

**Normandy Way,
Hinckley**

Phase 1

Geo-environmental

Desk Study

NORMANDY WAY, HINCKLEY

PHASE 1 GEO-ENVIRONMENTAL DESK STUDY

For

Miller Homes

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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 Normandy Way, Hinckley.
Site Location and Description	The site is located off Normandy Way (A47) in Hinckley, Leicestershire and is approximately centred on National Grid Reference 442784E 296365N. The site comprises an agricultural field currently covered by grass.
History	The Site has been undeveloped greenfield agricultural land since before 1886. Limited industrial activity has been undertaken within the immediate environs of the site.
Geology	The site is predominantly underlain by the Oadby Member (Glacial Till) in the east and the Wolston Sand and Gravel formation within the west. The Bosworth Clay Member marginally encroaches within the far western 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 drain is recorded 117m west and an inland river (likely Stoke Golding Brook) is located ~240m southwest.
Mining	No records.
Ecology and Wildlife	The Site is located within a Nitrate Vulnerable Zone and an SSSI Impact Risk Zone although there are no SSSI's located within 2km of the site. No further designated 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. Moderate groundwater flood risk associated with granular superficial deposits in the western half of the site.
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 250m of the site. Several waste exemptions are recorded at Sunnyside Farm 50m north.
Potential Contamination Issues	The site is considered to present a low risk to human health and controlled waters; 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 west 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.

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Drawings

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24725-RLL-26-XX-DR-O-0002	Site Location Plan
24725-RLL-26-XX-DR-O-0004	Geological Constraints Plan
24725-RLL-26-XX-DR-O-0006	Conceptual Site Model
24725-RLL-26-XX-DR-O-0008	Route of Conceptual Site Model
24725-RLL-26-XX-DR-O-00010	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 commissioned Rodgers Leask Ltd (RLL) to compile a Geo-environmental Desk Study (DS) for a site at Normandy Way, 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 Normandy Way (A47) 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-0002. 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 triangular outline, covers an area of approximately 2.4 hectares (ha) and is generally flat with a slight fall towards the southwest. The site was accessed via a gate directly off Normandy Way.

The site comprises an open agricultural Greenfield land with mature trees and hedgerows along all boundaries. In front of the bell mouth gated entrance, an area of soil and aggregate was partly obstructing the gate.

A site features plan is presented on RLL Drawing 24725-RLL-26-XX-DR-O-0010. Photographs of the site walkover are presented in **Appendix B**.

2.3. Site Boundaries

The boundaries of the site comprise:

- Hedgerow and agricultural land to the north.
- Hedgerow and residential properties to the east.
- Hedgerow and Normandy Way to the south.
- Hedgerow and Agricultural land to the west.

2.4. Site Access

Vehicular and pedestrian access to the site is gained from Normandy Way to the south.

2.5. Surrounding Area

The land beyond the site boundaries consists of:

- Agricultural fields to the north and west, including a farm.
- Residential properties to the south and east.

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 forms part of an undeveloped agricultural field with a hederow/tree line forming the northwestern boundary.	The site environs predominantly comprise undeveloped agricultural land. West Fields Farm and Sunnyside Farm are located between 100m and 250m north and south of the site respectively.
1901-1903	No significant changes.	A pump is shown at about 50m north. An isolation hospital is shown at about 250m north. A brick works is shown 500m south.
1924-1927	No significant changes.	No significant changes.
1938	No significant changes.	Some residential development is shown about 50m east. The brick works is no longer identified.
1950	No significant changes.	Further residential development is shown along Ashby Road to the east of the site.
1964-1968	No significant changes.	Sunnyside farm is now identified about 100m north of the site. The eastern boundary of the site now forms the property line with gardens of residential properties adjacent to the east. The isolation hospital is now called Sunnyside Hospital.
1978-1980	No significant changes.	Significant development has occurred from about 400m south and includes a works and depot as well as residential properties.
1988-1993	No significant changes.	Normandy Way had been constructed adjacent to the south of the site together with residential properties adjacent south. A nursery has been constructed at about 100 north.

Map Date	Site Feature	Adjacent Features
1993	No significant changes.	No significant changes.
2001	No significant changes.	No significant changes.
2003	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 been undeveloped greenfield agricultural land since before 1886.

The surrounding area has predominantly comprised agricultural land with approximately 4 No. farms located within 150-200m of the site. No significant land uses have been identified within the immediate proximity of the site other than residential.

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. Made ground (artificial deposit) recorded from 270m southwest.	N/A	N/A
	<i>Oadby Till Member</i> - Mapped to underlie eastern half of site.	Mixed – low to moderate	Secondary (Undifferentiated)
	<i>Wolston Sand & Gravel</i> – Mapped to underlie the western half of site.	High to very high	Secondary (A)
	<i>Bosworth Clay Member</i> - Slightly encroaches within the western corner of the site.	Very low to low	Unproductive
Bedrock Geology	<i>Mercia Mudstone Group</i>	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 5 No. historical groundwater abstraction records listed between 108m and 1929m 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 abstractions are recorded within 2km of the site.

4.3. Source Protection Zone

The Site does not lie within a 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: None recorded. Off-Site: 3 No. Water Network Records and 2 No. records of surface water features are recorded within 250m, relating to a drain 117m west, and 2 No. un-named inland rivers located about 243m to the southwest of the site (likely to be Stoke Golding Brook). Numerous small and insignificant ponds are identified within the general site vicinity on ordnance survey maps.
Biological & Chemical Data	Stoke Golding Brook (ID: GB104028046640) 3,701m northwest has an ecological rating of 'poor' in 2022.
Surface Water Abstractions	1 No. active license recorded at 1,839m to the southeast for irrigation.

	Summary
Flood Risk	The risk of surface water flooding on site is indicated to be 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 Wolston Sand and Gravel superficial deposits are recorded within the western site area. Elsewhere within the site the risk is indicated to be low or negligible.

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 1 No. record within 250m relating to a pond 232m 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.
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 (eastern site area/far western corner). Negligible risk - Wolston Sand and Gravel.

Hazard	Hazard Rating	Comments
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 western 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/ Negligible	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	40-60	15-30	<60

4.10. Railways and Tunnels

4.11. Tunnels

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

4.12. Historical Railways

No records of historical railways or tunnels are identified on site 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 9 No. records within 500m. The closest is related to a hospital at about 220m-230m to the northwest of the site.
	<i>Historical Tank Database</i>	On-site No records. Off-site 9 No. records between 176m and 439m. Uses unspecified.
	<i>Potentially infilled Land within 250m</i>	On-site No records. Off-site Made ground (artificial deposit) recorded on geological mapping from 270m southwest.
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. 8 No. records between 351m and 419m south related to sewer storm overflow.
	<i>Pollution Incidents</i>	1 No. Category 3 (minor) incident to water recorded at 203m northwest 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 within 250m. 3 No. records of historical/licensed waste sites between 317m and 372m from the site for a recycling centre and waste transfer station. 19 No. waste exemptions within 500m. 7 No records are held by Sunnyside farm 52m north of the site for: • Burning of waste for a fuel. • Deposit of waste from dredging of inland waters. • Preparatory treatments (baling, sorting, shredding) • Treatment of waste wood and plant matter. • Use of waste for a specified purpose. • Deposit of agricultural waste. • Burning waste in the open.
Current land Use	<i>Current Industrial Sites</i>	No records on-site. 15 No. records of substations between 180m and 478m from the site. A sewage pumping station is recorded 250m southwest.
Designated Environmentally Sensitive Sites	<i>SSSI's, NNR's, AONB's</i>	The Site is located within a Nitrate Vulnerable Zone. 1 No. SSSI Impact Risk Zone encroaches onto the site although there are no SSSI's within 2km. No further designated environmentally sensitive sites area 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.

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. Waste exemption activities are noted on Sunnyside Farm at about 50m north of the site however these activities are unlikely to present a significant 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.

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
	Drain 117m west and inland river 243m	

Receptor		Additional information
	southwest (Likely Stoke Golding Brook).	inconsistent distribution of granular deposits. Distance to watercourse likely to mitigate contamination risk.
Other	Neighbouring buildings	Residential properties adjacent site to east and on southern side of Normandy Way.
	Underground structures	Proposed residential foundations.
	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-0006.

Pollutant Linkage	Source	Pathway	Receptor	Probability	Consequence	Risk
1	Contaminated Soils – Historical agricultural usage	Ingestion of soil, dermal contact, inhalation of dust	Site end users Construction workers; maintenance workers	Unlikely	Medium	Low
2	Contaminated Soils – Historical agricultural usage	Inhalation of soil dust	Members of the public adjacent to the site during construction	Unlikely	Medium	Low
3	Contaminated Water Supplies – Historical agricultural usage	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	Leaching and groundwater flow to surface water	Drain 117m west and inland river 243m southwest (Likely Stoke Golding Brook)	Unlikely	Medium	Low
5	Contaminated Soils and Groundwater - Historical agricultural usage	Downward migration into groundwater.	Secondary Aquifers	Unlikely	Medium	Low
6	Contaminated Soils and Groundwater – Historical agricultural usage	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 a single agricultural field 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 field.

Site boundaries predominantly comprise hedgerows and established trees. Normandy Way is located adjacent to the south of the site. Agricultural land continues to the north and west. Residential properties exist to the east.

The eastern half of the site is indicated to be underlain by the Oadby Member (Glacial Till). The Wolston Sand and Gravel is mapped beneath the western half of the site. The Bosworth Clay Member marginally encroaches within the western corner of the site. Bedrock geology comprises the Mercia Mudstone Group.

The Oadby Member, Wolston Sand and Gravel 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 groundwater abstractions within 2km.

The nearest controlled surface water receptor is a drain 117m west. An unnamed inland river (Likely Stoke Golding Brook) is recorded 243m southwest 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.

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 Wolston Sand and Gravel. Elsewhere the risk is indicated to be very low/negligible.

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 ground investigation.

7.4. Access

Vehicular and pedestrian access is available directly from Normandy Way (A47) via a gate.

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. It is therefore considered there is a low risk of contamination existing from the past/current land use but this should be confirmed through testing of soils 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

No significant potential sources of ground gas have been identified by the desk study information.

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, the CSM should be updated and consideration should be given to implementation of a ground gas monitoring regime.

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 assessment of 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. 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 western site area where the Wolston Sand and Gravel is mapped. The Oadby Member may also contain granular lenses/horizons. 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 at

some locations. 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 require 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 a SSSI Impact Risk Zone and development 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 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.	Low	Intrusive ground investigation required.
Asbestos	Made ground may contain asbestos depending on source of material.	Low	Intrusive ground investigation required. Ensure removal of asbestos in accordance with Control of Asbestos Regulations (2012).
Soil Gas	Made ground may contain organic material.	Low	Intrusive ground investigation required. Gas monitoring and risk assessment may be required. Low level (e.g. CS-2/Amber 1) gas protection may be required (considered unlikely)
Flooding	Negligible risk of surface flooding. Moderate risk of groundwater flooding in areas of granular superficial deposits.	Low	Undertake Flood Risk Assessment. Minimum FFLs may be stipulated by planning.

Hazard/ Risk	Cause	Risk Rating	Recommendations
Foundation Design / Geotechnical issues	Superficial soils may be variable in nature. Potential for shallow groundwater. Cohesive soils may be subject to volume change. Superficial soils with moderate risk of compressibility (although mapped in far western corner of site only away from proposed dwellings).	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.
Surplus topsoil	Greenfield 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

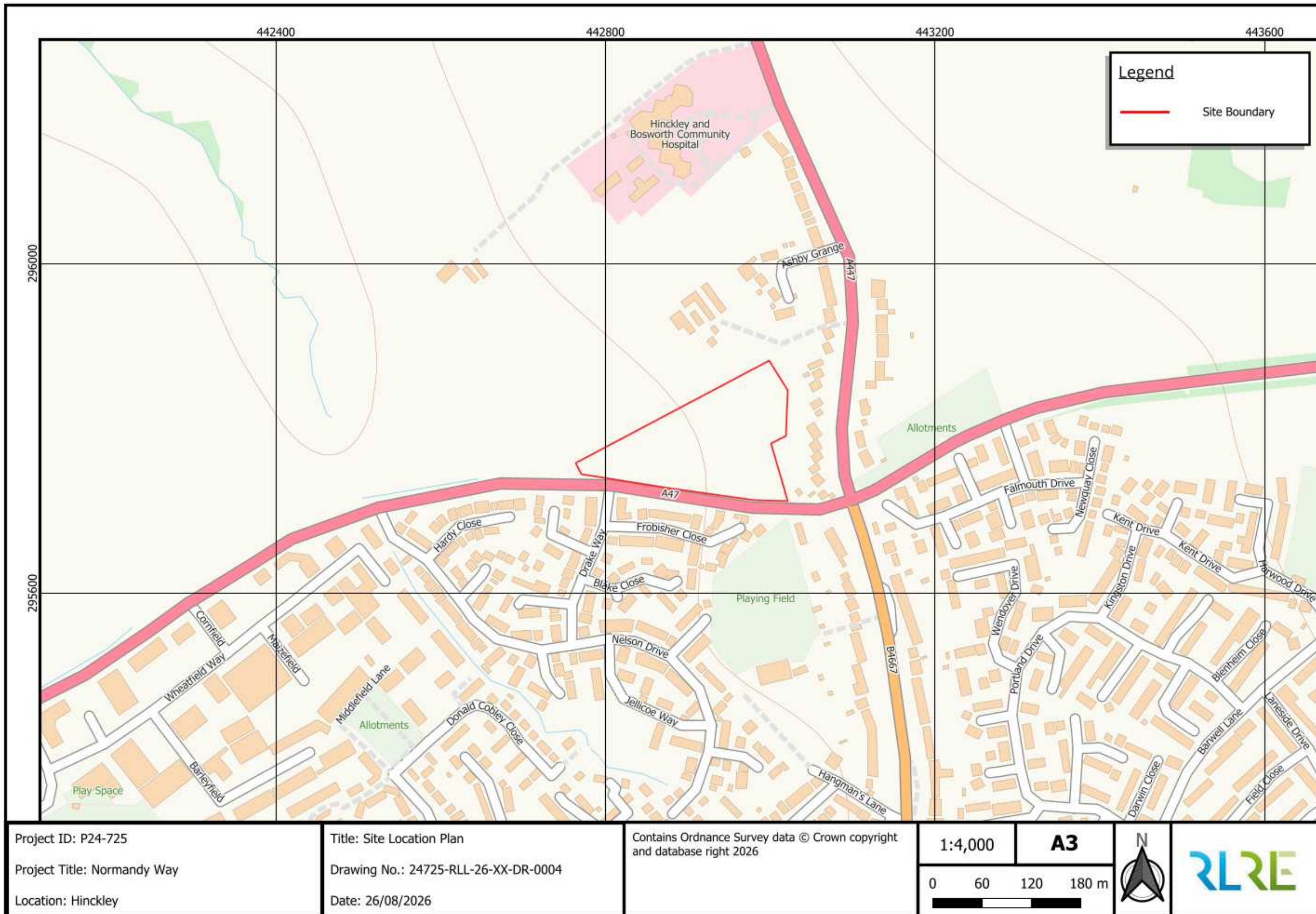
An intrusive Ground Investigation shall be required to confirm ground conditions, the contaminative status of the site, and suitable foundation and floor slab solutions for the proposed development. On the basis of current information, suitable methods of investigation are likely to comprise:

- 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 earthworks operations.
- 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 drilling may be required to inform pile design should localised piled foundations be required 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).

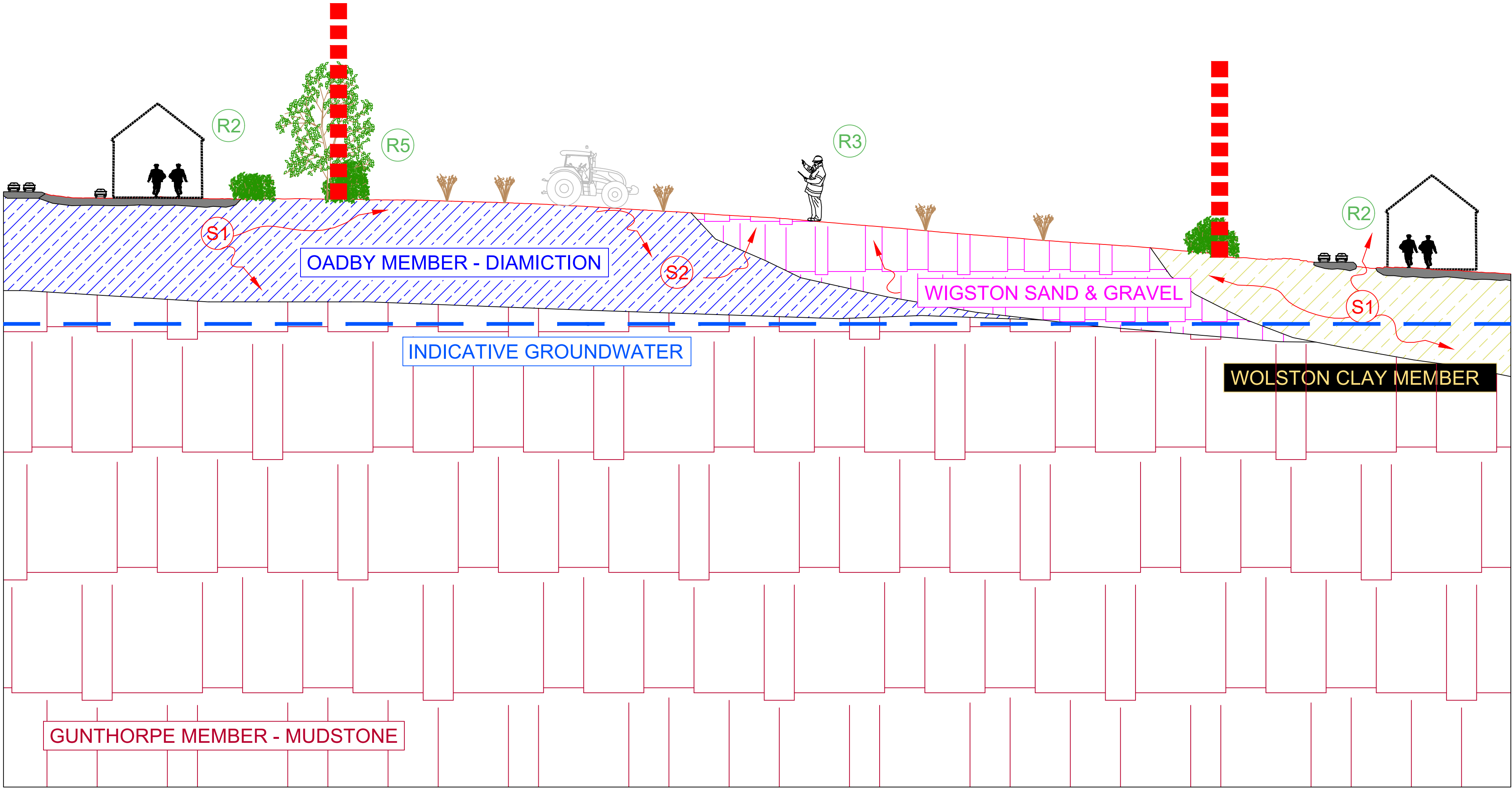
Drawings



NORTHEAST
B

SOUTHWEST
B'

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



LEGEND

- POTENTIAL PATHWAY
- RECEPTOR
- HUMAN END USERS
 - PUBLIC / PEDESTRIANS
 - SITE WORKERS DURING CONSTRUCTION
 - GROUNDWATER
 - FLORA/FAUNA

- CONTAMINANT SOURCE**
- CONTAMINATED SOILS
 - CONTAMINATION FROM PAST AGRICULTURAL USE

- GROUND GAS SOURCE**
- MADE GROUND AT RISK OF GROUND GASSING

- ALL FEATURES INDICATIVELY LOCATED - NOT TO SCALE**
- GUNTHORPE MEMBER - MUDSTONE
 - MADE GROUND
 - OADBY MEMBER - DIAMICTION
 - WIGSTON SAND AND GRAVEL
 - WOLSTON CLAY MEMBER
 - INDICATIVE POSITION OF GROUNDWATER
 - SITE BOUNDARIES

