

Ashby Road, Hinckley
Phase 1
Geo-environmental
Desk Study

ASHBY ROAD, HINCKLEY

PHASE 1 GEO-ENVIRONMENTAL DESK STUDY

For

Miller Homes

DATE: Aug 2026

REV: P01

P24-725

Document Reference & Control

Project Name: Ashby Road, Hinckley

Project Reference: P24-725

Report Title: Phase 1 Geo-environmental
Desk Study

Client: Miller Homes Ltd

Document Reference: 24725-RLL-26-XX-RP-O-0001

Report Status: Final

Approval Status	Name & Position
Prepared by:	James Bee MSci (Hons) PgDip FGS Associate
Reviewed by:	Andrew Gwatkin BSc (Hons) CEnv MEnvSc Principal Geo-environmental Engineer
Approved by:	Stewart Friel MSc BSc (Hons) CEnv MEnvSc Director

Revision Status	Date	Summary of Revision
P01	28/08/26	First Issue.

Executive Summary

This summary presents the salient points of the report and should not be referred to in isolation.

Instruction	In August 2026, Miller Homes Ltd commissioned Rodgers Leask Ltd (RLL) to compile a Geo-environmental Desk Study (DS) for a site at Ashby Road, Hinckley.
Site Location and Description	The site is located off Ashby Road (A447) in Hinckley, Leicestershire and is approximately centred on National Grid Reference 442784E 296365N. The site comprises agricultural fields. An area of fly-tipped waste was recorded at a gated field entrance on the northeast boundary of the site, and visibly contained heavily damaged suspected asbestos cement sheeting among other waste materials. Overhead electricity lines cross the western site area.
History	The Site has been undeveloped greenfield agricultural land since before 1886. A possible pond existed along the southwestern site boundary which may have been infilled by about 1980. Other identified ponds on the mapping appear to remain up to the latest published mapping. The surrounding area has predominantly comprised agricultural land with approximately 4 No. farms located within 150-200m of the site. A hospital was located adjacent the site to the south/southeast from about 1903.
Geology	The site is predominantly underlain by the Oadby Member (Glacial Till), however the Dunsmore Gravel Member and Wolston Sand and Gravel formation also outcrop within the southern site area. The Bosworth Clay Member marginally encroaches within the far southwestern corner of the site. Bedrock geology comprises the Mercia Mudstone Group.
Hydrogeology	Superficial and Bedrock deposits are predominantly Secondary Aquifers. The site is not within a SPZ. No active licensed groundwater abstractions within the site locality.
Hydrology	A small pond is recorded on the eastern site boundary. An un-named inland river is located ~150m west.
Mining	No records.
Ecology and Wildlife	The Site is located within a Nitrate Vulnerable Zone and 2 No. SSSI Impact Risk Zones. Development may require consultation. No further Environmentally Sensitive Sites are recorded within 500m.
UXB Risk	Low. Maintain visual vigilance/awareness during below ground excavations.
Flood Risk	Negligible surface water flood risk. Localised moderate groundwater flood risk associated with granular superficial deposits.
Public Register Information	The site is not classed as contaminated under Part IIA of the Environmental Protection Act 1990. No records of historical/active waste sites within site locality.

Potential Contamination Issues	The site is considered to present a moderate to low risk to human health and a low risk to controlled waters; with the main risk associated with the localised fly-tipped waste in the northeast of the site. No significant sources of contamination or ground gas have been identified. This should however be confirmed by an intrusive ground investigation.
Foundations and Geotechnical issues	The suitability of traditional foundations will depend on the properties of the superficial soils and the presence of shallow groundwater; low bearing capacities and instability could be an issue for granular deposits in the south of the site. The use of ground improvement may be required to facilitate reinforced strips in some areas of the site. Foundations may require deepening or piling where plots are within the influence of trees to mitigate the risk of heave. Dewatering may be required in areas where granular soils are encountered. Site-won soils may require modification to render them suitable for use.
Risk Register	A geo-abnormal risk register is presented in Section 7.14.

Contents

1.0	Introduction	9
1.1.	Terms of Reference	9
1.2.	Proposed Development	9
1.3.	Objectives	9
1.4.	Scope	9
1.5.	Pernicious Plants	10
1.6.	Limitations and Confidentiality	10
2.0	Site Location and Description	11
2.1.	Site Location	11
2.2.	Site Description	11
2.3.	Site Boundaries	11
2.4.	Site Access	12
2.5.	Surrounding Area	12
3.0	Historical Review	13
3.1.	Ordnance Survey Maps	13
3.2.	Summary	14
4.0	Geology, Hydrology, Hydrogeology and Mining	15
4.1.	Geology and Hydrogeology	15
4.1.1.	Published Geology	15
4.1.2.	Structure	16
4.1.3.	BGS Borehole Records	16
4.2.	Groundwater Abstractions	16
4.3.	Source Protection Zone	16
4.4.	Groundwater Vulnerability and Soil Leaching Potential	16
4.5.	Hydrology and Flooding	16
4.6.	Radon	17
4.7.	Mining and Ground Workings	17
4.8.	Potential for Natural Ground Subsidence	18
4.9.	Estimated background soil chemistry	18
4.10.	Railways and Tunnels	18
4.11.	Tunnels	18
4.12.	Historical Railways	18
4.13.	Active Railways	19
4.14.	HS2	19
5.0	Environmental Database records and UXO	20
5.1.	Regulatory data	20
5.2.	Unexploded Bombs (UXB)	21

6.0	Conceptual Site Model (CSM)	22
6.1.	Proposed Development	22
6.2.	Potential Sources of Soil Contamination related to the sites past and current use	22
6.2.1.	On-site	22
6.2.2.	Off-site	23
6.3.	Ground Gassing	23
6.4.	Potential Pathways	23
6.5.	Potential Receptors	24
6.6.	Pollutant linkages	24
7.0	Conclusions and Recommendations	27
7.1.	Site setting and historical development	27
7.2.	Planning/Enabling Works Considerations	27
7.3.	Flood Risk	28
7.4.	Access	28
7.5.	Qualitative contamination risk assessment	28
7.6.	Ground Gas	29
7.7.	Surface water drainage	29
7.8.	Foundation Design and Geotechnical issues for construction	30
7.9.	Mining and Geological Issues	31
7.10.	Radon	31
7.11.	Ecology and Wildlife Issues	31
7.12.	UXB	31
7.13.	Geo-environmental Abnormal Risk Register	31
7.14.	Recommended further works	33

Drawings

Reference	Title
24725-RLL-26-XX-DR-O-0001	Site Location Plan
24725-RLL-26-XX-DR-O-0003	Geological Constraints Plan
24725-RLL-26-XX-DR-O-0005	Conceptual Site Model
24725-RLL-26-XX-DR-O-0007	Route of CSM Cross Section
24725-RLL-26-XX-DR-O-0009	Photo location plan

Appendices

Appendix A:	Proposed Development Plan
Appendix B:	Site Walkover Photographs
Appendix C:	Historical Maps
Appendix D:	Enviro+GeoInsight Report

Appendix E:	UXB Risk Map
Appendix F:	CIRIA C552 Terminology

1.0 Introduction

1.1. Terms of Reference

In August 2026, Miller Homes Ltd (the Client) commissioned Rodgers Leask Ltd (RLL) to compile a Geo-environmental Desk Study (DS) for a site at Ashby Road, Hinckley.

1.2. Proposed Development

It is understood that the site is proposed to be developed into residential units with associated infrastructure and landscaping.

A proposed development plan is presented in **Appendix A**.

1.3. Objectives

The objectives of the investigation were to:

- Obtain desktop study information to assist in the assessment of potential environmental and ground related issues that may have implications for proposed development.
- Produce a conceptual model for the site using the findings of the desktop study.
- Highlight potential geo-abnormals which may affect the development site.

1.4. Scope

In order to achieve the outlined objectives, the scope of the study encompassed:

- A site walkover survey.
- A study of historical maps.
- Review of geological and mining information.
- An examination of regulatory authority information.
- A screen for unexploded bombs (UXB).
- Production of a conceptual model.

1.5. Pernicious Plants

No assessment has been made for the presence of pernicious plant species e.g. Japanese Knotweed, Giant Hogweed, within the remit of this investigation.

1.6. Limitations and Confidentiality

All conclusions and recommendations made within this report are based upon and limited to the factual information obtained as part of this investigation. No responsibility can be taken by RLL for information obtained by third-parties and it has been assumed that all third-party information provided is true and correct.

RLL has undertaken the work in accordance with our understanding of current best practice at the time of undertaking the report. Further assessment and revision of the report may be required should new information come to light or legislation/changes to best practice be introduced after the date of issue of the report.

RLL has prepared the report for the sole use and reliance of the Client. The report may not be used or relied upon by any unauthorised third party without the explicit written agreement of RLL.

The interpretive work undertaken within this report remains the intellectual property of RLL and must not be divulged to any commercial third-party without prior written agreement of RLL.

2.0 Site Location and Description

2.1. Site Location

The site is located off Ashby Road (A447) in Hinckley, Leicestershire and is approximately centred on National Grid Reference 442784E 296365N.

A plan of the site is presented on RLL Drawing: 24725-RLL-26-XX-DR-O-0001. The boundary of the site is indicated by the red line.

The land within the red line boundary will henceforth be referred to as the “site”.

2.2. Site Description

A site walkover was undertaken by RL on 27th August 2026. The purpose of the site walkover was to provide a general description of the site. Detailed surveys such as wildlife or trees surveys were outside the scope of this report.

The site has an approximate “L-shaped” outline, covering an area of approximately 17 hectares (ha) and is generally level across the central and northeastern fields, with the southwestern field gently sloping downhill to the west. The site was access via a track off Ashby Road.

The site comprises three parcels of arable agricultural land which has recently been harvested with crop stubble remaining. Mature trees and hedgerows bound all three parcels to the north, east, south and west; with a gravel track and mature tree and hedge line to the southeast. Mature trees and hedgerows divide the three parcels, with overhead electrical lines and a drainage ditch running through the divide between the central and northeastern parcel, and pass across the access road. Overhead electrical lines also traverse across all three parcels orientated north-northeast to south-southwest.

An area of fly-tipped waste was recorded at a gated field entrance on the northeast boundary of the site, and visibly contained heavily damaged suspected asbestos cement sheeting among other waste materials.

A site features plan is presented on RLL Drawing: 24725-RLL-26-XX-DR-O-0009. Photographs of the site walkover are presented in **Appendix B**.

2.3. Site Boundaries

The boundaries of the site generally comprise mature hedgerows and trees.

2.4. Site Access

Vehicular access to the site is gained from Ashby Road to the east. Alternative access is possible to the northeast off Rogue's Lane.

Pedestrian access is gained from Ashby Road.

2.5. Surrounding Area

The land beyond the site boundaries consists of:

- Rogue's Lane with agricultural land beyond to the north.
- Ashby Road (A447) with agricultural land beyond to the east.
- Hinckley and Bosworth Community Hospital and residential properties to the south/southeast.
- Agricultural land to the west.

3.0 Historical Review

3.1. Ordnance Survey Maps

Historical Ordnance Survey Maps at various scales have been obtained via an Emapsite MapInsight Report in order to review the historical land use on the site. These maps are presented within **Appendix C**.

A summary of the historical features is as follows:

Map Date	Site Feature	Adjacent Features
1886-1889	The site comprises 3 No. undeveloped agricultural fields. A possible small pond is shown in the eastern site area adjacent to the site boundary.	The environs of the site predominantly comprise undeveloped agricultural land. Several small ponds are shown adjacent to the northern, western and southern boundaries. A stream is located approximately 125m to the west of the site. West Fields Farm is located at about 125m south of the site. Frith House Farm is located about 150m west. Barwell House Farm is located about 150m east.
1903	Possible small pond on south-western boundary.	An isolation hospital is located approximately 100m to the south/southeast.
1923-1929	No significant changes.	No significant changes.
1938	No significant changes.	No significant changes.
1950	No significant changes.	No significant changes.
1964-1967	No significant changes.	The isolation hospital is now called Sunnyside Hospital and is identified as a geriatric hospital.
1978-1980	The pond on the south-western boundary is no longer identified and may have been infilled. An overhead electricity line is shown crossing the western half of the site orientated roughly northeast to southwest.	No significant changes.
1989	No significant changes.	No significant changes.

Map Date	Site Feature	Adjacent Features
1993	No significant changes.	No significant changes.
2001	No significant changes.	No significant changes.
2010-2025	No significant changes.	Sunnyside Hospital is now called Hinckley and Bosworth Community Hospital.

3.2. Summary

The Site has comprised undeveloped Greenfield agricultural land since before 1886. A possible pond existed along the south-western site boundary which may have been infilled by ~1980. Other identified ponds on the mapping appear to remain up to the latest published mapping.

The surrounding area has predominantly comprised agricultural land with approximately 4 No. farms located within 150-200m of the site. A hospital was located adjacent the site to the south/southeast from ~1903.

4.0 Geology, Hydrology, Hydrogeology and Mining

Information regarding the geology and associated conditions at the Site has been obtained via a GroundSure Enviro+Geo Insight report, a copy of which is included in **Appendix D**.

4.1. Geology and Hydrogeology

4.1.1. Published Geology

Information considered pertinent to the Site is presented below.

	Geological Unit	Permeability	Aquifer status (descriptions below table)
Made Ground	None recorded.	N/A	N/A
Superficial Deposits	<i>Oadby Till Member</i> - Mapped across the majority of the site.	Mixed – Very low to very high	Secondary (Undifferentiated)
	<i>Dunsmore Gravel Member</i> – Lens mapped in the southern half of the site.		Secondary (A)
	<i>Wolston Sand & Gravel</i> – Mapped locally in the western corner of the site.		Secondary (A)
	<i>Bosworth Clay Member</i> - Mapped to slightly encroach onto the far western corner of the site.		Unproductive
Bedrock Geology	<i>Mercia Mudstone Group (Mudstone)</i> – Mapped beneath the whole site.	Low	Secondary (B)

Secondary (Undifferentiated): Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

Secondary (A) Aquifer: Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

Secondary (B) Aquifer: Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

4.1.2. Structure

No linear bedrock features are mapped on site or within the site vicinity.

4.1.3. BGS Borehole Records

No BGS records are available within 250m of the site.

4.2. Groundwater Abstractions

There are 4 No. groundwater abstractions recorded between 218m and 1,947m from the site relating to general farming and domestic use and spray irrigation.

No active abstraction licenses are recorded within 2km of the site.

No potable water abstraction licences are recorded within 2km of the site.

4.3. Source Protection Zone

The Site does not lie within a Source Protection Zone (SPZ).

4.4. Groundwater Vulnerability and Soil Leaching Potential

The underlying superficial strata are classified as having a medium vulnerability with regards to leaching. The bedrock is indicated to have a low vulnerability.

4.5. Hydrology and Flooding

	Summary
Surface Water features	On-Site: No Water Network Records or surface water features are recorded within the Groundsure report, although a small pond is noted on ordnance survey maps within the far eastern site area. Off-Site: 2 No. Water Network Records are recorded within 250m of the site. Both records relate to un-named inland rivers (on ground surface) 148m southwest and 210m north. 2 No surface water features are also recorded within 250m of the site, which appear to relate to the Water Network Records described above. Numerous small and insignificant ponds are identified within the general site vicinity on ordnance survey maps.
Biological & Chemical Data	Stoke Golding Brook (ID: GB104028046640) 3,016m northwest has an ecological rating of 'poor' in 2022.
Surface Water Abstractions	None recorded.

	Summary
Flood Risk	No records relating to surface water flooding are recorded on or within 50m of the site. The highest risk of surface water flooding is negligible. No historical flood events or flood defences are recorded within 250m. The risk of groundwater flooding on site indicated to be moderate where granular strata of the Dunsmore Gravel Member and Wolston Sand and Gravel superficial deposits are recorded within the southern/south-western site area. Elsewhere within the site the risk is indicated to be low.

4.6. Radon

The Site is not in a radon affected area, as less than 1% of properties are above the action level. Therefore, radon protective measures are not required for new developments.

4.7. Mining and Ground Workings

	Summary
Ground Workings map	Historical: On-site No records on-site. Off-site 12 No. records of ponds recorded between 2m northwest and 227m northeast. 4 No. records of unspecified heaps between 209m and 213m northeast.
Mining, Extraction and Natural cavities	No records.
Coal Mining	The site does not lie within a 'Coal Mining Report Area' as defined by the Mining Remediation Authority (MRA).
Non-Coal Mining / Mineral Extraction	No records.
Non-Coal Mining Cavities / Natural Cavities	No records.
Brine / Gypsum Extraction	No records.
Clay Mining	No records.

4.8. Potential for Natural Ground Subsidence

Hazard	Hazard Rating	Comments
Shrink -Swell Clays	Low / Negligible	Low risk - Oadby Member/Bosworth Clay (majority of site). Negligible risk - Dunsmore Gravel Member/Wolston Sand and Gravel.
Landslides	Very Low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
Ground Dissolution of Soluble Rocks	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.
Compressible Deposits	Negligible / Moderate	Moderate risk – Bosworth Clay Member – Far southeastern corner of site. Negligible over remainder of site.
Collapsible Deposits	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
Running Sands	Very low	Running sand conditions unlikely.

4.9. Estimated background soil chemistry

The following estimates are provided for the site based upon Rural soil:

Arsenic mg/kg	Cadmium mg/kg	Chromium mg/kg	Nickel mg/kg	Lead mg/kg
<15	<1.8	40-90	15-30	<100

4.10. Railways and Tunnels

4.11. Tunnels

No records of tunnels are identified on or within 250m of the Site boundary.

4.12. Historical Railways

No records of historical railway or tunnels are identified within the site boundary, or within 250m of the site.

4.13. Active Railways

No records of active railways are identified within the site boundary, or within 250m of the site.

4.14. HS2

The site does not lie within 5km of HS2.

5.0 Environmental Database records and UXO

5.1. Regulatory data

Data regarding Environment Agency and Local Authority regulatory information has been obtained via a GroundSure Enviro+Geo Insight report, a copy of which is included in **Appendix D**.

Information considered pertinent to the Site is presented below:

Category		Summary
Historical Industrial Sites from 1:10,000 mapping	<i>Potentially contaminative use within 500m</i>	On-site No records on site. Off-site 1 No. record for a hospital at 1m southeast. Remaining records >200m from the site and unlikely to impact the site.
	<i>Historical Tank Database</i>	On-site No records. Off-site 6 No. records between 17m and 306m for tanks and unspecified tanks.
	<i>Potentially infilled Land within 250m</i>	On-site No records. Potential infilled pond on south-western site boundary indicated by historical maps. Off-site No records.
Environmental Permits, Incidents and Authorisations	<i>Part IIA EPA 1990</i>	The Site is not determined as Contaminated Land.
	<i>Records of List 2 Dangerous Substance Inventory Sites</i>	None recorded on site or within locality.
	<i>Licensed Discharge Consents</i>	No records on site. 1 No. historical record of sewage discharge to a tributary of the River Anker listed 268m north, revoked in 2000.
	<i>Pollution Incidents</i>	1 No. Category 3 (minor) impact to water recorded at 169m south related to sewage materials.

Category		Summary
Landfills and other Waste Disposal Sites	<i>EA registered, BGS survey, Local Authority and Historical Mapping</i>	No records or current or historical landfill sites within 500m. 10 No. waste exemption records between 149m-374m from the site. The closest record 149m southwest relates to the sorting and de-naturing of controlled drugs for disposal.
Current land Use	<i>Current Industrial Sites</i>	No records on site. 2 No. records within 250m (1 No. record of a substation 6m southeast and 1 No. record of a hospital 60m southeast).
Designated Environmentally Sensitive Sites	<i>SSSI's, NNR's, AONB's</i>	The Site is located within a Nitrate Vulnerable Zone. 2 No. SSSI Impact Risk Zones encroach onto the site. Development may require consultation. No further Environmentally Sensitive Sites are recorded within 500m.

5.2. Unexploded Bombs (UXB)

Regional Unexploded Bomb Risk maps obtained from Zetica indicates that the Site is in a low-risk area for Unexploded Bombs (UXB). A copy of the risk map is included in **Appendix E**.

Zetica state that low-risk regions are those with a bombing density of up to 15 bombs per 1000 acres or less. These areas are considered to have significant but low UXB risk. In general, further action to mitigate the risk is considered prudent, although not essential. Care is required when assessing the risk for specific sites where the risk may be higher because of local wartime activity.

Given that the Site has historically remained undeveloped and that the historical maps do not show any obvious signs of wartime activity within the Site locality, the risk of encountering UXB is therefore considered low. No further risk assessment is therefore considered to be required in this regard although visual vigilance and awareness should always be maintained during intrusive works.

6.0 Conceptual Site Model (CSM)

This section provides a qualitative risk assessment of the risk posed from potential on and off-site contamination sources, identified by the information presented in the previous sections.

The conceptual model below has been developed based on the commonly adopted source-pathway-receptor model as recommended within Land Contamination Risk Management (LCRM).

6.1. Proposed Development

It is proposed to redevelop the site into residential dwellings with gardens, landscaped area, infrastructure and an area of public open space.

6.2. Potential Sources of Soil Contamination related to the sites past and current use

6.2.1. On-site

The site has historically been occupied by agricultural land. Potential contaminants associated with this use are detailed below but are likely to be limited and localised, and predominantly associated with the use of pesticides (where applicable), and the storage and maintenance of machinery. The possible infilled pond along the southwestern site boundary may also constitute a source of contamination, depending on infill materials.

An area of fly-tipped waste was identified at a gated field entrance on the northeast boundary of the site, and visibly contained heavily damaged asbestos cement sheeting among other waste materials. This area of fly-tipping represents a further potential localised source of contaminants, notably asbestos. Commonly occurring potential contaminants are summarised below:

Inorganic Contaminants	Organic Contaminants
Arsenic, cadmium, chromium, copper, lead, iron, mercury, nickel, zinc, sulphate, sulphide, chlorides, fluorides, ammonium, nitrates, phosphates, pH, free cyanide, asbestos,	Oil/fuel hydrocarbons (unlikely), pesticides.

6.2.2. Off-site

No significant sources of potential off-site contamination have been identified which may impact the site or immediate controlled water regime. A hospital is located in close proximity to the south/southeast but is not considered a potential source of contamination.

6.3. Ground Gassing

No landfill sites are or have been situated within 250m of the site. The site is not underlain by peat or coal seams which may give rise to gas.

A potential small infilled pond feature has been identified along the south-western site boundary which could in theory present a located source of soil gas. However, it is unlikely that this would produce significant volumes of soil gas. In addition, the feature is located on the site boundary >50m away from the nearest proposed dwellings and hence it is unlikely that a viable source-pathway-receptor linkage exists.

On this basis, a viable source of significant volumes of soil gas is unlikely to exist on site.

6.4. Potential Pathways

With regard to the assessment of risk to human health, the following pathways are considered to be potential exposure routes based on residential end-use, in accordance with the CLEA Documentation:

- Dermal contact.
- Direct ingestion of soil.
- Inhalation and ingestion of soil dust.
- Ingestion of contaminated water via plastic pipes.
- Ingestion of homegrown produce.

With regard to Controlled Waters, the following pathways are considered applicable:

- Downward infiltration through soils and bedrock
- Lateral migration through soils and bedrock towards the nearest surface feature
- Newly created preferential pathways associated with the redevelopment of the site e.g. deep boreholes/piles/sewers.

6.5. Potential Receptors

The following are considered to be potential receptors for contamination:

Receptor		Additional information
Human Health	Site end users Construction/maintenance workers	A female child will be regarded as the critical receptor.
Controlled Waters	Secondary Aquifers – superficial/bedrock	Medium to low sensitivity. Connectivity between Aquifers likely to be limited by the presence of low permeable soils and the inconsistent distribution of granular deposits. Distance to watercourse likely to mitigate contamination risk.
	Possible on-site pond. Inland River ~150m west.	
Other	Neighbouring buildings	Hospital adjacent to site to south/southeast.
	Underground structures	Proposed foundations for residential development.
	Flora and fauna	Existing and proposed vegetation.

6.6. Pollutant linkages

Based on the information above, the following potential pollutant linkages are considered applicable to the site. The risk classification has been qualitatively derived in accordance with LCRM. The terminology used is taken from CIRIA C552, and a summary of the principal terms are provided in Appendix F. A schematic of the CSM is presented on RLL Drawing 24725-RLL-26-XX-DR-O-0005.

Pollutant Linkage	Source	Pathway	Receptor	Probability	Consequence	Risk
1	Contaminated Soils – Historical agricultural usage, infilled pond, fly-tipped waste	Ingestion of soil, dermal contact, inhalation of dust	Site end users Construction workers; maintenance workers	Low likelihood	Medium	Moderate/Low
2	Contaminated Soils – Historical agricultural usage, infilled pond, fly-tipped waste	Inhalation of soil dust	Members of the public adjacent to the site during construction	Low likelihood	Medium	Moderate/Low
3	Contaminated Water Supplies – Historical agricultural usage, infilled pond, fly-tipped waste	Ingestion of water, Migration of organic contaminants via plastic pipes	Humans – Site End Users	Unlikely	Medium	Low
4	Contaminated Soils and Groundwater – Historical agricultural usage, infilled pond, fly-tipped waste	Leaching and groundwater flow to surface water	Possible on-site pond. Inland River ~150m west.	Unlikely	Medium	Low
5	Contaminated Soils and Groundwater – Historical agricultural usage, infilled pond, fly-tipped waste	Downward migration into groundwater.	Secondary Aquifers.	Unlikely	Medium	Low

Pollutant Linkage	Source	Pathway	Receptor	Probability	Consequence	Risk
6	Contaminated Soils and Groundwater - Historical agricultural usage, infilled pond, fly-tipped waste, natural geology	Leaching of sulphate and corrosive contaminants	Buried concrete structures and services	Unlikely	Mild	Very Low

7.0 Conclusions and Recommendations

7.1. Site setting and historical development

The Site comprises agricultural fields located near Hinckley in Leicestershire.

The site was used predominantly for agriculture. No further significant land uses have been identified.

The site currently comprises fallow fields divided by hedgerows. A localised area of fly-tipped waste was identified in the northeast of the site.

Site boundaries predominantly comprise hedgerows and established trees. Ashby Road is located adjacent to the east of the site. Rogue's Lane borders the northern site boundary. Agricultural land continues to the south and west. Hinckley and Bosworth Community Hospital is located adjacent to the south/southeast of the site.

The site is indicated to be underlain by various superficial deposits; the majority of the site is underlain by the Oadby Member (Glacial Till). The Dunsmore Gravel Member exists as a lens of material within the southern site area. The Wolston Sand and Gravel exists along the far south-western boundary and the Bosworth Clay Member marginally encroaches within the south-western corner of the site. Bedrock geology comprises the Mercia Mudstone Group.

The Glacial Till, superficial gravel deposits and bedrock are recorded as Secondary Aquifers. The Bosworth Clay Member is classed as unproductive strata. The site does not lie within a SPZ and there are no active licensed surface or groundwater abstractions within 2km. Connectivity between Aquifers is likely to be limited by low permeable soils.

The nearest controlled surface water receptor is an un-named Inland River located at about 150m west of the site.

7.2. Planning/Enabling Works Considerations

Any clearance of existing hedgerows and trees required to facilitate some of the development should be undertaken outside of bird nesting season. A survey should be undertaken prior to removal of any trees/hedges in order to enable foundation design with respect to tree influence should new structures be proposed. The survey should include boundary vegetation and extend beyond

the site boundary to cover any trees that may influence the foundations of proposed structures.

The site is not shown to be affected by the proposed route of HS2.

Overhead electricity lines exist on site and will likely require diversion to facilitate the development. Appropriate precautions in accordance with GS6 shall be required to ensure safe working in the vicinity of the overheads.

7.3. Flood Risk

There is a negligible risk of surface water flooding.

A moderate risk of groundwater flooding has been identified associated with outcrop of the Dunsmore Gravel Member and the Wolston Sand and Gravel. Elsewhere the risk is indicated to be low.

As such, available information would suggest that there is a low risk of surface water flooding and low/medium risk of groundwater flooding. However, this preliminary risk assessment should be confirmed by carrying out a Flood Risk Assessment (FRA) for the Site and through ground investigation and groundwater monitoring where required.

7.4. Access

Vehicular and pedestrian access is available from a track off Ashby Road (A447). Alternative access is possible to the northeast off Rogue's Lane.

7.5. Qualitative contamination risk assessment

At present the site is occupied by undeveloped agricultural land which is considered to present a low risk of contamination; the main sources of contamination are likely to be restricted to localised activities associated with farming and the use of pesticides. A localised area of fly-tipped waste (including apparent asbestos sheeting was identified in the northeast of the site and represents a potential localised source of contamination. A small pond was formerly present on the southwest of the site and may have been infilled. This feature may also present a localised source of contamination depending on the nature of infill materials. It is therefore considered there is a moderate to low risk of contamination existing from the past/current land use (with the moderate risk largely associated with the localised fly-tipped waste) but this should be confirmed through testing of soils and possible asbestos containing materials (fly-tipped waste) at the ground investigation stage prior to construction.

The risk to Controlled Waters from on-site soils and groundwater is considered low on the basis of current information given the absence of significant sources of contamination. Should contaminants be present within soils, the risk that they will affect groundwater and subsequent surface waters shall be related to the mobility of the contaminants, the permeability of strata and distance to receptor. The sensitivity of the site with respect to the identified controlled water receptors is considered low at this stage.

7.6. Ground Gas

The CSM has not identified a significant potential source of ground gas at this stage. A small potential infilled pond has been identified on the south-western boundary, although given this feature is over 50m away from proposed dwellings; a viable source-pathway-receptor linkage is unlikely to be present even if localised organic material is identified.

The sensitivity of the proposed development in accordance with CIRIA C665 is considered to be high given the intended residential end-use and would equate to building type 'A' in accordance with British Standard BS8485:2015+A1:2019.

It is considered very unlikely that ground gas protection measures will be required however, should any organic or other materials be encountered during intrusive works which could constitute a source of significant soil gas generation, consideration should be given to implementation of a ground gas monitoring regime. Targeted investigation of the former pond area should be undertaken.

During construction works, entry into deep trenches should be avoided, gas may accumulate within the confined space created. Permit to work systems and personal gas monitors may be required for such works.

No radon protection measures are necessary for new structures.

7.7. Surface water drainage

The geology would suggest that the granular superficial strata may be suitable for infiltration of surface water for the proposed development, subject to confirmation of infiltration rate and groundwater conditions through on site testing. Infiltration rates are likely to be dependent on particle size distribution of weathered deposits and bedrock characteristics, fine and well graded materials generally provide slower rates of infiltration. In addition, the granular deposits are sparsely located on site and limited to areas within the south/southwest of the site. It may therefore be difficult to implement infiltration for the entire site. The suitability of infiltration drainage shall also be

dependent on the depth to groundwater; a ground investigation is recommended to confirm ground conditions and the groundwater regime.

7.8. Foundation Design and Geotechnical issues for construction

Intrusive works shall be required in order to identify ground conditions and provide foundation recommendations for the site.

The BGS have indicated the majority of the site to be considered negligible to very low hazard ratings for natural subsidence with the exception of a moderate risk of compressible deposits associated with the Bosworth Clay Member. However, this outcrops within the far western corner of the site away from proposed dwellings and is therefore unlikely to impact the proposed development.

Granular deposits may hold groundwater which could impact bearing capacity and excavation stability. This may be applicable to the majority of the superficial deposits on site. The suitability of traditional strip/trenchfill foundations will therefore depend on the nature of superficial deposits encountered and the depth to groundwater. Reinforced foundations and/or ground improvement may be required in the form of vibro stone columns. This may provide a suitable alternative and reduce the requirement for de-watering or shoring.

A tree survey shall be required which extends beyond the site boundaries for use in foundation design, the published geology suggests that a large proportion of soils which may be subject to volume change due to tree influence exist beneath the site. Plots positioned within close proximity to trees may require deepened foundations or piled foundations to mitigate the risk of heave.

Significant problems with groundwater may be possible in some site areas based upon the geology. Dewatering of excavations is likely to be required. Stability issues may arise, particularly where excavations are taken below the groundwater table.

The suitability of site won soils for re-use in earthworks should be assessed; superficial soils are likely to be variable in composition and moisture content. Site won materials may required modification prior to re-use to ensure satisfactory compaction.

7.9. Mining and Geological Issues

The Site does not lie within a Mining Remediation Authority reporting area and hence the risk of subsidence related to underground mining is considered to be negligible.

In addition, no other non-coal mining related activities have been identified within the site.

7.10. Radon

No radon protection measures are required.

7.11. Ecology and Wildlife Issues

Wildlife surveys are outside the scope of this report. However, there are no designated sensitive sites such as SSSI's on the site or within 500m of the site, although the Site is indicated to lie within two SSSI Impact Risk Zones. Development of the site may require consultation.

7.12. UXB

Regional Unexploded Bomb Risk maps obtained from Zetica indicates that the Site is in a low-risk area for Unexploded Bombs (UXB). Given that the Site has historically remained a farm or has been undeveloped, and that the historical maps do not show any obvious signs of wartime activity within the Site locality, the risk of encountering UXB is therefore considered low. No further risk assessment is therefore considered to be required in that regard. Visual vigilance/awareness should however be maintained during any below ground excavations.

7.13. Geo-environmental Abnormal Risk Register

The following table presents a summary of the main risks identified by the CSM. The table should be read in conjunction with the main body of the report and not in isolation.

Hazard/ Risk	Cause	Risk Rating	Recommendations
Soil & groundwater contamination	Use of site as for agricultural purposes. Infilled former pond. Fly-tipped waste (including suspected asbestos).	Moderate/Low	Intrusive ground investigation required.
Asbestos	Evidence of suspected fly-tipped asbestos sheeting in northeast. Made ground may contain asbestos depending on source of material (infilled pond).	Moderate	Intrusive ground investigation required. Ensure removal of asbestos in accordance with Control of Asbestos Regulations (2012).
Soil Gas	Localised made ground may contain organic material (infilled pond).	Low	Intrusive ground investigation required. Gas monitoring and risk assessment may be required if a potential ground gas source is identified during intrusive investigation. Low level (e.g. CS-2/Amber 1) gas protection may be required (considered unlikely)
Flooding	Negligible surface flood risk. Moderate risk of groundwater flooding in areas of granular superficial deposits.	Moderate/Low	Undertake Flood Risk Assessment. Minimum FFLs may be stipulated by planning. Intrusive ground investigation required (assessment of groundwater levels).
Foundation Design / Geotechnical issues	Superficial soils may be variable in nature. Potential for shallow groundwater. Cohesive soils may be subject to volume change.	Moderate/Low	Intrusive ground investigation required. Alternative foundations (e.g. raft, ground improvement or piles) be required in some areas of the site. Deepened foundations due to trees.
Excavations	Instability in granular deposits. Shallow groundwater.	Moderate/Low	Shoring and dewatering may be required. Alternative foundation solutions may provide economy.

Hazard/ Risk	Cause	Risk Rating	Recommendations
Surplus topsoil	Undeveloped site.	Low	Characterise topsoil. Re-use of topsoil on-site where possible. Allow for off-site disposal/transfer of surplus topsoil.
Earthworks	Unsuitable materials may require modification/ stabilisation to ensure geotechnically suitable for use.	Moderate/ Low	Intrusive investigation required. Importation of material may be required to meet minimum FFLs. Place fill material in accordance with an Engineers Specification.
Drainage	Natural soakaways may be possible; granular deposits mapped in localised areas but groundwater may be high.	Low	Intrusive investigation required. Drainage assessment required.

7.14. Recommended further works

An intrusive ground investigation shall be required to confirm ground conditions, the contaminative status of the site, and suitable foundation and floor slab solutions for the proposed development. On the basis of current information, suitable methods of investigation are likely to comprise:

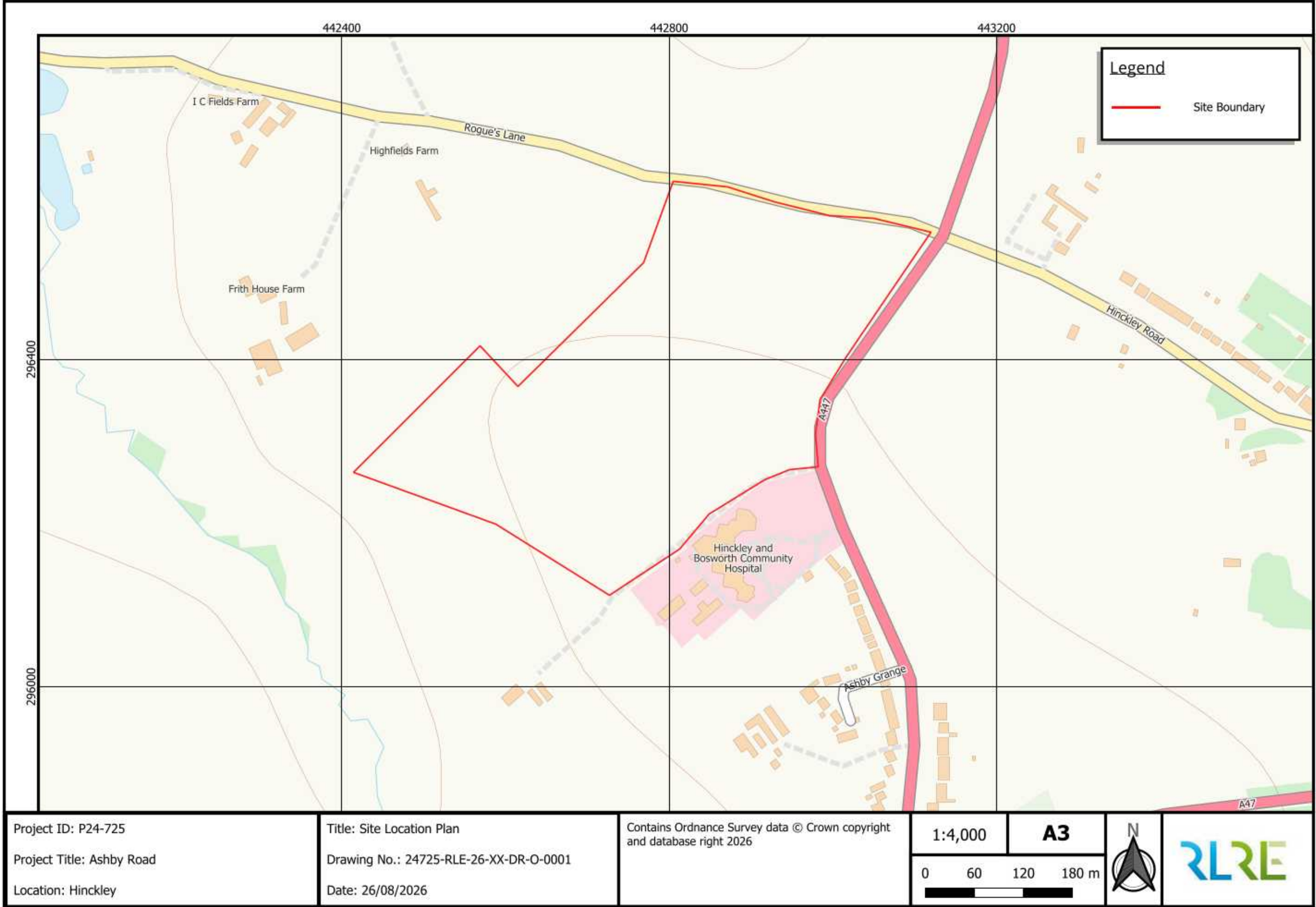
- Trial Pits to log ground conditions, assess excavation stability and obtain samples for laboratory testing.
- Window Sample/Cable Percussion boreholes to facilitate in-situ testing, the installation of gas and groundwater monitoring standpipes and soil sampling.
- Infiltration testing to determine the suitability of soakaway drainage.
- Soil contamination laboratory testing to enable a human health risk assessment with regard to potential contamination identified on site.
- Soil geotechnical laboratory testing to assist in the classification of site soils and inform any proposed earthworks.
- Sulphate testing to assess the risk to buried concrete.

- A programme of soil gas monitoring may be required in the event any organic soils or potential sources of significant soil gas generation are identified during the ground investigation.
- Deeper rotary boreholes may be required to inform pile design if any plots require piling due to tree influence.

References

1. British Standards Institution. BS 5930:2015+A1:2020. Code of practice for ground investigations.
2. British Standards Institution. BS 10175:2026. Investigation of potentially contaminated sites – Code of practice.
3. British Standards Institution. BS 8485:2015+A1:2019. Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.
4. British Standards Institute. BS EN ISO 21365:2020. Conceptual site models for potentially contaminated sites.
5. Contaminated Land: Application in Real Environments. Good Practice for Risk Assessment for Coal Mine Gas Emissions. October 2021,
6. Construction Industry Research and Information Association. 2008. Assessing the risk posed by hazardous gases to buildings. C665.
7. Environment Agency. Land Contamination Risk Management (LCRM). Published 8th October 2020 (updated June 2025).

