



Representations to Call for Sites 2021

Land at Farndale View, Market Harborough

On behalf of:



Date:
June 2021

Reference:
03020/S0001

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1.0 INTRODUCTION

1.1 This statement has been prepared on behalf of Manor Oak Homes in support of the submission of Land at Farndale View, Market Harborough (henceforth “the site”) to the Harborough District Council Call for Sites 2021. The site is sustainably located adjoining the settlement boundary of Market Harborough and we are pleased to promote its development for 85 dwellings, a new larger area of natural public open space and vehicular access off Farndale View.

1.2 The purpose of this statement is to provide additional detailed assessment of the site to accompany the online form submission. It is set out under the same headings as the Call for Sites form to aid cross-reference as follows:

Section 2 provides a description of the site and any relevant planning history and corresponds to Section B of the submission form;

Section 3 details the proposed development and assesses the sites capacity and corresponds to Section C of the site submission form;

Section 4 outlines potential constraints to development and corresponds to Section D of the site submission form;

Section 5 sets out the site’s availability and viability for development and corresponds to Section E of the site submission form;

Section 6 confirms the deliverability of the site, including Manor Oak Homes’ proven track record of bringing forward residential developments in the district; and

Section 7 provides a summary and conclusions.

1.3 The following supporting plans and documents are appended to this statement and provide additional evidence to demonstrate that the site is suitable, available, viable and deliverable for the promoted development:

Appendix A. Concept Masterplan prepared by CSA

Appendix B. Landscape Concept Plan prepared by CSA

Appendix C. Landscape and Visual Statement prepared by CSA

Appendix D. Preliminary Ecology Appraisal (Redacted) prepared by WNIC

Appendix E. Access Strategy prepared by MAC

Appendix F. Flood Risk and Drainage Technical Note prepared by MAC

Appendix G. Contaminated Land Report prepared by Landmark Information

Appendix H. Market Report prepared by Strutt & Parker

About Manor Oak Homes

1.4 Manor Oak Homes are a Northamptonshire-based company that specialise in the promotion of development opportunities predominantly across the Midlands and East Anglia. They pride themselves on their thorough and sensitive approach to realising the potential of their sites. In particular Manor Oak Homes has a strong track record of working with local planning authorities, statutory consultees, Parish Councils and local residents to ensure that they can help meet the development needs of the community.

2.0 SITE DESCRIPTION AND PLANNING HISTORY

- 2.1 The site lies on the south-western edge of Market Harborough and within the unparished area of the town. It extends to approximately 12.1ha in size, is irregular in shape and comprises a large arable field in the west and a smaller pastoral field in the east. It lies to the south of the residential development accessed off Farndale View and Willow Crescent. A disused railway line runs along the northern edge of the site and runs in a cutting within the north-west of the Site. This railway line has recently been made into a public footpath and there is a current campaign to for it to be upgraded to a cycle route¹.
- 2.2 To the west, south and east, the Site is bound by the meandering course of the River Welland. Beyond the river to the east is an area of public open space, while to the south-east and south are recently built residential developments. To the west and south-west are arable and pastoral fields. The administrative boundary of Harborough District follows the southern and south-western site boundaries, with the open land beyond situated in Daventry District.
- 2.3 Tree belts occur within the site along the river, and also on either side of the railway line within the north-west of the Site. The site rises up gently from the river to a localised hill located roughly centrally along the northern boundary of the western field. The land falls to the west, south and east of this hill. Much of the site lies within the floodplain of the river (Flood Zones 2 and 3), providing the opportunity to create a large new area of public open space here, which could connect to the adjoining open space to the east and that being provided to the south of the river, while focussing residential development on the northern portion of the site lies within Flood Zone 1.
- 2.4 The site is not subject to any statutory or non-statutory heritage or landscape designations. The Grade II Listed The Hill House lies around 180m north of the Site, but intervisibility is limited to views from the site of the rooftops of Hill House. The Lubenham Conservation Area lies around 930m north-west of the site at its closest. There are no statutory wildlife sites within 2km of the site with the closest being Great Bowden Borrowpit Site of Special Scientific Interests (SSSI) 3.5km to the northeast. Two Local Wildlife Sites (LWS) are present within 1km from the Site, the first is located adjacent to the eastern, western and southern boundary in the form of the River Welland (LWS) which flows west to east around the Site. The second is Rugby Close Embankment (LWS) c.250m from the eastern boundary of the Site comprising a 50m² area adjacent to the residential properties to the north-east of the site.
- 2.5 There is no relevant planning history on the site, but the following recent developments on land surrounding the site are relevant to the assessment of its suitability for residential development:

¹ The former railway line on site has recently been made into a public footpath following a local campaign in memory of a local boy who was killed cycling to school and there is now a campaign to upgrade the route to a public footpath: <http://www.adamsmile.co.uk/>

Land to the north of the site was developed by David Wilson Homes c.20 years ago under reference 97/00584/3R – Erection of 99 dwellings;

Land to the southeast of the site was developed by David Wilson Homes during the last 15 years under reference 07/00360/REM – Erection of 629 dwellings (reserved matters of 01/00181/OUT);

Land to the south of the site is currently being developed by Avant Homes under reference 17/01108/REM – Erection of 215 residential dwellings (reserved matters of 15/00746/OUT); and reference 18/01177/FUL – Erection of 120 dwellings (substitution of 105 residential dwellings from applications 15/00746/OUT and 17/01108/REM and the erection of 15 additional units).