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



Client
MILLER HOMES LTD

Project
NORMANDY WAY
HINCKLEY

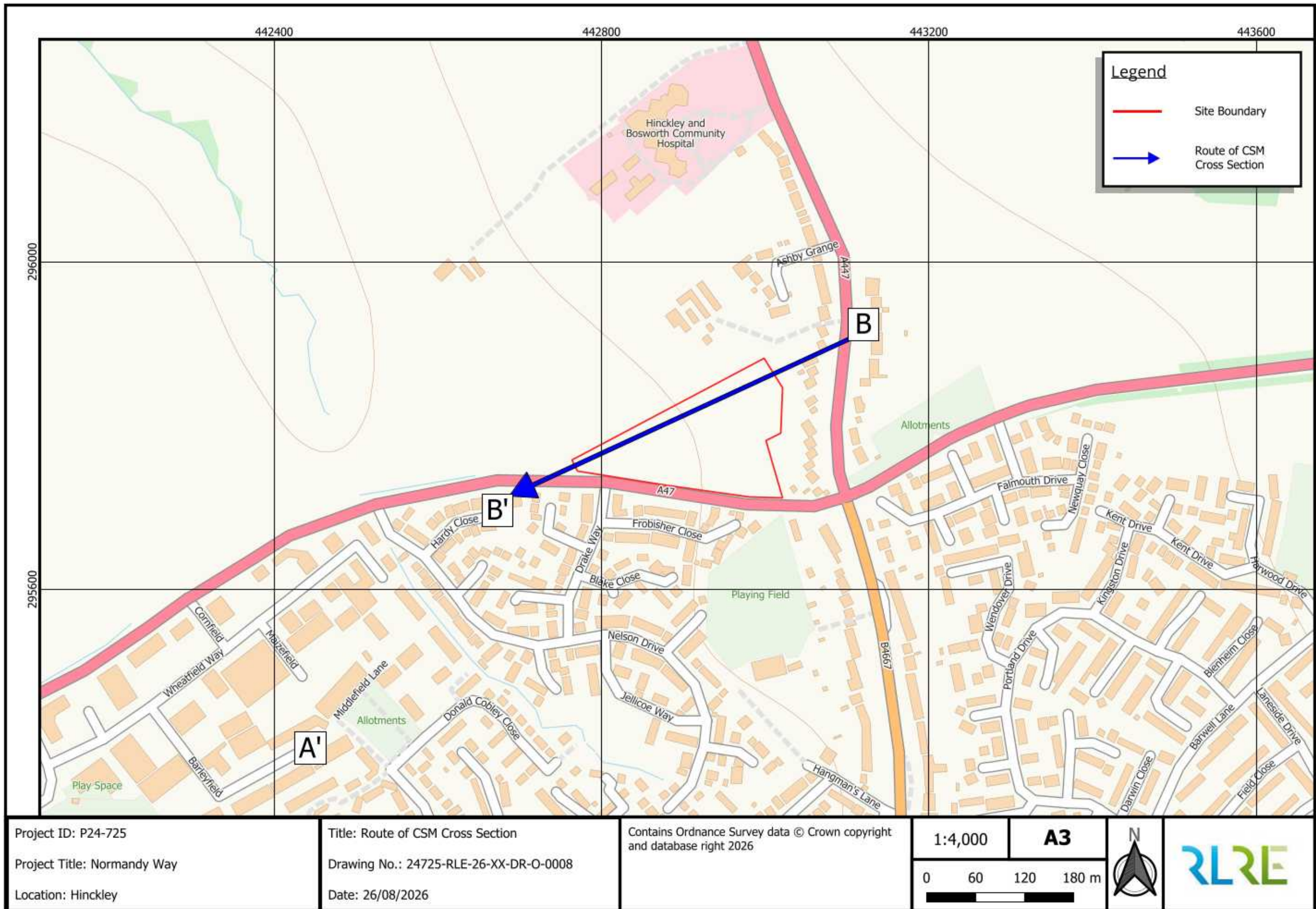
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CONCEPTUAL SITE MODEL

INFORMATION

Scale	Drawn	Checked	Date
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Drawing No.	Rev.		
24725-RLE-26-XX-DR-O-0006	P01		

Scale Bar:
1:250 2 4 6 8 10 12 14 16 18
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442800

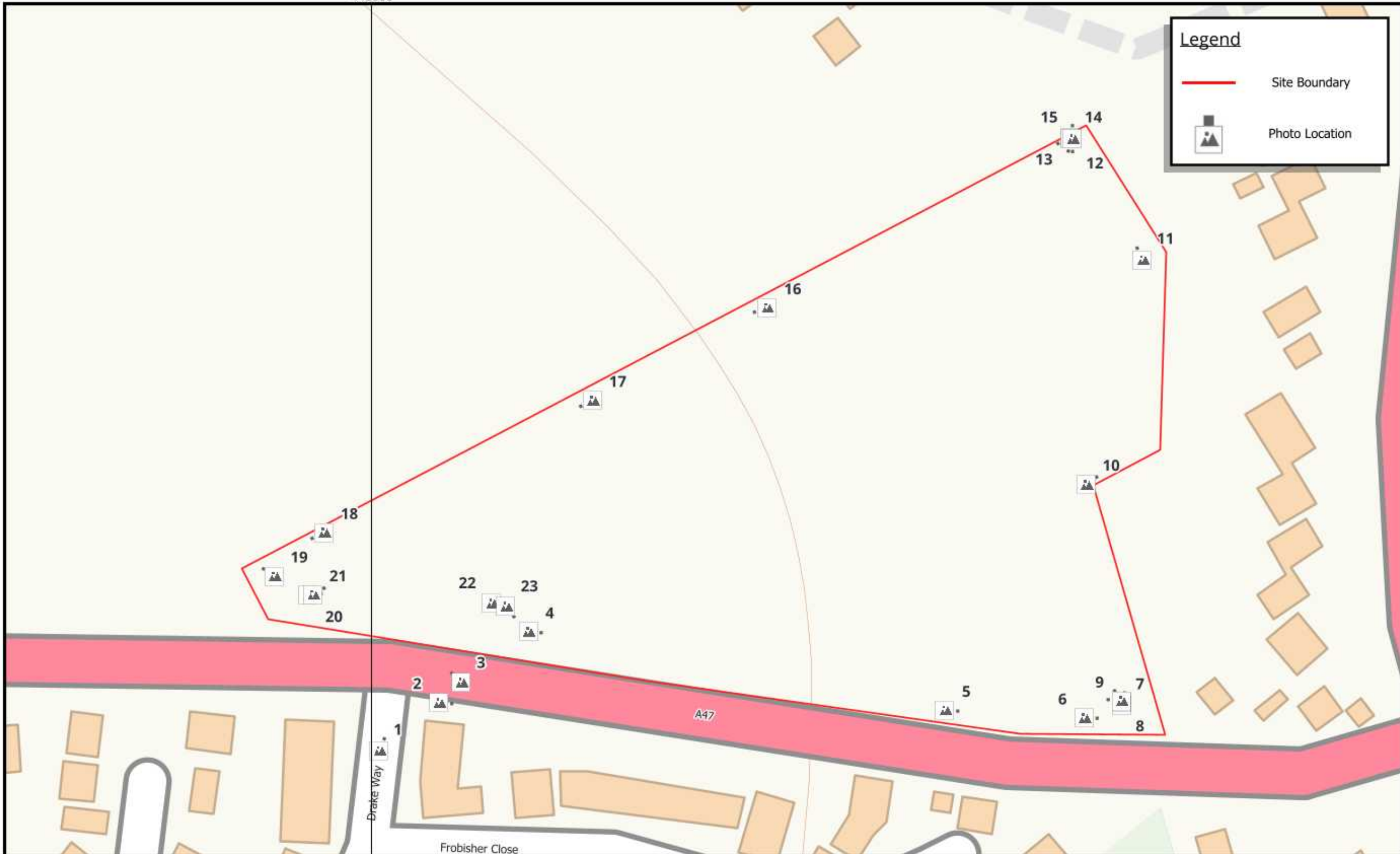
Legend



Site Boundary



Photo Location



Project ID: P24-725

Project Title: Normandy Way

Location: Hinckley

Title: Photo Location Plan

Drawing No.: 24725-RLE-26-XX-DR-O-0010

Date: 28/08/2026

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1:1,000

A3

0 10 20 30 m



Appendices

Appendix A: Proposed Development Plan



Housing Schedule				
House Type	House Type Name	Storey	Bed	Number
Affordable				
ALPHAST	HASTING	2	1	8
ALPHAST	HASTING	2	1	8
AL22 SHE	SHERMONT	2	2	24
AL24 BAY	BAYMONT	2	2	6
AL30 HAY	HAYTON	2	3	26
AL41 TAY	TAYWOOD	2	4	4
Affordable Sub-Total				86
Bt Modern				
REM5	Remson	2	2	11
REWS	Reuson	2	2	27
ME5	Meley	2	3	24
HAD	Hadey	2	3	24
TUR	Turney	2	3	10
WIN	Winley	2	3	24
EMB	Emley	2	3	7
REM	Hemngale	2.5	4	4
CAN	Cangale	2	4	4
BRA	Brangale	2	4	5
CEO	Ondegale	2	4	0
PRE	Pengale	2.5	4	4
GRE	Gengale	2	4	4
Bt Modern Sub-Total				87
Mileers				
ALPHAST	HASTING	2	1	2
ALPHAST	HASTING	2	1	2
AL22 SHE	SHERMONT	2	2	8
AL24 BAY	BAYMONT	2	2	5
AL34 EAS	EASTON	2.5	3	6
AL32 LOC	LOCKTON	2	3	6
AL41 TAY	TAYWOOD	2	4	6
AL24 BAY	BAYMONT	2	2	4
DEL	DELMONT	2	3	26
WIL	WILKINSON	2	3	6
WPT	WIPTON	2.5	3	6
BRAX	BRAXTON	2	3	22
WHY	WHYTON	2	3	24
HAMP	HAMPSON	2	3	24
FORD	FORDWOOD	2	3+	6
DERW	DERWOOD	2	4	3
CHARL	CHARLESWOOD	2	4	4
SARD	SARDALWOOD	2	4	4
CROSS	CROSSWOOD	2	4	6
DERF	DERFORD	2	5	4
Mileers Sub-Total				229
Market Sub-Total				386
Total				492

Key

Application boundary

Existing vegetation to be retained (with RPA shown dashed)

Existing vegetation to be removed

Indicative proposed planting (refer to detailed landscape plan)

Proposed bin storage point

Proposed bin collection point

Location of front door to proposed dwelling

Location of garage door to proposed detached or integrated garage

1.8m high close boarded timber gate with security fittings

1.8m high timber fence

1.8m high screen wall

0.9m high feature wall

Timber knee rail

Space within rear garden for cycle storage

Affordable dwelling

Escaped play/LEAP

Children's play (LEAP)

Children's play (NEAP)

Children's play (MAHA)

Rev: 01/20

Comments:

Rev: 01/20

Comments:

0 10 50 m

1:1250

Project: Land off Ashby Rd and Normandy Way, Hinckley

Drawing Title: Technical Planning Layout (Whole Site)

Project: Coodrawing H-Rev: n2583 008-02-1:1,250

Drawing Scale: 1:1,250

Project: Land off Ashby Rd and Normandy Way, Hinckley

Drawing Title: Technical Planning Layout (Whole Site)

Project: Coodrawing H-Rev: n2583 008-02-1:1,250

Drawing Scale: 1:1,250

Project: Land off Ashby Rd and Normandy Way, Hinckley

Drawing Title: Technical Planning Layout (Whole Site)

Project: Coodrawing H-Rev: n2583 008-02-1:1,250

Drawing Scale: 1:1,250

Appendix B: Site Walkover Photographs

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.: 1	Date: 26/08/26	
Description: Wooden gate site entrance from Normandy Way		
		
Photo No.: 2	Date: 26/08/26	
Description: Looking east along Normandy Way		
		

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.:	3	Date:	26/08/26	
TP103	Looking west along Normandy Way			
				
Photo No.:	4	Date:	26/08/26	
TP104	Looking east along southern site fence boundary			
				

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.:	5	Date:	26/08/26	
Description:	Looking east along southern site fence boundary towards southeastern corner			
				
Photo No.:	6	Date:	26/08/26	
Description:	Looking east towards fence backside along eastern site boundary			
				

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.:	7	Date:	26/08/26	
Description:	Looking north along eastern site boundary			
				
Photo No.:	8	Date:	26/08/26	
Description:	Looking north towards northwestern site boundary with mature trees			
				

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.:	9	Date:	26/08/26	
Description:	Looking west along southern site fence boundary with sparse small trees			
				
Photo No.:	10	Date:	26/08/26	
Description:	Looking east towards eastern site boundary with mature hedgerows and house garden			
				

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.:	11	Date:	26/08/26	
Description:	Mature tree in northmost point of site			
				
Photo No.:	12	Date:	26/08/26	
Description:	Looking towards northmost point of site			
				

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.: 13	Date: 26/08/26	
Description: Looking southwest along northern site boundary with mature hedgerows and trees		
		
Photo No.: 14	Date: 26/08/26	
Description: Looking south along the eastern site boundary		
		

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.:	15	Date:	26/08/26	
Description:	Looking southwest from northernmost site point			
				
Photo No.:	16	Date:	26/08/26	
Description:	Looking southwest along northern site boundary with mature hedgerows and trees			
				

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.:	17	Date:	26/08/26	
Description:	Looking southwest along northern site boundary with mature hedgerows and trees			
				
Photo No.:	18	Date:	26/08/26	
Description:	Looking towards westernmost site point			
				

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.:	19	Date:	26/08/26	
Description:	Herace fencing in the far west of site			
				
Photo No.:	20	Date:	26/08/26	
Description:	Looking east along the southern site fence boundary			
				

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.:	21	Date:	26/08/26	
Description:	Looking northeast from the westernmost site point			
				
Photo No.:	22	Date:	26/08/26	
Description:	Wooden gate site entrance			
				

Site Walkover Photo Log

Project Reference: P24-725
Project Title: Ashby Road, Hinckley
Client: Miller Homes

Photo No.: 23	Date: 26/08/26	
Description: Hole beneath fence at site entrance		
		
Photo No.:	Date:	
Description:		
0		

Appendix C: Historical Maps

Site details: P24-725 Hinckley Normandy Way
 Client ref: P24-725 / RLL 26-08-79
 Report ref: GS-L9X-HXX-IPU-OH8
 Grid ref: 442925.21, 295782.67
 Production date: 25 August 2026

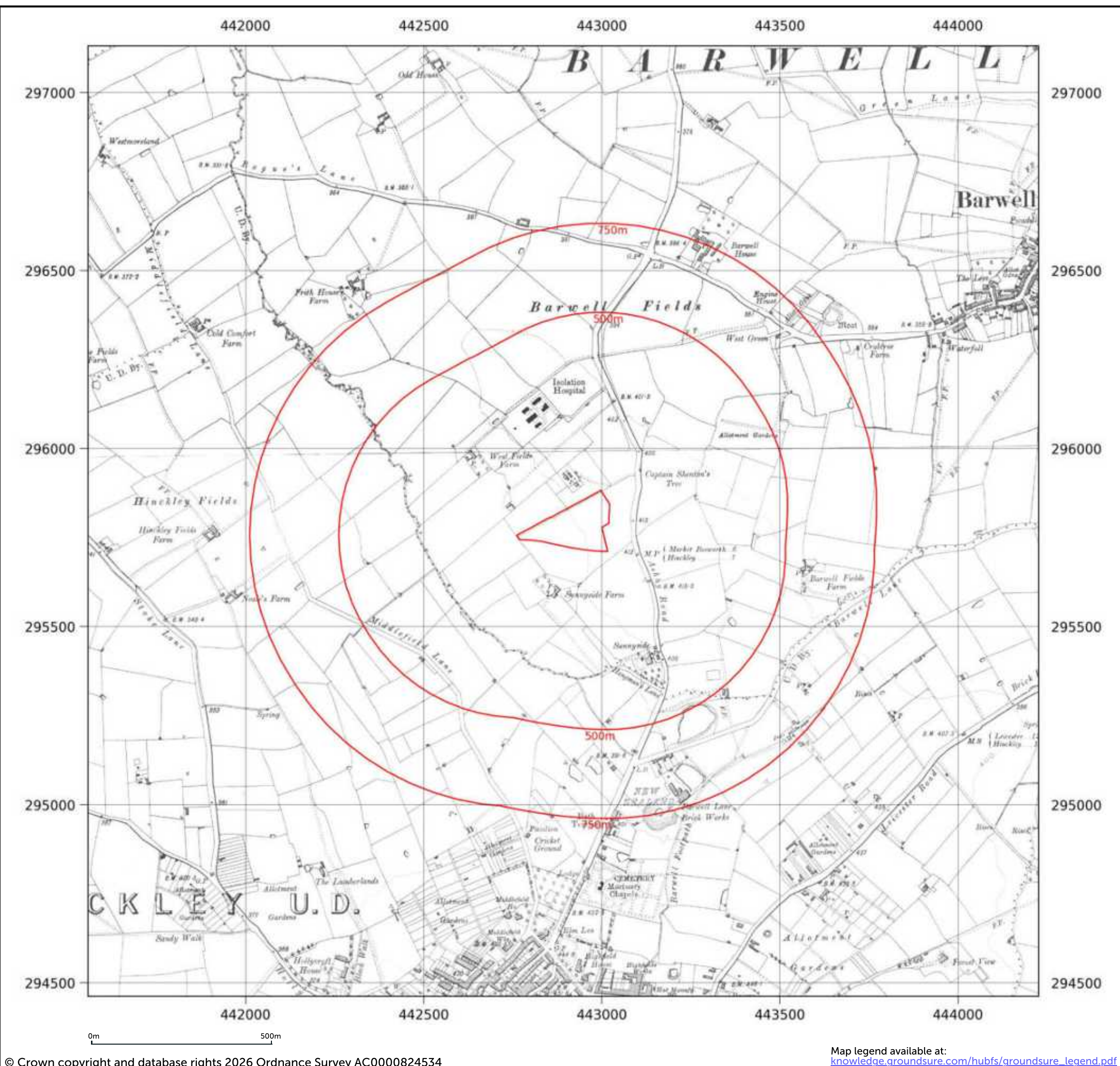
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Date: 1927
 Surveyed: 1886
 Revised: 1927

Date: 1923
 Surveyed: 1886
 Revised: 1923

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 01273 257 755



Site details: P24-725 Hinckley Normandy Way
 Client ref: P24-725 / RLL 26-08-79
 Report ref: GS-L9X-HXX-IPU-OH8
 Grid ref: 442925.21, 295782.67
 Production date: 25 August 2026

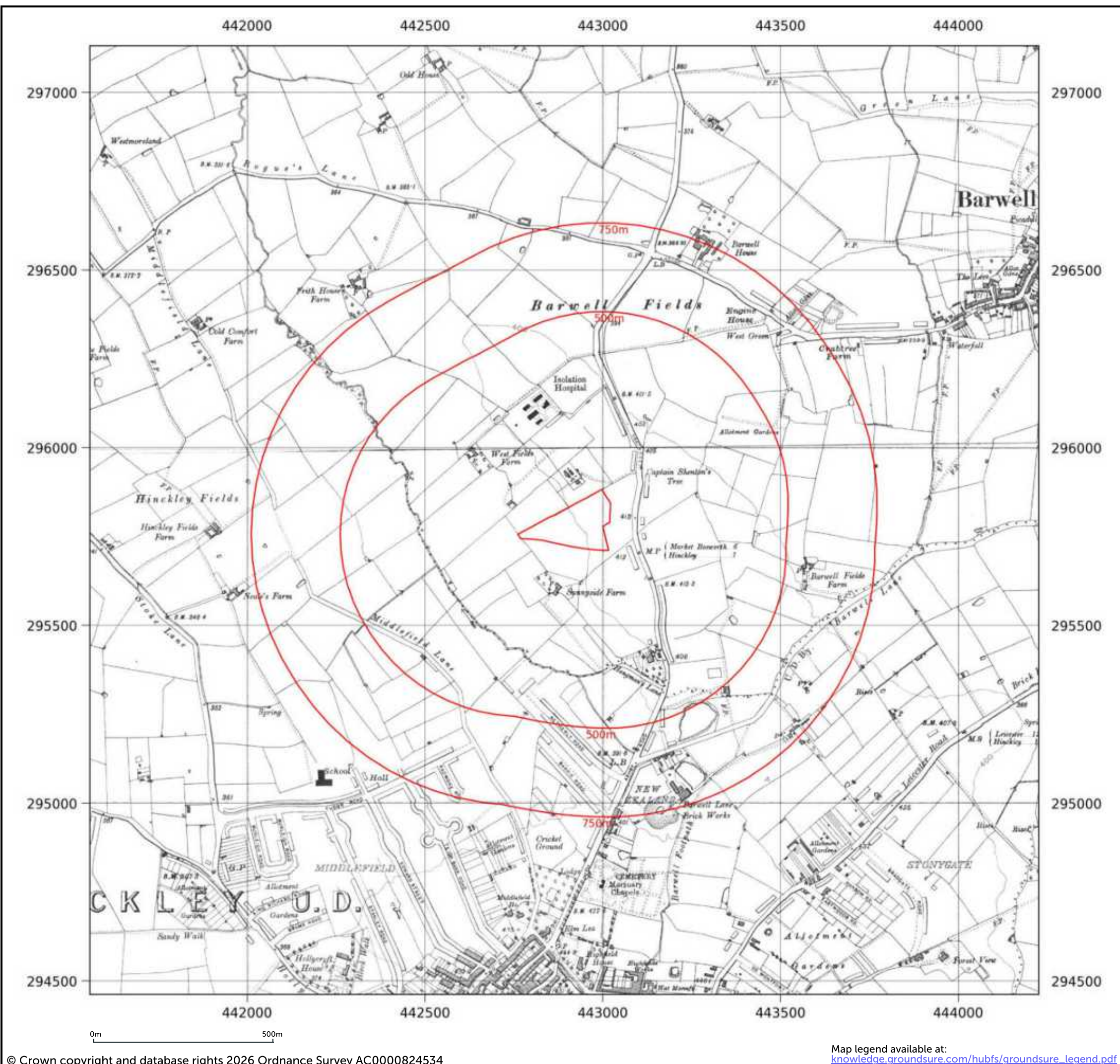
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Date: 1938
 Surveyed: 1886
 Revised: 1938

