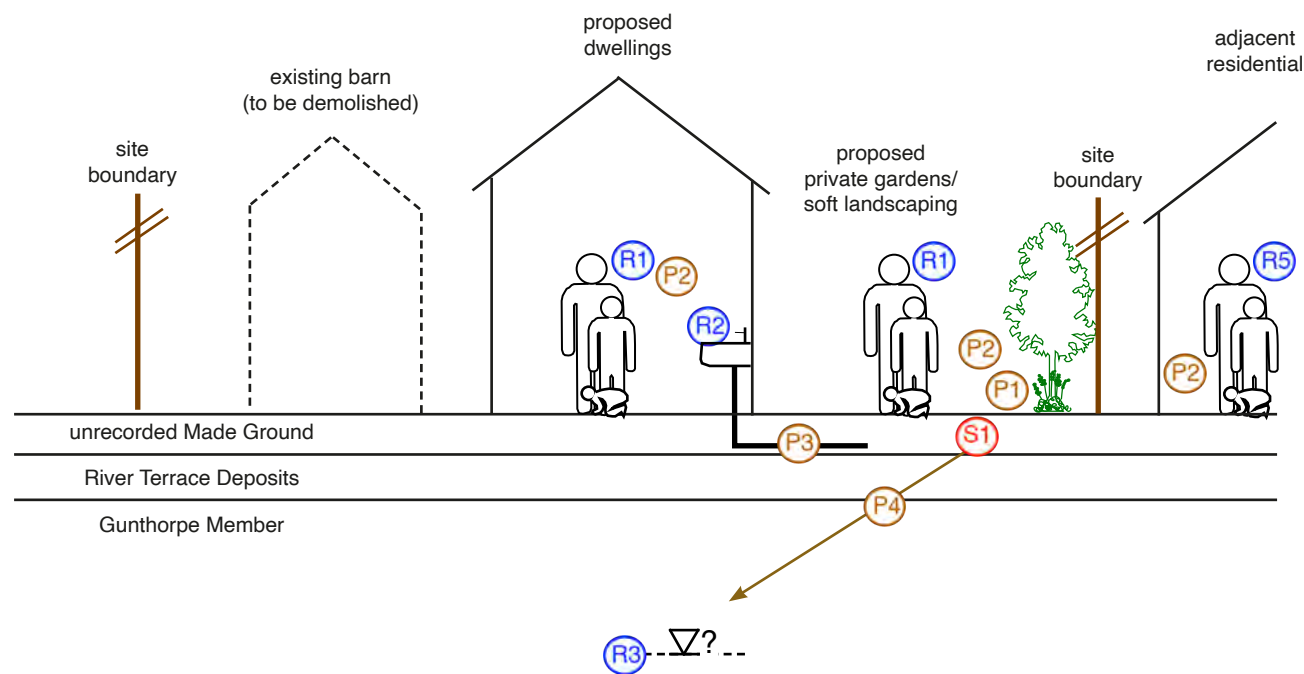


TABLE 3: SUMMARY OF PRELIMINARY POTENTIAL POLLUTANT LINKAGES

Potential Sources	Pathways	Receptors					Comments	Preliminary Risk Assessment
		R1	R2	R3	R4	R5		
ON SITE								
S1	P1	X					Greatest risk via exposure within areas of proposed private gardens/soft landscaping	Low - Moderate
	P2	X				X		
	P3		X					
	P4			X				
	P5							
	P6							
OFF SITE								
None								
SOURCES	S1	Unrecorded made ground/topsoil potentially elevated in toxic/phytotoxic metals, PAH, TPH and ACM						
PATHWAYS	P1	Direct dermal contact or ingestion via soil or attached to vegetables grown for consumption						
	P2	Inhalation of dust and vapours						
	P3	Permeation into new water supply pipework						
	P4	Vertical leaching of leachable contaminants in unsaturated zone and lateral migration in saturated zone						
	P5	Landfill gas migration through unsaturated zone and accumulation within confined spaces						
	P6	Radon gas migration through unsaturated zone and accumulation within confined spaces						
RECEPTORS	R1	Future occupants (critical residential receptor is female child age class 1-6)						
	R2	Potable water supply						
	R3	Groundwater (Gun classified as a “Secondary B” aquifer and RTD classified as “Secondary A” aquifer)						
	R4	Surface waters (River Anker c200m W)						
	R5	Adjacent site users (residential)						

Climate Change

5.5 As per the requirements of LCRM:2025 and BS10175:2026, consideration has been given to the ever-increasing effects of **climate change**, which are now a material consideration when assessing risks posed by contaminated land. Despite such events being classified as 'extreme', occurrences in the UK are now regarded as 'foreseeable events' which can have a potentially significant effect on the baseline Conceptual Site Model generated based on current climate conditions. With reference to the guidance contained with SoBRA document CWCC V2:2026, the following potential impacts of climate change have been considered, as tabulated below.

TABLE 4: CLIMATE CHANGE – POTENTIAL IMPACTS AND CONSEQUENCES

Climate Change Event	Potential Impacts	Consequences
Extreme Rainfall	Surface water flooding	Shortening the distance between source and receptor via widened flood zone
	Groundwater level rise	Potentially raising the saturated zone into contaminated ground
	Scour Erosion	Exposure of contaminated ground
Prolonged High Atmospheric Pressure	Impedes vertical migration of landfill gases	Prevents monitoring during worst-case weather conditions potentially resulting in a flawed risk assessment
Extreme Cold (i.e. prolonged periods at sub-zero temperatures)	Frost cracking of near surface soils	Potentially create new pathways to contaminated ground at depth
	Meltwater scour erosion	Exposure of contaminated ground
	Reduced natural biological degradation	Reduction in natural attenuation of organic contaminants
Extreme Heat (i.e. high temperature) and Heatwave (i.e. duration)	Desiccation cracking of near surface soils	Potentially create new pathways to contaminated ground at depth
	Drying of near surface soils / reduction in surface vegetation	Increased erosion and wind-blown transport of dust
	Increased volatilisation of volatile organic compounds (VOC's)	Greater likelihood and more rapid evaporation of VOC vapours
	Reduced natural biological degradation	Reduction in natural attenuation of organic contaminants
Sea Level Rise & Coastal Erosion	Sea level rise	Potentially raising the saturated zone into contaminated ground
	Coastal erosion	Exposure of contaminated ground

- 5.6** The climate change events in Table 4 can exacerbate contamination risks to sources by potentially altering the physical and/or chemical behaviour of contaminants, opening new pathways or causing the shortening of existing pathways. Site-specific circumstances and their potential to affect the findings of the baseline preliminary Conceptual Site Model have been considered in the following paragraphs.
- 5.7** Extreme rainfall - The site is not located within potential influencing distance of any local watercourses and is not located within a designated flood zone area. There is considered to be a negligible risk that extreme rainfall would change this.
- 5.8** Scour erosion - The walkover survey has identified the site to be essentially flat hence the gradient is not currently considered steep enough for scour erosion to occur. Negligible risk.
- 5.9** Groundwater level rise – The Gun is classified as a “Secondary B” aquifer and RTD is classified as a ‘Secondary A’ aquifer. A ground investigation undertaken <30m to the north encountered groundwater at 3.0mbegl which rose to 2.8mbegl within 5 hours of monitoring. It is considered unlikely that groundwater level would rise up into any near surface soils. Negligible risk.
- 5.10** Prolonged high atmospheric pressure - No landfill gas risk identified. N/A.
- 5.11** Extreme cold – According to the Met Office, whilst extreme cold events do still occur in the UK it is anticipated “*that as the planet continues to warm, these extreme cold events will continue to become rarer and less severe*”. The last extreme cold event to affect Leicestershire was in 2018 and lasted for only a short period of time. The risk of potential impacts from extreme cold is considered to be negligible.
- 5.12** Extreme heat/heatwave - According to the Government, extreme heat and heatwaves are becoming more common. Heatwaves are triggered when a certain temperature is exceeded for three consecutive days and in the West Midlands extreme heat is considered to be a daily maximum greater than 27°. Based on desk study researches made ground may be encountered below the site and extreme heat/heatwave could have a potential impact of drying and desiccation of near surface cohesive soils, leading to both cracks opening and increased erosion and wind-blown transport of dust.
- 5.13** Sea level rise & coastal erosion - site not located near the coast. Negligible risk.

Desk Study Conclusions and Recommendations

- 5.14** The findings of the Phase 1 desk study suggest a low to moderate risk that the site may contain contaminants at elevations sufficient to pose a risk to human health or environmental receptors.
- 5.15** The potential impacts of climate change have been considered. Whilst most impacts appear to pose a negligible risk to human health or environmental receptors, extreme heat/heatwaves may lead to a potentially increased risk if contaminated localised made ground is present below/proximal to former buildings.
- 5.16** Given the above and the high sensitivity of the proposed residential development a routine contamination assessment has been undertaken, the results of which are reported below.

6 GROUND INVESTIGATION REPORT***Site Works***

- 6.1** The Phase 2 intrusive investigation was undertaken 24th July 2026 by way of 'routine' trial pitting. Seven pits (TP1-7) were excavated up to c1.0m depth at locations selected by this Practice with due regard to the proposed development layout and in order to target areas of concern (such as beneath floor slabs of the existing barn), as per drawing 5717/2. All exploratory holes were logged in accordance with Eurocode 7 (BS EN ISO 14688-1:2002 and 14688-2:2004) by a suitably qualified engineer from this Practice and representative disturbed samples taken for contamination testing as appropriate.
- 6.2** Upon completion of the works all pits were backfilled with arisings and compacted by hand or the excavator bucket. All logs are presented in Appendix.3.

Laboratory Testing - Contamination

- 6.3** Representative samples of topsoil and made ground were taken from the upper 0.6m of extracted ground. Those scheduled for organic analysis were sealed within

opaque amber glass jars to prevent loss of any volatiles during transit, whilst those for inorganic testing were placed in plastic tubs, all with chain of custody labelling. All samples were sent to UKAS-accredited i2 Analytical Limited where analysis selectively comprised the following:

- Toxic and phytotoxic metals
- pH
- Asbestos Screen and ID
- Asbestos Quantification
- Speciated Polyaromatic Hydrocarbons (PAH)
- Total Petroleum Hydrocarbons (TPH)
- Soil organic matter

6.4 The potential risk to controlled waters was determined by leachate analysis on a single representative sample of made ground (TP4/0.1-0.6m) tested to determine leachable content of toxic and phytotoxic metals.

6.5 The certified laboratory test results are presented as Appendix 4 and for convenience these have also been summarised to facilitate comparison against assessment criteria. All results and their implications upon the preliminary CSM are further discussed in Section 8.

Discussion on Ground Conditions

6.6 Ground conditions appear to be somewhat commensurate with geological mapping and expectation, comprising a variable mantle of made ground and underlain by predominantly cohesive deposits of the recorded superficial RTD. The bedrock (Gun) was not encountered. A summary of the observed strata is presented in Table 5 below, although for specific descriptions of ground conditions reference should be made to the exploratory hole logs presented in Appendix 3.

TABLE 5: SUMMARY OF OBSERVED STRATA

Stratum	Base Depth (m)	Notes / Occurrences
TOPSOIL: probable stiff, brown, organic, slightly gravelly, silty, friable CLAY. Gravel is fine to medium, angular mixture of lithologies, brick, concrete and occasional glass	0.25	Encountered in TP7 only
MADE GROUND: wood chippings underlain by membrane	0.05 – 0.10	Encountered in TP3 and 4 only
MADE GROUND: loose, grey, medium to coarse, sub-angular GRAVEL of limestone underlain by membrane	0.10	Encountered in TP5 and 6 only
MADE GROUND: concrete paving slab over light grey concrete	0.10	Encountered in TP1 and 2 only
MADE GROUND: probable firm, dark brown, organic, slightly gravelly, sandy, friable CLAY and occasional localised cobbles/boulders of brick. Gravel is fine to medium angular mixture of lithologies, brick and ceramics	>0.35 – 0.60	Encountered in TP1-6
CLAY: probable firm, brown and reddish-brown, slightly sandy and sandy, plastic with occasional fine to medium gravel of sandstone (RIVER TERRACE DEPOSITS)	>0.50 - >0.90	Encountered in TP3-7
Perched/Groundwater	None encountered	
Roots	Generally restricted to near surface made ground and subsoil	

6.7 Based upon on-site visual and olfactory examination of the made ground and subsoil, there was nothing to suggest the presence of obviously significantly contaminated soils.

6.8 All exploratory holes remained dry and stable for the limited amount of time that they were left open. Please note that perched/groundwater levels are of course subject to seasonal fluctuation according to prevailing weather conditions, and the situation encountered and described above could potentially change in the future, especially in a period of seemingly ever-apparent but unpredictable climate change.

7 CONTAMINATION RISK ASSESSMENT

Human Health

7.1 The contamination risk assessment has been carried out in general accordance with the methodology described within Appendix 4. Testing has included samples of the near-surface made ground and natural soil to assess their suitability for retention within the proposed development. Tier 1 risk modelling has adopted the most-sensitive '**Residential with Plant Uptake**' land use scenario, including the pathway of direct ingestion via vegetables grown for consumption, and the 'critical receptor' is taken as a female child of age class 1-6. Based on the findings of the Phase 1 desk study suggesting that the site poses a low to moderate risk to a proposed development, a generally targeted sampling approach was considered appropriate together with a 'moderate' sampling density.

7.2 Several disturbed samples were taken for laboratory contamination testing as previously detailed in Section 6.3. Whilst these results are presented in full in Appendix 4, Table 6 below summarises the maximum measured concentrations of each determinant against respective Tier 1 GAC.

TABLE 6: COMPARISON OF SOIL CHEMICAL TEST RESULTS WITH GUIDELINE VALUES

Determinant	Maximum Measured Concentration (mg/kg)	LQM/CIEH S4UL Residential – with Plant Uptake (mg/kg) \$	Exceedances vs Tests Undertaken (No.)	Notes
Arsenic	16	37	0 / 7	
Cadmium	0.5	11	0 / 7	
Chromium (III)	28	910	0 / 7	
Chromium (VI)	<1.8	6	0 / 7	
Lead	190	200*	0 / 7	
Mercury	1.3	40	0 / 7	
Selenium	1.6	250	0 / 7	
Nickel	27	180	0 / 7	
Copper	70	2400	0 / 7	
Zinc	270	3700	0 / 7	
Benzo(b)fluoranthene	6.1	3.7	1 / 7	TP5/0.10-0.55m
Benzo(a)pyrene	6.1	3.0	1 / 7	TP5/0.10-0.55m
Dibenz(a,h)anthracene	1.1	0.3	3 / 7	TP4/0.10-0.60m

Determinant	Maximum Measured Concentration (mg/kg)	LQM/CIEH S4UL Residential – with Plant Uptake (mg/kg) \$	Exceedances vs Tests Undertaken (No.)	Notes
				TP5/0.10-0.55m TP6/0.10-0.60m
TPH compounds	1400	Various	0 / 7	
Asbestos Screen and ID	Asbestos Cement – 0.001%	<0.001%**	0 / 7	TP7/0.00-0.25m
Notes:				
ND = None Detected				
* provisional C4SL				
** Occupational Exposure Limit				
\$ based on soil organic matter = 6%				

7.3 It will be seen from the above table and summary sheet in Appendix 4 that there are no elevations of toxic and phytotoxic metals or TPH compounds. Whilst loose fibre(s) of asbestos cement were locally encountered in near surface topsoil (TP7/0.00-0.25m) the concentration does not exceed the 0.001% health limit. Elevated PAH compounds which may pose a health risk to future site users have been locally detected, so have been considered in more detail below.

7.4 Tier 1 risk assessment has identified localised ~~significant~~ elevations of Benzo(b)fluoranthene and Benzo(a)pyrene within a single sample of made ground (TP5/0.10-0.55m) and Dibenz(a,h)anthracene in three samples of made ground (TP4/0.10-0.60m, TP5/0.10-0.55m and TP6/0.10-0.60m). Using Benzo(a)pyrene as a marker compound (it being the most-carcinogenic) a value of 6.1mg/kg was recorded, which exceeds the GAC of 3.0mg/kg. Double-ratio plot analysis tentatively suggests the most likely possible source of this to be Coal Tar/Creosote, which is not considered entirely consistent with the site history and setting.

7.5 On this basis remedial action is considered necessary to protect human health, as discussed further within the following remedial options appraisal.

Controlled Waters

- 7.6** The results within Appendix 4 show no significant leachable elevations exceeding WFD, EQS or UK DWS levels, on which basis the site is not considered to pose a significant risk to controlled waters or groundwater resources thus pre-construction remedial action is considered unnecessary. Although leachable PAH testing was not scheduled, whereas the soil results (once received) indicated localised PAH contamination, provided that the recommended selective removal of the offending ground is indeed completed that should remove any associated potential leachate risk.

Remedial Options Appraisal

- 7.7** It is an inherent requirement of LCRM 2025 for any land contamination assessment to include an **options appraisal** of possible remedial measures, which are advised as follows (mindful of the scale of development and localised extent of contamination):

- Despite the moderate elevations, given the relatively low volume of contaminated material likely to be generated during remedial works, one provisionally recommended remedial option would be to selectively remove the offending material from within affected proposed private gardens/soft landscaping areas. Such arisings can potentially be retained on site as long as they are placed beneath future hardstand or buildings (due to an absence of significant volatile range organics, vapours are not anticipated), alternatively they can be disposed of off-site at a suitably licensed landfill. Replacement soil will need to be uncontaminated and suitable for a residential context and (if imported) ideally come with pre-certification confirming its uncontaminated status; alternatively we can arrange pre-import testing
- An alternative to the foregoing would be the simple application of a clean cover capping system across affected proposed private gardens/soft landscaping areas to break the potential exposure pathways. Using the BRE BR465 “Clean Cover System” software, based upon the aforementioned elevations a provisional minimum thickness of 500mm has been calculated to remove the risk to human health. This assessment has assumed that the concentrations of the contaminants of concern within the clean soil are half the permitted thresholds, hence a reduced thickness may be possible subject to assessment of contamination data for the proposed cover soils. Clearly if it is necessary to maintain existing ground levels, prior removal of the offending material will be necessary. Any imported top/subsoil

should be certified (ideally pre-import) as uncontaminated to ensure that it is suitable for residential end use, and records of compliance will need to be provided to the LPA

- Where hardstanding or building cover is proposed, this should act as a barrier between any contaminants (PAH only) and future site users, effectively breaking the potential pollutant linkages and exposure pathways thus negating any possible human health or controlled waters risks

Water Supply Pipework

- 7.8** In addition to the above, consideration has been given to the potential effects of recorded concentrations on new water utility pipework. Owing to the presence of made ground and perceived risk from organic contaminants there may be a requirement for upgraded barrier pipework. As always it is recommended that advice be sought from the local regulatory authority prior to ordering, since it is possible that their specific in-house thresholds may differ markedly from those within the most recent guidance by UK Water Industry Research (UKWIR) report “Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites” (2010).

Landfill Gas and Radon Gas

- 7.9** It was previously established in the desk study researches that the site is unlikely to be affected by either radon or landfill gases and the trial pits have since found no evidence of methanogenic material beneath the site, thus gas protection measures are not considered necessary within new development.

Uncertainties, Data Gaps and Limitations

- 7.10** In line with best industry practice the scope of contamination testing has been based upon the site history, current land usage and actual findings, with reference where necessary to DoE Industry Profiles and DEFRA/EA guidance. To the best of our knowledge information concerning the land quality assessment is accurate at the date of issue, however subsurface conditions including ground contamination may vary spatially and with time. There may be conditions pertaining to the site not disclosed by the above sources of information, which might have a bearing upon the recommendations made, were such conditions known. We have however used our professional judgement in order to limit this during the investigation.

- 7.11** The conclusions and recommendations made in respect of land quality do not address any potential risks to site operatives or ground workers during the construction stage. These issues should be addressed by the Principal Contractor in accordance with the relevant statutory procedures and regulations (CDM Regulations 2015).
- 7.12** It is important that these limitations be clearly recognised when the findings and recommendations of this report are being interpreted. Additional assessment may be necessary should a significant delay occur between report date and implementation of the proposed scheme to which it relates.

8 REFINED CONCEPTUAL SITE MODEL

- 8.1** Following completion of the intrusive ground investigation and laboratory testing, the ground profile and contamination status of near surface soils below the site are now better understood, so as required by LCRM 2025 the potential impacts and consequences of climate change (as previously discussed in Section 5) have been reassessed. Further to the remedial options appraisal in Section 7.7 it is considered that potential future climate change events will have no material effect on the baseline Conceptual Site Model.
- 8.2** In view of the above discussions the preliminary conceptual site model has been refined as shown in Figure 2 and Table 7 below.

FIGURE 2: REFINED CONCEPTUAL SITE MODEL (NTS)

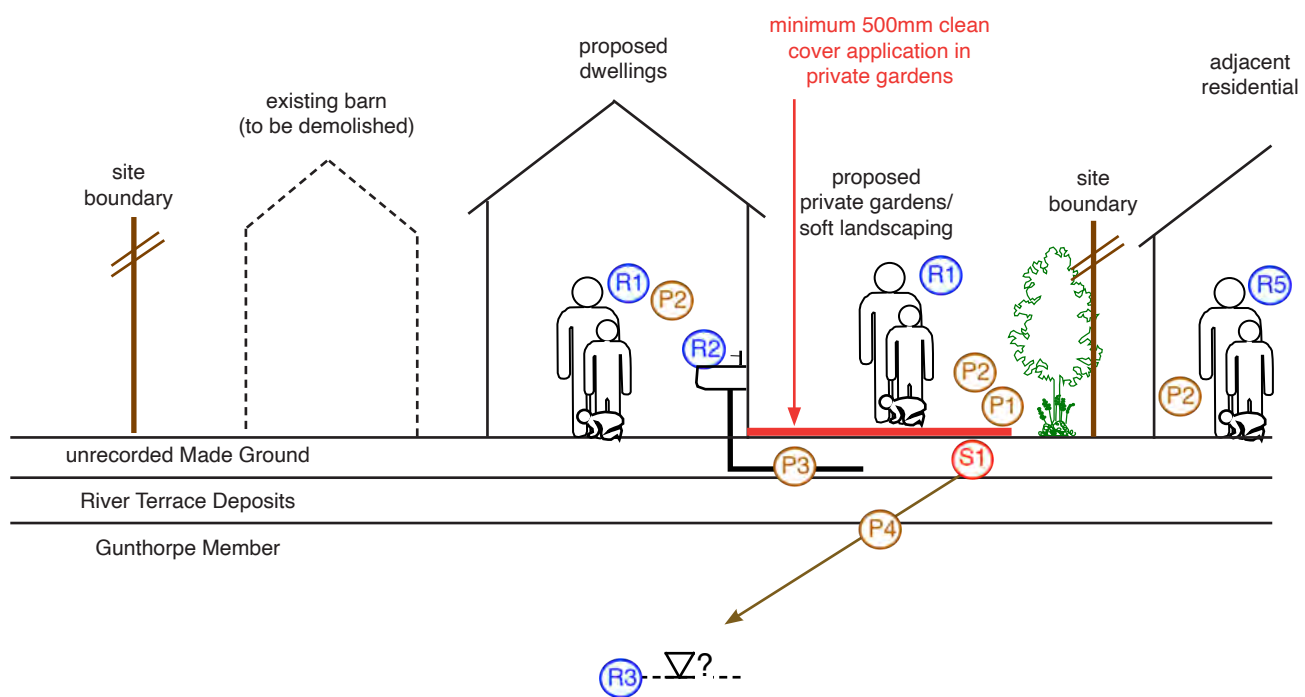


TABLE 7 SUMMARY OF POTENTIAL / IDENTIFIED POLLUTANT LINKAGES

Potential Sources	Pathways	Receptors					Comments	Refined Risk Rating	Remedial/Mitigation Requirements
		R1	R2	R3	R4	R5			
ON-SITE									
S1	P1	X					Localised elevations of PAH compounds in near surface made ground	Moderate	Either selective removal of offending stratum or application of a minimum 500mm thickness of clean cover (Topsoil/Subsoil) in proposed private gardens/soft landscaping Likely requirement for upgraded barrier pipework (subject to local regulatory authority confirmation)
	P2	X							
	P3		X						
	P4								
	P5								
	P6								
OFF-SITE									
None									
SOURCES	S1	Localised elevations of PAH compounds in near surface made ground							
PATHWAYS	P1	Direct dermal contact or ingestion via soil or attached to vegetables grown for consumption							
	P2	Inhalation of dust and vapours							
	P3	Permeation into new water supply pipework							
	P4	Vertical leaching of leachable contaminants in unsaturated zone and lateral migration in saturated zone							
	P5	Landfill gas migration through unsaturated zone and accumulation within confined spaces							
	P6	Radon gas migration through unsaturated zone and accumulation within confined spaces							
RECEPTORS	R1	Future occupants (critical residential receptor is female child age class 1-6)							
	R2	Potable water supply							
	R3	Groundwater (Gun classified as a “Secondary B” aquifer and RTD classified as “Secondary A” aquifer)							
	R4	Surface waters (River Anker c200m W)							
	R5	Adjacent site users (residential)							

9 CONCLUSIONS AND RECOMMENDATIONS

- 9.1** The foregoing discussions and recommendations are based upon the results of a Phase 1 geo-environmental desk study and contamination risk assessment. As always however the ground profile can vary from that envisaged from the desk study research, thus a careful watch should be maintained during site clearance and/or development for any abnormalities that might require referral back to this Practice.
- 9.2** Based upon historic Ordnance Survey mapping the site has comprised part of two agricultural fields and a barn since the earliest available mapping of 1888 up until c2024 when the smaller field was surfaced with gravel, thereafter remaining unchanged up until the present-day.
- 9.3** A detailed ground contamination risk assessment has identified the site to be mostly uncontaminated with the exception of three localised hotspots (TP4-6), where elevated PAH compounds recorded within near surface made ground pose a potential health risk to future site users. This can however be easily mitigated either by selective removal of the offending stratum or through the application of a clean cover system across affected areas (**see Section 7 for details**). There is no perceived risk to controlled waters however there may be a requirement for barrier-standard water supply pipework.
- 9.4** There is no identified requirement for either landfill or radon gas protection measures in the proposed buildings, although the latter should be confirmed with Building Control.
- 9.5** Note that the submission to the LPA, for their approval, of a formal remediation strategy detailing the proposed method, objectives and timescale of such works may be required. Depending on the chosen remedial solution it will be necessary to undertake validation inspection/sampling/testing to ensure that all contaminated material has been adequately removed or the associated risks otherwise mitigated, with a final verification report produced again to satisfy likely LPA requirements. This Practice can provide further assistance as required.
- 9.6** The above recommendations must not be used in respect of any development differing in any way from the proposals described in this report, without reference back to this Practice or to another geotechnical/geo-environmental specialist. This report is subject to our standard terms and conditions.

