

PHASE ONE GEO-ENVIRONMENTAL DESK STUDY 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	Phase One Geo-Environmental Desk Study	
Prepared by	Richard J Stokes BSc (Hons) FGS Senior Geo-Environmental Engineer	
Approved by	David J Wilson BSc (Geol) CGeol FGS Director	
Report Revision Record		
Issue No.	Date	Revision Details
1	14 July 2026	Initial issue to Client

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PHASE ONE GEO-ENVIRONMENTAL DESK STUDY 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 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** This report has been prepared by a competent geo-environmental engineer and checked/approved at Director level by a Chartered Geologist of nearly 40 years experience. 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 4) 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
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 3. 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.

The diagram illustrates the proposed development site. Key features include:

- Site Boundary:** Indicated by a vertical line with two diagonal slashes.
- existing barn (to be demolished):** Represented by a dashed outline of a building.
- proposed dwellings:** Two large building outlines. The first contains figures labeled R1 (blue circle), P2 (orange circle), and R2 (blue circle). The second contains figures labeled R1 (blue circle) and P2 (orange circle).
- proposed private gardens/ soft landscaping:** An area between the dwellings and the adjacent residential property, featuring a tree and a bush.
- adjacent residential:** A building on the right side of the site, containing figures labeled R5 (blue circle) and P2 (orange circle).
- Geotechnical Features:**
 - unrecorded Made Ground:** A horizontal layer above the River Terrace Deposits.
 - River Terrace Deposits:** A horizontal layer below the Made Ground.
 - Gunthorpe Member:** A horizontal layer at the base of the site.
 - P3:** A point located at the boundary between the Made Ground and the River Terrace Deposits, near the second dwelling.
 - S1:** A point located within the River Terrace Deposits, near the second dwelling.
 - P4:** A point located within the Gunthorpe Member, connected to S1 by a diagonal line.
 - R3:** A point located further down in the Gunthorpe Member, connected to P4 by a diagonal line.
 - ∇? :** A symbol indicating a potential water table or groundwater level, connected to R3 by a dashed line.

Initial Assessment	Pathways	Receptors					Comments	Preliminary Risk Assessment
		R1	R2	R3	R4	R5		
EXISTING								
PROPOSED	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							
NEW								
REMARKS								
NOTES	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)						

- 5.5** The Phase 1 desk study and preliminary conceptual site model suggest a low to moderate risk that the site may contain contaminants at elevations sufficient to pose a significant risk to human health or environmental receptors, hence a ground investigation is recommended. All laboratory test results should be incorporated into an appropriate risk assessment to determine risk levels to the obvious receptors in the form of future site users and groundwater quality, as well as those less obvious such as buildings and infrastructure, such that any necessary remedial/mitigation measures can be identified and recommended to ensure that the redeveloped site will be “fit for purpose”.
- 5.6** The ever-increasing effects of climate change are also a material consideration when assessing risks from potentially contaminated land. Extreme weather events can exacerbate contamination or pollution risks due to increased rainfall which increases the risk to groundwater and surface water receptors via leaching from contaminated soils, plus rising groundwater levels can potentially dissolve and remobilise ground contamination. That said the site-specific circumstances at this site do not suggest a significant risk from either mechanism (subject to phase 2 findings).

6 UNCERTAINTIES, DATA GAPS AND LIMITATIONS

- 6.1** 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.
- 6.2** 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).

- 6.3** 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.

7 CONCLUSIONS AND RECOMMENDATIONS

- 7.1** The foregoing discussions and recommendations are based upon the results of a Phase 1 geo-environmental desk study and preliminary 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.
- 7.2** 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.
- 7.3** The desk study and preliminary conceptual site model suggest a low to moderate risk of potential pollutant linkages to future site users, thus intrusive (Phase 2) ground investigation and sampling is recommended to quantify the level of any risk and if necessary, establish appropriate remedial/mitigation measures to protect human health and/or controlled water. As usual should unexpected or suspected ground contamination become evident during ongoing site works, this Practice should be informed such that appropriate assessment can be instigated.
- 7.4** There is no requirement for landfill or radon gas protection measures in new development at this site.
- 7.5** The ever-increasing effects of climate change such as extreme weather events are also a material consideration when assessing risks from potentially contaminated land, since extreme weather events e.g increased rainfall could exacerbate contamination or pollution risks.

7.6 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.

8 **REFERENCES**

Environmental

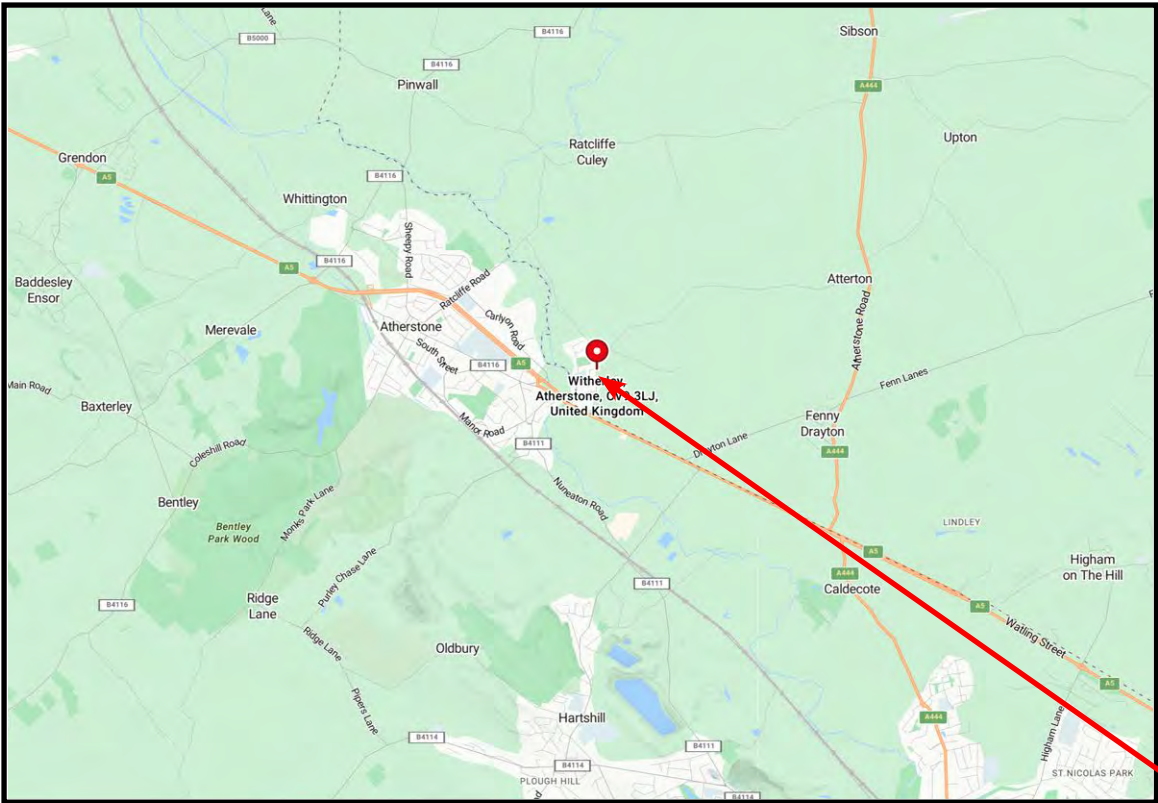
- British Standards Institute, BS 10175: '*Code of Practice for the Investigation of Potentially Contaminated Sites*' (2026)
- Environment Agency LCRM: Land Contamination Risk Management (2025)
- Society of Brownfield Risk Assessment (SoBRA) "Guidance on assessing risk to controlled waters from UK contamination 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)

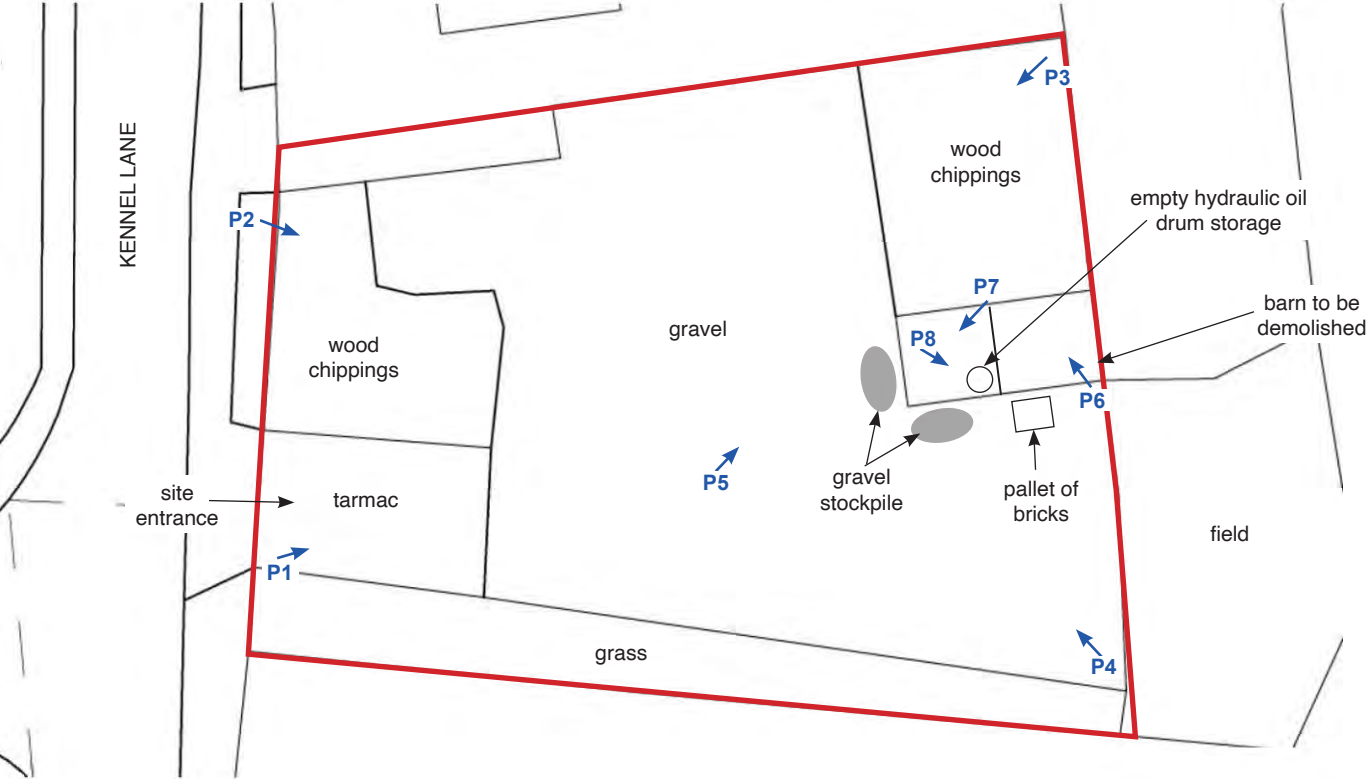


LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE, LEICESTERSHIRE CV9 3LJ



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)

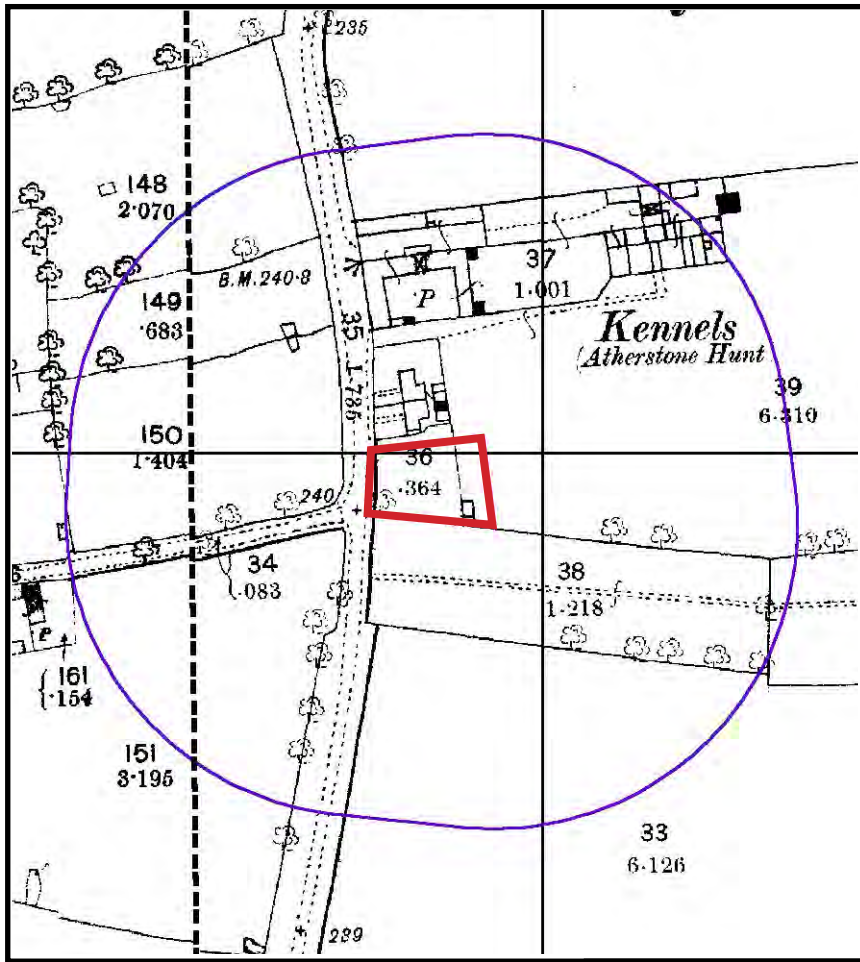
- EA Abstractions
- Historic Landfill Sites
- SSSI England
- Site of Special Scientific Interest and Drinking Water Safeguard Zone (Surface Water)



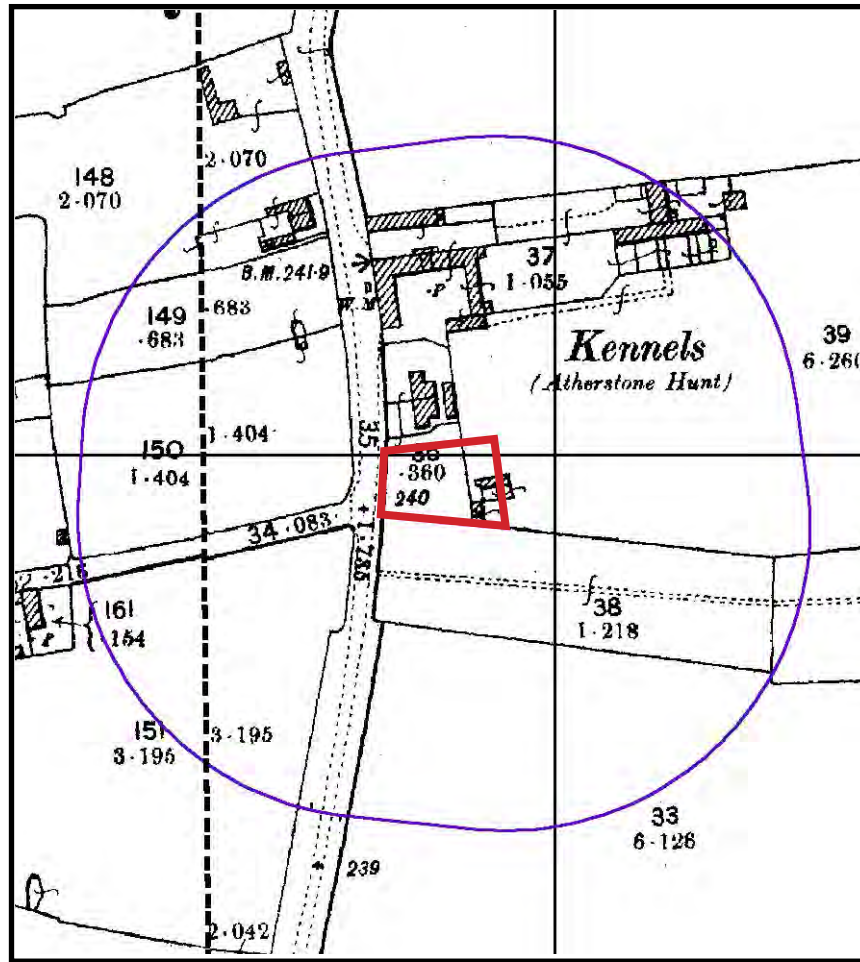
LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY, ATHERSTONE,
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Job No. 5717 Drawing No. 5717/3 Scale: NTS Date: 07-07-26