Date: 1938
 Surveyed: 1886
 Revised: 1938

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Site details:	P24-725 Hinckley Normandy Way
Client ref:	P24-725 / RLL 26-08-79
Report ref:	GS-L9X-HXX-IPU-OH8
Grid ref:	442925.21, 295782.67
Production date:	25 August 2026

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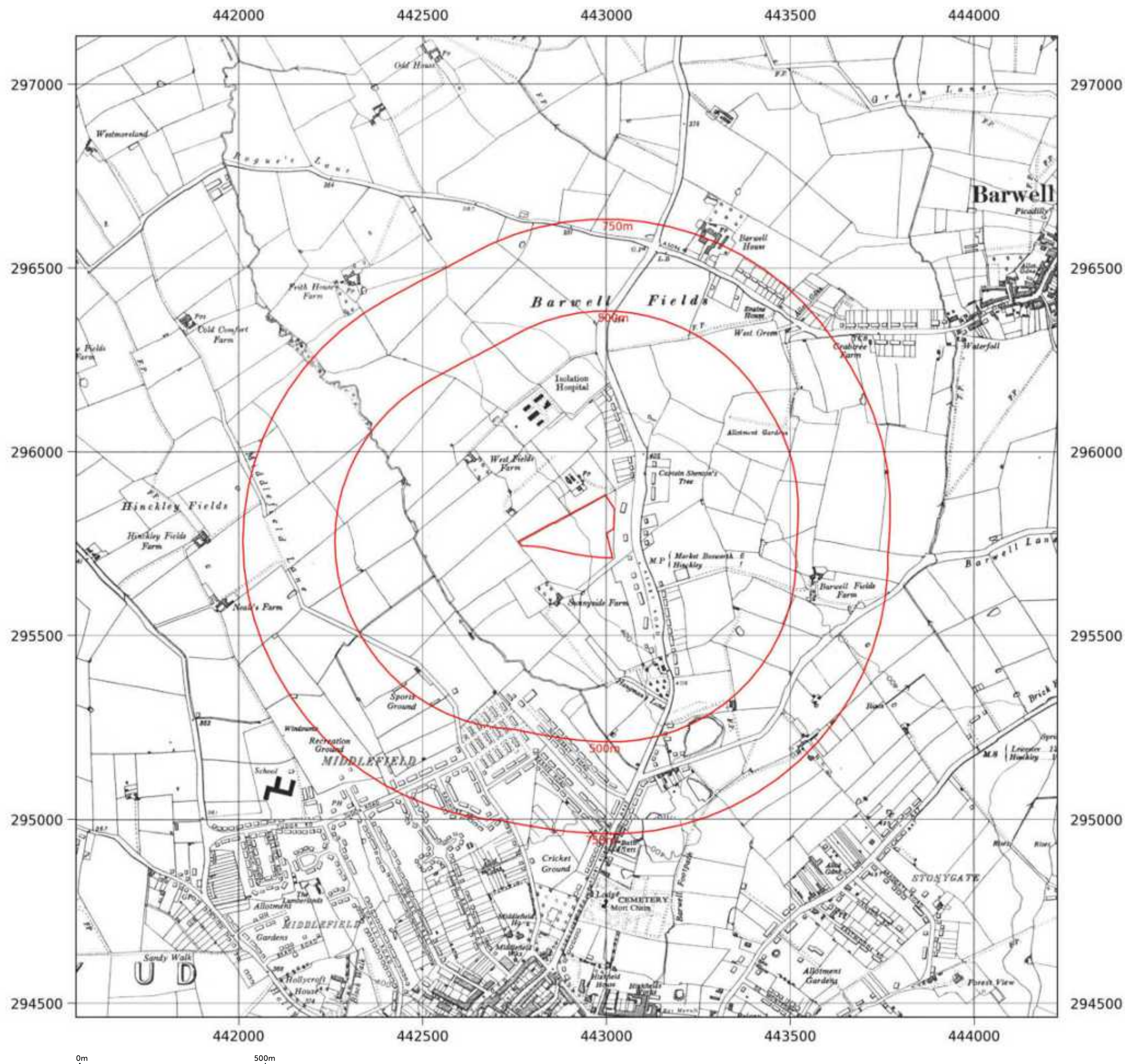
Date: 1950
Surveyed: 1950
Revised: 1950

Date: 1950
Surveyed: 1950
Revised: 1950

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01273 257 755



Site details: P24-725 Hinckley Normandy Way
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 Report ref: GS-L9X-HXX-IPU-OH8
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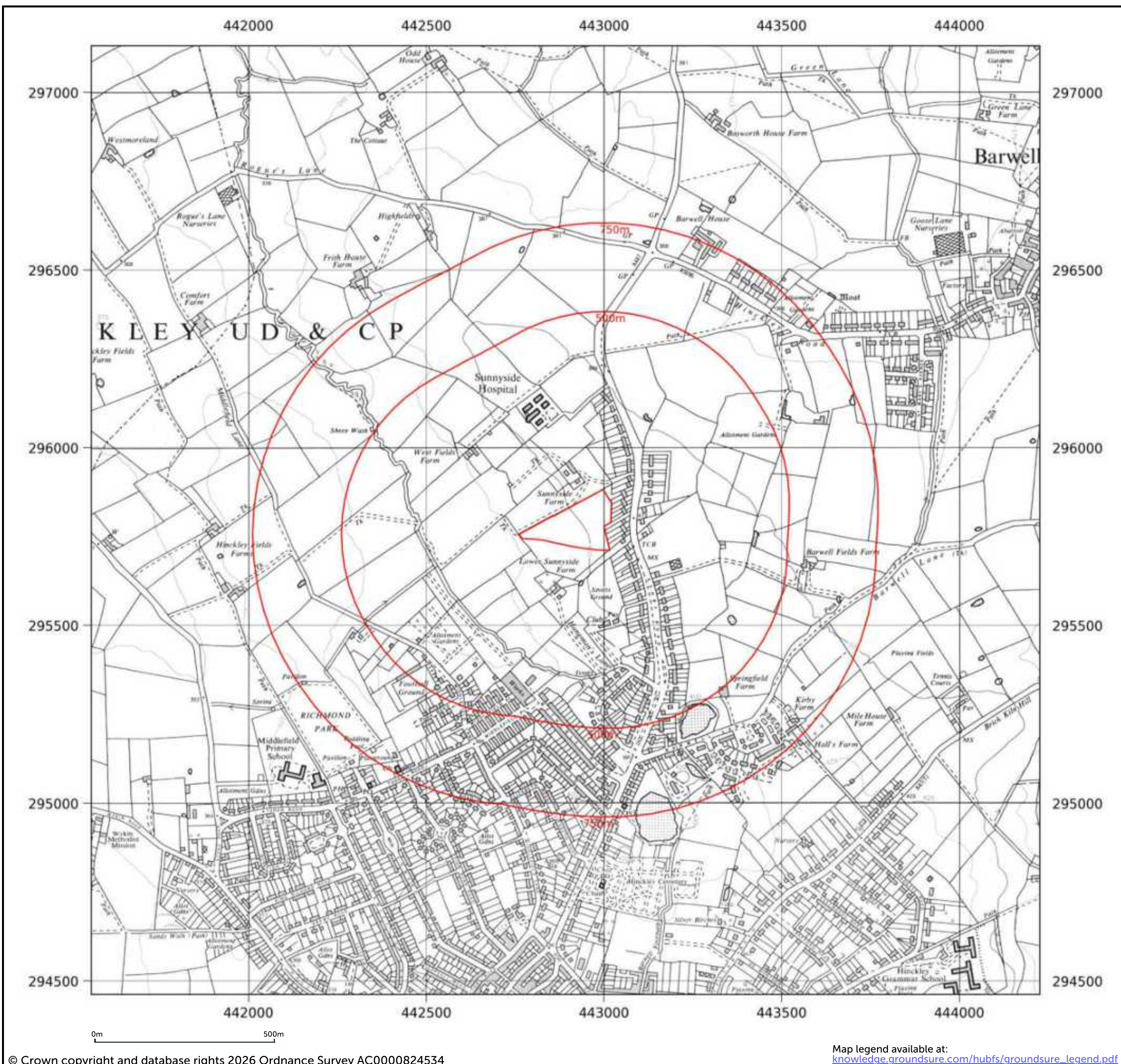
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 Surveyed: 1967
 Revised: 1967

Date: 1968
 Surveyed: 1968
 Revised: 1968

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Site details: P24-725 Hinckley Normandy Way
 Client ref: P24-725 / RLL 26-08-79
 Report ref: GS-L9X-HXX-IPU-OH8
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 Production date: 25 August 2026

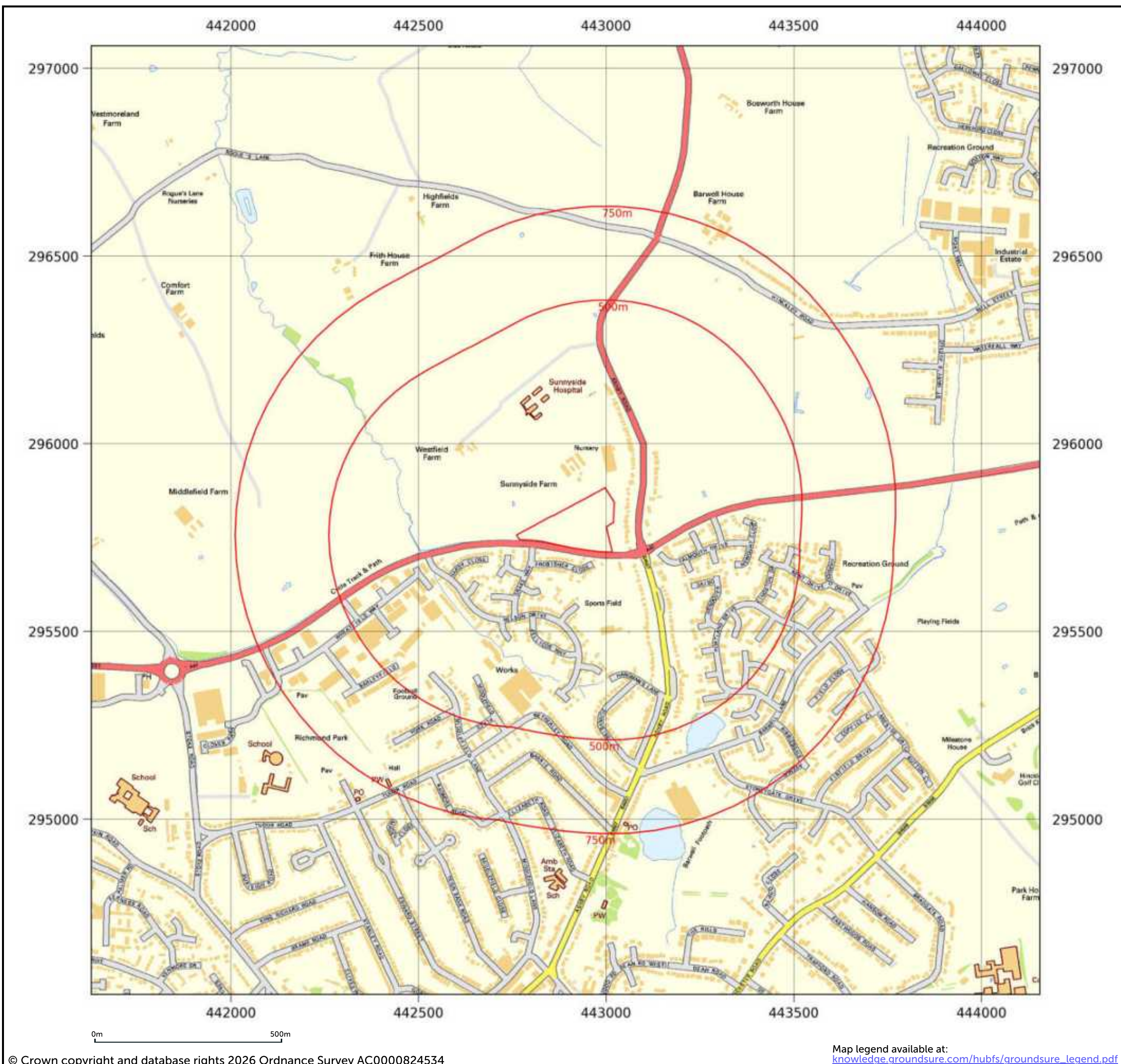
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 Scale: 1:10,000
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Date: 2001

Date: 2001

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Site details: P24-725 Hinckley Normandy Way
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Report ref: GS-L9X-HXX-IPU-OH8
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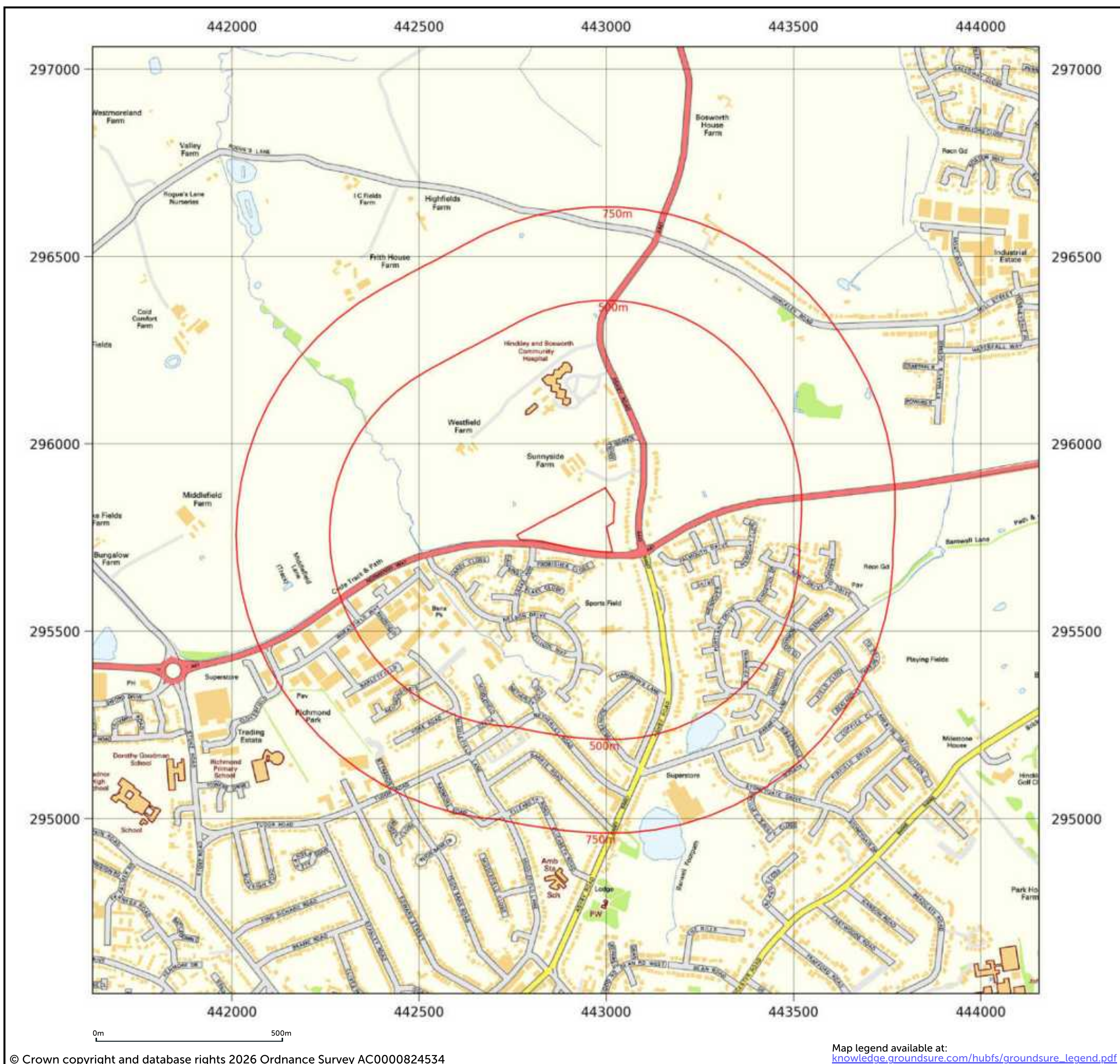
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Date: 2010

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Site details: P24-725 Hinckley Normandy Way
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Report ref: GS-L9X-HXX-IPU-OH8
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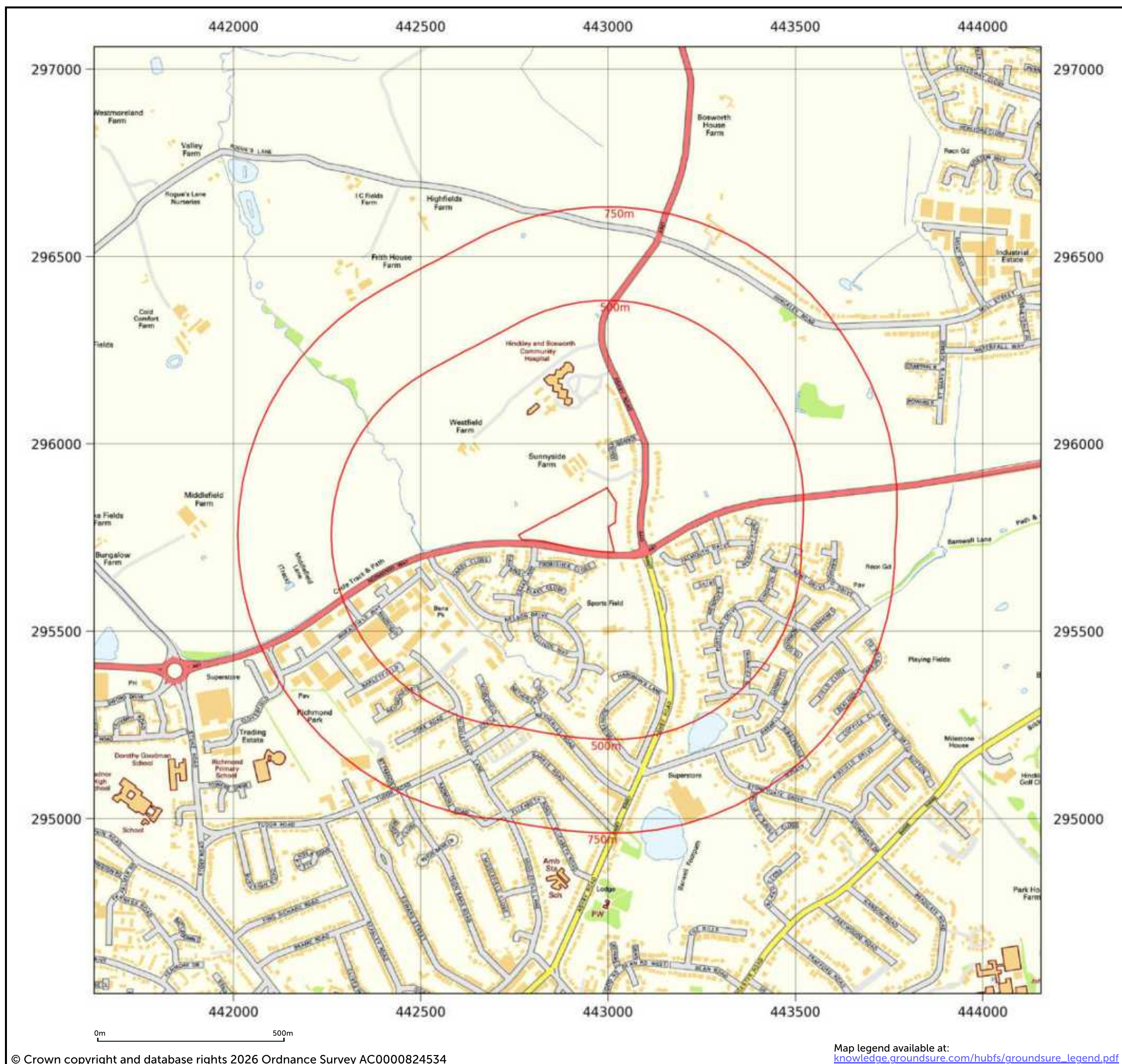
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Date: 2015

Date: 2015

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Client ref:	P24-725 / RLL 26-08-79
Report ref:	GS-L9X-HXX-IPU-OH8
Grid ref:	442925.21, 295782.67
Production date:	25 August 2026