10 REFERENCES

Environmental

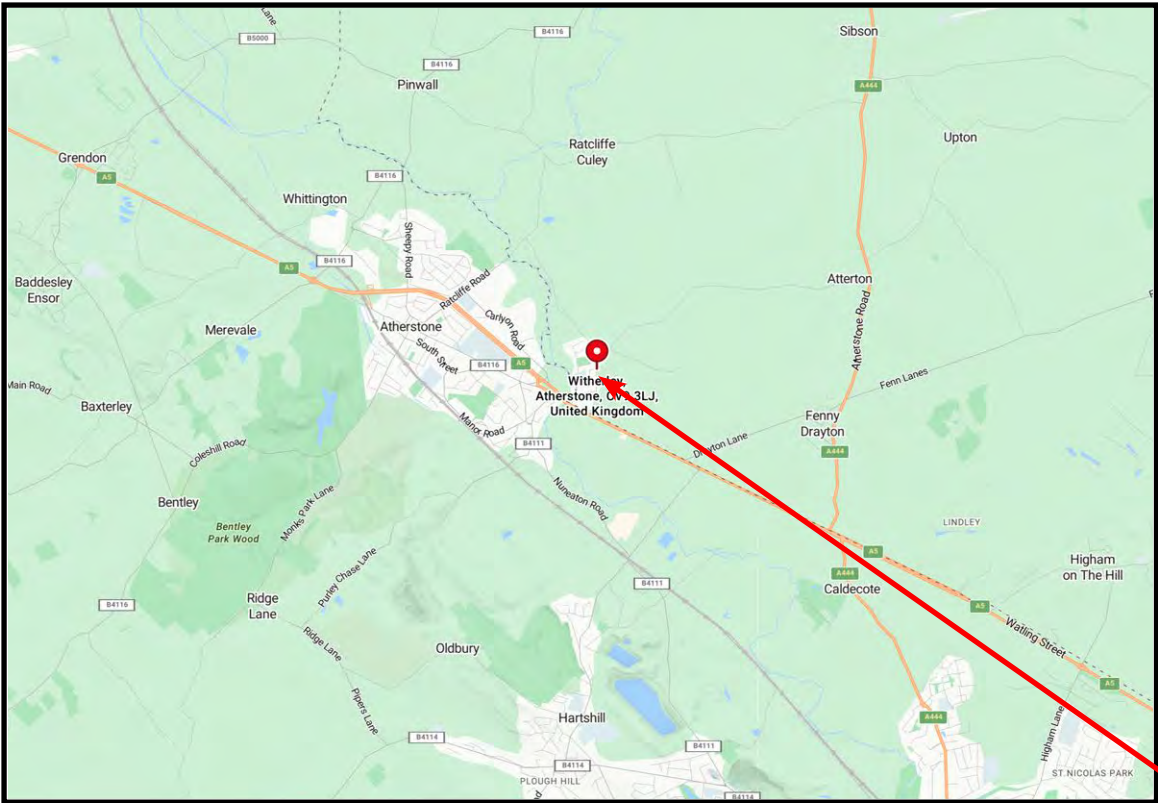
- British Standards Institute, BS 10175: 'Code of Practice for the Investigation of Potentially Contaminated Sites' (2026)
- Environment Agency LCRM: Land Contamination Risk Management (2025)
- Society of Brownfield Risk Assessment (SoBRA) "Guidance on assessing risk to controlled waters from UK contamination under conditions of future climate change" (2022)
- Environment Agency/National House Building Council (NHBC) R&D 66 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2000)
- Chartered Institute of Environmental Health (CIEH)/Land Quality Management Limited (LQM). *CIEH/LQM. 'S4ULs for Human Health Risk Assessment' (2015); Land Quality Press*
- Department of the Environment, Transport & the Regions: '*The Environmental Protection Act 1990: Part IIA*' (2000)
- Construction Industry Research & Information Association (CIRIA) 665: '*Assessing Risks Posed by Hazardous Ground Gases to Buildings*' (2007)
- British Standards Institute, BS8485: 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings' (2015)
- Building Research Establishment (BRE): Radon – '*Guidance on Protective Measures for New Buildings (including supplementary advice for extensions, conversions and refurbishment projects)*' (2023)
- Landmark Historical Ordnance Survey mapping (Ref: 405115788_1_1 dated 19 June 2026)
- The Water Framework Directive (Standards and Classification) Directions (England and Wales)' (2015)
- The Water Supply (Water Quality) Regulations 2000 (Amendment) Regulations (2007)
- Environment Agency (www.environment-agency.gov.uk)
- UK Health Security Agency (ukradon.org/information/maps) site-specific radon reported dated 19 June 2026
- Zetica (www.zetica.com)
- UK WIR report '*Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites*' (2010)
- Department for Environment, Food and Rural Affairs "*MAGIC*" mapping (2020)
- British Geological Survey 1:10,000 scale mapping sheet SP 39 NW and online
- Google Earth (current and historical aerial mapping plus street view)
- National Library of Scotland historical maps (online)

LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE,
LEICESTERSHIRE CV9 3LJ



SITE LOCATION (based on Microsoft Bing mapping)

Job No.	Drawing No.	Scale:	Date:
5717	5717/1	NTS	07-07-26



THE
SITE



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P1 ↓ Number and direction of photograph (Appendix 1)

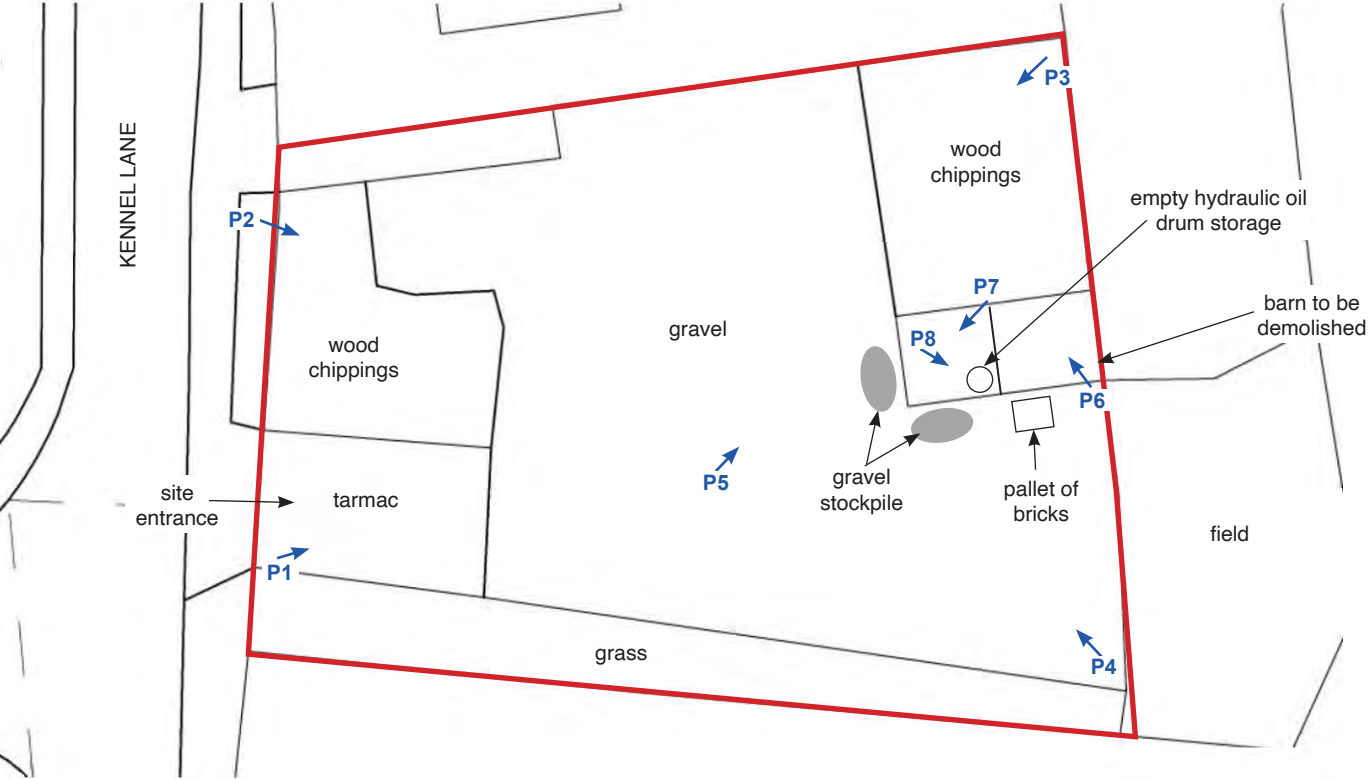


LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE, LEICESTERSHIRE CV9 3LJ



EXISTING AND PROPOSED SITE PLANS SHOWING WALKOVER, PHOTOGRAPHS AND NOTES

Job No.	Drawing No.	Scale:	Date:
5717	5717/2	as shown	07-07-26



EXISTING
based on Ordnance Survey mapping (NTS)



PROPOSED
based on Bailey Design drg. 9842.03, Rev B, October 2024 (1:500 @ A3)

LEGEND (source date)

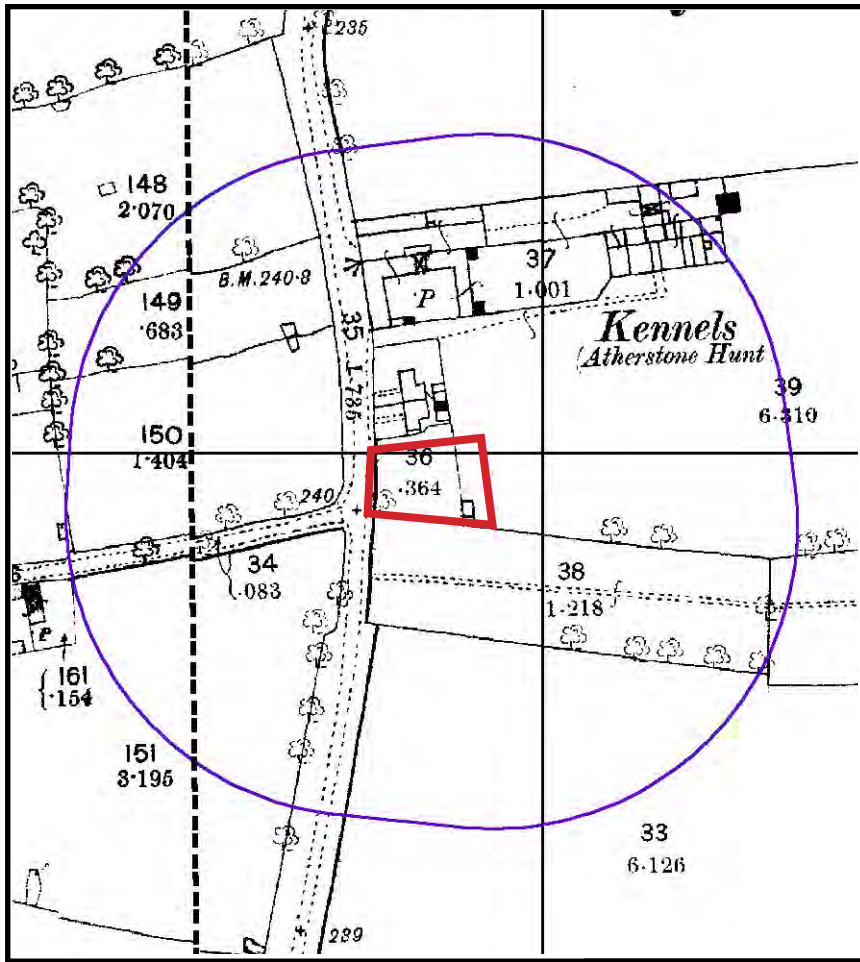
-  EA Abstractions
-  Historic Landfill Sites
-  SSSI England
-  Site of Special Scientific Interest and Drinking Water Safeguard Zone (Surface Water)



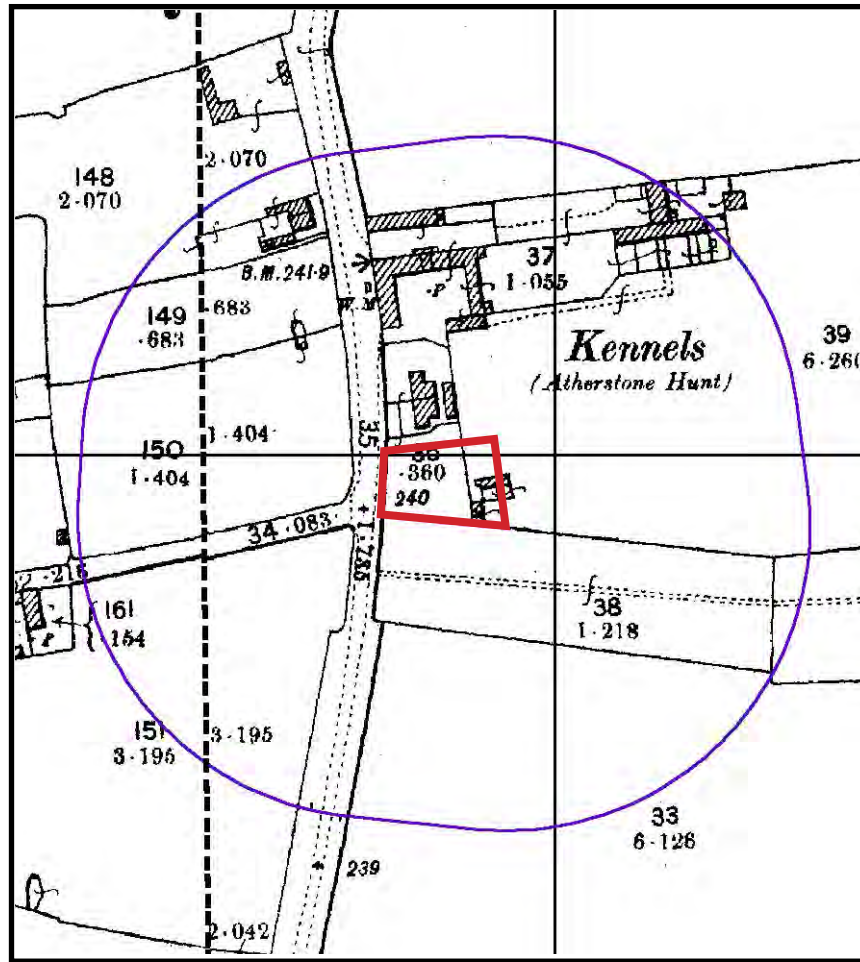
LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE,
LEICESTERSHIRE CV9 3LJ

Job No. 5717 Drawing No. 5717/3 Scale: NTS Date: 07-07-26

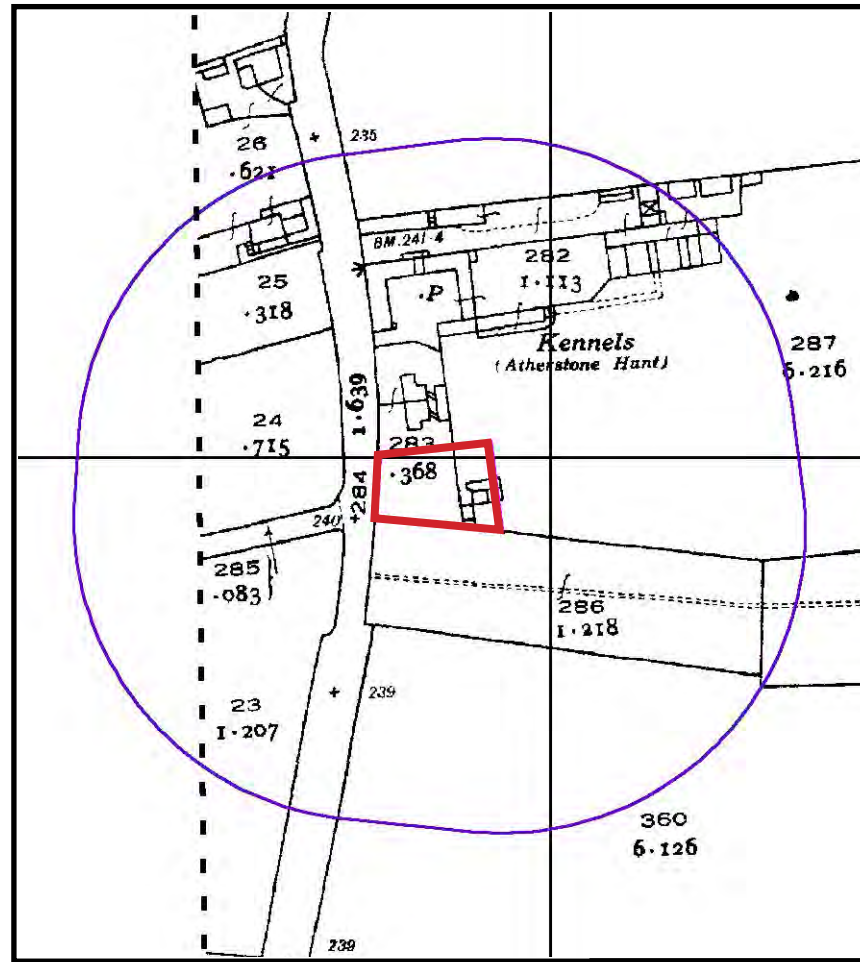
EXTRACT OF IN-HOUSE QGIS MAPPING SHOWING GEO-ENVIRONMENTAL DATA



1888
(1:2500)

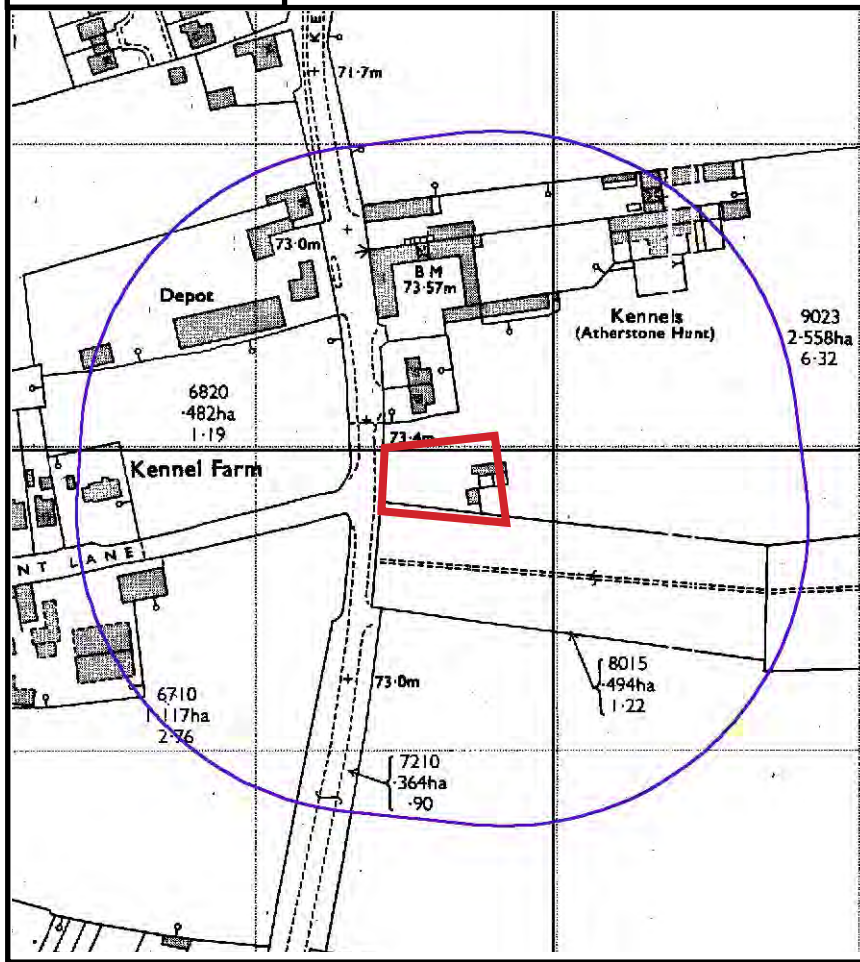


1903
(1:2500)

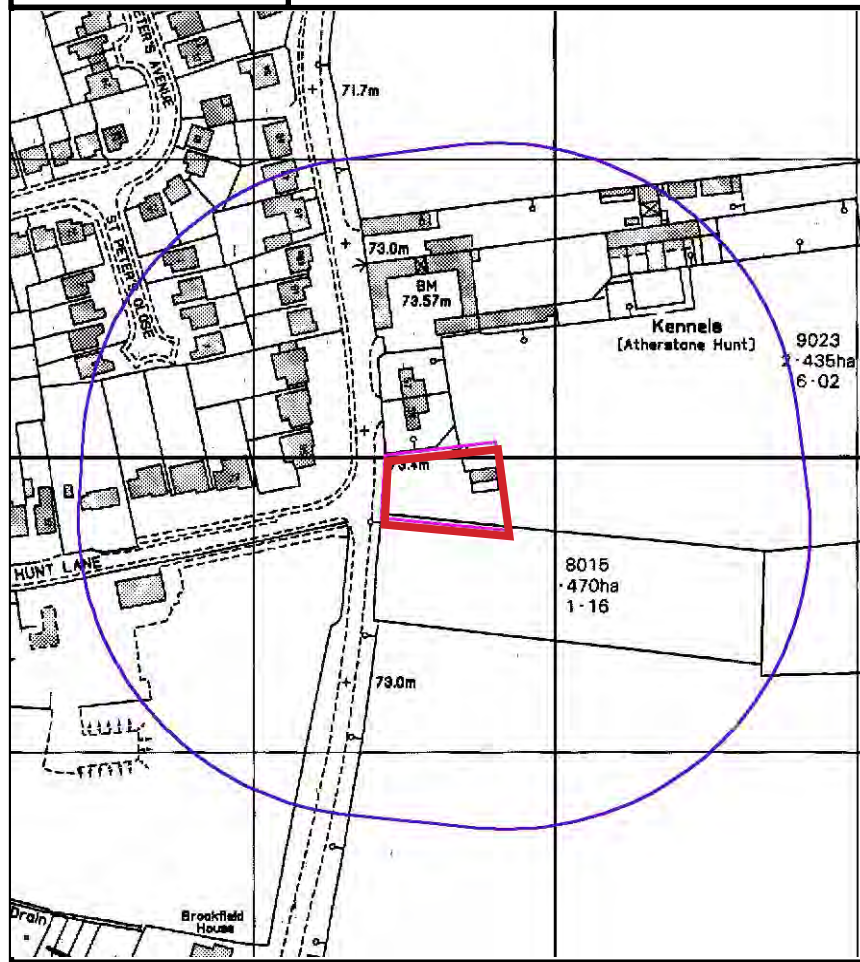


1945
(1:2500)

1971-75
(1:2500)



1989
(1:2500)



2023
(Google Earth Historical)





Wilson Associates
Consulting Engineering Geologists & Geo-Environmental Engineers

LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY,
ATHERSTONE, LEICESTERSHIRE CV9 3LJ

EXTRACTS OF ORDNANCE SURVEY PLANS AND GOOGLE EARTH
HISTORICAL AERIAL IMAGERY TO SHOW SITE HISTORY

Job No. 5717	Drawing No. 5717/4	Scale: as shown	Date: 07-07-26
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APPENDIX 1

SITE PHOTOGRAPHS



Photograph P1



Photograph P2



Photograph P3



Photograph P4



Photograph P5



Photograph P6



Photograph **P7**



Photograph **P8**



APPENDIX 2

BGS RADON REPORT

Report of address search for radon risk

Issued by UK Health Security Agency and British Geological Survey. This is Based upon Crown Copyright and is reproduced, where applicable, with the permission of Land & Property Services under delegated authority from the Controller of His Majesty's Stationery Office, © Crown copyright and database right 2014MOU512.

Address searched: 59 Kennel Lane, Witherley, Atherstone, CV9 3LJ

Date of report: 19 June 2026

Guidance for existing properties

Is this property in a radon Affected Area? - No

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to be at or above the Action Level.

The estimated probability of the property being above the Action Level for radon is: 0-1%

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.

The result may not be valid for buildings larger than 25 metres.