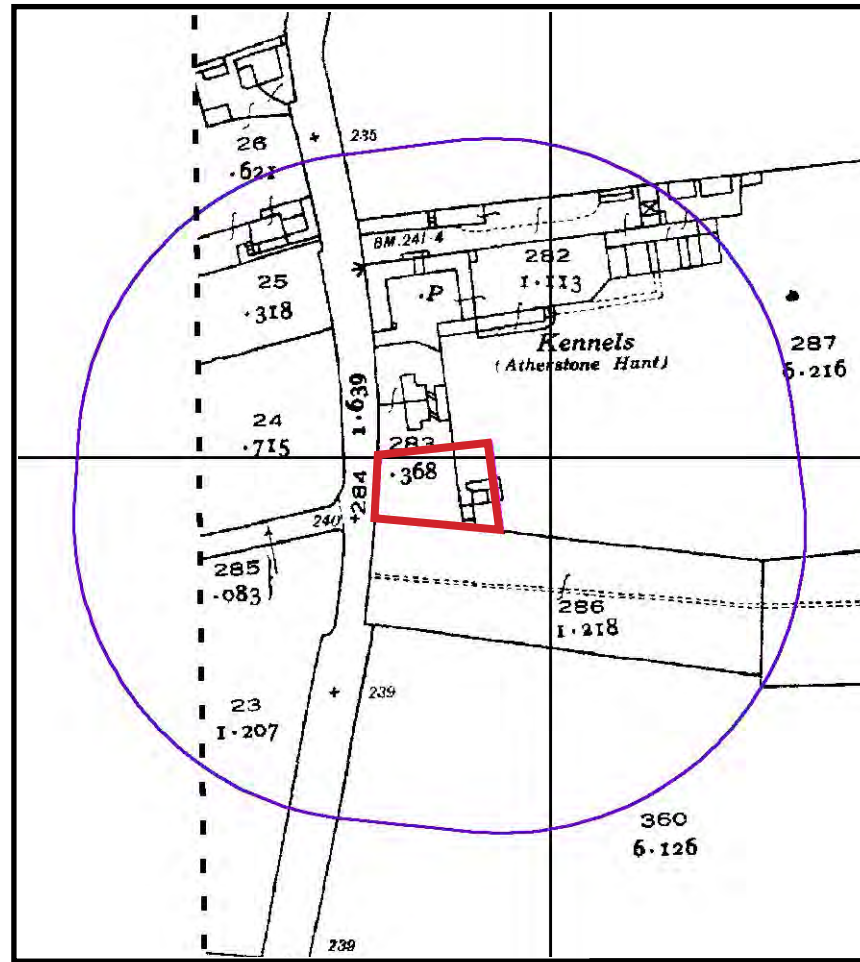
EXTRACT OF IN-HOUSE QGIS MAPPING SHOWING GEO-ENVIRONMENTAL DATA



1888
(1:2500)

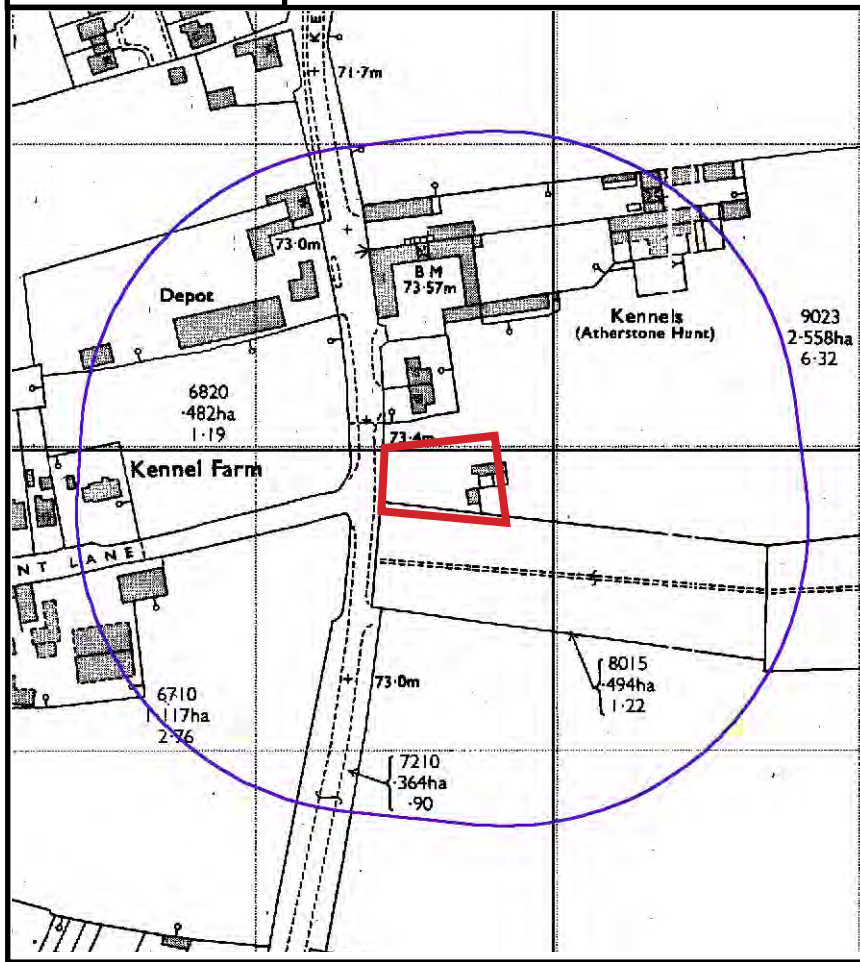


1903
(1:2500)

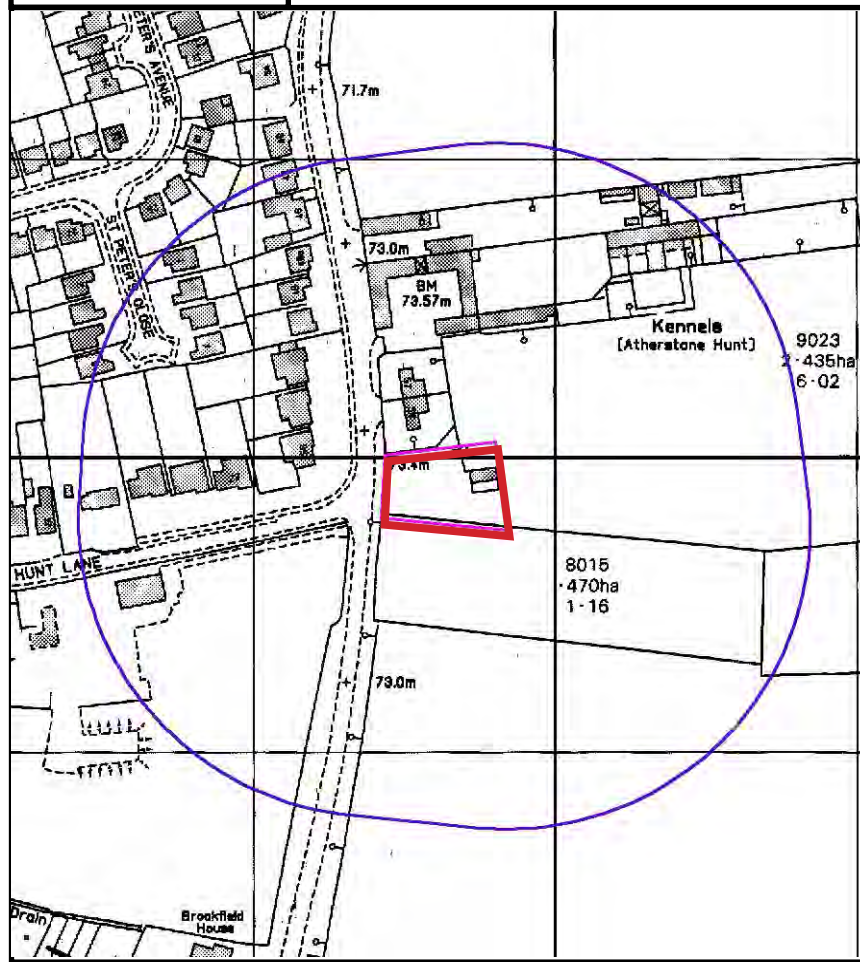


1945
(1:2500)

1971-75
(1:2500)



1989
(1:2500)



2023
(Google Earth Historical)



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

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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>

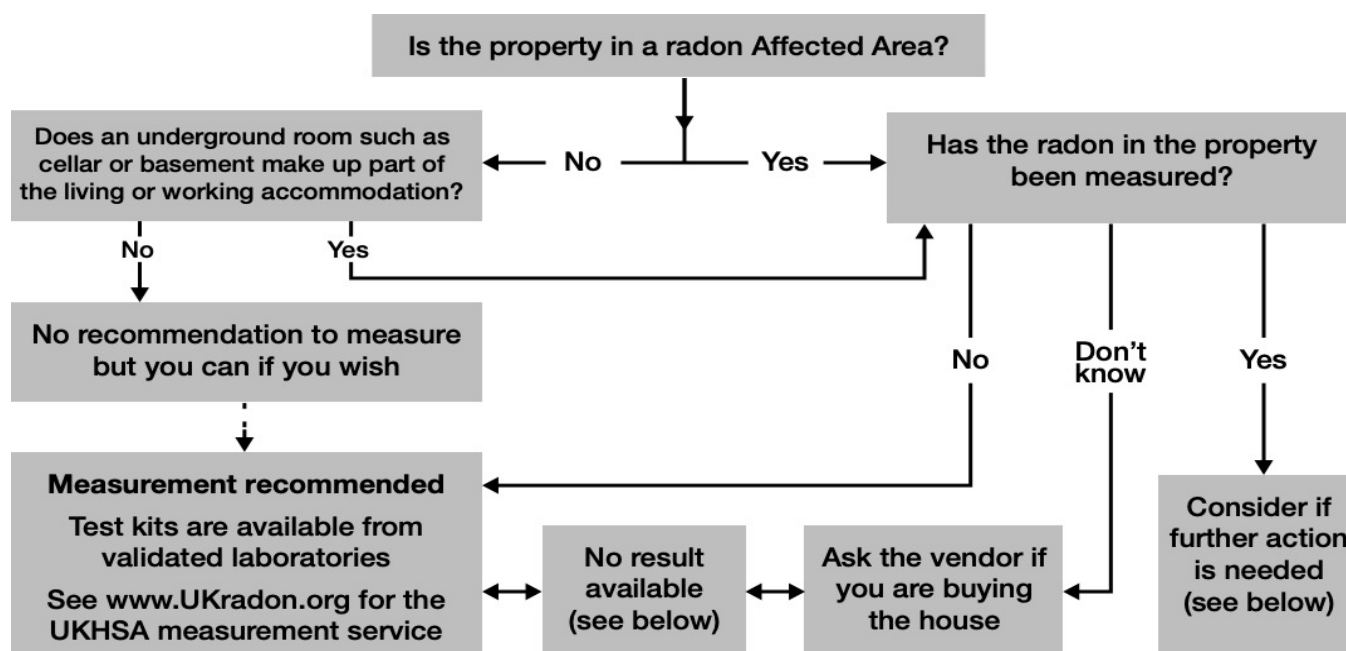
Guidance for new buildings and extensions to existing properties

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

CONTAMINATION STATUTORY FRAMEWORK / METHODOLOGY

A3 CONTAMINATION RISK ASSESSMENT

Statutory Framework

A3.1 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.

A3.2 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.

A3.3 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.

A3.4 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.

A3.5 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

A3.6 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

A3.7 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.

- A3.8** 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.
- A3.9** 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.
- A3.10** 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.
- A3.11** 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.
- A3.12** 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).

A3.13 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.

A3.14 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

A3.15 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.

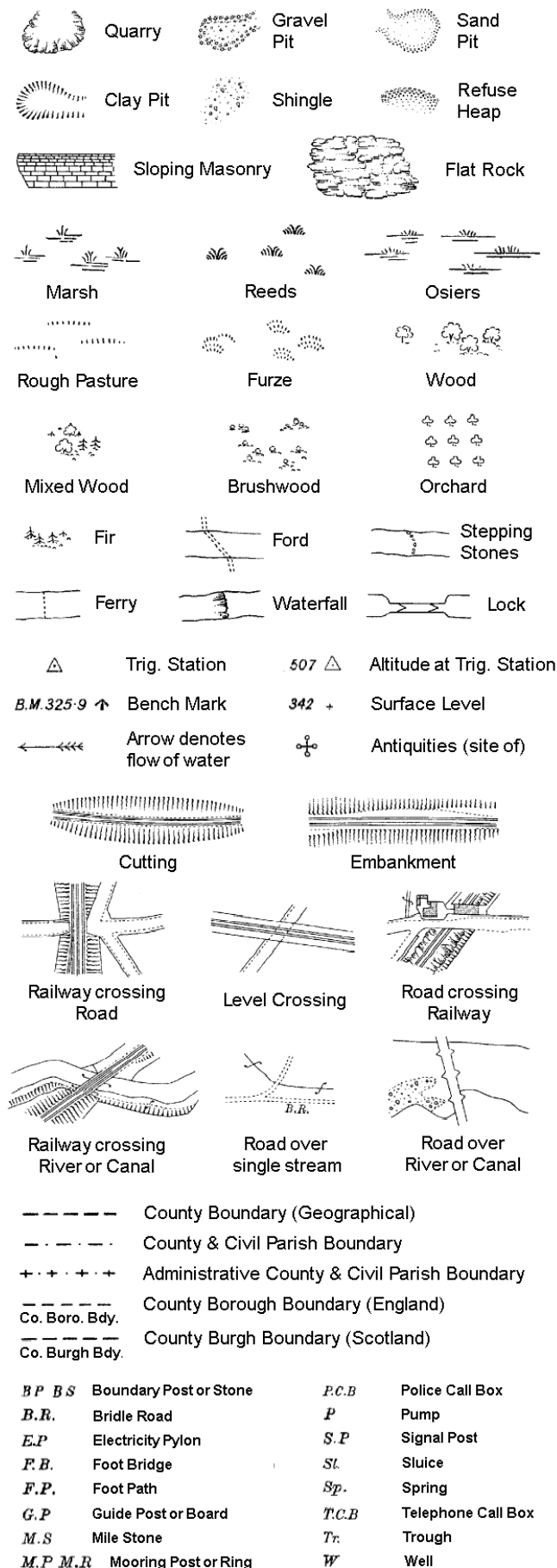


APPENDIX 4

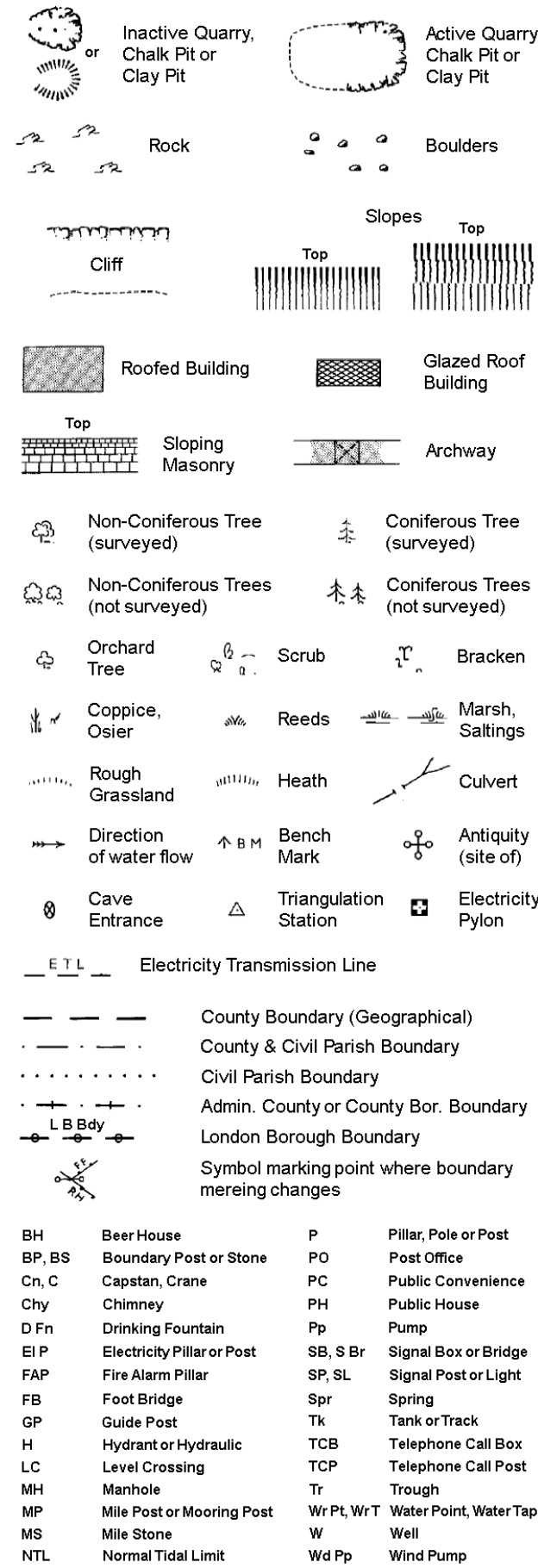
HISTORICAL ORDNANCE SURVEY MAPPING

Historical Mapping Legends

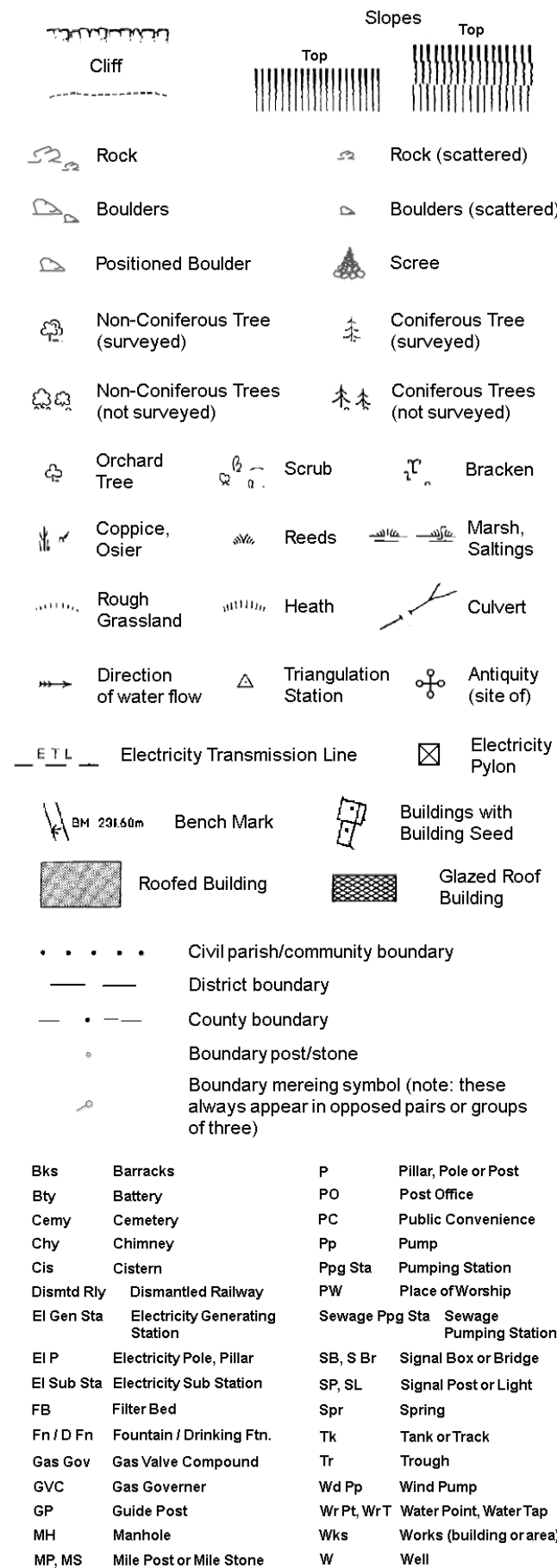
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