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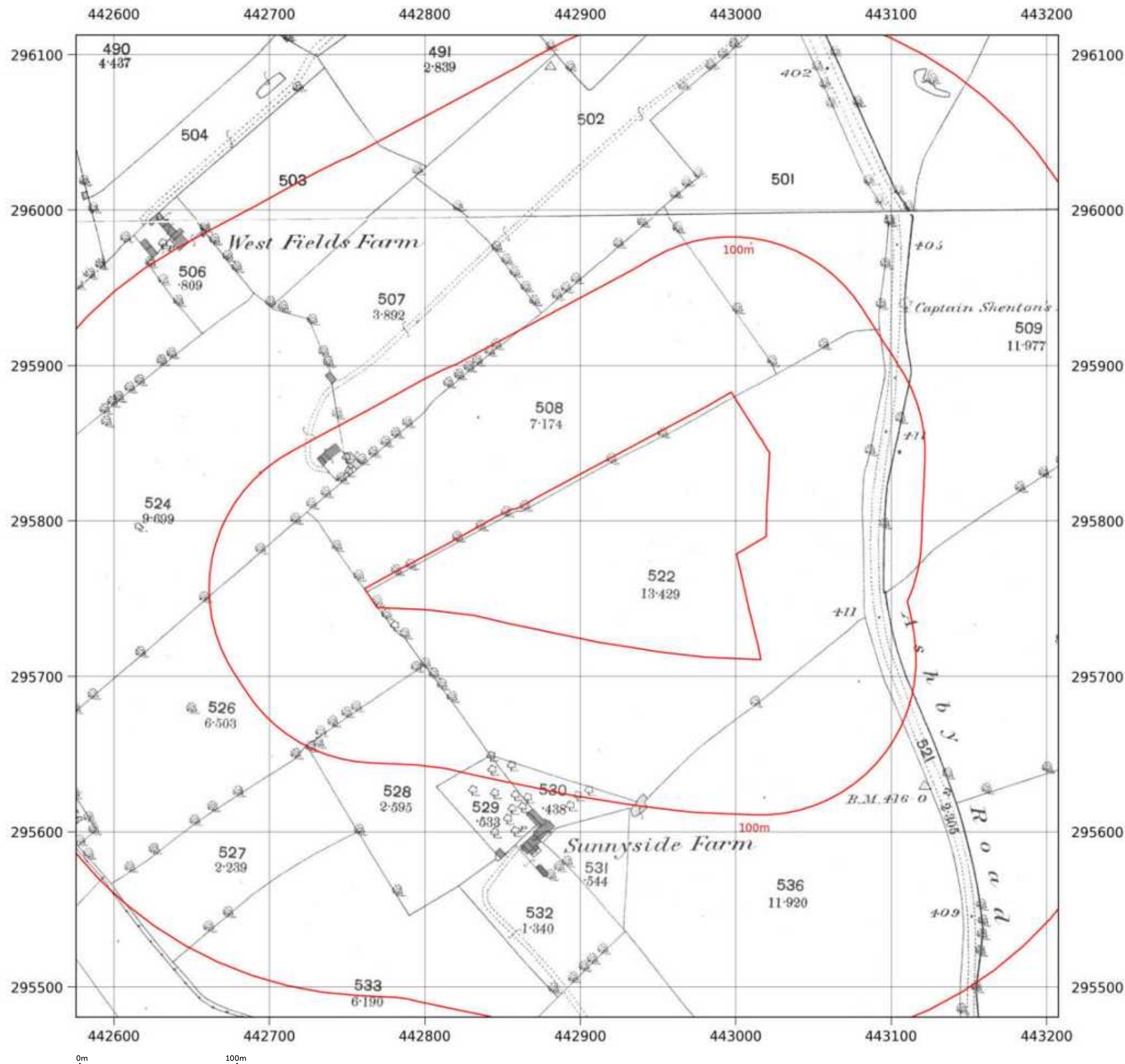
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Grid ref:	442925.21, 295782.67
Production date:	25 August 2026

Map name:	County Series
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Date: 1888
Surveyed: 1888
Revised: 1888
Date: 1889
Surveyed: 1889
Revised: 1889

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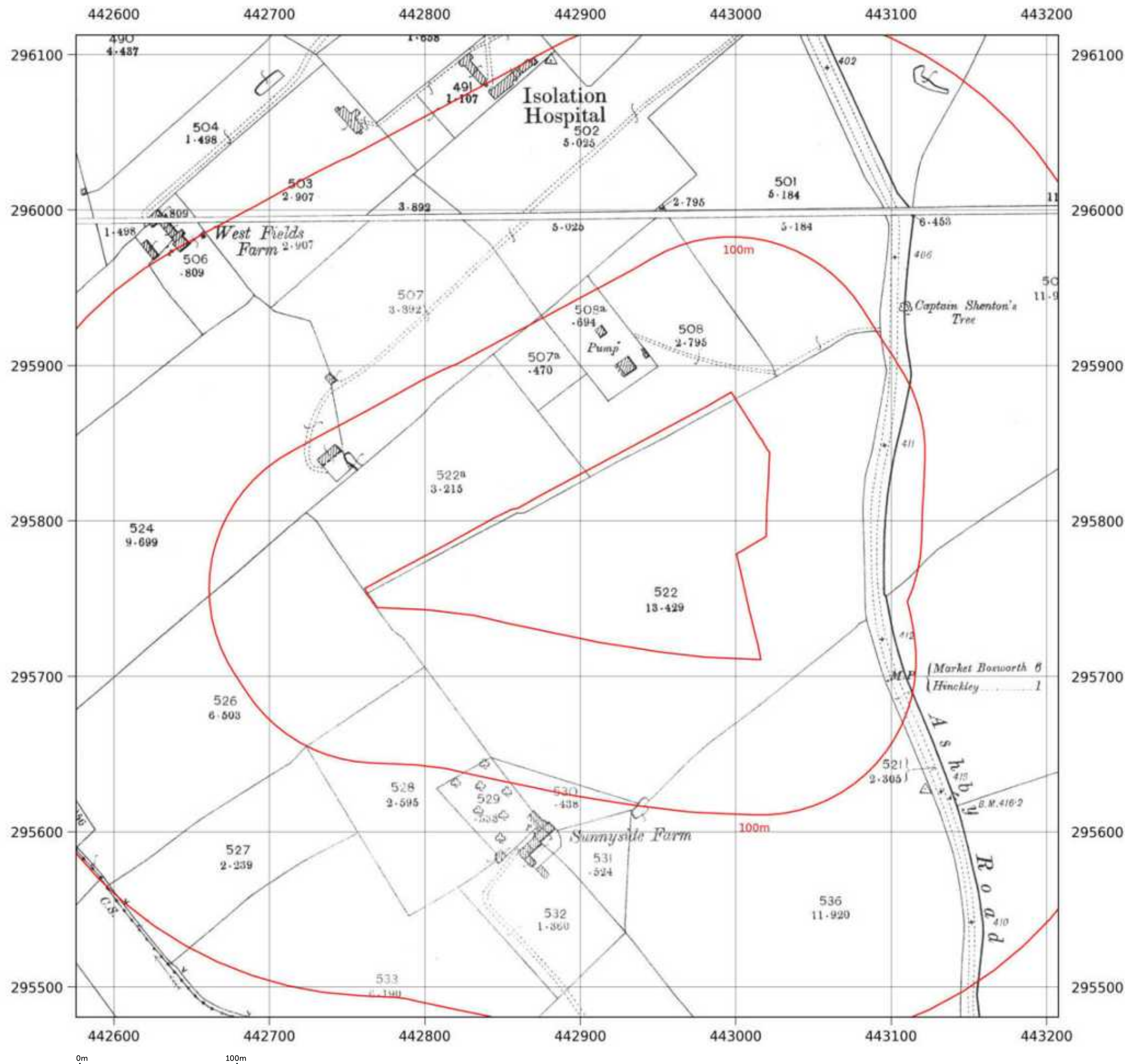
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Grid ref:	442925.21, 295782.67
Production date:	25 August 2026

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



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

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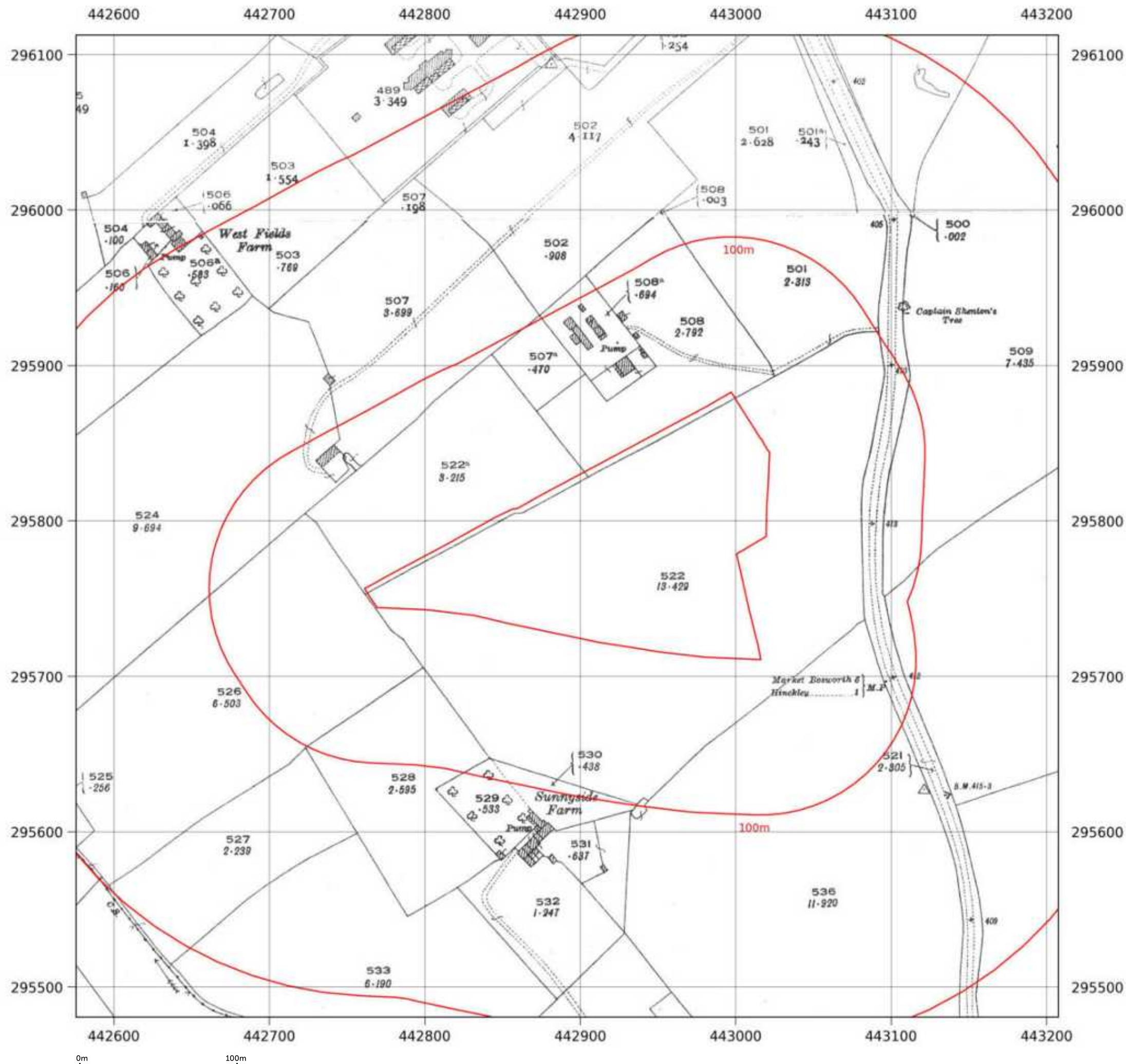
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Production date:	25 August 2026

Map name:	County Series
Map date:	1924-1929
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Date: 1929 Surveyed: 1929 Revised: 1929
Date: 1924 Surveyed: 1924 Revised: 1924

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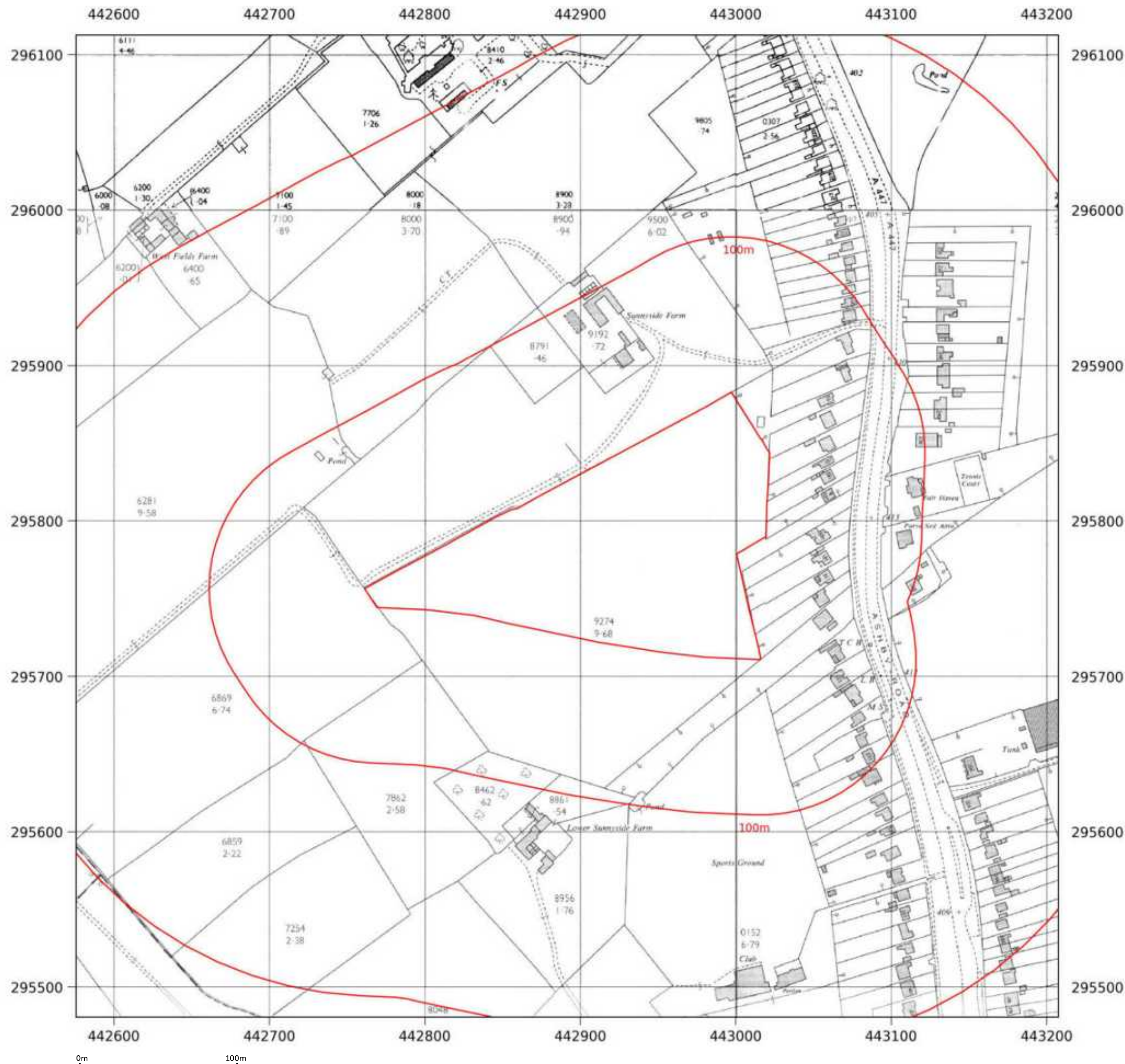
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Production date: 25 August 2026

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	

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

Site details: P24-725 Hinckley Normandy Way
Client ref: P24-725 / RLL 26-08-79
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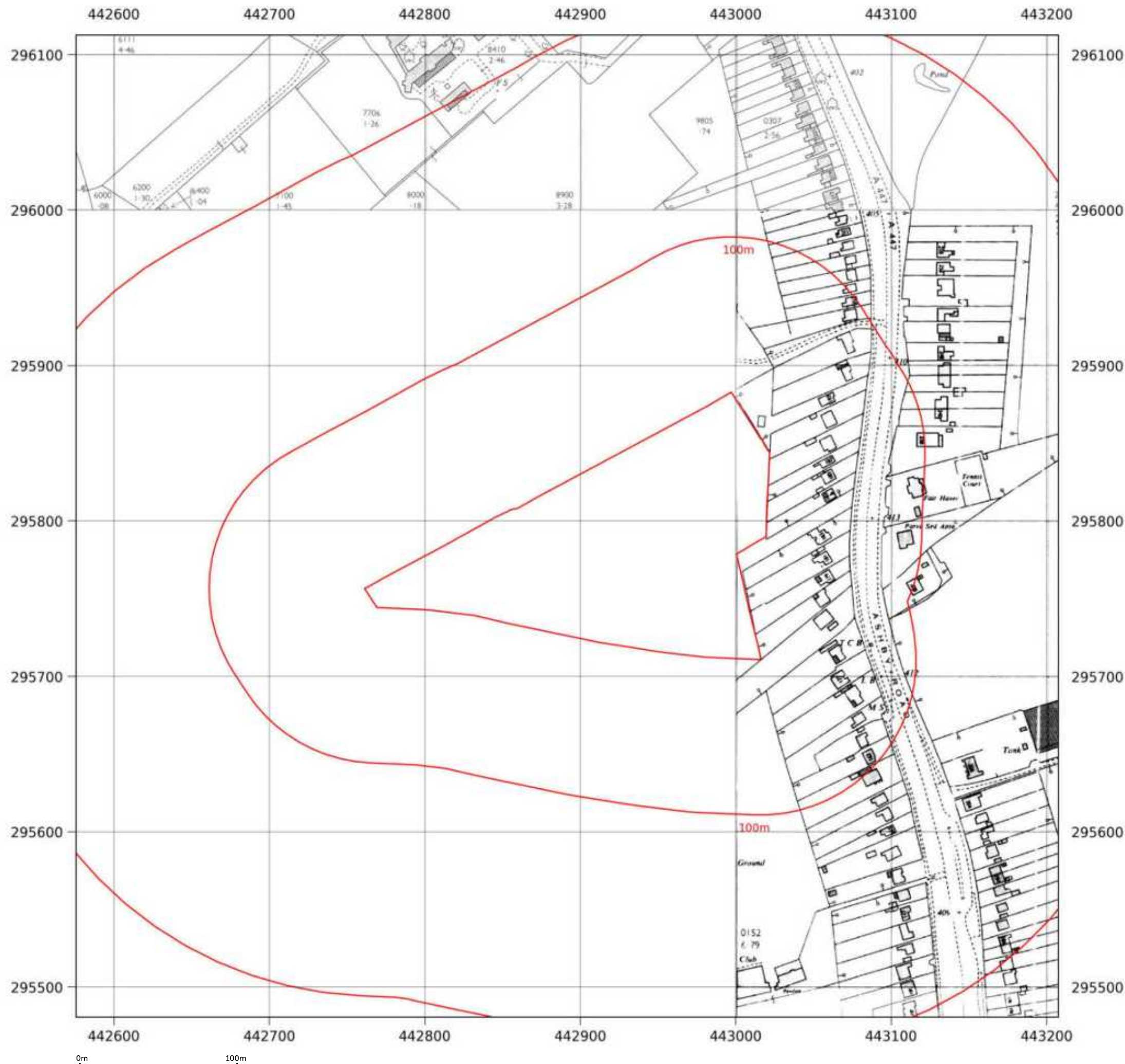
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 Surveyed: 1962
 Revised: 1962
 Copyright: 1964
 Levelled: 1927

 Date: 1965

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Site details:	P24-725 Hinckley Normandy Way
Client ref:	P24-725 / RLL 26-08-79
Report ref:	GS-L9X-HXX-IPU-OH8
Grid ref:	442925.21, 295782.67
Production date:	25 August 2026

Map name:	National Grid
Map date:	1988-1990
Scale:	1:1,250
Printed at:	1:2,000



Date: 1990 Surveyed: 1989 Revised: 1989 Copyright: 1990	Date: 1988 Surveyed: 1988 Revised: 1988 Copyright: 1988 Levelled: 1963
--	--

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 Normandy Way
Client ref:	P24-725 / RLL 26-08-79
Report ref:	GS-L9X-HXX-IPU-OH8
Grid ref:	442925.21, 295782.67
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	