If this site is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from UKHSA or <https://www.ukradon.org>

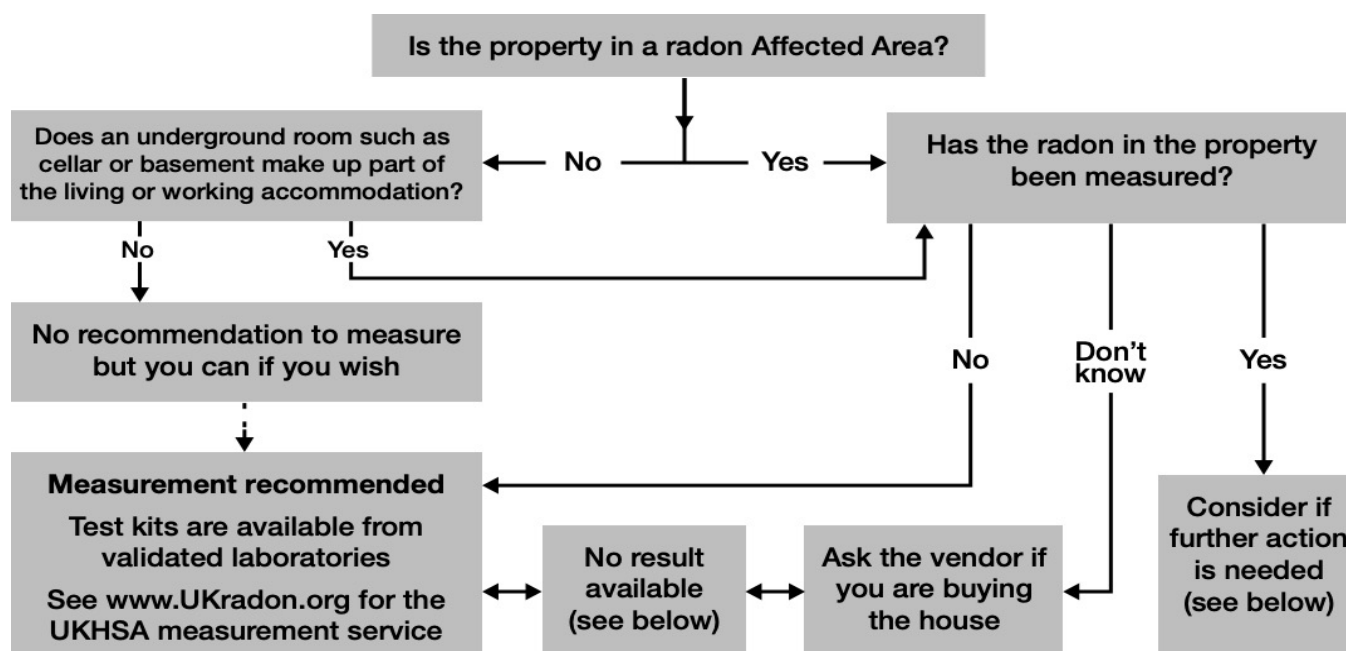
Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

UKHSA guidance for occupiers and prospective purchases



Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m³), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m³; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

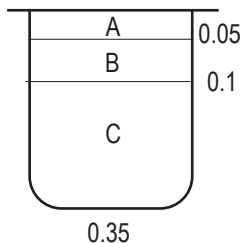
UKHSA designated radon website: <https://www.ukradon.org>

Building Research Establishment: <http://www.bre.co.uk/page.jsp?id=3137>

APPENDIX 3

TRIAL PIT LOGS (INCLUDING PHOTOGRAPHS)

Site: LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE, LEICESTERSHIRE CV9 3LJ				TRIAL PIT No. TP1
Job No. 5717	Date 24-07-26	Ground Level (c.m, AOD) 72m	Co-Ordinates (c.) E 432,776 N 297,195	



DETAILS OF SUBSOIL

- A MADE GROUND: CONCRETE paving slab
- B MADE GROUND: light grey CONCRETE
- C MADE GROUND: probable firm, brown, slightly gravelly, sandy, friable CLAY (gravel is fine to medium, angular mixture of lithologies and brick)

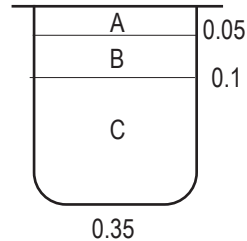
NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.1-0.35m depth



Scale: NTS	Client Ansley Village Farm Limited	Logged By: RS
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Site: LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE, LEICESTERSHIRE CV9 3LJ				TRIAL PIT No. TP2
Job No. 5717	Date 24-07-26	Ground Level (c.m, AOD) 72m	Co-Ordinates (c.) E 432,781 N 297,195	



DETAILS OF SUBSOIL

- A MADE GROUND: CONCRETE paving slab
- B MADE GROUND: light grey CONCRETE
- C MADE GROUND: probable firm, brown, slightly gravelly, sandy, friable CLAY (gravel is fine to medium, angular mixture of lithologies and brick)

NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.1-0.35m depth



Scale: NTS	Client Ansley Village Farm Limited	Logged By: RS
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Site: LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE, LEICESTERSHIRE CV9 3LJ				TRIAL PIT No.
Job No.	Date	Ground Level (c.m, AOD)	Co-Ordinates (c.)	TP3
5717	24-07-26	72m	E 432,747 N 297,201	

A

0.05

B

0.6

C

0.7

DETAILS OF SUBSOIL

A

MADE GROUND: wood chippings underlain by membrane

B

TOPSOIL/MADE GROUND: probable firm, dark brown, organic, slightly gravelly, sandy plastic CLAY with occasional cobbles of brick (gravel is fine to coarse, angular mixture of lithologies, brick and ceramics)

C

CLAY: probable firm, brown, sandy, plastic CLAY with occasional fine to medium, subrounded gravel of sandstone (*River Terrace Deposits*)

NOTES

1

Pit logged from surface; frequent roots throughout

2

Pit dry and stable

3

Soil sample taken at 0.05-0.6m depth

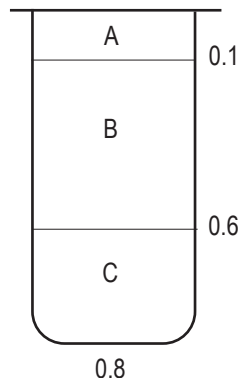






Scale: NTS	Client Ansley Village Farm Limited	Logged By: RS
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Site: LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE, LEICESTERSHIRE CV9 3LJ				TRIAL PIT No. TP4
Job No. 5717	Date 24-07-26	Ground Level (c.m, AOD) 72m	Co-Ordinates (c.) E 432,749 N 297,194	



DETAILS OF SUBSOIL

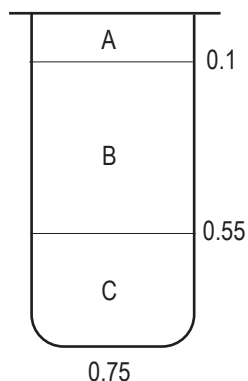
- A MADE GROUND: wood chippings underlain by membrane
- B TOPSOIL/MADE GROUND: probable firm, dark brown, organic, slightly gravelly, sandy plastic CLAY with occasional cobbles of brick (gravel is fine to coarse, angular mixture of lithologies, brick and ceramics)
- C CLAY: probable firm, brown, sandy, plastic CLAY with occasional fine to medium, subrounded gravel of sandstone (*River Terrace Deposits*)

NOTES

- 1 Pit logged from surface; frequent roots throughout
- 2 Pit dry and stable
- 3 Soil sample taken at 0.1-0.6m depth

Scale: NTS	Client Ansley Village Farm Limited	Logged By: RS
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Site: LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE, LEICESTERSHIRE CV9 3LJ				TRIAL PIT No. TP5
Job No. 5717	Date 24-07-26	Ground Level (c.m, AOD) 72m	Co-Ordinates (c.) E 432,768 N 297,204	



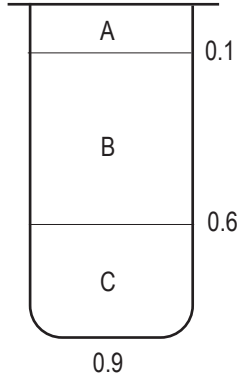
DETAILS OF SUBSOIL

- A MADE GROUND: loose, grey, medium to coarse, subangular GRAVEL of limestone underlain by membrane
- B MADE GROUND: probable medium dense, dark brown/ brown, slightly organic, sandy clayey GRAVEL with frequent cobbles of brick and concrete (gravel is fine to coarse, angular, mixture of lithologies, brick, concrete and occasional fragments of glass and ceramics)
- C CLAY: probable firm, reddish-brown, slightly sandy, plastic CLAY with occasional fine to coarse, subrounded gravel of sandstone
(*River Terrace Deposits*)

NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.1-0.55m depth

Scale: NTS	Client Ansley Village Farm Limited	Logged By: RS
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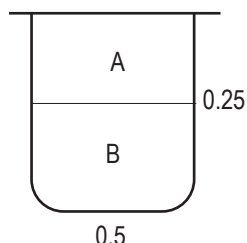
Site: LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE, LEICESTERSHIRE CV9 3LJ				TRIAL PIT No. TP6
Job No. 5717	Date 24-07-26	Ground Level (c.m, AOD) 72m	Co-Ordinates (c.) E 432,769 N 297,196	
 DETAILS OF SUBSOIL A MADE GROUND: loose, grey, medium to coarse, subangular GRAVEL of limestone underlain by membrane B MADE GROUND: probable medium dense, dark brown/ brown, slightly organic, sandy clayey GRAVEL with frequent cobbles and boulders of brick and concrete (possible foundation of farmer barn extension) (gravel is fine to coarse, angular, mixture of lithologies, brick, concrete and occasional fragments of glass and ceramics); C CLAY: probable firm, reddish-brown, slightly gravelly, sandy, plastic CLAY (gravel is fine to coarse, subangular sandstone) (River Terrace Deposits) NOTES 1 Pit logged from surface 2 Pit dry and stable 3 Soil sample taken at 0.1-0.6m depth				





Scale: NTS	Client Ansley Village Farm Limited	Logged By: RS
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Site: LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE, LEICESTERSHIRE CV9 3LJ				TRIAL PIT No. TP7
Job No. 5717	Date 24-07-26	Ground Level (c.m, AOD) 72m	Co-Ordinates (c.) E 432,763 N 297,182	



DETAILS OF SUBSOIL

- A TOPSOIL: probable stiff, brown, slightly organic, slightly gravelly, silty friable CLAY (gravel is fine to medium, angular mixture of lithologies, brick, concrete and occasional glass)
- B CLAY: probable stiff, reddish-brown, slightly gravelly friable CLAY (gravel is fine to coarse, subrounded sandstone) (*River Terrace Deposits*)

NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.0-0.25m depth



Scale: NTS	Client Ansley Village Farm Limited	Logged By: RS
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APPENDIX 4

CONTAMINATION STATUTORY FRAMEWORK / METHODOLOGY

A4 CONTAMINATION RISK ASSESSMENT

Statutory Framework

A4.1 Part 2A of the Environmental Protection Act 1990 (inserted by Section 57 of the Environment Act 1995) provides a regime for the control of specific threats to health or the environment from existing land contamination. In accordance with the Act and the statutory guidance document on the Contaminated Land (England) Regulations 2000, the definition of contaminated land is intended to embody the concept of risk assessment. Within the meaning of the Act, land is only 'contaminated land' where it appears to the regulatory authority to be in such a condition, by reason of substances within or under the land, that:

- harm is being caused or has significant possibility of significant harm to be caused to human health, or
- pollution is being caused or has significant possibility of significant pollution to be caused to controlled waters.

A4.2 In 2012 revised Statutory Guidance for Part 2A of the Environmental Protection Act (1990) came into force for England and Wales. This introduced a new four category approach for classifying land affected by contamination to assist decisions by regulators in cases of Significant Possibility of Significant Harm (SPOSH) to specified receptors, including humans, and significant pollution of controlled waters.

Category 1 describes land which is clearly problematic e.g. because similar sites are known to have caused a significant problem in the past. The legal definition is where "there is an unacceptably high probability, supported by robust science-based evidence, that significant harm would occur if no action is taken to stop it".

Categories 2 and 3 cover land where detailed consideration is needed before deciding whether it may be contaminated land. Category 2 is defined as land where "there is a strong case for considering that the risks from the land are of sufficient concern that the land poses a significant possibility of significant harm". Category 3 is defined as land where there is not the strong case described in the test for Category 2, and may include "land where the risks are not low, but nonetheless the authority considers that regulatory intervention under Part 2A is not warranted". The decision basis is initially related to human health risks, and if this is not conclusive due to uncertainty over risks, wider socio-economic factors (e.g. cost, local perception etc).

Category 4 describes land that is clearly not contaminated land, where there is no risk or the level or risk posed is low.

A4.3 This same 4 category system has also been introduced to assist in identifying whether there is a significant possibility of significant pollution of controlled waters. Part 2A states that normal levels of contaminants in soil should not be considered to cause land to qualify as contaminated land, unless there is a particular reason to consider otherwise.

A4.4 Once land has been determined as contaminated land, the enforcing authority must consider how it should be remediated and, where appropriate, it must issue a remediation notice to require such remediation. The enforcing authority for the purposes of remediation may be the local authority which determined the land, or the Environment Agency which takes on responsibility once land has been determined if the land is deemed to be a “special site”. The rules on what land is to be regarded as special sites, and various rules on the issuing of remediation notices, are set out in the Contaminated Land (England) Regulations 2006.

A4.5 The UK guidance on the assessment of land contamination has developed as a direct result of the introduction of the above two Acts. The current technical guidance supporting the legislation has been summarised in the document Land Contamination Risk Management (LCRM), originally published in October 2020 by the Environment Agency (EA).

Contamination Assessment Methodology

A4.6 LCRM guidance proposes a three-stage risk based assessment process for identifying if a hazard exists within a site.

- Stage 1: Risk assessment
- Stage 2: Options appraisal
- Stage 3: Remediation and verification

A4.7 Stage 1 is to collect detailed information about the site, firstly to establish the likelihood of a hazard being present, and if a potential hazard is identified, to assess (through the source-pathway-receptor potential pollutant linkage concept) whether it has the

potential to pose an unacceptable risk. That unacceptable risk is subsequently estimated and /or evaluated.

- A4.8** Stage 1 can be achieved through a preliminary desk-based risk assessment and if considered appropriate, by progression to a generic or detailed quantitative risk assessment using appropriate intrusive investigation methods supported by UKAS accredited laboratory testing.
- A4.9** Quantitative assessment of human health risk posed by ground contamination is achieved by comparison of soil concentrations with Tier 1 Suitable for Use Levels (S4UL) as published by LQM/CIEH (2015) or (in the case of the toxic metal Lead only) with a Category Four Screening Level (C4SL) published by DEFRA (2014). The official Soil Guideline Values utilise a soil organic matter content of 6% which is considered to be higher than typical UK soils, however three sets of S4UL's have been developed for organic matter contents of 1%, 2.5% and 6%, thus the most appropriate set is selected based upon proven site conditions.
- A4.10** Contaminant concentrations below the threshold screening values are considered not to warrant further risk assessment. Concentrations of contaminants above these screening values require further consideration of potential pollutant linkages and may indicate potentially unacceptable risks to site users that warrants either further detailed quantitative risk assessment or progression to Stage 2. It should be noted that S4UL/C4SL's are not absolute thresholds and an exceedance does not necessarily indicate that a potential pollutant linkage is automatically established.
- A4.11** In order to assess any risk to controlled waters posed by contaminants within the underlying soils and groundwater, laboratory results are screened against Level 1 Environmental Quality Standard (EQS) values derived from the Water Framework Directive (Standards & Classification) Directions (England & Wales) 2015 and the current UK Drinking Water Supply (Water Quality) Regulations (DWS), dependent upon the most vulnerable receptor. The EQS is usually an upper concentration set for the receiving watercourse and not the discharge itself. The DWS is established for compliance at the point of use or abstraction and not the source area.
- A4.12** Stage 2 follows on from the risk assessment completed in Stage 1 by firstly identifying all feasible remediation options, then through consideration of additional factors including but not limited to; sustainability, limitations, timescales and budgets and regulatory controls, narrow the list of remediation options down to a favoured

remediation/mitigation approach. Note that this approach is not restrictive and may include the adoption of as many remediation options as necessary in order to achieve the remediation objective(s).

A4.13 Stage 3 takes the chosen remediation/mitigation approach from Stage 2 and from which a remediation strategy 'that can be implemented in practice' is developed and agreed with the regulatory authority. Once agreed the approved remediation works can take place as per the strategy, whilst still being mindful of whether the chosen remedial strategy is working as anticipated and also for the presence of unexpected contamination. Subject to findings, the agreed remedial strategy may require adjustment in order to ensure that the remediation objectives(s) can be met.

A4.14 Upon completion of the remedial works a verification plan is produced detailing the works undertaken and demonstrating that the risk has been reduced, that the remediation objective(s) and criteria have been met and that the site no longer presents a risk to human health and/or controlled waters, and therefore can be considered 'suitable for use'.

Waste Classification

A4.15 In terms of controlled off-site disposal to landfill of site arisings, if/where intended, waste classification is carried out in line with European Waste Catalogue (EWC) and Technical Guidance Waste Management 3 (TGWM3, EA Version 1.2, October 2021) using contamination test results obtained for that material. The assessment utilises the 'HazWasteOnline' software to establish a 'Hazardous' (170503*) / 'Non-hazardous' (170504) classification. Where required, the foregoing may be supplemented by Waste Acceptance Criteria (WAC) analysis, in order that the waste can further be designated as 'Hazardous' / 'Stable non-reactive' / 'Inert', for use by the receiving landfill operator. It should be noted that WAC is only required for disposal of wastes at certain classes of landfill; if arisings are not intended for removal to landfill, then WAC testing is not applicable.

SUMMARY OF CONTAMINATION TEST RESULTS

Sample Ref		TP1	TP2	TP3	TP4	TP5	TP6	TP7	TIER 1: GENERIC ASSESSMENT CRITERIA					
Sample Depth (m)		0.10-0.35	0.10-0.35	0.05-0.60	0.10-0.60	0.10-0.35	0.10-0.60	0.00-0.25	SAUL (Residential with plant uptake)	SAUL (Residential without plant uptake)	SAUL (Allotments)	SAUL (Commercial)	SAUL (Public Open Space - Residential)	SAUL (Public Open Space - Park)
Sample of		MADE GROUND	MADE GROUND	MADE GROUND	MADE GROUND	MADE GROUND	MADE GROUND	MADE GROUND						
DETERMINAND (mg/kg)														
TOXIC METALS	Arsenic	6.3	6.4	9.4	12	16	9.2	9.2	37	40	43	640	79	170
	Cadmium	< 0.2	< 0.2	0.4	0.4	0.5	0.4	0.3	11	85	1.9	190	120	520
	Chromium VI (low level)	US ¹⁵⁵ g	< 1.8	US ¹⁵⁵ g	US ¹⁵⁵ g	US ¹⁵⁵ g	< 1.8	US ¹⁵⁵ g	6	6	1.8	33	8	220
	Chromium VI by IC	< 1.80	-	< 1.80	< 1.80	< 1.80	-	< 1.80	6	6	1.8	33	8	220
	Chromium	19	22	22	23	27	28	23	910	910	18,000	8,600	1,500	33,000
	Lead	39	20	99	190	140	37	180	200 ●	310 ●	80 ●	2330 ●	630 ●	1300 ●
	Mercury	< 0.3	< 0.3	1.3	1.1	< 0.3	< 0.3	< 0.3	40	56	19	1100	120	240
	Nickel	16	19	20	25	27	23	20	180	180	230	980	230	3400
PHYTOTOXIC METALS	Selenium	< 1.0	1.3	1.2	1.6	1.1	< 1.0	< 1.0						
	Copper	18	19	33	42	70	54	35	2400	7,100	520	68,000	12,000	44,000
	Zinc	67	61	140	150	180	140	270	3,700	40,000	620	730,000	61,000	170,000
	Stone Content (%)	< 0.1	15.6	< 0.1	26.7	36.2	44.4	< 0.1						
	Moisture Content (%)	9.1	8.3	14	13	9.5	5.5	6.4						
	Soil Organic (%)	-	-	-	5.7	-	5.8	-						
ASBESTOS	Asbestos in Soil Detected/Not Detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Detected						
	Asbestos Analyst ID	DOC	DOC	DOC	DOC	DOC	CZJ	CZJ						
	Analysis completed	03/08/2026	03/08/2026	03/08/2026	03/08/2026	03/08/2026	03/08/2026	03/08/2026						
	Actinolite detected	-	-	-	-	-	-	Not-detected						
	Amosite detected	-	-	-	-	-	-	Not-detected						
	Anthophyllite detected	-	-	-	-	-	-	Not-detected						
	Chrysotile detected	-	-	-	-	-	-	Detected						
	Crocidolite detected	-	-	-	-	-	-	Not-detected						
	Tremolite detected	-	-	-	-	-	-	Not-detected						
	Asbestos Containing Material Types Detected (ACM)							Asbestos Cement						
	Asbestos Quantification (%)	-	-	-	-	-	-	0.001						
SPECIATED POLYAROMATIC HYDROCARBONS (PAH)	Total PAH	< 0.80	< 0.80	4.95	23.7	48.7	23.8	3.66						
	Naphthalene	< 0.05	< 0.05	< 0.05	< 0.05	0.09	< 0.05	< 0.05	13	13	24	1,100 (432) g	4,900	3,000
	Acenaphthylene	< 0.05	< 0.05	< 0.05	0.08	0.26	0.18	< 0.05	920	6,000 (506) g	160	100,000	15,000	30,000
	Acenaphthene	< 0.05	< 0.05	< 0.05	0.17	0.27	0.15	< 0.05	1,100	6,000 (336) g	200	100,000	15,000	30,000
	Fluorene	< 0.05	< 0.05	< 0.05	0.11	0.22	0.17	< 0.05	860	4,500 (163) g	160	71,000	9,900	20,000
	Phenanthrene	< 0.05	< 0.05	0.29	1.4	2.6	1.2	0.27	440	1,500	90	23,000	3,100	6,300
	Anthracene	< 0.05	< 0.05	< 0.05	0.4	1	0.5	< 0.05	11,000	37,000	2,200	540,000	74,000	150,000
	Fluoranthene	< 0.05	< 0.05	0.84	3.7	7	3.5	0.56	890	1600	290	23,000	3,100	6,400
	Pyrene	< 0.05	< 0.05	0.78	3.6	6.8	3.3	0.52	2,000	3,800	620	54,000	7,400	15,000
	Benzo(a)anthracene	< 0.05	< 0.05	0.41	1.8	3.9	2	0.29	13	15	13	180	29	62
	Chrysene	< 0.05	< 0.05	0.52	2	3.6	1.8	0.38	27	32	19	350	57	120
	Benzo(k)fluoranthene	< 0.05	< 0.05	0.56	2.9	6.1	2.8	0.45	37	4	3.9	45	7.2	16
	Benzo(b)fluoranthene	< 0.05	< 0.05	0.32	1.1	2.7	1.3	0.22	100	110	130	1200	190	440
	Benzo(a)pyrene	< 0.05	< 0.05	0.51	2.8	6.1	2.7	0.36	3.8	32	3.5	36	5.7	13
	Indeno(1,2,3-cd)pyrene	< 0.05	< 0.05	0.28	1.5	3.2	1.6	0.25	41	46	39	510	82	180
	Dibenz(a,h)anthracene	< 0.05	< 0.05	0.07	0.37	1.1	0.59	0.06	0.3	0.32	0.43	3.6	0.58	1.4
	Benzo(ghi)perylene	< 0.05	< 0.05	0.36	1.8	3.9	2.1	0.31	350	360	640	4000	640	1,600
TOTAL PETROLEUM HYDROCARBONS (TPH) BANDED	C6 - C8	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	530	530	13,000	4,000	620,000	320,000
	C8 - C10	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	150	150	51	11,000	5,000	9,300
	C10 - C12	< 2.0 ^{III}	< 2.0 ^{III}	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	380	760	74	34,000	5,000	10,000
	C12 - C16	< 4.0 ^{III}	< 4.0 ^{III}	< 4.0	< 4.0	5.5	< 4.0	< 4.0	660	2,500	130	38,000	5,000	10,000
	C16 - C21	< 10 ^{III}	< 10 ^{III}	< 10	< 10	52	34	< 10	930	1,900	260	28,000	3,800	7,800
	C21 - C40	< 10 ^{III}	< 10 ^{III}	15	61	1300	1400	41	1,700	1,900	1,600	28,000	3,800	7,900
	C6 - C40	< 10	< 10	18	68	1300	1400	43						
PETROL RANGE ORGANICS	C6 - C10	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	150	150	51	11,000 (451) g	5,000	9,300 (3580)
	TPH C10 - C40	< 10 ^{III}	< 10 ^{III}	18	68	1300	1400	43						

CEHLQM $\Rightarrow$ GAC/SAUL presented exceeds the solubility saturation limit, which is presented in brackets
CEHLQM $\Rightarrow$ GAC/SAUL presented exceeds the vapour saturation limit, which is presented in brackets
CEHLQM $\Rightarrow$ SAUL based on a threshold protective of direct skin contact with phenol (guideline in brackets based on health effects following long term exposure provided for illustration only)
SAUL $\Rightarrow$ LQM/CEH published Suitable for use levels (2015)
SAUL $\Rightarrow$ C4SL (2014)
DEFRA $\Rightarrow$ None detected
ND = None detected
Based on Soil Organic Matter of 6% (all levels expressed as mg/kg)

WFD (groundwater) WFD "Water Framework Directive Standards & Classification (England & Wales)" 2015
WFD (fresh surface water) River Basin Districts Typology, Standards & Groundwater Threshold Values (Water Framework Directive) (England & Wales) Directive 2010
EA EQS UK Drinking Water Standards "The Water Supply (Water Quality) Regulations 2000"
UK DWS WHO World Health Organisation Guidelines



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Analytical Report Number : 26-040392

Project / Site name:	Kennel Lane, Witherley, Atherstone	Samples received on:	27/07/2026
Your job number:	5717	Samples instructed on/ Analysis started on:	27/07/2026
Your order number:	5717 RS	Analysis completed by:	10/08/2026
Report Issue Number:	1	Report issued on:	10/08/2026
Samples Analysed:	7 soil samples - 1 leachate sample		

Signed:

Rachel Chappell
Key Account Manager
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

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Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 26-040392

Project / Site name: Kennel Lane, Witherley, Atherstone

Your Order No: 5717 RS

Lab Sample Number	995136	995137	995138	995139	995140
Sample Reference	TP1	TP2	TP3	TP4	TP5
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.10-0.35	0.10-0.35	0.05-0.60	0.10-0.60	0.10-0.55
Date Sampled	24/07/2026	24/07/2026	24/07/2026	24/07/2026	24/07/2026
Time Taken	0920	0930	0845	0835	0855
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Mass of stone >10mm	%	0.1	NONE	< 0.1	15.6	< 0.1	26.7	36.2
Moisture Content	%	0.01	NONE	9.1	8.3	14	13	9.5
Total mass of sample received	kg	0.1	NONE	0.8	0.8	0.6	1	0.8

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DOC	DOC	DOC	DOC	DOC
Analysis completed	N/A	N/A	N/A	03/08/2026	03/08/2026	03/08/2026	03/08/2026	03/08/2026
Actinolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Amosite detected	Type	N/A	ISO 17025	-	-	-	-	-
Anthophyllite detected	Type	N/A	ISO 17025	-	-	-	-	-
Chrysotile detected	Type	N/A	ISO 17025	-	-	-	-	-
Crocidolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Tremolite detected	Type	N/A	ISO 17025	-	-	-	-	-

Asbestos % by hand picking/weighing	%	0.001	ISO 17025	-	-	-	-	-
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Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	-	-	-	-
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General Inorganics

Organic Matter (automated)	%	0.1	MCERTS	-	-	-	5.7	-
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.09
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.08	0.26
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.17	0.27
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.11	0.22
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.29	1.4	2.6
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.4	1
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.84	3.7	7
Pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.78	3.6	6.8
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.41	1.8	3.9
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.52	2	3.6
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	0.56	2.9	6.1
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	0.32	1.1	2.7
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.51	2.8	6.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.28	1.5	3.2
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.07	0.37	1.1
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.36	1.8	3.9

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	4.95	23.7	48.7
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Analytical Report Number: 26-040392