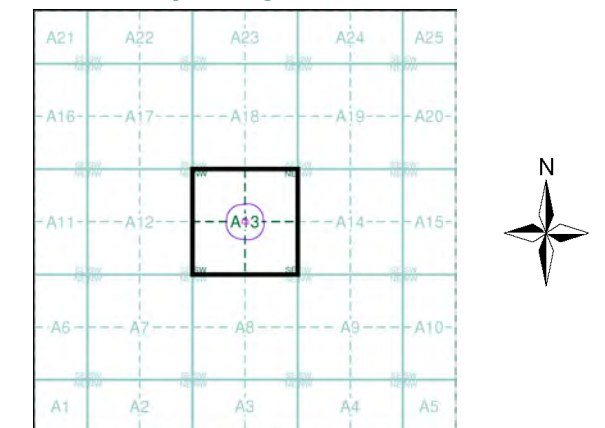
Large-Scale National Grid Data 1:2,500 and 1:1,250



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

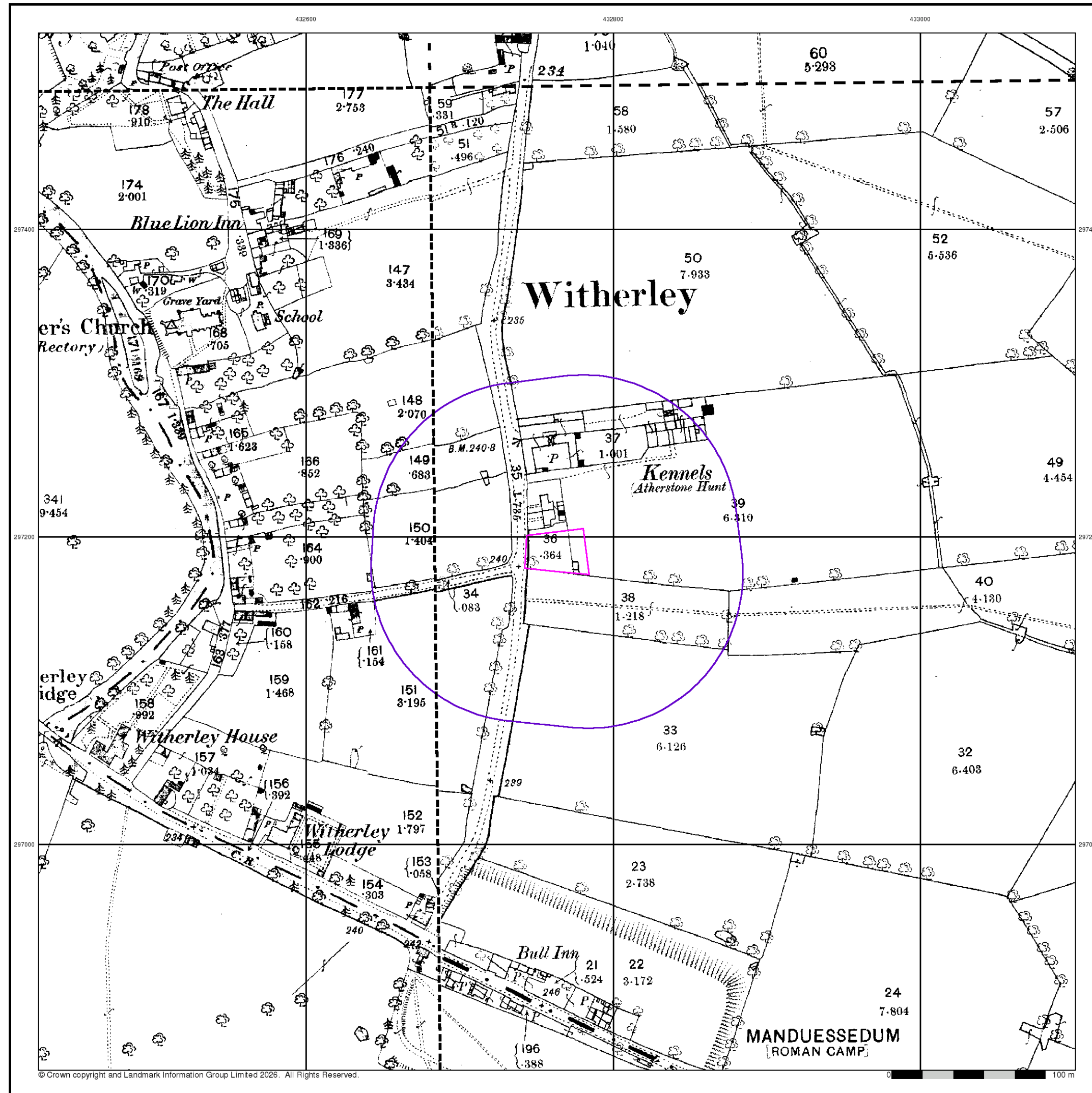
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Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

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



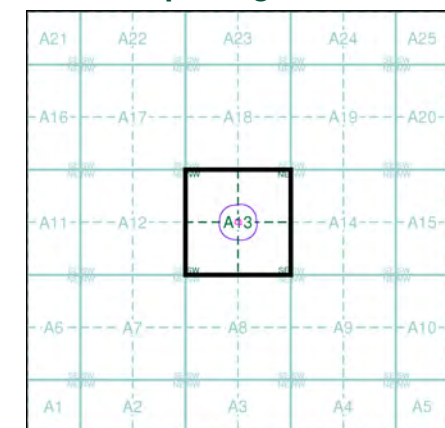
Leicestershire
Published 1889
Source map scale - 1:2,500

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)

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

Historical Map - Segment A13



Order Details

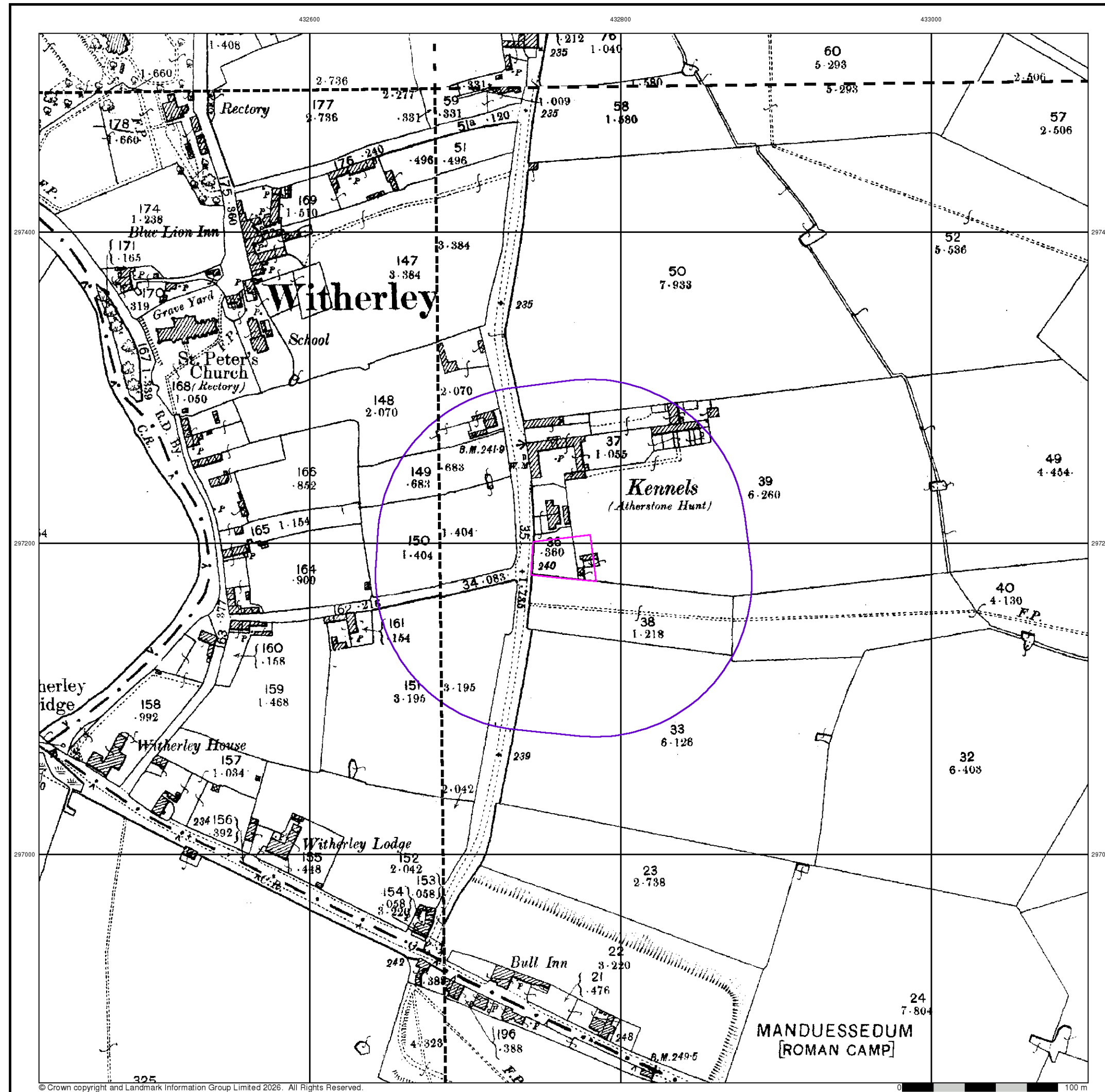
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Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

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Leicestershire

Published 1903

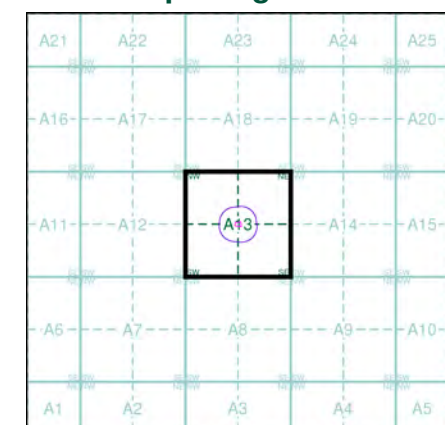
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Map Name(s) and Date(s)

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

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Leicestershire

Published 1924

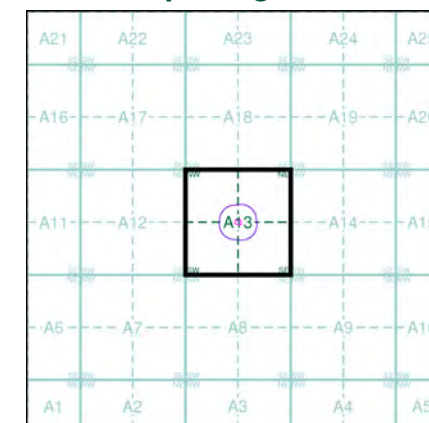
Source map scale - 1:2,500

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Map Name(s) and Date(s)

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

Historical Map - Segment A13



Order Details

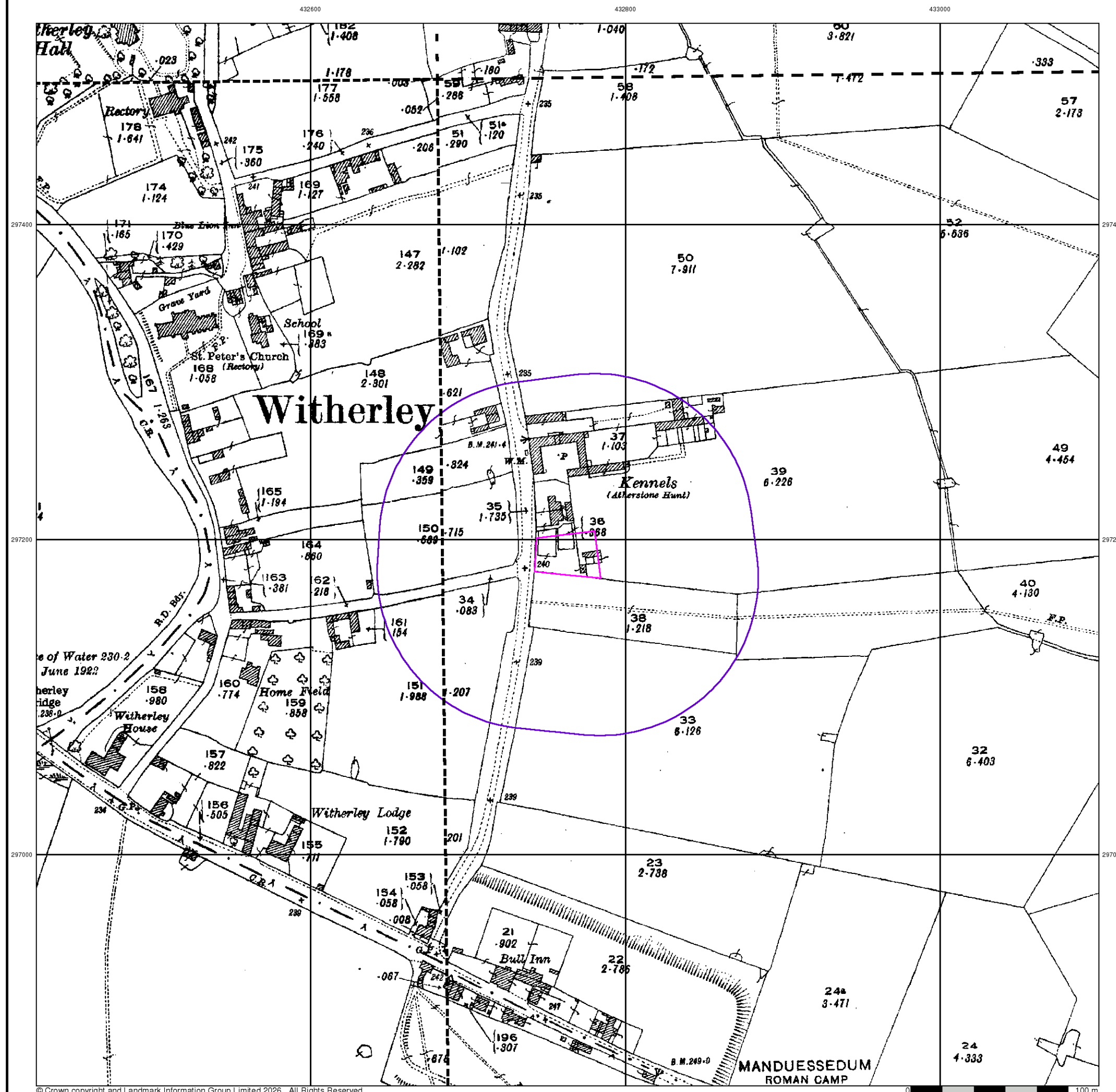
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Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

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Leicestershire

Published 1945

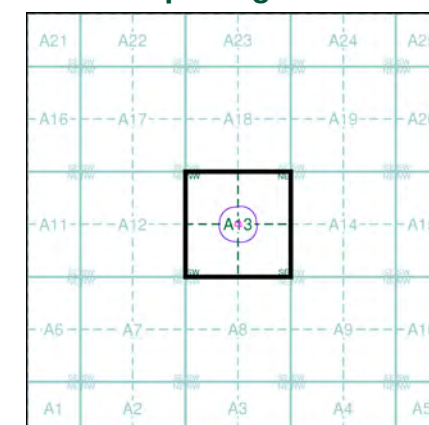
Source map scale - 1:2,500

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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