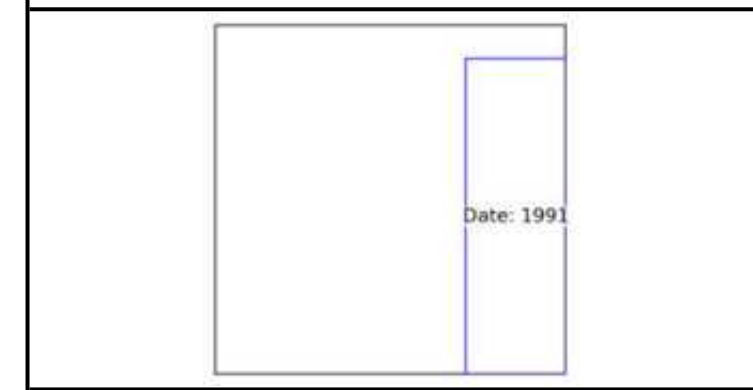
Contact us with any questions at:
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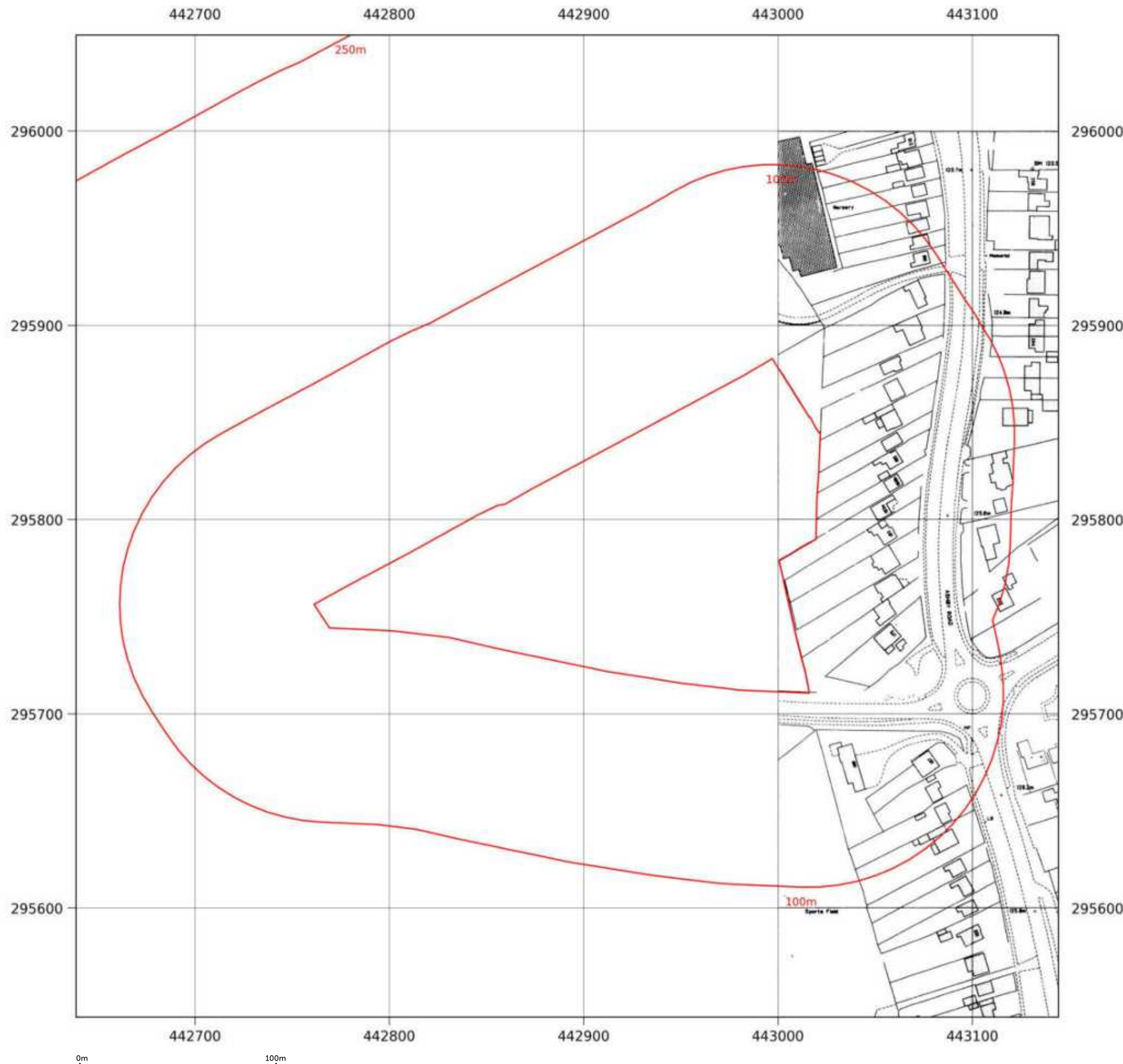
Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Site details:	P24-725 Hinckley Normandy Way
Client ref:	P24-725 / RLL 26-08-79
Report ref:	GS-L9X-HXX-IPU-OH8
Grid ref:	442925.21, 295782.67
Production date:	25 August 2026

Map name:	National Grid
Map date:	1991
Scale:	1:1,250
Printed at:	1:2,000



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



Site details: P24-725 Hinckley Normandy Way
Client ref: P24-725 / RLL 26-08-79
Report ref: GS-L9X-HXX-IPU-OH8
Grid ref: 442925.21, 295782.67
Production date: 25 August 2026

Map name: National Grid
Map date: 1989-1993
Scale: 1:1,250
Printed at: 1:2,000



Date: 1993 Copyright: 1993	Date: 1989 Surveyed: 1963 Revised: 1989 Copyright: 1989 Levelled: 1963
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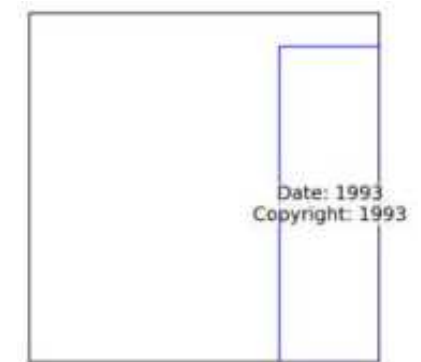
Contact us with any questions at:
info@groundsure.com
 01273 257 755



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

Site details:	P24-725 Hinckley Normandy Way
Client ref:	P24-725 / RLL 26-08-79
Report ref:	GS-L9X-HXX-IPU-OH8
Grid ref:	442925.21, 295782.67
Production date:	25 August 2026

Map name:	National Grid
Map date:	1993
Scale:	1:1,250
Printed at:	1:2,000



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 Normandy Way
Client ref: P24-725 / RLL 26-08-79
Report ref: GS-L9X-HXX-IPU-OH8
Grid ref: 442925.21, 295782.67
Production date: 25 August 2026

Map name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



Date: 2003

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



Appendix D: Enviro+GeoInsight Report

P24-725 Hinckley Normandy Way

Order Details

Date: 25/08/2026
Your ref: P24-725 / RLL 26-08-79
Our Ref: GS-N9Q-005-YDE-QFH

Site Details

Location: 442925 295782
Area: 2.4 ha
Authority: [Hinckley and Bosworth Borough Council](#)
↗

Site plan



Quick Links

[Summary of findings](#) [p. 2](#) >
[OS MasterMap site plan](#) [p.14](#) >
[Aerial image](#) [p. 9](#) >

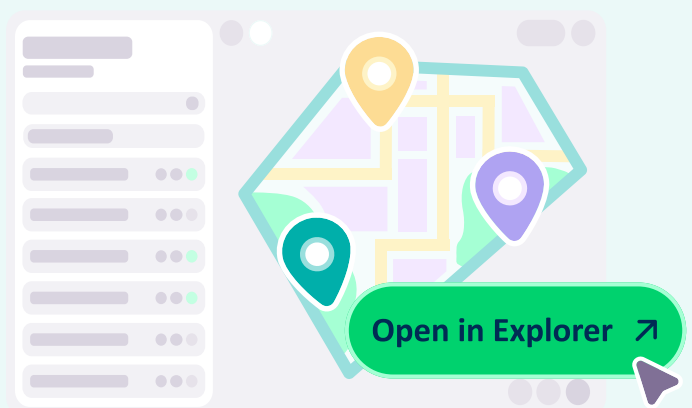
[Insight User Guide](#) ↗

Open this site in Explorer!

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- 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
15 >	1.1 >	Historical industrial land uses >	0	0	5	4	-
16 >	1.2 >	Historical tanks >	0	0	1	8	-
17 >	1.3 >	Historical energy features >	0	0	5	6	-
17	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	0	3	-
18	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
19 >	2.1 >	Historical industrial land uses >	0	0	7	5	-
20 >	2.2 >	Historical tanks >	0	0	1	14	-
21 >	2.3 >	Historical energy features >	0	0	6	9	-
22	2.4	Historical petrol stations	0	0	0	0	-
22 >	2.5 >	Historical garages >	0	0	0	6	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24 >	3.5 >	Historical waste sites >	0	0	0	1	-
24 >	3.6 >	Licensed waste sites >	0	0	0	2	-
25 >	3.7 >	Waste exemptions >	0	0	7	12	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	0	3	-	-
29	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
29	4.3	Current or recent petrol stations	0	0	0	0	-
29	4.4	Sites determined as Contaminated Land	0	0	0	0	-
29	4.5	Control of Major Accident Hazards (COMAH)	0	0	0	0	-



30	4.6	Regulated explosive sites	0	0	0	0	-
30	4.7	Hazardous substance storage/usage	0	0	0	0	-
30	4.8	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.9	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.10	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.11	Radioactive Substance Authorisations	0	0	0	0	-
31 >	4.12 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	8	-
32	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.14	Pollutant release to public sewer	0	0	0	0	-
33	4.15	List 1 Dangerous Substances	0	0	0	0	-
33	4.16	List 2 Dangerous Substances	0	0	0	0	-
33 >	4.17 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	0	-
33	4.18	Pollution inventory substances	0	0	0	0	-
34	4.19	Pollution inventory waste transfers	0	0	0	0	-
34	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
35 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
37 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
38 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
40	5.5	Groundwater vulnerability- local information	None (within 0m)				
41 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	2	0	3
43 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	1
43	5.8	Potable abstractions	0	0	0	0	0
43	5.9	Source Protection Zones	0	0	0	0	-
43	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
45 >	6.1 >	<u>Water Network (OS NGD) ></u>	0	0	3	-	-
46 >	6.2 >	<u>Surface water features ></u>	0	0	2	-	-



46 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
47 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
47 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
49	7.4	Flood Storage Areas	0	0	0	-	-
50	7.5	Flood Zone 2	None (within 50m)				
50	7.6	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding					
51	8.1	Surface water flooding	Negligible (within 50m)				

Page	Section	Groundwater flooding >					
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52 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
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Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
53	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
54	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
54	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
54	10.4	Special Protection Areas (SPA)	0	0	0	0	0
54	10.5	National Nature Reserves (NNR)	0	0	0	0	0
55 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
55 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	2
55	10.8	Biosphere Reserves	0	0	0	0	0
56	10.9	Forest Parks	0	0	0	0	0
56	10.10	Marine Conservation Zones	0	0	0	0	0
56	10.11	Green Belt	0	0	0	0	0
56	10.12	Proposed Ramsar sites	0	0	0	0	0
56	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
57	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0



57	10.15	Nitrate Sensitive Areas	0	0	0	0	0
57 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	5
58 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
59	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
60	11.1	World Heritage Sites	0	0	0	-	-
60	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
60	11.3	National Parks	0	0	0	-	-
60	11.4	Listed Buildings	0	0	0	-	-
61	11.5	Conservation Areas	0	0	0	-	-
61	11.6	Scheduled Ancient Monuments	0	0	0	-	-
61	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
62 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
63	12.2	Open Access Land	0	0	0	-	-
63	12.3	Tree Felling Licences	0	0	0	-	-
63	12.4	Environmental Stewardship Schemes	0	0	0	-	-
63	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
64	13.1	Priority Habitat Inventory	0	0	0	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	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
65 >	14.1 >	10k Availability >	Identified (within 500m)				
66 >	14.2 >	Artificial and made ground (10k) >	0	0	0	6	-
68 >	14.3 >	Superficial geology (10k) >	3	0	2	6	-
69	14.4	Landslip (10k)	0	0	0	0	-
70 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-



71	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
72 >	15.1 >	50k Availability >	Identified (within 500m)				
73	15.2	Artificial and made ground (50k)	0	0	0	0	-
73	15.3	Artificial ground permeability (50k)	0	0	-	-	-
74 >	15.4 >	Superficial geology (50k) >	3	0	3	2	-
75 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
75	15.6	Landslip (50k)	0	0	0	0	-
75	15.7	Landslip permeability (50k)	None (within 50m)				
76 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
77 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
77	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
78	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
79 >	17.1 >	Shrink swell clays >	Low (within 50m)				
80 >	17.2 >	Running sands >	Very low (within 50m)				
82 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
84 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
85 >	17.5 >	Landslides >	Very low (within 50m)				
86 >	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
88	18.1	BritPits	0	0	0	0	-
89 >	18.2 >	Surface ground workings >	0	0	1	-	-
89	18.3	Underground workings	0	0	0	0	0
89	18.4	Underground mining extents	0	0	0	0	-
89	18.5	Historical Mineral Planning Areas	0	0	0	0	-
90	18.6	Non-coal mining	0	0	0	0	0
90	18.7	JPB mining areas	None (within 0m)				



90	18.8	The Coal Authority non-coal mining	0	0	0	0	-
90	18.9	Researched mining	0	0	0	0	-
91	18.10	Mining record office plans	0	0	0	0	-
91	18.11	BGS mine plans	0	0	0	0	-
91	18.12	Coal mining	None (within 0m)				
91	18.13	Brine areas	None (within 0m)				
91	18.14	Gypsum areas	None (within 0m)				
92	18.15	Tin mining	None (within 0m)				
92	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
93	19.1	Natural cavities	0	0	0	0	-
93	19.2	Mining cavities	0	0	0	0	0
93	19.3	Reported recent incidents	0	0	0	0	-
93	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
95 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
97 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	0	-	-	-
97	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
97	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
98	22.1	Underground railways (London)	0	0	0	-	-
98	22.2	Underground railways (Non-London)	0	0	0	-	-
98	22.3	Railway tunnels	0	0	0	-	-
98	22.4	Historical railway and tunnel features	0	0	0	-	-
98	22.5	Royal Mail tunnels	0	0	0	-	-
99	22.6	Historical railways	0	0	0	-	-
99	22.7	Railways	0	0	0	-	-
99	22.8	Crossrail 2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 16/07/2022

Site Area: 2.4ha



Recent site history - 2020 aerial photograph



Capture Date: 16/04/2020

Site Area: 2.4ha



Recent site history - 2017 aerial photograph



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Capture Date: 13/08/2017

Site Area: 2.4ha



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Date: 25 August 2026

Recent site history - 2008 aerial photograph



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Capture Date: 20/09/2008

Site Area: 2.4ha



Recent site history - 1999 aerial photograph



Capture Date: 27/10/1999

Site Area: 2.4ha



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Date: 25 August 2026

OS MasterMap site plan



Site Area: 2.4ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

9

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
B	216m NW	Isolation Hospital	1927 - 1938	1869029



ID	Location	Land use	Dates present	Group ID
B	221m NW	Isolation Hospital	1950	1862277
B	229m NW	Hospital	1967 - 1980	1841120
B	230m NW	Isolation Hospital	1901	1836162
2	243m SW	Unspecified Depot	1980	1789991
C	311m S	Unspecified Ground Workings	1886	1787152
3	336m S	Unspecified Works	1967 - 1980	1868954
C	341m SE	Unspecified Ground Workings	1886	1787153
G	477m S	Brick Works	1901	1788497

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

9

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	176m E	Unspecified Tank	1965	297516
B	291m NW	Unspecified Tank	1989 - 1993	304586
B	319m NW	Tanks	1989 - 1993	310592
E	339m NW	Unspecified Tank	1990 - 1993	310125
E	340m NW	Unspecified Tank	1965	314363
F	350m S	Unspecified Tank	1992 - 1993	303826
F	350m S	Unspecified Tank	1974	307501
F	351m S	Unspecified Tank	1989	306581
5	439m SW	Unspecified Tank	1974	297523

This data is sourced from Ordnance Survey® / Groundsure.



1.3 Historical energy features

Records within 500m
11

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	180m S	Electricity Substation	1990 - 1993	200627
A	193m E	Electricity Substation	1989	192947
A	194m E	Electricity Substation	1993	197956
A	194m E	Electricity Substation	1988	199101
A	197m SE	Electricity Substation	1996	188076
D	327m SW	Electricity Substation	1993	198052
D	327m SW	Electricity Substation	1990 - 1993	201587
D	333m SW	Electricity Substation	1993	201373
4	436m SE	Electricity Substation	1983 - 1993	196823
G	473m S	Electricity Substation	1993	201462
G	478m S	Electricity Substation	1976 - 1983	202519

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**3**

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'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
G	491m S	Garage	1976 - 1993	63361
G	494m S	Garage	1959 - 1964	64308
G	494m S	Garage	1965	66295

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
- Historical garages

2.1 Historical industrial land uses

Records within 500m

12

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 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 19](#) >

ID	Location	Land Use	Date	Group ID
C	216m NW	Isolation Hospital	1938	1869029
C	216m NW	Isolation Hospital	1927	1869029
C	221m NW	Isolation Hospital	1950	1862277



ID	Location	Land Use	Date	Group ID
C	229m NW	Hospital	1980	1841120
C	229m NW	Hospital	1967	1841120
C	230m NW	Isolation Hospital	1901	1836162
1	243m SW	Unspecified Depot	1980	1789991
D	311m S	Unspecified Ground Workings	1886	1787152
F	336m S	Unspecified Works	1980	1868954
F	336m S	Unspecified Works	1967	1868954
D	341m SE	Unspecified Ground Workings	1886	1787153
J	477m S	Brick Works	1901	1788497

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

15

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 19](#) >

ID	Location	Land Use	Date	Group ID
A	176m E	Unspecified Tank	1965	297516
C	291m NW	Unspecified Tank	1993	304586
C	292m NW	Unspecified Tank	1989	304586
C	319m NW	Tanks	1993	310592
C	320m NW	Tanks	1989	310592
G	339m NW	Unspecified Tank	1993	310125
G	340m NW	Unspecified Tank	1993	310125
G	340m NW	Unspecified Tank	1965	314363
G	342m NW	Unspecified Tank	1990	310125
H	350m S	Unspecified Tank	1993	303826
H	350m S	Unspecified Tank	1974	307501



ID	Location	Land Use	Date	Group ID
H	351m S	Unspecified Tank	1992	303826
H	351m S	Unspecified Tank	1992	303826
H	351m S	Unspecified Tank	1989	306581
2	439m SW	Unspecified Tank	1974	297523

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	15
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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 19 >](#)

ID	Location	Land Use	Date	Group ID
B	180m S	Electricity Substation	1990	200627
B	180m S	Electricity Substation	1993	200627
A	193m E	Electricity Substation	1989	192947
A	194m E	Electricity Substation	1993	197956
A	194m E	Electricity Substation	1988	199101
A	197m SE	Electricity Substation	1996	188076
E	327m SW	Electricity Substation	1993	198052
E	327m SW	Electricity Substation	1990	201587
E	328m SW	Electricity Substation	1993	201587
E	333m SW	Electricity Substation	1993	201373
I	436m SE	Electricity Substation	1983	196823
I	436m SE	Electricity Substation	1993	196823
J	473m S	Electricity Substation	1993	201462
J	478m S	Electricity Substation	1976	202519
J	478m S	Electricity Substation	1983	202519

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**6**

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'.

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
J	491m S	Garage	1993	63361
J	491m S	Garage	1976	63361
J	491m S	Garage	1983	63361
J	494m S	Garage	1959	64308
J	494m S	Garage	1964	64308
J	494m S	Garage	1965	66295

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical waste sites
- Licensed waste sites
- 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

1

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

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Address	Further Details	Date
2	372m SW	Site Address: Phs Group Plc, 2 Maizefield, HINCKLEY, Leicestershire, LE10 1YF	Type of Site: Recycling Centre (Conversion) Planning application reference: 10/00280/C Description: Scheme comprises change of use of factory to recycling centre (county council identification number 2010/c257/04). An application (ref: 10/00280/C) for detailed planning permission was submitted to Hinckley & Bosworth B.C. A detailed planning application has been submitted. Data source: Historic Planning Application Data Type: Point	04/07/2011

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

3.6 Licensed waste sites

Records within 500m

2

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

Features are displayed on the Waste and landfill map on [page 23 >](#)



ID	Location	Details		
B	317m SW	Site Name: Hinckley & Bosworth B C Site Address: Works Depot, Middlefield Lane, Hinckley, Leicestershire, LE10 0RA Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 676359 EPR reference: EA/EPR/QP3491FY Operator: Hinckley & Bosworth Borough Council Waste Management licence No: 42594 Annual Tonnage: 0	Issue Date: 21/03/1995 Effective Date: 21/03/1995 Modified: - Surrendered Date: 21/03/1995 Expiry Date: - Cancelled Date: - Status: Surrendered
B	318m SW	Site Name: Hinckley & Bosworth B C Site Address: Works Depot, Middlefield Lane, Hinckley, Leicestershire, LE10 0RA Correspondence Address: Works Depot, Middlefield Lane, Hinckley, Leicestershire, LE10 0RA	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HIN001 EPR reference: - Operator: Hinckley & Bosworth B C Waste Management licence No: 42594 Annual Tonnage: 0	Issue Date: 21/03/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m	19
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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 23 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	52m NW	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	52m NW	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



ID	Location	Site	Reference	Category	Sub-Category	Description
A	52m NW	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE /A001	Treating waste exemption	Agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
A	52m NW	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	52m NW	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	52m NW	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	52m NW	Sunnyside Farm Ashby Road Hinckley Leicestershire Le10 3da	EPR/JH0074FE /A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
1	256m NW	-	WEX489642	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	335m SW	Unit 20 Greenfields Business Park Wheatfield Way Hinckley Leicestershire Le10 1bb	EPR/LF0600NA /A001	Treating waste exemption	Non-agricultural waste only	Sorting mixed waste
C	335m SW	Unit 20 Greenfields Business Park Wheatfield Way Hinckley Leicestershire Le10 1bb	EPR/LF0600NA /A001	Treating waste exemption	Non-agricultural waste only	Manual treatment of waste
C	335m SW	Unit 20 Greenfields Business Park Wheatfield Way Hinckley Leicestershire Le10 1bb	EPR/LF0600NA /A001	Treating waste exemption	Non-agricultural waste only	Recovery of scrap metal
C	335m SW	Unit 20 Greenfields Business Park Wheatfield Way Hinckley Leicestershire Le10 1bb	EPR/LF0600NA /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
C	335m SW	Unit 20 Greenfields Business Park Wheatfield Way Hinckley Leicestershire Le10 1bb	EPR/LF0600NA /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
C	335m SW	Unit 20 Greenfields Business Park Wheatfield Way Hinckley Leicestershire Le10 1bb	EPR/LF0600NA /A001	Treating waste exemption	Non-agricultural waste only	Cleaning, washing, spraying or coating relevant waste
C	335m SW	Unit 20 Greenfields Business Park Wheatfield Way Hinckley Leicestershire Le10 1bb	EPR/LF0600NA /A001	Treating waste exemption	Non-agricultural waste only	Recovery of silver
C	335m SW	Unit 20 Greenfields Business Park Wheatfield Way Hinckley Leicestershire Le10 1bb	EPR/LF0600NA /A001	Treating waste exemption	Non-agricultural waste only	Recovery of monopropylene glycol from aircraft antifreeze fluids
C	335m SW	Unit 20 Greenfields Business Park Wheatfield Way Hinckley Leicestershire Le10 1bb	EPR/LF0600NA /A001	Treating waste exemption	Non-agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
D	483m SW	Former Depot, Middlefield Lane, Hinkley, Le10 0ra	WEX172353	Treating waste exemption	Not on a farm	Screening and blending of waste
D	483m SW	Former Depot, Middlefield Lane, Hinkley, Le10 0ra	WEX172353	Using waste exemption	Not on a farm	Use of waste in construction