Drawings



Project ID: P24-725

Project Title: Ashby Road

Location: Hinckley

Title: Site Location Plan

Drawing No.: 24725-RLE-26-XX-DR-O-0001

Date: 26/08/2026

Contains Ordnance Survey data © Crown copyright and database right 2026

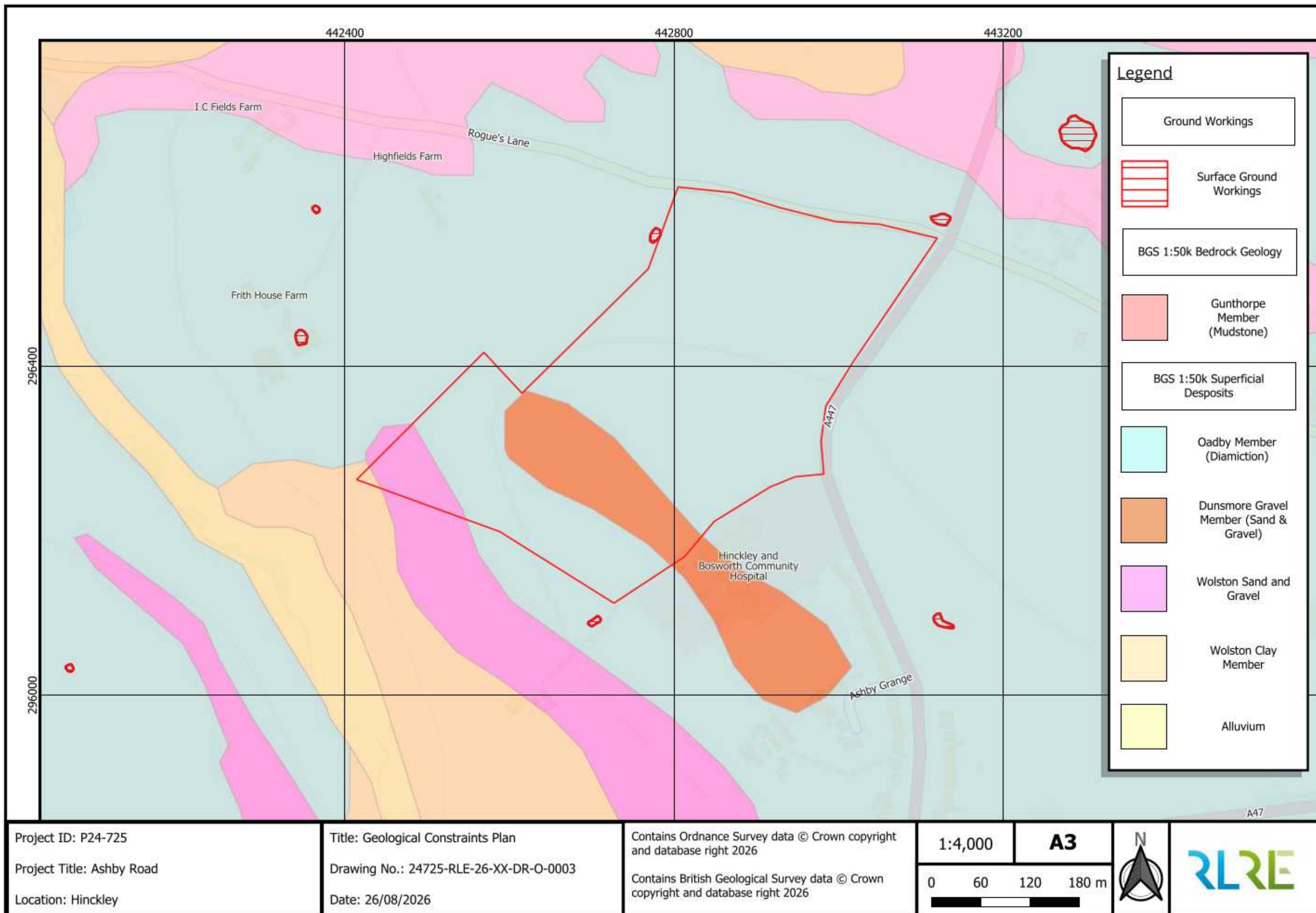
1:4,000

A3

0 60 120 180 m



RLRE



Project ID: P24-725

Project Title: Ashby Road

Location: Hinckley

Title: Geological Constraints Plan

Drawing No.: 24725-RLE-26-XX-DR-O-0003

Date: 26/08/2026

Contains Ordnance Survey data © Crown copyright and database right 2026

Contains British Geological Survey data © Crown copyright and database right 2026

1:4,000

A3

0 60 120 180 m



RLRE

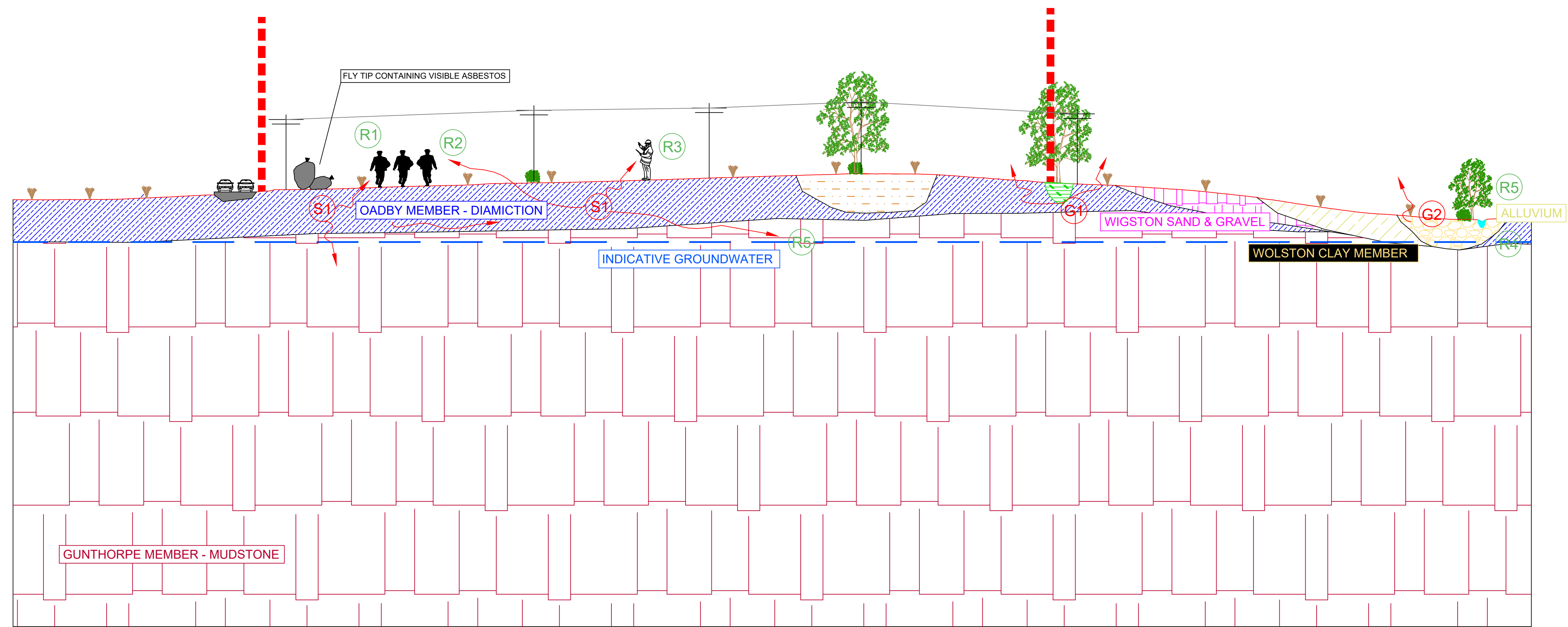
NORTHEAST

A

SOUTHWEST

A'

SCHEMATIC CONCEPTUAL SITE MODEL
SECTION
NOT TO SCALE
LOCATION OF SITE FEATURES ARE SHOWN FOR INDICATIVE PURPOSES ONLY



LEGEND

- POTENTIAL PATHWAY
- RECEPTOR
- R1 HUMAN END USERS
 - R2 PUBLIC / PEDESTRIANS
 - R3 SITE WORKERS DURING CONSTRUCTION
 - R4 GROUNDWATER
 - R5 RIVER / STREAM

CONTAMINANT SOURCE

S1 CONTAMINATED SOILS

GROUND GAS SOURCE

G1 POTENTIALLY INFILLED GROUND

G2 ORGANIC SOILS

- ALL FEATURES INDICATIVELY LOCATED - NOT TO SCALE
- GUNTHORPE MEMBER - MUDSTONE
 - MADE GROUND - ROAD
 - POSSIBLY INFILLED GROUND
 - OADBY MEMBER - DIAMICTION
 - DUNSMORE GRAVEL MEMBER
 - WIGSTON SAND AND GRAVEL
 - WOLSTON CLAY MEMBER
 - ALLUVIUM

INDICATIVE POSITION OF GROUNDWATER

SITE BOUNDARIES

P01	13/05/2026	Initial	ON	AT
Rev	Date	Amendments	By	Chk



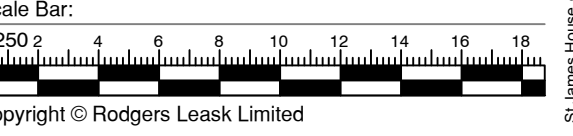
Client
MILLER HOMES LTD

Project
ASHBY ROAD
HINCKLEY

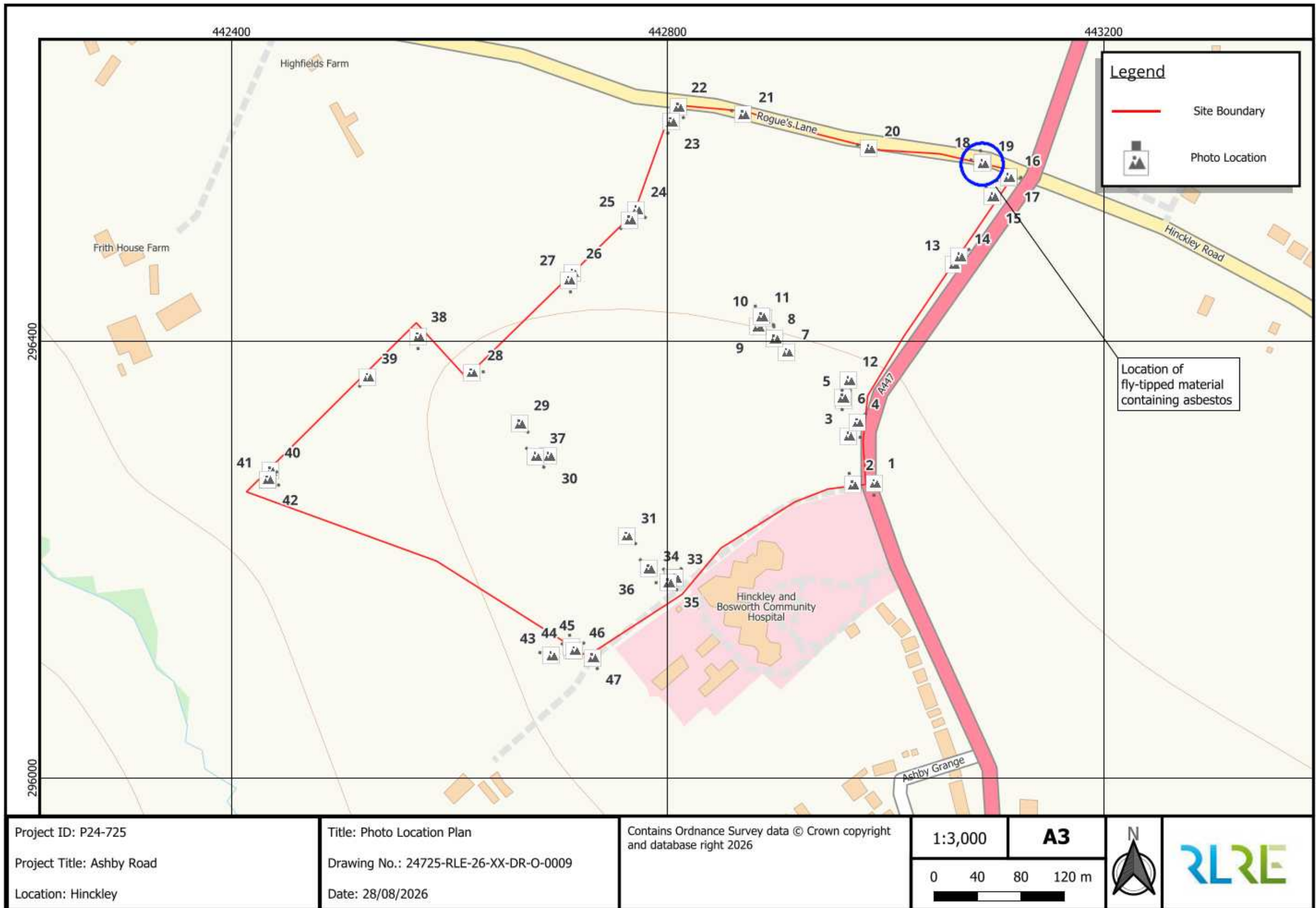
Drawing Title
CONCEPTUAL SITE MODEL

INFORMATION

Scale	Drawn	Checked	Date
A1@NTS	ON	JB	13/05/2026
Drawing No.	Rev.		
24725-RLE-26-XX-DR-O-0005	P01		







Appendices

Appendix A: Proposed Development Plan



KEY

- Site Boundary
- Ashby Road 17.2ha
- Normandy Way 2.4ha
- Residential Area
 - Ashby Road 10.8ha
 - Normandy Way 1.6ha
- Green Infrastructure
 - Ashby Road 6.4ha
 - Normandy Way 0.8ha



DRAFT

P02	11/07/2024	Updates to development parcels and new access points.	TIK	BC
P01	10/01/2024	First Issue.	MPM	SGL
rev	date	description	drn	chk

client
Miller Homes

project
**Normandy Way and Ashby Road,
Hinckley**

title
Wider Framework Masterplan

scale
1:2500 @ A1

number
10858-FPCR-ZZ-XX-DR-L-0003

status
S3

rev
P02

Appendix B: Site Walkover Photographs

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.: 1	Date: 27/08/26	
Description: Site access from Ashby Road		
		
Photo No.: 2	Date: 27/08/26	
Description: Looking north at a field boundary with overhead lines		
		

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	3	Date:	27/08/26	
TP103	Looking east at field boundary			
				
Photo No.:	4	Date:	27/08/26	
TP104	Looking east at field boundary			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	5	Date:	27/08/26	
Description:	Wooden electricity pylon on a field boundary in the east of site			
				
Photo No.:	6	Date:	27/08/26	
Description:	Looking south towards site entrance			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	7	Date:	27/08/26	
Description:	Looking northwest along a central field boundary with a power line			
				
Photo No.:	8	Date:	27/08/26	
Description:	Wooden electricity pylon on a field boundary in the northeast of site			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	9	Date:	27/08/26	
Description:	Looking northeast towards the northern site boundary			
				
Photo No.:	10	Date:	27/08/26	
Description:	Looking southeast along a central field boundary with a power line			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.: 11	Date: 27/08/26	
Description: Looking northwest along a central field boundary with a power line		
		
Photo No.: 12	Date: 27/08/26	
Description: Looking south towards site entrance		
		

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	13	Date:	27/08/26	
Description:	Looking northeast towards the northern site boundary			
				
Photo No.:	14	Date:	27/08/26	
Description:	Overhead lines in the northeast along the eastern boundary			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	15	Date:	27/08/26	
Description:	Northern site boundary bordering Rogue's Lane			
				
Photo No.:	16	Date:	27/08/26	
Description:	View of Ashby road intersection from far northeast corner of site			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	17	Date:	27/08/26	
Description:	Looking southwest from the far northeastern corner of the site			
				
Photo No.:	18	Date:	27/08/26	
Description:	Pile of fly-tipping containing asbestos along the northern site boundary			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	19	Date:	27/08/26	
Description:	Pile of fly-tipping containing asbestos along the northern site boundary			
				

Photo No.:	20	Date:	27/08/26	
Description:	Looking west along the northern site boundary with overhead lines running across the site			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	21	Date:	27/08/26	
Description:	Wooden pylon supporting an electrical overhead line along the northern site boundary			
				

Photo No.:	22	Date:	27/08/26	
Description:	Looking southeast from the northwestern corner of the site with an overhead line running southwest			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	23	Date:	27/08/26	
Description:	Looking south from the northwestern corner of the site with an overhead line running southwest			
				

Photo No.:	24	Date:	27/08/26	
Description:	Looking southeast along a central field boundary with a power line			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	25	Date:	27/08/26	
Description:	Looking southwest along the northwestern site boundary			
				
Photo No.:	26	Date:	27/08/26	
Description:	Looking southwest along the northwestern site boundary			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	27	Date:	27/08/26	
Description:	Looking south at powerline in central field running southwest			
				
Photo No.:	28	Date:	27/08/26	
Description:	Looking east from northwestern site boundary towards powerline running south			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	29	Date:	27/08/26	
Description:	Looking east along a central field boundary			
				
Photo No.:	30	Date:	27/08/26	
Description:	Looking southwest along the path of the overhead electrical line			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	31	Date:	27/08/26	
Description:	Looking southeast along a central field boundary			
				
Photo No.:	32	Date:	27/08/26	
Description:	Looking northwest along a central field boundary with overhead lines in the distance			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	33	Date:	27/08/26	
Description:	Looking northeast along the eastern site boundary			
				
Photo No.:	34	Date:	27/08/26	
Description:	Track found in southeast of the site			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	35	Date:	27/08/26	
Description:	Looking west towards the southern site boundary			
				
Photo No.:	36	Date:	27/08/26	
Description:	Animal digging in central field boundary in the south			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	37	Date:	27/08/26	
Description:	Looking northwest along a central field boundary			
				
Photo No.:	38	Date:	27/08/26	
Description:	Looking south in the southernmost field			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	39	Date:	27/08/26	
Description:	Looking southwest towards the southern site boundary			
				
Photo No.:	40	Date:	27/08/26	
Description:	Looking towards the far southwestern corner			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	41	Date:	27/08/26	
Description:	Looking southeast along the southern site boundary			
				
Photo No.:	42	Date:	27/08/26	
Description:	Looking northeast along the northeastern boundary in the south			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	43	Date:	27/08/26	
Description:	Pile of broken concrete slabs in the far south of the site			
				
Photo No.:	44	Date:	27/08/26	
Description:	Looking northwest along the southern site boundary			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.:	45	Date:	27/08/26	RLRE
Description:	Looking north from the far southern corner			
				
Photo No.:	46	Date:	27/08/26	RLRE
Description:	Looking northeast along the southeastern boundary from the far south			
				

Site Walkover Photo Log

Project Reference:
Project Title:
Client:

Photo No.: 47	Date: 27/08/26	RLRE
Description: Gravels of gravels and cobbles of rocks and concrete in the far southern corner		
		
Photo No.:	Date:	RLRE
Description:		
0		

Appendix C: Historical Maps

Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

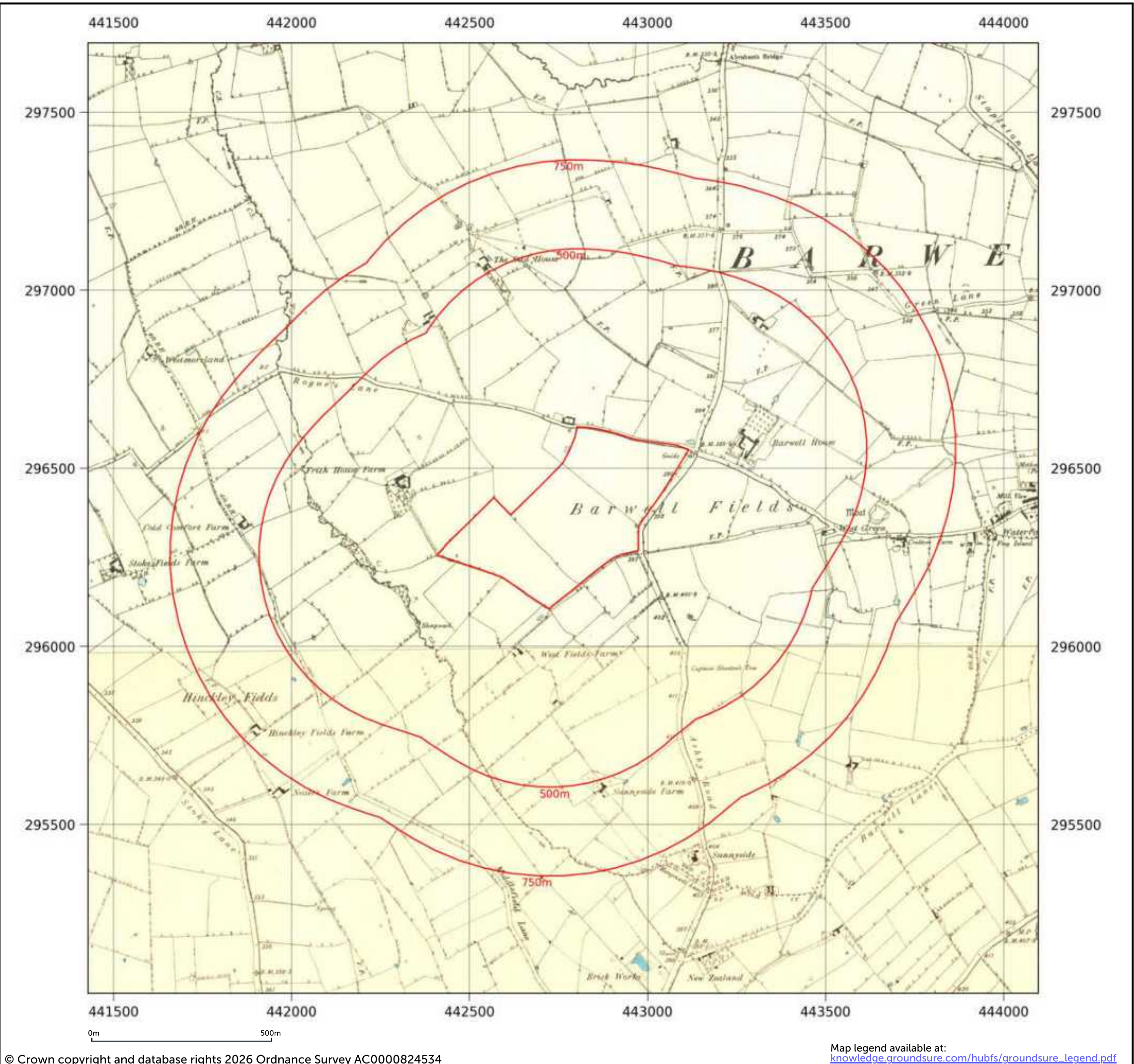
Map name: County Series
Map date: 1886
Scale: 1:10,560
Printed at: 1:10,560



Date: 1886
Surveyed: 1886
Revised: 1886

Date: 1886
Surveyed: 1886
Revised: 1886

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



Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

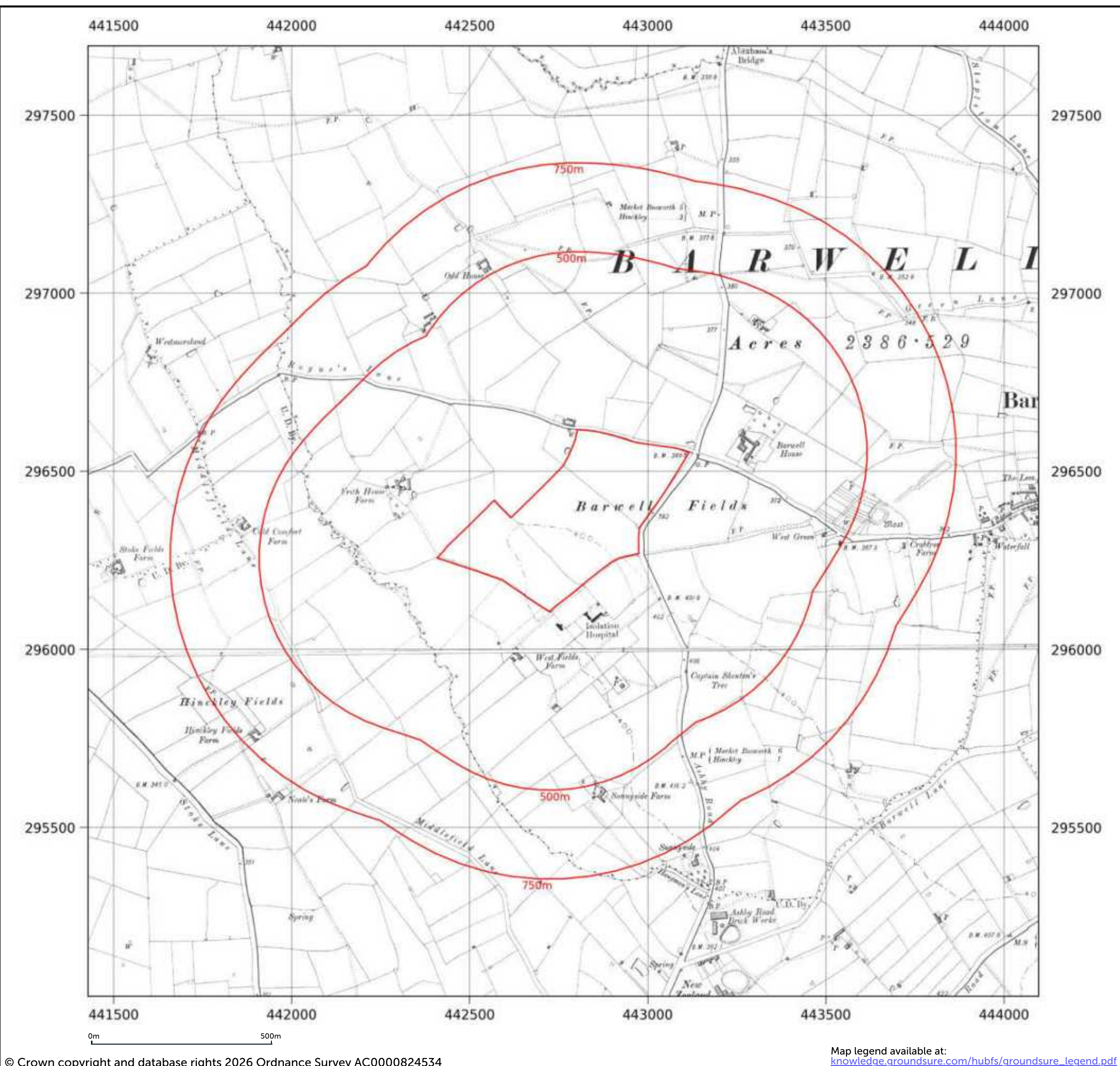
Map name: County Series
Map date: 1901
Scale: 1:10,560
Printed at: 1:10,560



Date: 1901
 Surveyed: 1886
 Revised: 1901

Date: 1901
 Surveyed: 1887
 Revised: 1901

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



Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

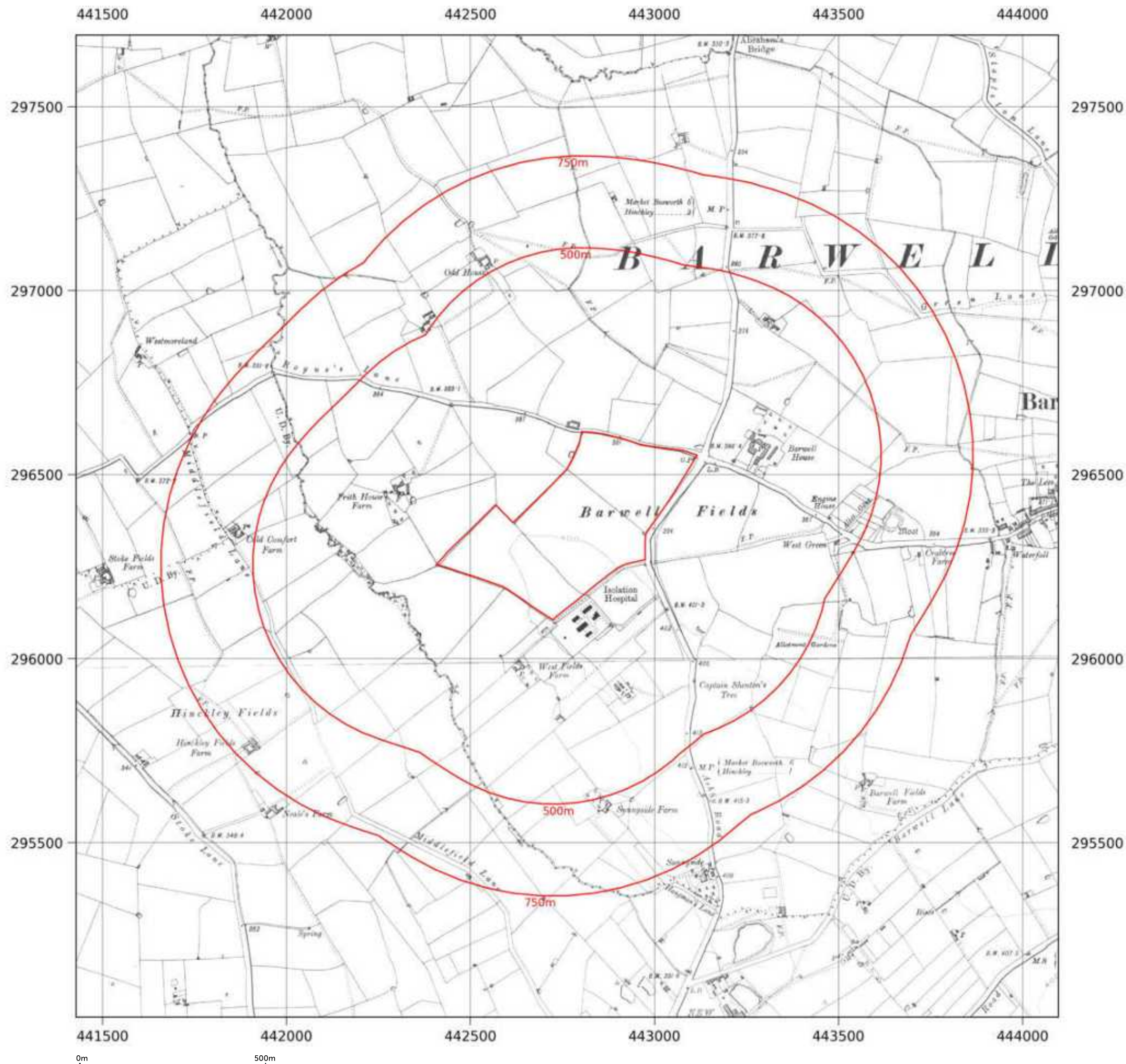
Map name: County Series
Map date: 1923-1927
Scale: 1:10,560
Printed at: 1:10,560



Date: 1927
 Surveyed: 1886
 Revised: 1927

Date: 1923
 Surveyed: 1886
 Revised: 1923

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



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

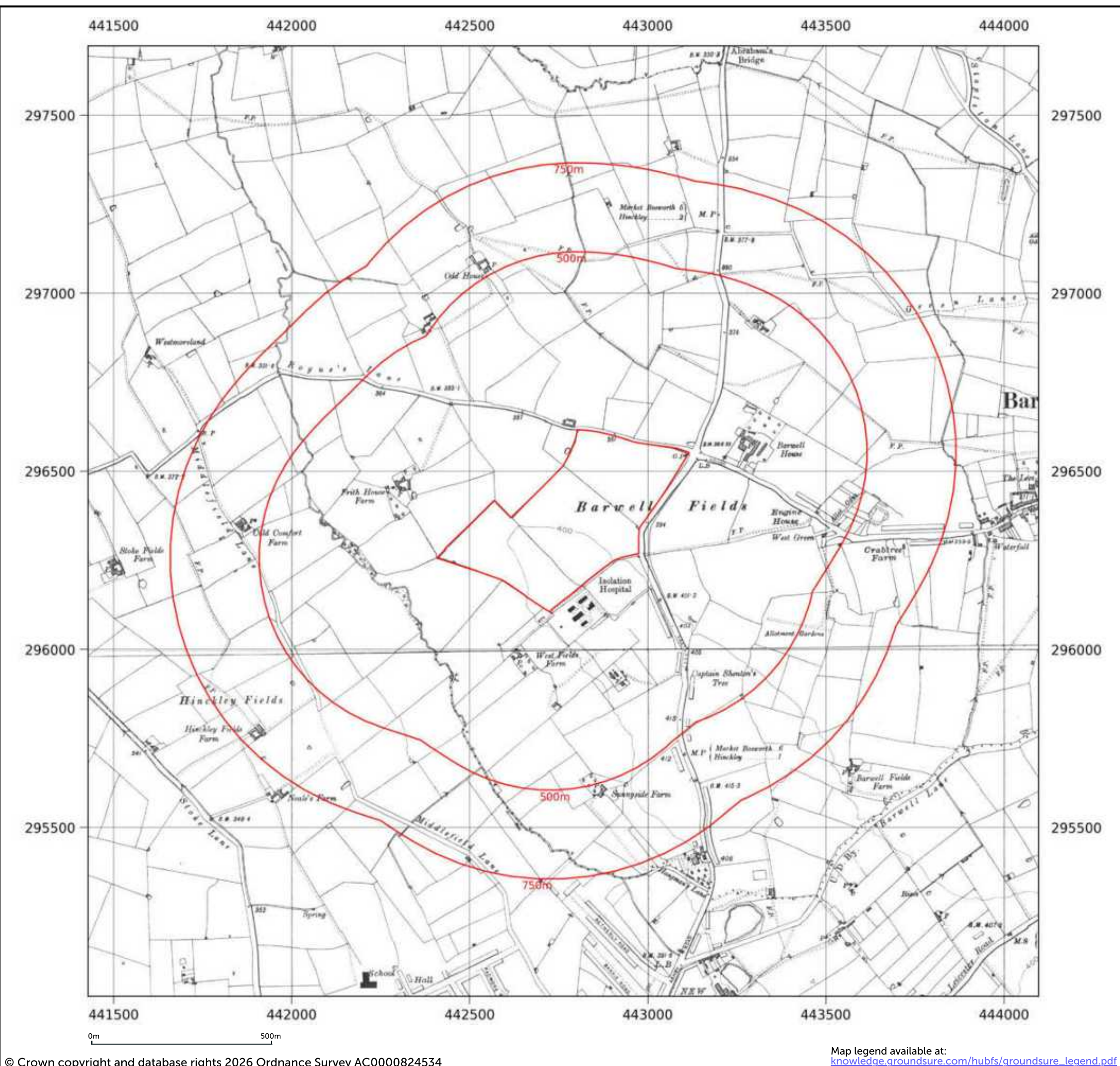
Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560



Date: 1938
Surveyed: 1886
Revised: 1938

Date: 1938
Surveyed: 1886
Revised: 1938

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



Site details:

P24-725 Hinckley Ashby Road

Client ref:

P24-725 / RLL 26-08-80

Report ref:

GS-LS2-RPV-NZU-G6T

Grid ref:

442784.94, 296365.31

Production date:

25 August 2026

Map name:

Provisional

Map date:

1967

Scale:

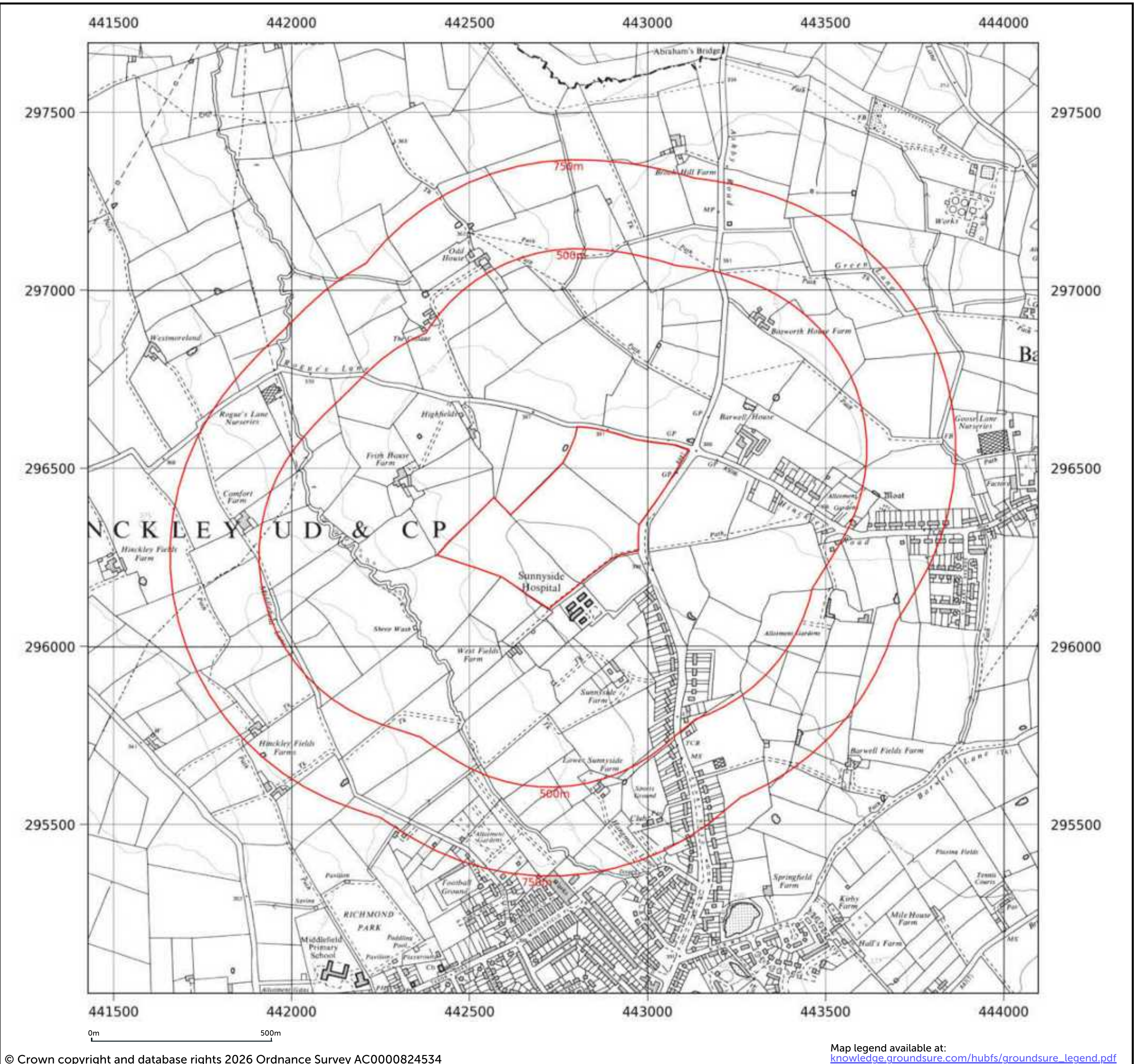
1:10,560

Printed at:

1:10,560

Date: 1967
Surveyed: 1967
Revised: 1967

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



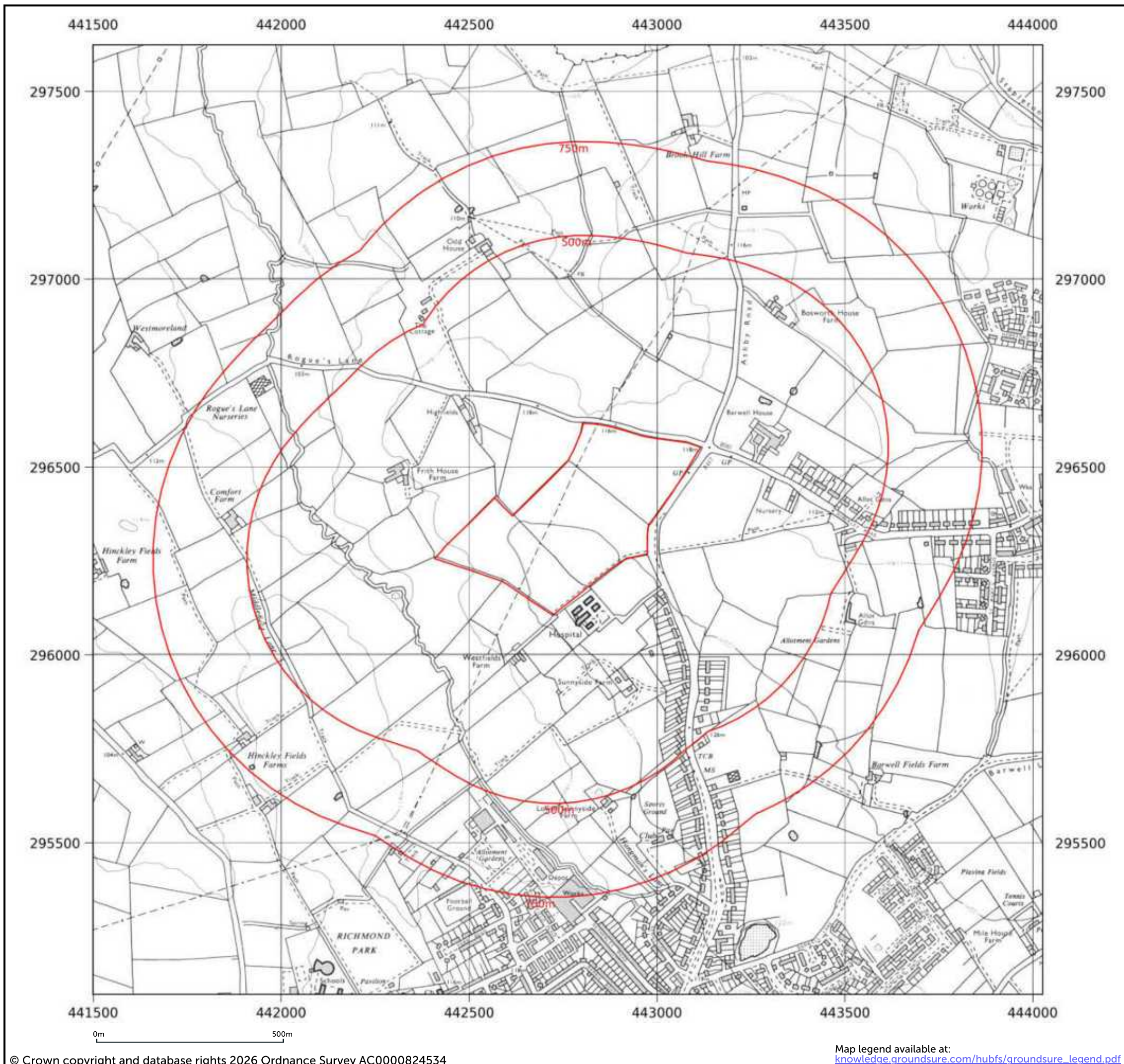
Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: National Grid
Map date: 1980
Scale: 1:10,000
Printed at: 1:10,000