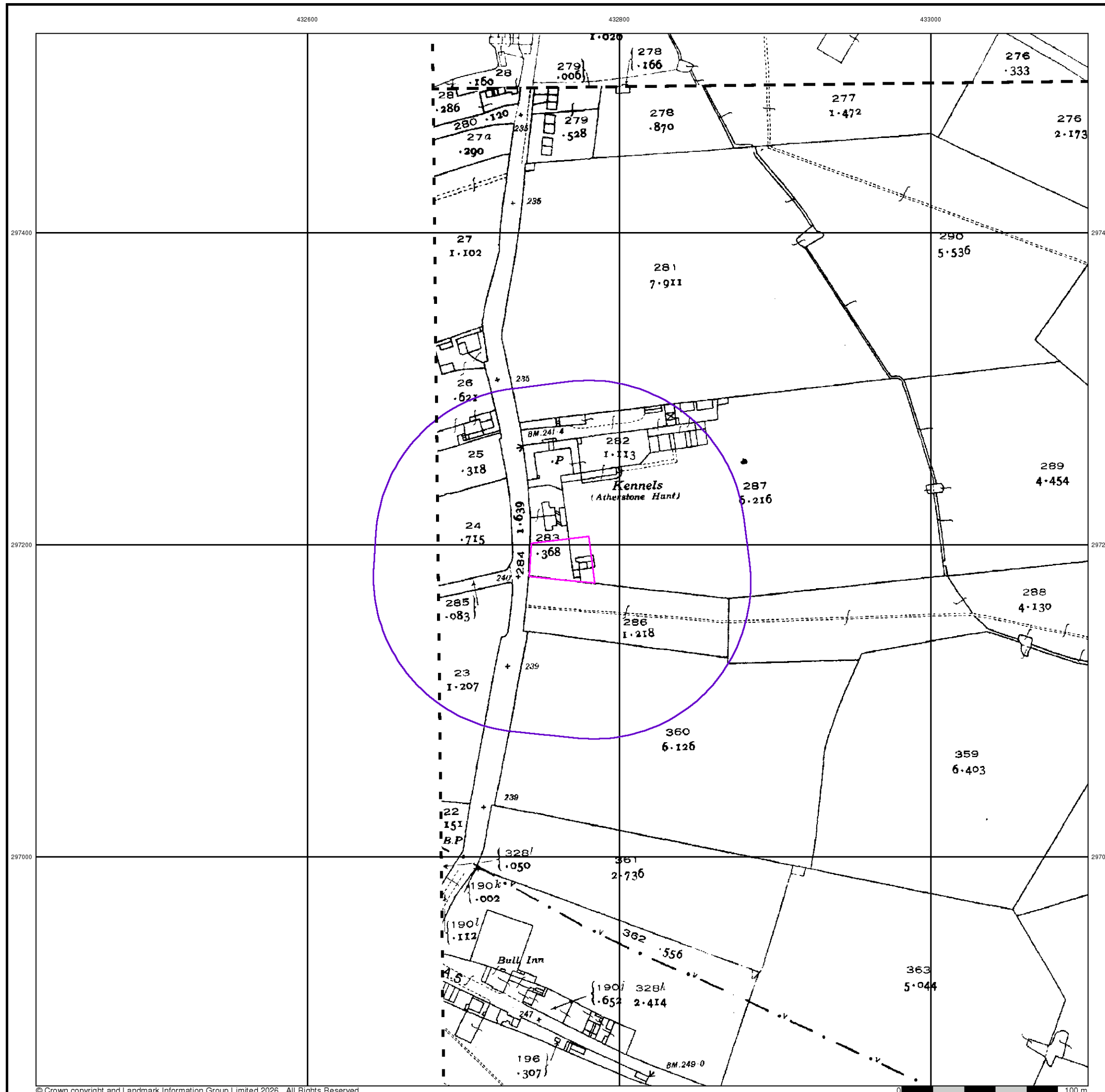
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National Grid Reference: 432760, 297190
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Search Buffer (m): 100

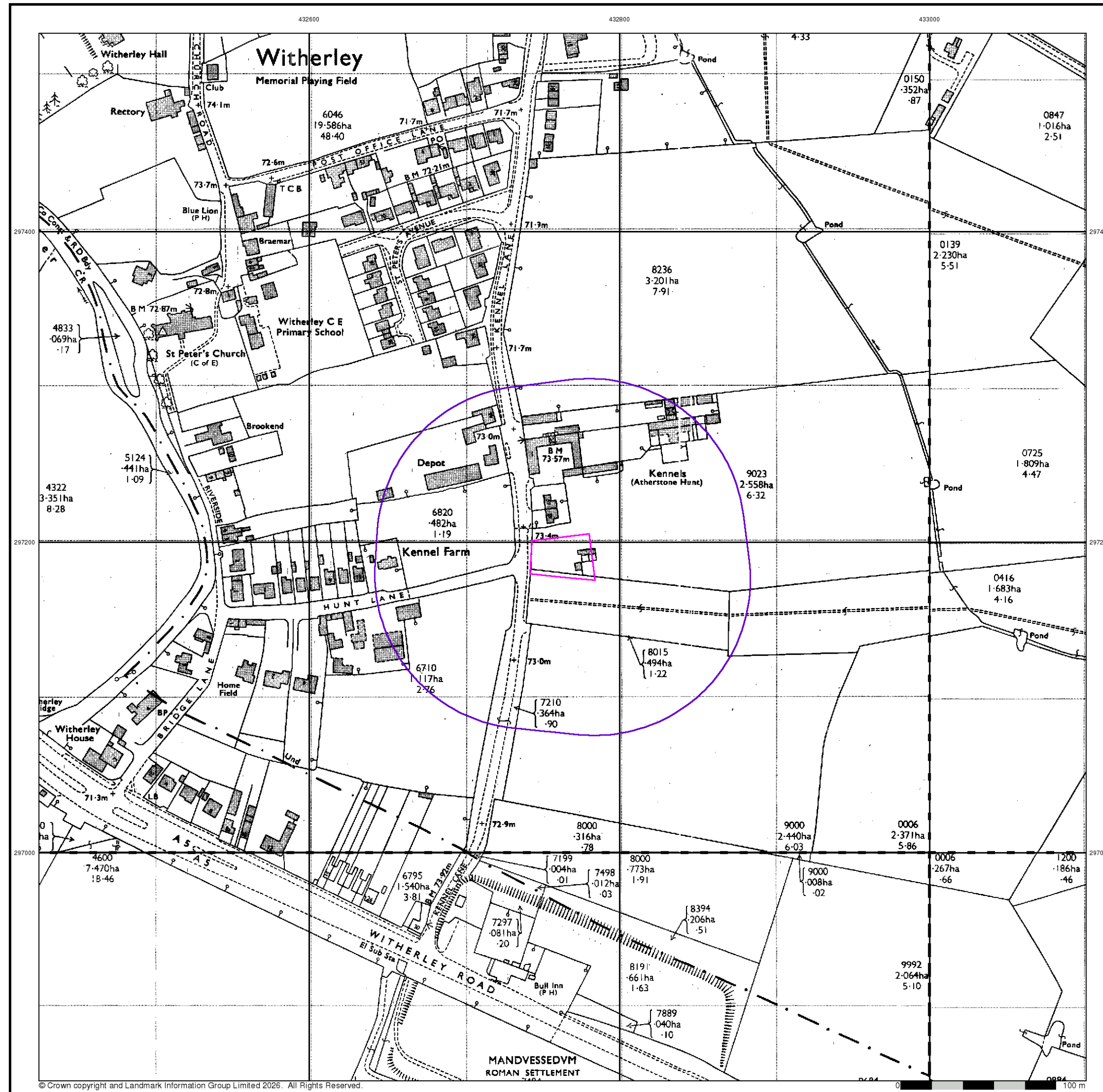
Site Details

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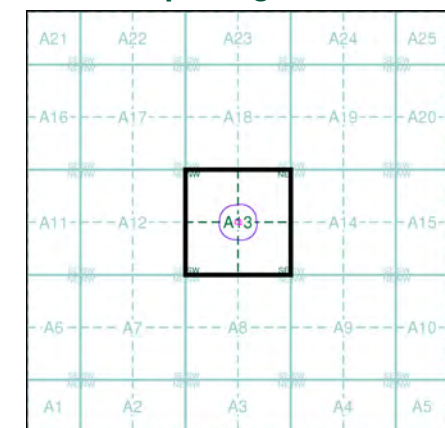
Ordnance Survey Plan
Published 1971 - 1975
Source map scale - 1:2,500

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

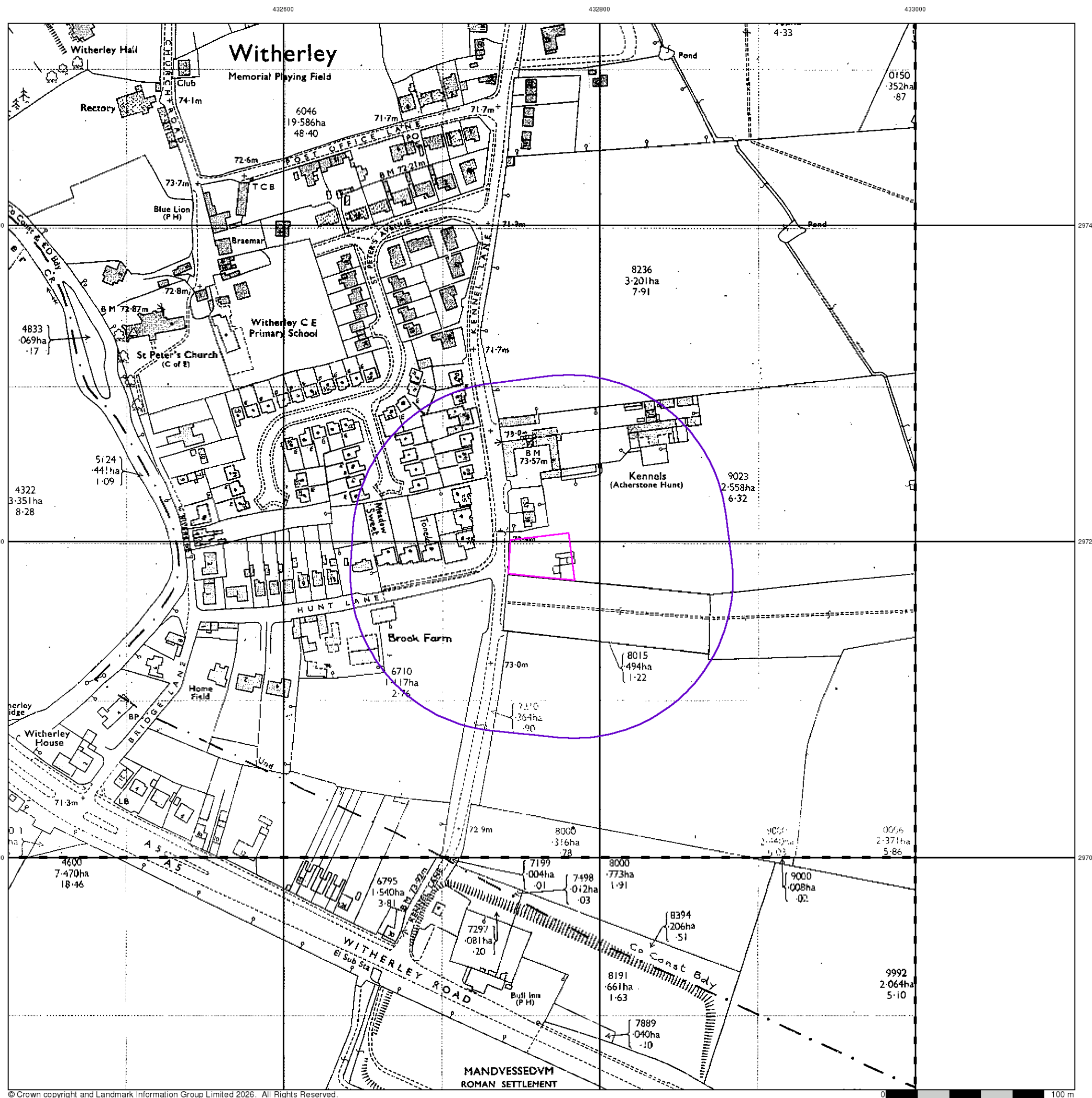
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Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

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Additional SIMs

Published 1978 - 1987

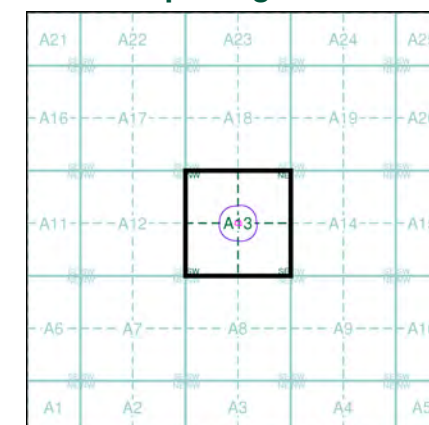
Source map scale - 1:2,500

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

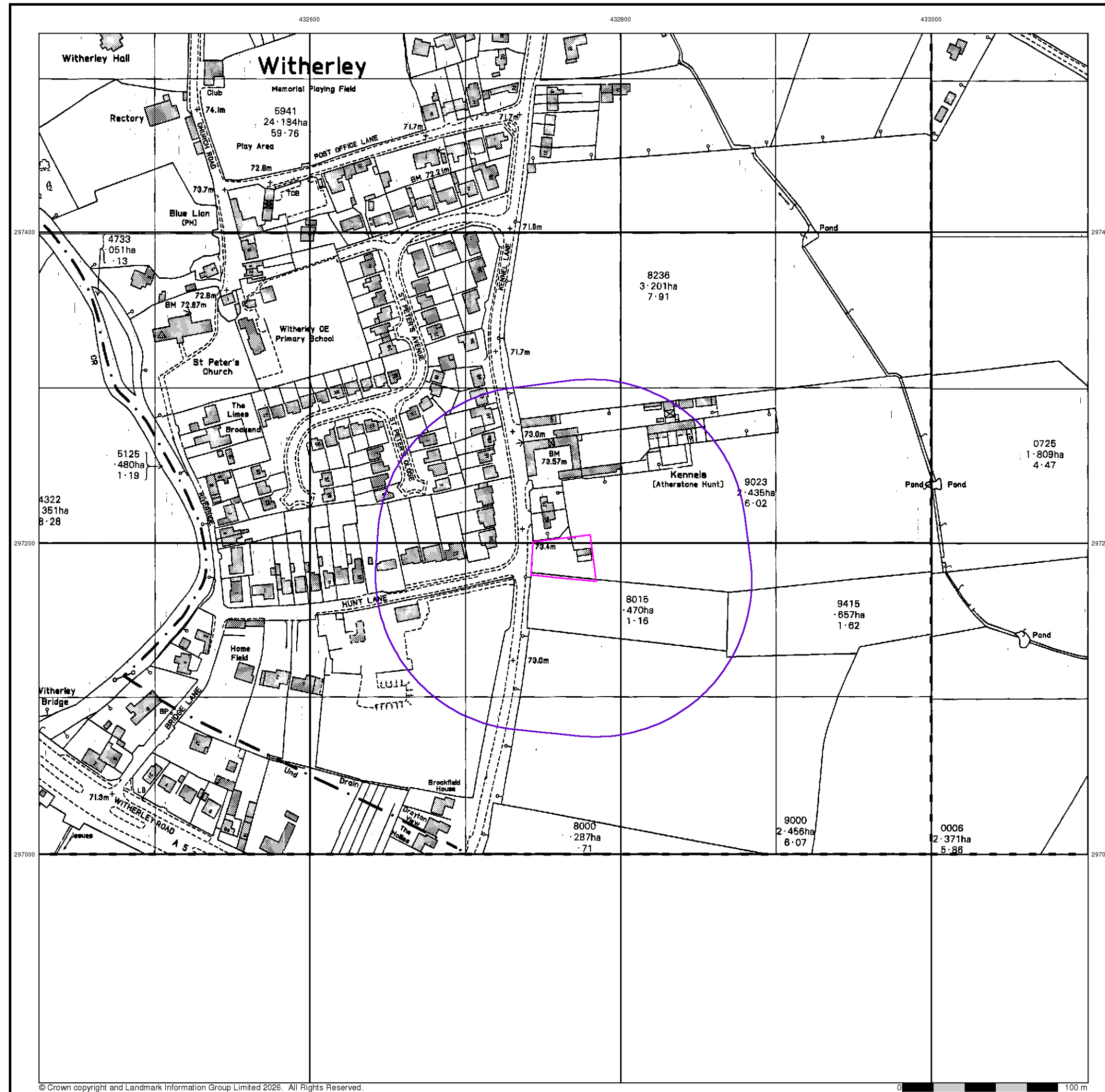
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Ordnance Survey Plan

Published 1989

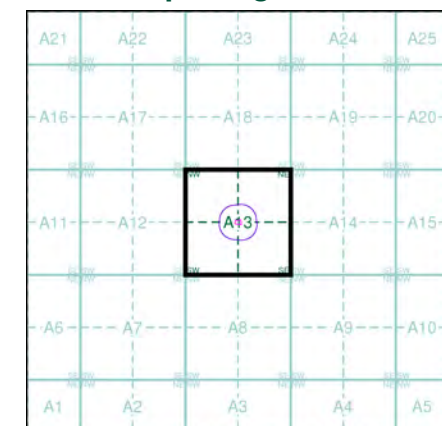
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Map Name(s) and Date(s)

SP3297 1989 1:2,500	SP3397 1989 1:2,500
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Historical Map - Segment A13