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

3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 28](#) >

ID	Location	Company	Address	Activity	Category
1	181m S	Electricity Sub Station	Leicestershire, LE10	Electrical Features	Infrastructure and Facilities
2	198m E	Electricity Sub Station	Leicestershire, LE10	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
4	250m SW	Sewage Pumping Station	Leicestershire, LE10	Waste Storage, Processing and Disposal	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

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

Records within 250m	0
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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

8

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 28](#) >

ID	Location	Address	Details	
5	351m S	MIDDLEFIELD PLACE/PART OF NETHERLEY, ROAD, HINCKLEY, LEICESTERSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/02628/O Permit Version: 1 Receiving Water: TRIB OF TWEED RIVER	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 31/10/1969 Effective Date: 31/10/1969 Revocation Date: 27/03/2000
A	360m S	SUNNYSIDE CSO 1, SUNNYSIDE / ASHBY ROAD, HINCKLEY, LEICESTERSHIRE, LE10 1PH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/02145/O Permit Version: 2 Receiving Water: TRIBUTARY OF TWEED RIVER	Status: VARIED UNDER EPR 2010 Issue date: 04/01/2018 Effective Date: 04/01/2018 Revocation Date: 30/03/2018
A	360m S	SUNNYSIDE CSO 1, SUNNYSIDE / ASHBY ROAD, HINCKLEY, LEICESTERSHIRE, LE10 1PH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/02145/O Permit Version: 3 Receiving Water: TRIBUTARY OF TWEED RIVER	Status: VARIED UNDER EPR 2010 Issue date: 04/01/2018 Effective Date: 31/03/2018 Revocation Date: -
B	419m S	SUNNYSIDE CSO 1, SUNNYSIDE / ASHBY ROAD, HINCKLEY, LEICESTERSHIRE, LE10 1PH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/02145/O Permit Version: 1 Receiving Water: TRIB OF TWEED RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 31/12/1967 Effective Date: 31/12/1967 Revocation Date: 03/01/2018



ID	Location	Address	Details	
B	419m S	STAPLETON LANE SWS, BARWELL, LEICESTERSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/03755/O Permit Version: 1 Receiving Water: SIBSON BROOK	Status: REVOKED (WRA 91, S88 & SCHD 10 AS AMENDED BY ENV ACT 1995) Issue date: 27/10/1979 Effective Date: 27/10/1979 Revocation Date: 27/03/2000
B	419m S	SUNNYSIDE CSO 1, SUNNYSIDE / ASHBY ROAD, HINCKLEY, LEICESTERSHIRE, LE10 1PH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/02145/O Permit Version: 1 Receiving Water: TRIB OF TWEED RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 31/12/1967 Effective Date: 31/12/1967 Revocation Date: 03/01/2018
B	419m S	SUNNYSIDE CSO 1, SUNNYSIDE / ASHBY ROAD, HINCKLEY, LEICESTERSHIRE, LE10 1PH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/02145/O Permit Version: 2 Receiving Water: TRIBUTARY OF TWEED RIVER	Status: VARIED UNDER EPR 2010 Issue date: 04/01/2018 Effective Date: 04/01/2018 Revocation Date: 30/03/2018
B	419m S	SUNNYSIDE CSO 1, SUNNYSIDE / ASHBY ROAD, HINCKLEY, LEICESTERSHIRE, LE10 1PH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/02145/O Permit Version: 3 Receiving Water: TRIBUTARY OF TWEED RIVER	Status: VARIED UNDER EPR 2010 Issue date: 04/01/2018 Effective Date: 31/03/2018 Revocation Date: -

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 28 >](#)

ID	Location	Details	
3	203m NW	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

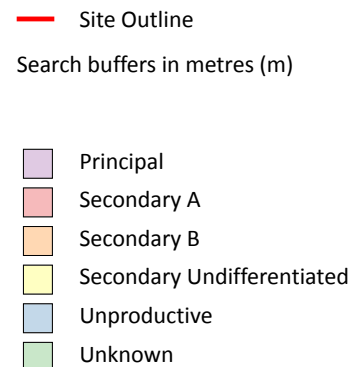
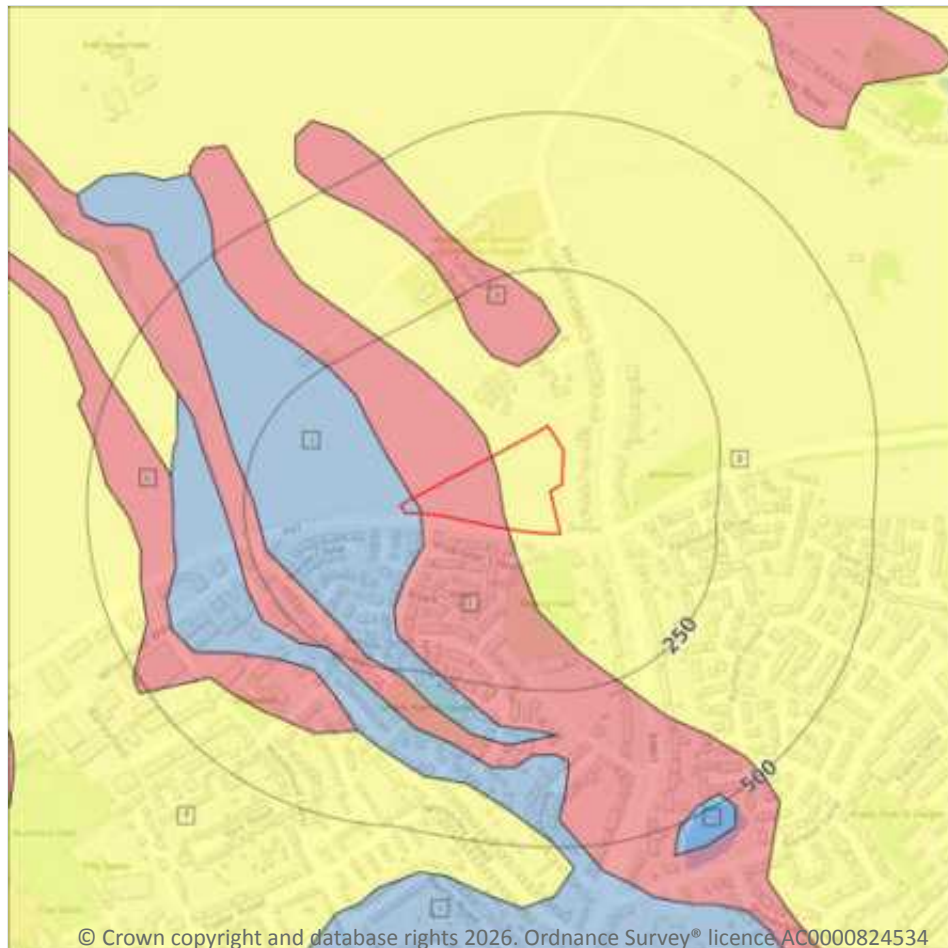
0

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

8

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 35](#) >

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 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

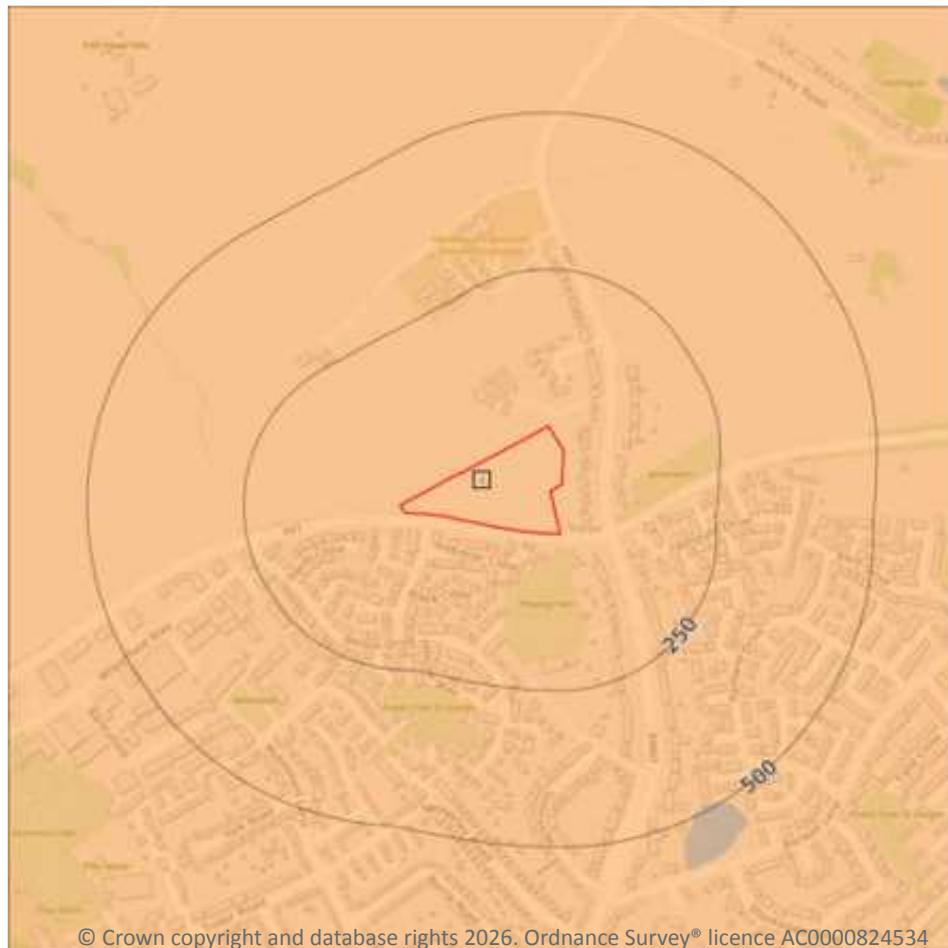


ID	Location	Designation	Description
3	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	107m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	249m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
6	289m 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
7	356m S	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	486m SE	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

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5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

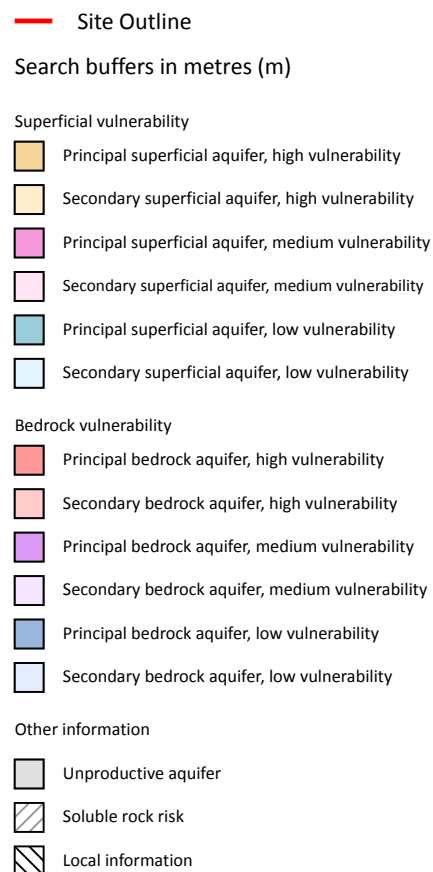
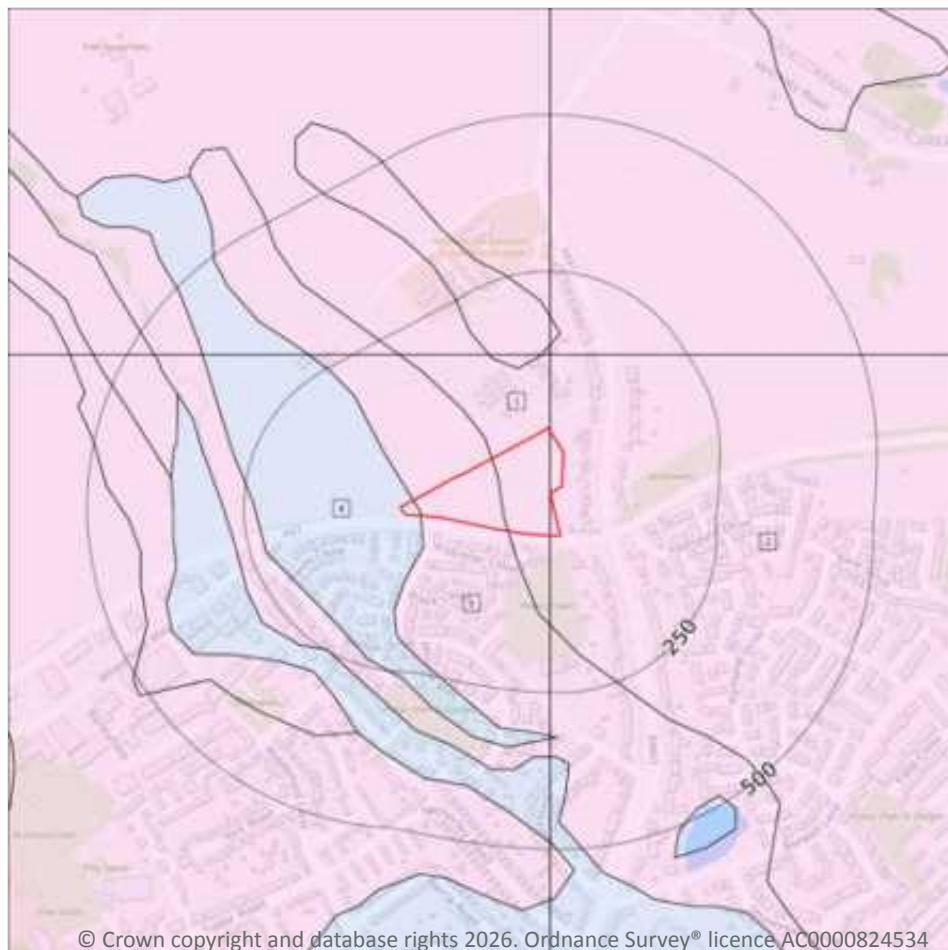
Features are displayed on the Bedrock aquifer map on [page 37](#) >

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

4

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 38](#) >



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: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	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: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	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: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
4	On site	Summary Classification: Secondary bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: >10m Patchiness value: >90% Recharge potential: High	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

5

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 41](#) >

ID	Location	Details	
1	108m NW	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	142m 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: -
-	777m W	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: -
-	1559m S	Status: Historical Licence No: 03/28/19/0027 Details: Spray Irrigation - Direct Direct Source: Groundwater Midlands Region Point: HINCKLEY BOWLING CLUB - BOREHOLE Data Type: Point Name: HINCKLEY BOWLING CLUB Easting: 443400 Northing: 294200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 04/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 04/01/1966 Version End Date: -
-	1929m 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

1

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.

Features are displayed on the Abstractions and Source Protection Zones map on [page 41](#) >

ID	Location	Details	
-	1839m SE	Status: Active Licence No: MD/028/005/0015 Details: Spray Irrigation - Storage Direct Source: Surface Water Midlands Region Point: POINT A - HINCKLEY GOLF CLUB Data Type: Point Name: Hinckley Golf Club Limited Easting: 444432 Northing: 294537	Annual Volume (m ³): 9500 Max Daily Volume (m ³): 120 Original Application No: NPS/WR/043263 Original Start Date: 20/01/2026 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 20/01/2026 Version End Date: -

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

3

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 45 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
B	117m W	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
C	243m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	243m SW	Inland river not influenced by normal tidal action.	Underground	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 45 >](#)

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 45 >](#)

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 45 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3701m 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 45 >](#)

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.

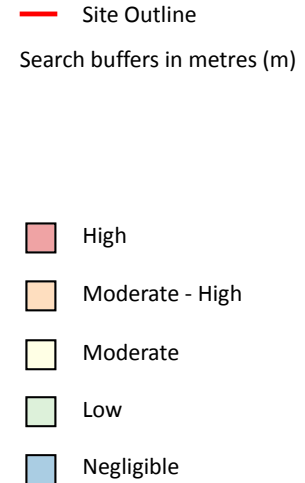
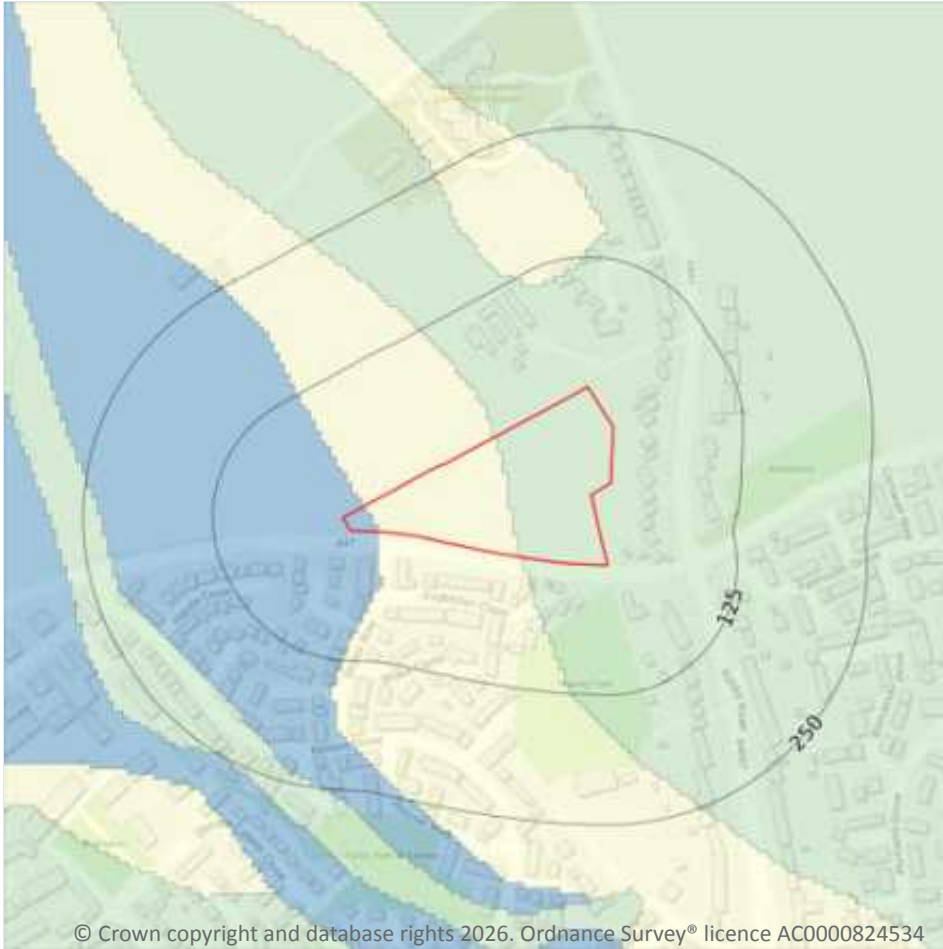
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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



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 52 >](#)

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 53 >](#)

ID	Location	Name	Data source
-	1443m 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 53 >](#)

ID	Location	Name	Woodland Type
-	1657m SE	Sheepy Wood	Ancient & Semi-Natural Woodland
-	1658m 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

7

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
99m N	River Trent (source to confluence with Derwent)	Surface Water	308	Existing
798m E	SOAR R NVZ	Surface Water	309	Existing
1070m E	SOAR R NVZ	Surface Water	309	Existing
1076m E	SOAR R NVZ	Surface Water	309	Existing
1079m E	SOAR R NVZ	Surface Water	309	Existing
1080m E	River Trent (source to confluence with Derwent)	Surface Water	308	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

1

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 58](#) >

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)

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

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

0

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.