Date: 1980
 Surveyed: 1977
 Revised: 1979
 Copyright: 1980
 Levelled: 1965

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



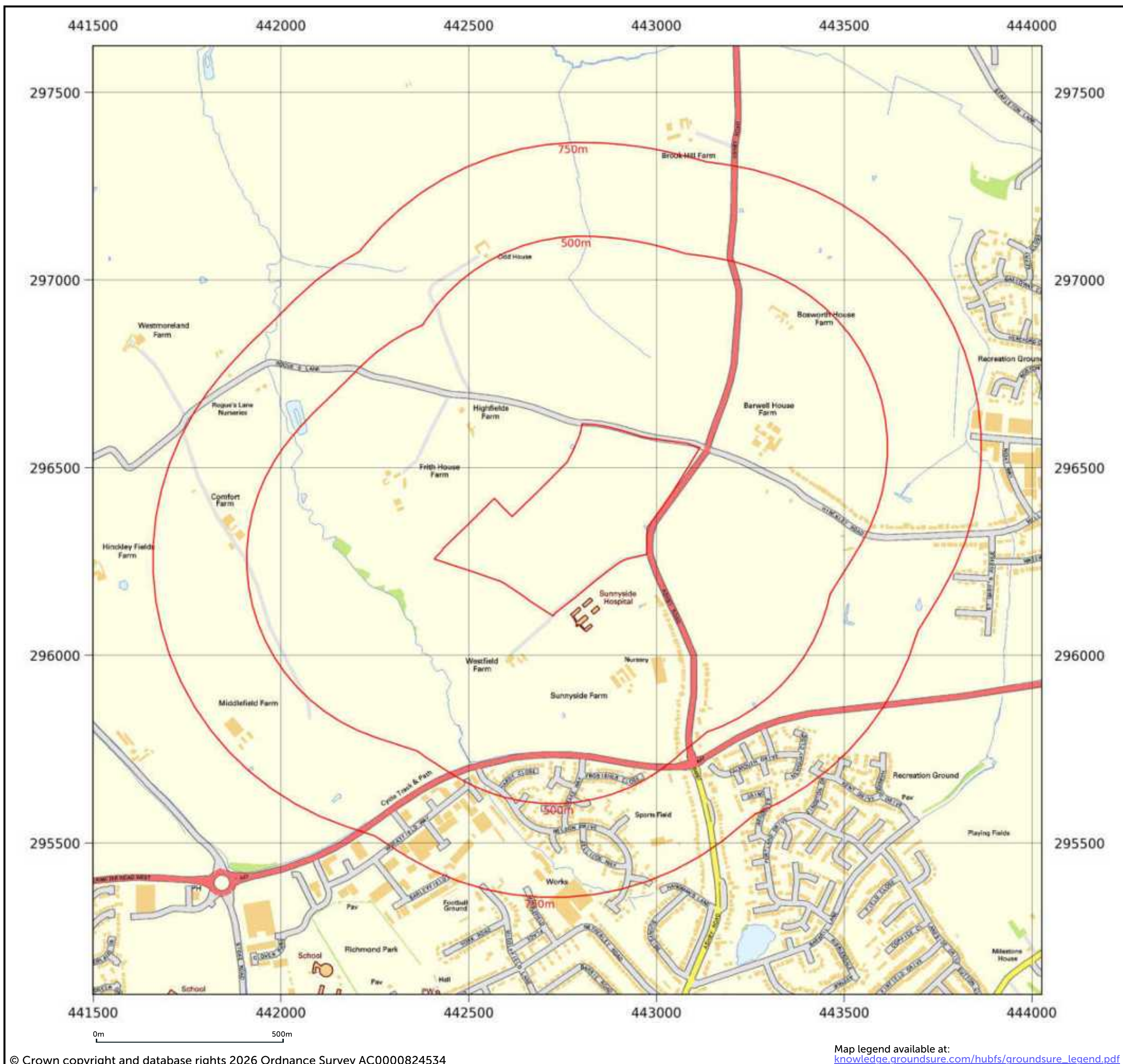
Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: National Grid
Map date: 2001
Scale: 1:10,000
Printed at: 1:10,000



Date: 2001

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



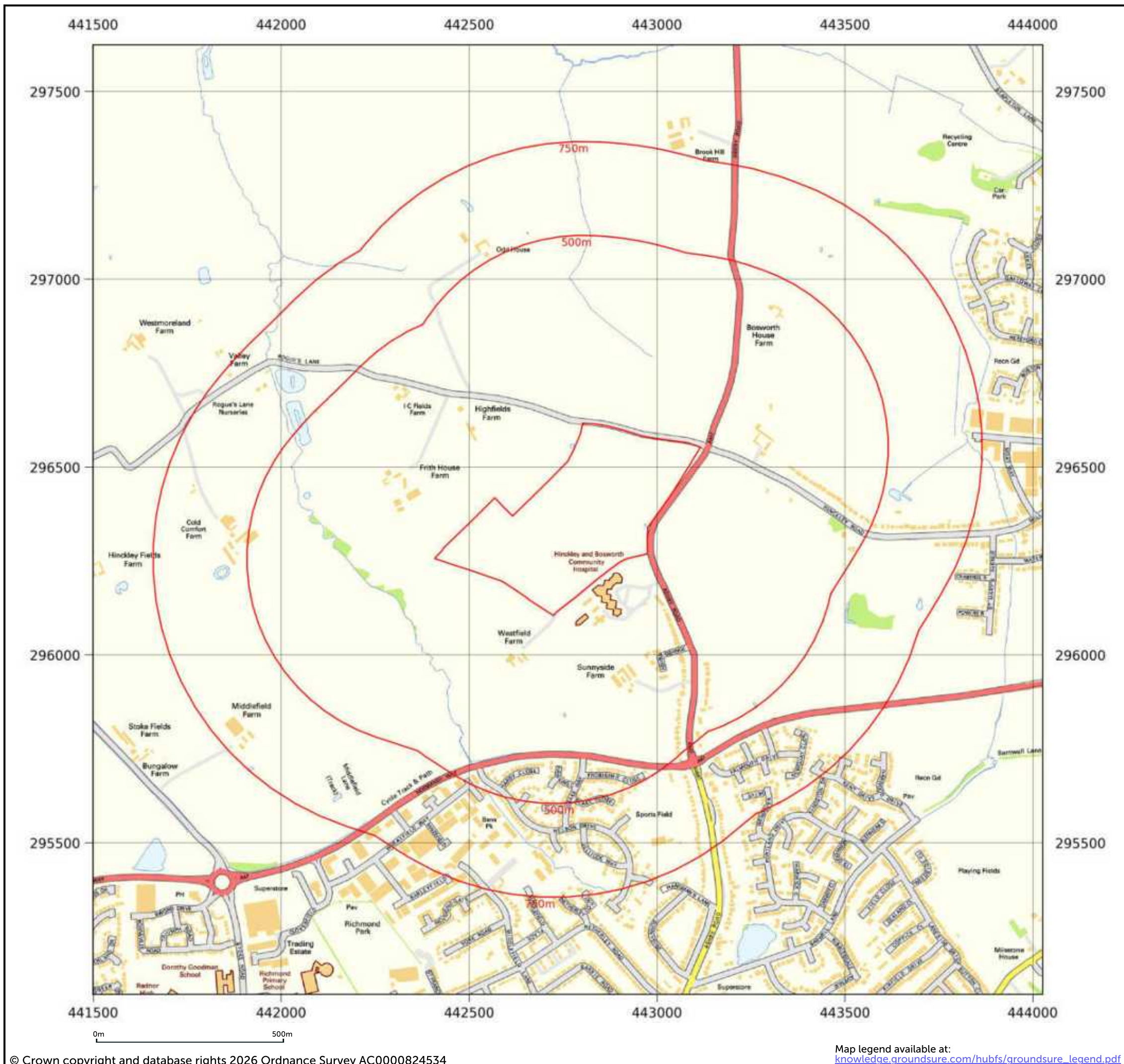
Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: National Grid
Map date: 2010
Scale: 1:10,000
Printed at: 1:10,000



Date: 2010

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



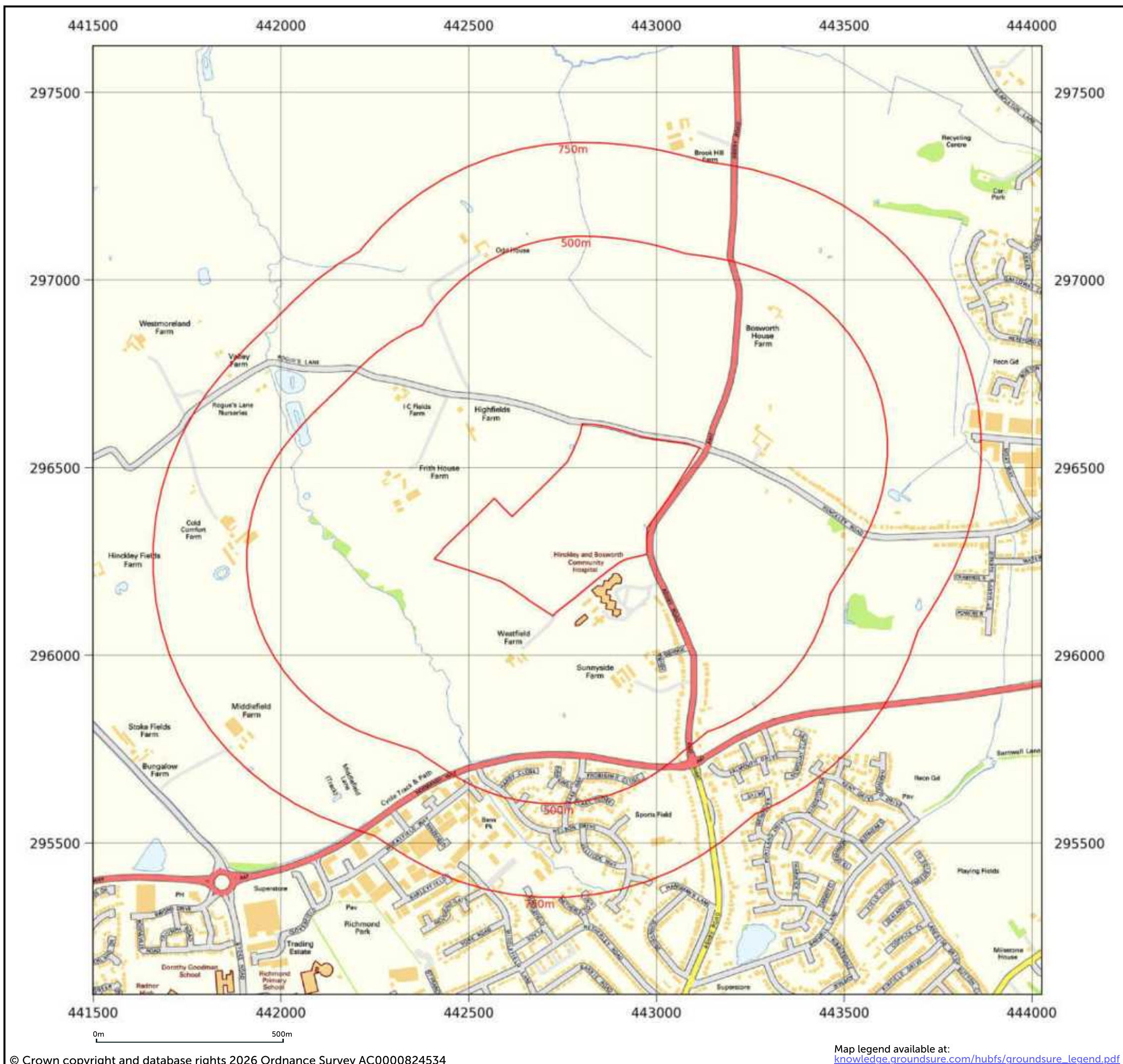
Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: National Grid
Map date: 2015
Scale: 1:10,000
Printed at: 1:10,000



Date: 2015

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

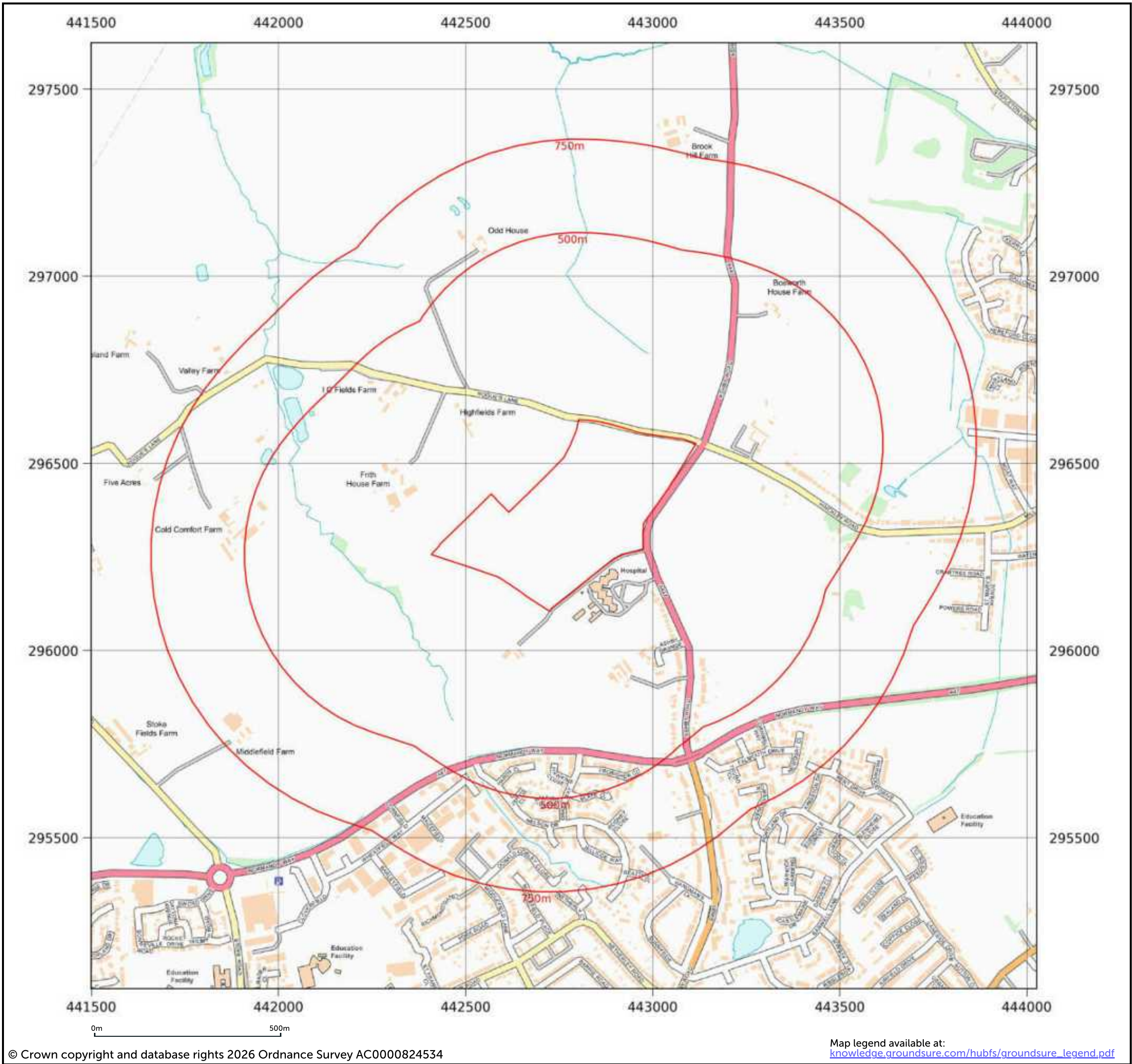


Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000



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

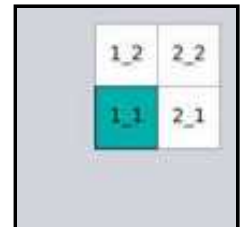
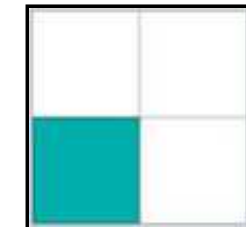


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

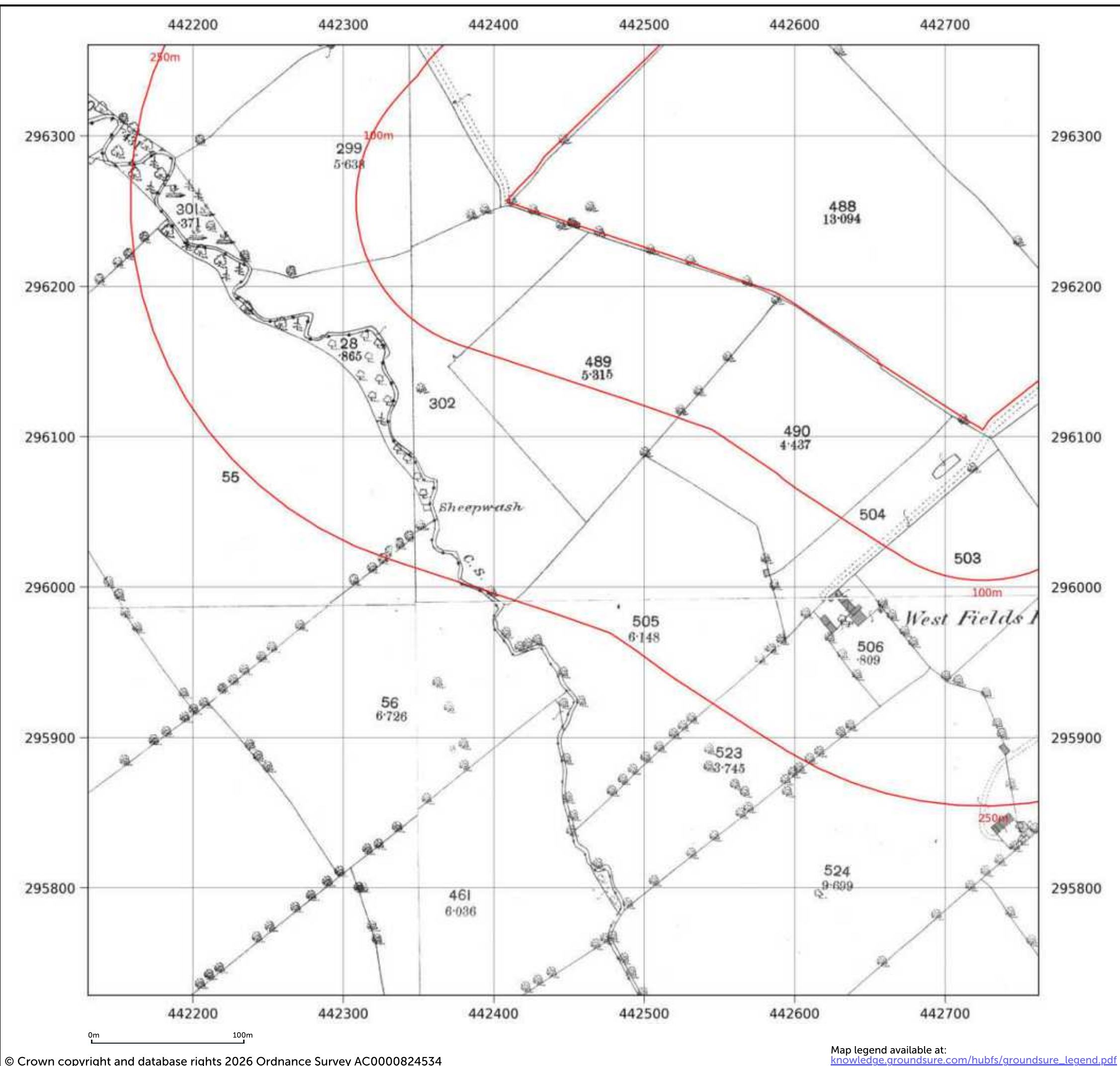
Map name: County Series
Map date: 1888-1889
Scale: 1:2,500
Printed at: 1:2,500



Date: 1888 Surveyed: 1888 Revised: 1888	Date: 1888 Surveyed: 1888 Revised: 1888
Date: 1888 Surveyed: 1888 Revised: 1888	Date: 1889 Surveyed: 1889 Revised: 1889



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

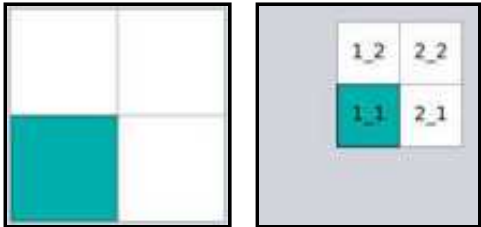


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

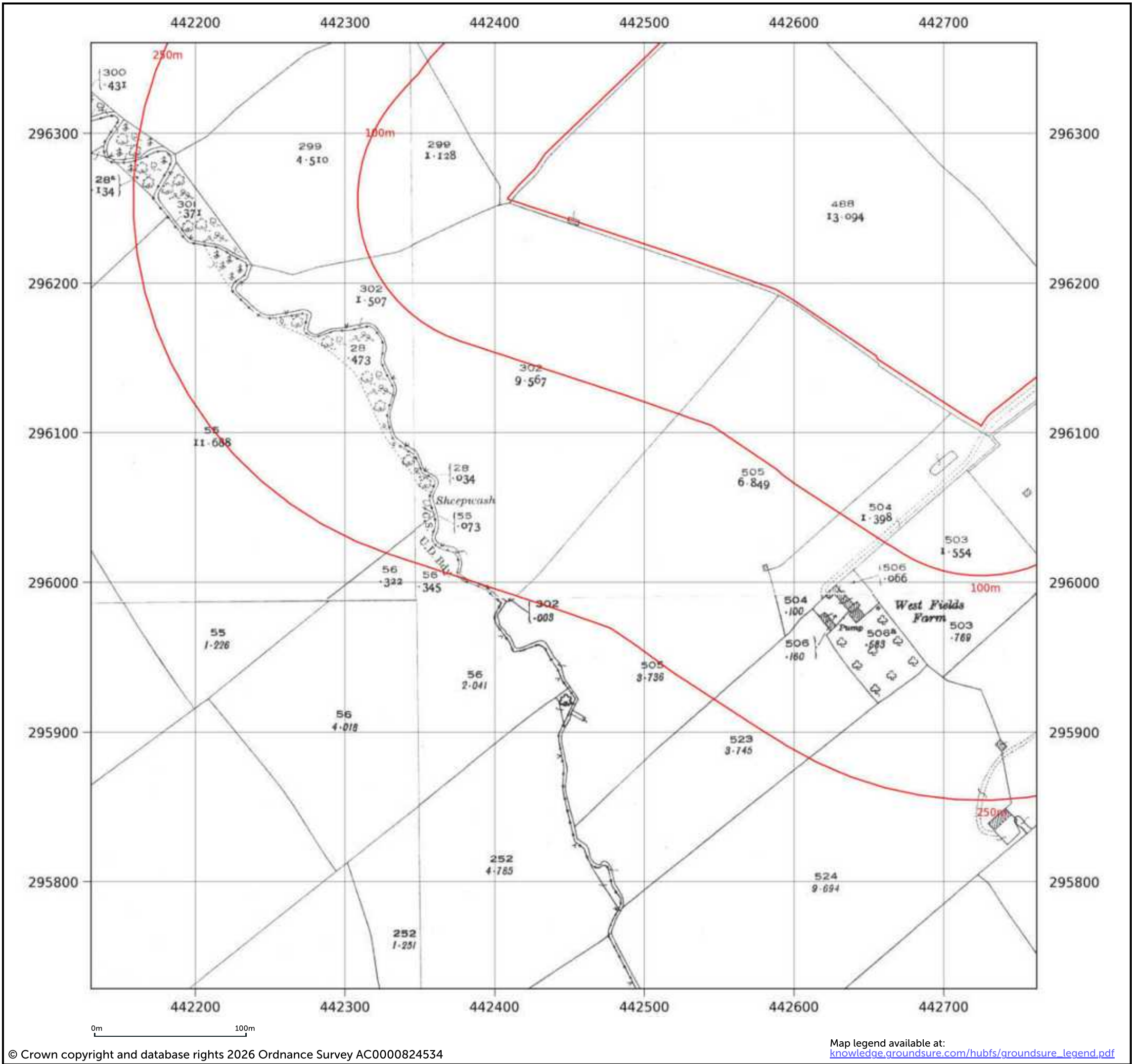
Map name: County Series
Map date: 1924-1929
Scale: 1:2,500
Printed at: 1:2,500



Date: 1929 Surveyed: 1929 Revised: 1929	Date: 1929 Surveyed: 1929 Revised: 1929
Date: 1924 Surveyed: 1924 Revised: 1924	Date: 1924 Surveyed: 1924 Revised: 1924



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



Site details:

P24-725 Hinckley Ashby Road

Client ref:

P24-725 / RLL 26-08-80

Report ref:

GS-LS2-RPV-NZU-G6T

Grid ref:

442784.94, 296365.31

Production date:

25 August 2026

Map name:

National Grid

Map date:

1964

Scale:

1:2,500

Printed at:

1:2,500

Date: 1964

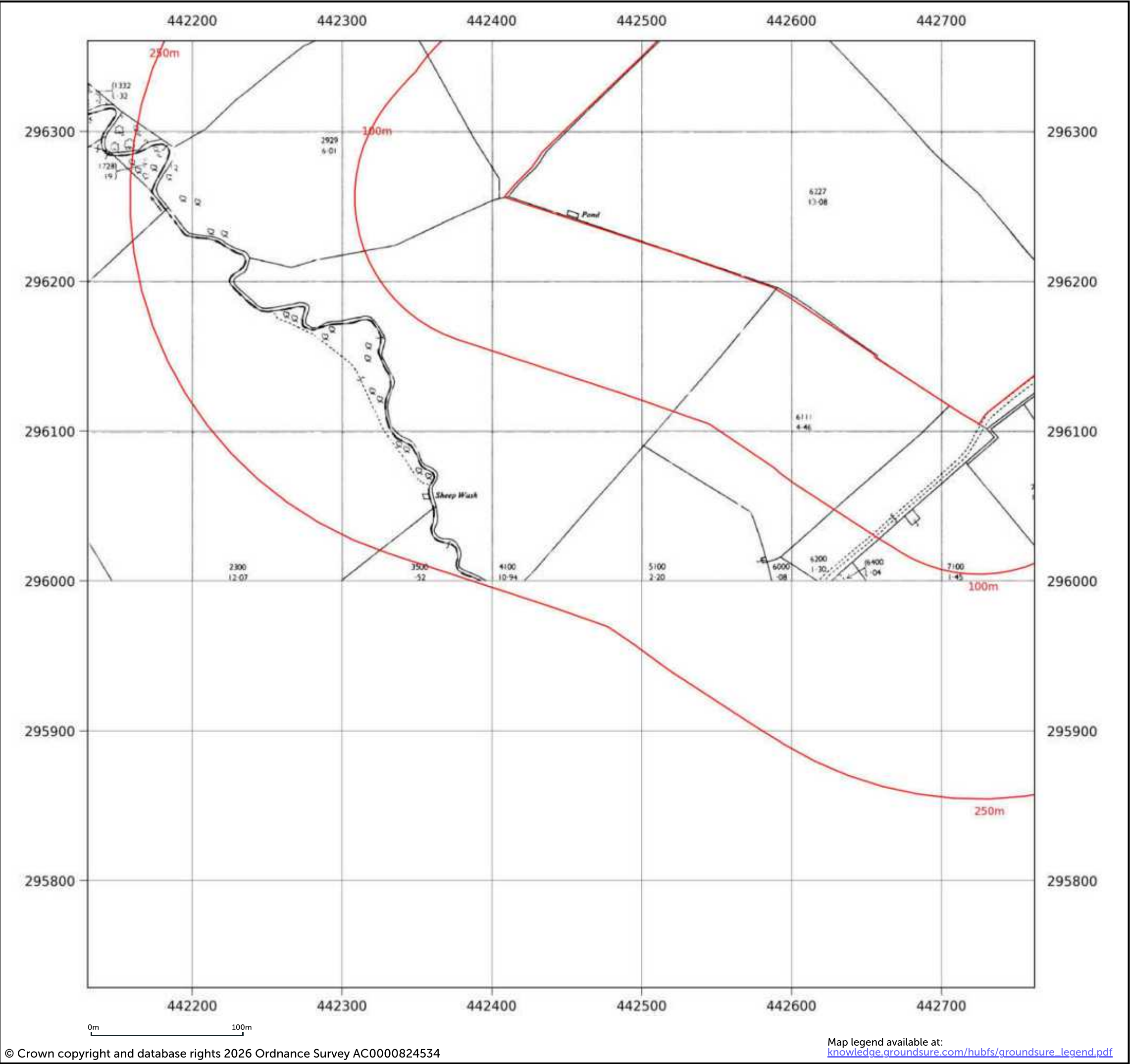
1_2

2_2

1_1

2_1

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



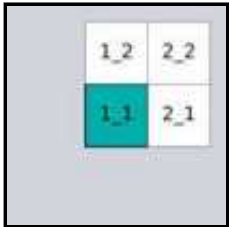
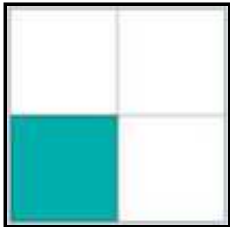
Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: National Grid
Map date: 1964-1965
Scale: 1:2,500
Printed at: 1:2,500

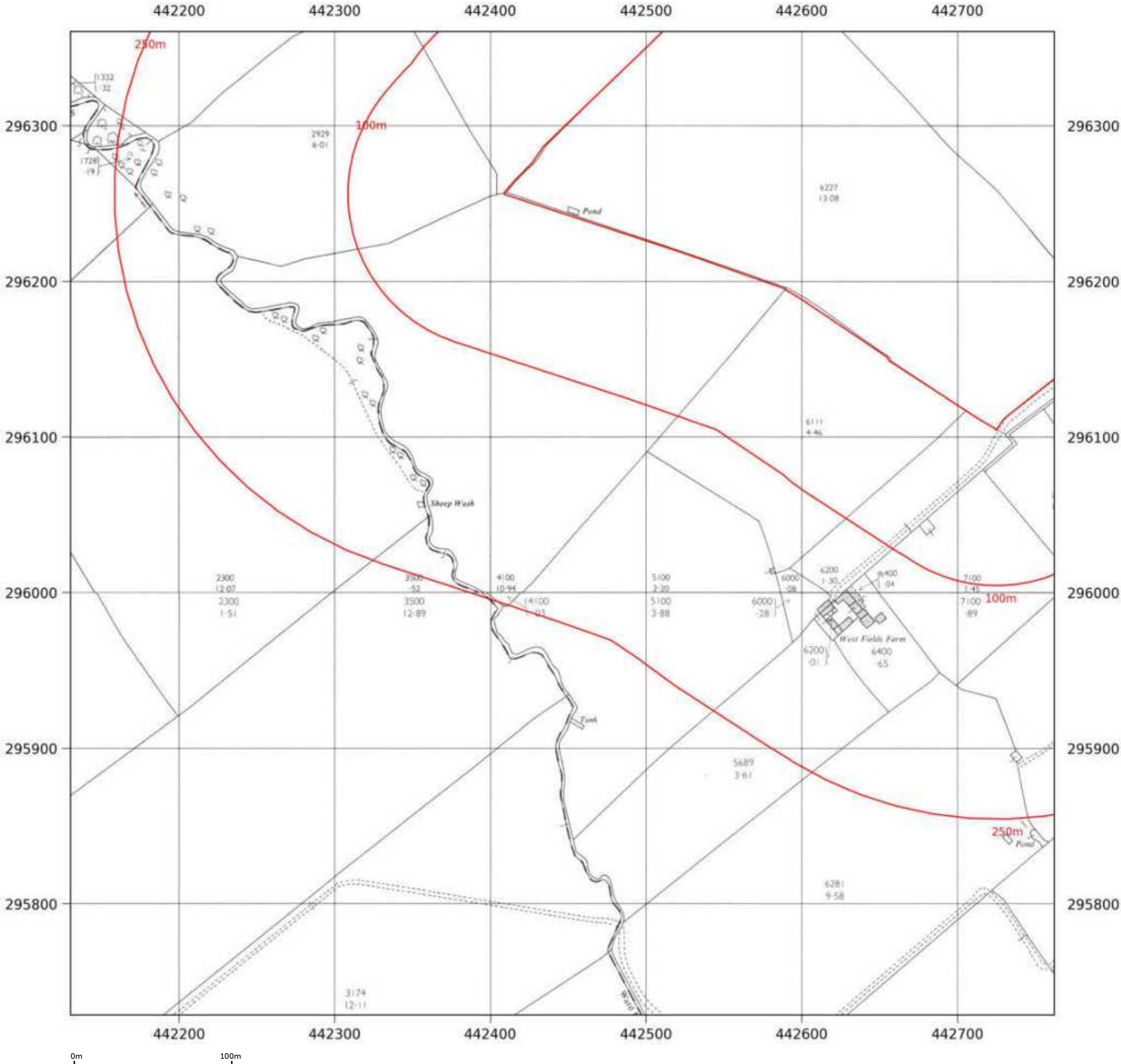


Date: 1964
Surveyed: 1962
Revised: 1962
Copyright: 1964
Levelled: 1927

Date: 1965
Surveyed: 1964
Revised: 1964
Edition: 1965
Copyright: 1965
Levelled: 1963



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

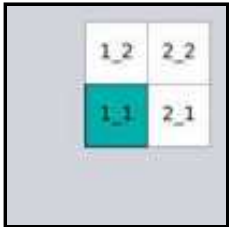
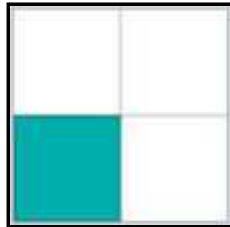


Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

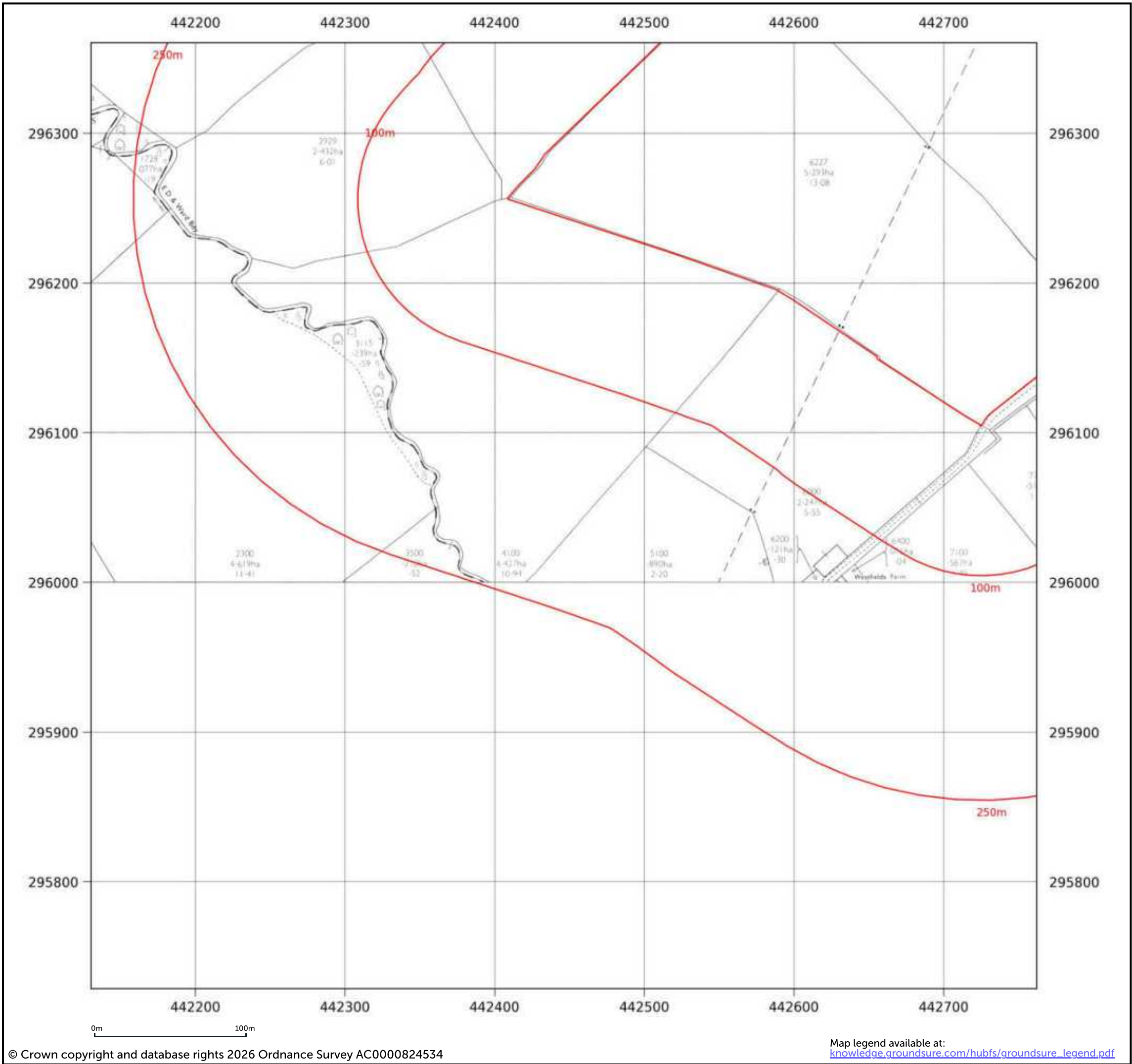
Map name:	National Grid
Map date:	1978
Scale:	1:2,500
Printed at:	1:2,500



Date: 1978
Surveyed: 1977
Revised: 1977
Copyright: 1978
Levelled: 1964



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

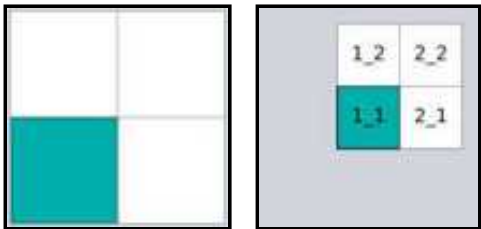


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

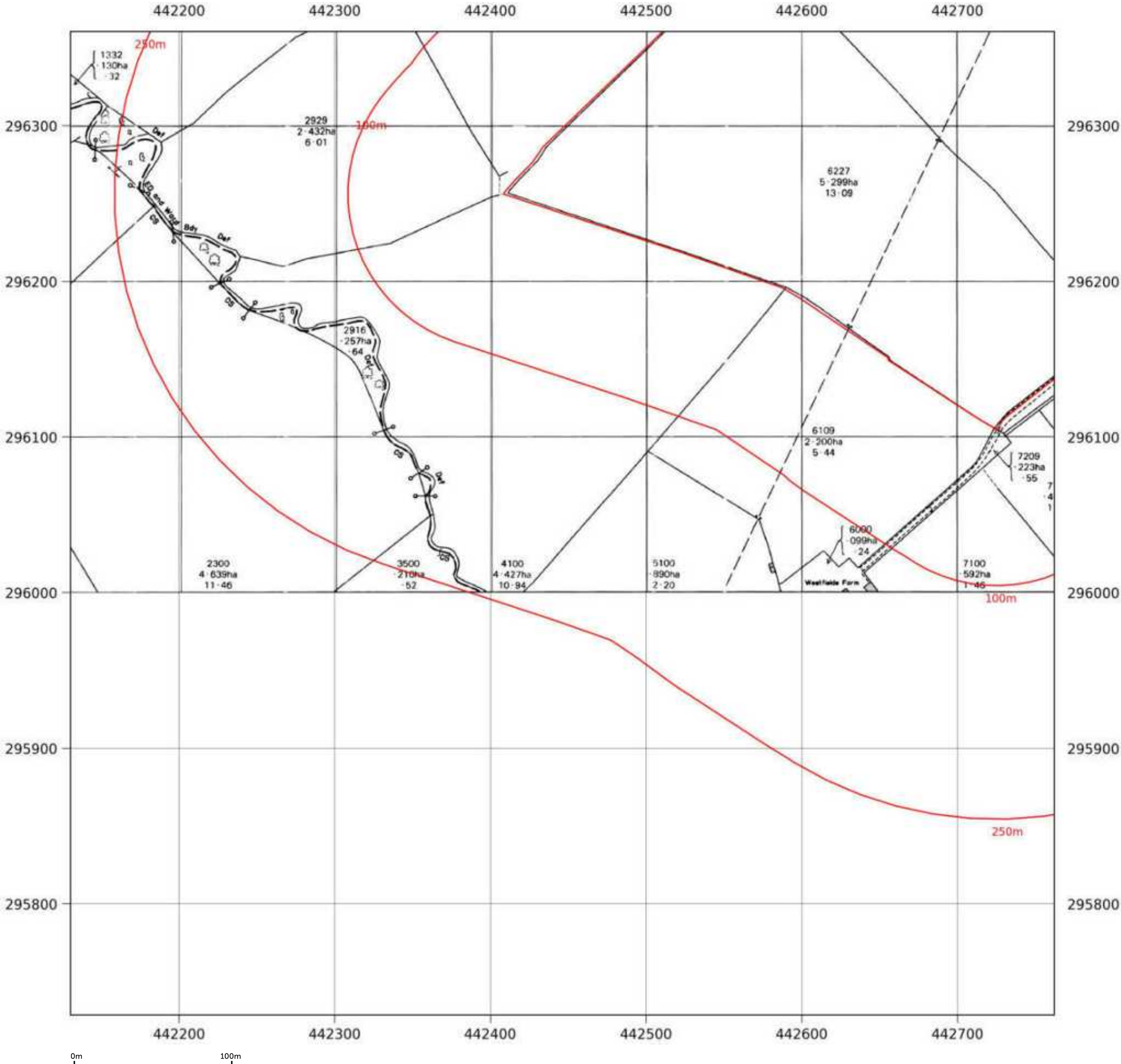
Map name: National Grid
Map date: 1989
Scale: 1:2,500
Printed at: 1:2,500