Order Details

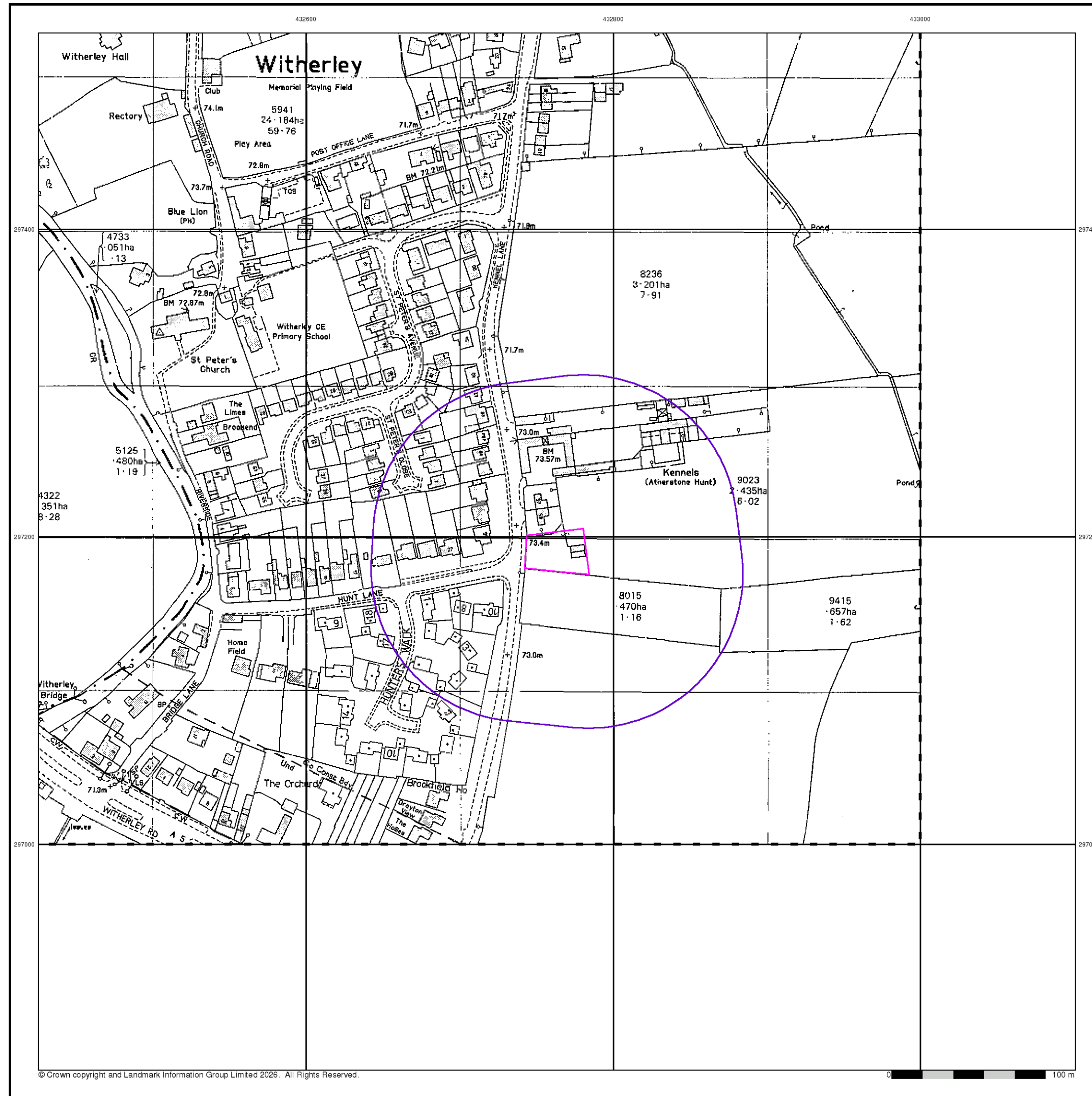
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Site Details

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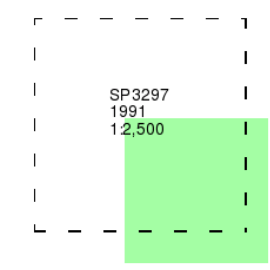
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



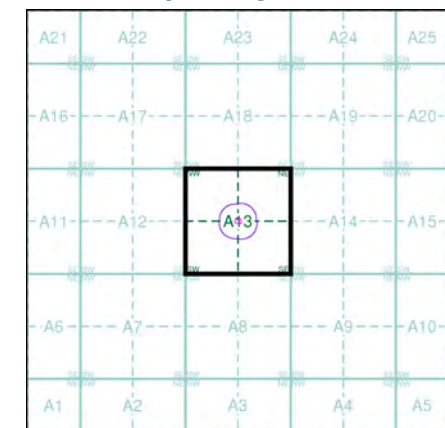
Additional SIMs
Published 1991
Source map scale - 1:2,500

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

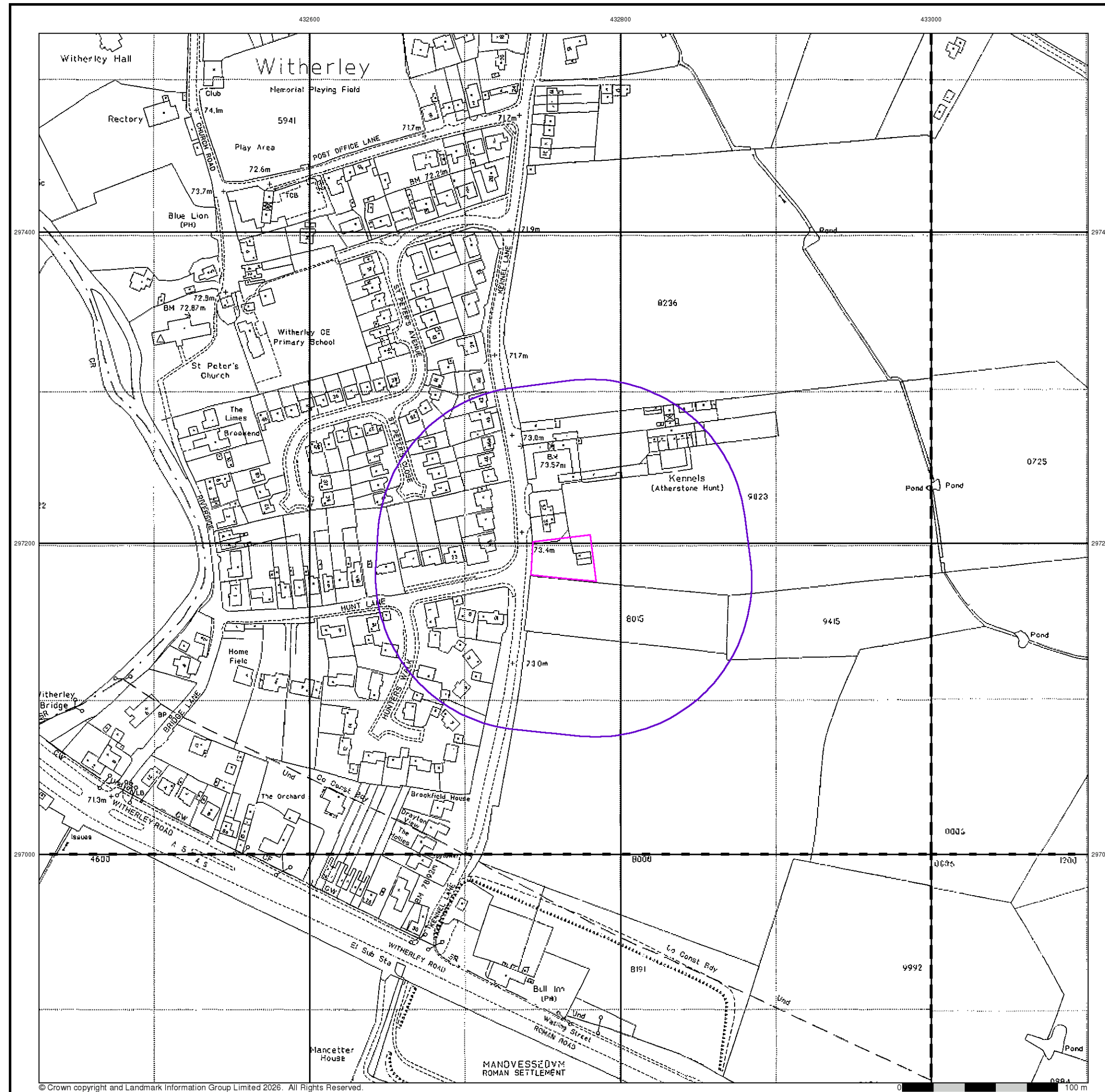
Order Number: 405115788_1_1
 Customer Ref: 5717
 National Grid Reference: 432760, 297190
 Slice: A
 Site Area (Ha): 0.11
 Search Buffer (m): 100

Site Details

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Large-Scale National Grid Data

Published 1994

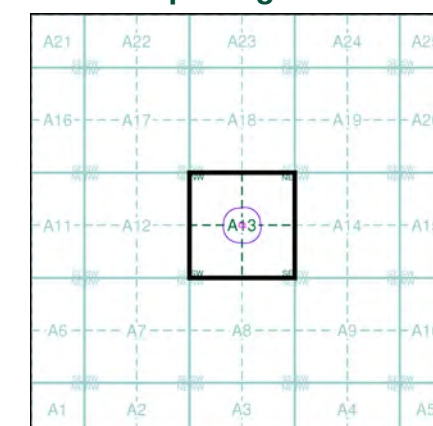
Source map scale - 1:2,500

'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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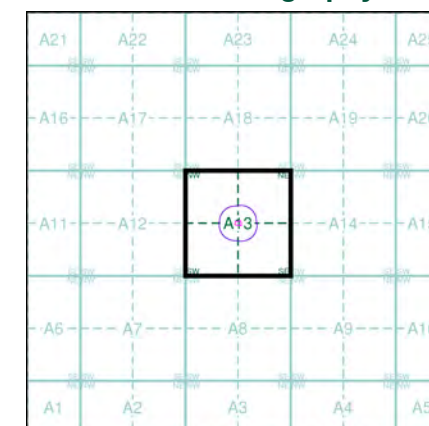


Historical Aerial Photography

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



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

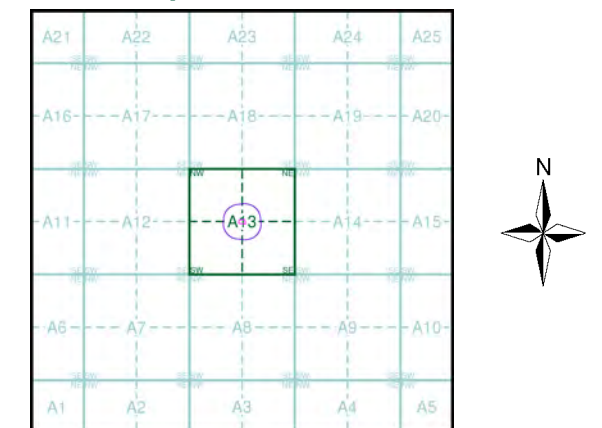
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, 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

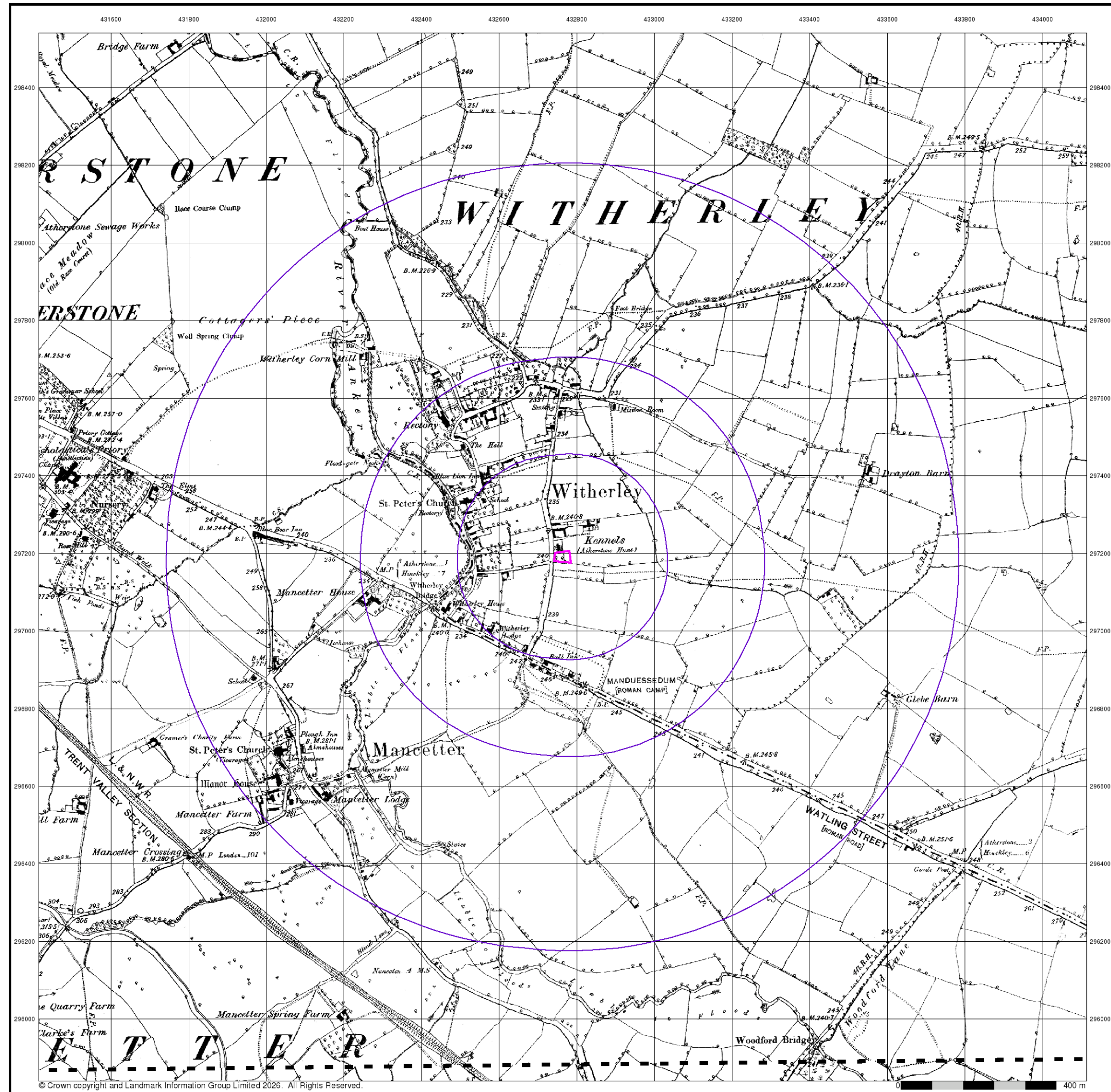
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Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details

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



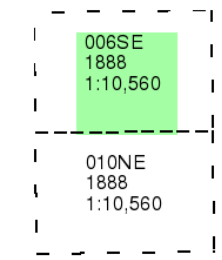
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



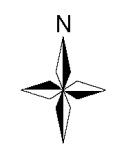
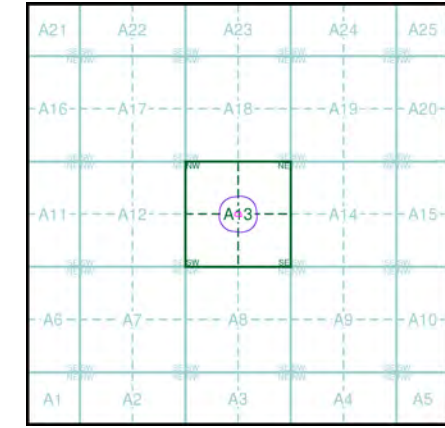
Warwickshire
Published 1888
Source map scale - 1:10,560

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)



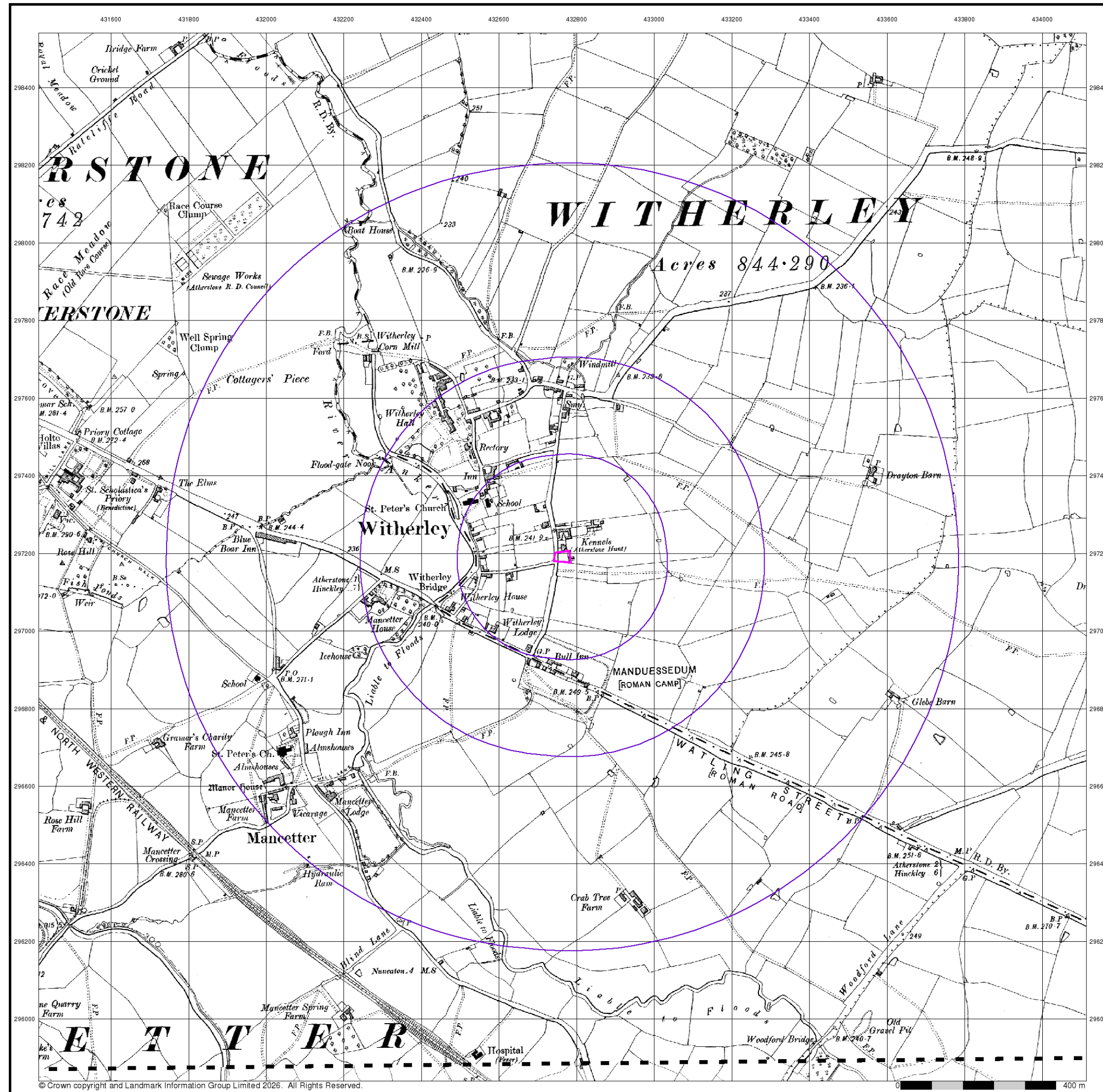
Historical Map - Slice A



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





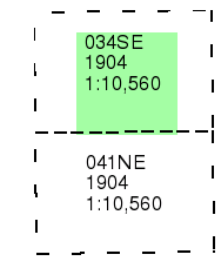
© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.