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

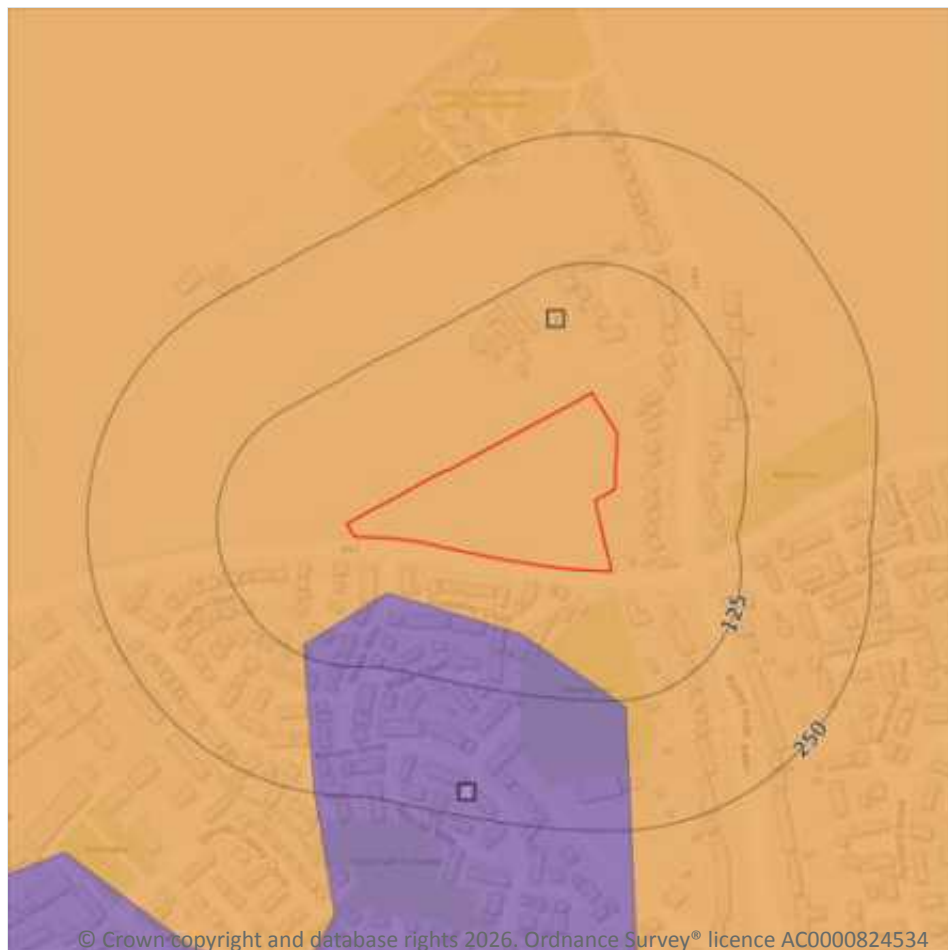
0

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

2

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 62](#) >

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.
2	53m S	Urban	Non-agricultural/no quality assigned



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

0

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.

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.

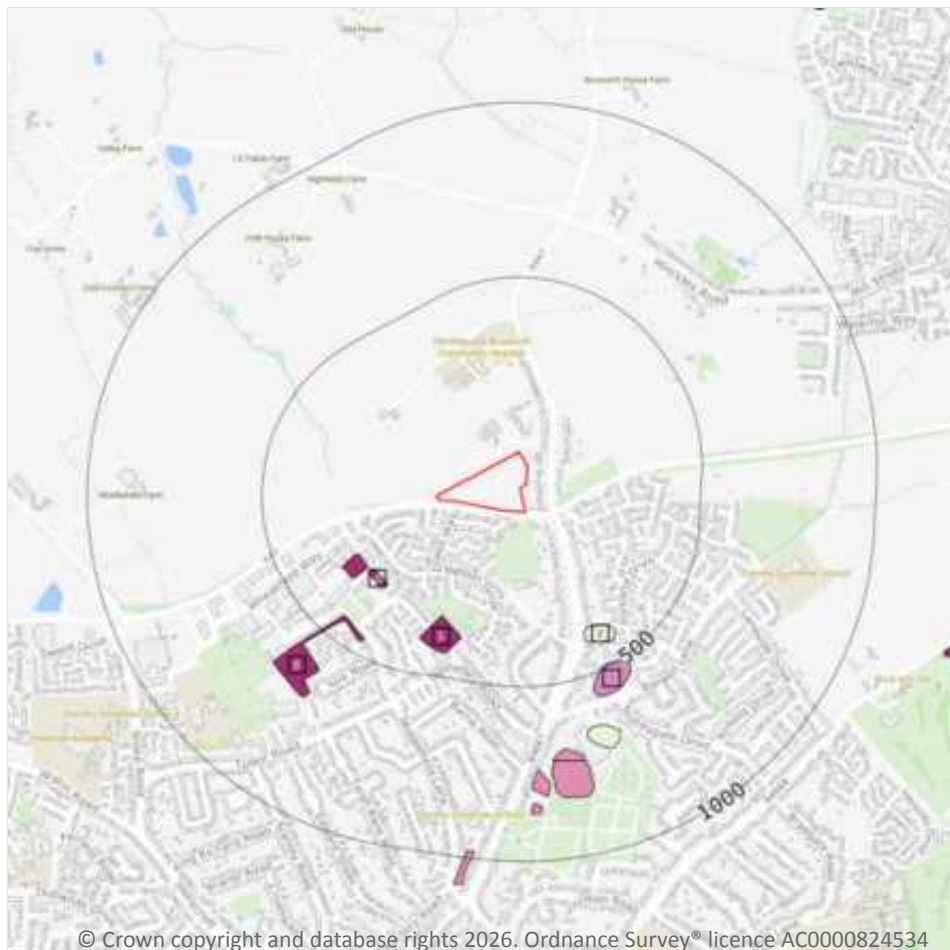
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 65](#) >

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



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

6

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.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 66](#) >

ID	Location	LEX Code	Description	Rock description
A	270m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
A	276m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
1	329m S	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
2	374m SE	WMGR-ARTDP	Infilled Ground	Artificial deposit

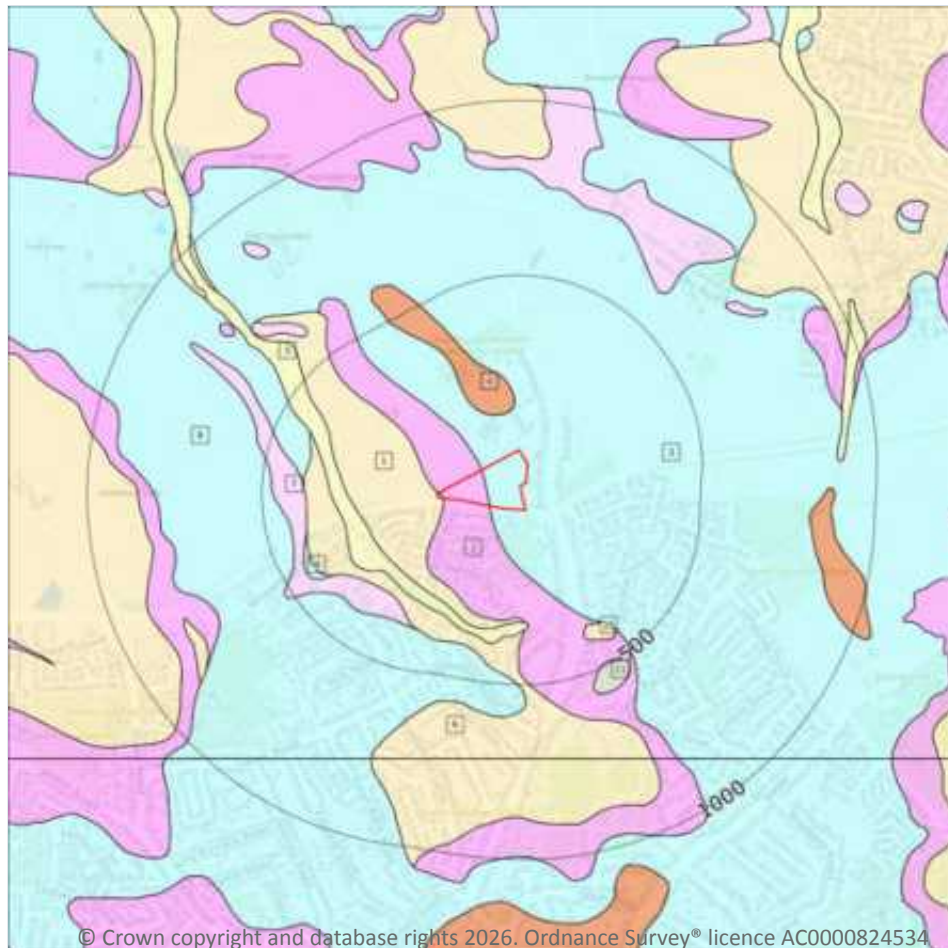


ID	Location	LEX Code	Description	Rock description
3	426m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
4	494m SE	WGR-VOID	Worked Ground (Undivided)	Void

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

11

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 68](#) >

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	ODT-DMTN	Oadby Member-Diamicton	Diamicton
4	111m N	DMG-XSV	Dunsmore Gravel Member-Sand And Gravel	Sand and gravel



ID	Location	LEX Code	Description	Rock description
5	218m SW	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
6	262m SW	WOC-XCZS	Wolston Clay Member-Clay, Silt And Sand	Clay, silt and sand
7	306m SW	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
8	369m SW	ODT-DMTN	Oadby Member-Diamicton	Diamicton
9	372m S	ODT-DMTN	Oadby Member-Diamicton	Diamicton
10	374m SE	WOC-XCZS	Wolston Clay Member-Clay, Silt And Sand	Clay, silt and sand
11	494m SE	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 70 >](#)

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

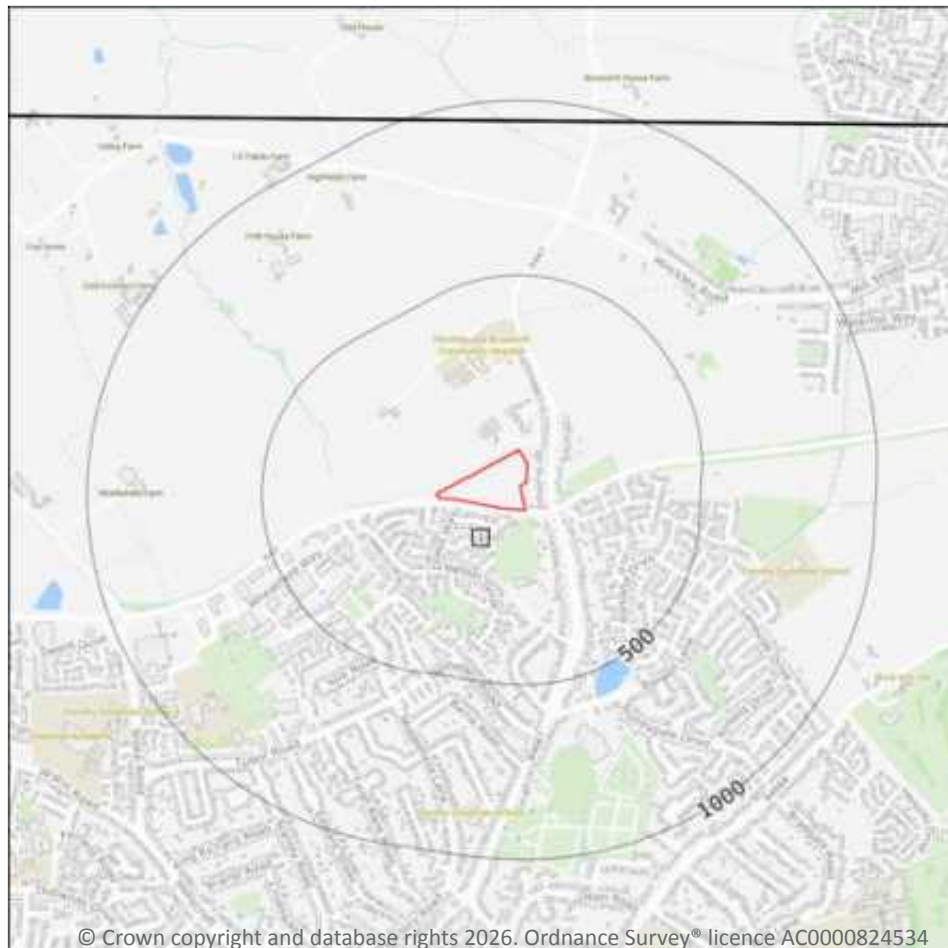
0

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

1

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 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	EW169_coventry_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

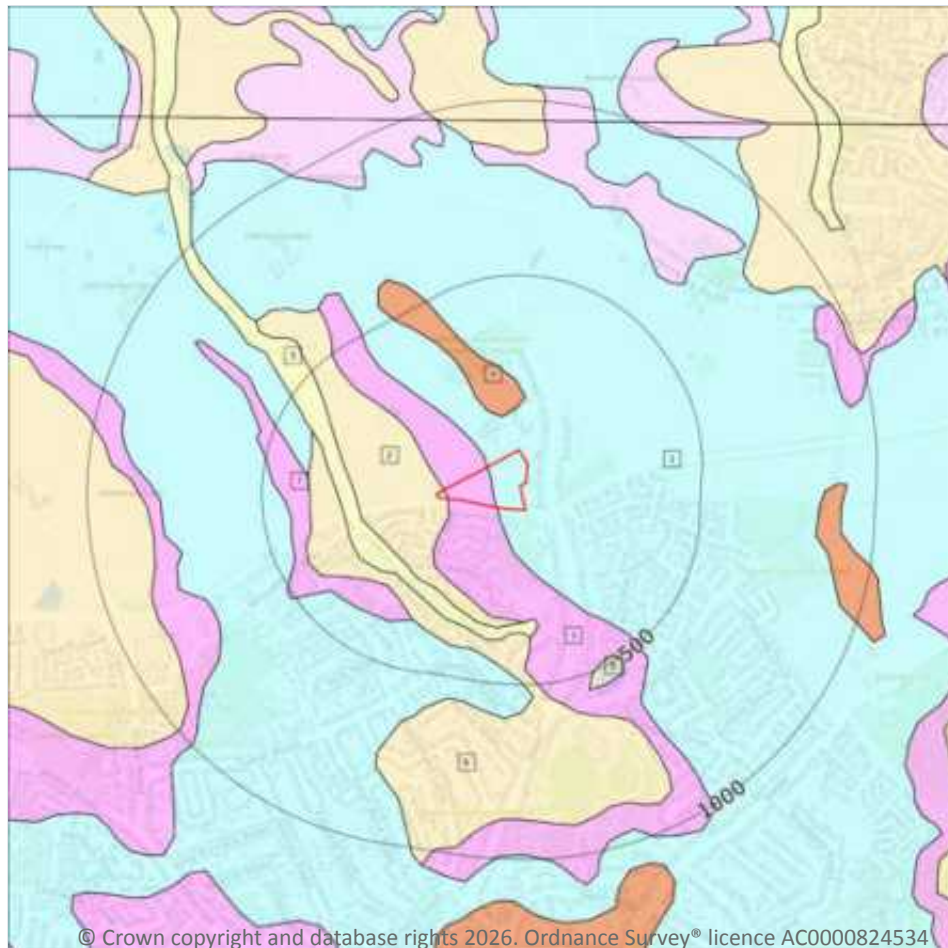
0

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

8

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 74 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	ODT-DMTN	Oadby Till Member	Diamicton
2	On site	BOSW-XCZ	Bosworth Clay Member	Clay and silt
3	On site	WOSG-XSV	Wolston Sand And Gravel	Sand and gravel
4	107m NW	DMG-XSV	Dunsmore Gravel Member	Sand and gravel



ID	Location	LEX Code	Description	Rock description
5	200m SW	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
6	249m SW	BOSW-XCZ	Bosworth Clay Member	Clay and silt
7	289m SW	WOSG-XSV	Wolston Sand And Gravel	Sand and gravel
8	486m SE	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)

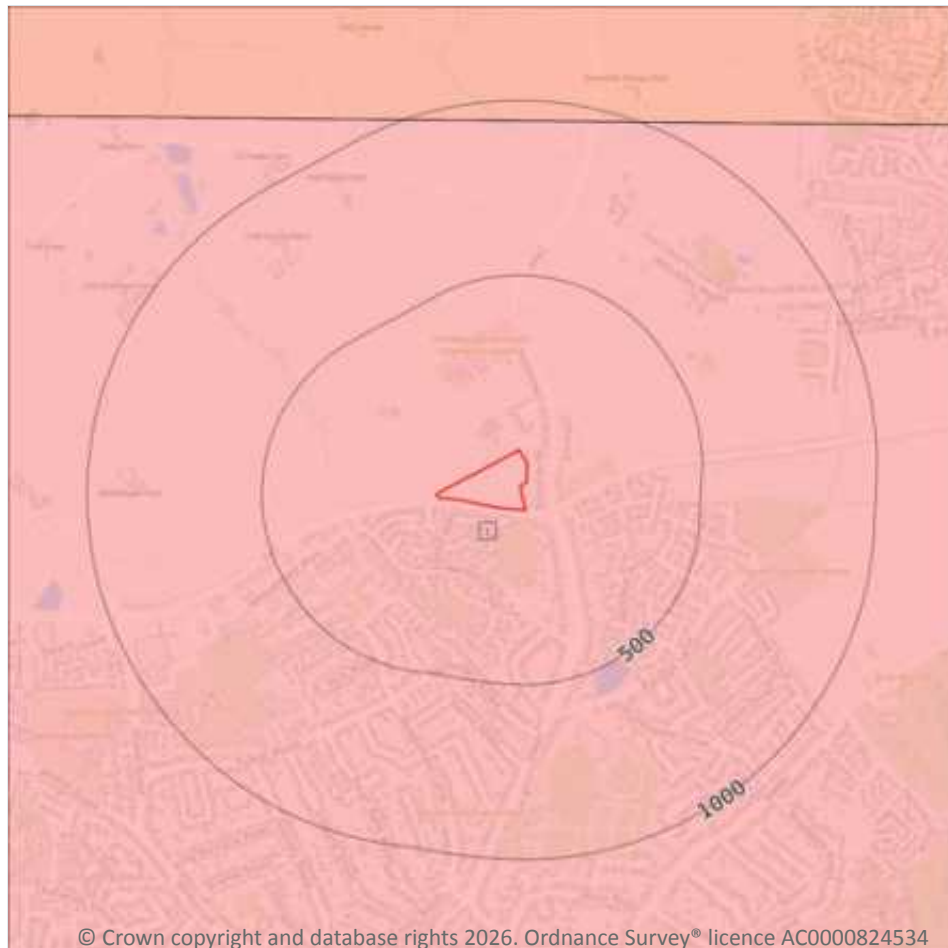
Records within 50m	0
---------------------------	----------

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

1

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 76 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	MMG-MDST	Mercia Mudstone Group-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

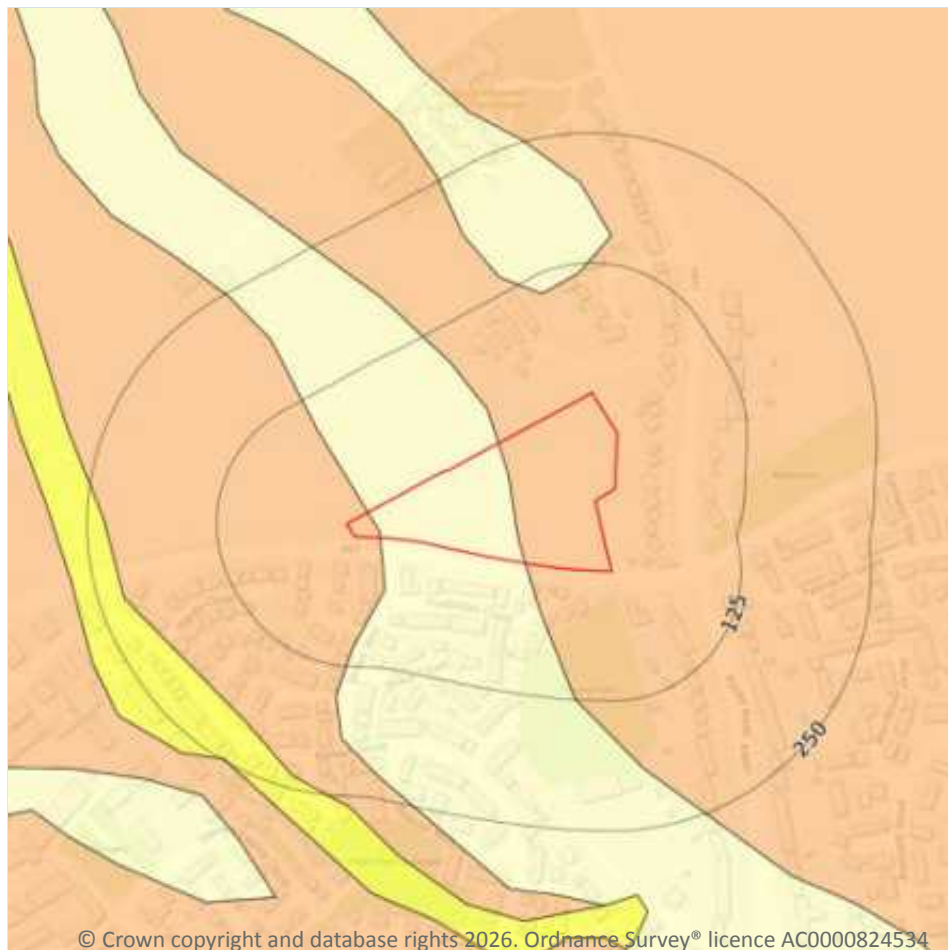
0

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).