Date: 1989



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





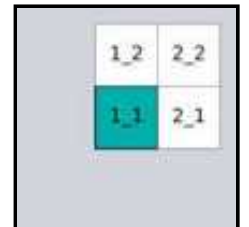
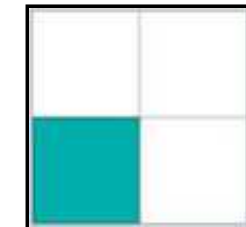
Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

Map name:	National Grid
Map date:	1989-1990
Scale:	1:2,500
Printed at:	1:2,500

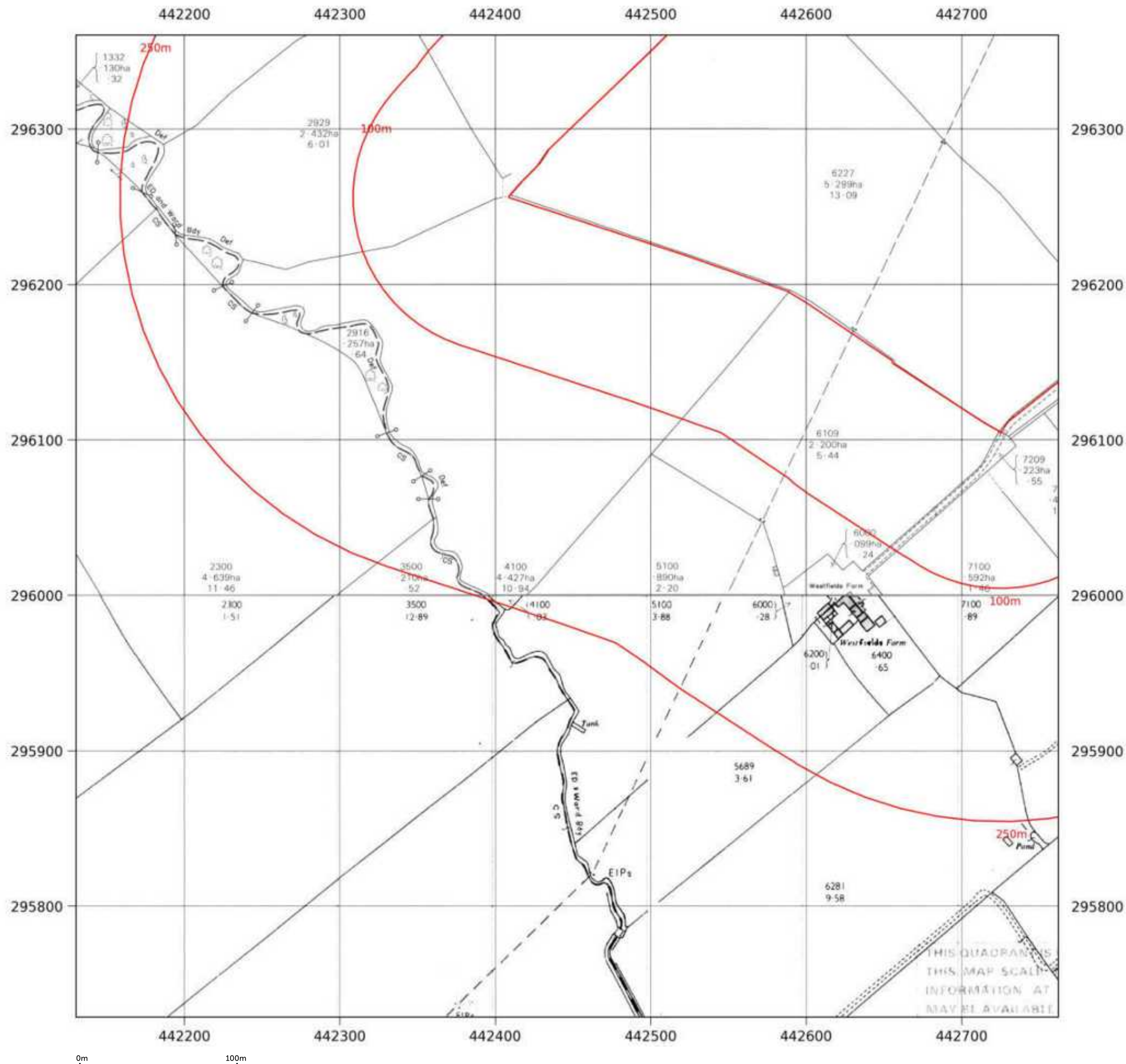


Date: 1989
Surveyed: 1987
Revised: 1987
Copyright: 1989
Levelled: 1963

Date: 1990
 Surveyed: 1963
 Revised: 1990
 Copyright: 1990
 Levelled: 1963



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



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

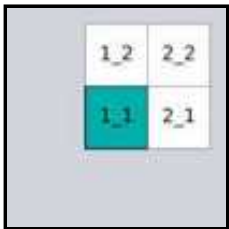
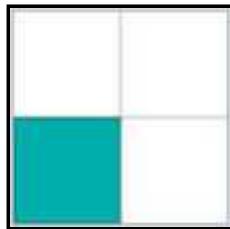


Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

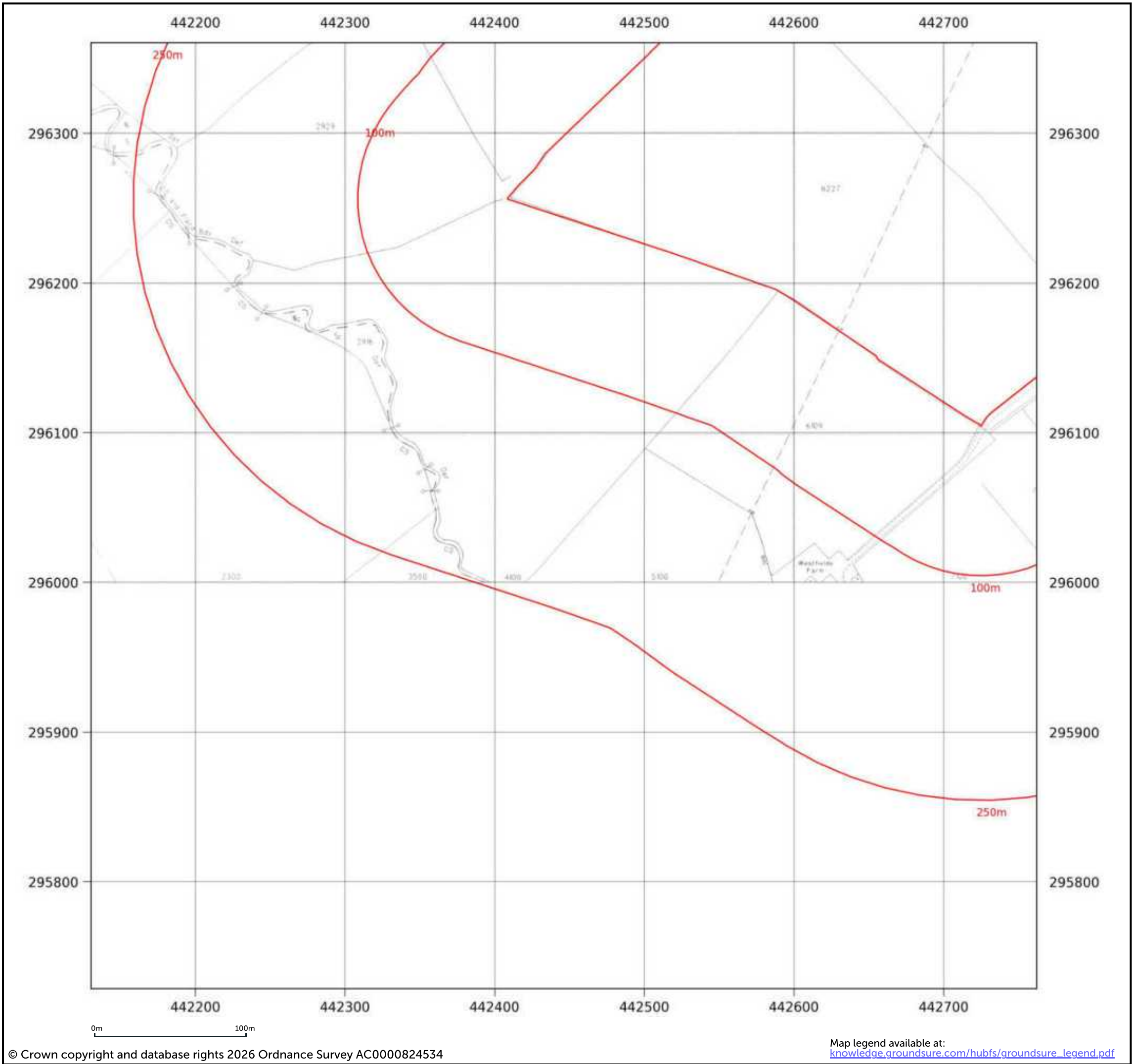
Map name:	National Grid
Map date:	1993
Scale:	1:2,500
Printed at:	1:2,500



Date: 1993
Surveyed: 1993
Revised: 1993



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

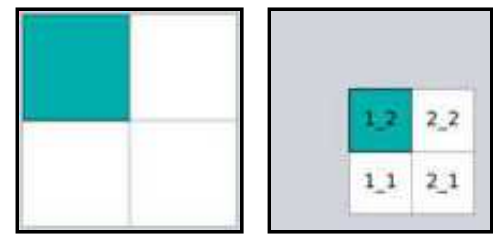


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

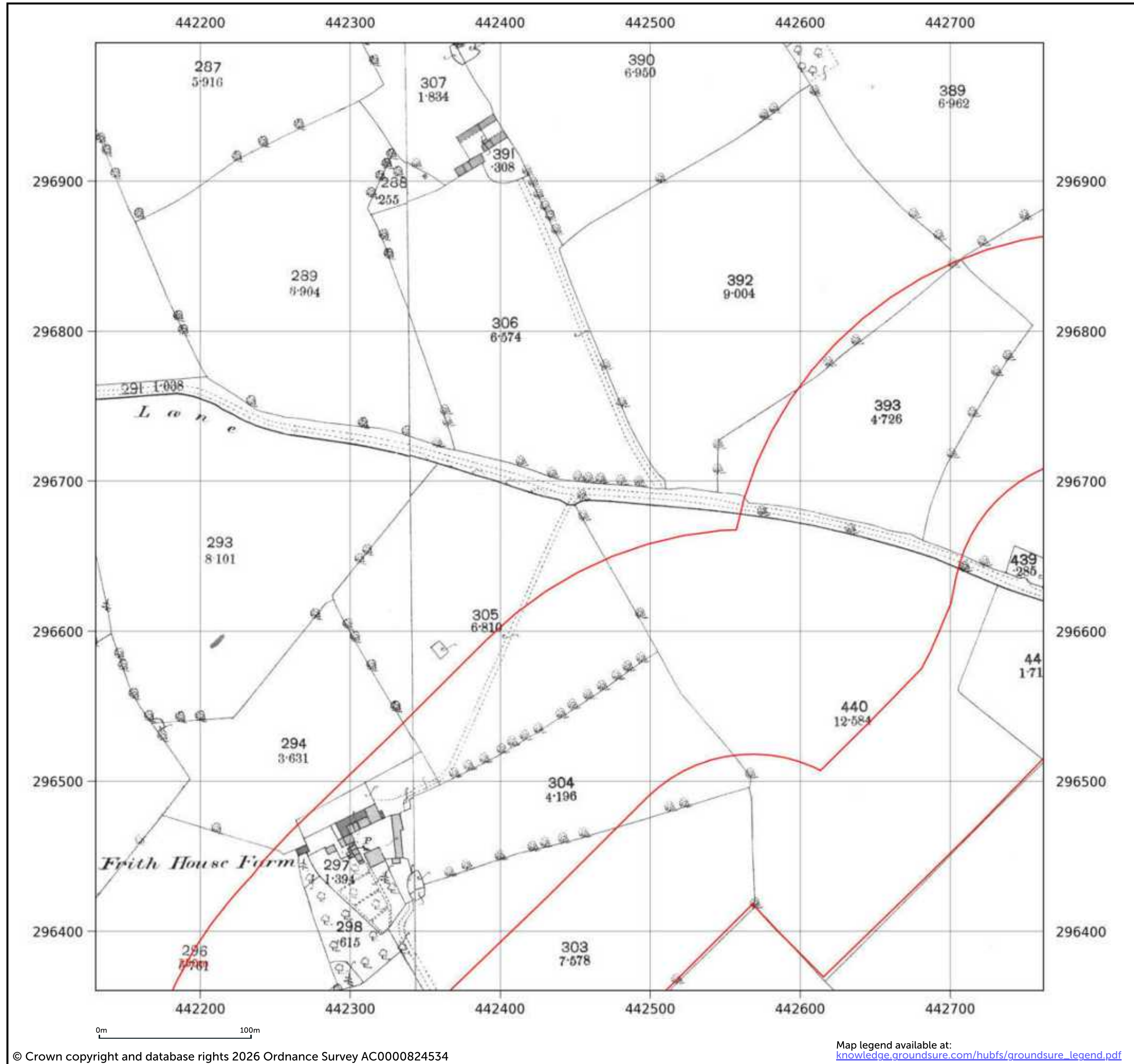
Map name: County Series
Map date: 1888
Scale: 1:2,500
Printed at: 1:2,500



Date: 1888 Surveyed: 1888 Revised: 1888	Date: 1888 Surveyed: 1888 Revised: 1888
---	---



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

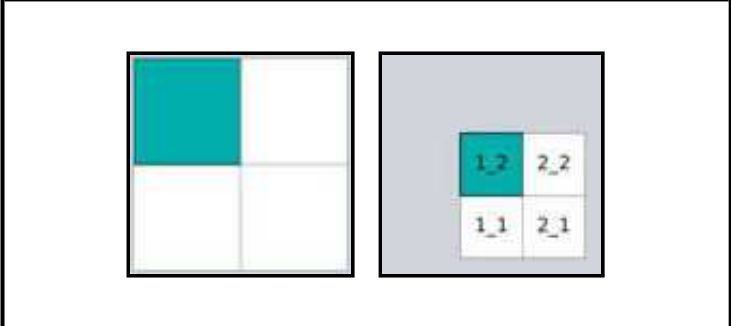


Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

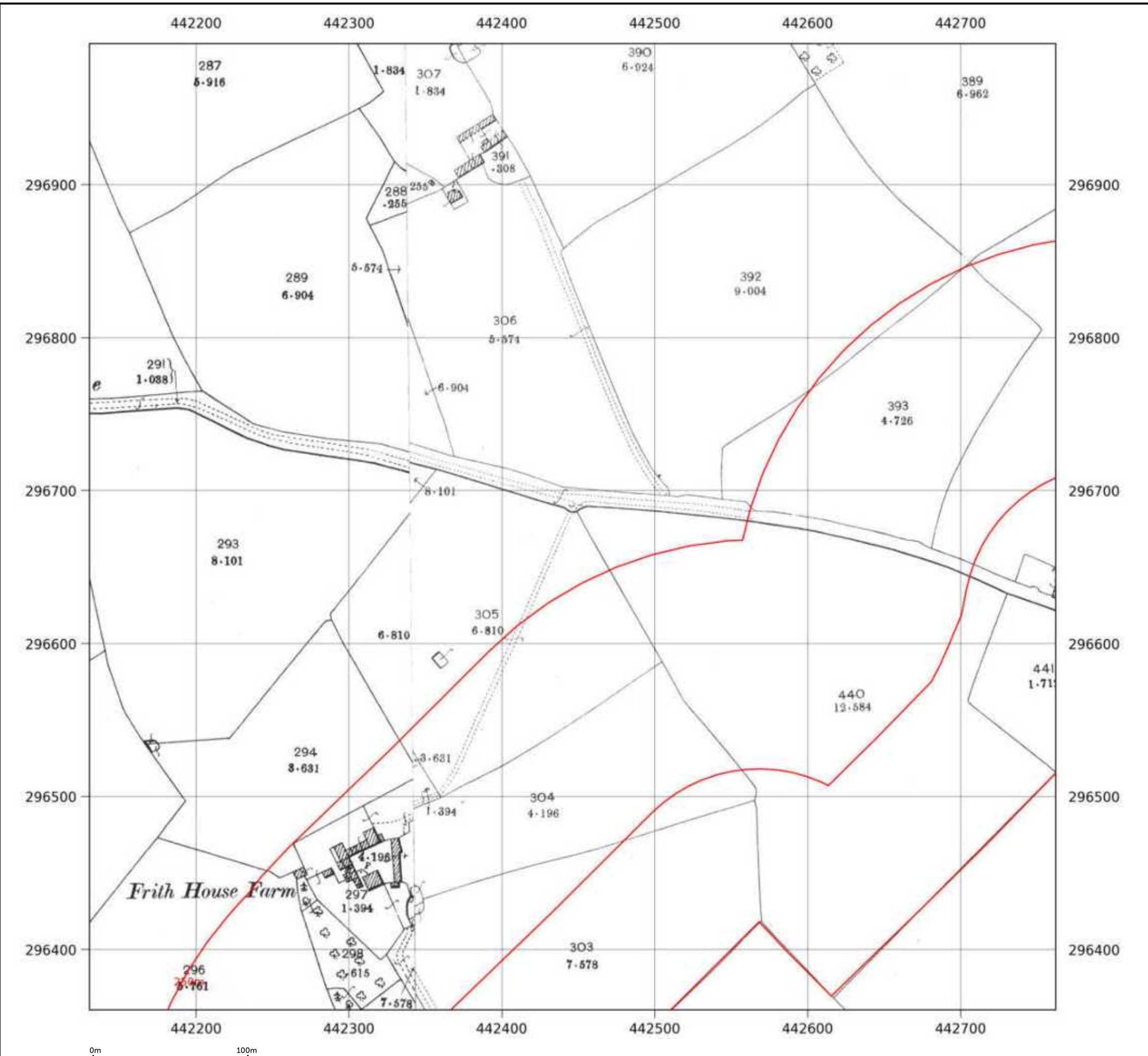
Map name:	County Series
Map date:	1903
Scale:	1:2,500
Printed at:	1:2,500



Date: 1903 Surveyed: 1903 Revised: 1903	Date: 1903 Surveyed: 1903 Revised: 1903
---	---



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

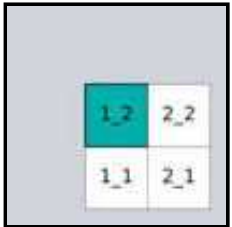
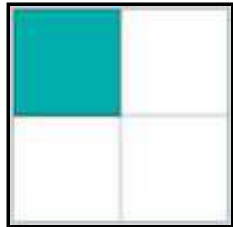


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

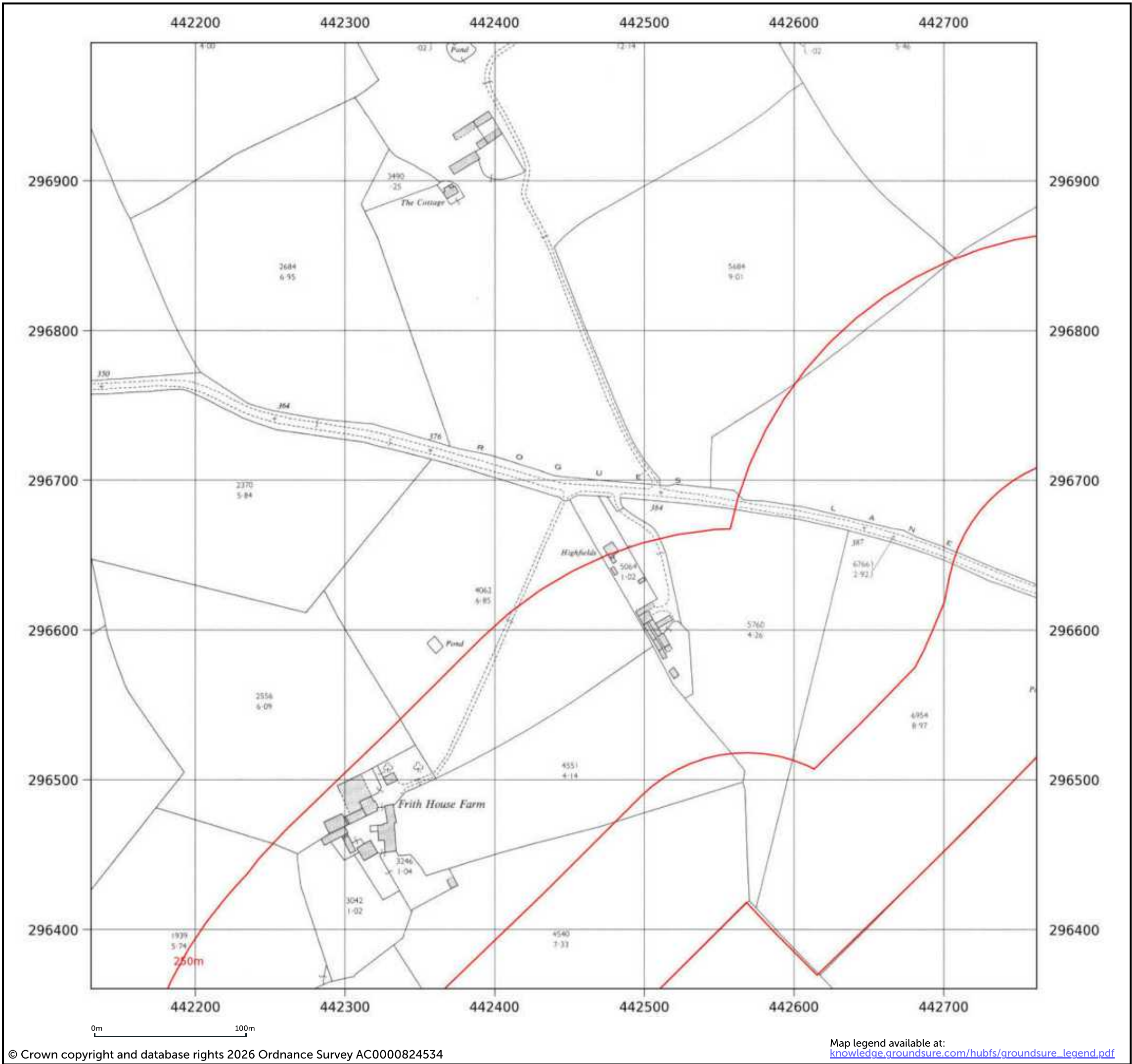
Map name: National Grid
Map date: 1964
Scale: 1:2,500
Printed at: 1:2,500



Date: 1964
Surveyed: 1962
Revised: 1962
Copyright: 1964
Levelled: 1927

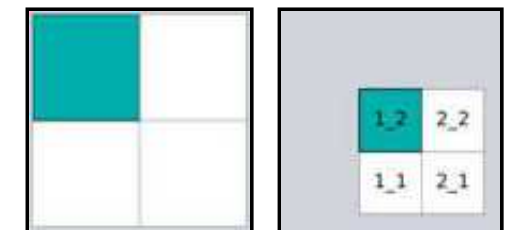


Contact us with any questions at:
info@groundsure.com
01273 257 755

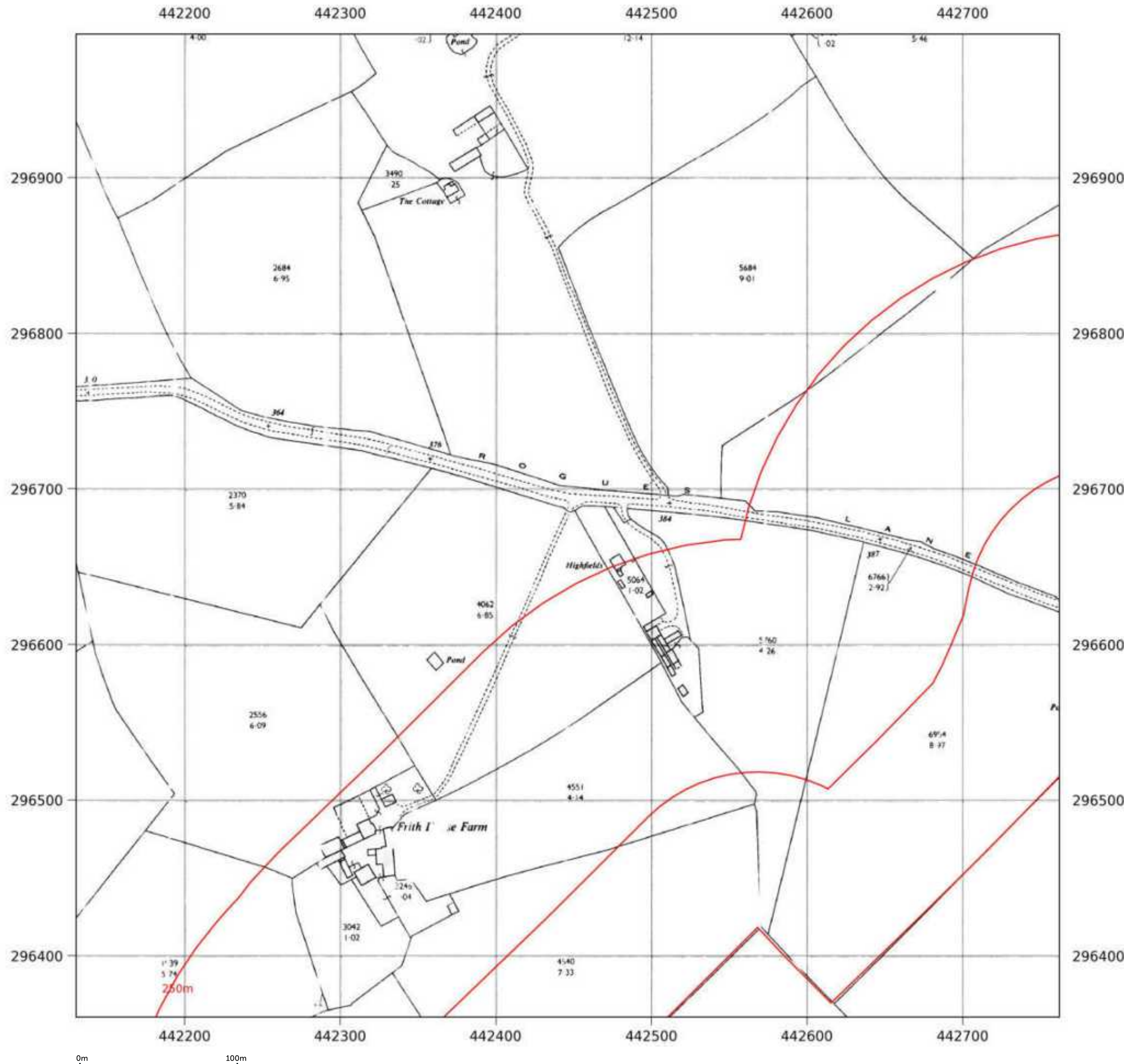


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: National Grid
Map date: 1964
Scale: 1:2,500
Printed at: 1:2,500



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

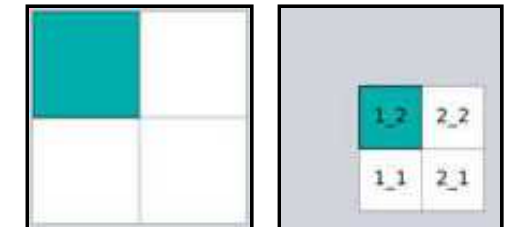


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

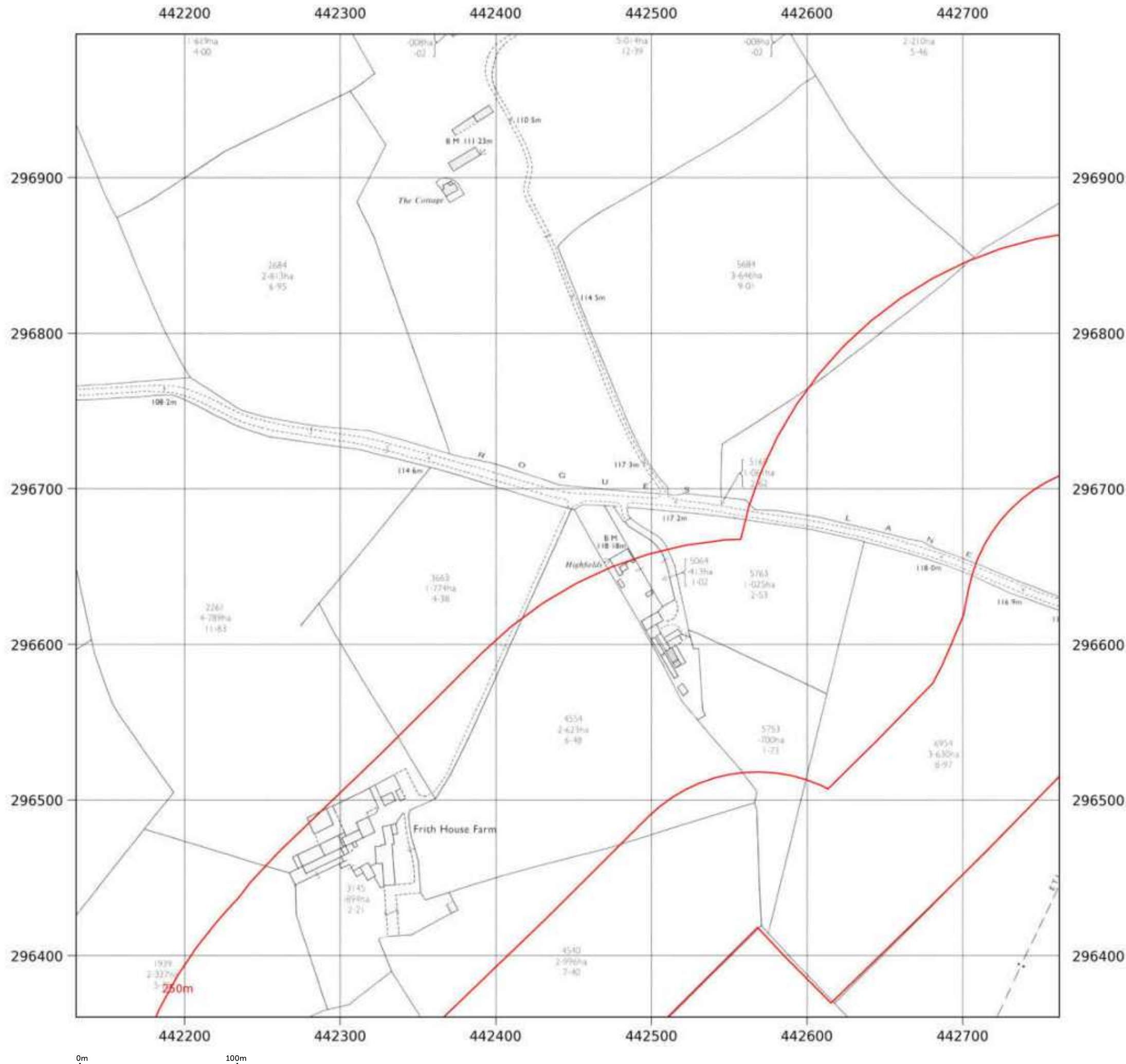
Map name: National Grid
Map date: 1978
Scale: 1:2,500
Printed at: 1:2,500

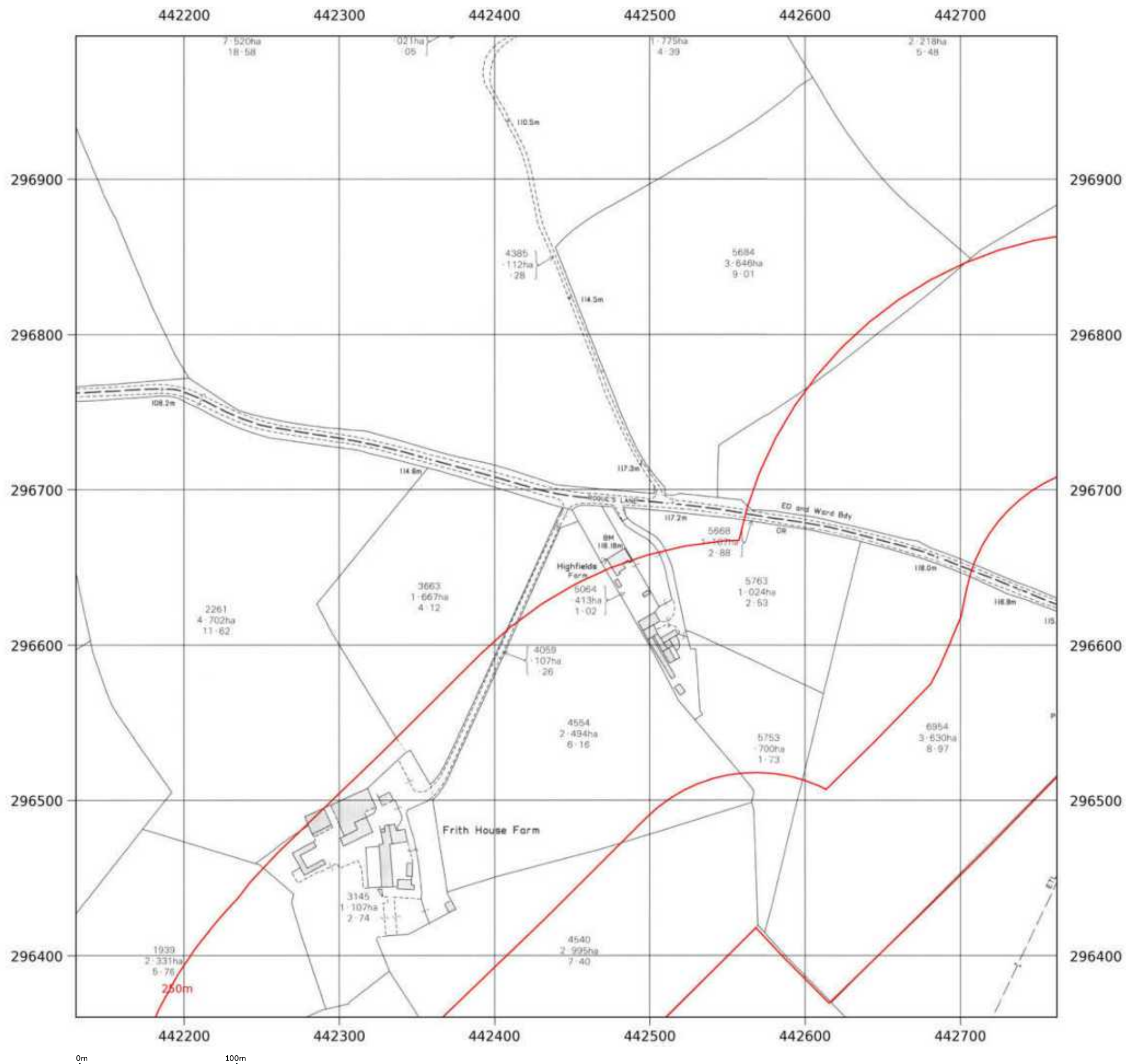


Date: 1978
 Surveyed: 1977
 Revised: 1977
 Copyright: 1978
 Levelled: 1964



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



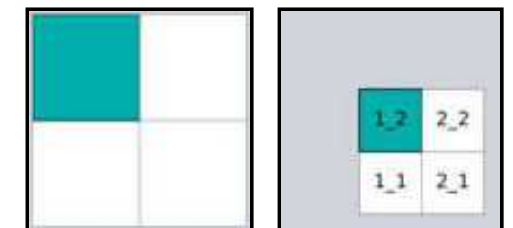


Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

Map name:	National Grid
Map date:	1989
Scale:	1:2,500
Printed at:	1:2,500



Date: 1989
 Surveyed: 1987
 Revised: 1987
 Copyright: 1989
 Levelled: 1963



Contact us with any questions at:

info@groundsire.com

01273 257 755

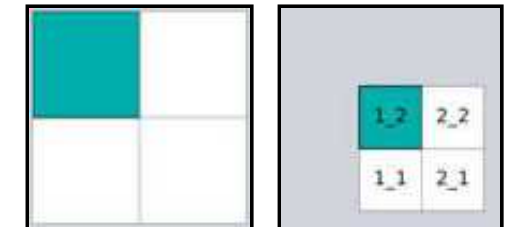


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

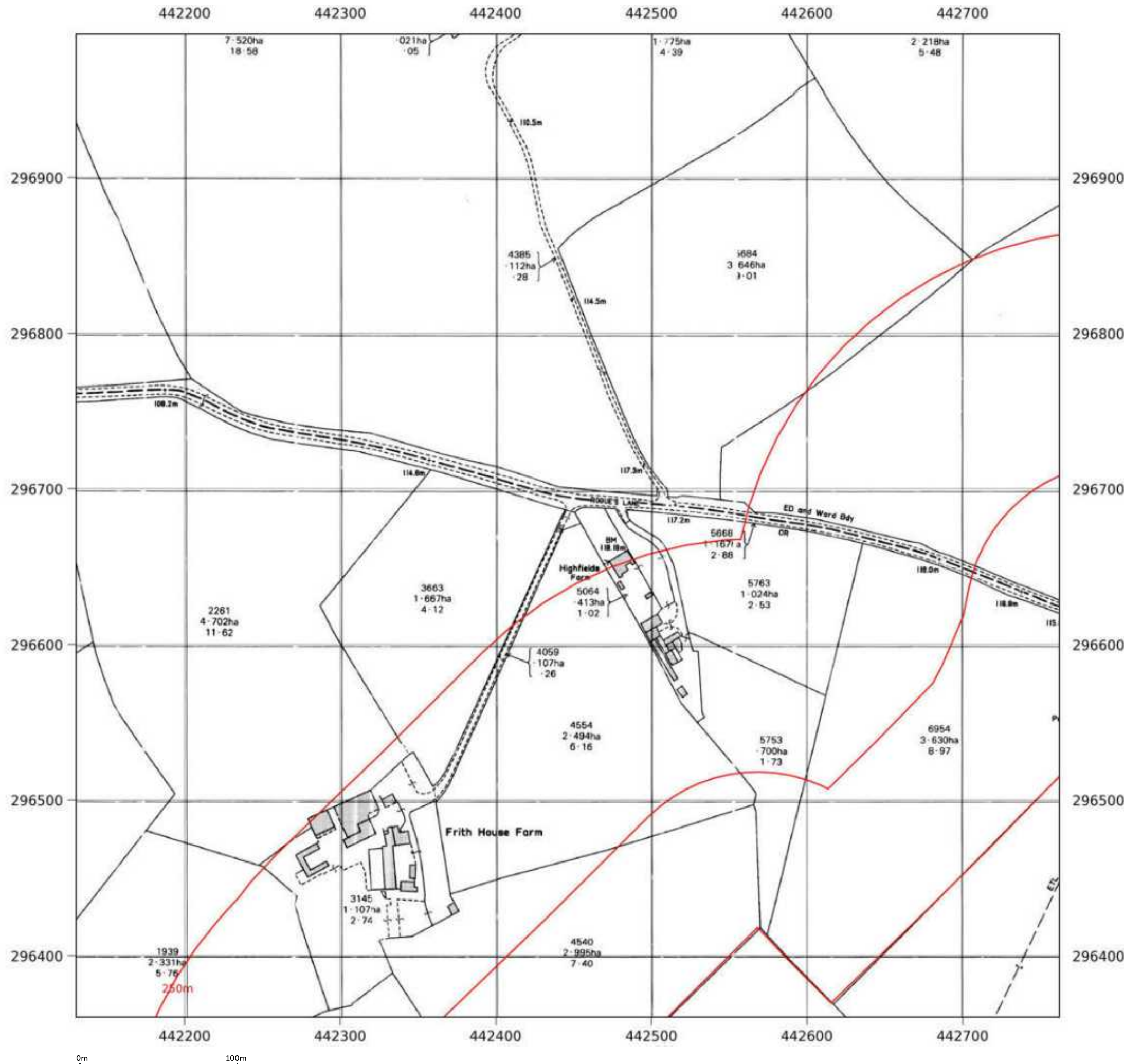
Map name: National Grid
Map date: 1989
Scale: 1:2,500
Printed at: 1:2,500