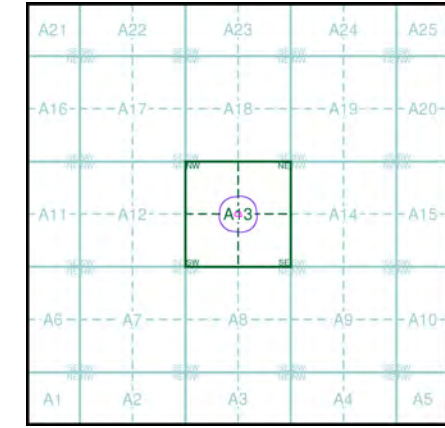
Leicestershire
Published 1904
Source map scale - 1:10,560

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)



Historical Map - Slice A



Order Details

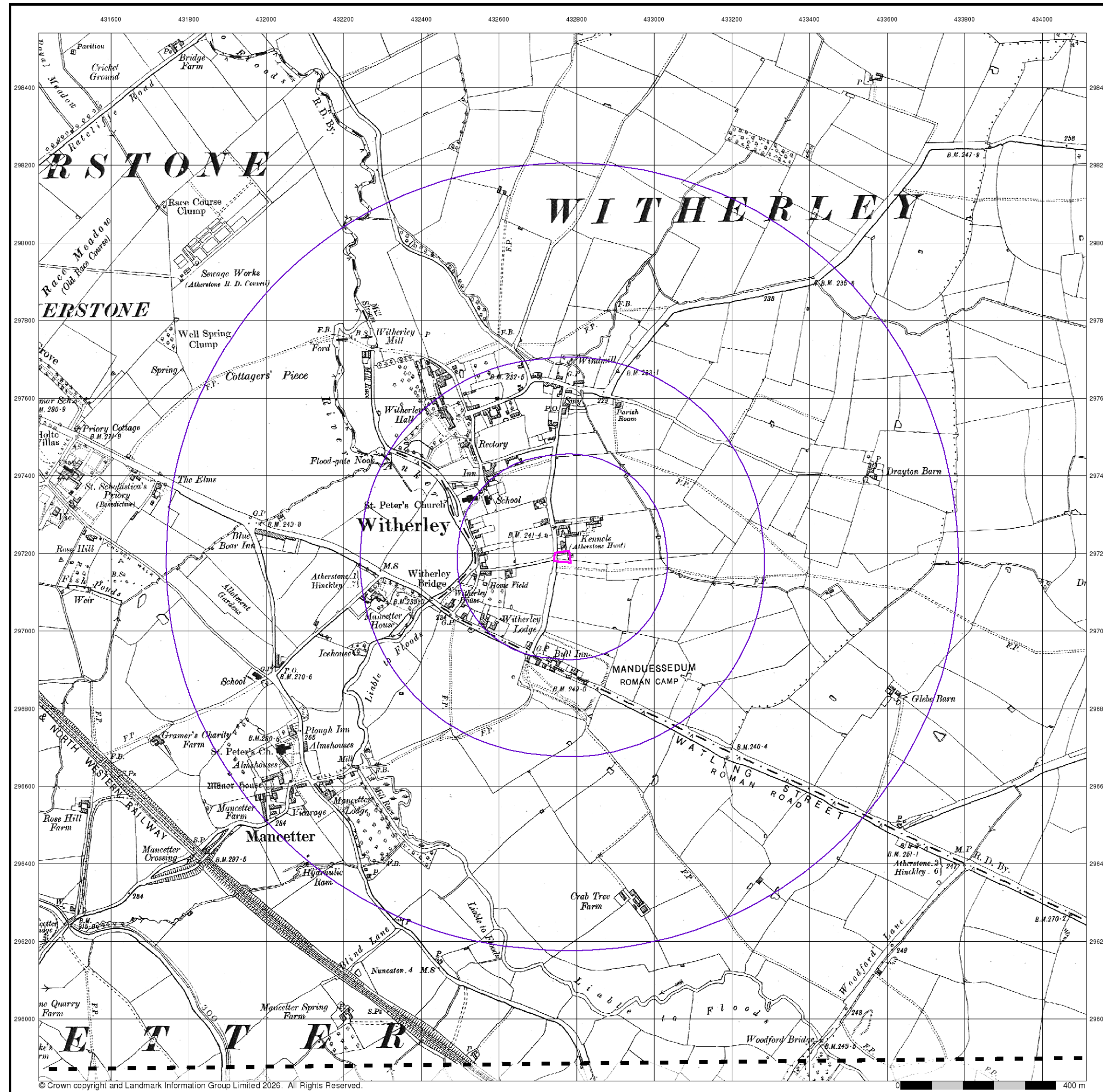
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Customer Ref: 5717
National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details

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



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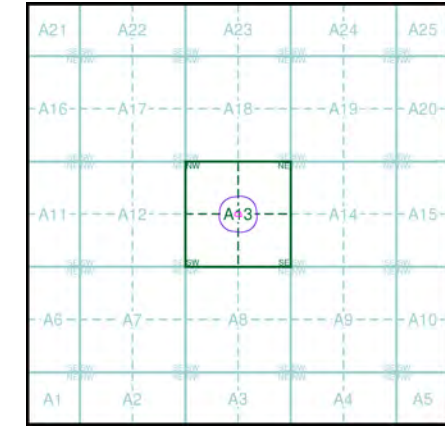
Leicestershire
Published 1921 - 1925
Source map scale - 1:10,560

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

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



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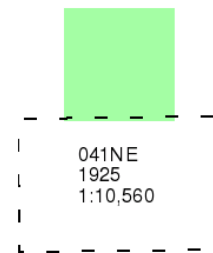
Leicestershire

Published 1925

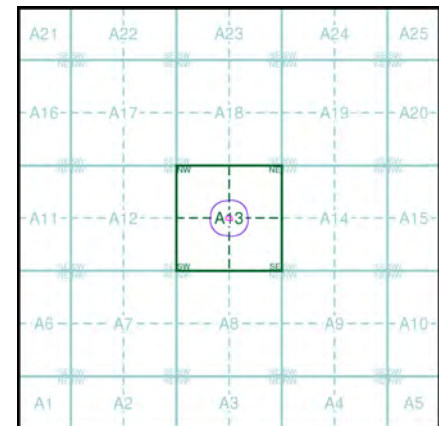
Source map scale - 1:10,560

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

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



Tel: 0844 844 9952
Fax: 0844 844 9951
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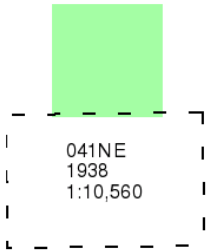
Leicestershire

Published 1938

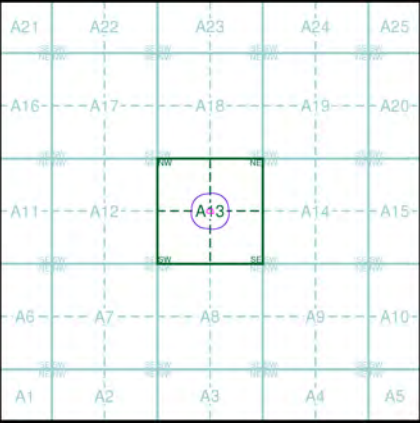
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. 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

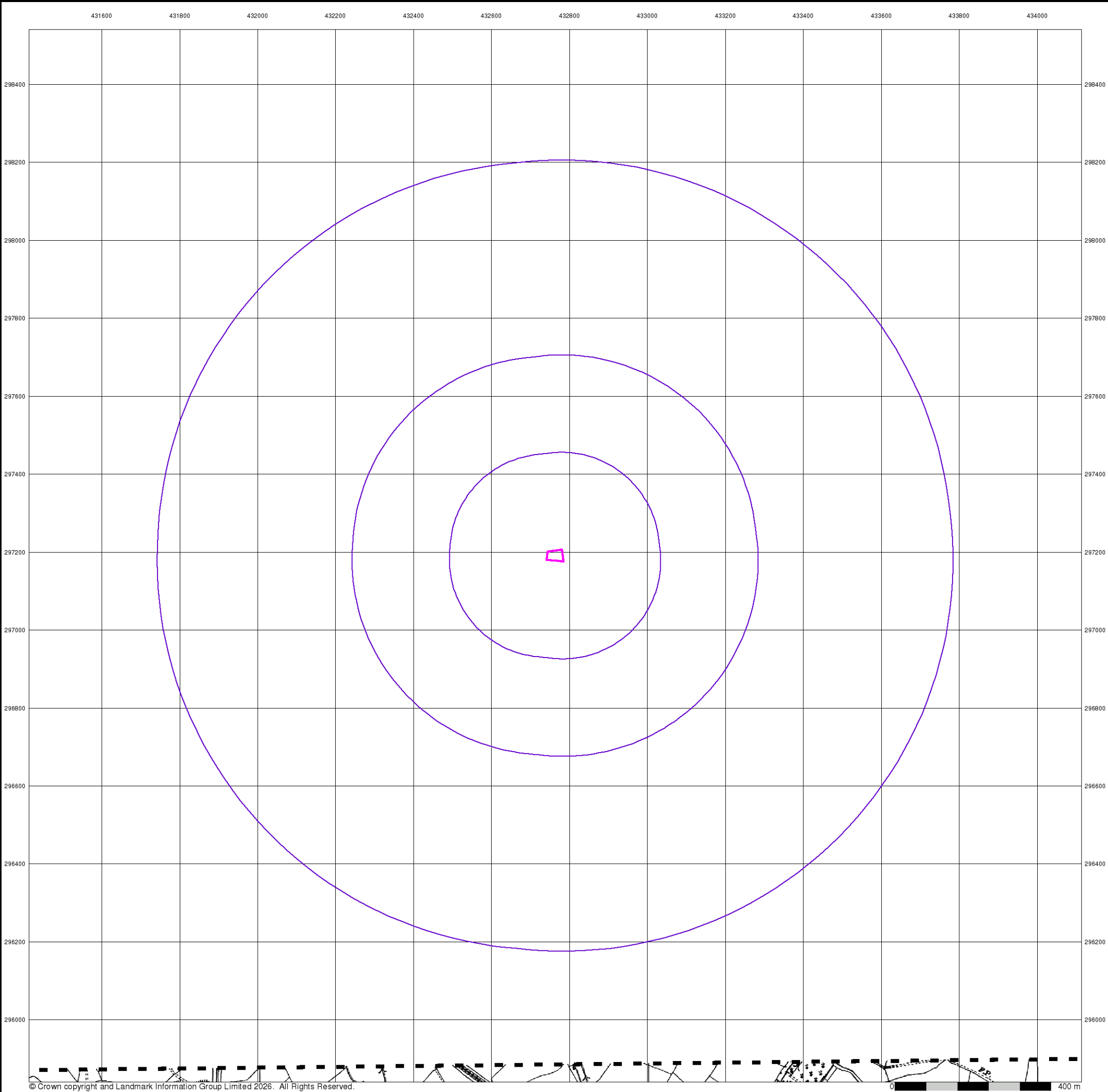
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National Grid Reference: 432760, 297190
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details

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Historical Aerial Photography

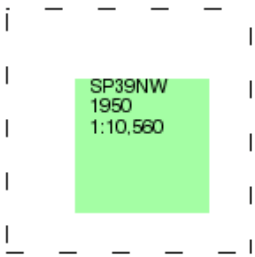
Published 1950

Source map scale - 1:10,560

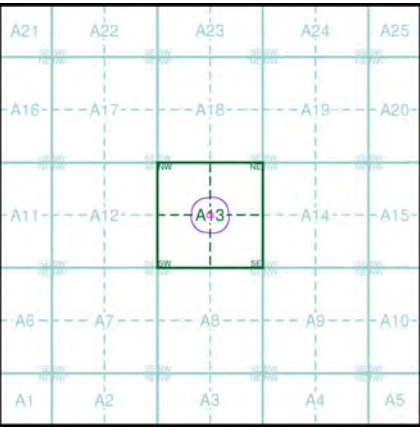
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 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

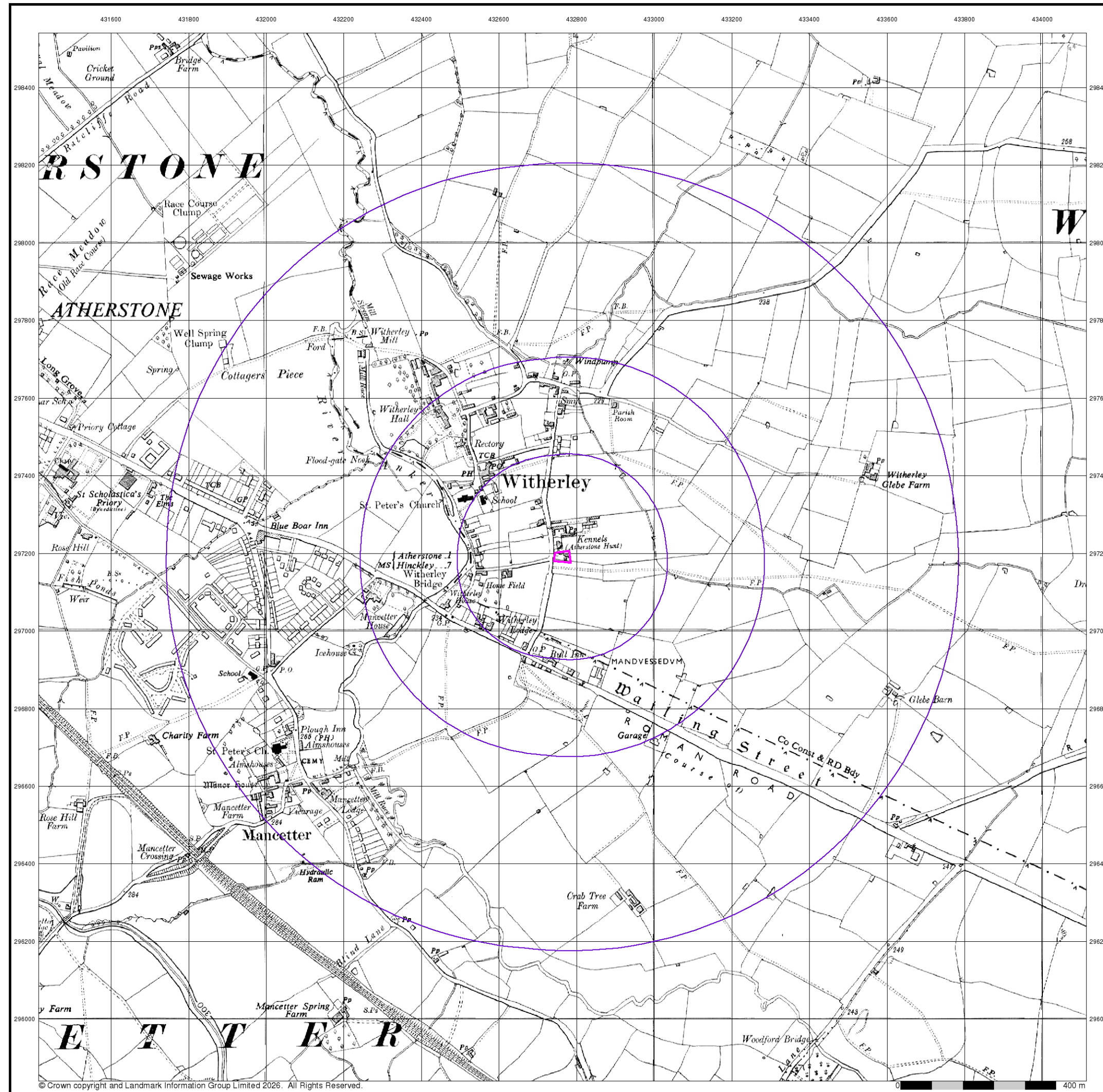
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Search Buffer (m): 1000

Site Details

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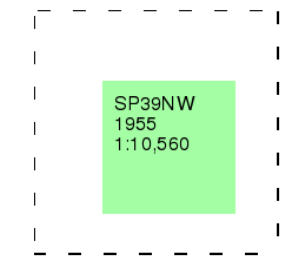
Ordnance Survey Plan