Project / Site name: Kennel Lane, Witherley, Atherstone

Your Order No: 5717 RS

Lab Sample Number	995136	995137	995138	995139	995140
Sample Reference	TP1	TP2	TP3	TP4	TP5
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.10-0.35	0.10-0.35	0.05-0.60	0.10-0.60	0.10-0.55
Date Sampled	24/07/2026	24/07/2026	24/07/2026	24/07/2026	24/07/2026
Time Taken	0920	0930	0845	0835	0855
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	6.3	6.4	9.4	12	16
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	0.4	0.4	0.5
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S ^{U/S g}	< 1.8	U/S ^{U/S g}	U/S ^{U/S g}	U/S ^{U/S g}
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80	-	< 1.80	< 1.80	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	19	22	22	23	27
Copper (aqua regia extractable)	mg/kg	1	MCERTS	18	19	33	42	70
Lead (aqua regia extractable)	mg/kg	1	MCERTS	39	20	99	190	140
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	1.3	1.1	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	16	19	20	25	27
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	1.3	1.2	1.6	1.1
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	67	61	140	150	180

Petroleum Hydrocarbons

TPH (>EC6 - EC8) _{HS_ID_TOTAL}	mg/kg	0.01	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
TPH (>EC8 - EC10) _{HS_ID_TOTAL}	mg/kg	0.02	MCERTS	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
TPH (>EC10 - EC12) _{EH_CU_ID_TOTAL}	mg/kg	2	MCERTS	< 2.0 ^{**}	< 2.0 ^{**}	< 2.0	< 2.0	< 2.0
TPH (>EC12 - EC16) _{EH_CU_ID_TOTAL}	mg/kg	4	MCERTS	< 4.0 ^{**}	< 4.0 ^{**}	< 4.0	< 4.0	5.5
TPH (>EC16 - EC21) _{EH_CU_ID_TOTAL}	mg/kg	10	MCERTS	< 10 ^{**}	< 10 ^{**}	< 10	< 10	52
TPH (>EC21 - EC40) _{EH_CU_ID_TOTAL}	mg/kg	10	MCERTS	< 10 ^{**}	< 10 ^{**}	15	61	1300

TPH Total >EC6 - EC40 _{EH_CU+HS_ID_TOTAL}	mg/kg	10	NONE	< 10	< 10	18	68	1300
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Petroleum Range Organics (EC6 - EC10) _{HS_ID_TOTAL}	mg/kg	1	ISO 17025	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (EC10 - EC40) _{EH_CU_ID_TOTAL}	mg/kg	10	MCERTS	< 10 ^{**}	< 10 ^{**}	18	68	1300

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 26-040392

Project / Site name: Kennel Lane, Witherley, Atherstone

Your Order No: 5717 RS

Lab Sample Number	995141	995142
Sample Reference	TP6	TP7
Sample Number	None Supplied	None Supplied
Water Matrix	N/A	N/A
Depth (m)	0.10-0.60	0.00-0.25
Date Sampled	24/07/2026	24/07/2026
Time Taken	0910	0945
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection
		Test Accreditation Status

Mass of stone >10mm	%	0.1	NONE	44.4	< 0.1
Moisture Content	%	0.01	NONE	5.5	6.4
Total mass of sample received	kg	0.1	NONE	0.8	0.6

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Detected
Asbestos Analyst ID	N/A	N/A	N/A	CZJ	CZJ
Analysis completed	N/A	N/A	N/A	03/08/2026	03/08/2026
Actinolite detected	Type	N/A	ISO 17025	-	Not-detected
Amosite detected	Type	N/A	ISO 17025	-	Not-detected
Anthophyllite detected	Type	N/A	ISO 17025	-	Not-detected
Chrysotile detected	Type	N/A	ISO 17025	-	Detected
Crocidolite detected	Type	N/A	ISO 17025	-	Not-detected
Tremolite detected	Type	N/A	ISO 17025	-	Not-detected

Asbestos % by hand picking/weighing	%	0.001	ISO 17025	-	0.001
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Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	Asbestos Cement
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General Inorganics

Organic Matter (automated)	%	0.1	MCERTS	5.8	-
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	0.18	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.15	< 0.05
Fluorene	mg/kg	0.05	MCERTS	0.17	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	1.2	0.27
Anthracene	mg/kg	0.05	MCERTS	0.5	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	3.5	0.56
Pyrene	mg/kg	0.05	MCERTS	3.3	0.52
Benzo(a)anthracene	mg/kg	0.05	MCERTS	2	0.29
Chrysene	mg/kg	0.05	MCERTS	1.8	0.38
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	2.8	0.45
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	1.3	0.22
Benzo(a)pyrene	mg/kg	0.05	MCERTS	2.7	0.36
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	1.6	0.25
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.59	0.06
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	2.1	0.31

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	23.8	3.66
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Analytical Report Number: 26-040392

Project / Site name: Kennel Lane, Witherley, Atherstone

Your Order No: 5717 RS

Lab Sample Number	995141	995142
Sample Reference	TP6	TP7
Sample Number	None Supplied	None Supplied
Water Matrix	N/A	N/A
Depth (m)	0.10-0.60	0.00-0.25
Date Sampled	24/07/2026	24/07/2026
Time Taken	0910	0945
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection
		Test Accreditation Status

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9.2	9.2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	U/S ² U/S g
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	-	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	28	23
Copper (aqua regia extractable)	mg/kg	1	MCERTS	54	35
Lead (aqua regia extractable)	mg/kg	1	MCERTS	37	180
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	23	20
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	140	270

Petroleum Hydrocarbons

TPH (>EC6 - EC8) _{HS_1D_TOTAL}	mg/kg	0.01	MCERTS	< 0.01	< 0.01
TPH (>EC8 - EC10) _{HS_1D_TOTAL}	mg/kg	0.02	MCERTS	< 0.02	< 0.02
TPH (>EC10 - EC12) _{EH_CU_1D_TOTAL}	mg/kg	2	MCERTS	< 2.0	< 2.0
TPH (>EC12 - EC16) _{EH_CU_1D_TOTAL}	mg/kg	4	MCERTS	< 4.0	< 4.0
TPH (>EC16 - EC21) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	34	< 10
TPH (>EC21 - EC40) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	1400	41

TPH Total >EC6 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	1400	43
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Petroleum Range Organics (EC6 - EC10) _{HS_1D_TOTAL}	mg/kg	1	ISO 17025	< 1.0	< 1.0
TPH (EC10 - EC40) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	1400	43

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected



Analytical Report Number: **26-040392**
Project / Site name: **Kennel Lane, Witherley, Atherstone**
Your Order No: **5717 RS**

Certificate of Analysis - Asbestos Quantification

Methods:

Qualitative Analysis

The samples were analysed qualitatively for asbestos by polarising light and dispersion staining as described by the Health and Safety Executive in HSG 248.

Quantitative Analysis

The analysis was carried out using our documented in-house method A006 based on HSE Contract Research Report No: 83/1996: Development and Validation of an analytical method to determine the amount of asbestos in soils and loose aggregates (Davies et al, 1996) and HSG 248. Our method includes initial examination of the entire representative sample, then fractionation and detailed analysis of each fraction, with quantification by hand picking and weighing.

The limit of detection (reporting limit) of this method is 0.001 %.

The method has been validated using samples of at least 100 g, results for samples smaller than this should be interpreted with caution.

Both Qualitative and Quantitative Analyses are UKAS accredited.

Sample Number	Sample ID	Sample Depth (m)	Sample Weight (g)	Asbestos Containing Material Types Detected (ACM)	PLM Results	Asbestos by hand picking/weighing (%)	Total % Asbestos in Sample	Analysis completed	Analyst ID
995142	TP7	0.00-0.25	160	Asbestos Cement	Chrysotile	0.001	0.001	10/08/2026	CZJ

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

Analytical Report Number: 26-040392

Project / Site name: Kennel Lane, Witherley, Atherstone

Your Order No: 5717 RS

Lab Sample Number	995139			
Sample Reference	TP4			
Sample Number	None Supplied			
Water Matrix	N/A			
Depth (m)	0.10-0.60			
Date Sampled	24/07/2026			
Time Taken	0835			
Analytical Parameter (Leachate Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Arsenic (dissolved)	µg/l	1	ISO 17025	3.2
Cadmium (dissolved)	µg/l	0.08	ISO 17025	< 0.08
Chromium (hexavalent)	µg/l	5	ISO 17025	< 5.0
Chromium (dissolved)	µg/l	0.4	ISO 17025	< 0.4
Copper (dissolved)	µg/l	0.7	ISO 17025	12
Lead (dissolved)	µg/l	1	ISO 17025	6.4
Mercury (dissolved)	µg/l	0.5	ISO 17025	< 0.5
Nickel (dissolved)	µg/l	0.3	ISO 17025	2.3
Selenium (dissolved)	µg/l	4	ISO 17025	< 4.0
Zinc (dissolved)	µg/l	0.4	ISO 17025	9

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 26-040392

Project / Site name: Kennel Lane, Witherley, Atherstone

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
995136	TP1	None Supplied	0.10-0.35	Brown sand with gravel
995137	TP2	None Supplied	0.10-0.35	Brown sand with gravel and stones
995138	TP3	None Supplied	0.05-0.60	Brown sand with gravel and vegetation
995139	TP4	None Supplied	0.10-0.60	Brown sand with gravel and stones
995140	TP5	None Supplied	0.10-0.55	Brown gravelly sand with stones and vegetation
995141	TP6	None Supplied	0.10-0.60	Brown sandy gravel with stones ⁹
995142	TP7	None Supplied	0.00-0.25	Brown sand with gravel and vegetation

Analytical Report Number : 26-040392

Project / Site name: Kennel Lane, Witherley, Atherstone

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	NONE
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS	In-house method	L088-PL	W	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Metals by ICP-OES in leachate	Determination of metals in leachate by acidification followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L039B	W	ISO 17025
One stage WAC 10:1 leachate preparation	One stage batch test at a liquid to solid ratio of 10 L/kg	BS EN 12457-2-2002	L043B	W	ISO 17025
Hexavalent chromium in leachate	Determination of hexavalent chromium in leachate by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	ISO 17025

Analytical Report Number : 26-040392

Project / Site name: Kennel Lane, Witherley, Atherstone

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos Quantification - Gravimetric	Asbestos quantification by gravimetric method - in house method based on references	HSE Report No: 83/1996, HSG 248 (2021), HSG 264 (2012) & SCA Blue Book (draft)	A006B	D	ISO 17025

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Where coal tar is reported as "indicative/not indicative", PAH source attribution has been assessed using the ratio of parent PAHs to alkylated PAHs to indicate a likely pyrogenic (coal tar-related) or petrogenic (bitumen-related) origin. This assessment is independent of total residue and/or benzo(a)pyrene concentrations and is provided for indicative purposes only; it represents a single line of evidence and does not, in isolation, constitute confirmation or classification as hazardous under WM3 guidance.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

*U/S g- Unsuitable for analysis due to high colour intensity.

##- Quality control parameter has a high recovery (outside of limit); however the associated result is below the reporting limit, other checks applied prior to reporting the data have been accepted. The result should be considered as being deviating and may be compromised.

*g - Unaccredited sample matrix.

Analytical Report Number : 26-040392

Project / Site name: Kennel Lane, Witherley, Atherstone

This deviation report indicates the sample and test deviations that apply to the samples submitted for analysis. Please note that the associated result(s) may be unreliable and should be interpreted with care.

Key: a - No sampling date b - Incorrect container/Insufficient material provided c - Holding time d - Headspace e - Temperature

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
TP4	None Supplied	L	995139	b	One stage WAC 10:1 leachate preparation	L043B	b

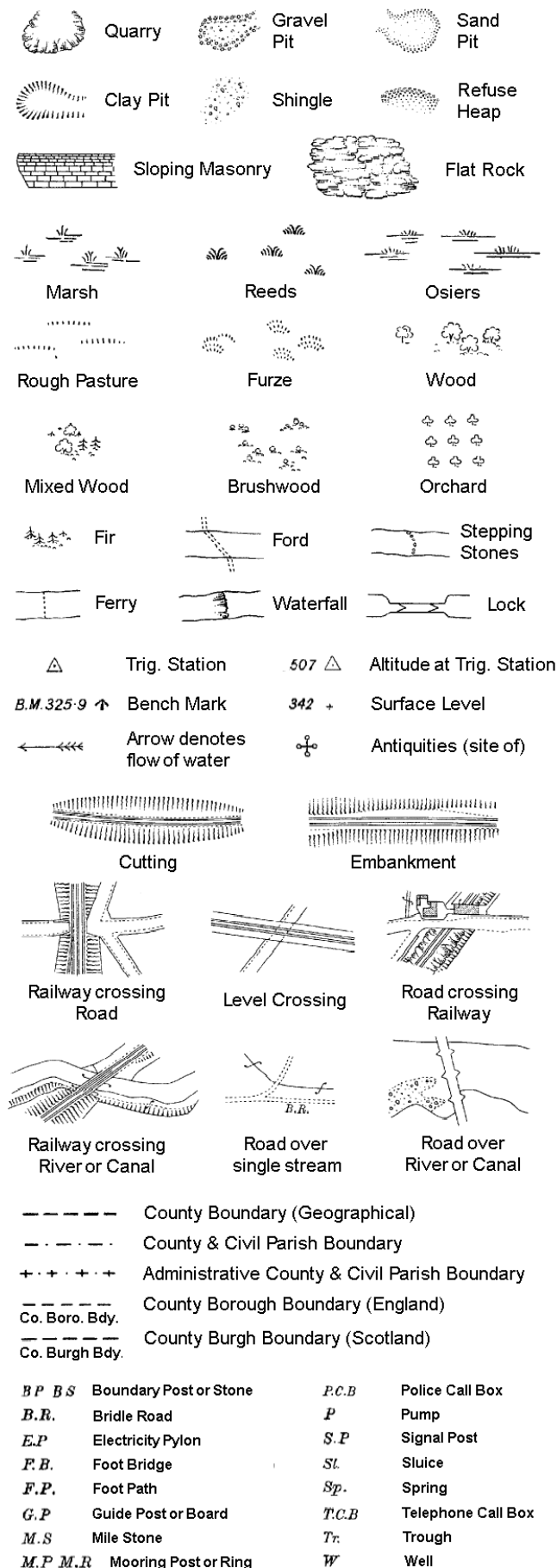


APPENDIX 5

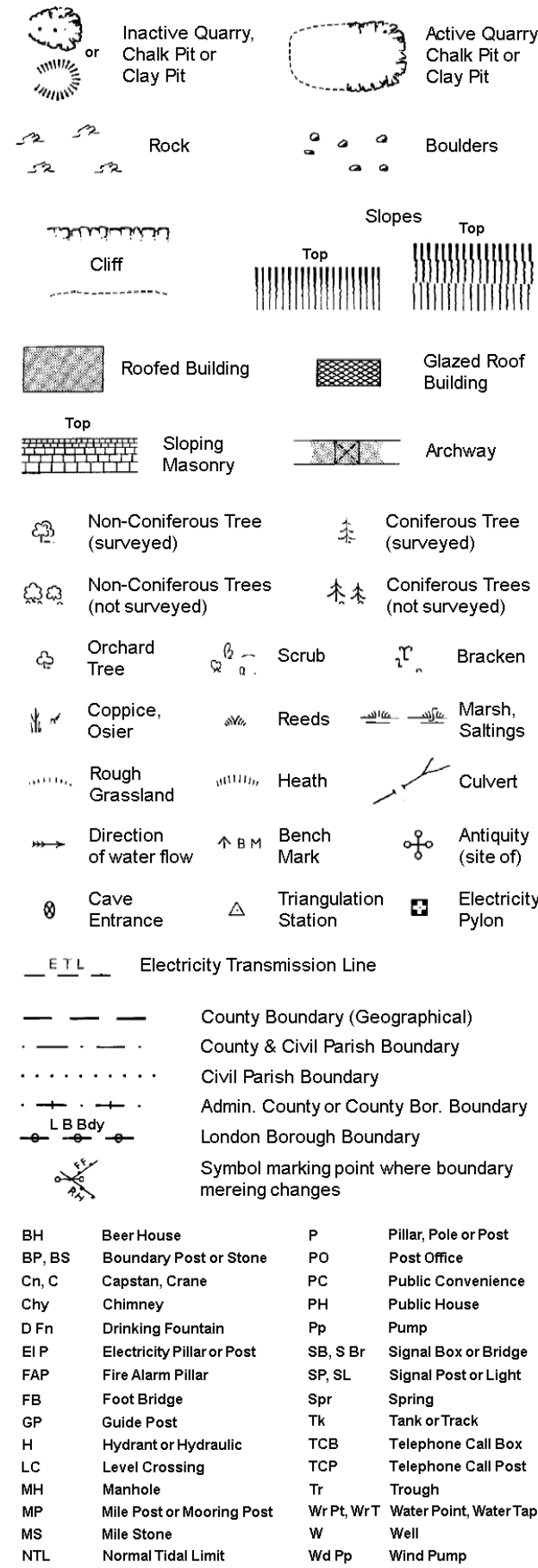
HISTORICAL ORDNANCE SURVEY MAPPING

Historical Mapping Legends

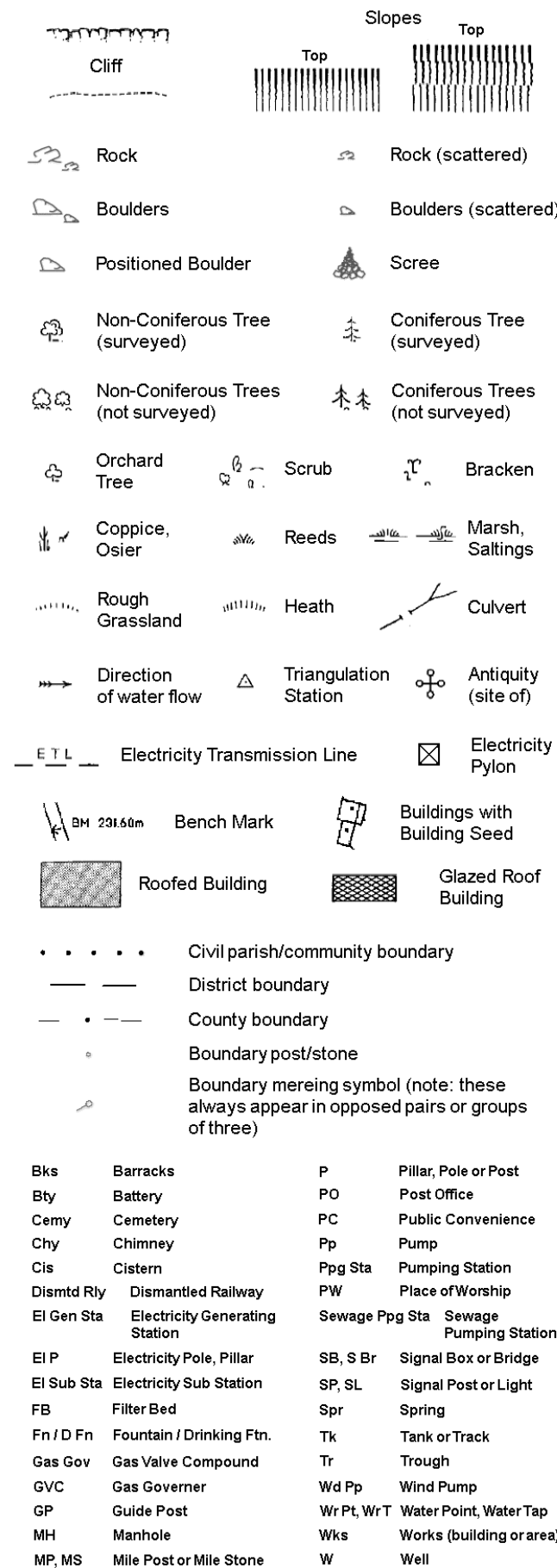
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



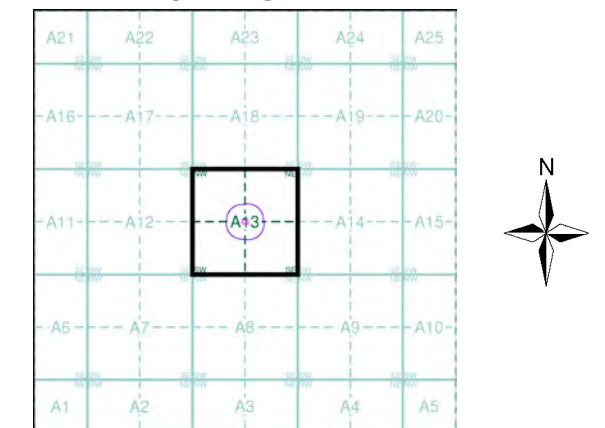
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Leicestershire	1:2,500	1889	2
Leicestershire	1:2,500	1903	3
Leicestershire	1:2,500	1924	4
Leicestershire	1:2,500	1945	5
Ordnance Survey Plan	1:2,500	1958 - 1959	6
Ordnance Survey Plan	1:2,500	1971 - 1975	7
Additional SIMs	1:2,500	1978 - 1987	8
Ordnance Survey Plan	1:2,500	1989	9
Additional SIMs	1:2,500	1991	10
Large-Scale National Grid Data	1:2,500	1994	11
Historical Aerial Photography	1:2,500	1999	12

Historical Map - Segment A13



Order Details

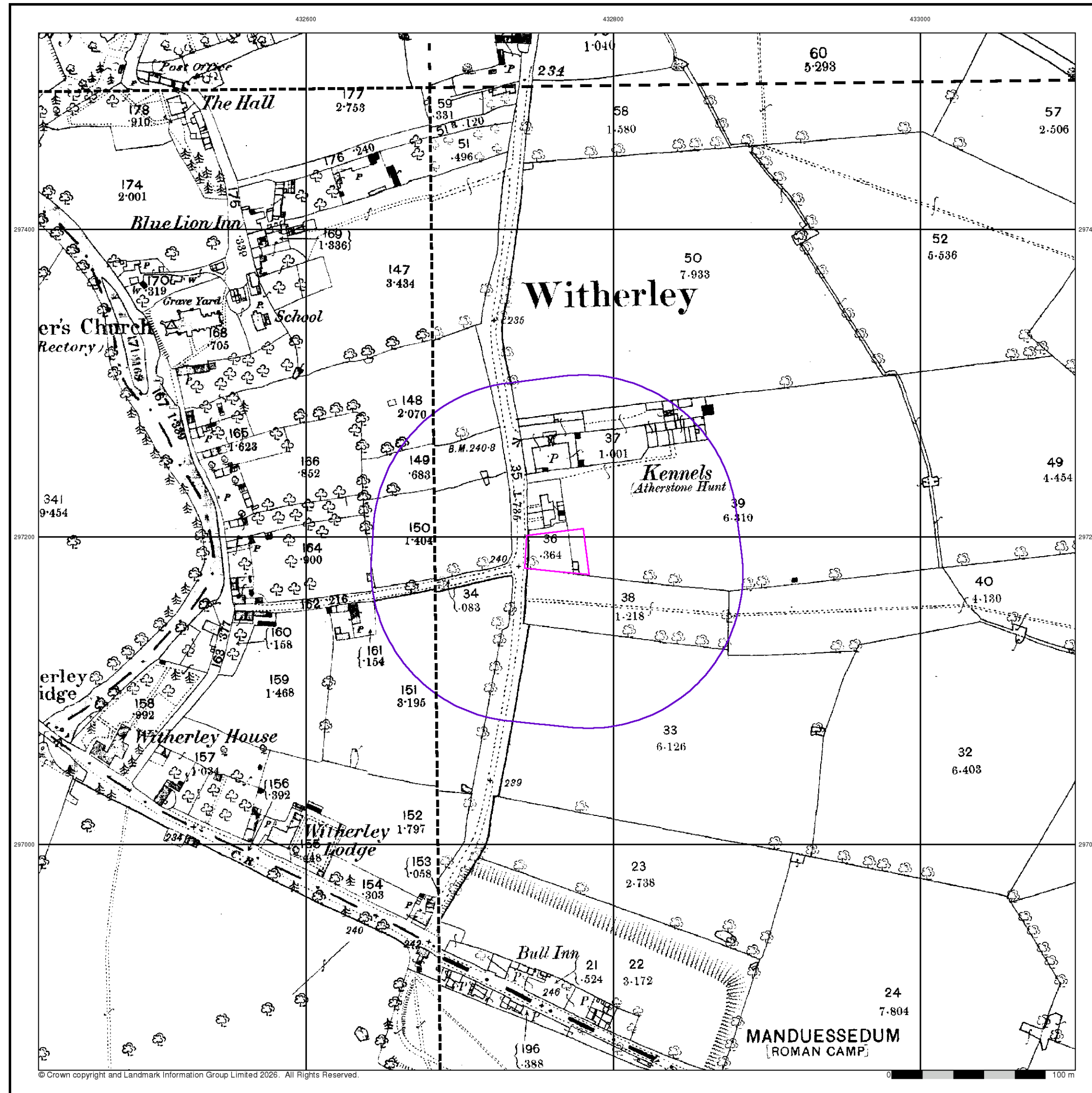
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ



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



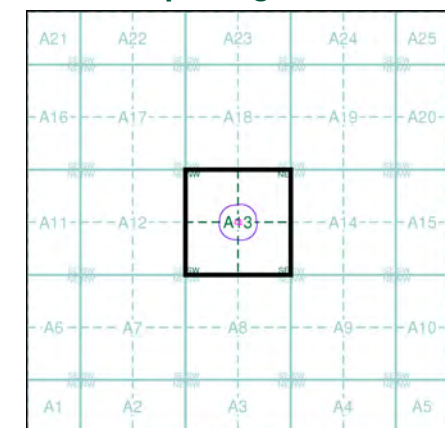
Leicestershire
Published 1889
Source map scale - 1:2,500

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)