Date: 1989



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

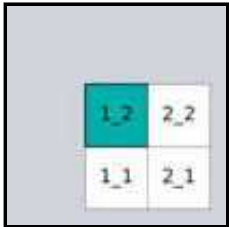
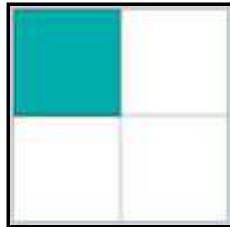


Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

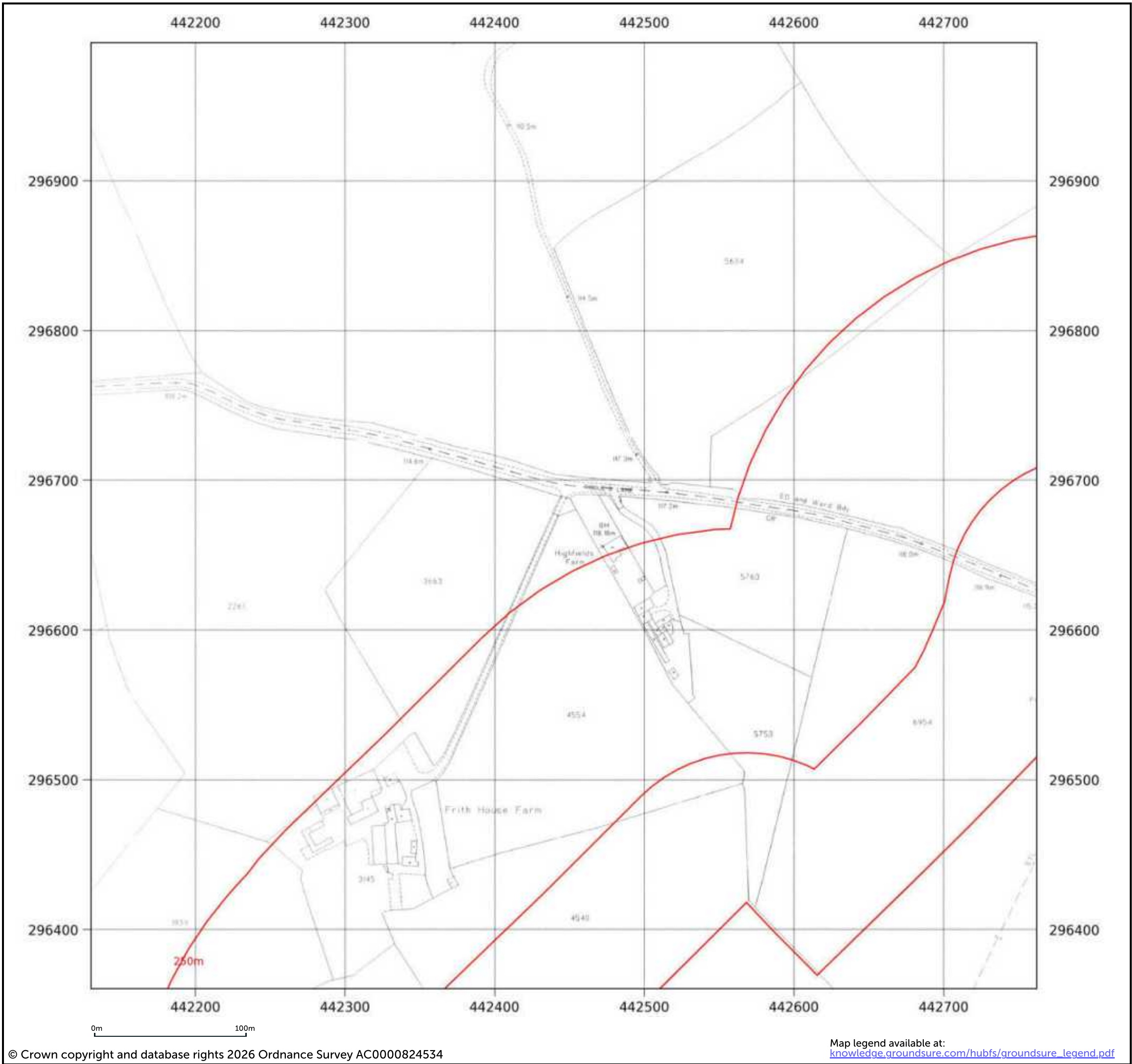
Map name:	National Grid
Map date:	1993
Scale:	1:2,500
Printed at:	1:2,500

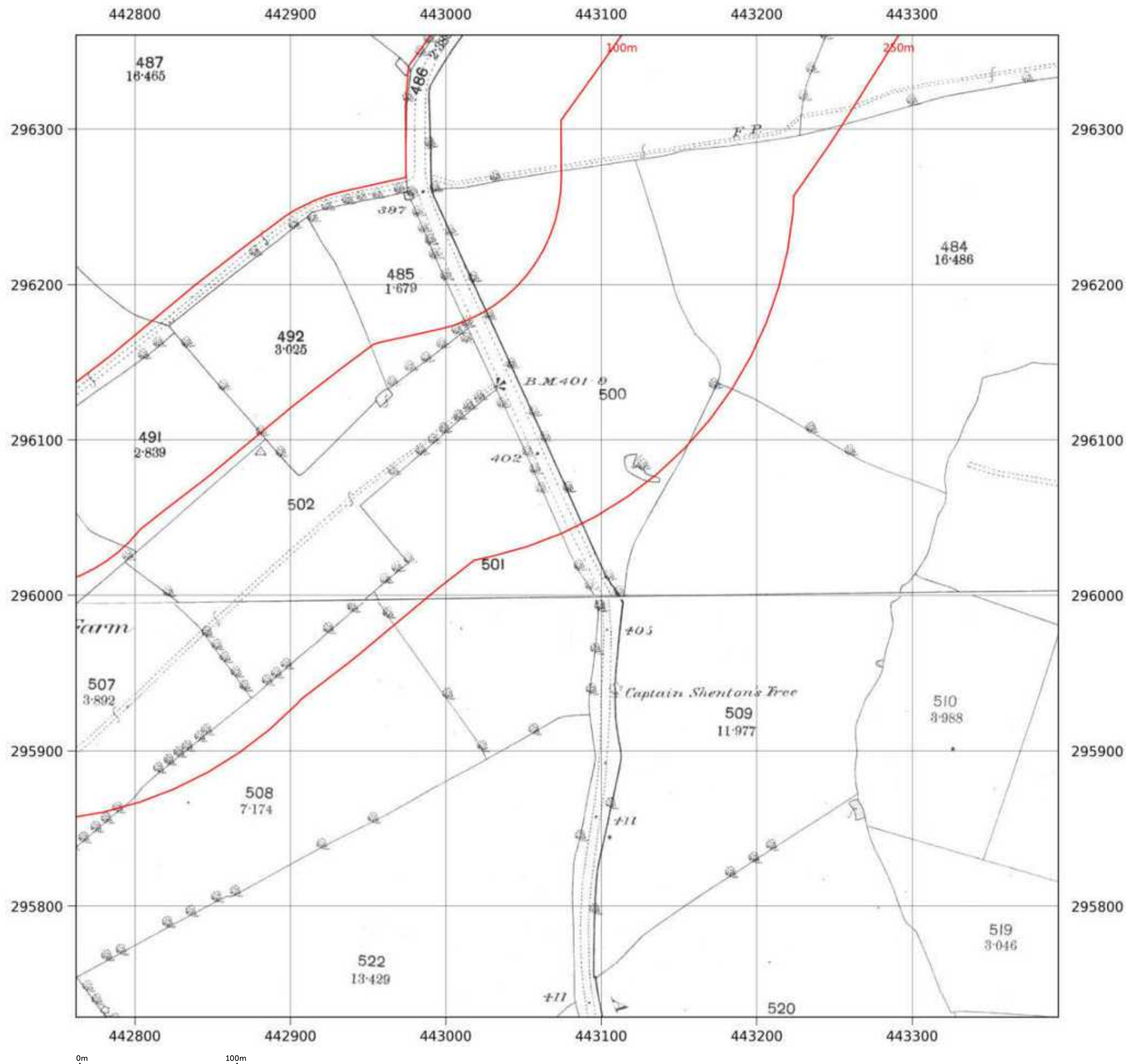


Date: 1993
Surveyed: 1993
Revised: 1993



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





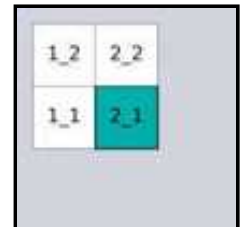
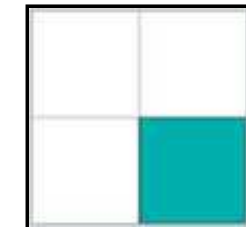
Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

Map name:	County Series
Map date:	1888-1889
Scale:	1:2,500
Printed at:	1:2,500



Date: 1888
Surveyed: 1888
Revised: 1888

Date: 1889
Surveyed: 1889
Revised: 1889



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



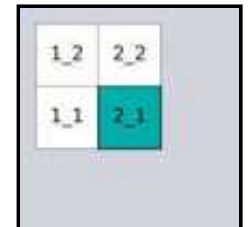
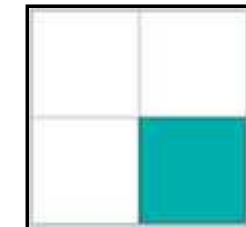
Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: County Series
Map date: 1903
Scale: 1:2,500
Printed at: 1:2,500

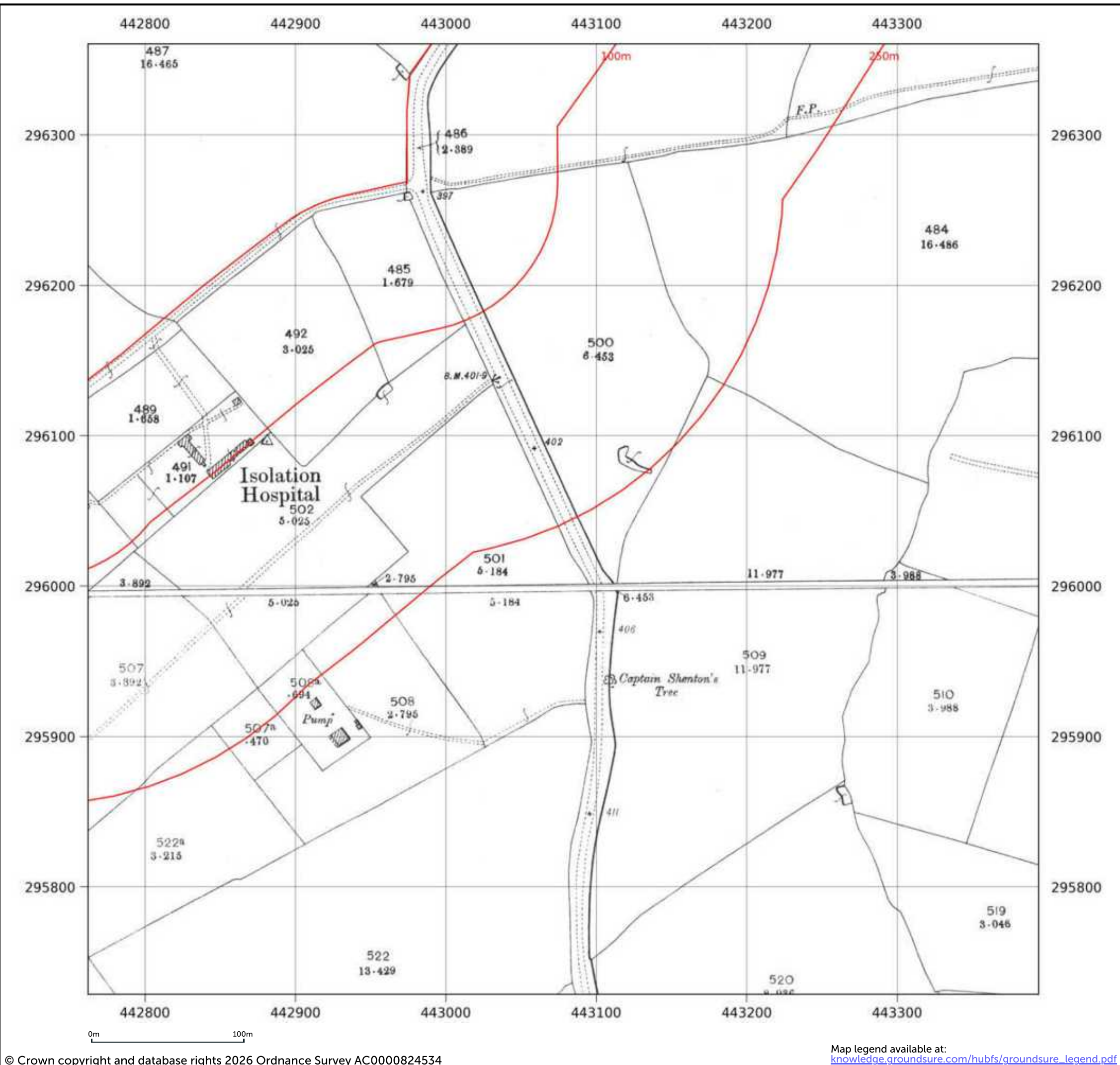


Date: 1903
 Surveyed: 1903
 Revised: 1903

Date: 1903
 Surveyed: 1903
 Revised: 1903



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



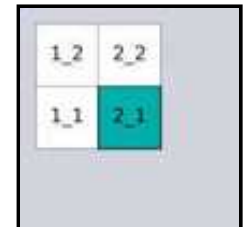
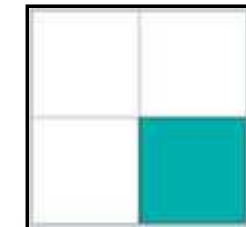
Site details: P24-725 Hinckley Ashby Road
 Client ref: P24-725 / RLL 26-08-80
 Report ref: GS-LS2-RPV-NZU-G6T
 Grid ref: 442784.94, 296365.31
 Production date: 25 August 2026

Map name: County Series
 Map date: 1924-1929
 Scale: 1:2,500
 Printed at: 1:2,500

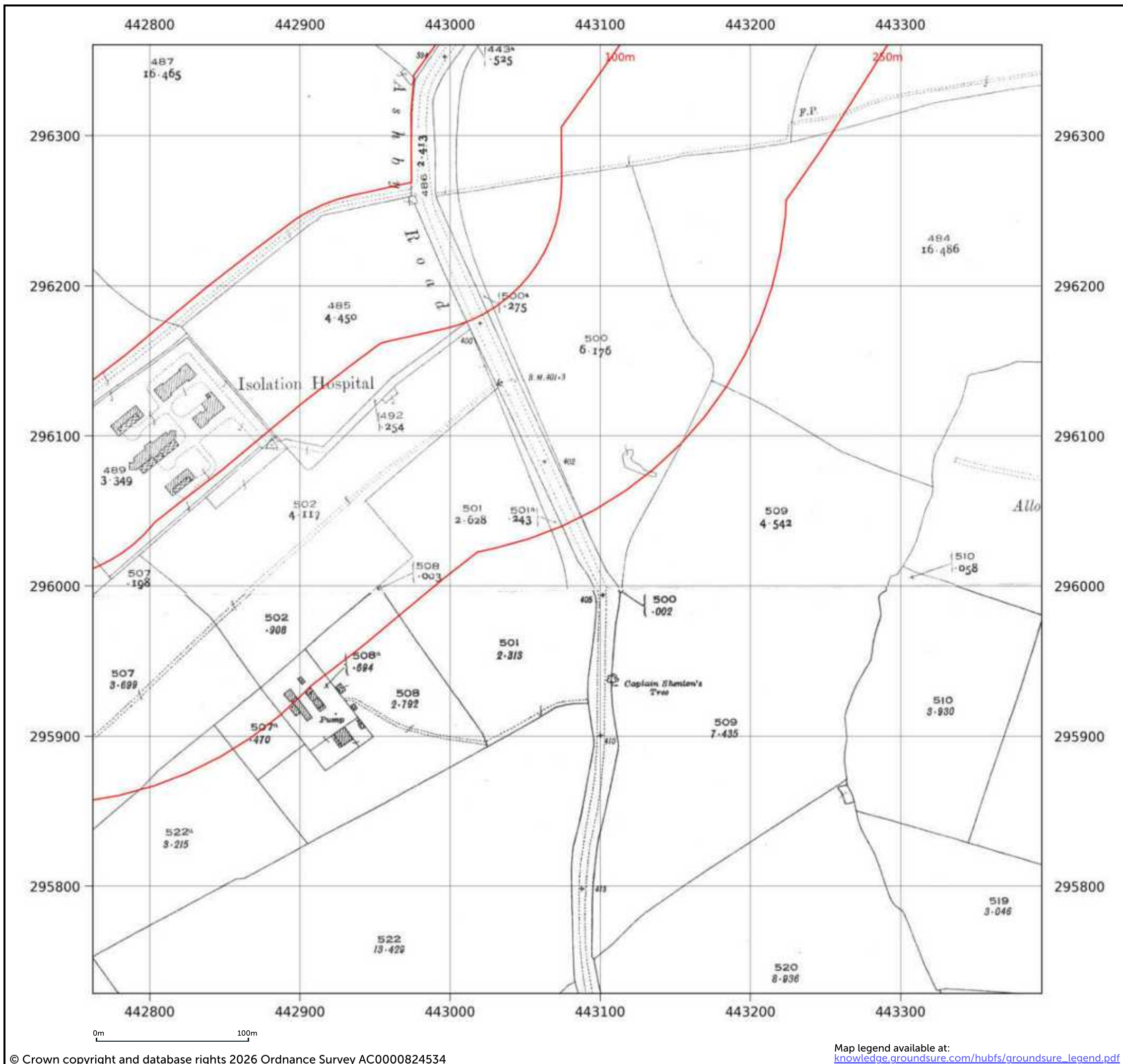


Date: 1929
 Surveyed: 1929
 Revised: 1929

Date: 1924
 Surveyed: 1924
 Revised: 1924



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

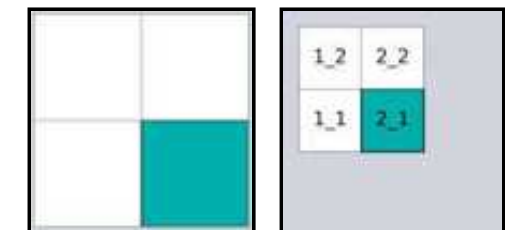


Site details: P24-725 Hinckley Ashby Road
 Client ref: P24-725 / RLL 26-08-80
 Report ref: GS-LS2-RPV-NZU-G6T
 Grid ref: 442784.94, 296365.31
 Production date: 25 August 2026

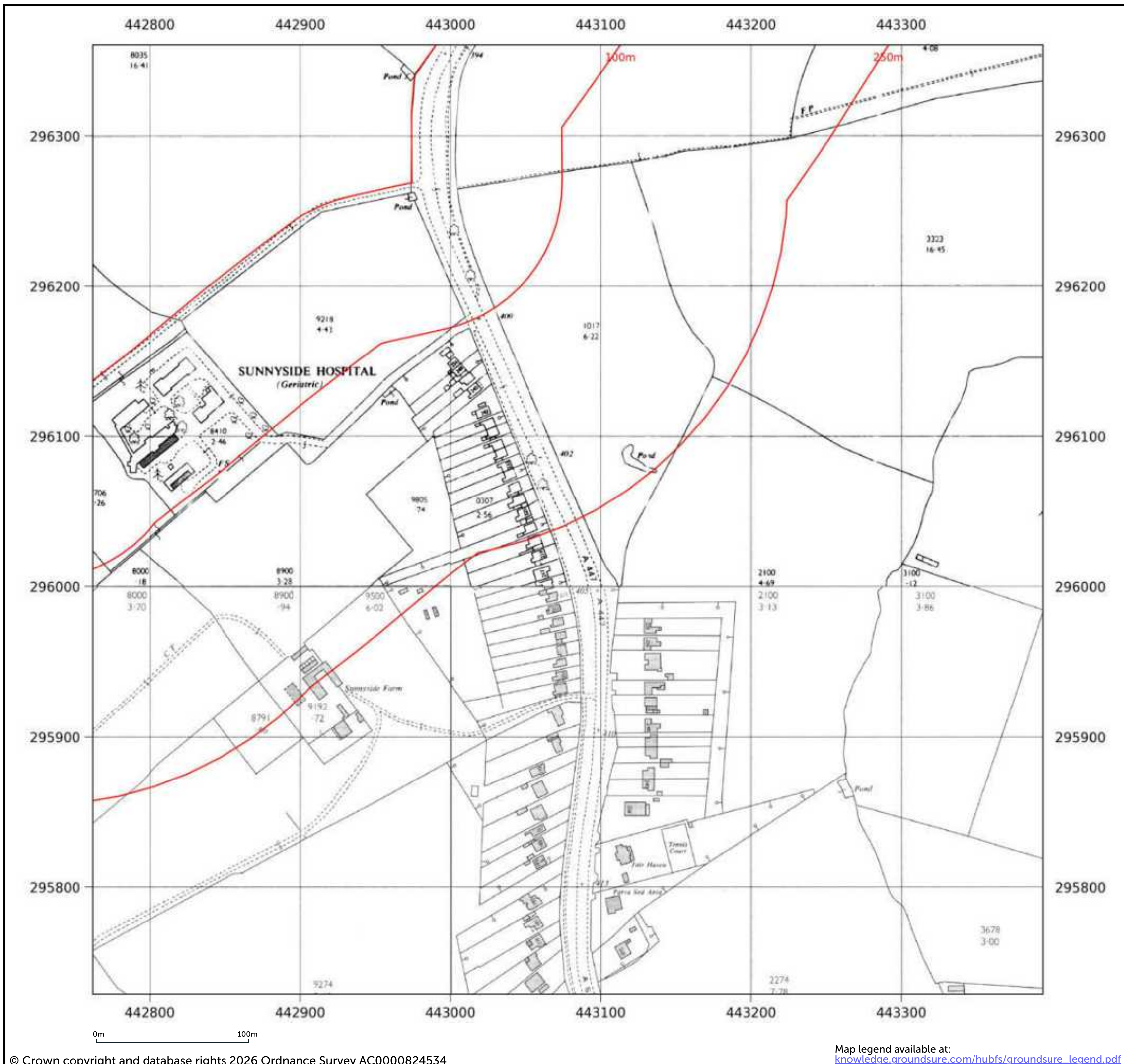
Map name: National Grid
 Map date: 1964-1965
 Scale: 1:2,500
 Printed at: 1:2,500



Date: 1964	Date: 1964
Date: 1965 Surveyed: 1964 Revised: 1964 Edition: 1965 Copyright: 1965 Levelled: 1963	



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



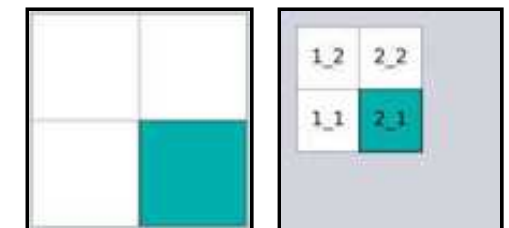
Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: National Grid
Map date: 1964-1965
Scale: 1:2,500
Printed at: 1:2,500



Date: 1964
 Surveyed: 1962
 Revised: 1962
 Copyright: 1964
 Levelled: 1927

Date: 1965



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

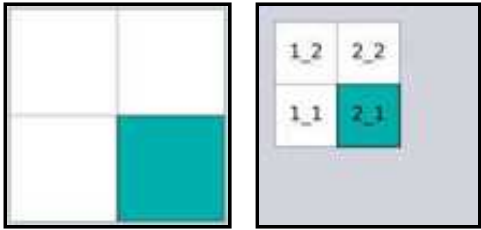


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

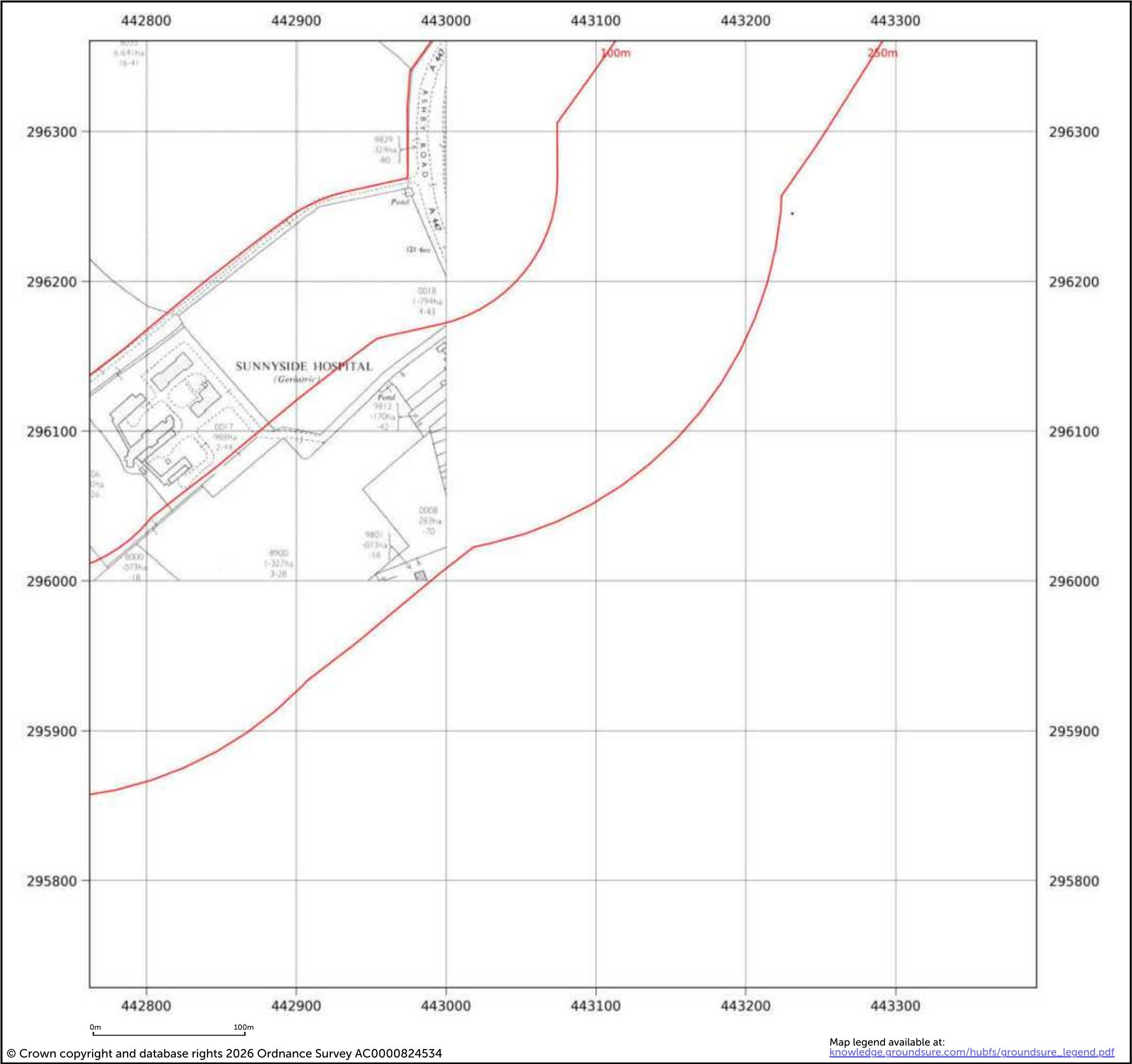
Map name: National Grid
Map date: 1976-1978
Scale: 1:2,500
Printed at: 1:2,500



Date: 1978 Surveyed: 1977 Revised: 1977 Copyright: 1978 Levelled: 1964	Date: 1976
--	------------

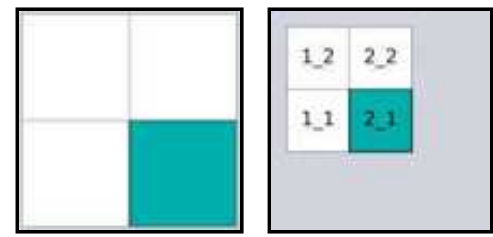
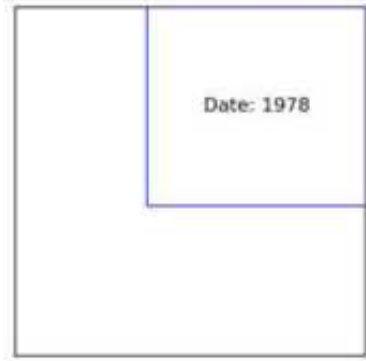


Contact us with any questions at:
info@groundsure.com
01273 257 755

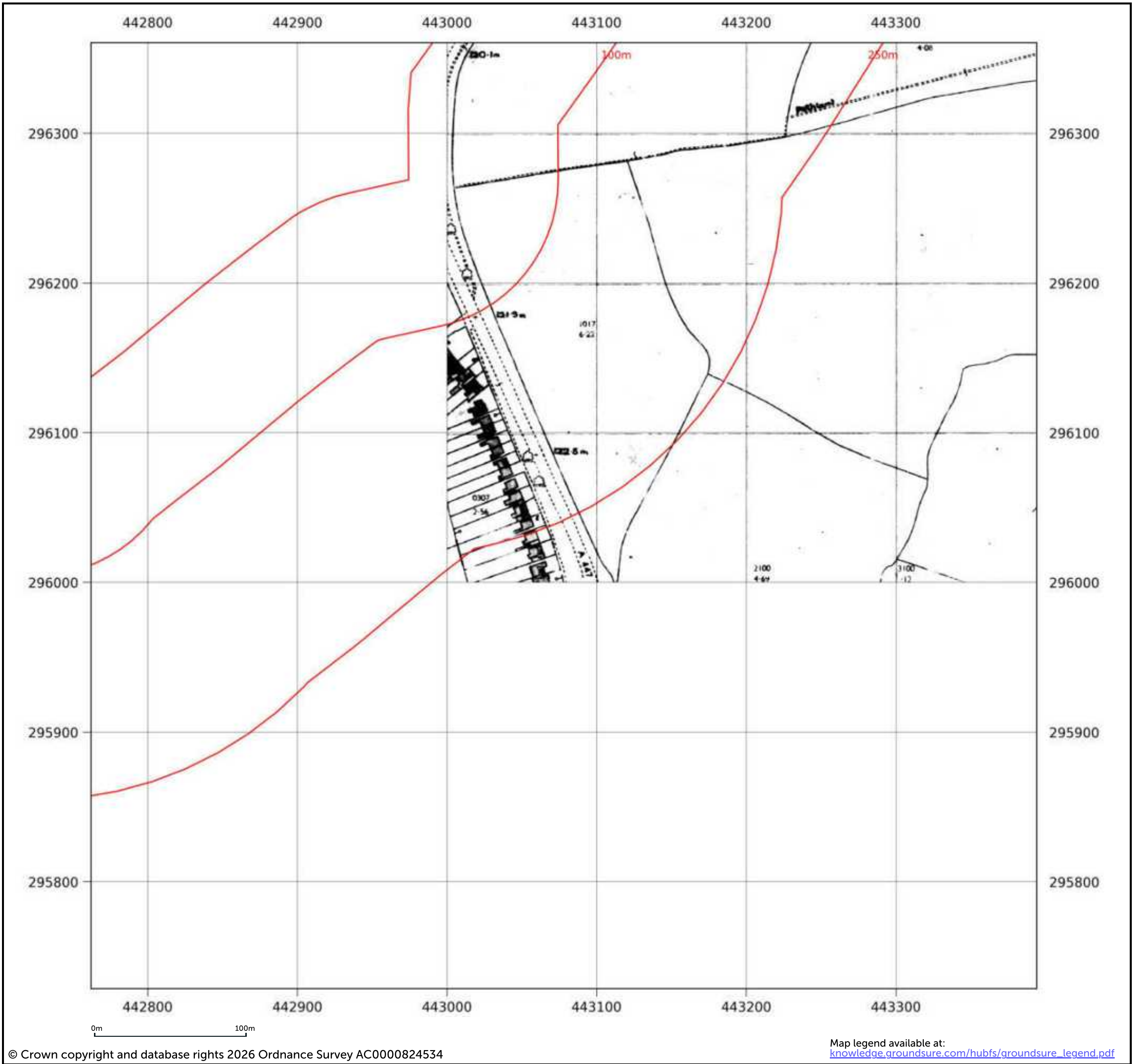


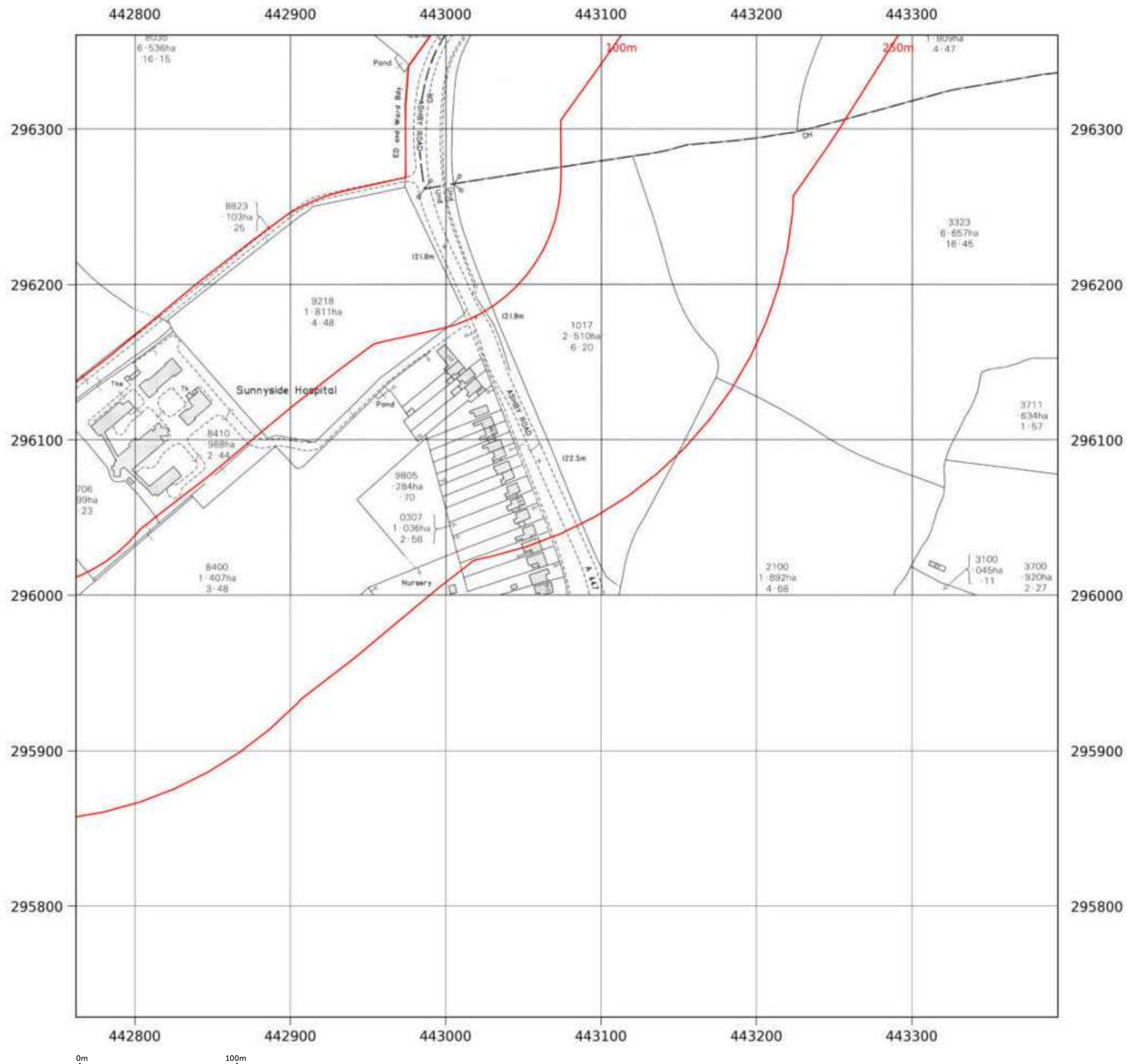
Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: National Grid
Map date: 1978
Scale: 1:2,500
Printed at: 1:2,500



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



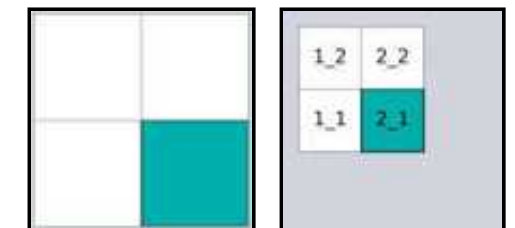


Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

Map name:	National Grid
Map date:	1989
Scale:	1:2,500
Printed at:	1:2,500



Date: 1989
Surveyed: 1987
Revised: 1987
Copyright: 1989
Levelled: 1963



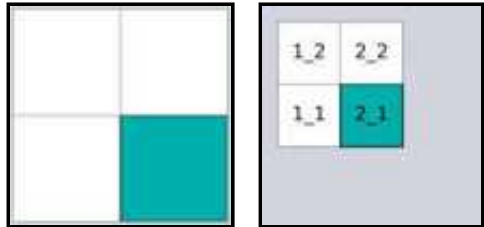
Contact us with any questions at:
info@groundsurre.com
 01273 257 755

Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

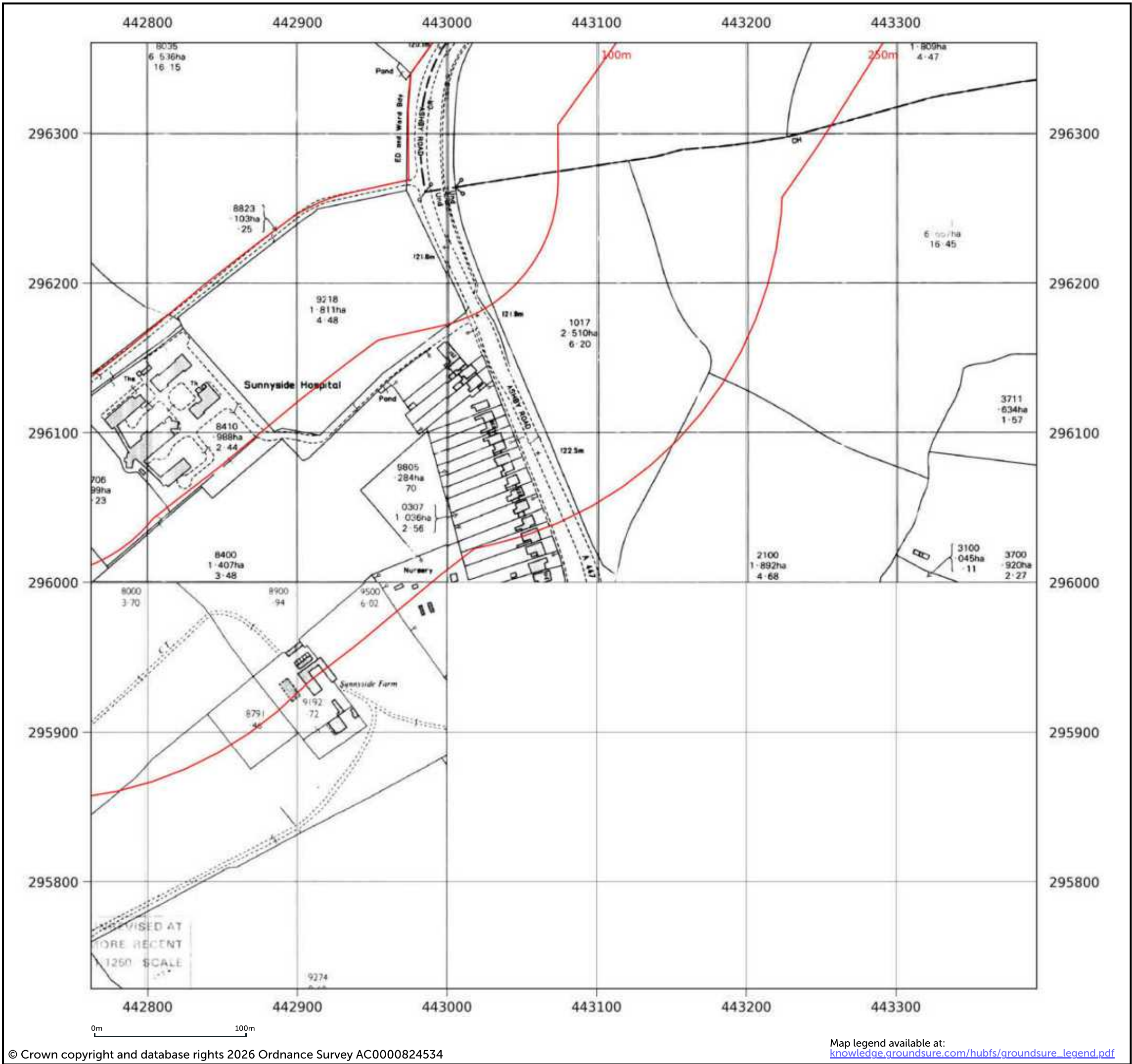
Map name: National Grid
Map date: 1989-1990
Scale: 1:2,500
Printed at: 1:2,500