Published 1955

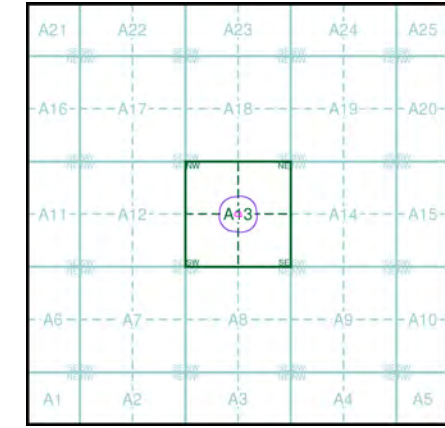
Source map scale - 1:10,000

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

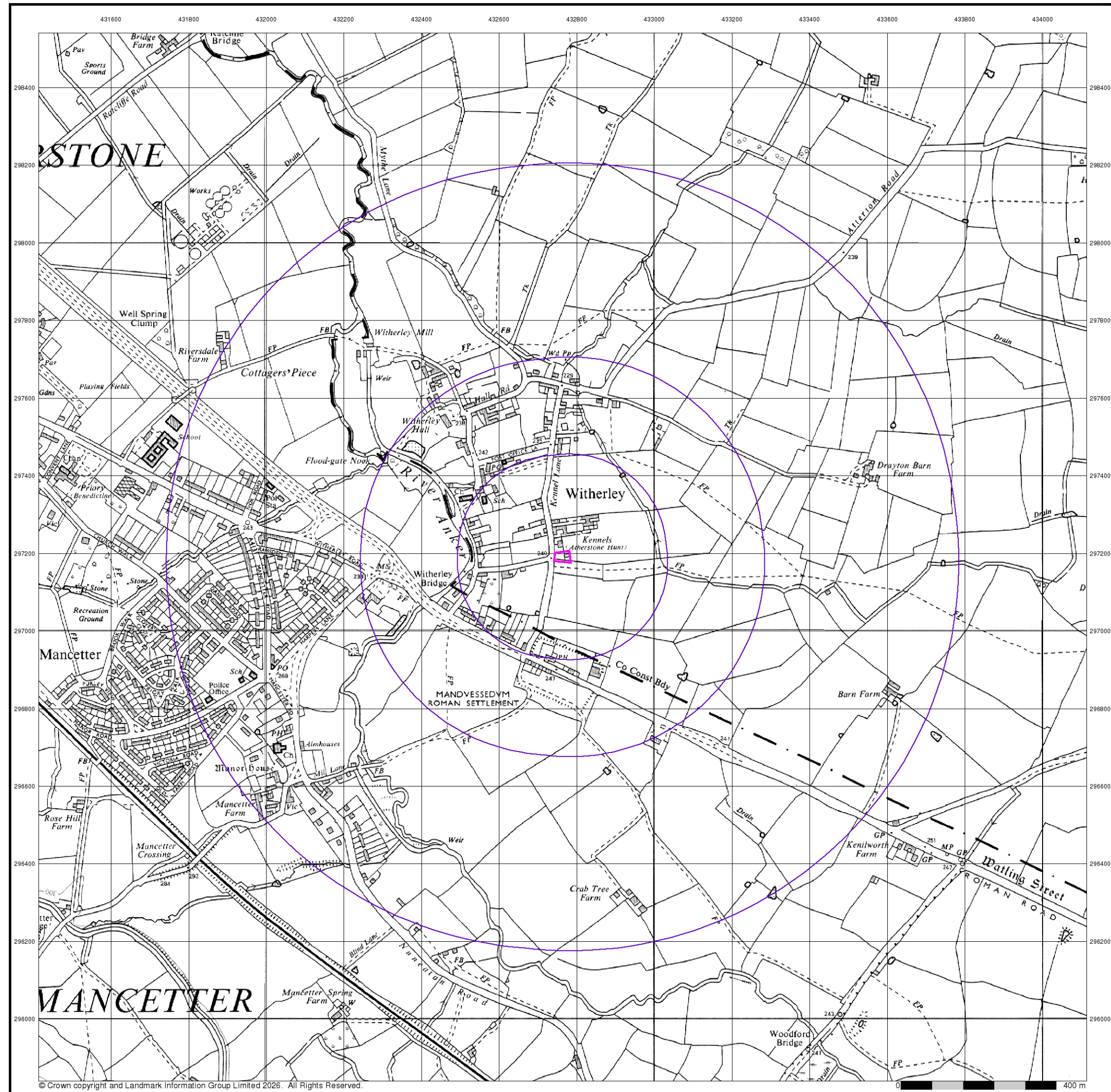
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Site Details

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



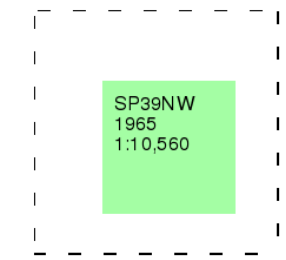
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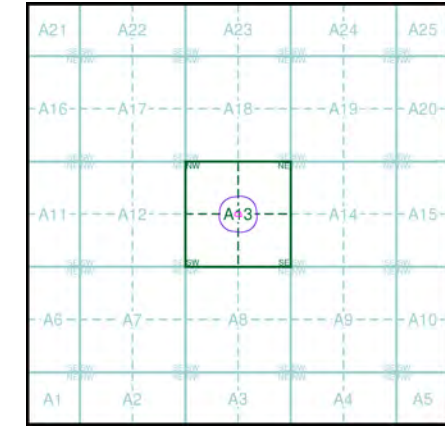
Ordnance Survey Plan
Published 1965
Source map scale - 1:10,000

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)

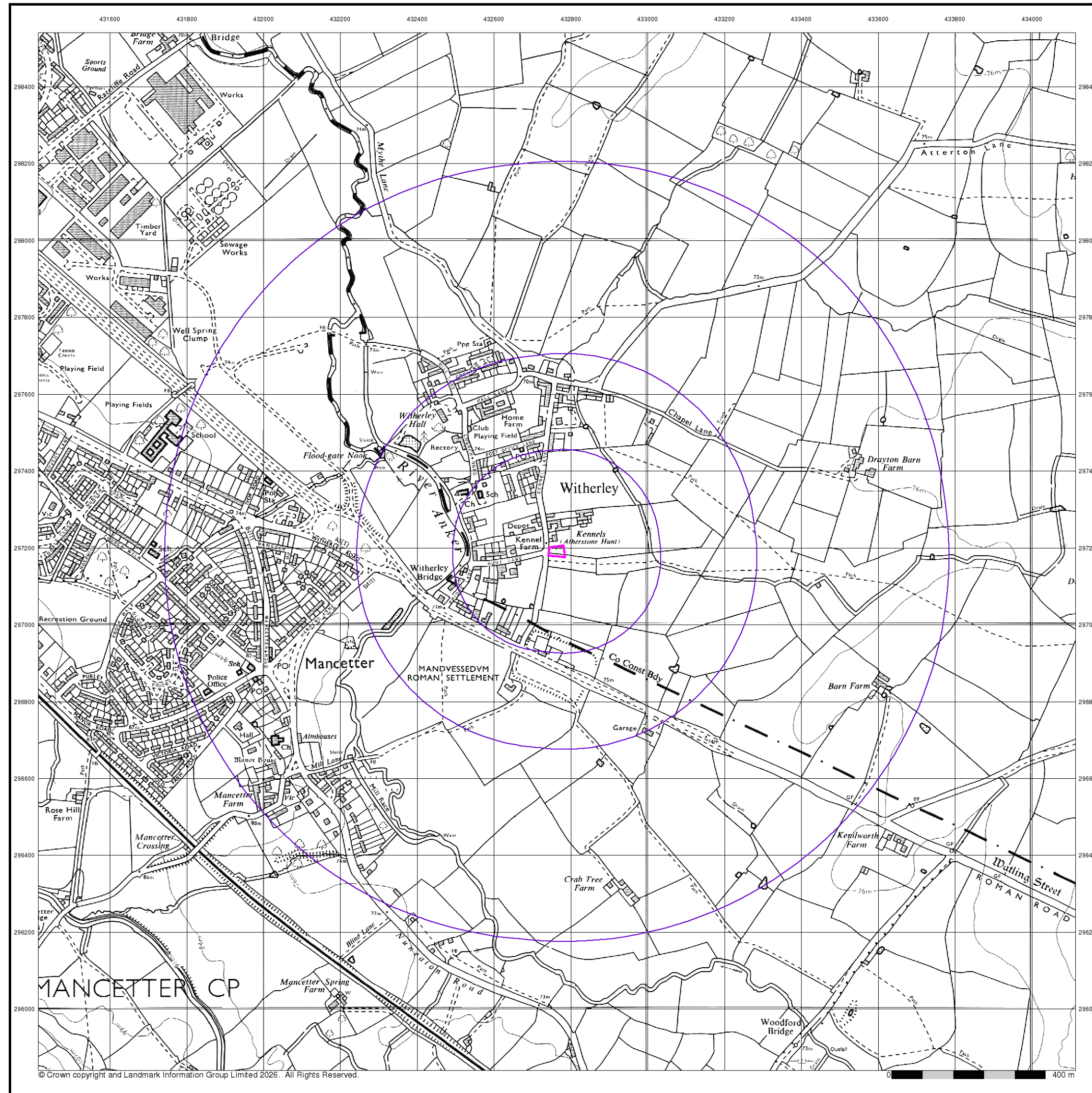


Historical Map - Slice A



Order Details
Order Number: 405115788_1_1
Customer Ref: 5717
National Grid Reference: 432760, 297190
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Site Details
Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ



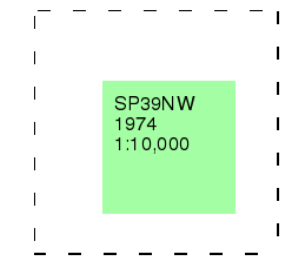
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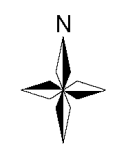
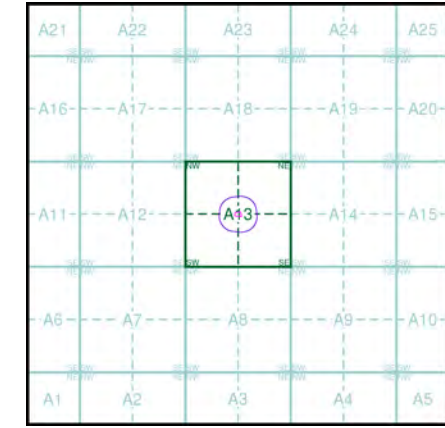
Ordnance Survey Plan
Published 1974
Source map scale - 1:10,000

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Map Name(s) and Date(s)



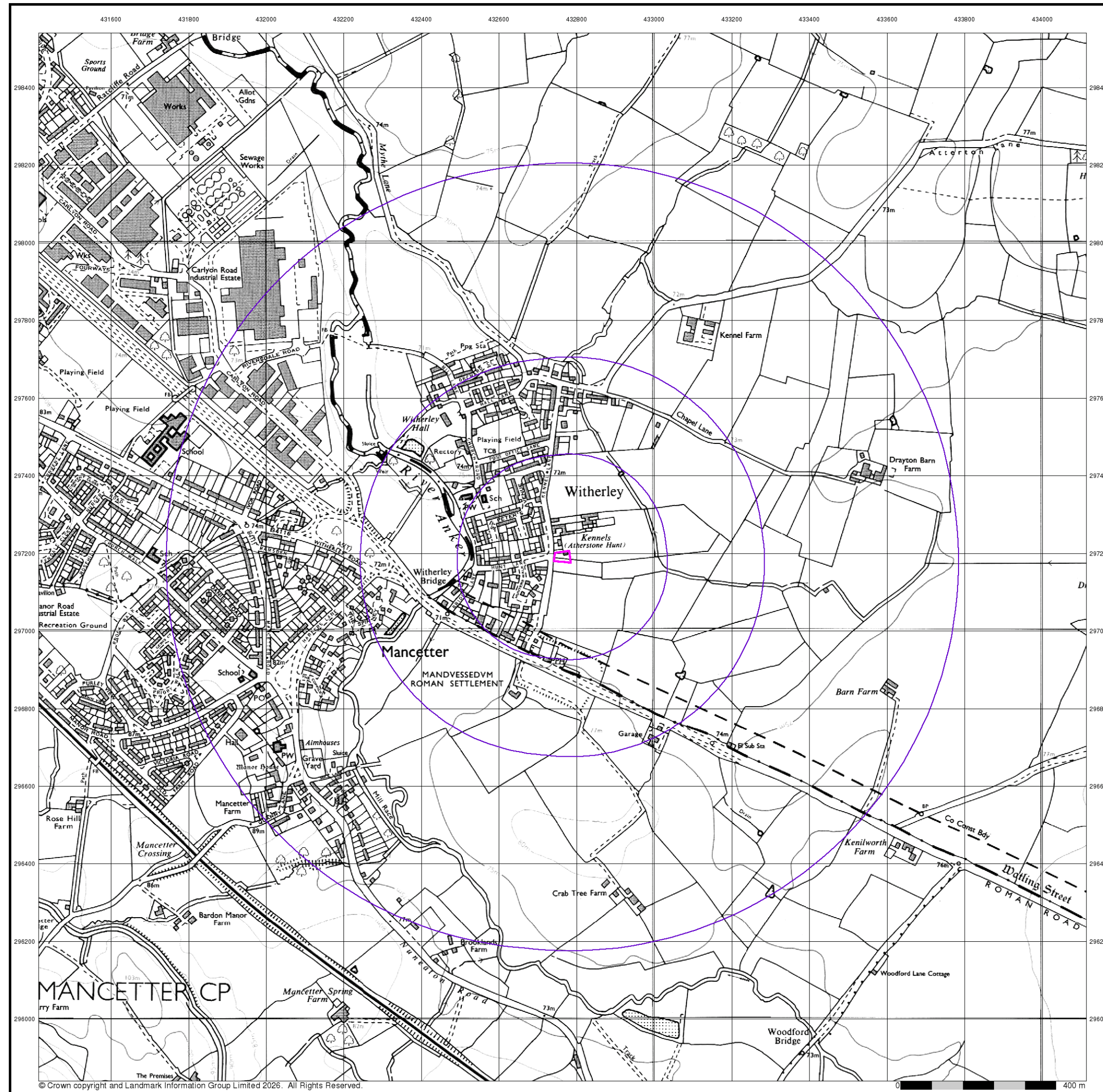
Historical Map - Slice A



Order Details	
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Customer Ref:	5717
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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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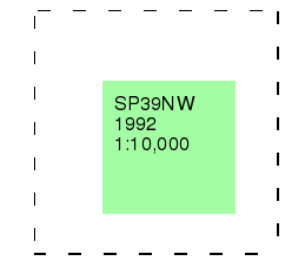
Ordnance Survey Plan

Published 1992

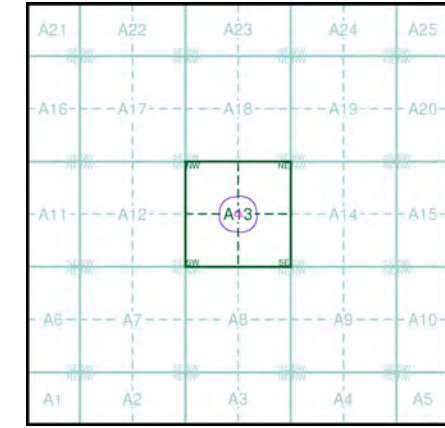
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. 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

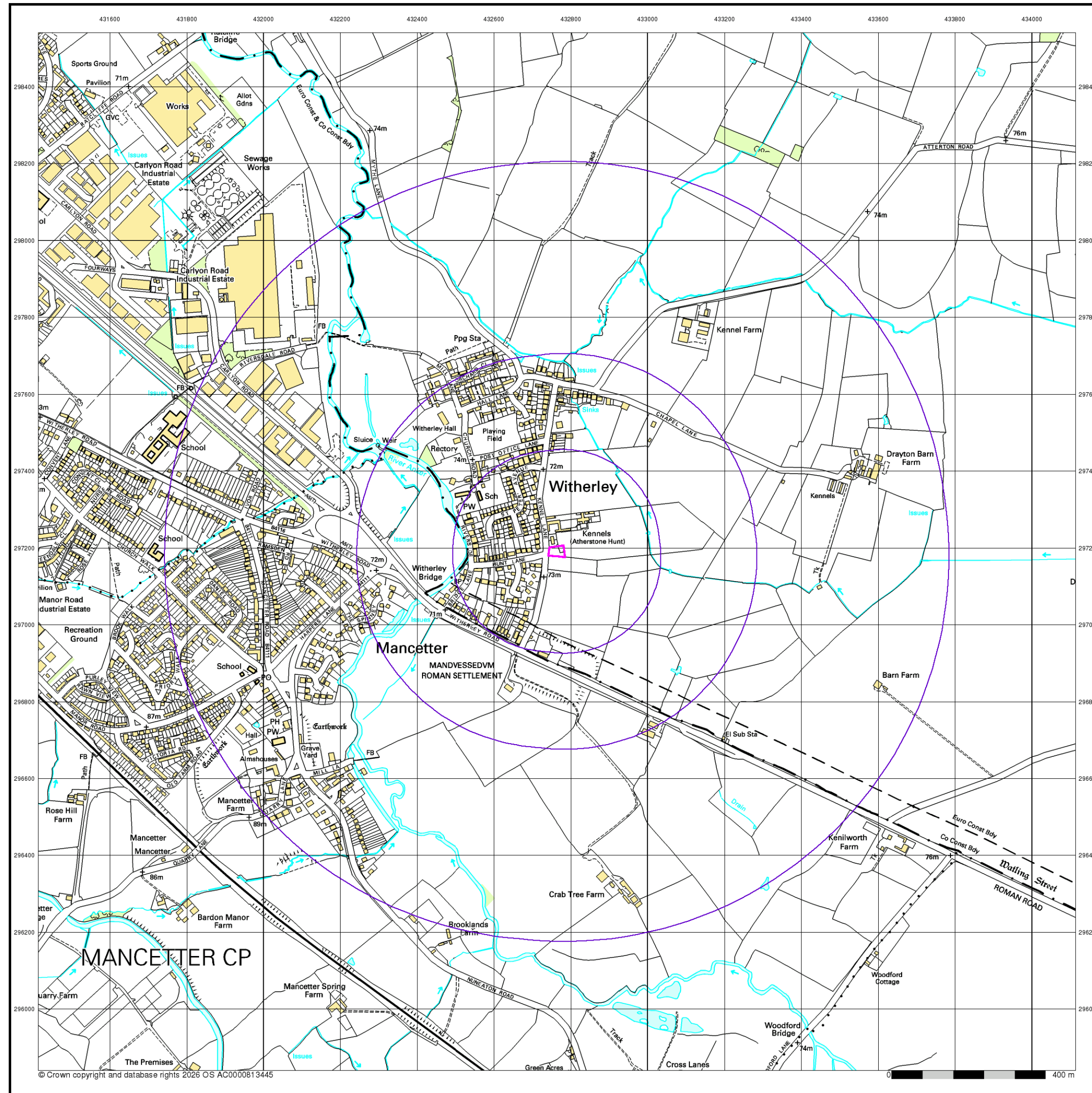
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Site Details