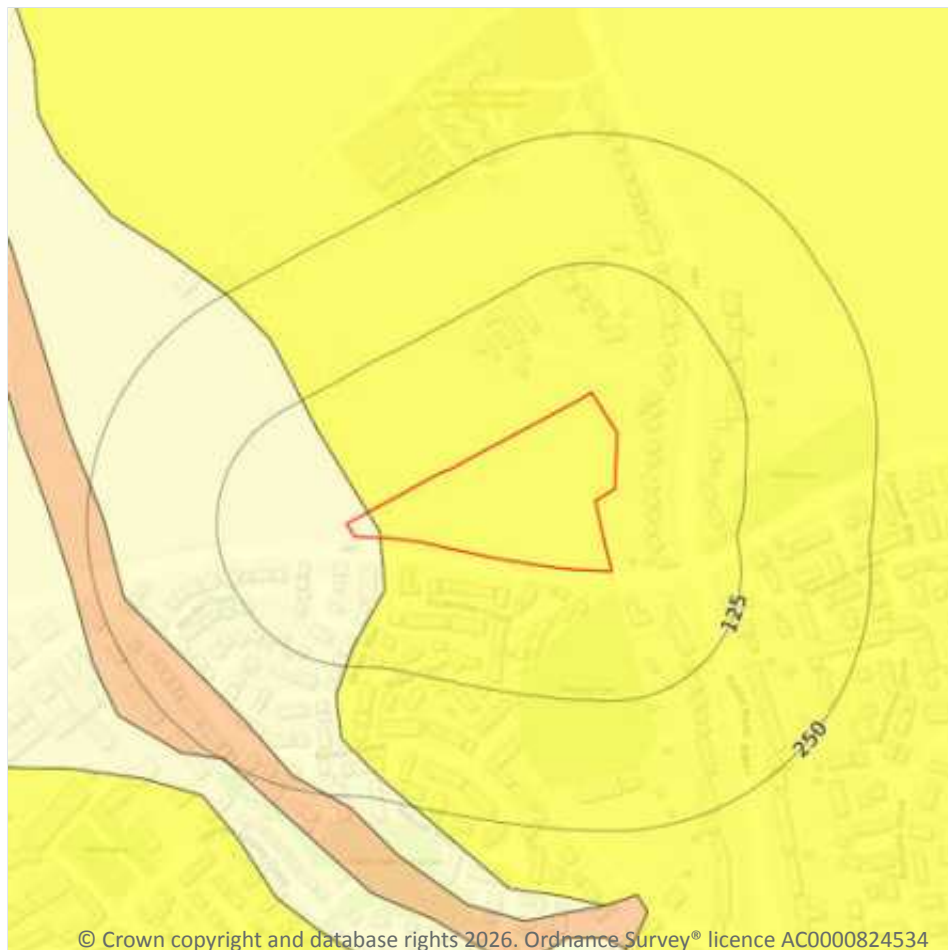
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 79 >](#)

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

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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 80](#) >

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.

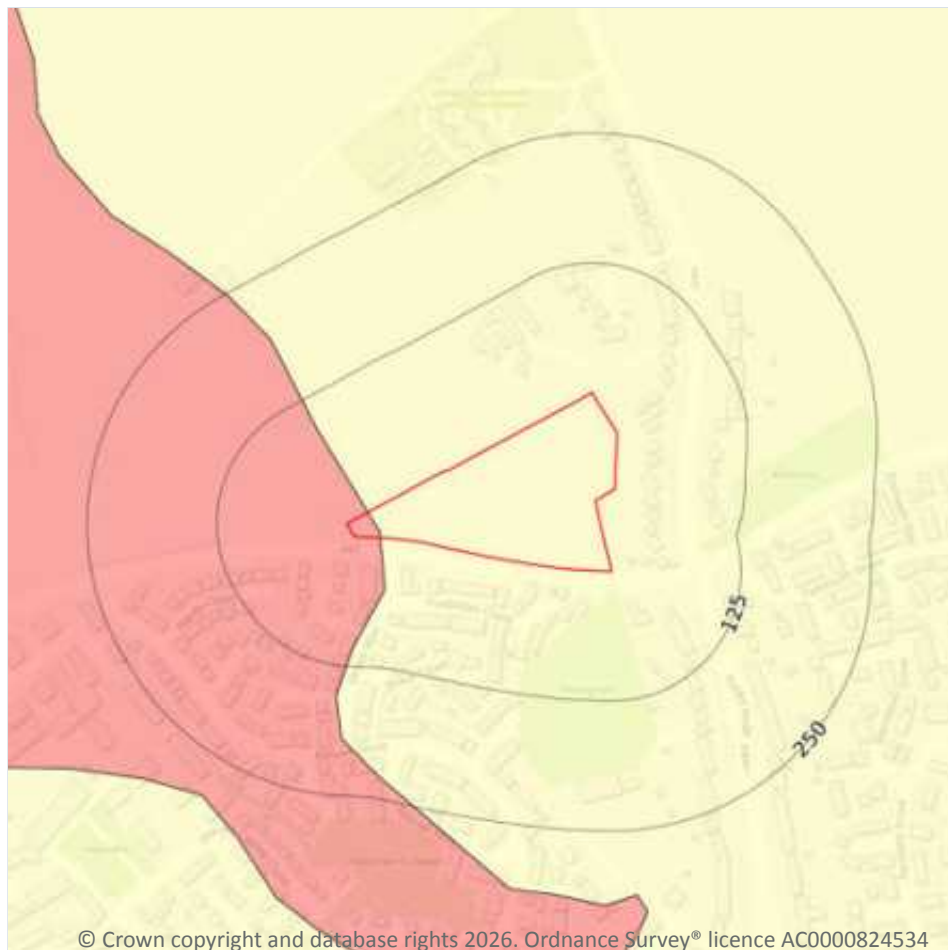


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

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 82 >](#)

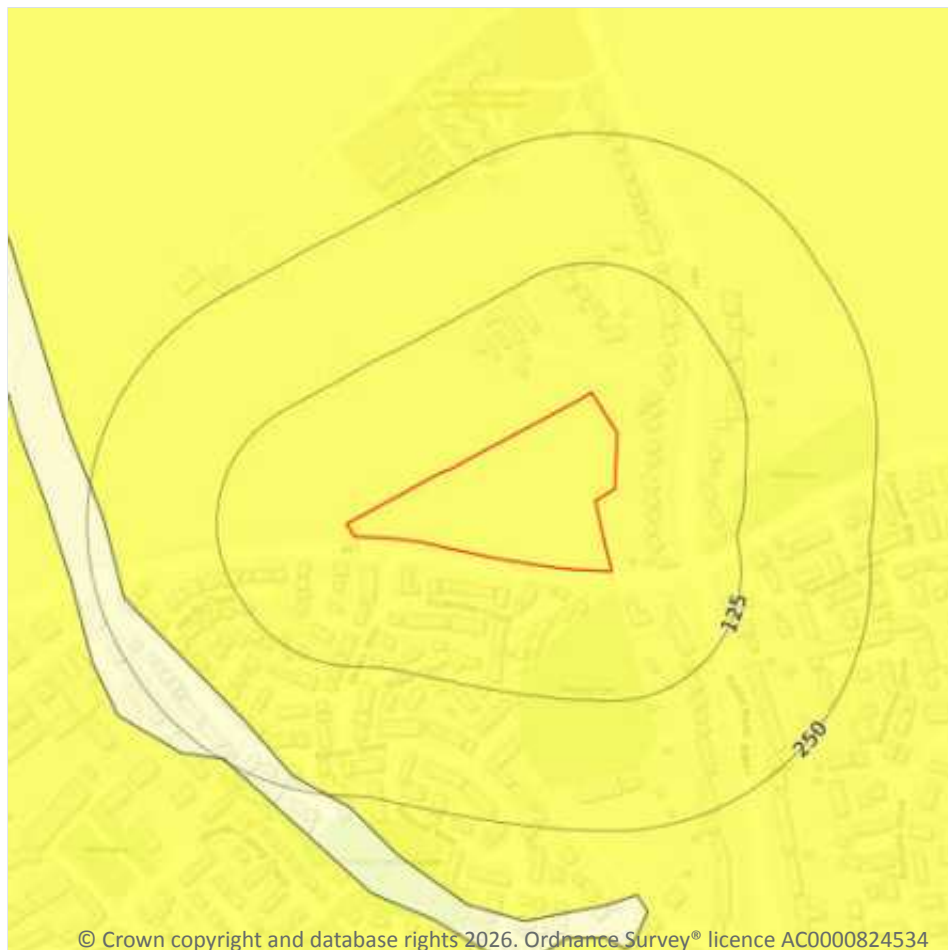
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



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.

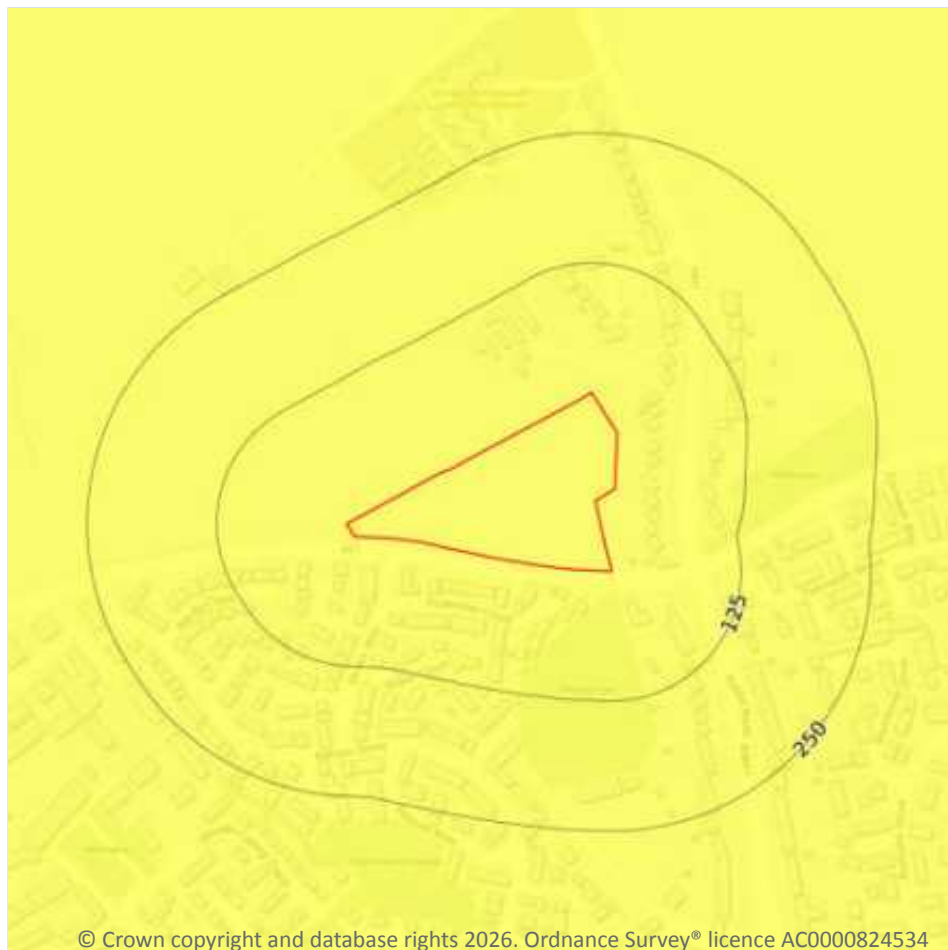
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 84 >](#)

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.

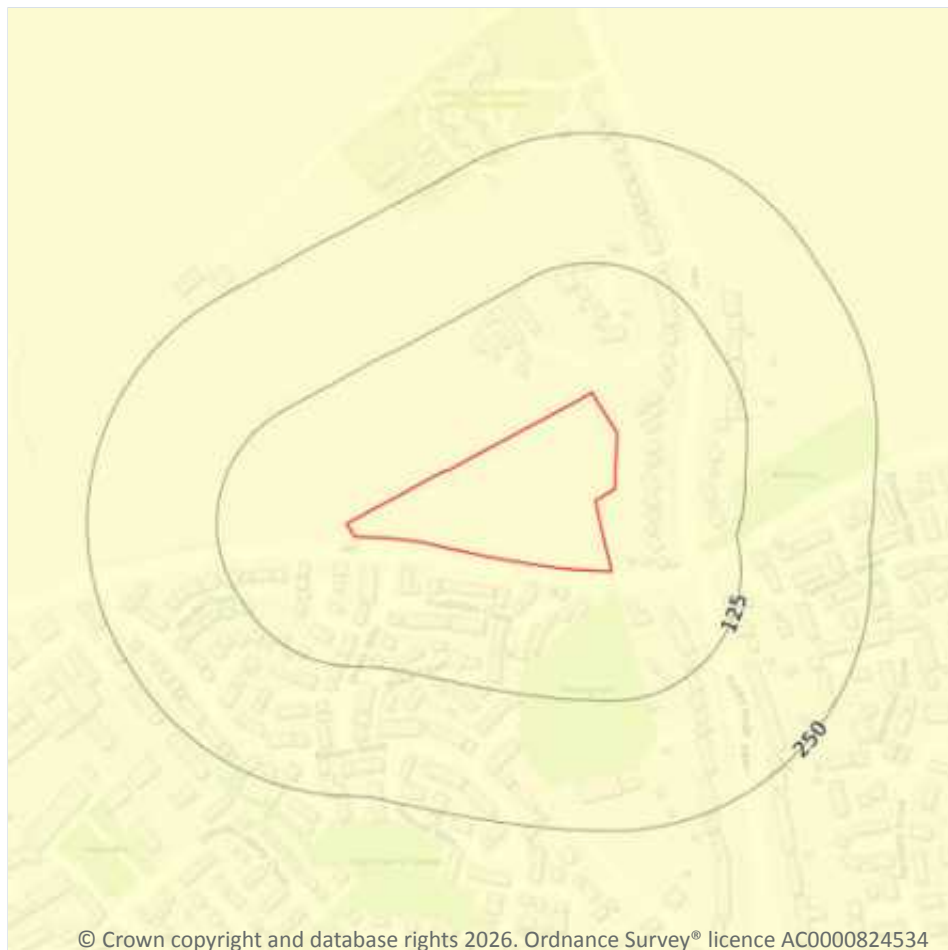
Features are displayed on the Natural ground subsidence - Landslides map on [page 85](#) >

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

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 86](#)

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

1

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 88 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
1	232m NE	Pond	1938	1:10560

This 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 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
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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.

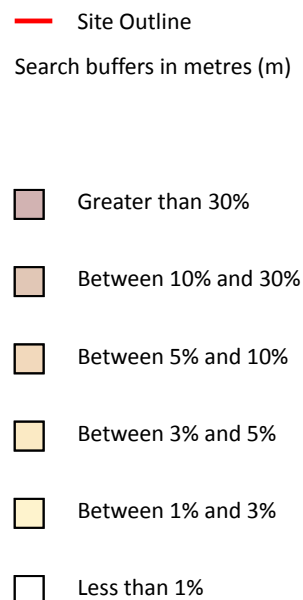
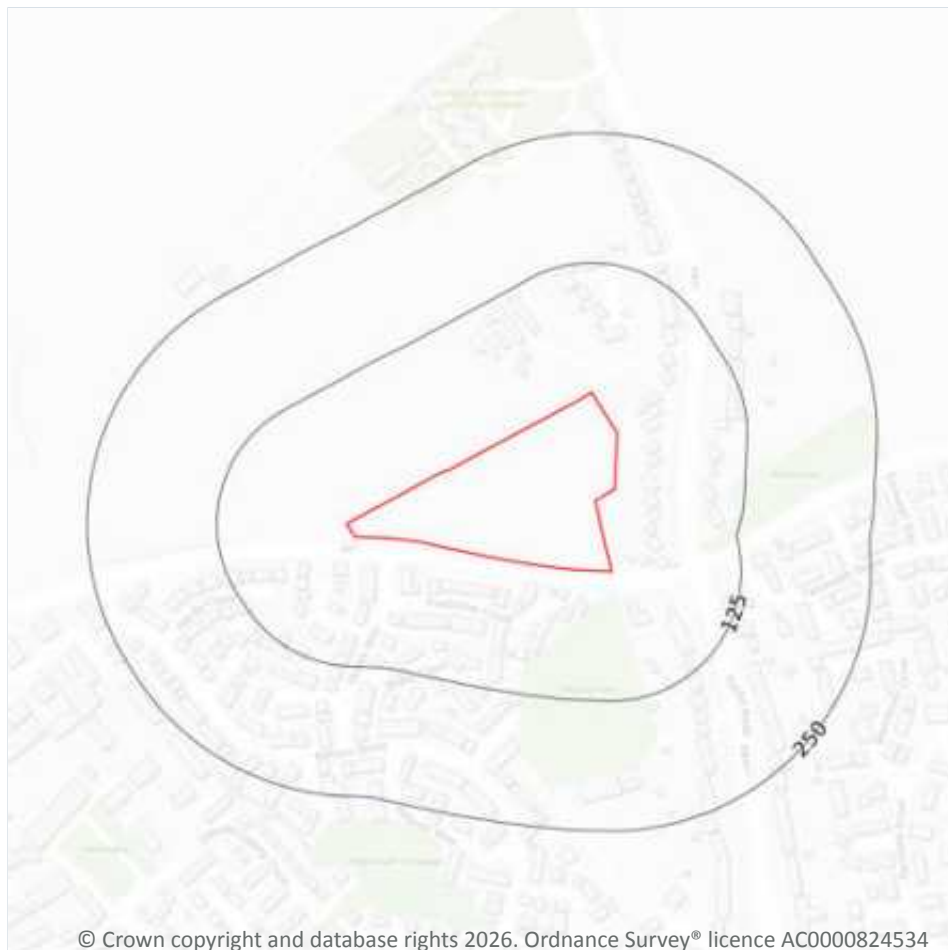
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 95 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



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

4

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	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/ ↗.



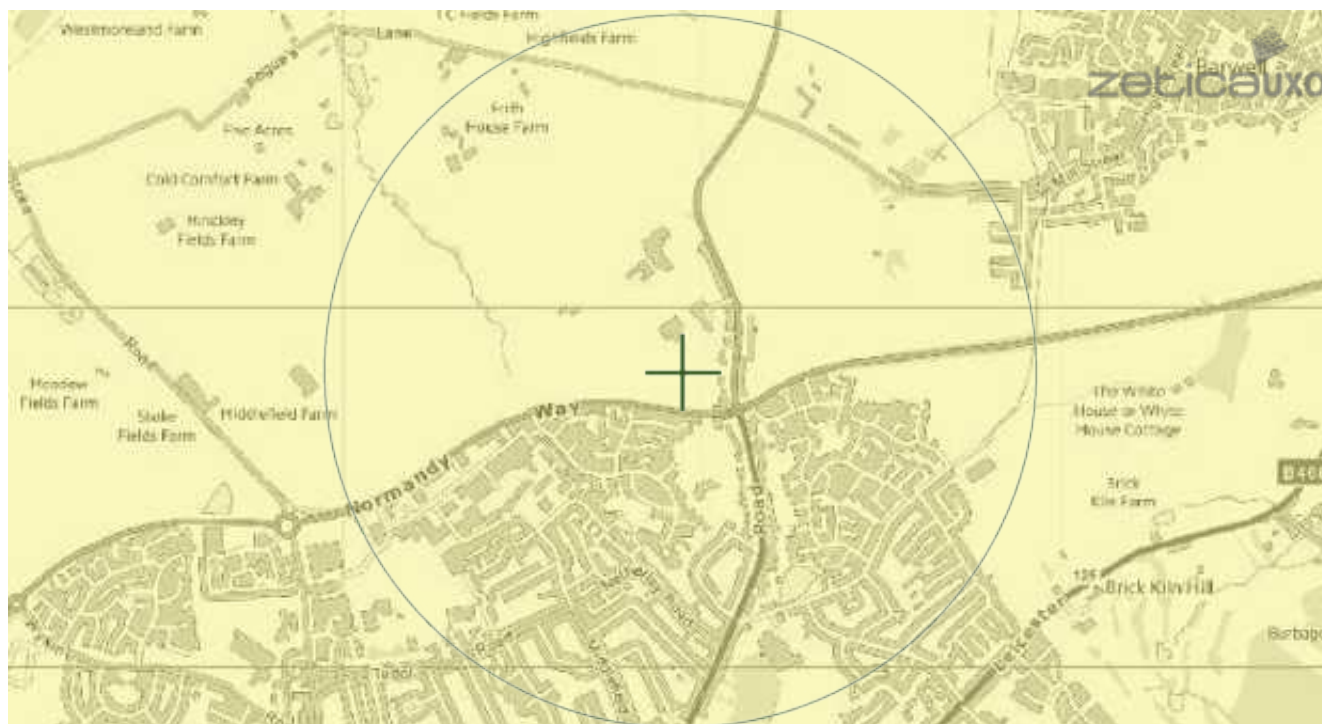
Appendix E: UXB Risk Map

UNEXPLODED BOMB RISK MAP



SITE LOCATION

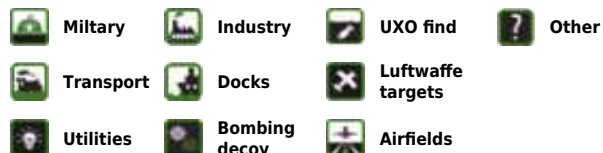
Map Centre: 442909,295828



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.