Date: 1989	Date: 1989
Date: 1990 Surveyed: 1963 Revised: 1990 Copyright: 1990 Levelled: 1963	



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



Site details:

P24-725 Hinckley Ashby Road

Client ref:

P24-725 / RLL 26-08-80

Report ref:

GS-LS2-RPV-NZU-G6T

Grid ref:

442784.94, 296365.31

Production date:

25 August 2026

Map name:

National Grid

Map date:

1993

Scale:

1:2,500

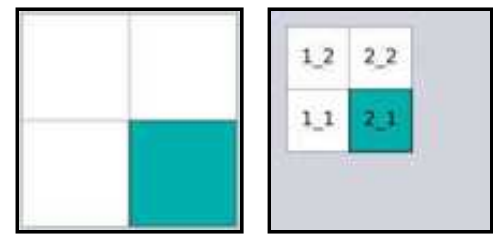
Printed at:

1:2,500

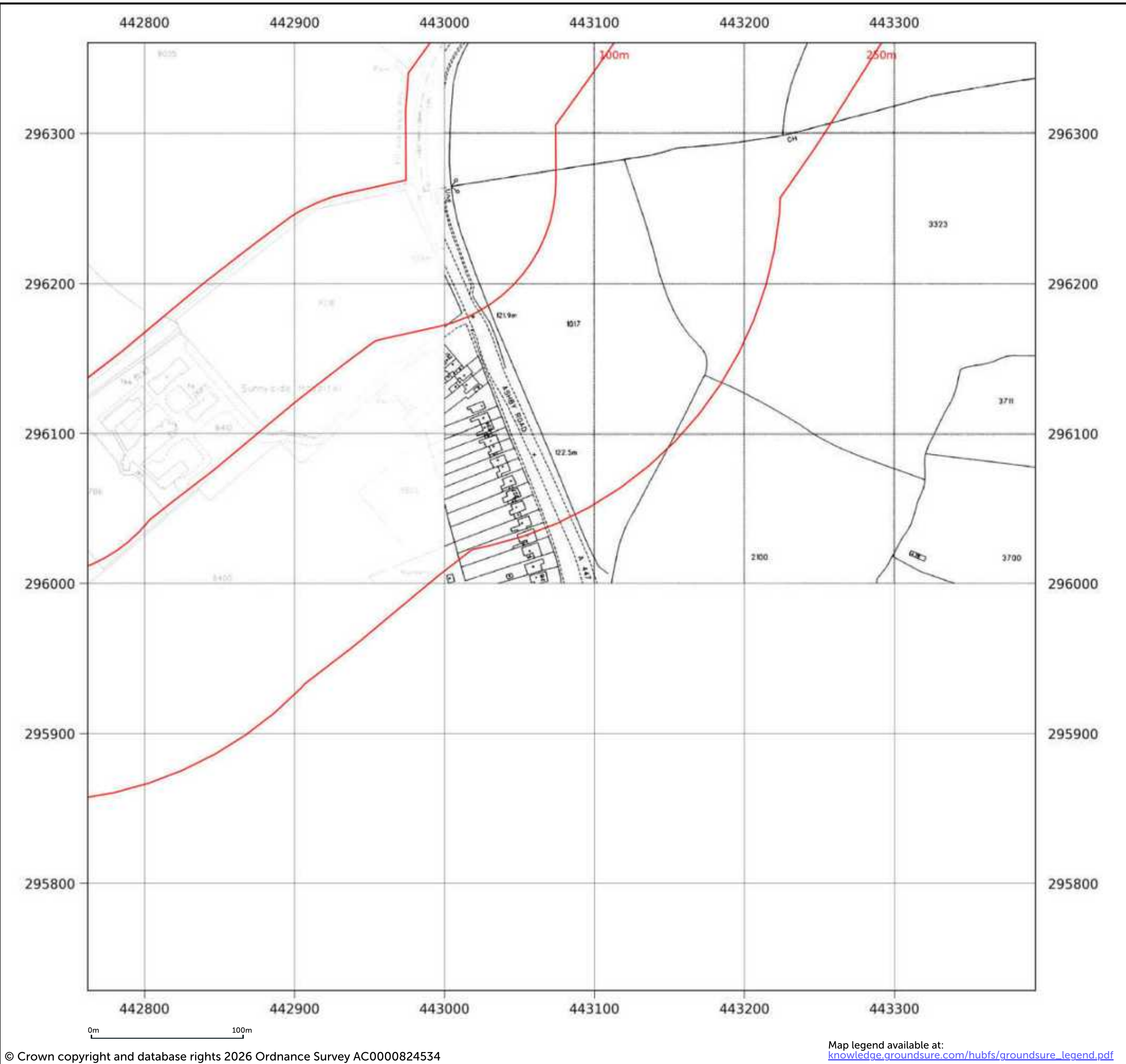


Date: 1993
Surveyed: 1993
Revised: 1993

Date: 1993
Copyright: 1993



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



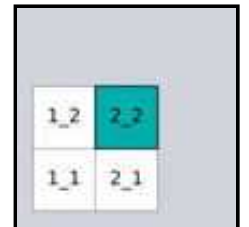
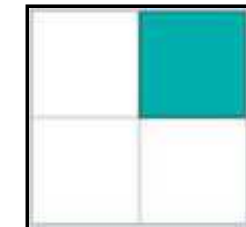


Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

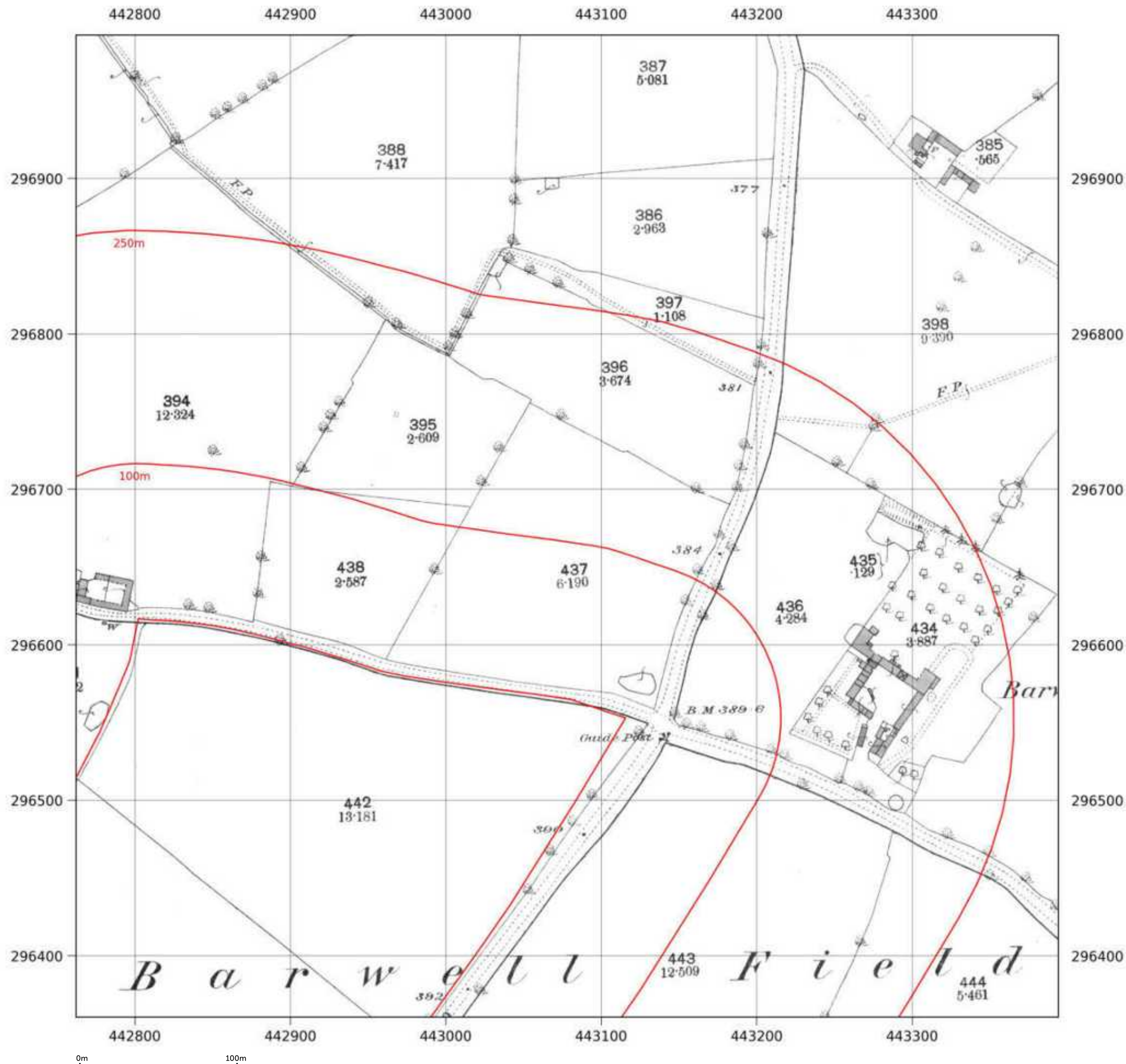
Map name:	County Series
Map date:	1888
Scale:	1:2,500
Printed at:	1:2,500



Date: 1888
Surveyed: 1888
Revised: 1888



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



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf



Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

Map name:	County Series
Map date:	1903
Scale:	1:2,500
Printed at:	1:2,500



Date: 1903
Surveyed: 1903
Revised: 1903

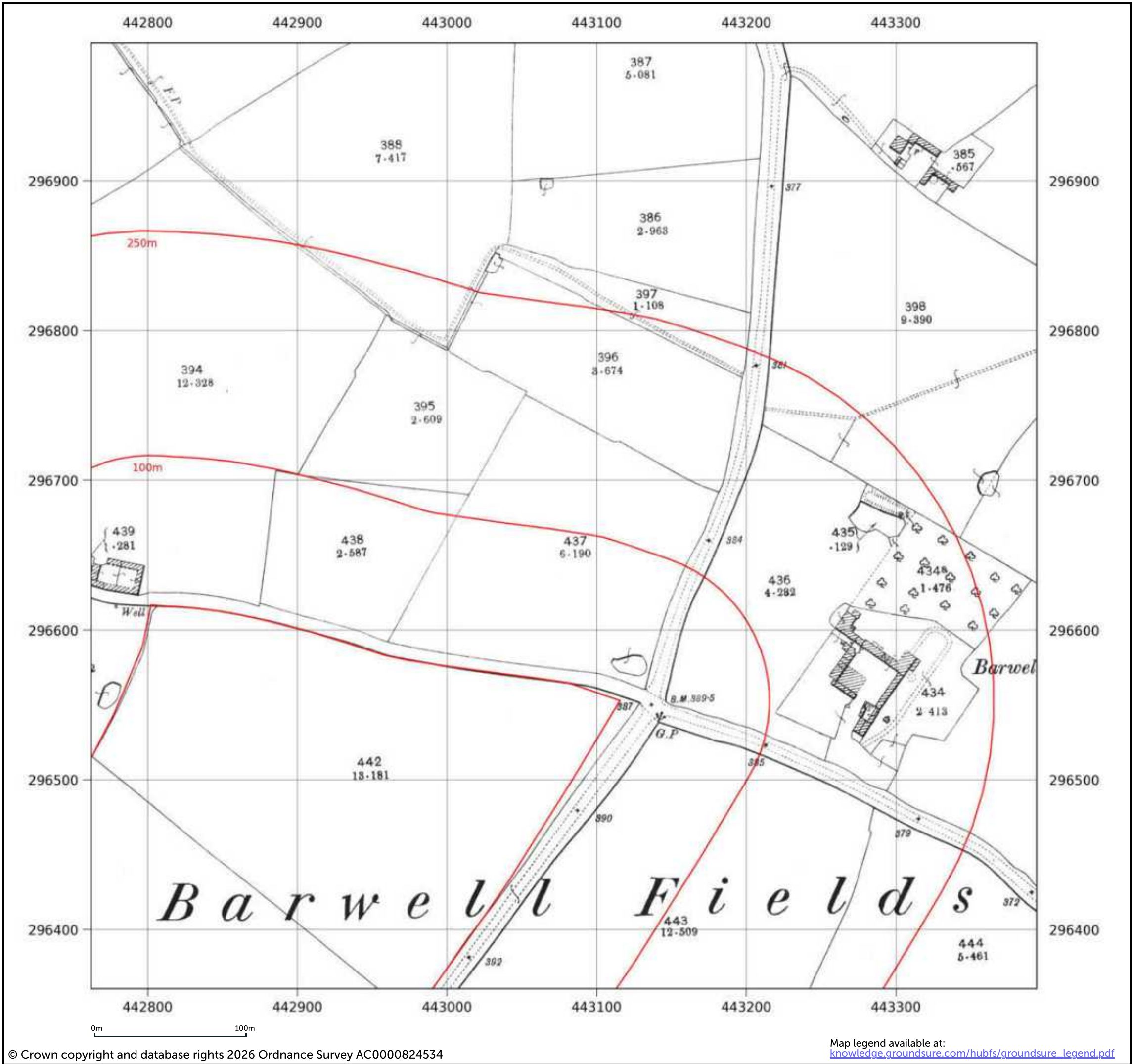
1_2

2_2

1_1

2_1

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



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

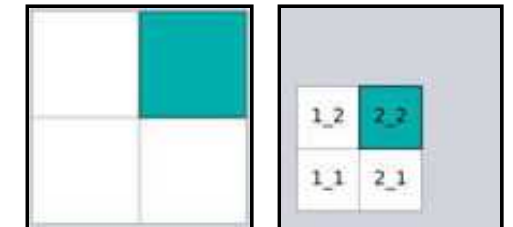


Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

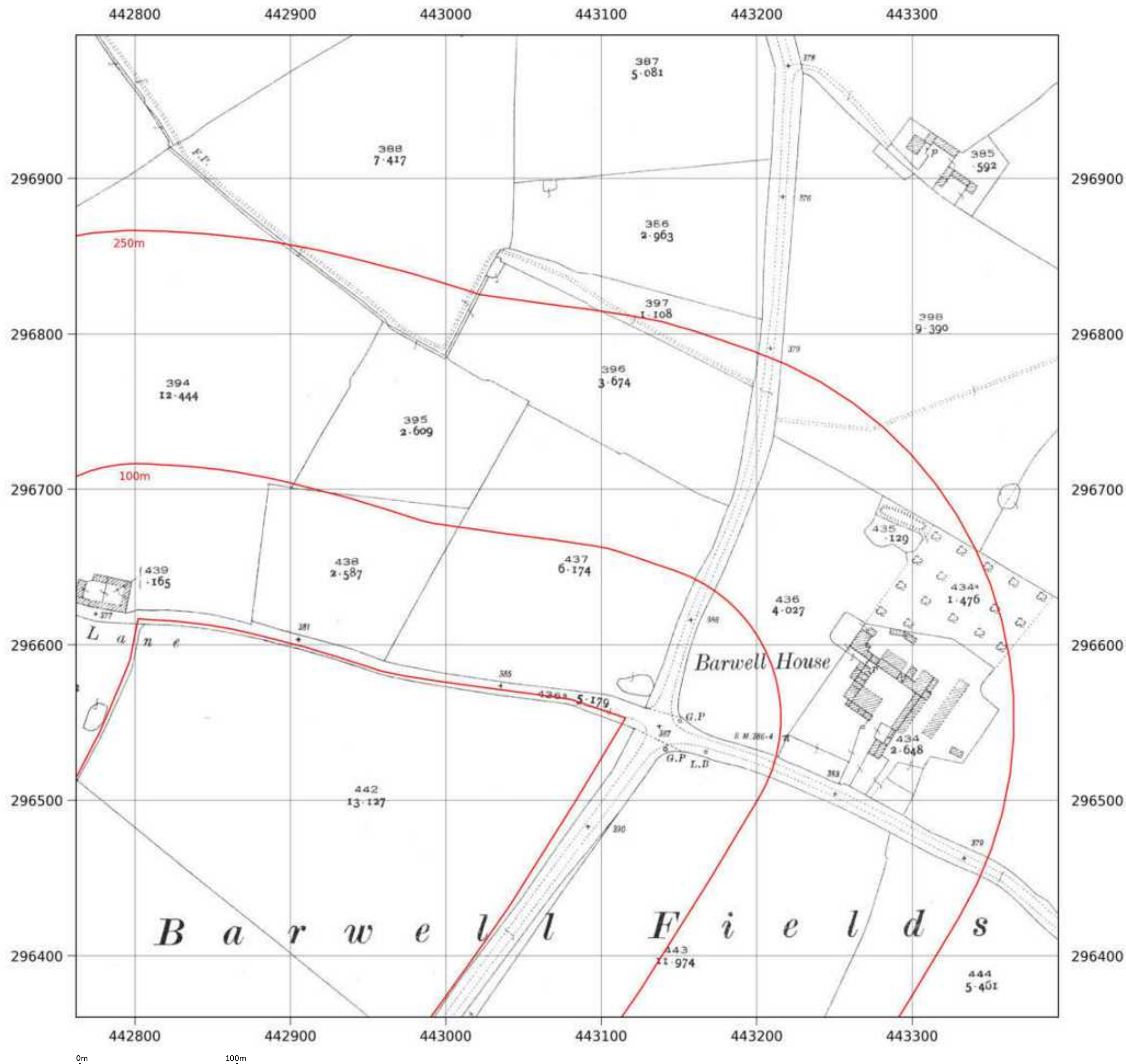
Map name:	County Series
Map date:	1929
Scale:	1:2,500
Printed at:	1:2,500



Date: 1929
Surveyed: 1929
Revised: 1929



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



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

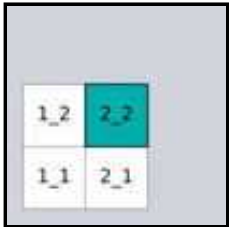
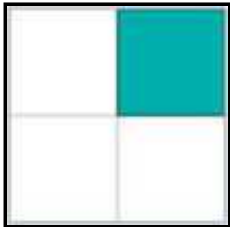


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

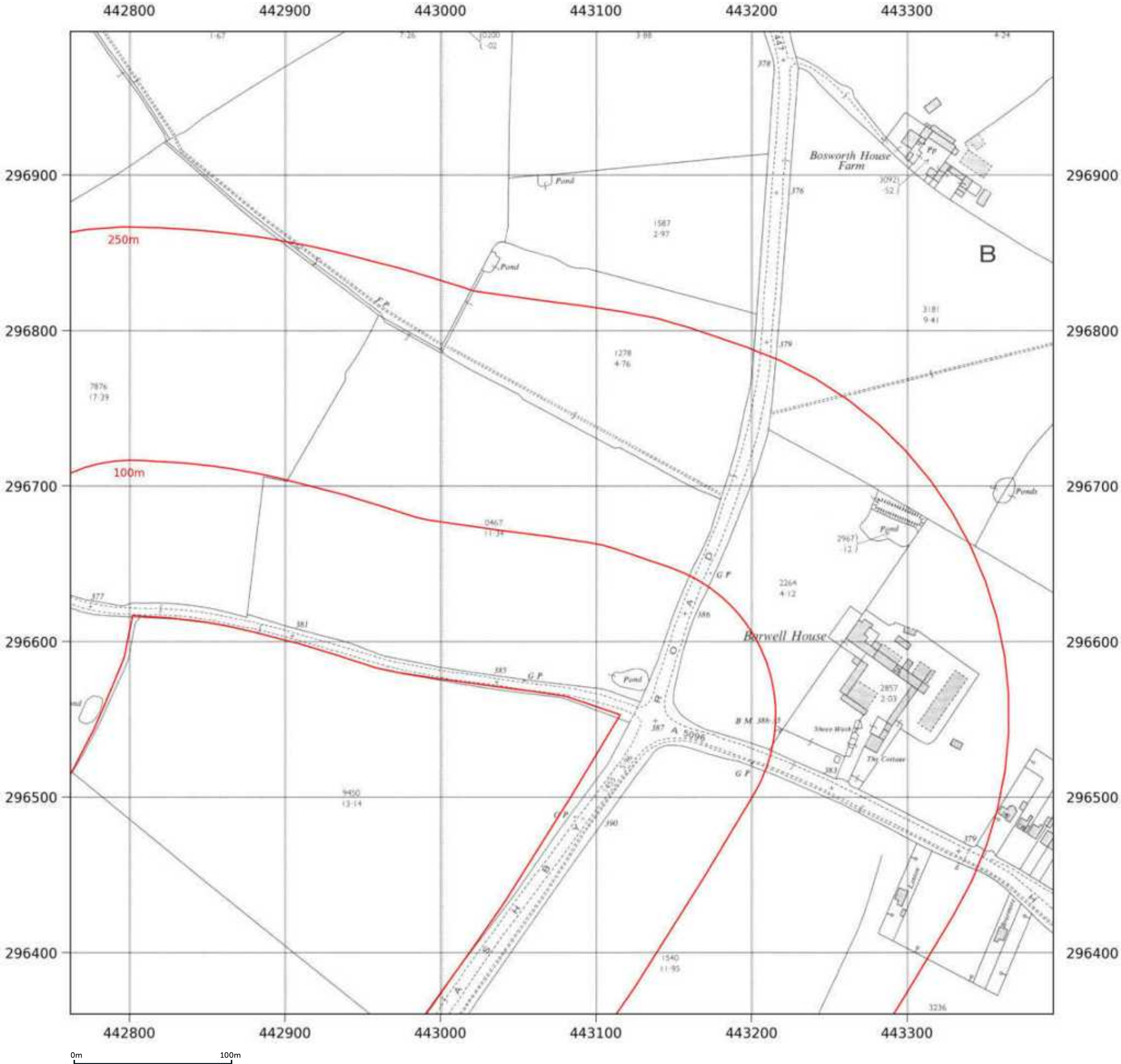
Map name: National Grid
Map date: 1964
Scale: 1:2,500
Printed at: 1:2,500

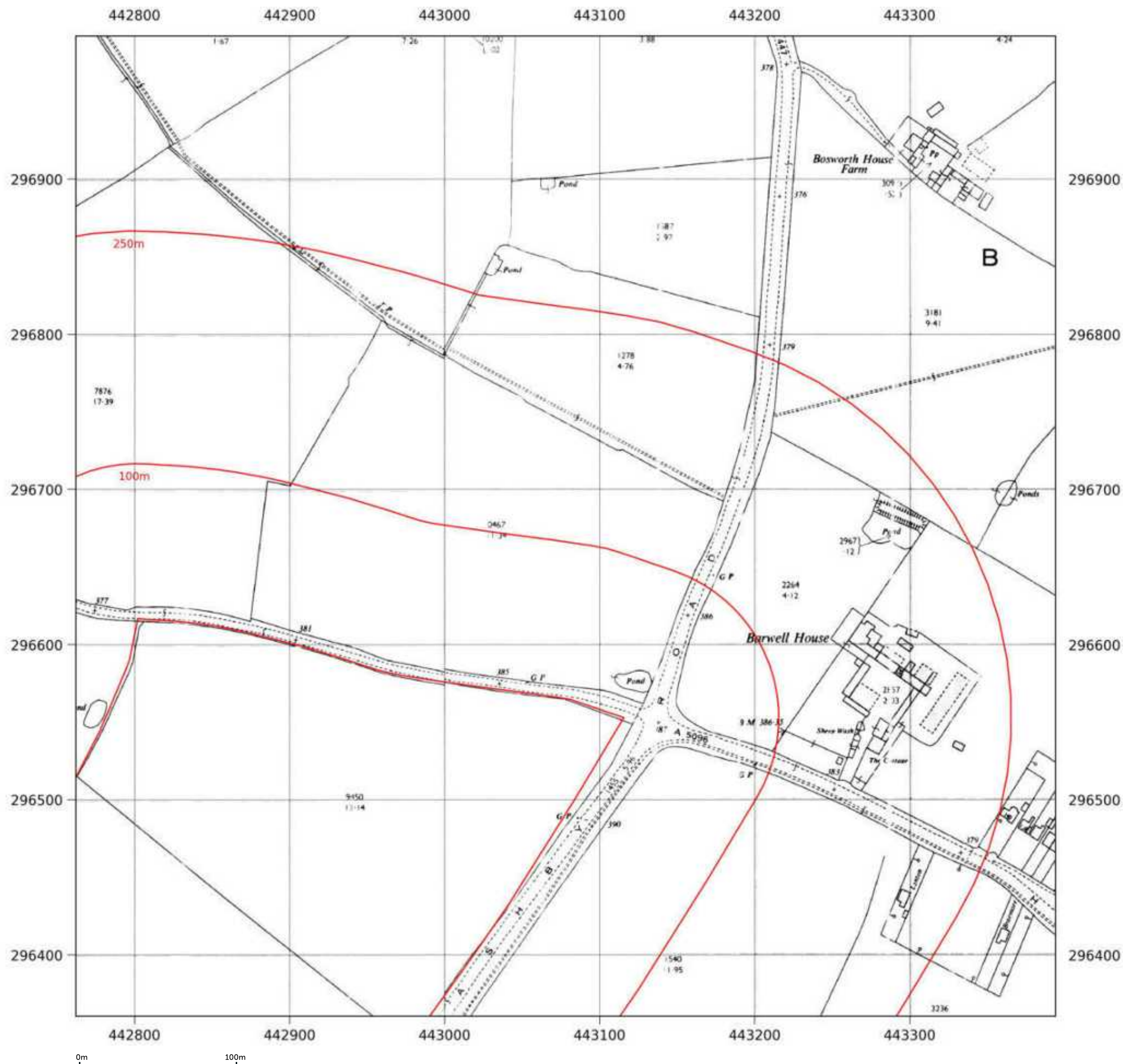


Date: 1964
Surveyed: 1962
Revised: 1962
Copyright: 1964
Levelled: 1927



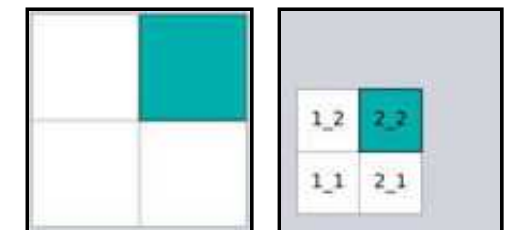
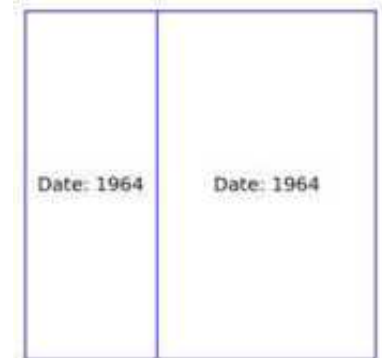
Contact us with any questions at:
info@groundsure.com
01273 257 755





Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

Map name:	National Grid
Map date:	1964
Scale:	1:2,500
Printed at:	1:2,500



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



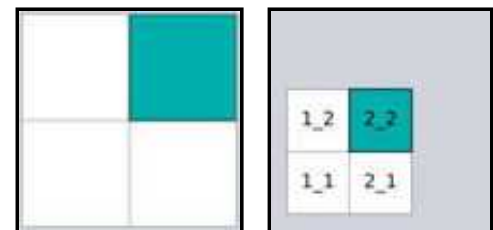
Site details:	P24-725 Hinckley Ashby Road
Client ref:	P24-725 / RLL 26-08-80
Report ref:	GS-LS2-RPV-NZU-G6T
Grid ref:	442784.94, 296365.31
Production date:	25 August 2026

Map name:	National Grid
Map date:	1976-1978
Scale:	1:2,500
Printed at:	1:2,500

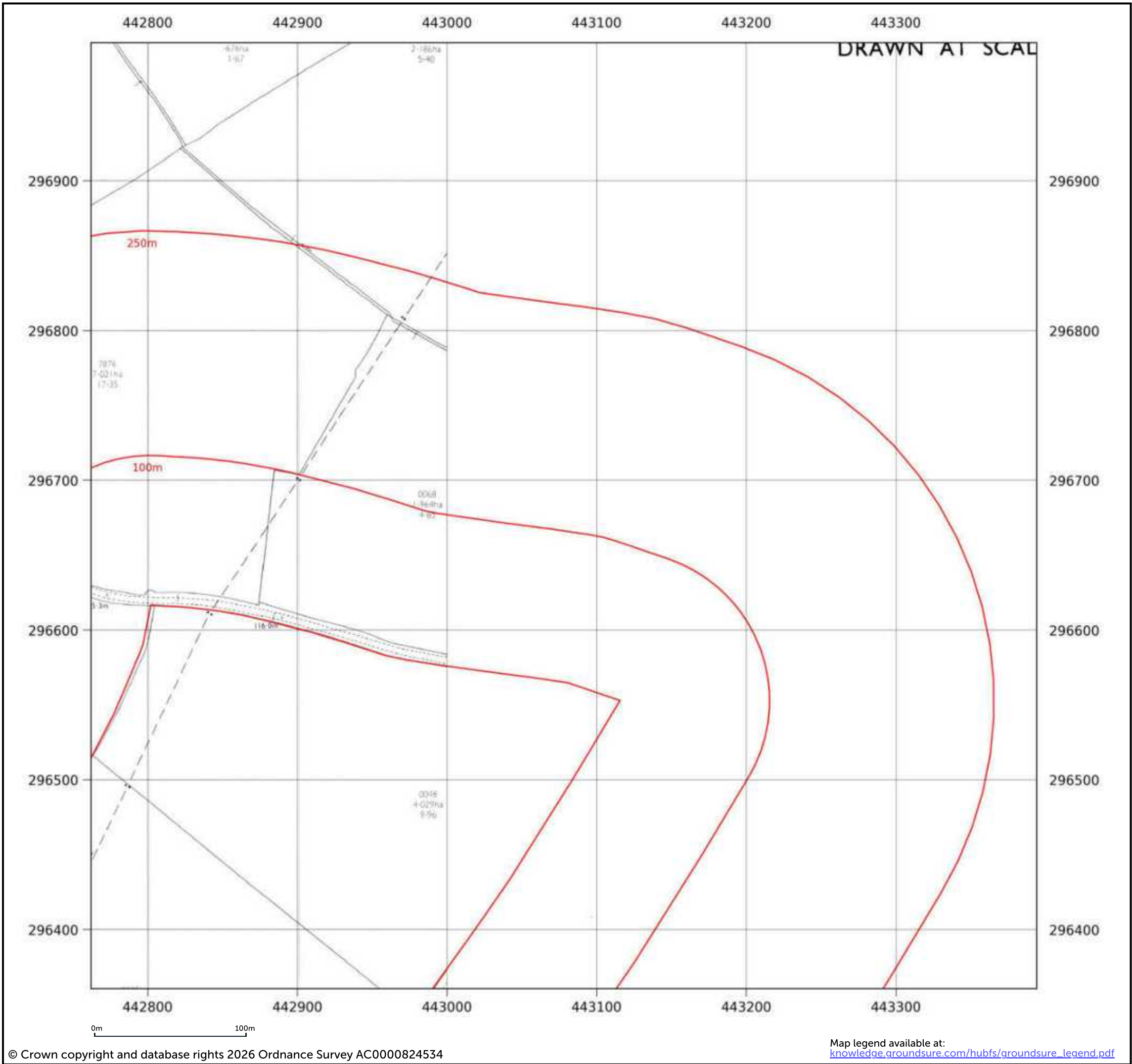


Date: 1978
Surveyed: 1977
Revised: 1977
Copyright: 1978
Levelled: 1964

Date: 1976

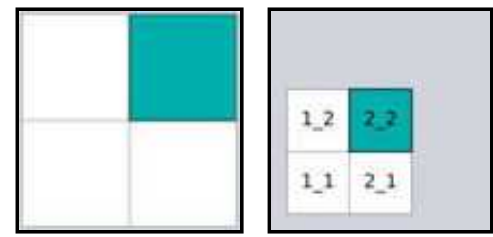
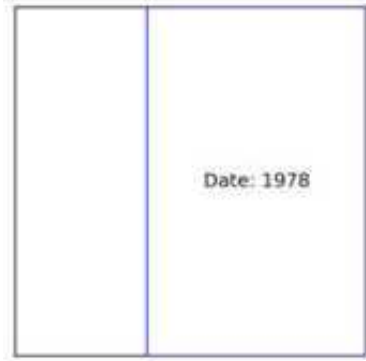


Contact us with any questions at:
info@groundsure.com
01273 257 755

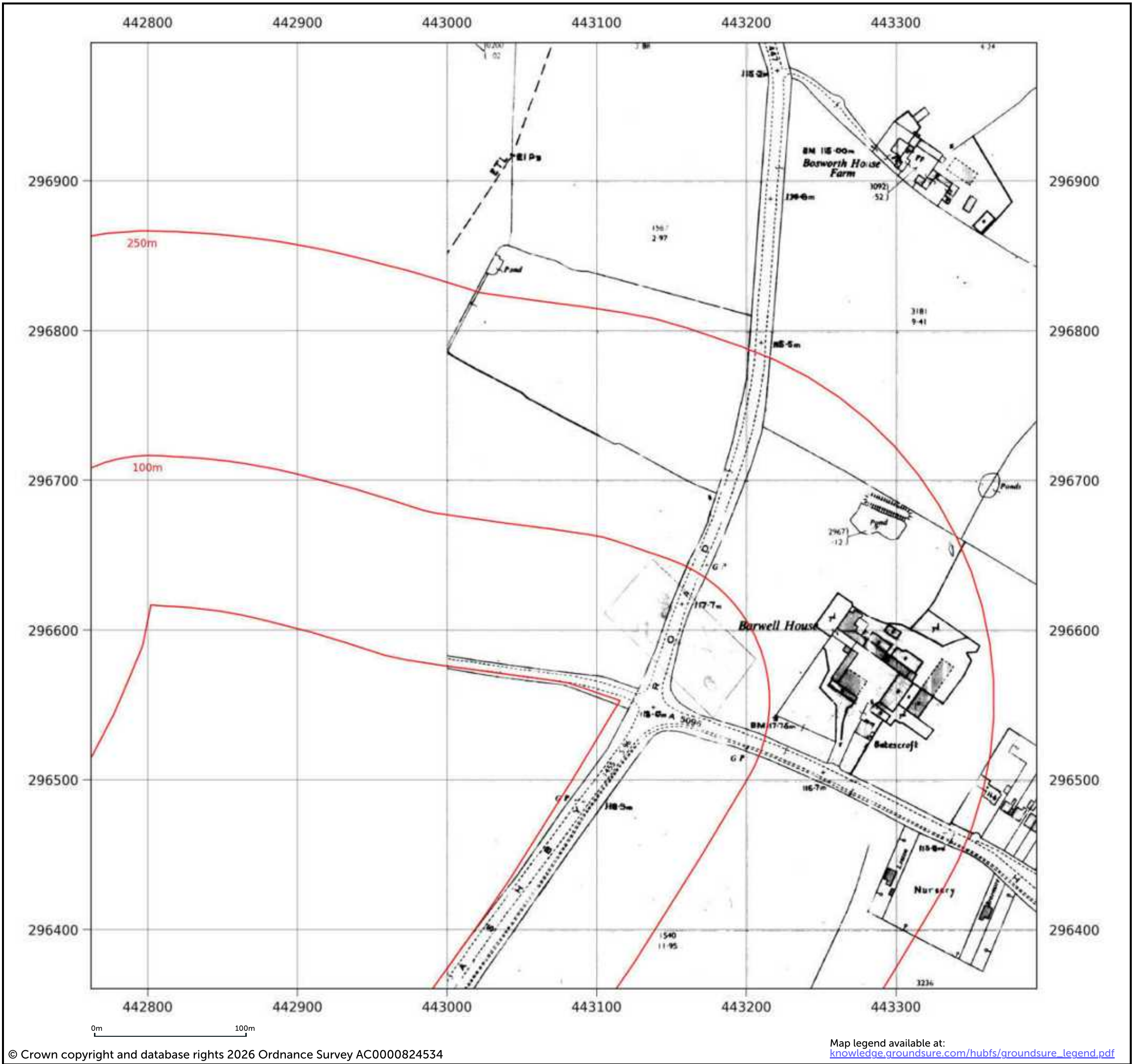


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: National Grid
Map date: 1978
Scale: 1:2,500
Printed at: 1:2,500

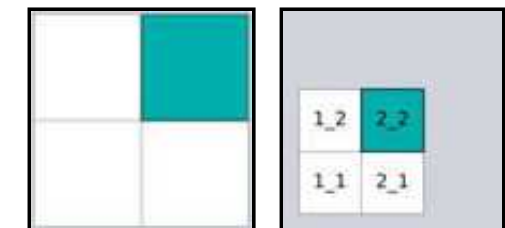


Contact us with any questions at:
info@groundsure.com
01273 257 755

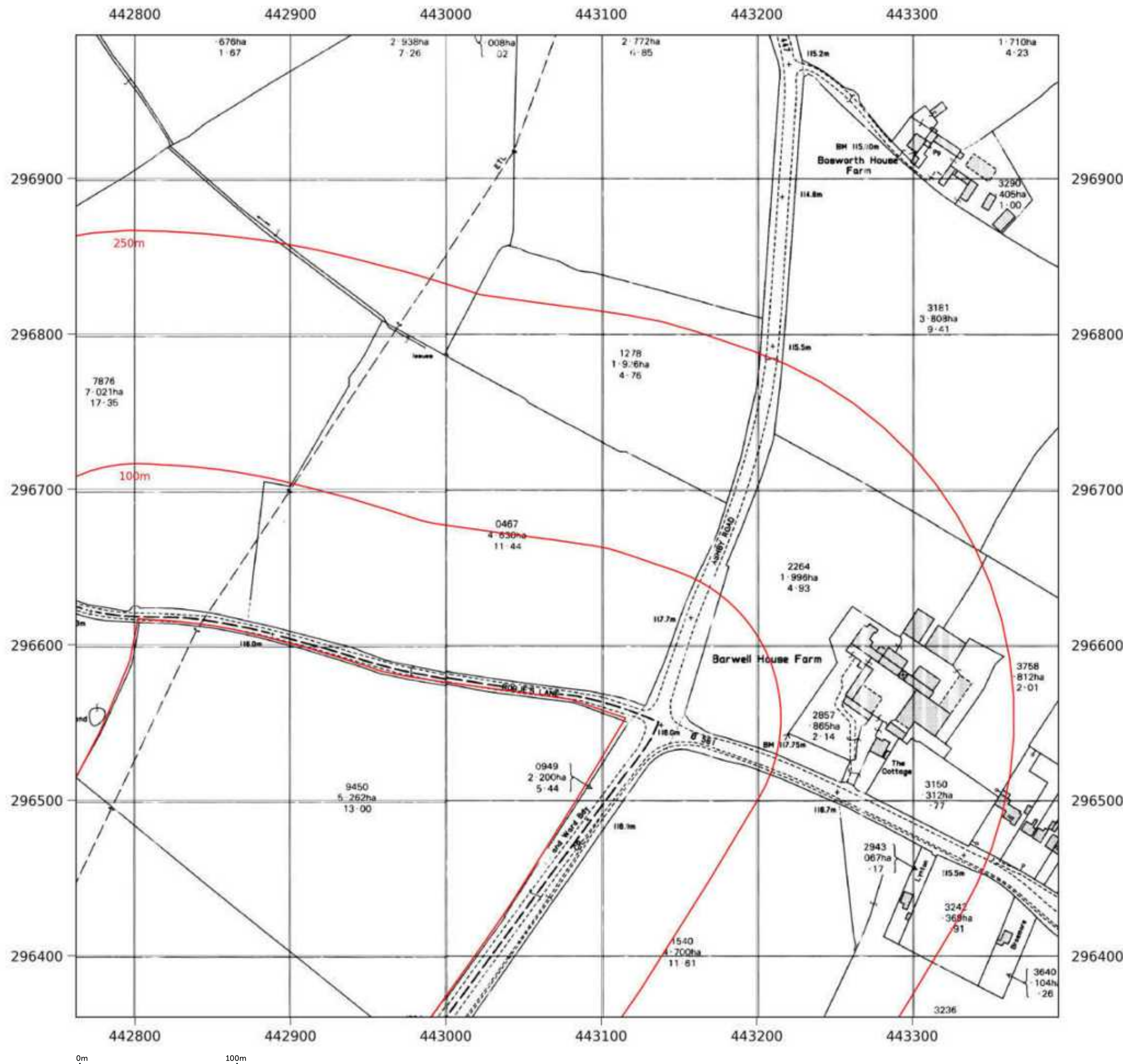


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: National Grid
Map date: 1989
Scale: 1:2,500
Printed at: 1:2,500