034_11 1889 1:2,500	034_12 1889 1:2,500
034_15 1889 1:2,500	034_16 1889 1:2,500

Historical Map - Segment A13



Order Details

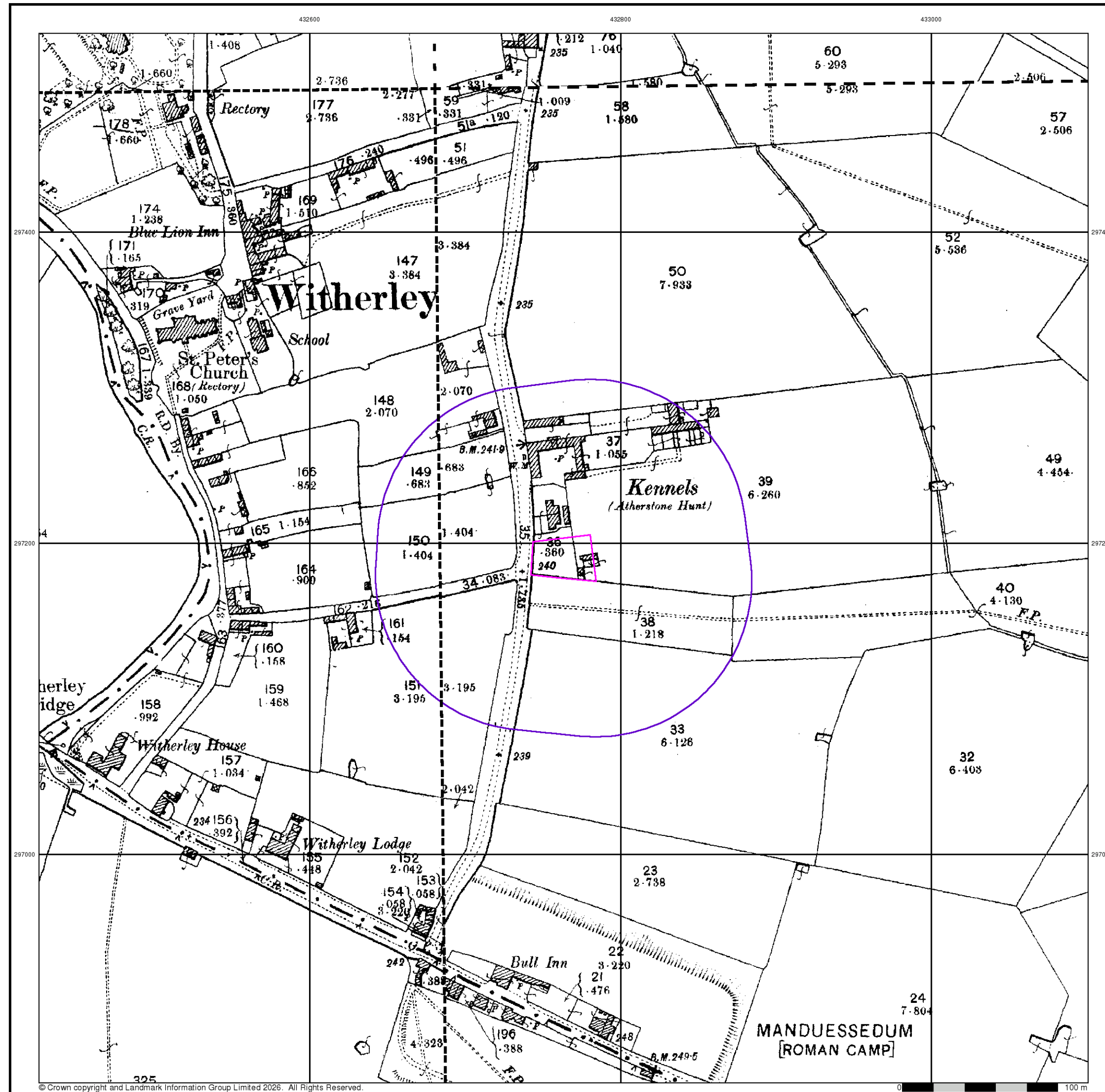
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

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Leicestershire

Published 1903

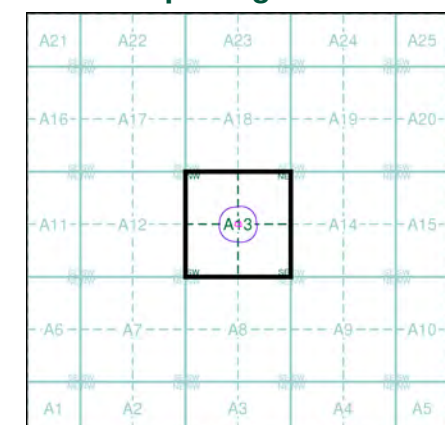
Source map scale - 1:2,500

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)

034_11 1903 1:2,500	034_12 1903 1:2,500
034_15 1903 1:2,500	034_16 1903 1:2,500

Historical Map - Segment A13



Order Details

Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ



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Leicestershire

Published 1924

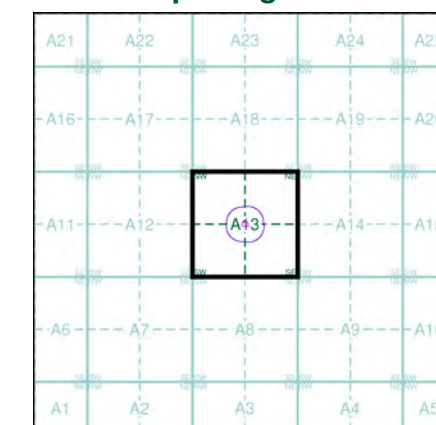
Source map scale - 1:2,500

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)

034_11 1924 1:2,500	034_12 1924 1:2,500
034_15 1924 1:2,500	034_16 1924 1:2,500

Historical Map - Segment A13



Order Details

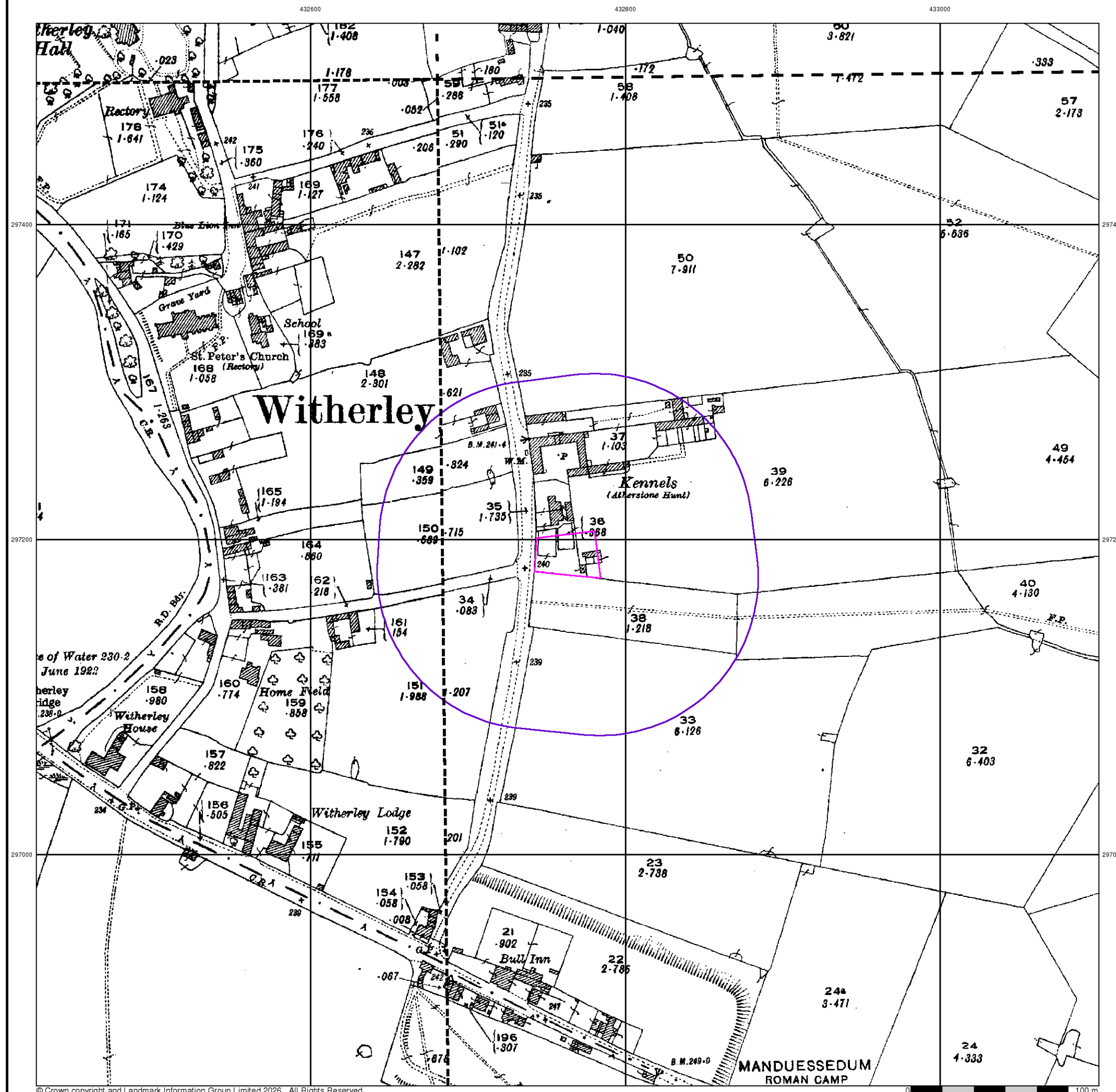
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ



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





Leicestershire

Published 1945

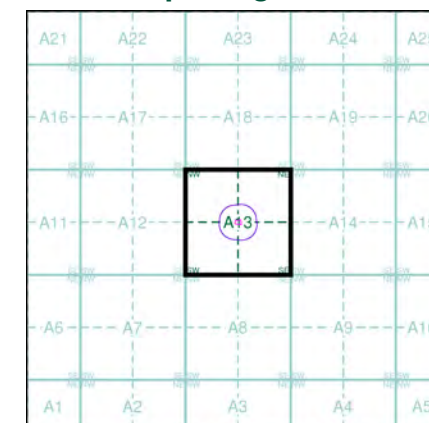
Source map scale - 1:2,500

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Map Name(s) and Date(s)

034_12
1945
12,500
034_16
1945
12,500

Historical Map - Segment A13



Order Details

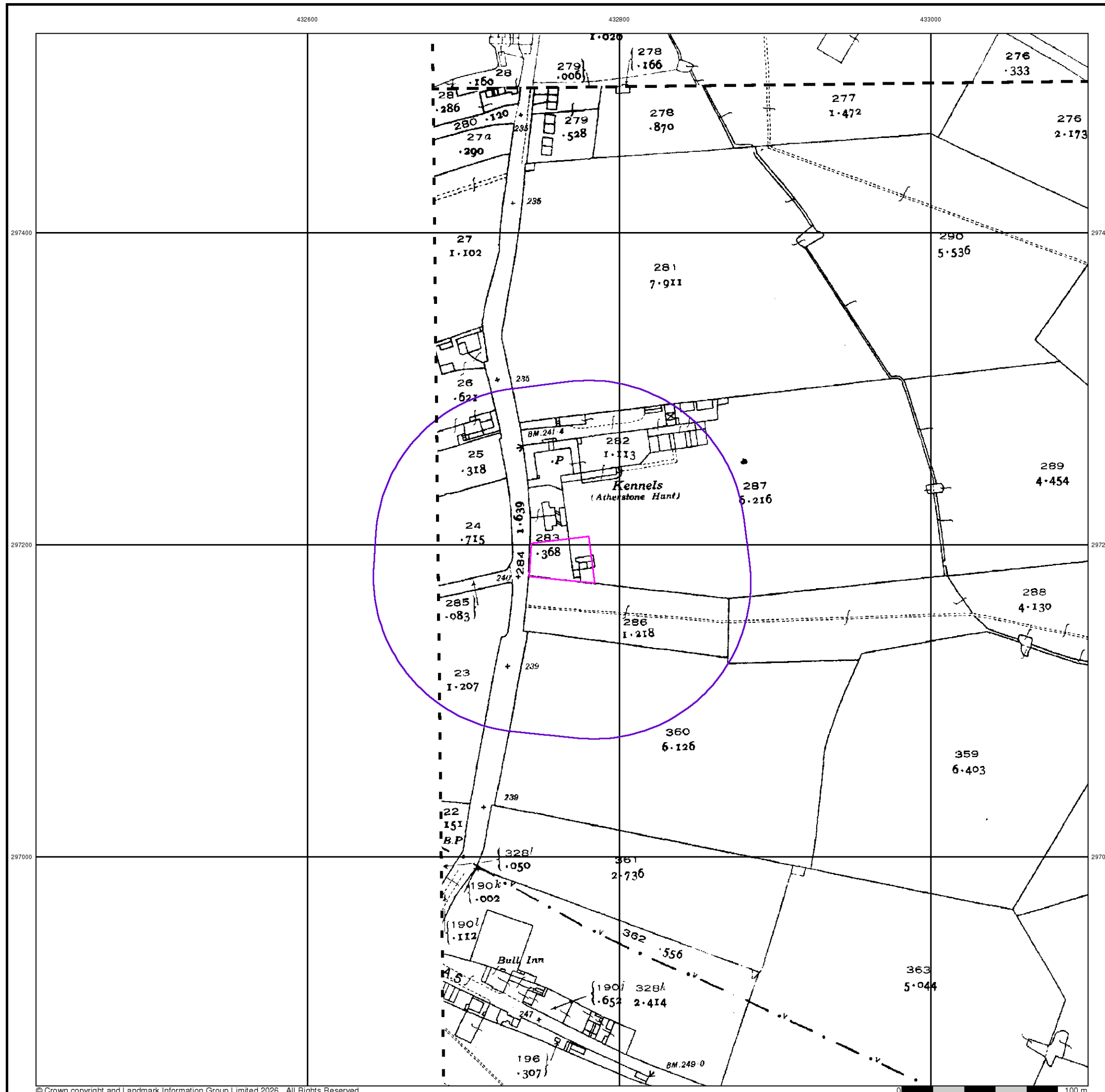
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

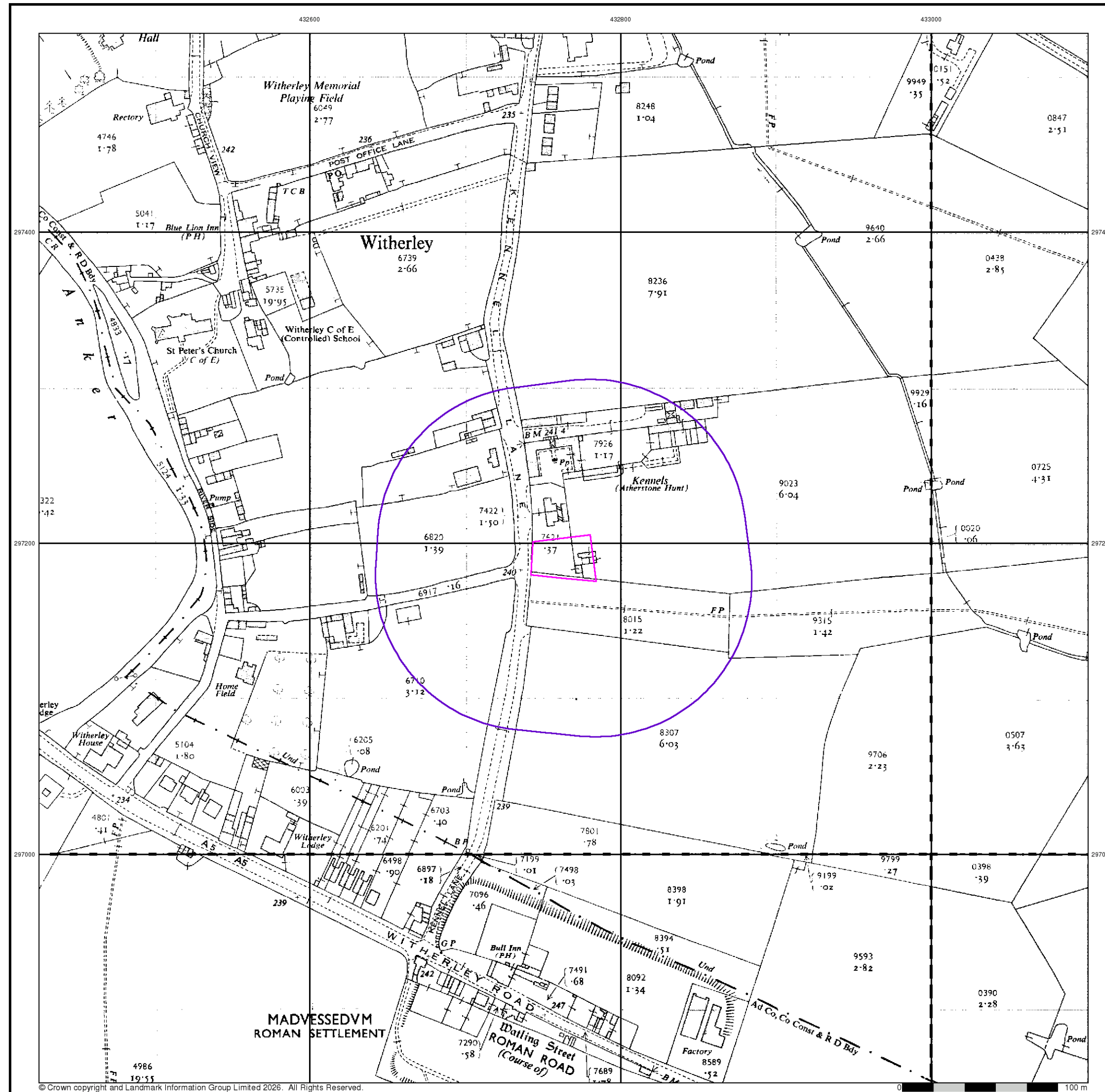
Site Details

Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ



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Ordnance Survey Plan

Published 1958 - 1959

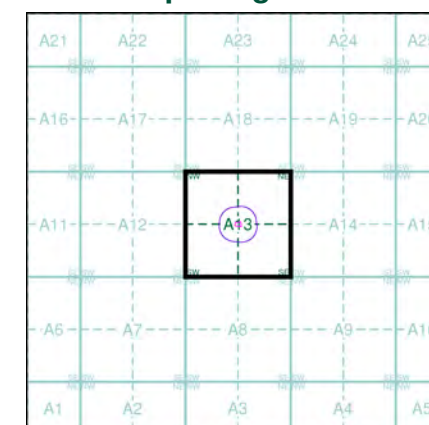
Source map scale - 1:2,500

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)

SP3297 1959 12,500	SP3397 1959 12,500
SP3296 1958 12,500	SP3396 1959 12,500

Historical Map - Segment A13



Order Details

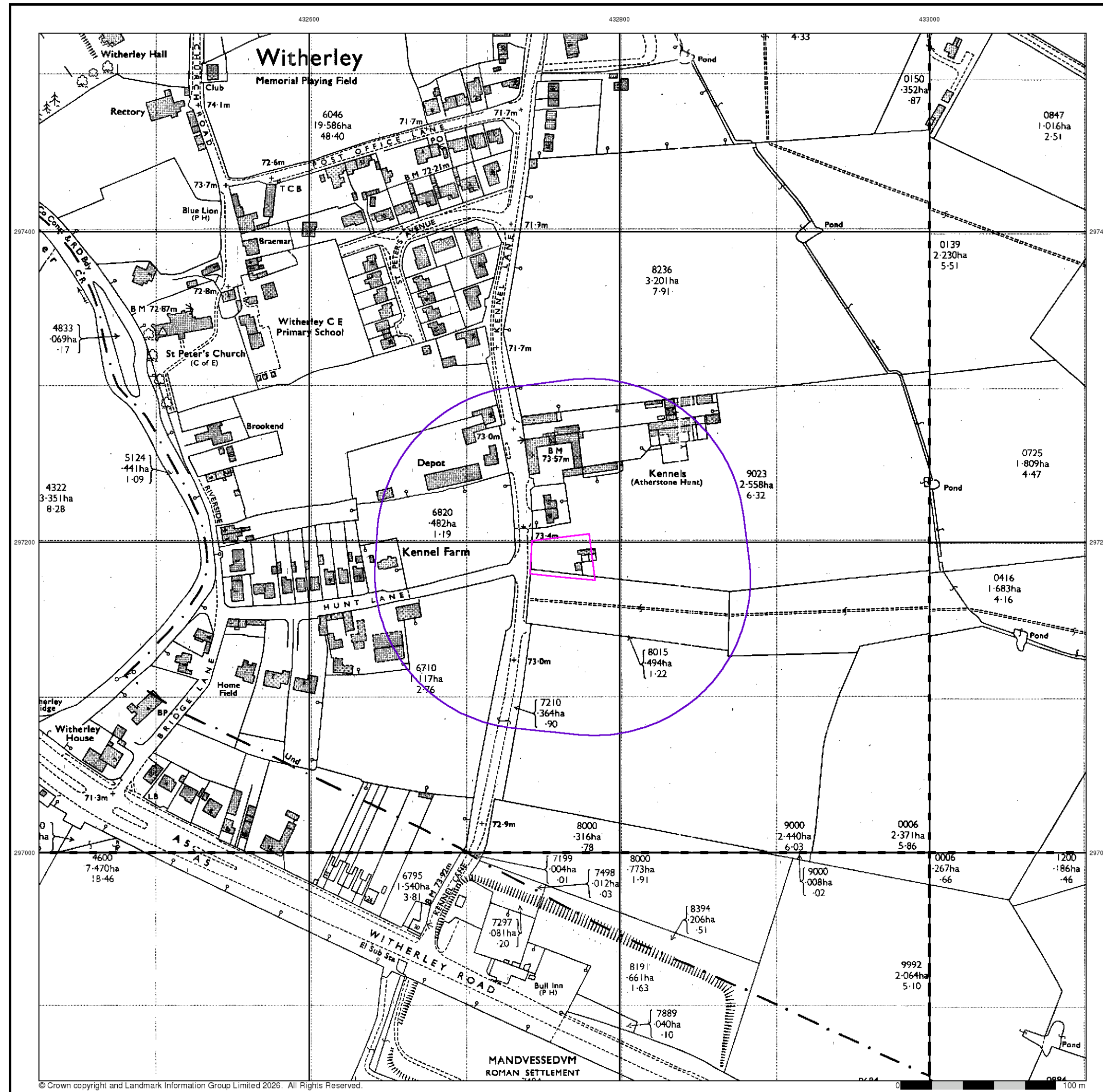
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ



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



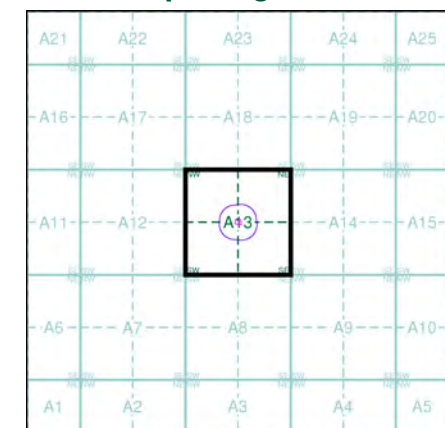
Ordnance Survey Plan
Published 1971 - 1975
Source map scale - 1:2,500

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)

SP3297 1971 12,500	SP3397 1971 12,500
SP3296 1975 12,500	SP3396 1975 12,500

Historical Map - Segment A13



Order Details

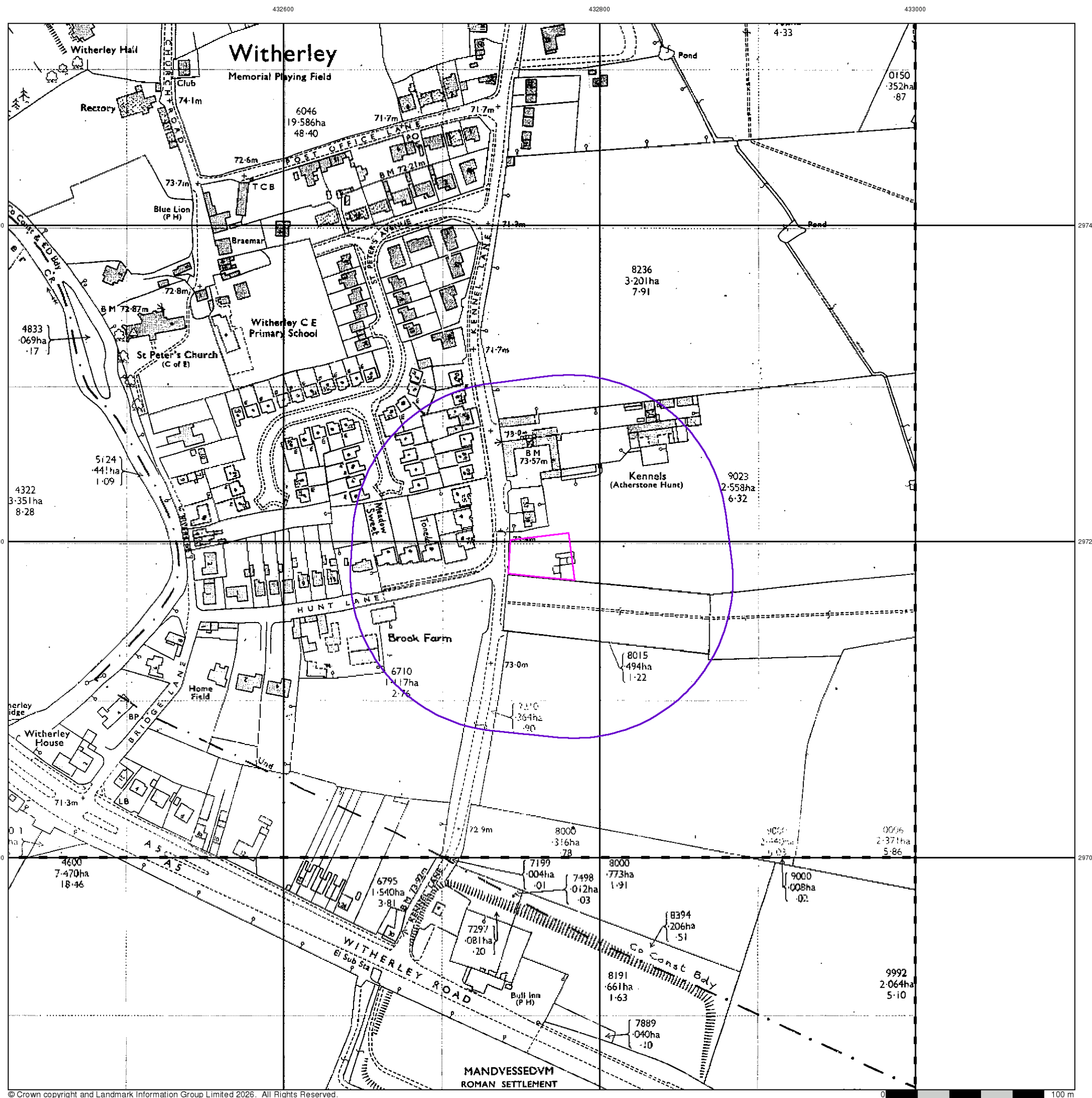
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ