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



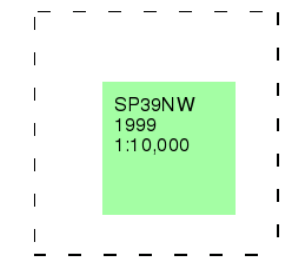
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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



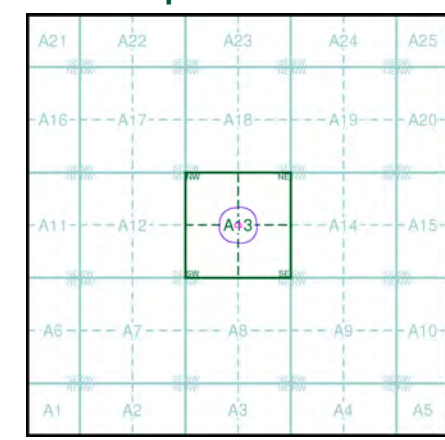
10k Raster Mapping
Published 1999
Source map scale - 1:10,000

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)



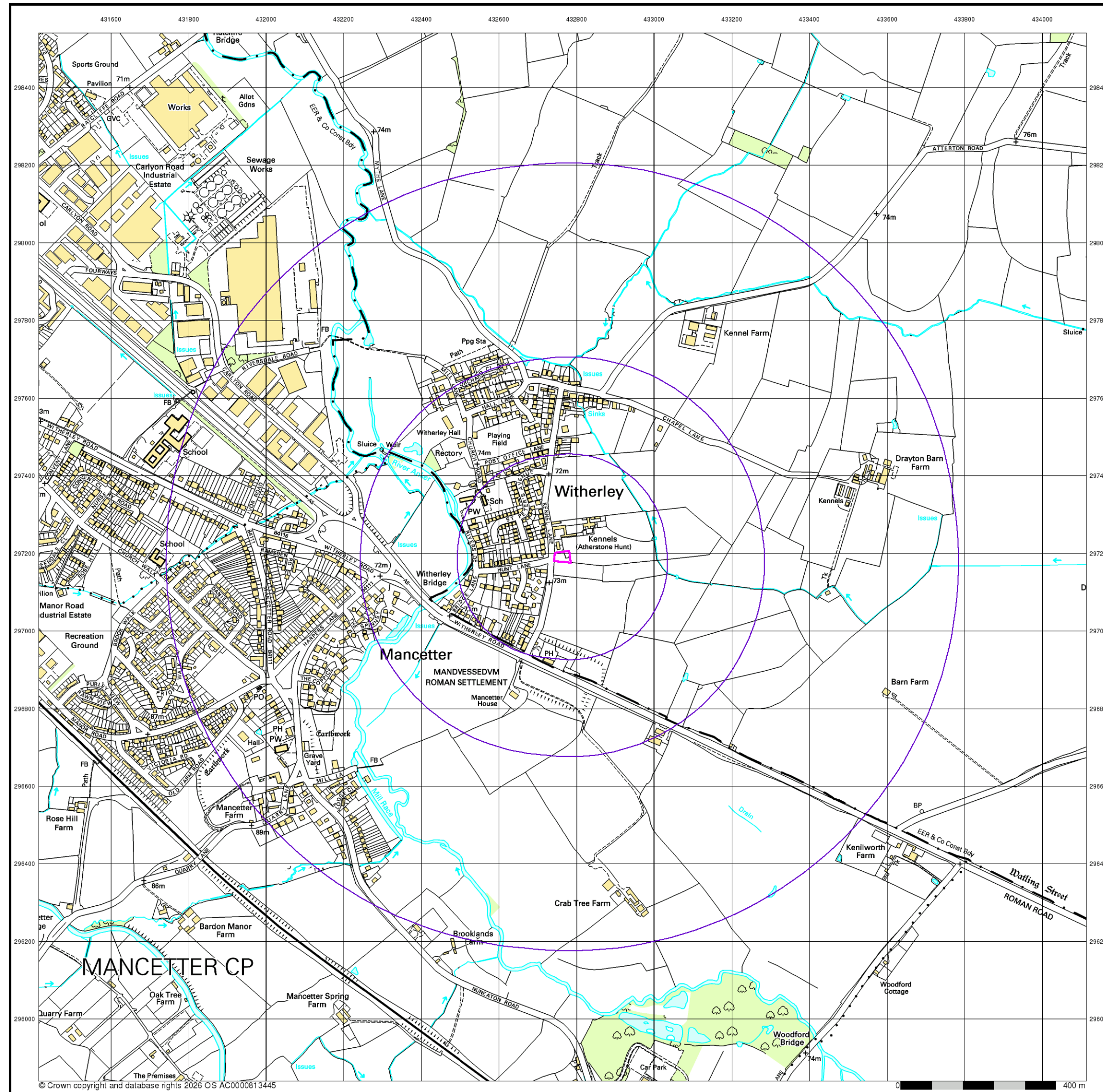
Historical Map - Slice A



Order Details

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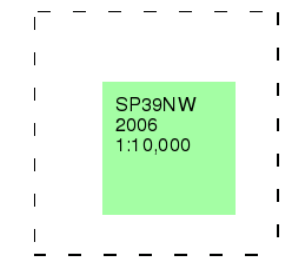
Site Details
Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire, CV9 3LJ



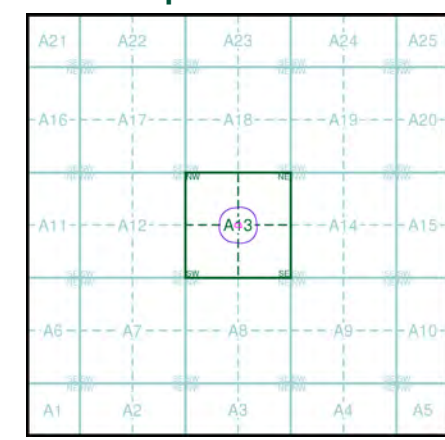
10k Raster Mapping
Published 2006
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



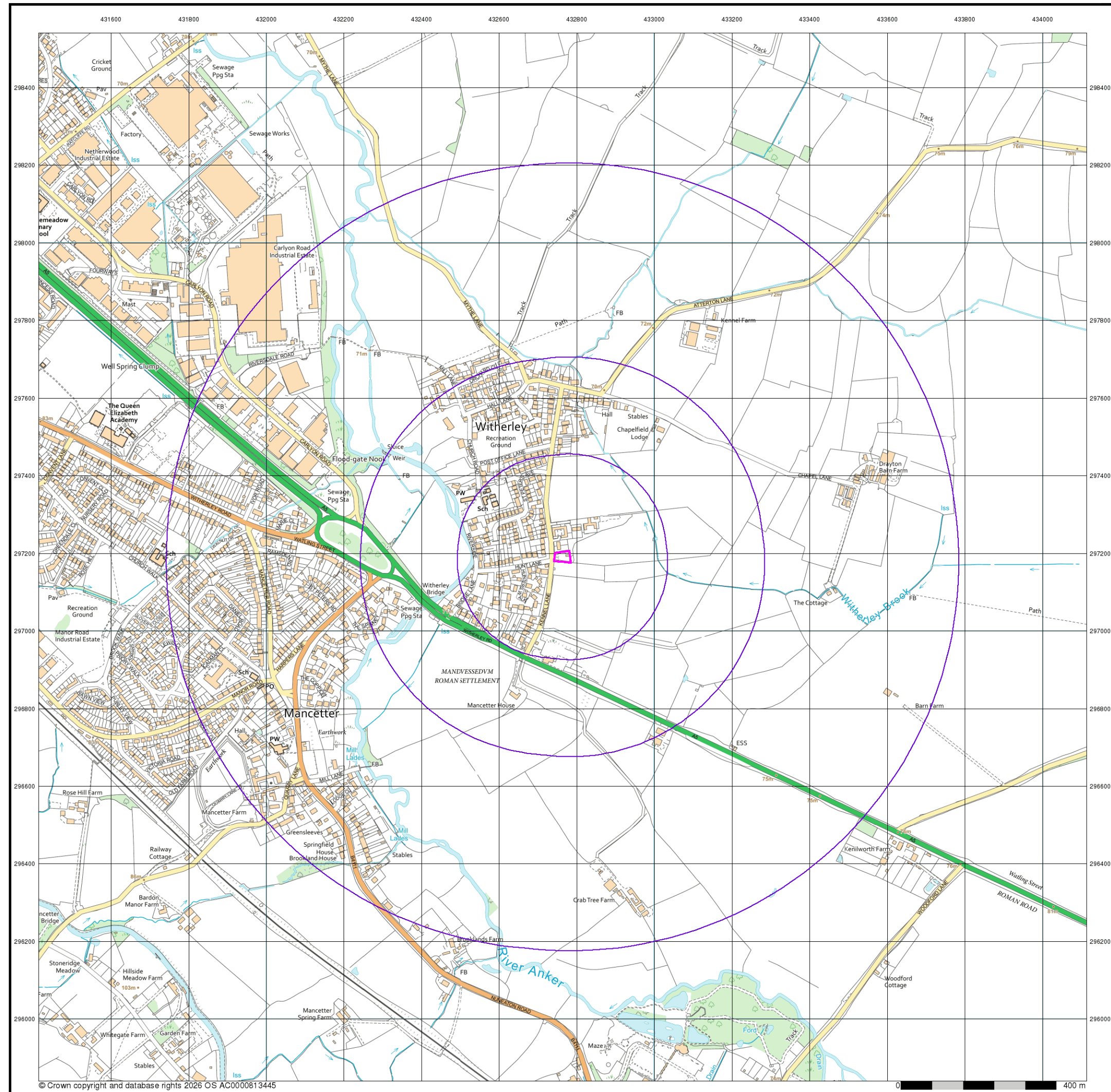
Order Details

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

Landmark
INFORMATION GROUP

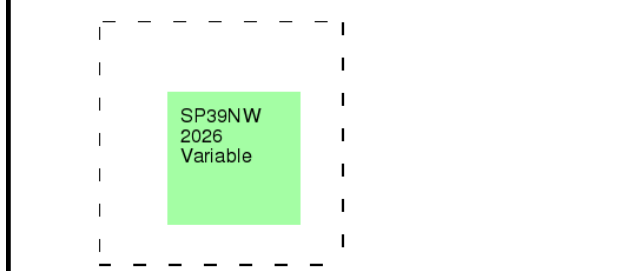
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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



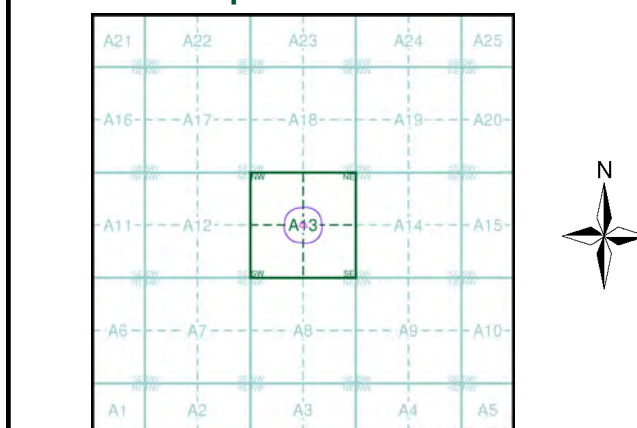
VectorMap Local
Published 2026
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



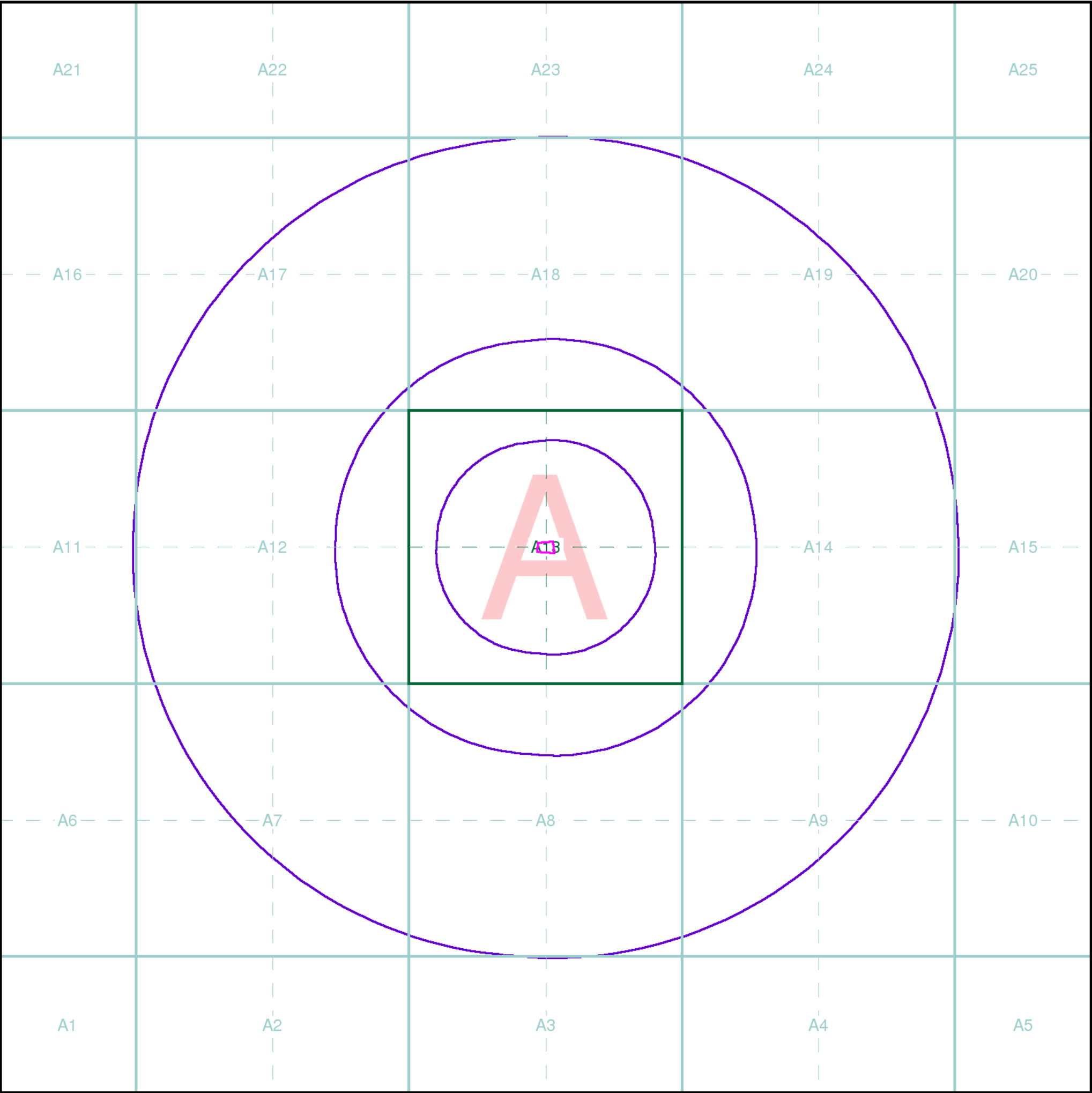
Historical Map - Slice A



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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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

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



CONDITIONS OF CONTRACT - CONSULTANCY SERVICES

- 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.
- 9 In line with the Construction (Design & Management) Regulations 2015 and AGS guidance, neither the Consultant nor any sub-contractor shall be held responsible for any accidental damage or the consequences of any damage to buried services such as cables, pipes, sewers, etc., the positions and nature of which have not been clearly indicated to the Consultant in writing prior to the commencement of the work, unless the locating of same is expressly part of the Services. Where necessary it is assumed that the Client will permit the use of their toilet/welfare facilities by Consultant's staff and sub-contractors, including domestic properties. We will normally undertake the role of Contractor on a ground investigation project, but may occasionally 'inherit' the role of Principal Contractor. In either case that role is restricted to the ground investigation phase ONLY and not the subsequent build.
- 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.
- 11 Each Party shall retain the copyright of its documents. Information relating to the contract will only be disclosed to those employees who require it to carry out their job. If necessary this may include subcontractors. Any other third party enquiry about the purposes of these works will be referred back to the Client. Upon completion any technical information or ground investigation data obtained as part of your commission will thereafter be archived as 'in-house' data, and may be used (without specific reference to your site) on other projects in the future; this specifically excludes any personal data.
- 12 Copyright And Non-Disclosure Notice - The contents and layout of any report produced by the Consultant are subject to copyright owned by Wilson Associates save to the extent that copyright has been legally assigned by us to another party or is used by Wilson Associates under licence. To the extent that we own the copyright of a particular report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in that report. The methodology (if any) contained in that report is provided to you in confidence and must not be disclosed or copied to third parties without the prior written agreement of Wilson Associates. Disclosure of such a information may constitute an actionable breach of confidence or may otherwise prejudice our commercial interests. Any third party who obtains access to that report by any means will, in any event, be subject to the Third Party Disclaimer set out below.
- 13 Third Party Disclaimer - Any disclosure of our report(s) to a third party is subject to this disclaimer. Reports are prepared by Wilson Associates at the instruction of, and for use by, our client named on the front of that report. It does not in any way constitute advice to any third party who is able to access it by any means. Wilson Associates excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of that report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability. Legal re-assignment to another party can be arranged - see Clause 7.
- 14 The Consultant's liability under this Agreement shall be limited to £500,000 (five hundred thousand pounds). The Consultant shall maintain professional indemnity insurance in this amount providing that such insurance cover is available at commercially reasonable rates.
- 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.