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

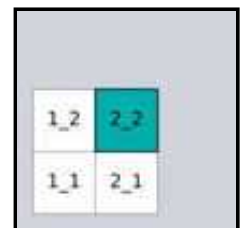
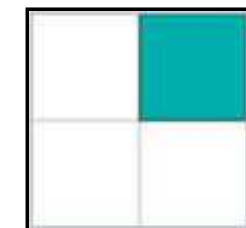


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

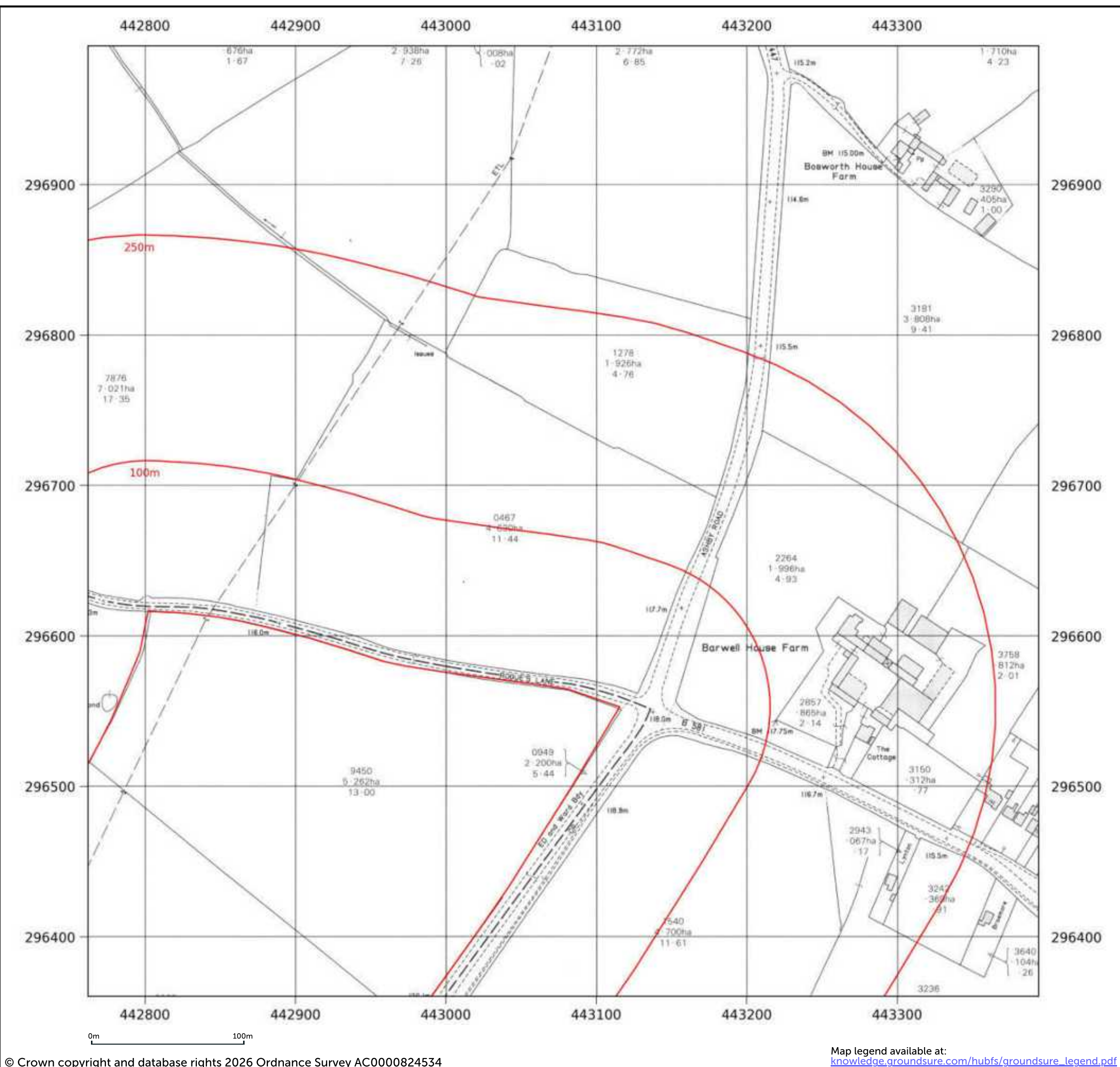
Map name: National Grid
Map date: 1989
Scale: 1:2,500
Printed at: 1:2,500



Date: 1989
 Surveyed: 1987
 Revised: 1987
 Copyright: 1989
 Levelled: 1963

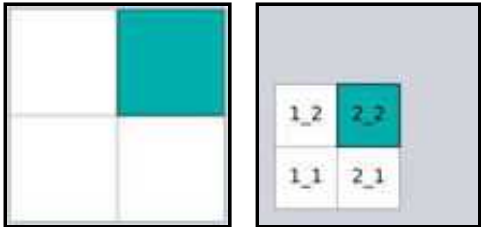


Contact us with any questions at:
info@groundsure.com
 01273 257 755

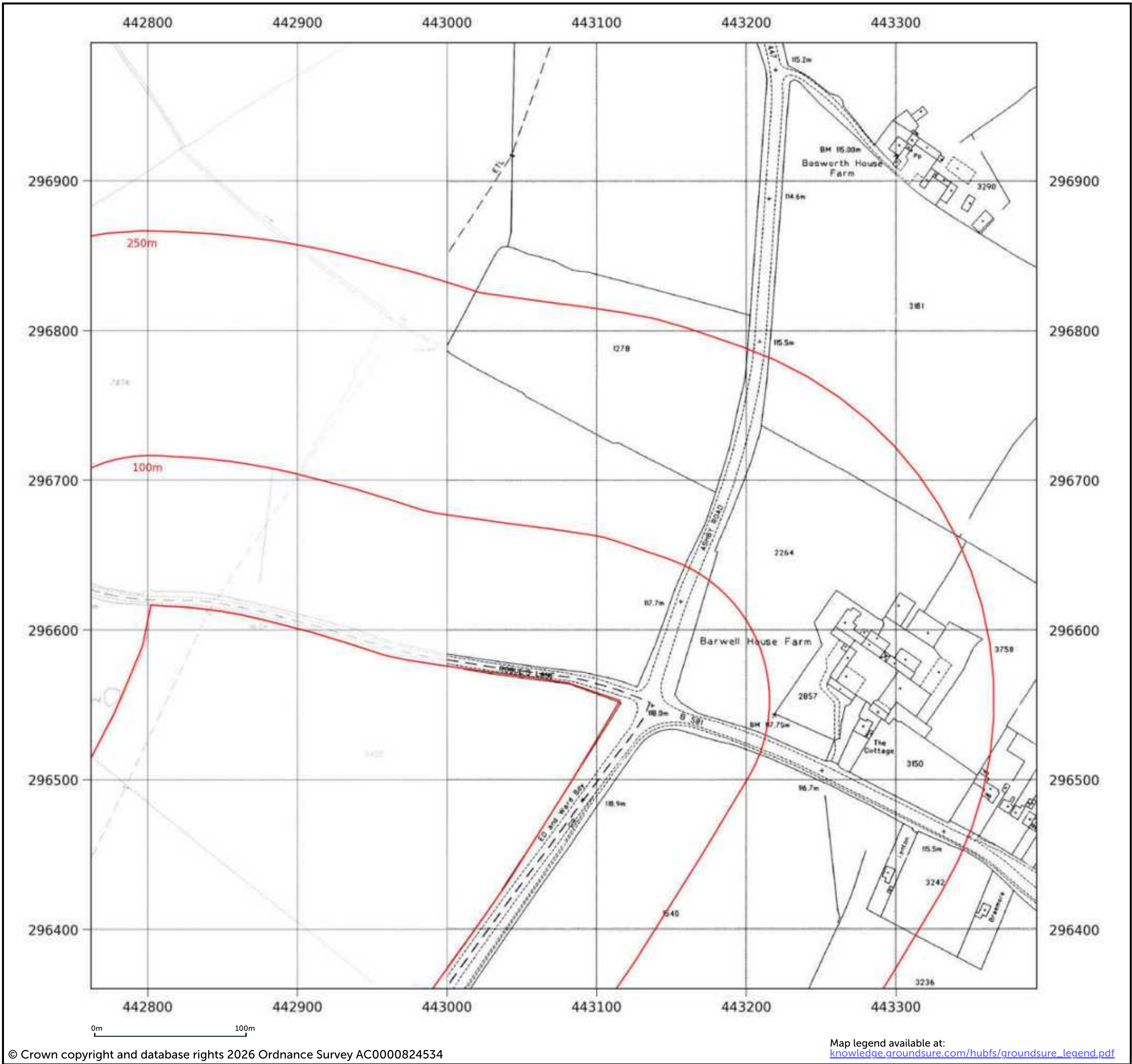


Site details: P24-725 Hinckley Ashby Road
Client ref: P24-725 / RLL 26-08-80
Report ref: GS-LS2-RPV-NZU-G6T
Grid ref: 442784.94, 296365.31
Production date: 25 August 2026

Map name: National Grid
Map date: 1993
Scale: 1:2,500
Printed at: 1:2,500



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



Appendix D: Enviro+GeoInsight Report

P24-725 Hinckley Ashby Road

Order Details

Date: 25/08/2026
Your ref: P24-725 / RLL 26-08-80
Our Ref: GS-74Y-DQZ-3EB-X97

Site Details

Location: 442784 296365
Area: 16.99 ha
Authority: [Hinckley and Bosworth Borough Council](#) ↗

Site plan



Quick Links

Summary of findings [p. 2](#) >
OS MasterMap site plan [Not available for site](#) ↗
Aerial image [p. 9](#) >

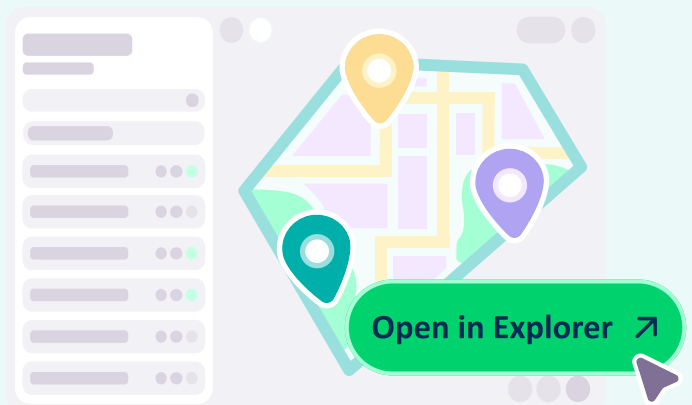
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	0	3	4	5	-
15 >	1.2 >	Historical tanks >	0	1	3	2	-
16 >	1.3 >	Historical energy features >	0	0	0	1	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	5	5	5	-
19 >	2.2 >	Historical tanks >	0	2	4	4	-
20 >	2.3 >	Historical energy features >	0	0	0	2	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	1	9	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24 >	4.1 >	Recent industrial land uses >	0	1	1	-	-
25	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
25	4.3	Current or recent petrol stations	0	0	0	0	-
25	4.4	Sites determined as Contaminated Land	0	0	0	0	-
25	4.5	Control of Major Accident Hazards (COMAH)	0	0	0	0	-



25	4.6	Regulated explosive sites	0	0	0	0	-
26	4.7	Hazardous substance storage/usage	0	0	0	0	-
26	4.8	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.9	Licensed industrial activities (Part A(1))	0	0	0	0	-
26	4.10	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
26	4.11	Radioactive Substance Authorisations	0	0	0	0	-
27 >	4.12 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	1	-
27	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
27	4.14	Pollutant release to public sewer	0	0	0	0	-
27	4.15	List 1 Dangerous Substances	0	0	0	0	-
28	4.16	List 2 Dangerous Substances	0	0	0	0	-
28 >	4.17 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	0	-
28	4.18	Pollution inventory substances	0	0	0	0	-
28	4.19	Pollution inventory waste transfers	0	0	0	0	-
29	4.20	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
30 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
32 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
33 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
34	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
35	5.5	Groundwater vulnerability- local information	None (within 0m)				
36 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	1	0	3
37	5.7	Surface water abstractions	0	0	0	0	0
38	5.8	Potable abstractions	0	0	0	0	0
38	5.9	Source Protection Zones	0	0	0	0	-
38	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
39 >	6.1 >	<u>Water Network (OS NGD) ></u>	0	0	2	-	-
40 >	6.2 >	<u>Surface water features ></u>	0	0	2	-	-



[40 >](#) [6.3 >](#) [WFD Surface water body catchments >](#) 1 - - - -

[40 >](#) [6.4 >](#) [WFD Surface water bodies >](#) 0 0 0 - -

[41 >](#) [6.5 >](#) [WFD Groundwater bodies >](#) 1 - - - -

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
42	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
42	7.2	Historical Flood Events	0	0	0	-	-
42	7.3	Flood Defences	0	0	0	-	-
43	7.4	Flood Storage Areas	0	0	0	-	-
44	7.5	Flood Zone 2	None (within 50m)				
44	7.6	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding					
45	8.1	Surface water flooding	Negligible (within 50m)				

Page	Section	Groundwater flooding >					
------	---------	---	--	--	--	--	--

[46 >](#) [9.1 >](#) [Groundwater flooding >](#) Moderate (within 50m)

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
47	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
48	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
48	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
48	10.4	Special Protection Areas (SPA)	0	0	0	0	0
48	10.5	National Nature Reserves (NNR)	0	0	0	0	0
49 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
49 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	2
49	10.8	Biosphere Reserves	0	0	0	0	0
50	10.9	Forest Parks	0	0	0	0	0
50	10.10	Marine Conservation Zones	0	0	0	0	0
50	10.11	Green Belt	0	0	0	0	0
50	10.12	Proposed Ramsar sites	0	0	0	0	0
50	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
51	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0



51	10.15	Nitrate Sensitive Areas	0	0	0	0	0
51 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	6
53 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
54	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
56	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
56	11.3	National Parks	0	0	0	-	-
56 >	11.4 >	Listed Buildings >	0	0	1	-	-
57	11.5	Conservation Areas	0	0	0	-	-
57	11.6	Scheduled Ancient Monuments	0	0	0	-	-
57	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
58 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
59	12.2	Open Access Land	0	0	0	-	-
59	12.3	Tree Felling Licences	0	0	0	-	-
59	12.4	Environmental Stewardship Schemes	0	0	0	-	-
59 >	12.5 >	Countryside Stewardship Schemes >	0	0	2	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
60	13.1	Priority Habitat Inventory	0	0	0	-	-
60	13.2	Habitat Networks	0	0	0	-	-
60	13.3	Open Mosaic Habitat	0	0	0	-	-
60	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	14.1 >	10k Availability >	Identified (within 500m)				
62	14.2	Artificial and made ground (10k)	0	0	0	0	-
63 >	14.3 >	Superficial geology (10k) >	4	1	7	9	-
64	14.4	Landslip (10k)	0	0	0	0	-
65 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-



66	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	15.1 >	50k Availability >	Identified (within 500m)				
68	15.2	Artificial and made ground (50k)	0	0	0	0	-
68	15.3	Artificial ground permeability (50k)	0	0	-	-	-
69 >	15.4 >	Superficial geology (50k) >	4	0	7	10	-
70 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
71	15.6	Landslip (50k)	0	0	0	0	-
71	15.7	Landslip permeability (50k)	None (within 50m)				
72 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
73 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
73	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
74	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
75 >	17.1 >	Shrink swell clays >	Low (within 50m)				
76 >	17.2 >	Running sands >	Very low (within 50m)				
78 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
80 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
81 >	17.5 >	Landslides >	Very low (within 50m)				
82 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
84	18.1	BritPits	0	0	0	0	-
85 >	18.2 >	Surface ground workings >	0	4	12	-	-
85	18.3	Underground workings	0	0	0	0	0
86	18.4	Underground mining extents	0	0	0	0	-
86	18.5	Historical Mineral Planning Areas	0	0	0	0	-
86	18.6	Non-coal mining	0	0	0	0	0
86	18.7	JPB mining areas	None (within 0m)				



86	18.8	The Coal Authority non-coal mining	0	0	0	0	-
87	18.9	Researched mining	0	0	0	0	-
87	18.10	Mining record office plans	0	0	0	0	-
87	18.11	BGS mine plans	0	0	0	0	-
87	18.12	Coal mining	None (within 0m)				
88	18.13	Brine areas	None (within 0m)				
88	18.14	Gypsum areas	None (within 0m)				
88	18.15	Tin mining	None (within 0m)				
88	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
89	19.1	Natural cavities	0	0	0	0	-
89	19.2	Mining cavities	0	0	0	0	0
89	19.3	Reported recent incidents	0	0	0	0	-
89	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
91 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
93 >	21.1 >	BGS Estimated Background Soil Chemistry >	9	0	-	-	-
93	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
94	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
95	22.1	Underground railways (London)	0	0	0	-	-
95	22.2	Underground railways (Non-London)	0	0	0	-	-
95	22.3	Railway tunnels	0	0	0	-	-
95	22.4	Historical railway and tunnel features	0	0	0	-	-
95	22.5	Royal Mail tunnels	0	0	0	-	-
96	22.6	Historical railways	0	0	0	-	-
96	22.7	Railways	0	0	0	-	-
96	22.8	Crossrail 2	0	0	0	0	-



9622.9HS200000-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 16/07/2022

Site Area: 16.99ha



Contact us with any questions at:

info@groundsure.com 

01273 257 755

Date: 25 August 2026

Recent site history - 2020 aerial photograph



Capture Date: 16/04/2020

Site Area: 16.99ha



Recent site history - 2011 aerial photograph



Capture Date: 09/10/2011

Site Area: 16.99ha



Recent site history - 2008 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 20/09/2008

Site Area: 16.99ha



Recent site history - 1999 aerial photograph



Capture Date: 27/10/1999

Site Area: 16.99ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

1.1 Historical industrial land uses

Records within 500m

12

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
A	1m SE	Isolation Hospital	1950	1862277



ID	Location	Land use	Dates present	Group ID
A	7m SE	Isolation Hospital	1927 - 1938	1869029
A	9m SE	Hospital	1967 - 1980	1841120
A	63m SE	Isolation Hospital	1901	1836162
B	209m NE	Unspecified Heap	1886	1862762
B	210m NE	Unspecified Heap	1927	1812177
B	213m NE	Unspecified Pit	1950	1780386
C	262m SE	Engine House	1950	1791038
C	271m SE	Nursery	1980	1793343
E	366m SE	Engine House	1938	1822131
E	391m SE	Engine House	1927	1877351
3	487m SW	Unspecified Depot	1980	1789991

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	6
----------------------------	----------

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
A	17m SE	Tanks	1989 - 1993	310592
A	51m SE	Unspecified Tank	1989 - 1993	304586
1	178m E	Unspecified Tank	1888	297526
B	223m NE	Unspecified Tank	1903	297527
D	305m SW	Unspecified Tank	1965	314363
D	306m SW	Unspecified Tank	1990 - 1993	310125

This data is sourced from Ordnance Survey® / Groundsure.



1.3 Historical energy features

Records within 500m

1

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
2	458m SE	Electricity Substation	1989 - 1997	193031

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.



1.6 Historical military land

Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey® / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

2.1 Historical industrial land uses

Records within 500m

15

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18](#) >

ID	Location	Land Use	Date	Group ID
A	1m SE	Isolation Hospital	1950	1862277
A	7m SE	Isolation Hospital	1938	1869029
A	7m SE	Isolation Hospital	1927	1869029



ID	Location	Land Use	Date	Group ID
A	9m SE	Hospital	1980	1841120
A	9m SE	Hospital	1967	1841120
A	63m SE	Isolation Hospital	1901	1836162
B	209m NE	Unspecified Heap	1886	1862762
B	209m NE	Unspecified Heap	1886	1862762
B	210m NE	Unspecified Heap	1927	1812177
B	213m NE	Unspecified Pit	1950	1780386
C	262m SE	Engine House	1950	1791038
C	271m SE	Nursery	1980	1793343
E	366m SE	Engine House	1938	1822131
E	391m SE	Engine House	1927	1877351
2	487m SW	Unspecified Depot	1980	1789991

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

10

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

ID	Location	Land Use	Date	Group ID
A	17m SE	Tanks	1989	310592
A	18m SE	Tanks	1993	310592
A	51m SE	Unspecified Tank	1989	304586
A	52m SE	Unspecified Tank	1993	304586
1	178m E	Unspecified Tank	1888	297526
B	223m NE	Unspecified Tank	1903	297527
D	305m SW	Unspecified Tank	1965	314363
D	306m SW	Unspecified Tank	1993	310125



ID	Location	Land Use	Date	Group ID
D	306m SW	Unspecified Tank	1993	310125
D	308m S	Unspecified Tank	1990	310125

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

2

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

ID	Location	Land Use	Date	Group ID
F	458m SE	Electricity Substation	1997	193031
F	459m SE	Electricity Substation	1989	193031

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey®/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey®/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m

10

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 21](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
1	149m SW	-	WEX489642	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal



ID	Location	Site	Reference	Category	Sub-Category	Description
A	285m SE	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE /A001	Using waste exemption	Agricultural waste only	Burning of waste as a fuel in a small appliance
A	285m SE	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE /A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
A	285m SE	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE /A001	Treating waste exemption	Agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
A	285m SE	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE /A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	285m SE	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE /A001	Using waste exemption	Non-agricultural waste only	Use of waste for a specified purpose
A	285m SE	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE /A001	Disposing of waste exemption	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	285m SE	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE /A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
B	374m NW	I C Fields Farm, Rogues Lane, Hinckley, Le10 3dx	WEX227963	Using waste exemption	On a farm	Use of waste for a specified purpose
B	374m NW	I C Fields Farm, Rogues Lane, Hinckley, Le10 3dx	WEX354170	Using waste exemption	On a farm	Use of waste for a specified purpose

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 24](#) >

ID	Location	Company	Address	Activity	Category
1	6m SE	Electricity Sub Station	Leicestershire, LE10	Electrical Features	Infrastructure and Facilities
2	60m SE	Hinckley & Bosworth Community Hospital	Ashby Road, Hinckley, Leicestershire, LE10 3FR	Hospitals	Health Practitioners and Establishments



This data is sourced from Ordnance Survey®.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.5 Control of Major Accident Hazards (COMAH)

Records within 500m

0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.6 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.



4.7 Hazardous substance storage/usage

Records within 500m**0**

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.8 Historical licensed industrial activities (IPC)

Records within 500m**0**

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.9 Licensed industrial activities (Part A(1))

Records within 500m**0**

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed pollutant release (Part A(2)/B)

Records within 500m**0**

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.11 Radioactive Substance Authorisations

Records within 500m**0**

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.12 Licensed Discharges to controlled waters

Records within 500m

1

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 24 >](#)

ID	Location	Address	Details	
4	268m N	ROGUES LANE, BARWELL, HINCKLEY, LEICESTERSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/03422/O Permit Version: 1 Receiving Water: TRIB OF RIVER ANKER	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/11/1972 Effective Date: 14/11/1972 Revocation Date: 27/03/2000

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.16 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 Pollution Incidents (EA/NRW)

Records within 500m

1

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 24 >](#)

ID	Location	Details	
3	169m S	Incident Date: 25/02/2003 Incident Identification: 139132 Pollutant: Sewage Materials Pollutant Description: Other Sewage Material	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.19 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.20 Pollution inventory radioactive waste

Records within 500m

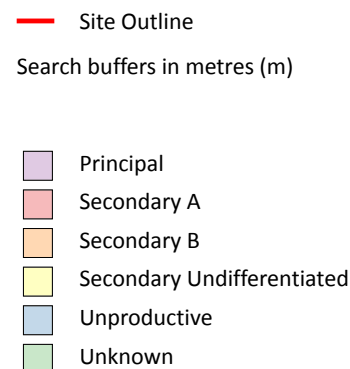
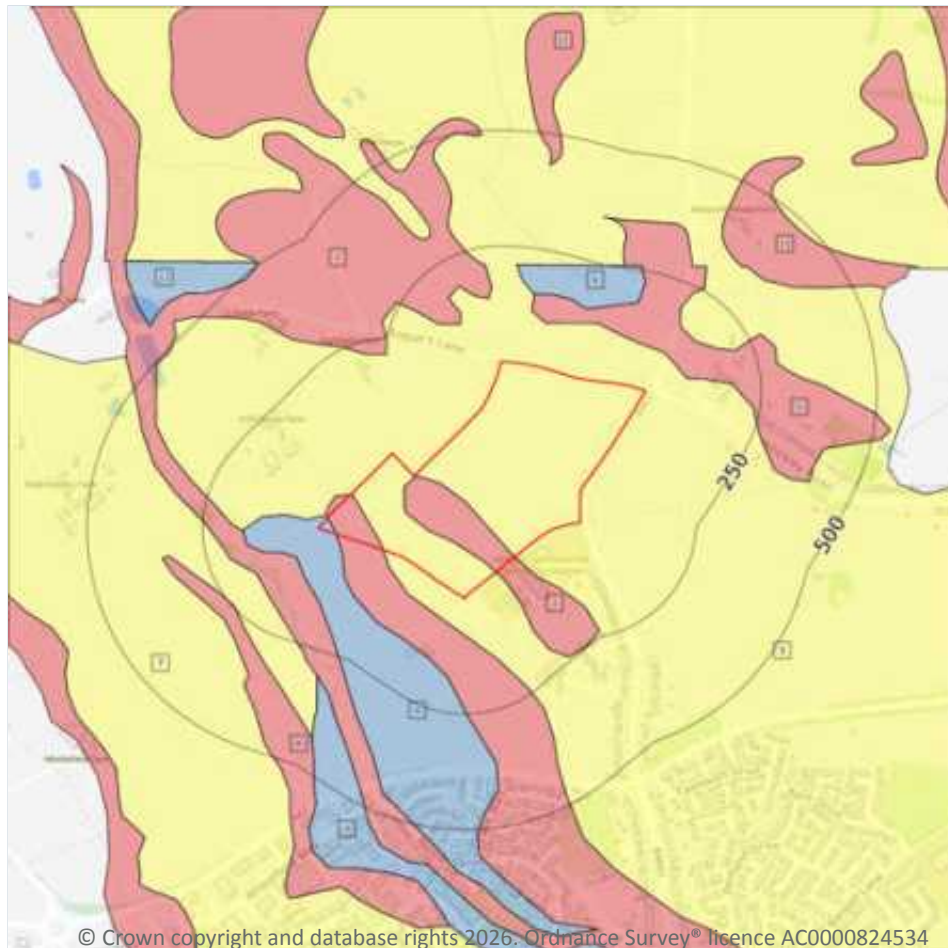
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

12

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 30](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

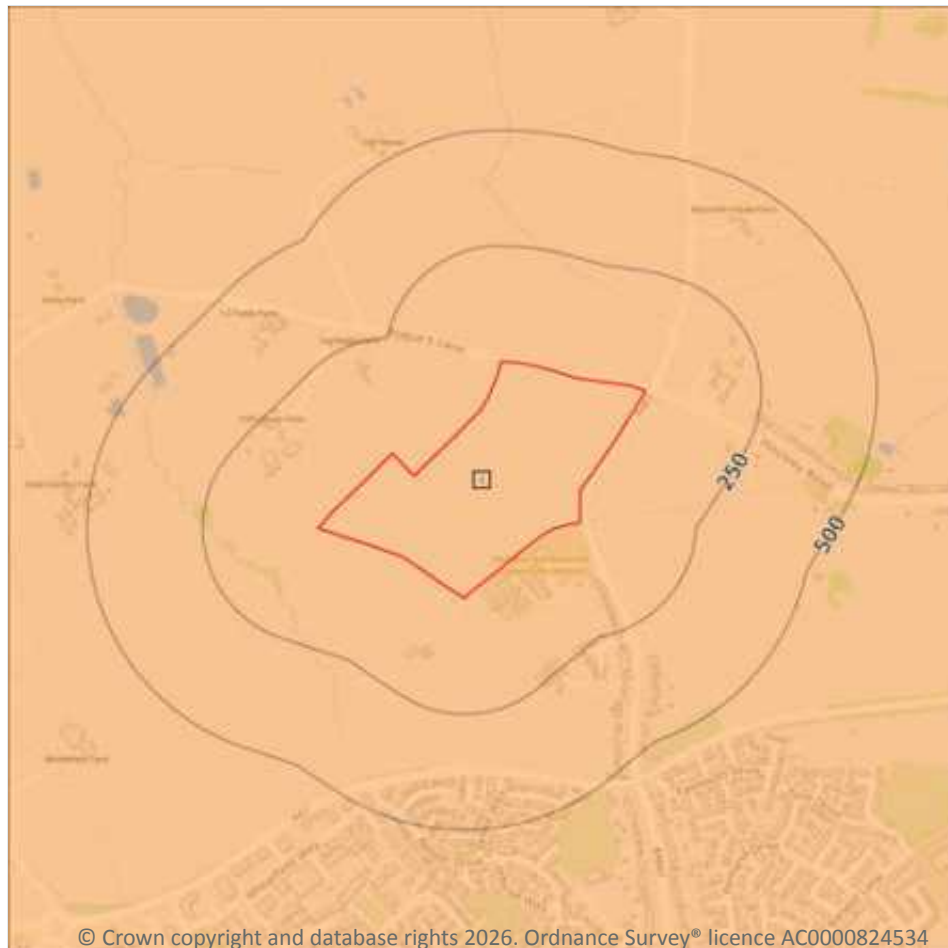


ID	Location	Designation	Description
3	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	86m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	149m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
7	166m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
8	247m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
9	304m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
10	340m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
11	434m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
12	492m NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

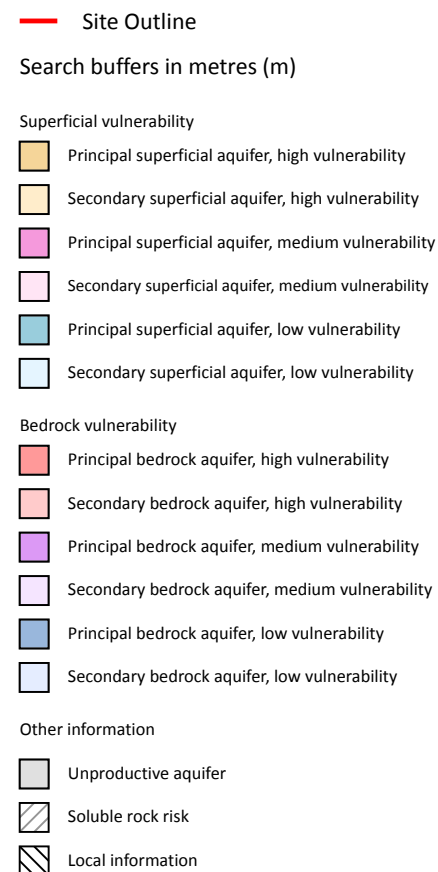
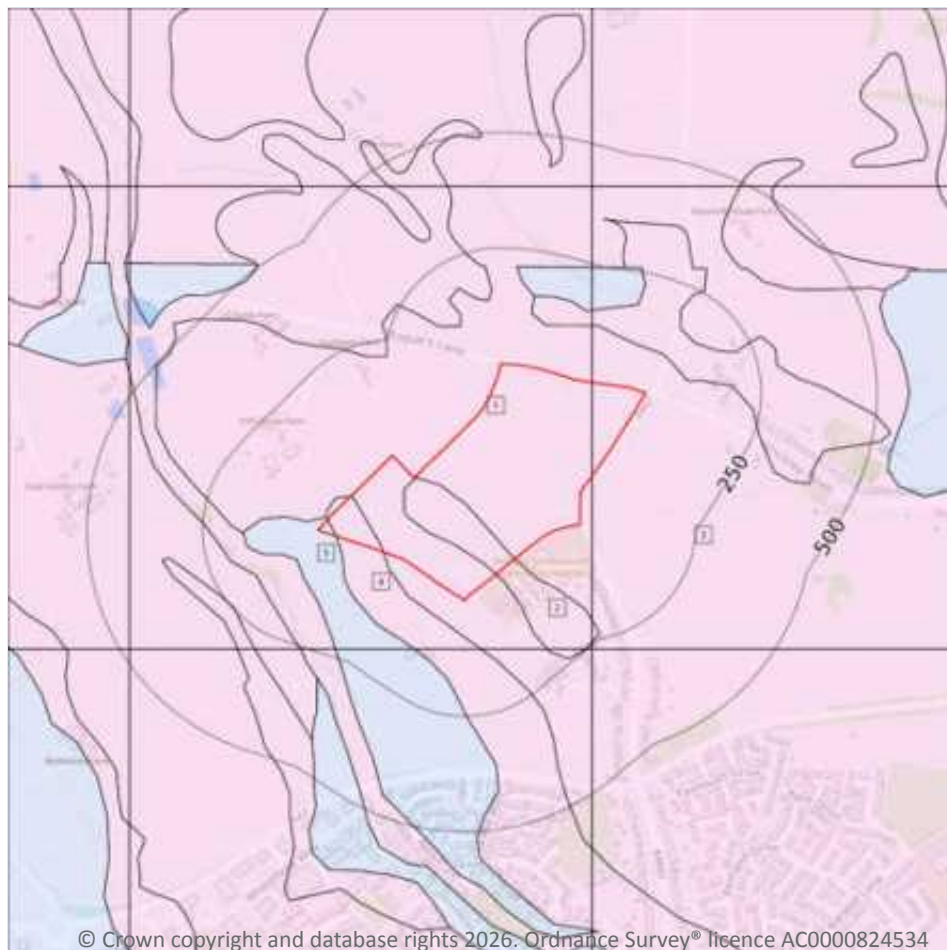
Features are displayed on the Bedrock aquifer map on [page 32 >](#)

ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

5

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 33](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
3	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
4	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
5	On site	Summary Classification: Secondary bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.



5.5 Groundwater vulnerability- local information

Records on site

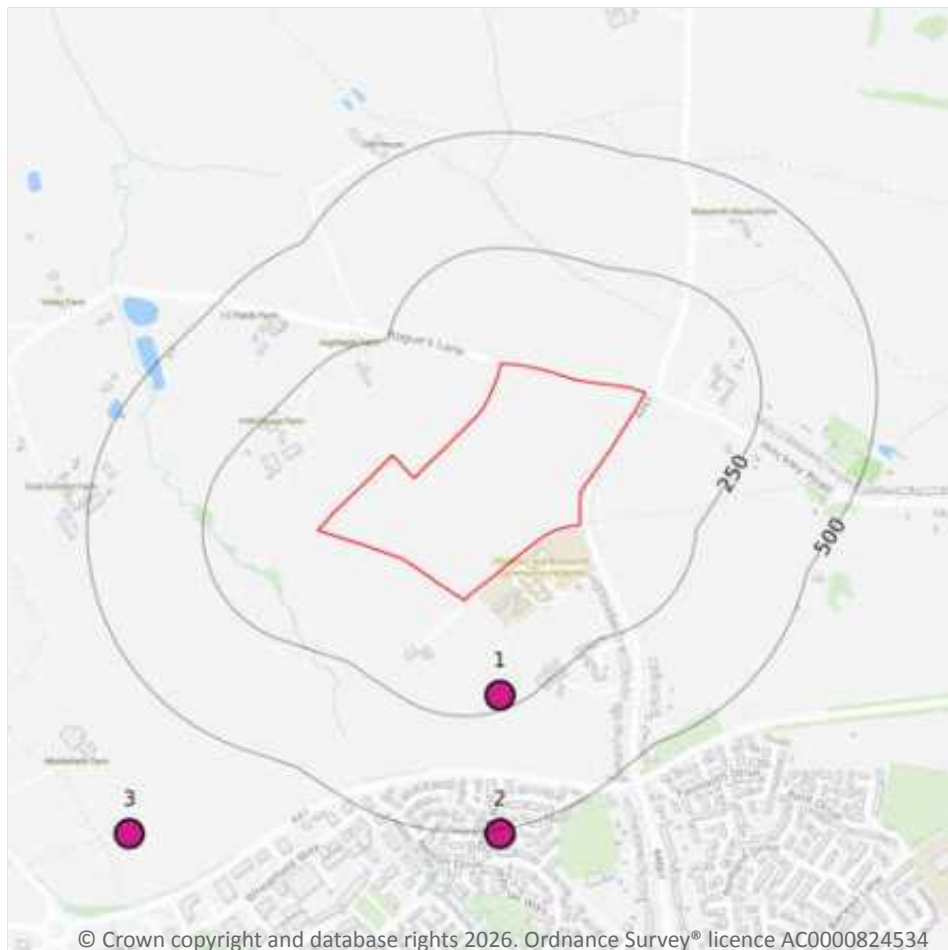
0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.



Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

4

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 36 >](#)

ID	Location	Details	
1	218m S	Status: Historical Licence No: 03/28/20/0065 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: SUNNYSIDE FARM, HINCKLEY - WELL Data Type: Point Name: J ADCOCK & SONS Easting: 442800 Northing: 295900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 04/03/1965 Expiry Date: - Issue No: 100 Version Start Date: 05/08/1994 Version End Date: -
2	510m S	Status: Historical Licence No: 03/28/20/0068 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: LOWER SUNNYSIDE FARM, WELL Data Type: Point Name: DENSON Easting: 442800 Northing: 295600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/02/1966 Version End Date: -
3	773m SW	Status: Historical Licence No: 03/28/20/0079 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: HINCKLEY FIELDS FARM, HINCKLEY - WELL Data Type: Point Name: J ADCOCK & SONS Easting: 442000 Northing: 295600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 07/04/1965 Expiry Date: - Issue No: 100 Version Start Date: 30/08/1994 Version End Date: -
-	1947m E	Status: Historical Licence No: 03/28/50/0140 Details: Spray Irrigation - Storage Direct Source: Groundwater Midlands Region Point: HINCKLEY UTD FC-BOREHOLE Data Type: Point Name: HINCKLEY UNITED FOOTBALL CLUB LIMITED Easting: 444950 Northing: 295900	Annual Volume (m ³): 20000 Max Daily Volume (m ³): 108 Original Application No: - Original Start Date: 24/01/2005 Expiry Date: 31/03/2013 Issue No: 2 Version Start Date: 13/03/2005 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m

0

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.