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



Additional SIMs

Published 1978 - 1987

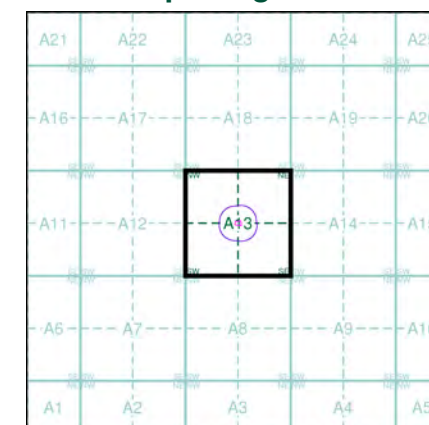
Source map scale - 1:2,500

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)

SP3297	1978	1:2,500
SP3296	1987	1:2,500

Historical Map - Segment A13



Order Details

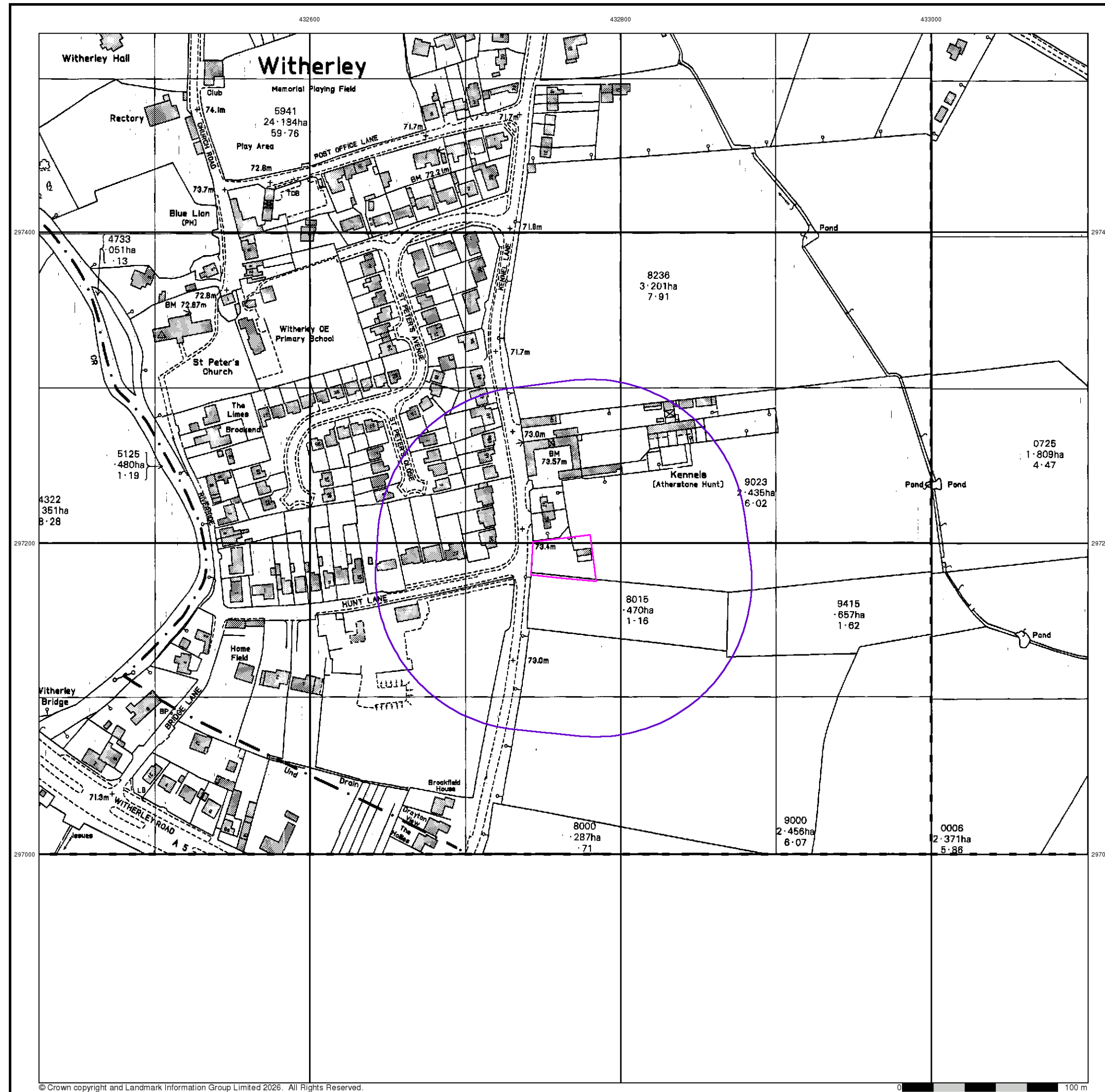
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
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Ordnance Survey Plan

Published 1989

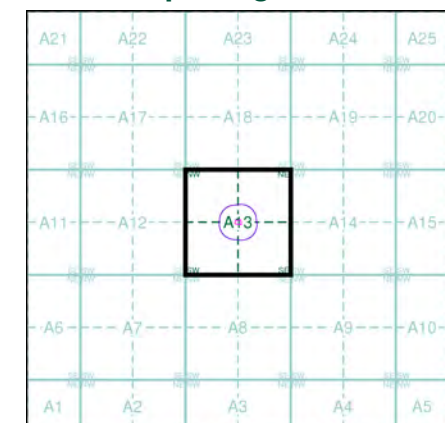
Source map scale - 1:2,500

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)

SP3297 1989 1:2,500	SP3397 1989 1:2,500
---------------------------	---------------------------

Historical Map - Segment A13



Order Details

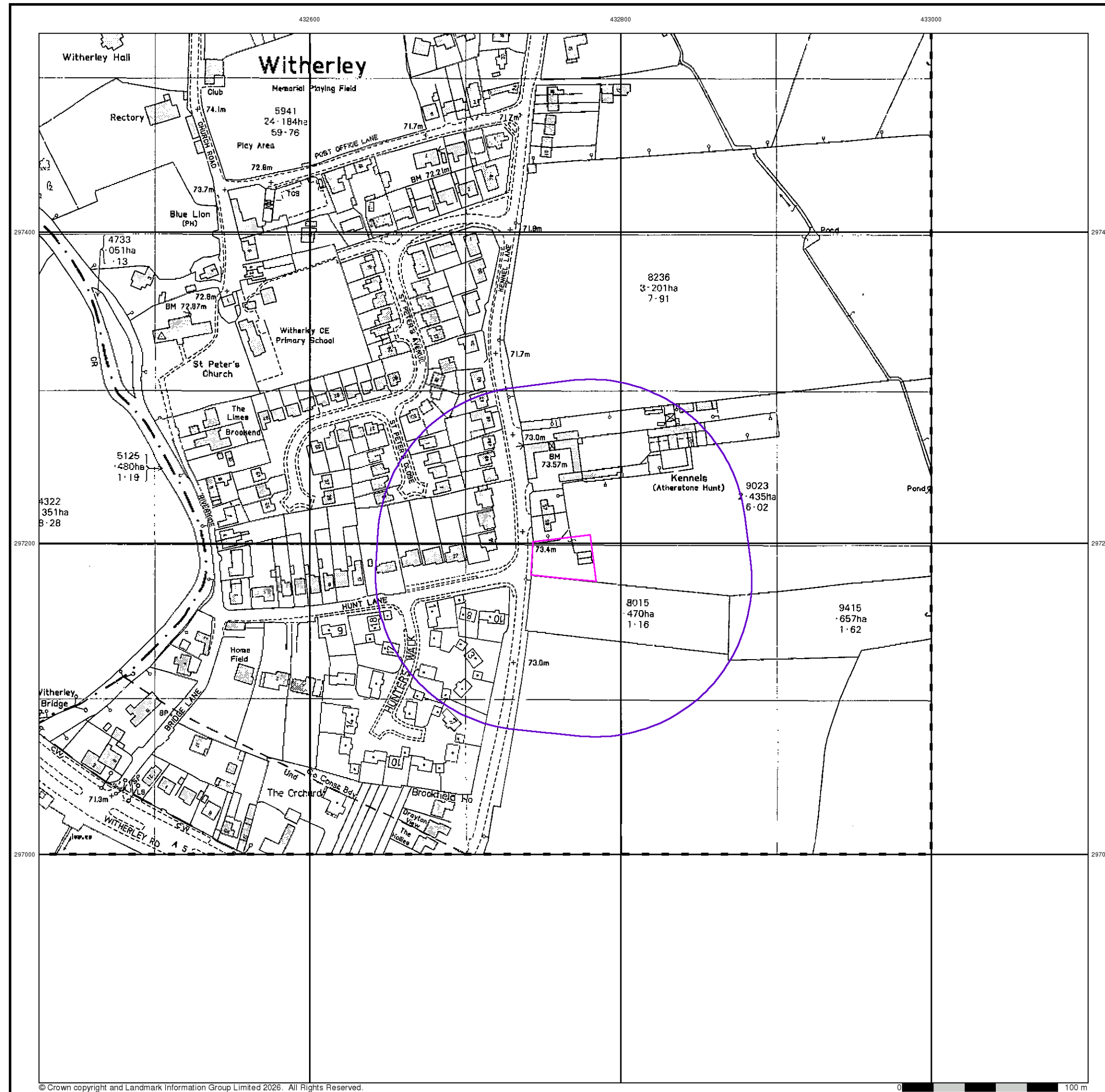
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

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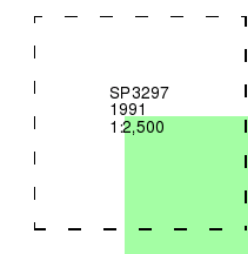
Additional SIMs

Published 1991

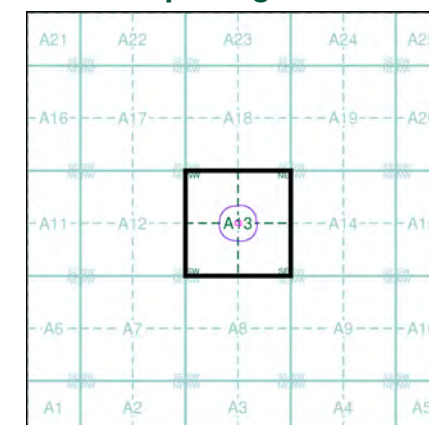
Source map scale - 1:2,500

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

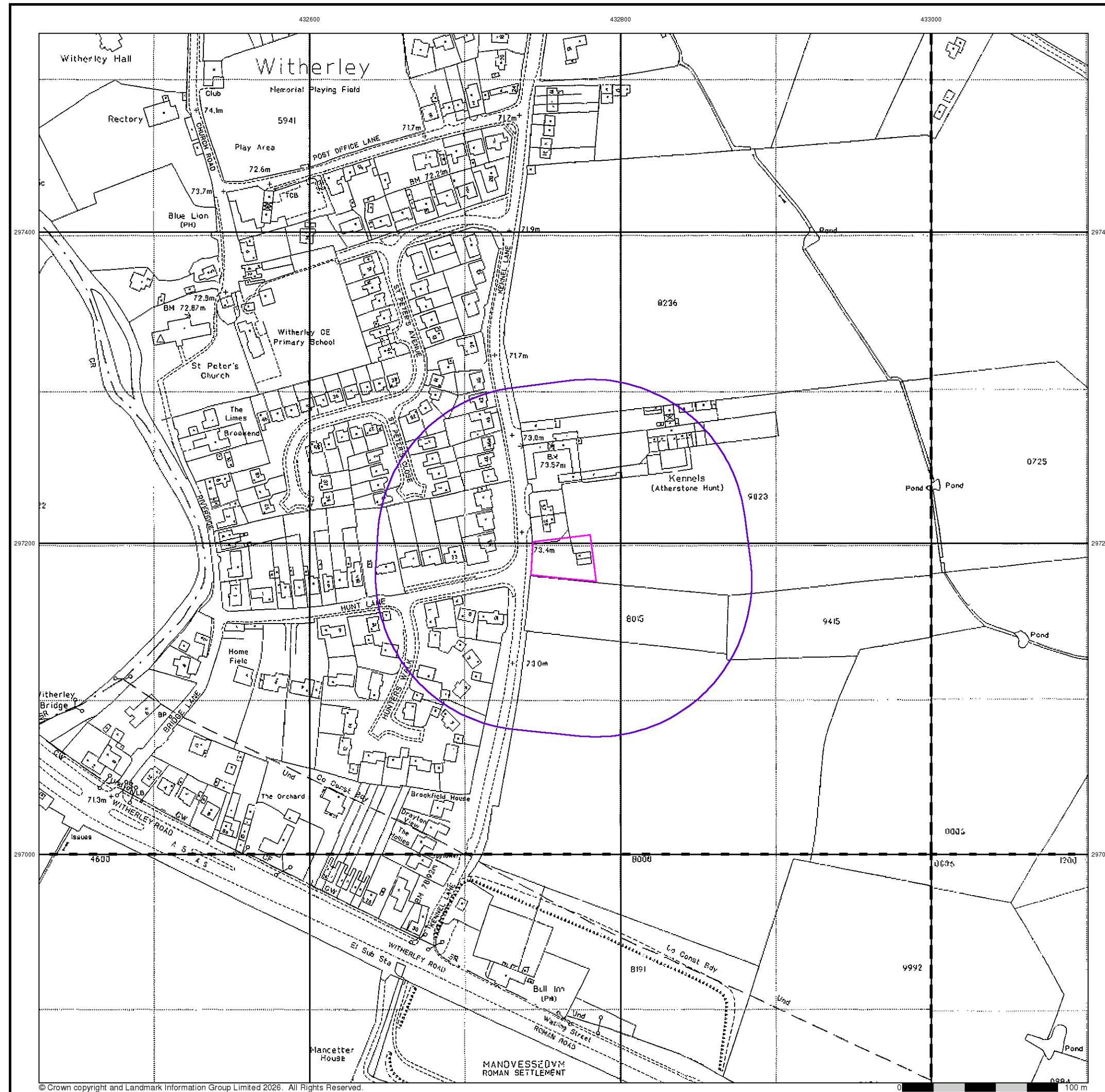
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

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Large-Scale National Grid Data

Published 1994

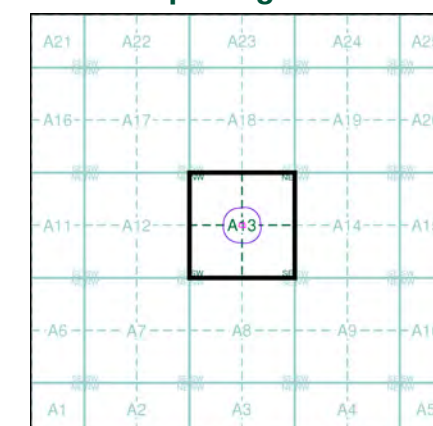
Source map scale - 1:2,500

'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)

SP3297 1994 12,500	SP3397 1994 12,500
SP3296 1994 12,500	SP3396 1994 12,500

Historical Map - Segment A13



Order Details

Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

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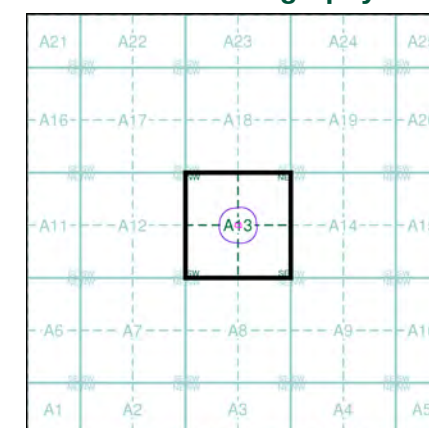


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

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297400

297200

297000

432600

432800

433000

297400

297200

297000

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

1:10,000 Raster Mapping

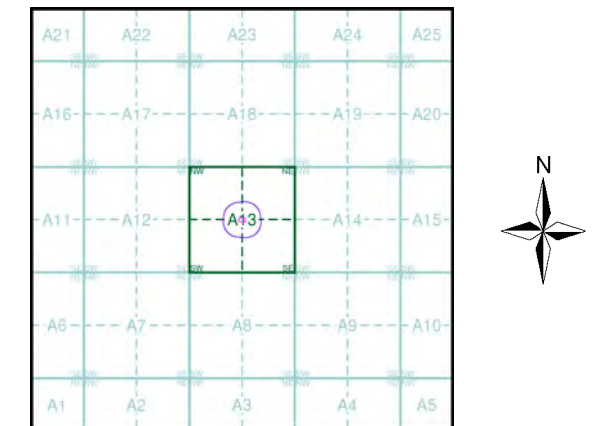
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Warwickshire	1:10,560	1888	2
Leicestershire	1:10,560	1904	3
Leicestershire	1:10,560	1921 - 1925	4
Leicestershire	1:10,560	1925	5
Leicestershire	1:10,560	1938	6
Historical Aerial Photography	1:10,560	1950	7
Ordnance Survey Plan	1:10,000	1955	8
Ordnance Survey Plan	1:10,000	1965	9
Ordnance Survey Plan	1:10,000	1974	10
Ordnance Survey Plan	1:10,000	1992	11
10K Raster Mapping	1:10,000	1999	12
10K Raster Mapping	1:10,000	2006	13
VectorMap Local	1:10,000	2026	14

Historical Map - Slice A



Order Details

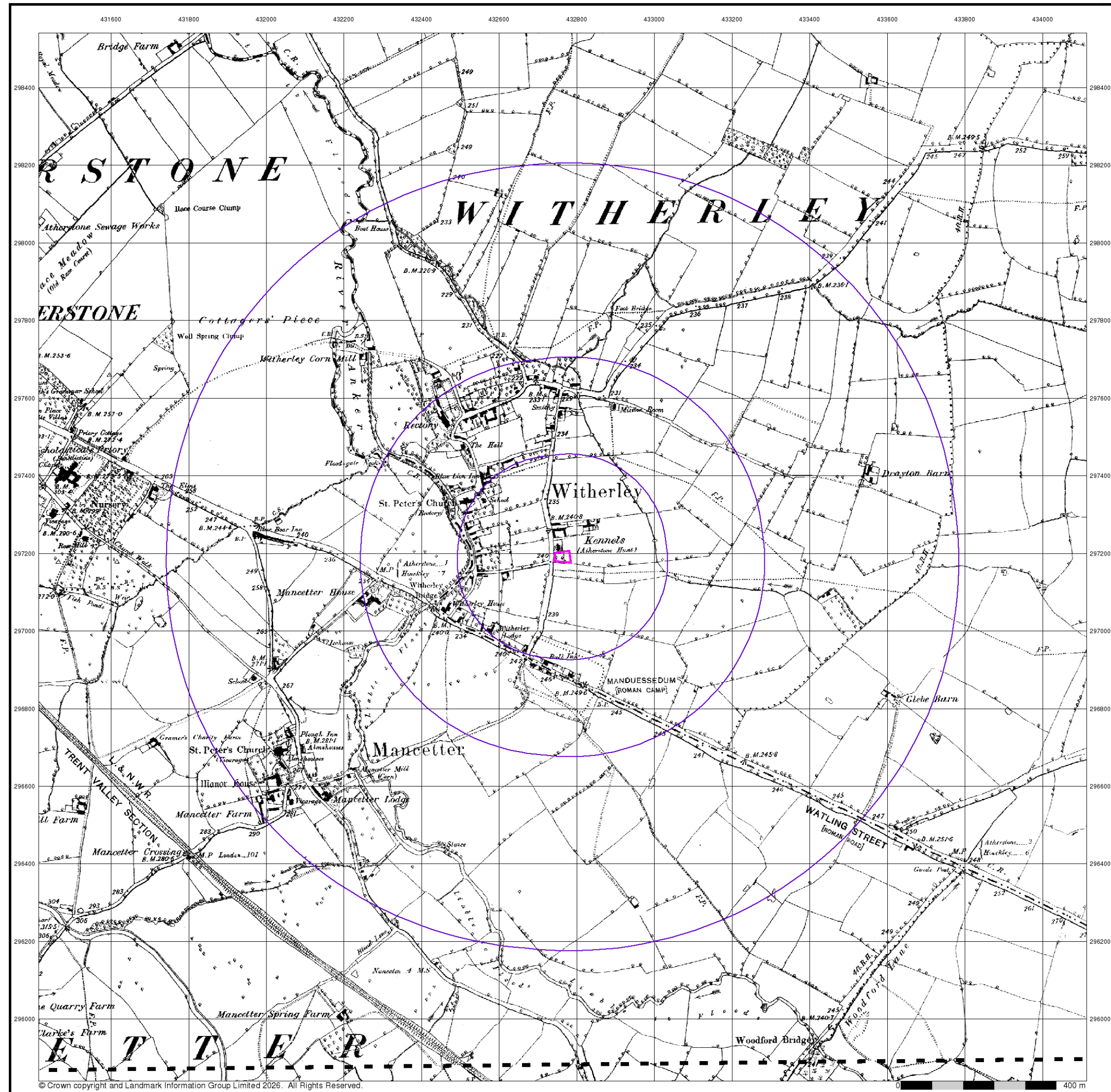
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details

Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ



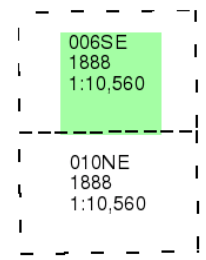
Tel: 0844 844 9952
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Web: www.envirocheck.co.uk



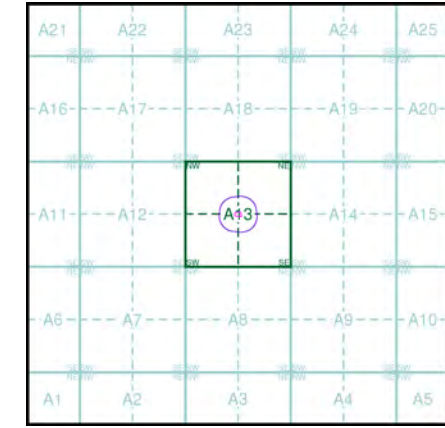
Warwickshire
Published 1888
Source map scale - 1:10,560

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)



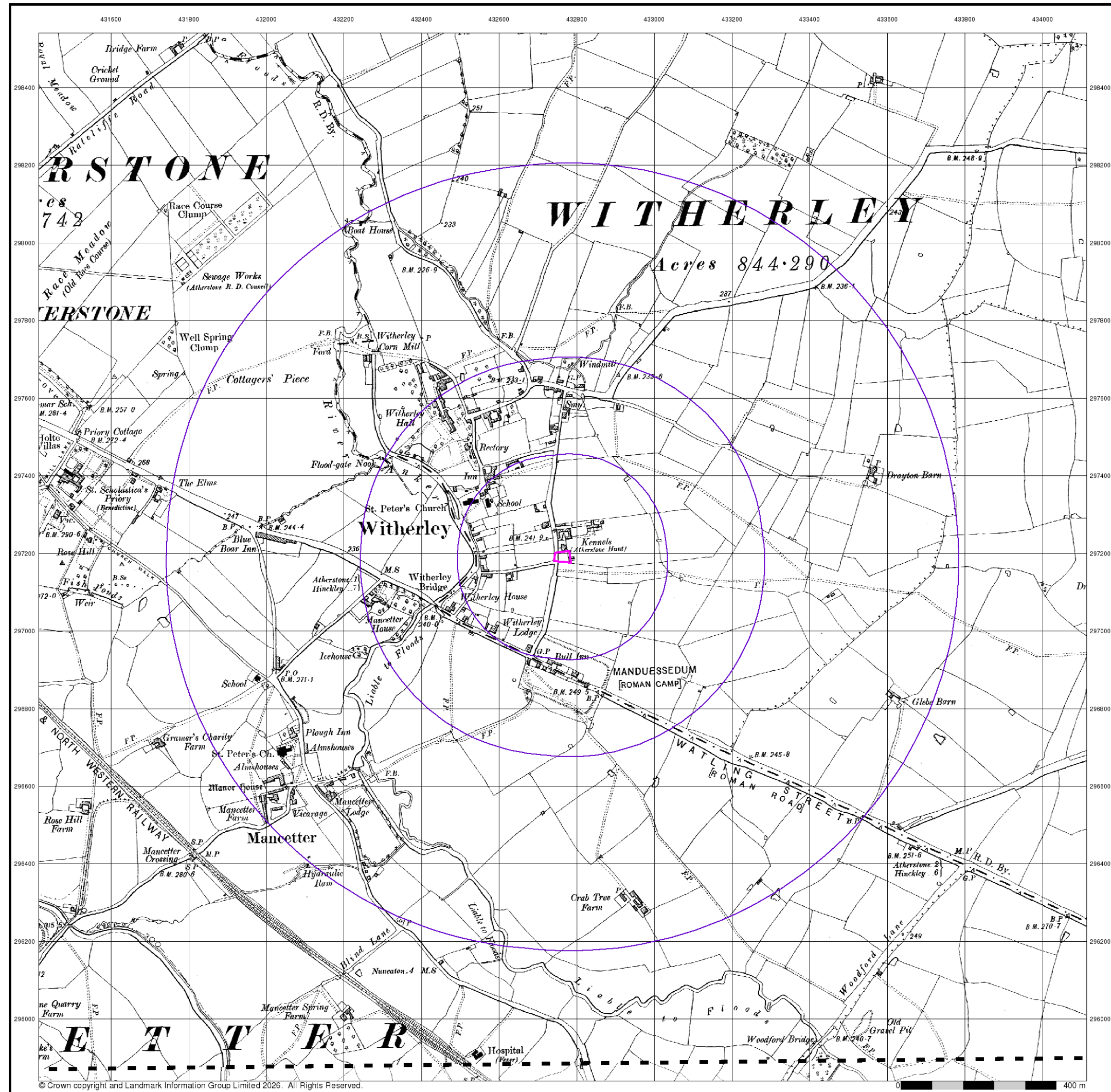
Historical Map - Slice A



Order Details
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details
Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ





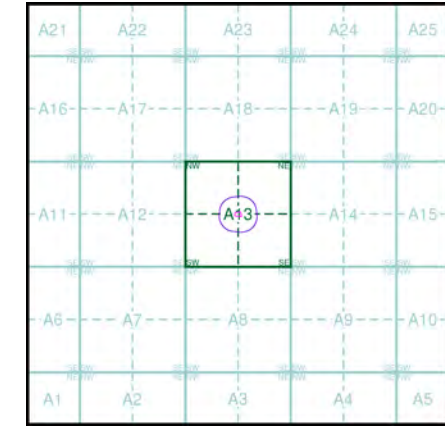
Leicestershire
Published 1904
Source map scale - 1:10,560

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)

034SE 1904 1:10,560
041NE 1904 1:10,560

Historical Map - Slice A



Order Details

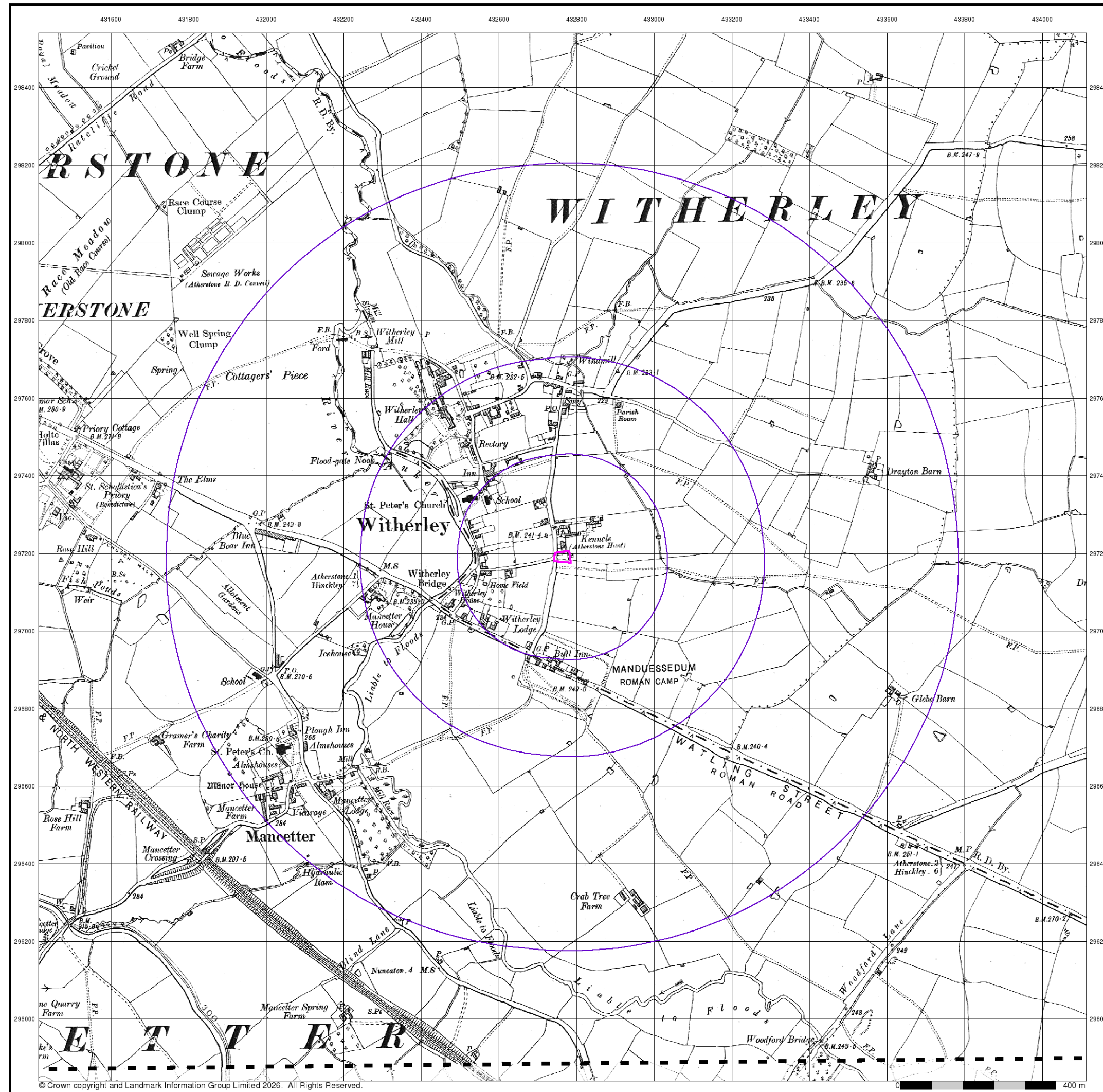
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details

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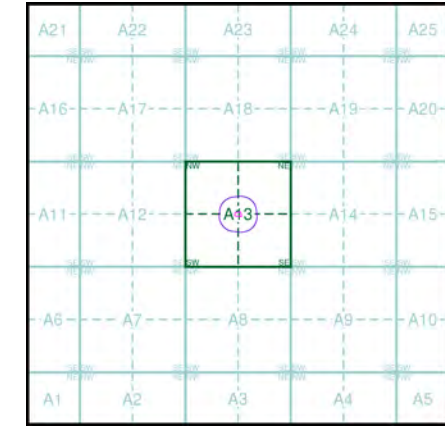
Leicestershire
Published 1921 - 1925
Source map scale - 1:10,560

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)

034SE
1925
1:10,560
041NE
1921
1:10,560

Historical Map - Slice A



Order Details

Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details

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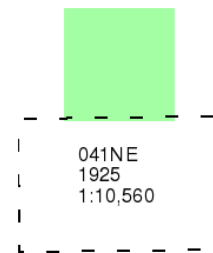
Leicestershire

Published 1925

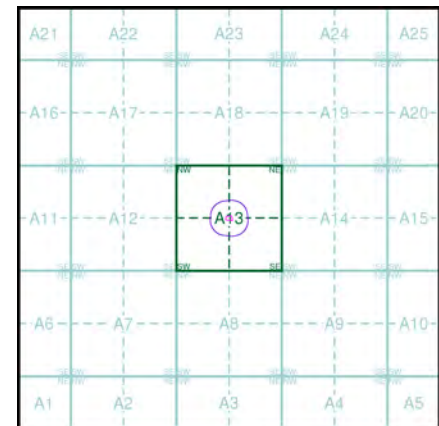
Source map scale - 1:10,560

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: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details

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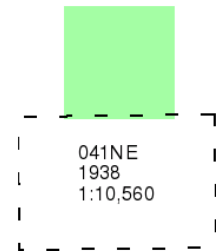
Leicestershire

Published 1938

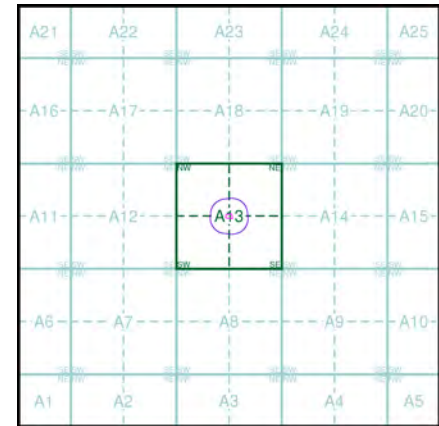
Source map scale - 1:10,560

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: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
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Site Details

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Historical Aerial Photography

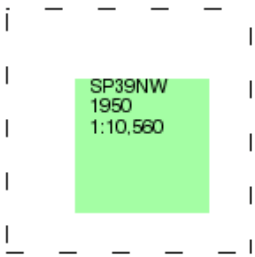
Published 1950

Source map scale - 1:10,560

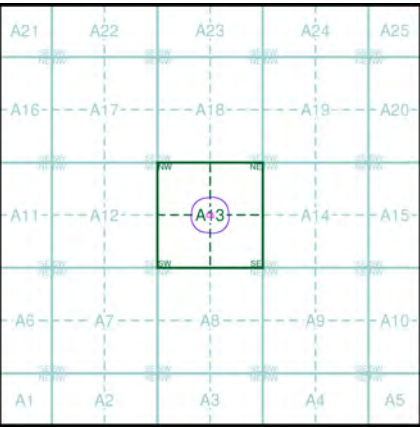
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)



Historical Aerial Photography - Slice A



Order Details

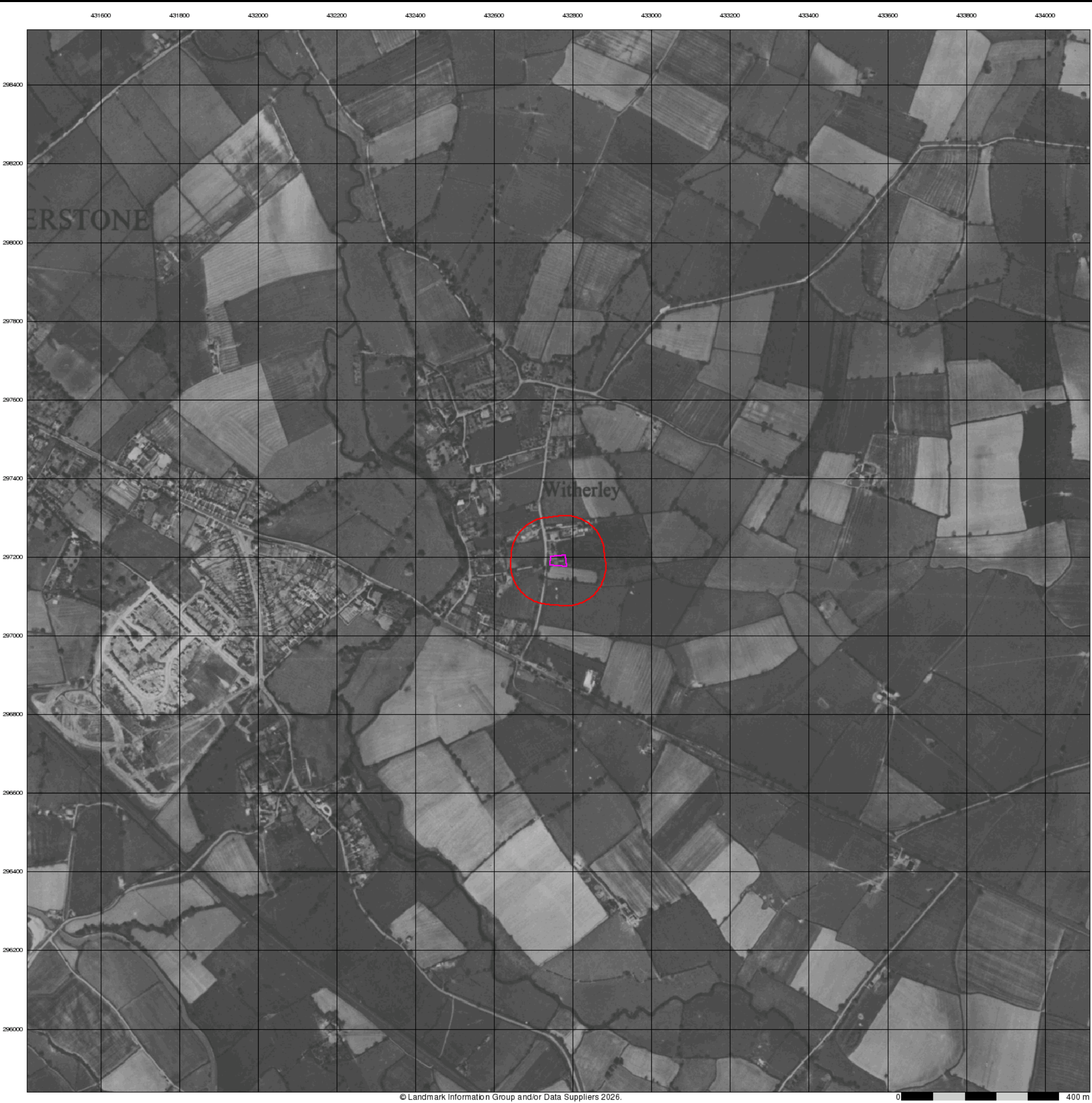
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

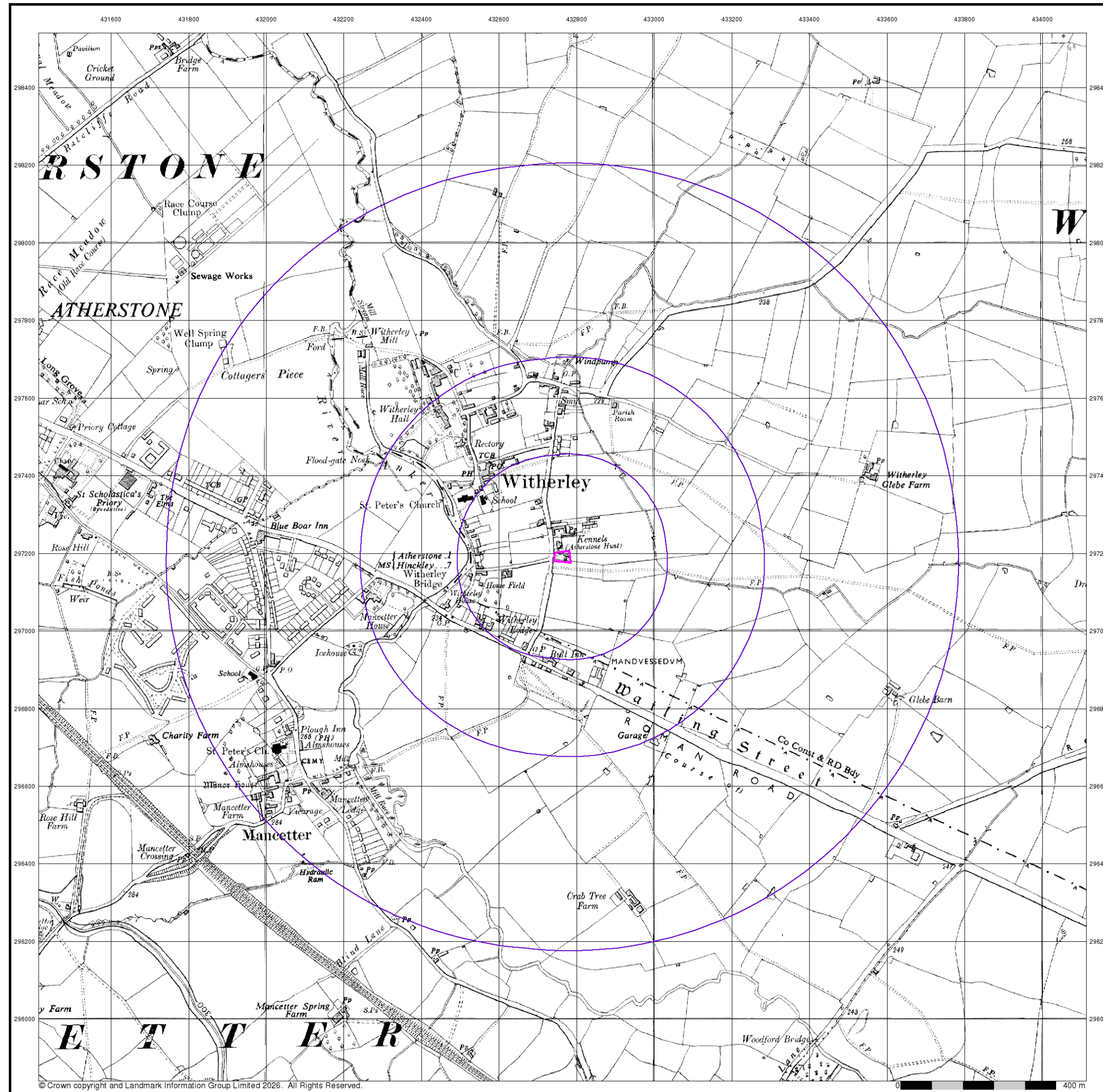
Site Details

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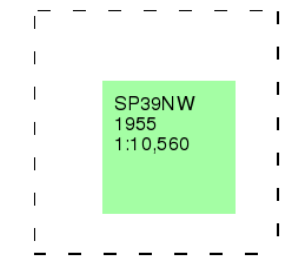




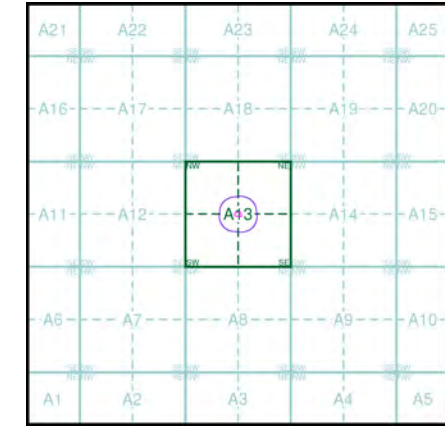
Ordnance Survey Plan
Published 1955
Source map scale - 1:10,000

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)



Historical Map - Slice A



Order Details

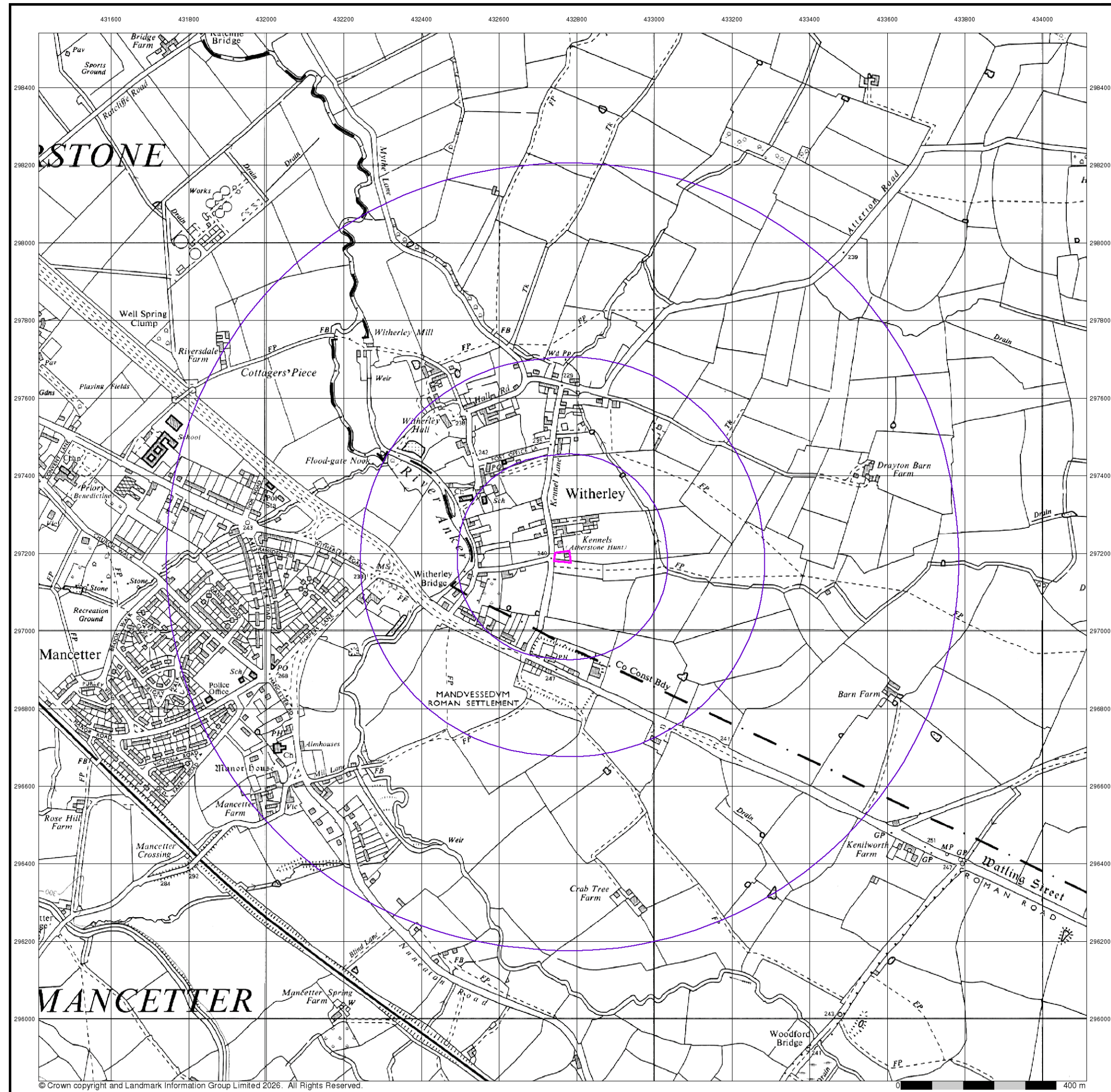
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details

Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ



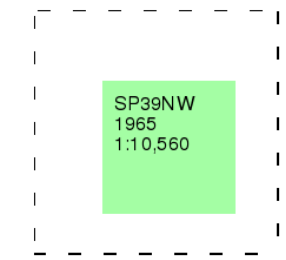
Tel: 0844 844 9952
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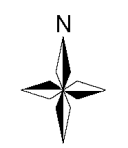
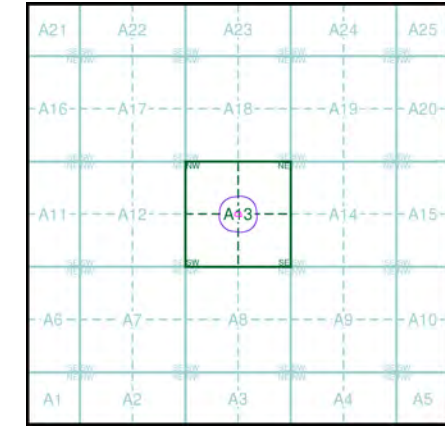
Ordnance Survey Plan
Published 1965
Source map scale - 1:10,000

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)



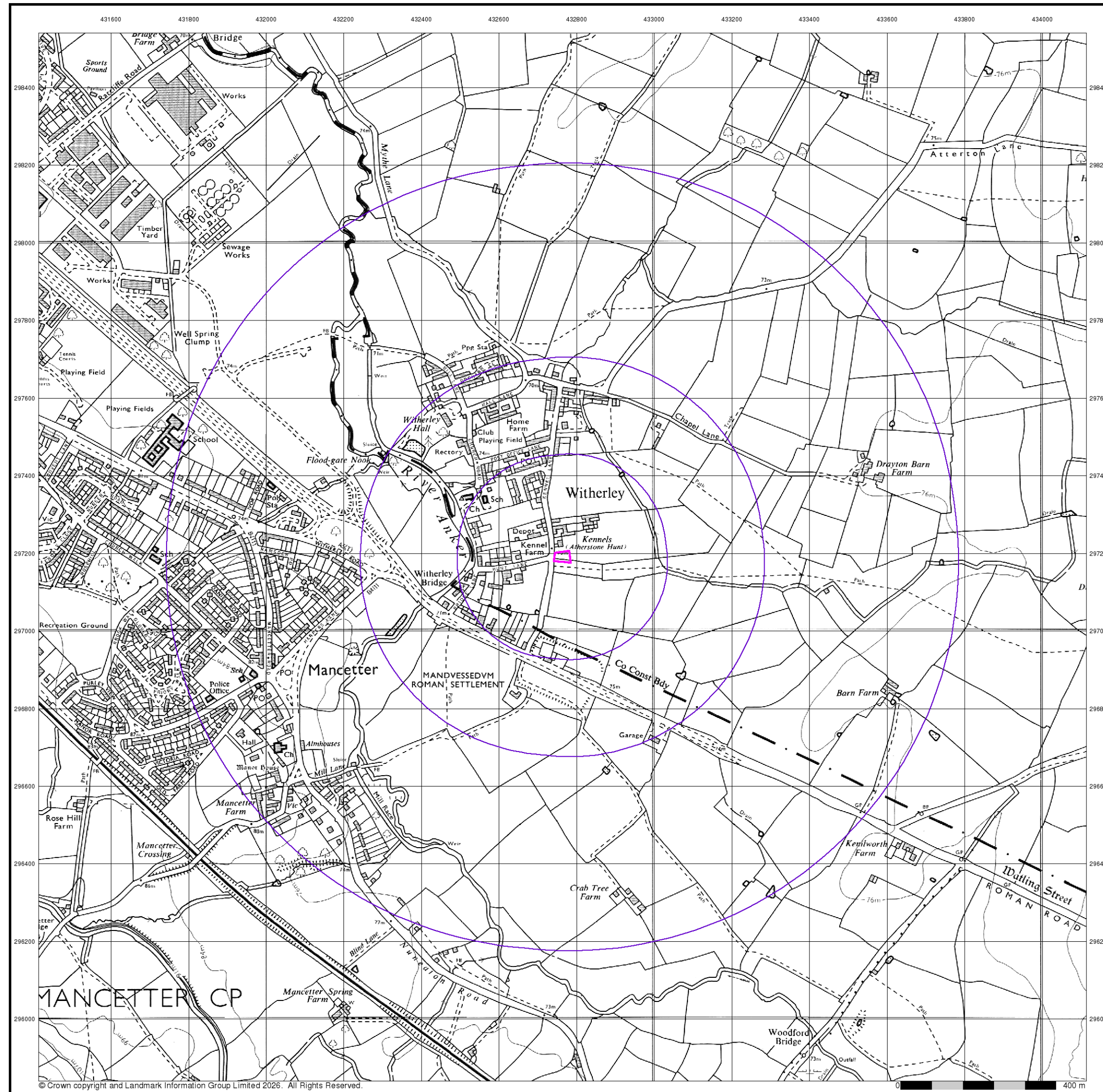
Historical Map - Slice A



Order Details

Order Number:	405115788_1_1
Customer Ref:	5717
National Grid Reference:	432760, 297190
Slice:	A
Site Area (Ha):	0.11
Search Buffer (m):	1000

Site Details
Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ



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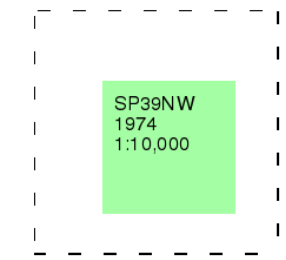
Ordnance Survey Plan

Published 1974

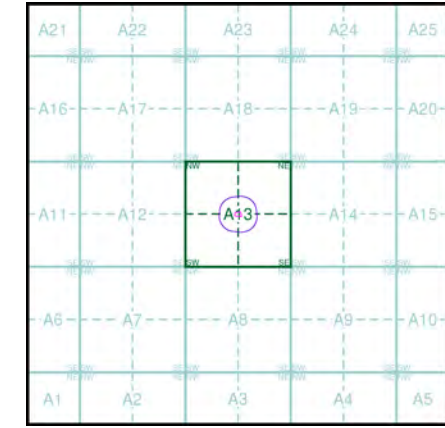
Source map scale - 1:10,000

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)