5.8 Potable abstractions

Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS NGD)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS NGD)

Records within 250m

2

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 39 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
B	148m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
C	210m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	2
----------------------------	----------

Covering rivers, streams and lakes (some overlap with OS NGD Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 39 >](#)

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	1
------------------------	----------

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 39 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Stoke Golding Brook from Source to R Sence	GB104028046640	Sence Anker and Bourne Rivers and Lakes	Tame Anker and Mease

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1
---------------------------	----------

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the



water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed. Features are displayed on the Hydrology map on [page 39 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3016m NW	River	Stoke Golding Brook from Source to R Sence	GB104028046640 ↗	No longer applicable	Does not require assessment	Poor	2022

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 39 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Tame Anker Mease - Secondary Combined	GB40402G990800 ↗	Good	Good	Good	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m**0**

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m**0**

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.4 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones

7.5 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.6 Flood Zone 3

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

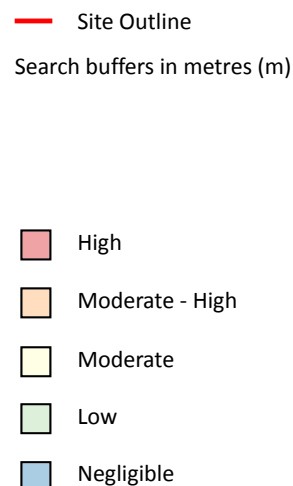
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

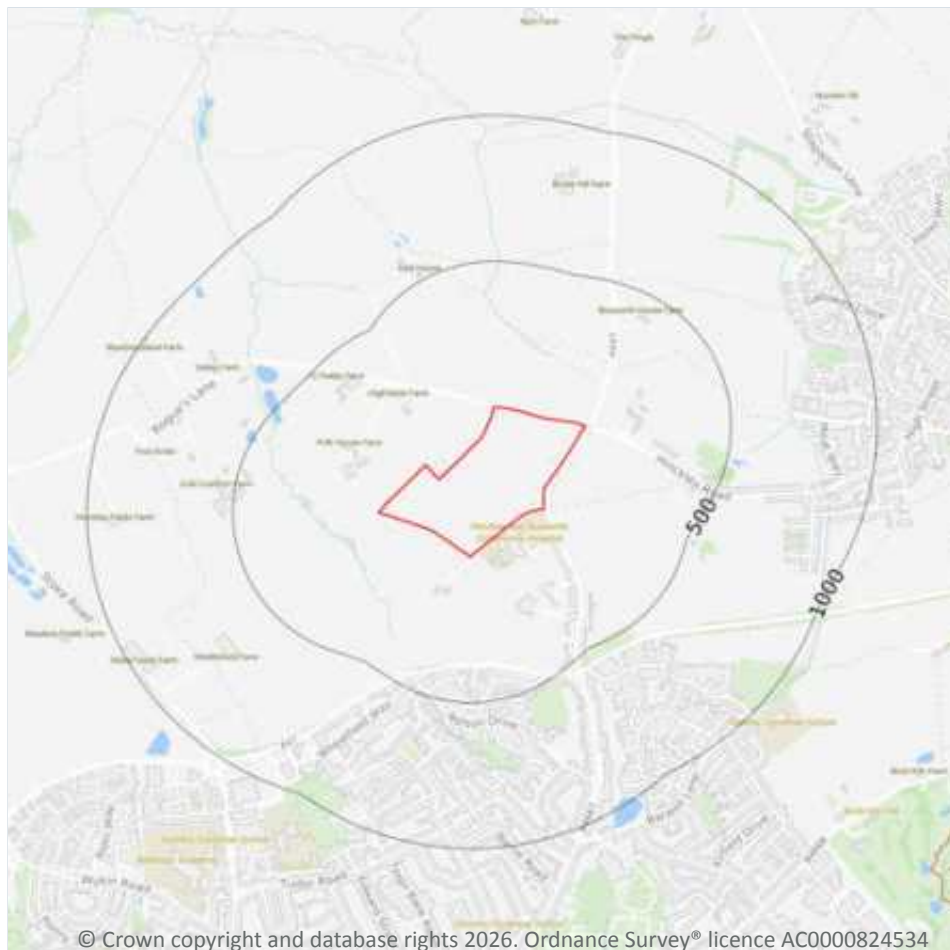
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 46 >](#)

This data is sourced from Ambiantal Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 47 >](#)

ID	Location	Name	Data source
1	1781m SE	Burbage Common & Woods	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

2

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 47 >](#)

ID	Location	Name	Woodland Type
-	1997m SE	Sheepy Wood	Ancient & Semi-Natural Woodland
-	1998m SE	Sheepy Wood	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

8

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	River Trent (source to confluence with Derwent)	Surface Water	308	Existing
122m S	River Trent (source to confluence with Derwent)	Surface Water	308	Existing
976m E	River Trent (source to confluence with Derwent)	Surface Water	308	Existing
1023m E	SOAR R NVZ	Surface Water	309	Existing
1040m E	SOAR R NVZ	Surface Water	309	Existing
1126m SE	SOAR R NVZ	Surface Water	309	Existing
1131m SE	SOAR R NVZ	Surface Water	309	Existing
1742m NE	SOAR R NVZ	Surface Water	309	Existing



This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

2

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 53](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=&location=440511,294161%20(IRZ%20polygon%20centre)
2	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500000&notes=&location=443600,299253%20(IRZ%20polygon%20centre)



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

1

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 55 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	162m E	Barwell House Farmhouse And Attached Stable Wing	II	1361299	08/03/1963

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



11.5 Conservation Areas

Records within 250m**0**

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m**0**

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

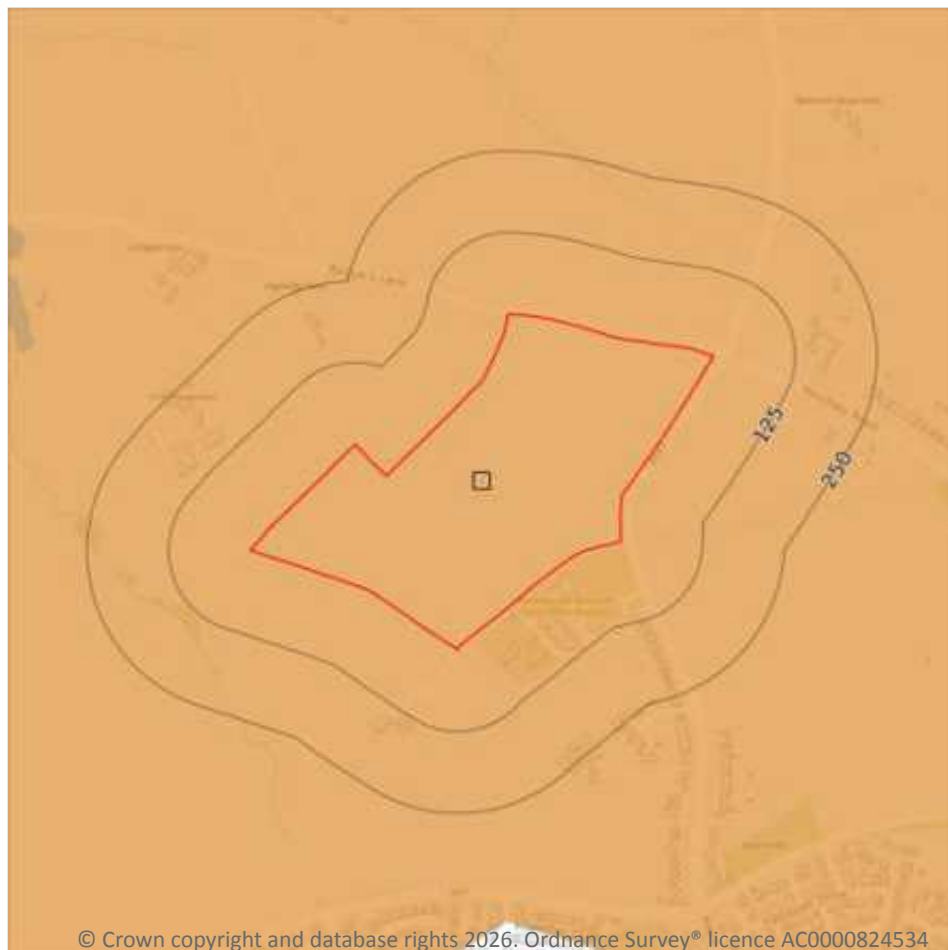
Records within 250m**0**

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 58](#) >

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m**0**

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m**2**

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
161m E	102826	Countryside Stewardship (Middle Tier)	01/01/2024	31/12/2028
242m NW	90494	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

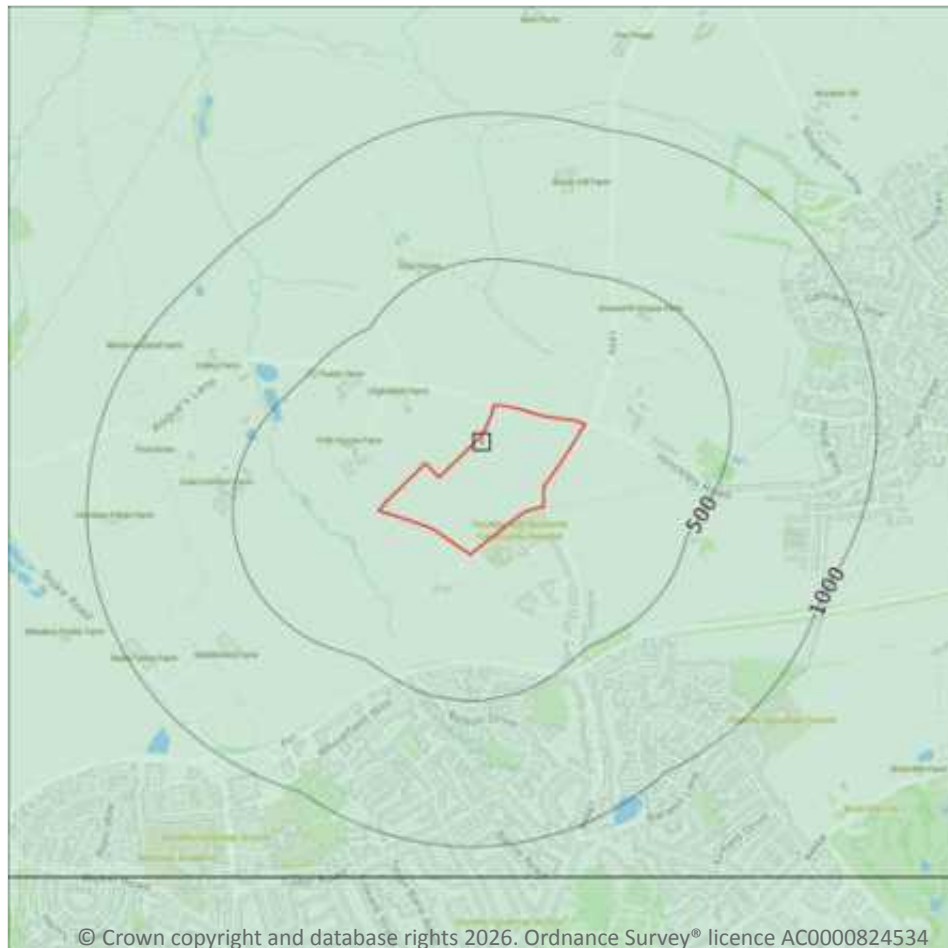
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 61](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SP49NW

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m

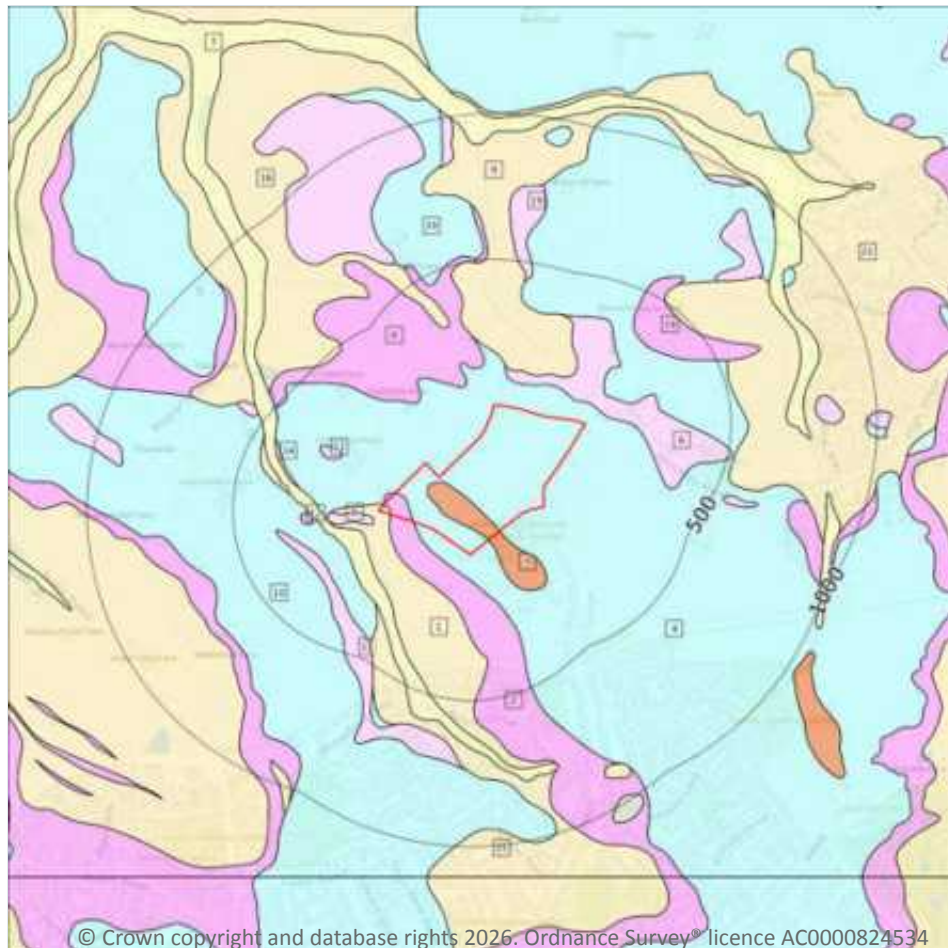
0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (10k)
- Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

21

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 63](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	WOC-XCZS	Wolston Clay Member-Clay, Silt And Sand	Clay, silt and sand
2	On site	WOSG-XSV	Wolston Sand And Gravel-Sand And Gravel	Sand and gravel
3	On site	DMG-XSV	Dunsmore Gravel Member-Sand And Gravel	Sand and gravel
4	On site	ODT-DMTN	Oadby Member-Diamicton	Diamicton



ID	Location	LEX Code	Description	Rock description
5	33m SW	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
6	66m NE	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
7	95m SW	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
8	119m NW	WOSG-XSV	Wolston Sand And Gravel-Sand And Gravel	Sand and gravel
9	124m N	WOC-XCZS	Wolston Clay Member-Clay, Silt And Sand	Clay, silt and sand
10	172m SW	ODT-DMTN	Oadby Member-Diamicton	Diamicton
11	219m NW	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
12	228m W	WOSG-XSV	Wolston Sand And Gravel-Sand And Gravel	Sand and gravel
13	259m SW	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
14	284m W	WOC-XCZS	Wolston Clay Member-Clay, Silt And Sand	Clay, silt and sand
15	307m S	WOC-XCZS	Wolston Clay Member-Clay, Silt And Sand	Clay, silt and sand
16	310m NW	WOC-XCZS	Wolston Clay Member-Clay, Silt And Sand	Clay, silt and sand
17	311m W	WOC-XCZS	Wolston Clay Member-Clay, Silt And Sand	Clay, silt and sand
18	340m NE	WOSG-XSV	Wolston Sand And Gravel-Sand And Gravel	Sand and gravel
19	434m N	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
20	464m NW	ODT-DMTN	Oadby Member-Diamicton	Diamicton
21	481m NE	WOC-XCZS	Wolston Clay Member-Clay, Silt And Sand	Clay, silt and sand

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

1

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 65 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	GUN-MDST	Gunthorpe Member-Mudstone	Anisian

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

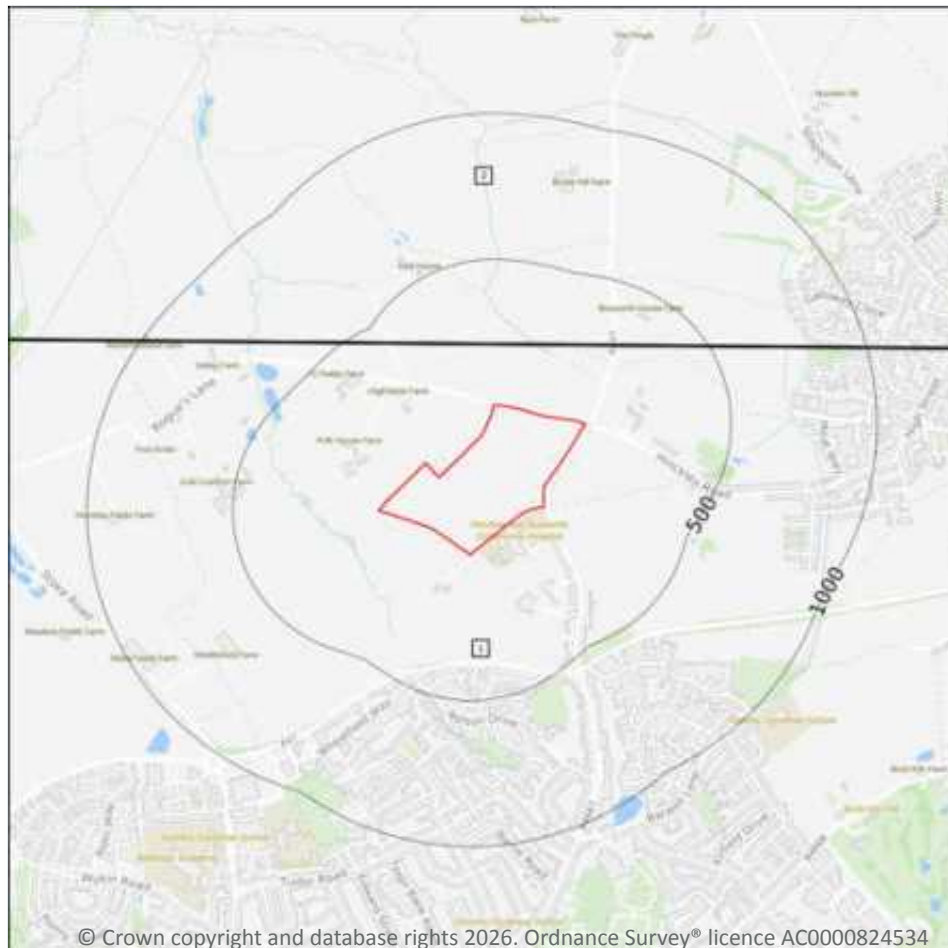
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

15.1 50k Availability

Records within 500m

2

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 67](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	EW169_coventry_v4
2	210m N	Full	Full	Full	Full	EW155_coalville_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

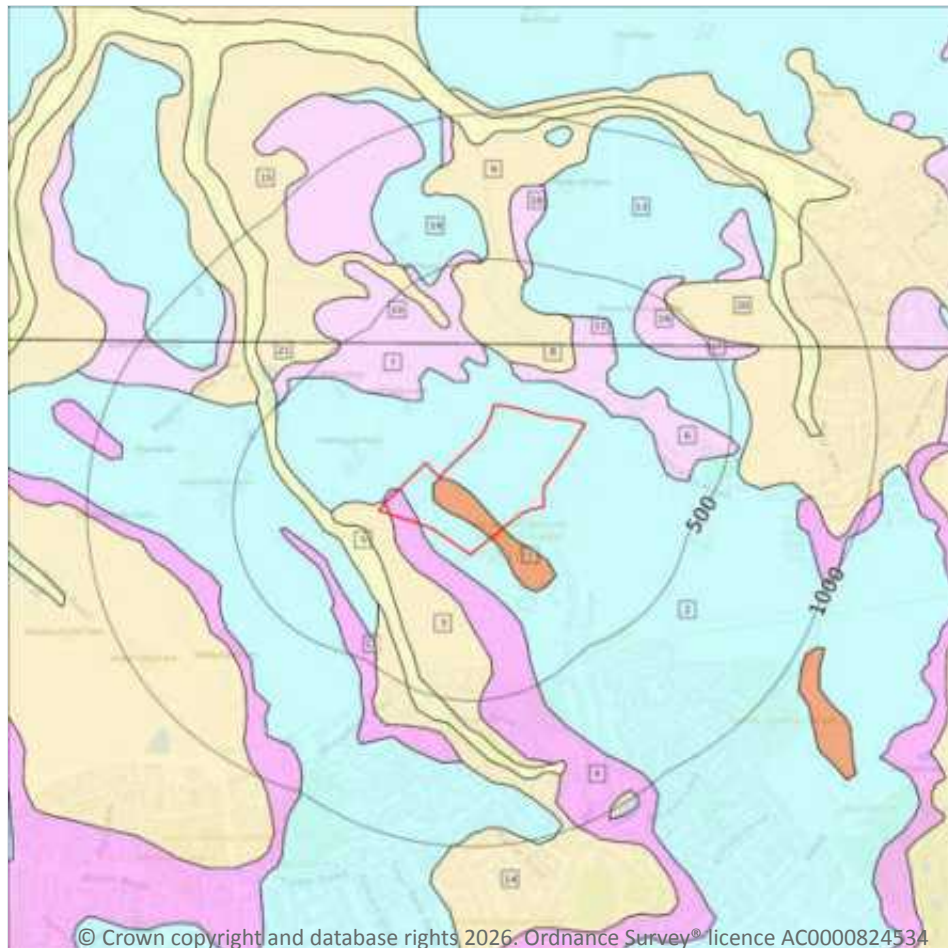
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

21

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 69](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	DMG-XSV	Dunsmore Gravel Member	Sand and gravel
2	On site	ODT-DMTN	Oadby Till Member	Diamicton
3	On site	BOSW-XCZ	Bosworth Clay Member	Clay and silt
4	On site	WOSG-XSV	Wolston Sand And Gravel	Sand and gravel



ID	Location	LEX Code	Description	Rock description
5	78m SW	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
6	86m NE	GFDMP-XSV	Glaciofluvial deposits, Mid Pleistocene	Sand and gravel
7	119m NW	WIGS-XSV	Wigston Sand and Gravel Member	Sand and gravel
8	150m N	BOSW-XCZ	Bosworth Clay Member	Clay and silt
9	209m N	BOSW-XCZ	Bosworth Clay Member	Clay and silt
10	214m N	WIGS-XSV	Wigston Sand and Gravel Member	Sand and gravel
11	247m SW	WOSG-XSV	Wolston Sand And Gravel	Sand and gravel
12	255m N	GFDMP-XSV	Glaciofluvial deposits, Mid Pleistocene	Sand and gravel
13	288m N	ODT-DMTN	Oadby Till Member	Diamicton
14	304m S	BOSW-XCZ	Bosworth Clay Member	Clay and silt
15	310m NW	BOSW-XCZ	Bosworth Clay Member	Clay and silt
16	340m NE	WIGS-XSV	Wigston Sand and Gravel Member	Sand and gravel
17	340m NE	WIGS-XSV	Wigston Sand and Gravel Member	Sand and gravel
18	434m N	GFDMP-XSV	Glaciofluvial deposits, Mid Pleistocene	Sand and gravel
19	463m NW	ODT-DMTN	Oadby Till Member	Diamicton
20	482m NE	BOSW-XCZ	Bosworth Clay Member	Clay and silt
21	487m NW	BOSW-XCZ	Bosworth Clay Member	Clay and silt

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

3

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High
On site	Mixed	Moderate	Low
On site	Mixed	Low	Very Low

This data is sourced from the British Geological Survey.



15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

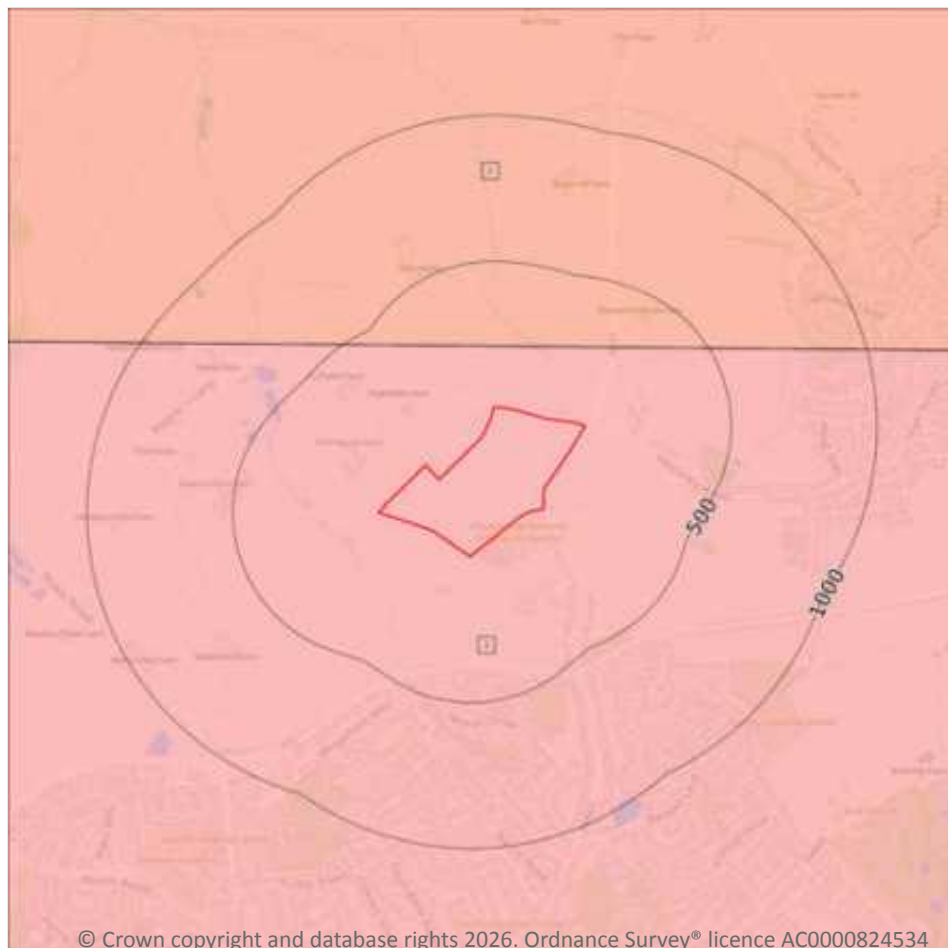
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 72 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	MMG-MDST	Mercia Mudstone Group-Mudstone	Anisian
2	209m N	GUN-MDST	Gunthorpe Member-Mudstone	Anisian

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Low	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

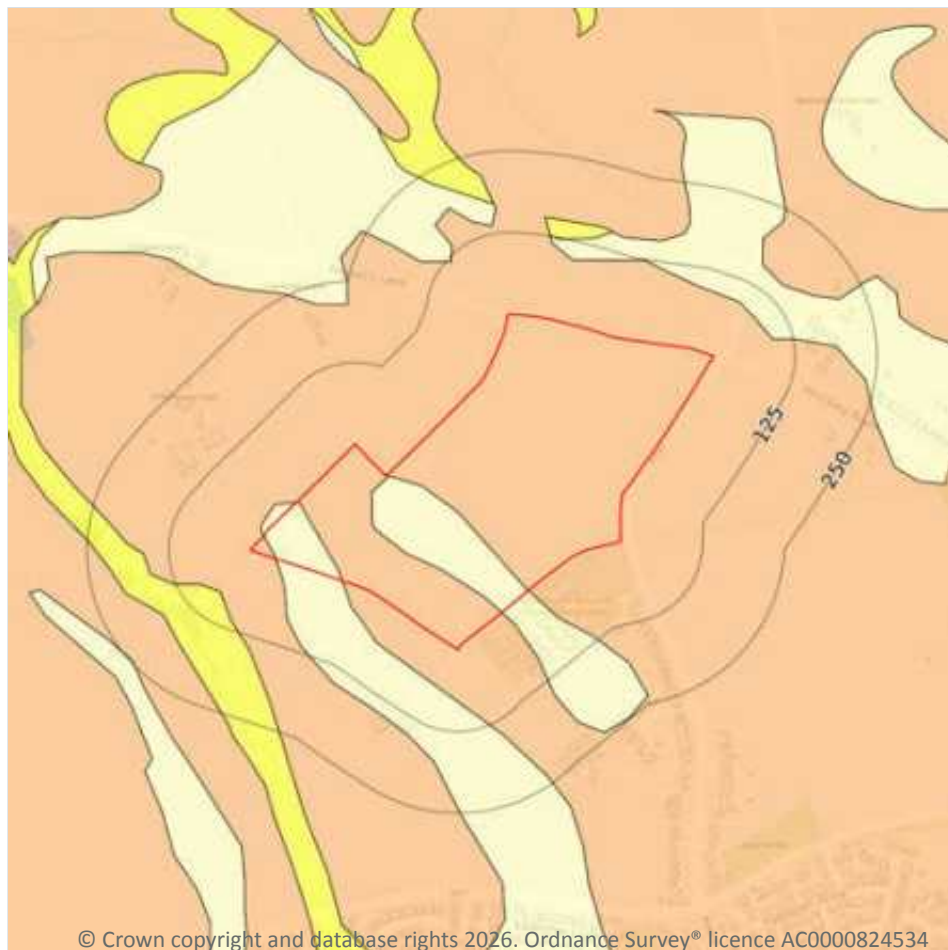
0

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 75 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 76 >](#)

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

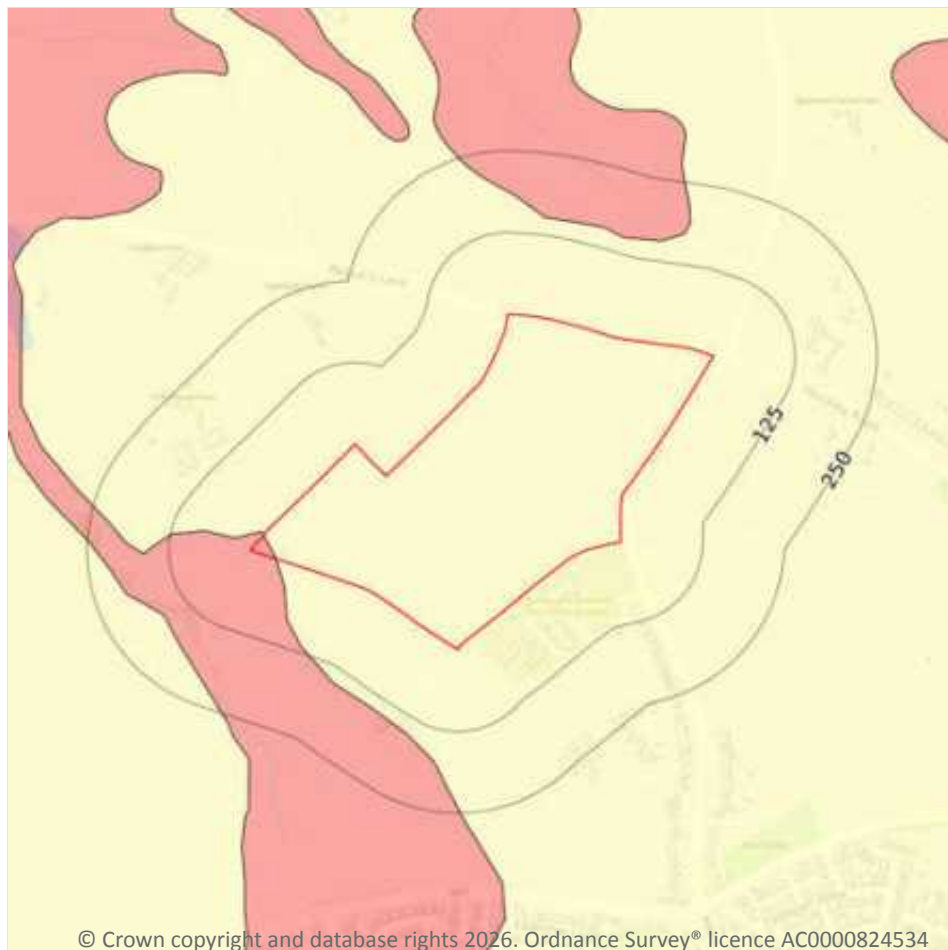


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 78 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

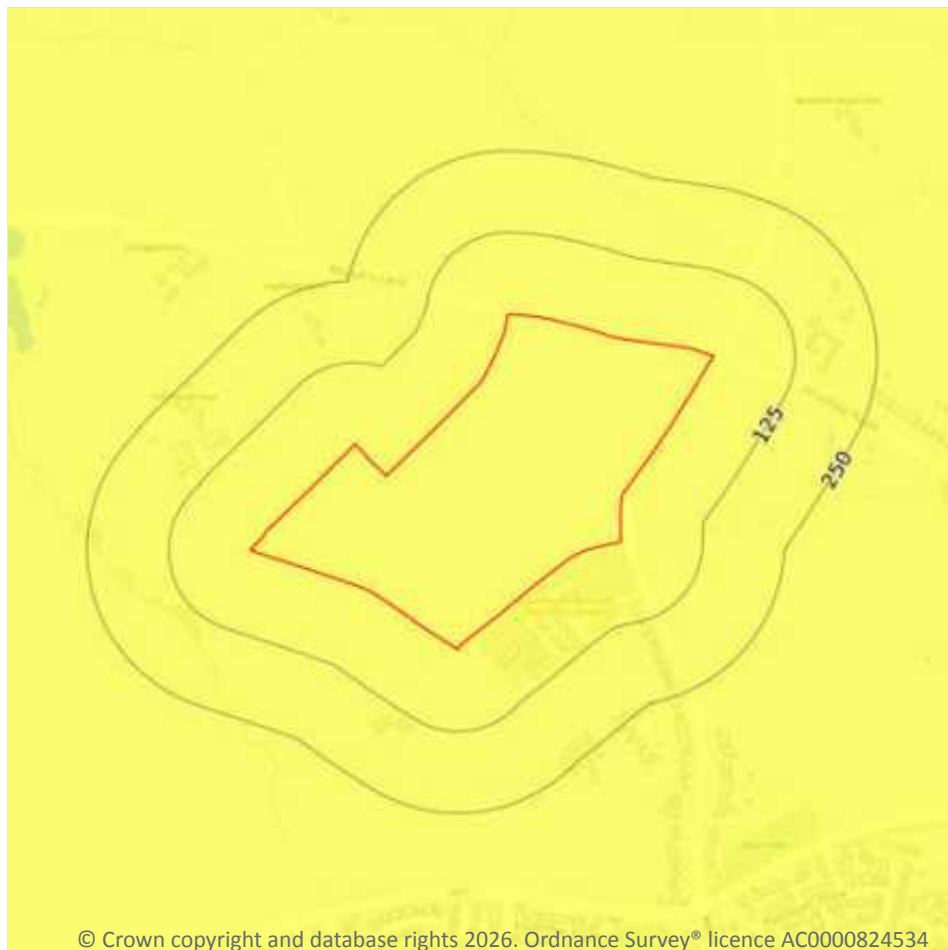
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 80 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 81](#) >

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 82](#) >

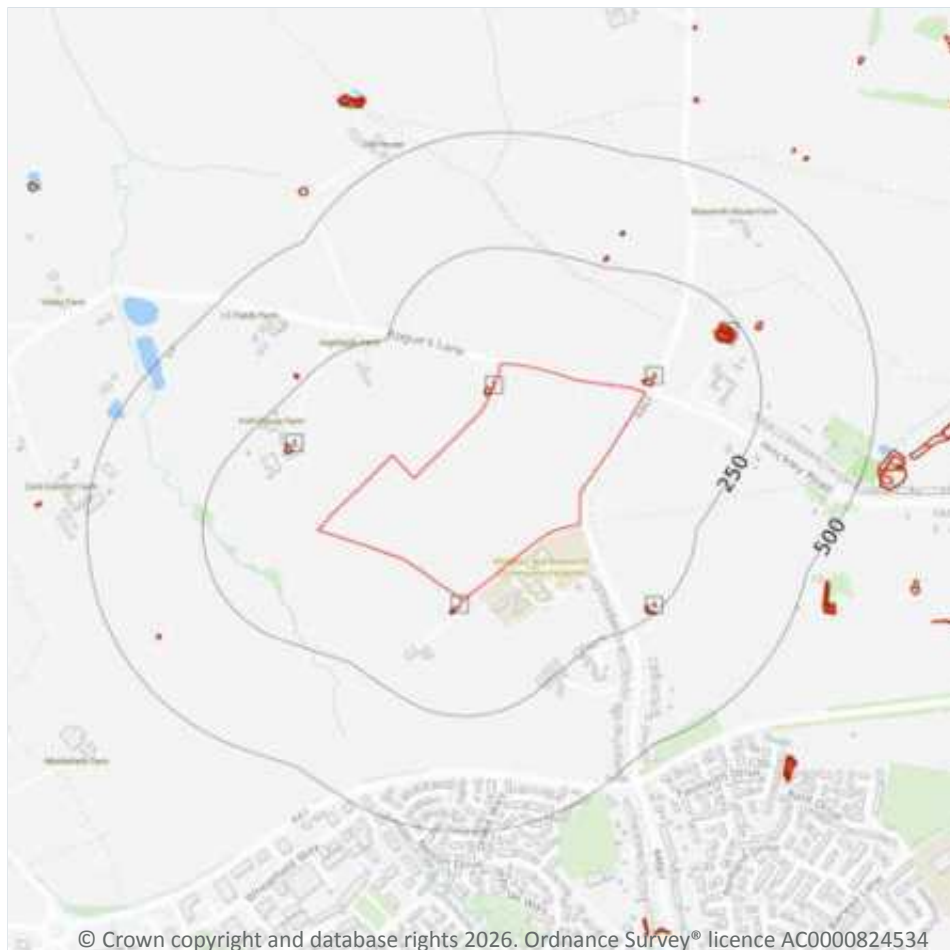
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
 - Sporadic underground mining of restricted extent possible
 - Localised small scale underground mining possible
 - Small scale mining possible
 - Underground mining known or likely within or in close proximity
 - Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

16

Historical land uses identified from Ordnance Survey® mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 84 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
1	2m NW	Pond	1938	1:10560
A	18m N	Pond	1938	1:10560
A	18m N	Pond	1927	1:10560
2	20m SW	Pond	1938	1:10560
3	157m NW	Pond	1938	1:10560
B	194m NE	Pond	1967	1:10560
B	194m NE	Pond	1901	1:10560
B	194m NE	Pond	1938	1:10560
B	194m NE	Pond	1927	1:10560
B	197m NE	Pond	1950	1:10560
B	198m NE	Pond	1980	1:10000
B	209m NE	Unspecified Heap	1886	1:10560
B	209m NE	Unspecified Heap	1886	1:10560
B	210m NE	Unspecified Heap	1927	1:10560
B	213m NE	Unspecified Pit	1950	1:10560
4	227m SE	Pond	1938	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey®/Groundsure.



18.4 Underground mining extents

Records within 500m**0**

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**0**

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site**0**

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m**0**

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the



Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0
-----------------	---

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

9

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m**0**

Railways and tunnels digitised from historical Ordnance Survey® mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London. Please note that the Crossrail 2 project has been temporarily suspended. It is possible funding will be received in the future, but there is no guarantee of this.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.



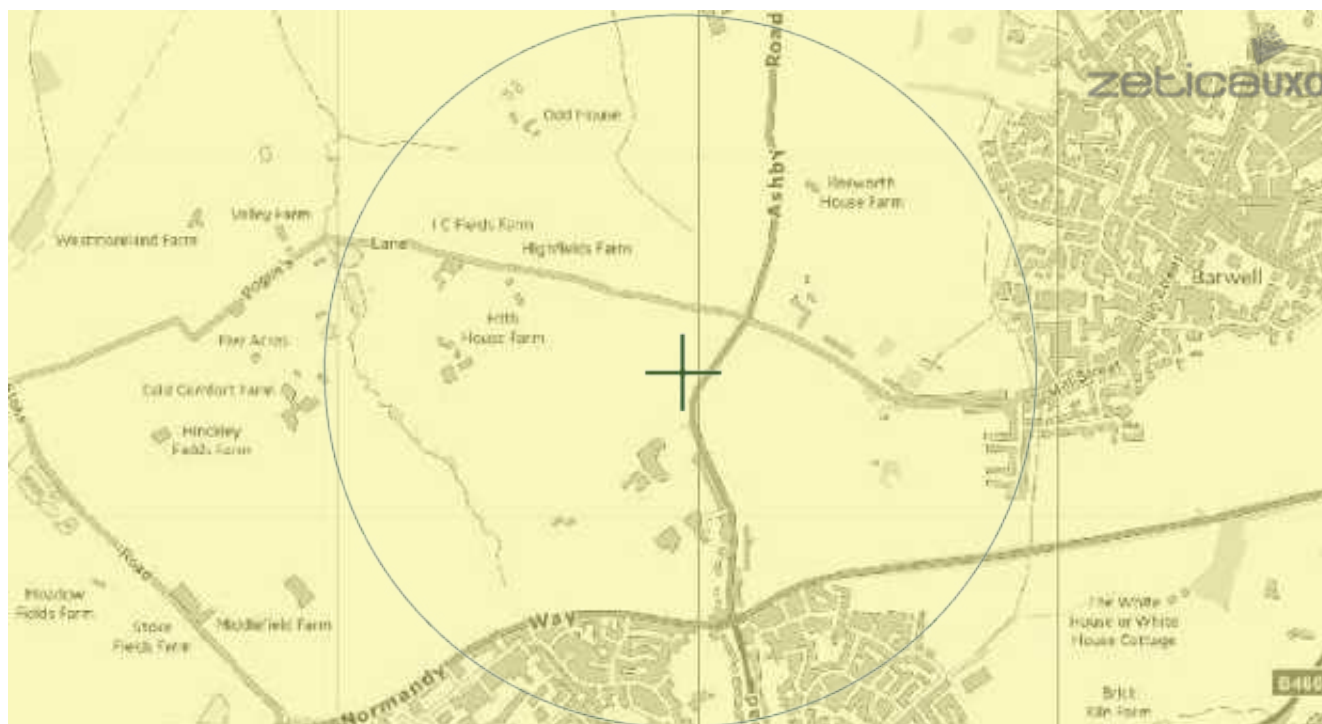
Appendix E: UXB Risk Map

UNEXPLODED BOMB RISK MAP



SITE LOCATION

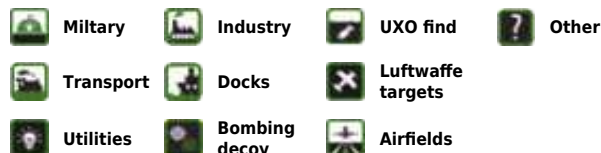
Map Centre: 442922,296412



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Appendix F: CIRIA C552 Terminology

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- **Highly likely:** the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution;
- **Likely:** it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term;
- **Low likelihood:** circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely that in the short term; and
- **Unlikely:** circumstances are such that it is improbable the event would occur even in the long term

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- **Severe:** short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part 11A. Short term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land' DETR 2000);
- **Medium;** chronic damage to human health ('significant harm' as defined in Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in Draft Circular on Contaminated Land', DETR 2000);
- **Mild:** pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment; and
- **Minor:** harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the likelihood of an event occurring and its severity have been classified, a risk category can be assigned from the table below:

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	high	Moderate	Moderate / low
	Likely	High	Moderate	Moderate / low	Low
	Low likelihood	Moderate	Moderate / low	Low	Very low
	Unlikely	Moderate / low	Low	Very low	Very low

Definitions of these risk categories are as shown below with an assessment of the further work that might be required:

- Very high: there is a high probability that severe harm could occur or there is evidence harm is currently happening. This risk, if realised, could result in substantial liability and urgent investigation and remediation are likely to be required;
- High: harm is likely to occur. Realisation of the risk is likely to present a substantial liability and urgent investigation is required and remedial works may be necessary in the short term and are likely over the long term;
- Moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term;
- Low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild; and
- Very Low: there is a low possibility that harm could occur and if realised the harm is likely to be sever.



Rodgers Leasok Limited & Rodgers Leasok Environmental Limited
01332 285000 • rlre@rodgersleasok.co.uk • rodgersleasok.co.uk
St. James House, St Mary's Wharf, Mansfield Road, Derby DE1 3TD
Saxon House, 18 High Street, Loughborough, Leicestershire LE11 2UQ