Historical Map - Slice A



Order Details

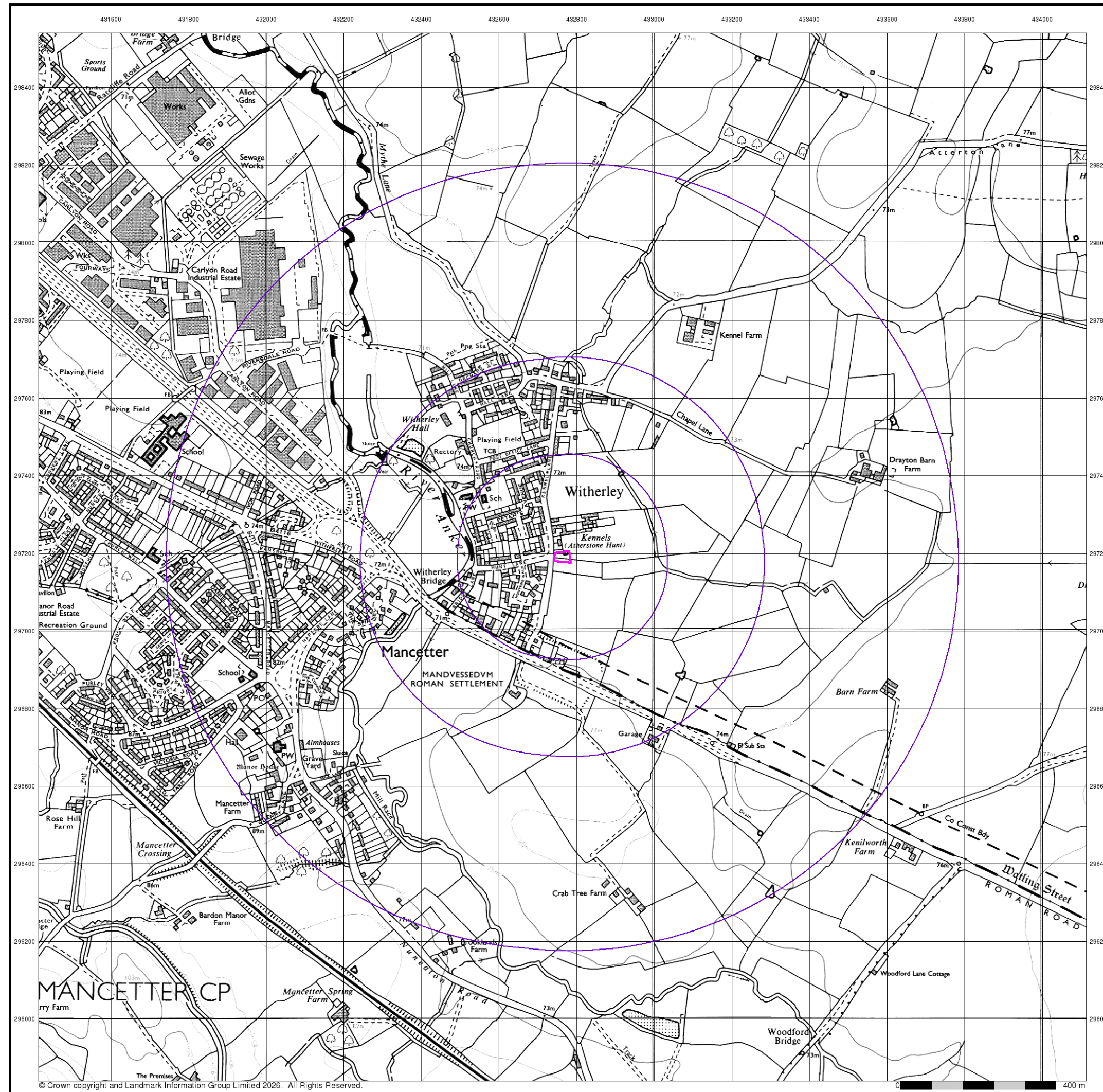
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
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Site Details

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



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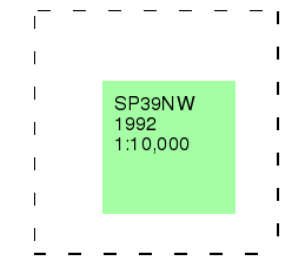
Ordnance Survey Plan

Published 1992

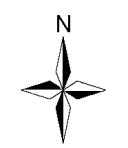
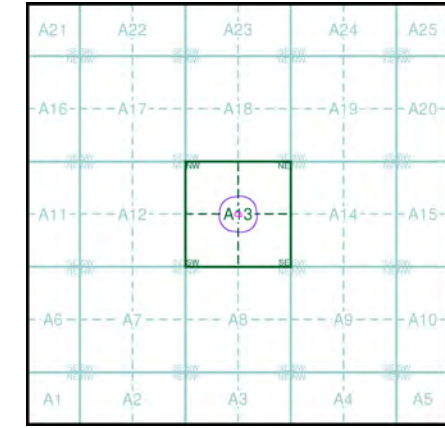
Source map scale - 1:10,000

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)



Historical Map - Slice A



Order Details

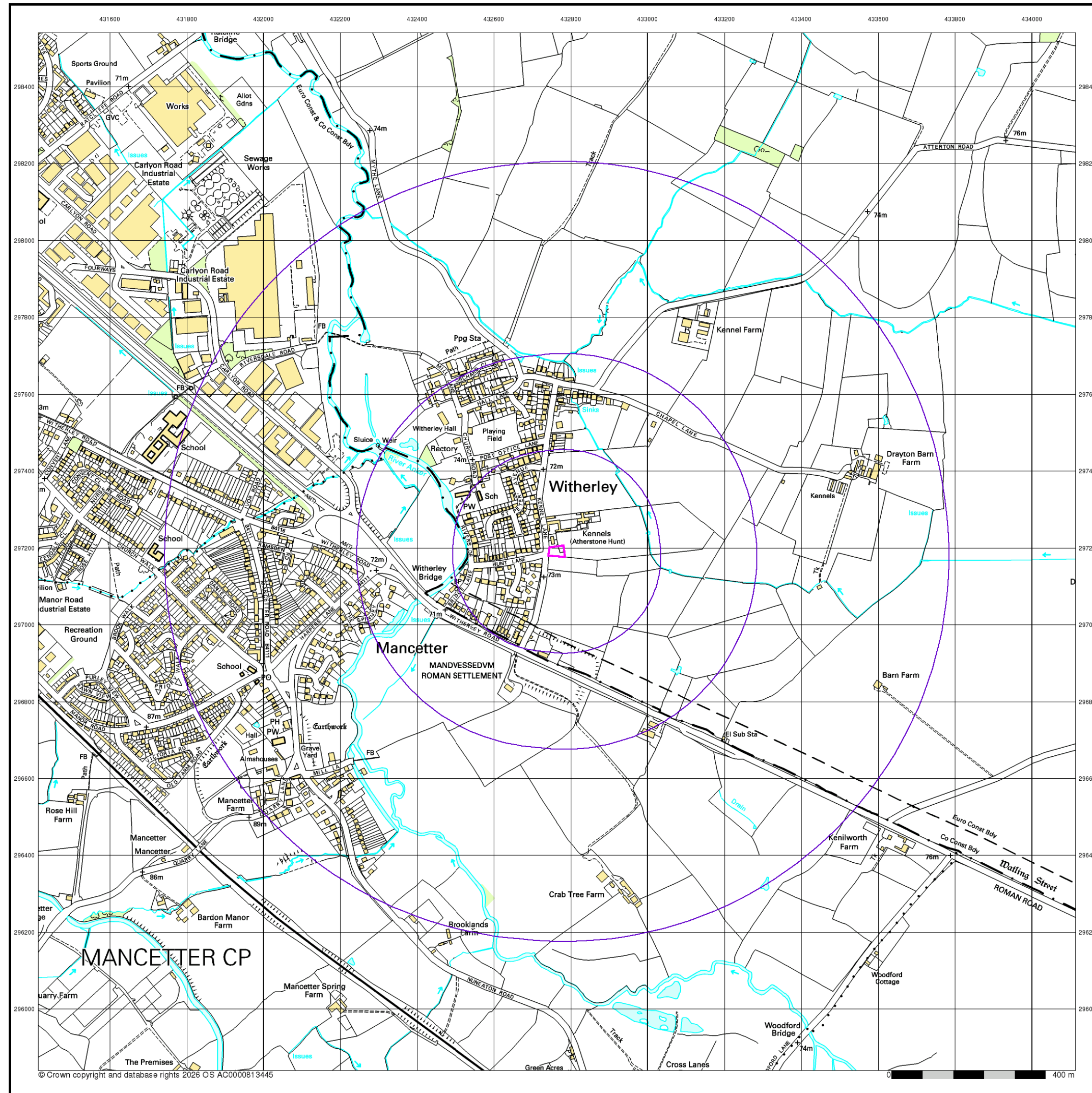
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
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Site Details

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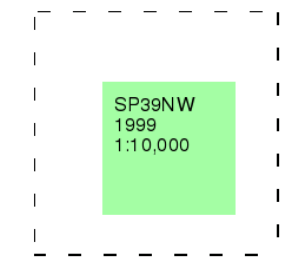
10k Raster Mapping

Published 1999

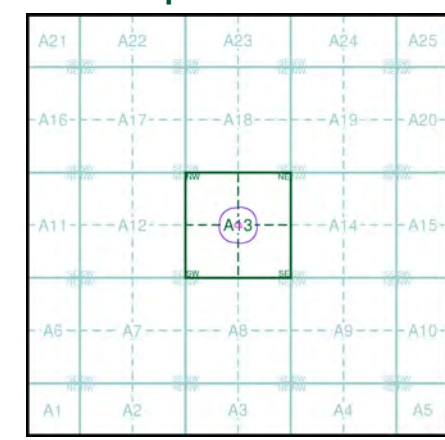
Source map scale - 1:10,000

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)



Historical Map - Slice A



Order Details

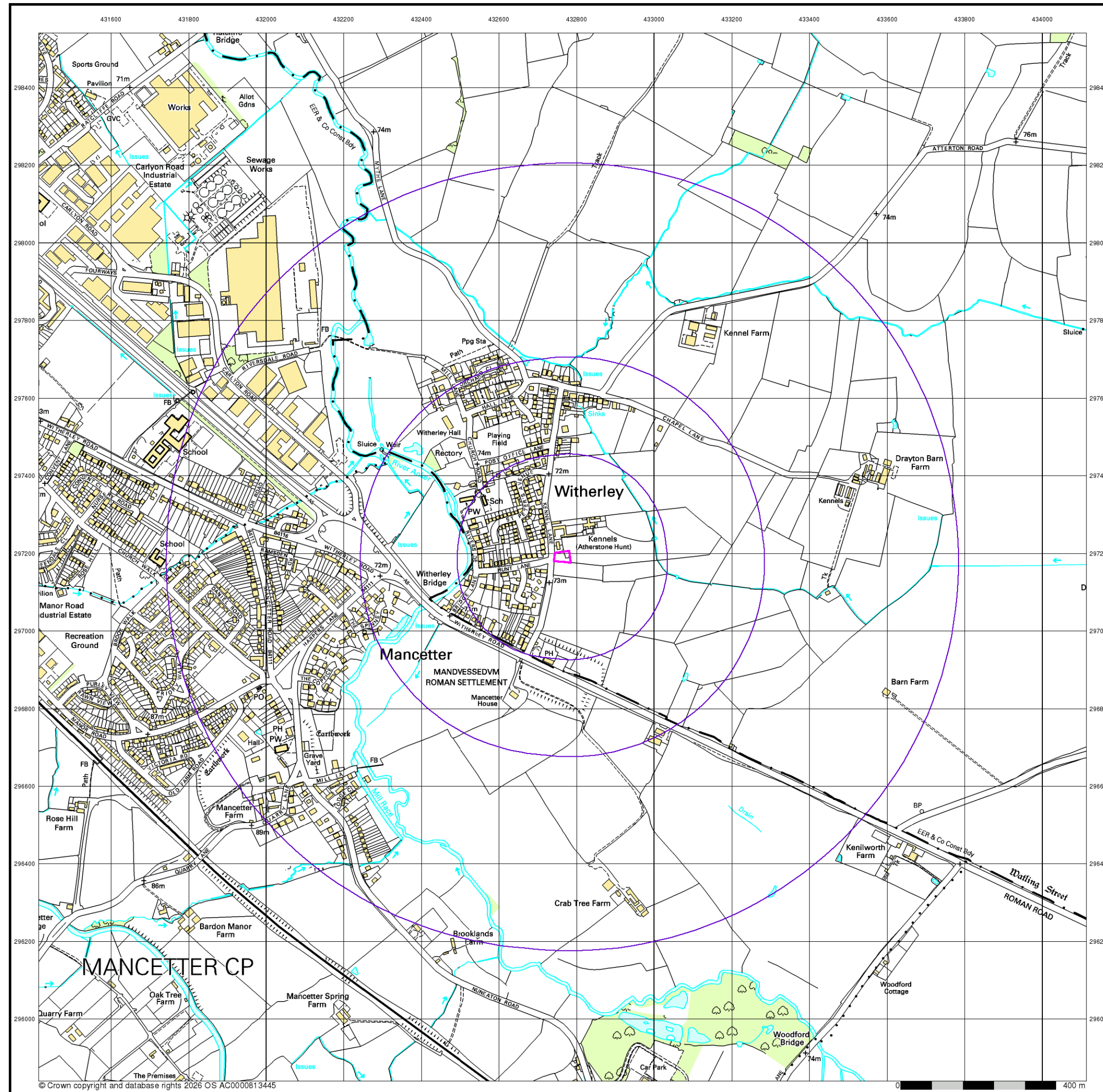
Order Number: 405115788_1_1
Customer Ref: 5717
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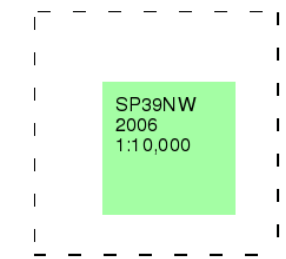
10k Raster Mapping

Published 2006

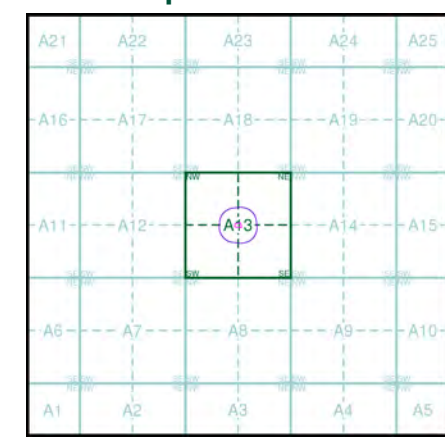
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

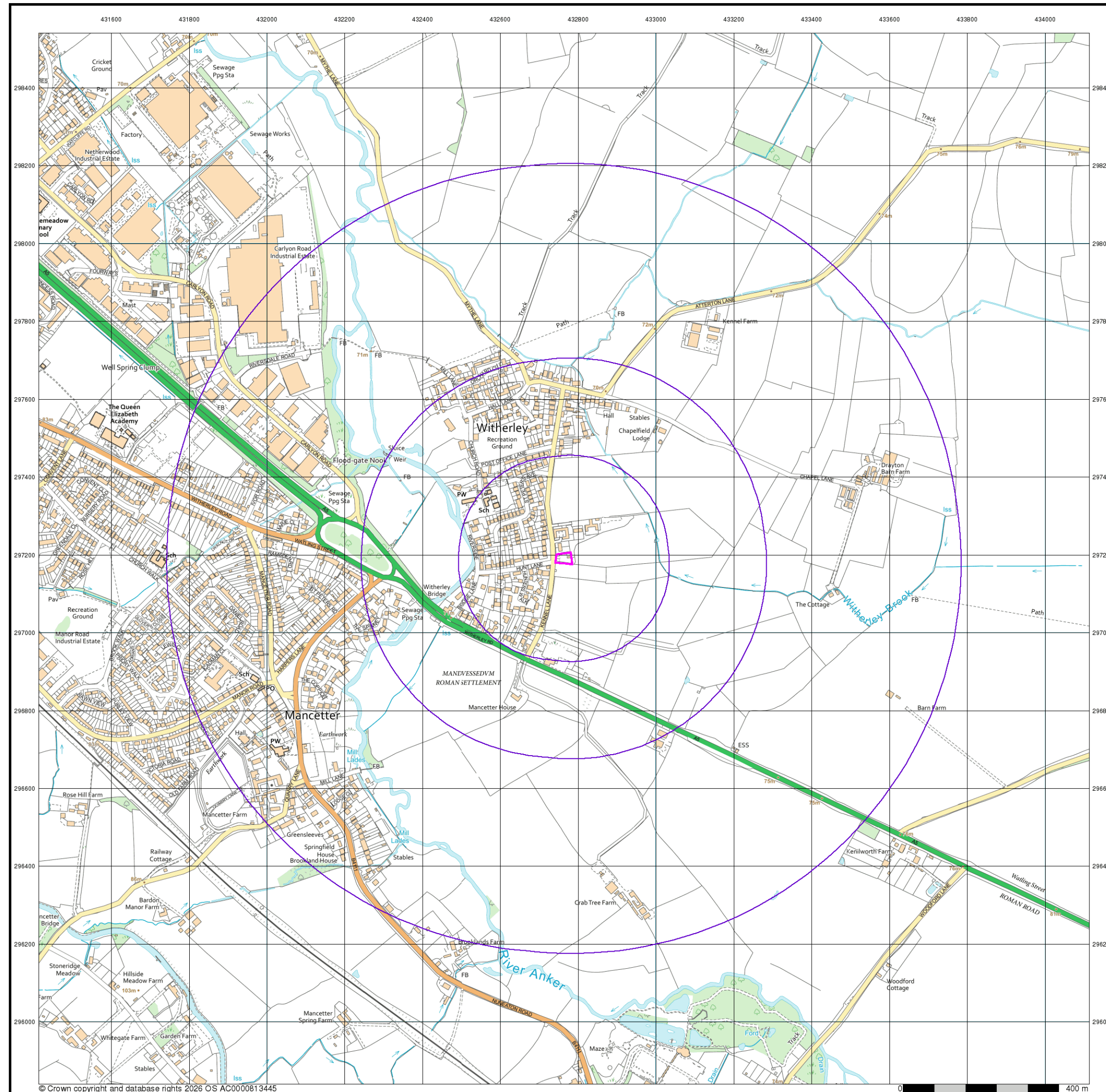
Order Number: 405115788_1_1
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National Grid Reference: 432760, 297190
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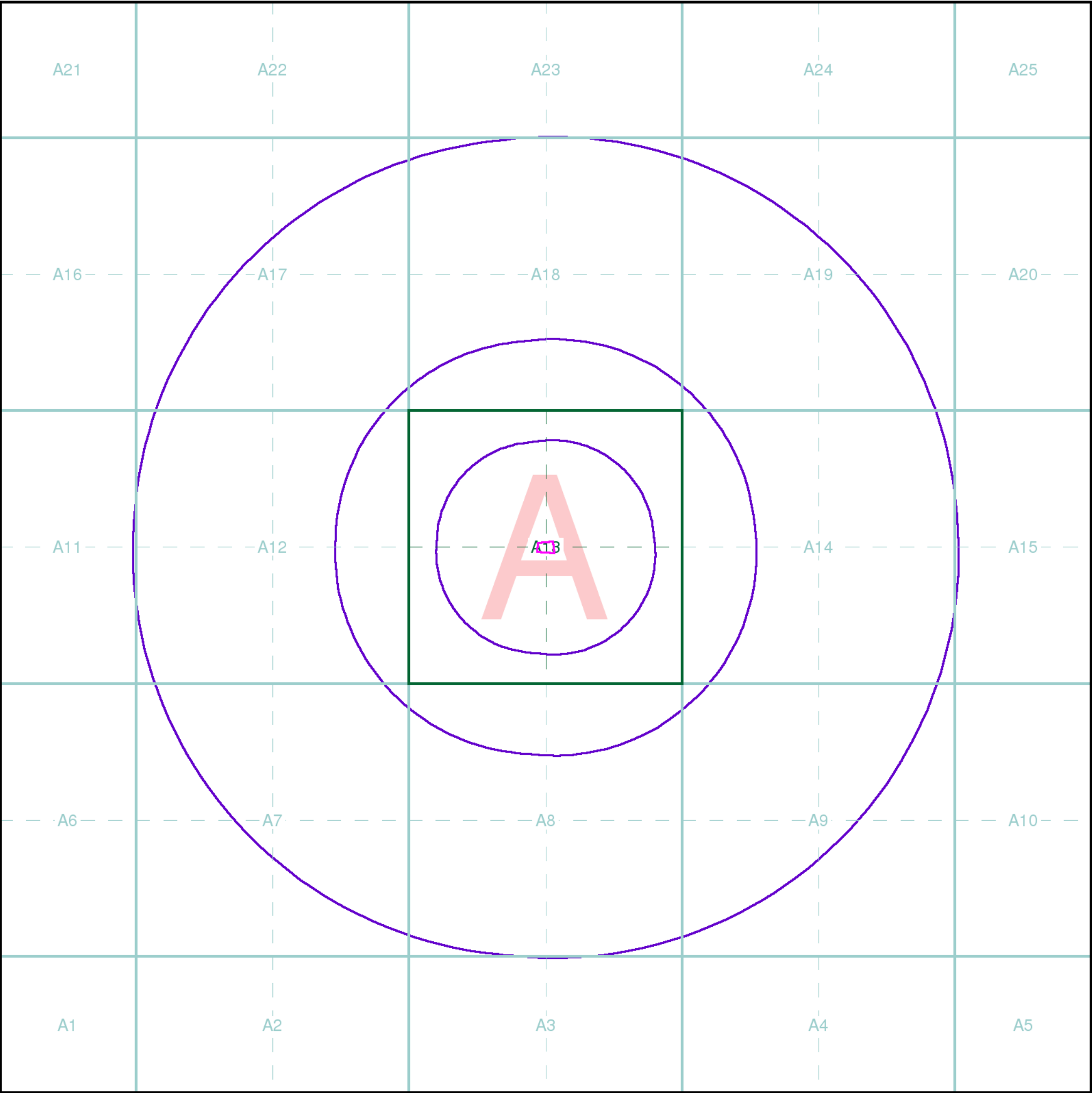
Site Details

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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.

Segment
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:



Envirocheck reports are compiled from 136 different sources of data.

Client Details
MR D Wilson, Wilson Associates (Consulting) Ltd, 36 Brunswick Road, Gloucester, GL1 1JJ

Order Details
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details
Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>



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- 1 Wilson Associates (Consulting) Limited ("the Consultant") shall carry out the Services, including any proposal, report or other document, as detailed in any relevant correspondence, which forms part of this Agreement, for the Client with reasonable skill, care and diligence. The Consultant shall use reasonable endeavours to adhere to any agreed programme. Each instruction or acceptance of a quotation shall be deemed to be an offer to purchase the services subject to the conditions laid out in this document.
- 2 An interim invoice will normally be submitted upon completion of the site works, to include all disbursements and fees to date, and for contracts extending over a long period, monthly invoices will be submitted for payment. The final report will not be issued until payment of the first interim invoice has been received, unless agreed with this Practice beforehand. Invoices are not to be assigned to a third party without prior agreement. Should the contract be cancelled after either preparatory or fieldwork has commenced then a claim will be made for work completed to that date.
- 3 The rates quoted, are net of Value Added Tax (VAT) which will be added to invoices at the standard prevailing rate, and are valid for a period of 12 weeks from the date of the quote. The Consultant shall issue accounts monthly in respect of that part of the Services carried out in the preceding period. The Client shall make payment of accounts without discount or retention within 30 days of submission. Disputes should be raised within 10 days. In the event of non-payment of the account(s) within the specified period the Consultant reserves the right to charge, from time to time, interest on the unpaid amount at the rate of 2% per calendar month above the Bank of England base rate (at time of original invoice date).
- 4 In the event of non-payment of the account(s), the Client undertakes to pay to the Consultant all costs and expenses, on an indemnity basis, incurred by the Consultant in: (i) the recovery from the Client of money or arrears (ii) the enforcement of any of the provisions of these conditions of contract (iii) the service of any notice relating to the breach by the Client of any of their obligations under this contract whether or not the same shall result in court proceedings (iv) the cost of any bank or other charges incurred by the Consultant if any cheque written by the Client is dishonoured or if any standing order payment is withdrawn by the Client's bankers (v) compensation for the breach of any terms of this agreement.
- 5 Unless expressly stipulated to the contrary, payment of the account(s) is not dependent upon the Client achieving regulatory approval for or discharge of a planning condition relating to the project, nor is it dependent upon the Client's securing of funding for the development where this may be conditional upon the prior granting of planning or building regulations approval, nor the Client's onward sale of the site to another party. In the case of provision of services to another consultant, payment of our account is not dependent upon the prior settlement of their own account by their Client.
- 6 No work will commence until an official written order or completed Quote Acceptance form has been received by post or email. Such order will be deemed to constitute acceptance of the quotation and these terms and conditions. Where the instruction to undertake the Services may have been issued by an intermediary on behalf of the Client, full Client details including confirmation of and contact details for the person responsible for authorising payment must be provided to the Consultant. In the event that the Client defaults or otherwise fails to pay the due account, the Consultant reserves the right to pursue and recover any unpaid amount from the instructing intermediary.
- 7 Neither party shall assign any obligation or benefit under this Agreement without prior written consent of the other Party. The Client shall not be entitled to assign the report(s) or any part of it without our prior written consent. Re-assignment of reports can be provided on request, subject to liaison with our Insurers and standard administration costs. Any assignment shall exclude the Contracts (Rights of Third Parties) Act 1999. Provision of a Collateral Warranty can only be considered if it is agreed at the pre-works stage, and fees for legal advice and warranty provision agreed before the works commence.
- 8 The Client guarantees that it has the right to have the Services performed and that he has obtained all the necessary certificates, licences, permits and consents required by Statute or any order or regulation made there under or by any regulation or by-law of any authority undertaker. The Client shall indemnify and hold harmless the Consultant from and against all consequences of a failure in this respect. The Client shall arrange such rights of access to property and use of Client's facilities as described in (or reasonably to be inferred from) this Agreement. The Client shall use reasonable endeavours to supply to the Consultant, promptly and free of charge: (a) any other necessary things in accordance with this Agreement; (b) any instructions, decisions, consents and approvals; and (c) any relevant data and information in the Client's possession; all of which the Consultant may reasonably require in order to carry out the Services. The Client will indemnify the Consultant in respect of any failure by the Client under this Clause.
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- 10 The Consultant shall not be held responsible for any loss, damage or injury arising from actions or omissions of the Client, his agents, servants and/or independent contractors. The Client shall indemnify the Consultant from any such acts or omissions.
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- 15 To comply with the General Data Protection Regulation (GDPR) 2018, we will only request contact details sufficient to complete our project with you, name/job title, address/postcode/email. Any data collected will be used only by authorised personnel in the context of that project. We are committed to ensuring that your information is secure and in order to prevent unauthorised access or disclosure, we have put in place suitable physical, electronic and managerial procedures to safeguard and secure the information we collect. We will not share your information with third parties.