3.0 PROPOSED USES AND SITE CAPACITY

3.1 The overall concept for the site is shown on the Concept Masterplan at Appendix A. This shows:

New residential development of approximately 85 dwellings, including affordable housing, on a c.2.87ha development area within the north central part of the site. This would provide a residential density of c.30 dph across the site, but it is proposed that the density would be varied with higher density development to the central and eastern parts of the development area and lower density development to the west;

Large new areas of open space totalling approximately 9.23ha and, as shown on the Landscape Concept Plan at Appendix B, including:

- o A new large parkland created to provide recreational opportunity;
- o New recreational walking routes;
- o An equipped children's play area;
- o Orchard planting;
- o Landscaped drainage attenuation basins designed to create attractive features and deliver ecological benefits;
- o A new wooded area on higher ground adjoining existing woodland;
- o A 10m buffer zone along the river with restricted accessibility to protect and enhance biodiversity;
- and
- o Further nature conservation areas designed to enhance the biodiversity value of the site and deliver biodiversity net gain.

Access provided from Farndale View through the improvement of the existing agricultural access to provide a 5.5m wide carriageway and 2m wide footways on either side. Please see Access Strategy at Appendix E for more information.

The upgrade of the existing on-site public footpath along the railway line to provide an all-weather surfaced route suitable for pedestrians and cyclists. As set out above there is a current campaign for this new footpath to be upgraded to a cycle route between Market Harborough and Lubenham. The proposed cycle way through the site would provide an important part of this route and there is also the potential for the development to contribute to off-site improvements along the remainder of the route to Lubenham.

4.0 OPPORTUNITIES AND CONSTRAINTS

- 4.1 This section provides a summary of the potential opportunities and constraints to development on the site. It draws on the evidence base submitted in support of these representations that is appended to this statement.

Access

- 4.2 A detailed Access Strategy for the site prepared by MAC is contained at Appendix E. This strategy demonstrates that the site benefits from an existing agricultural access from Farndale View which can be upgraded to provide a 5.5m wide vehicular access into the site with 2no. 2m wider footways on either side. As set out by MAC, the proposed access and existing geometry of Farndale View is suitable to accommodate the number of new homes proposed. In addition, the Access Strategy demonstrates the sustainability of the site's location with respect to local facilities and services.

- 4.3 The site would also deliver the first part of a cycle way between Market Harborough and Lubenham. Having achieved the creation of a public footway along the former railway line, this is a key priority locally and in addition to delivering the first part of this route, the development could contribute to off-site improvements along the remainder of the route.

Flood Risk

- 4.4 A detailed Flood Risk and Drainage Technical Note prepared by MAC is contained at Appendix F. This demonstrates that the site is located within Flood Zones 1, 2 and 3 with Flood Zones 2 and 3 located adjacent to the river. The proposed dwellings will be located within Flood Zone 1 and as such will be at low risk of fluvial flooding and development of the site is appropriate. Parts of the site are also at raised risk of surface water flooding, the extents of which are broadly similar to the extent of fluvial flooding. As such dwellings will not be located in areas at a medium or high risk of surface water flooding. The site is at a low risk of flooding from all other sources.

- 4.5 The Technical Note also sets out a surface water drainage strategy which demonstrates that the proposal can be effectively drainage into the adjacent watercourse at greenfield runoff rates and will be attenuated to accommodate in 100 year event plus climate change allowances.

Landscape

- 4.6 The site is not subject to any statutory or non-statutory landscape designations. As set out in the Landscape and Visual Statement at Appendix C, the site was considered in the Market Harborough Landscape Character Assessment and Landscape Capacity Study, 2009, as Parcel 34, which lies within the Welland Valley West Local Landscape Character Area (LLCA) and extends between the northern part

of the Farndon Fields development to the south and the route of the disused railway line to the north. Parcel 34 was assessed as having a medium capacity for development.

4.7 For land Parcel 34 the capacity study concludes that:

"This Land Parcel is considered to have a medium capacity to accommodate development. Given the agricultural context of the parcel, but the allocation of adjacent land for housing, commercial development could be accommodated but would be less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to various mitigation measures."

4.8 A number of development principles and mitigation measures for the land parcel are recommended, which should be considered in relation to future development. These are:

Retain existing landscape features and vegetation;

Retain important views to and along the river corridor;

Ground modelling would not be appropriate in this location;

Additional planting with local native species could be used to enhance existing wildlife corridors;

Building heights should reflect the existing buildings in the area which are 2 storeys (pre-dates the recent development);

The layout of any development could be accessed off Farndale View, and should take account of the floodplain; and

A network of open spaces could be created along the wildlife corridors, and form the basis of open space and green infrastructure provision.

4.9 The above development principles and mitigation measures have been incorporated into the Concept Masterplan and Landscape Concept Plan for the site (Appendix A and B) and the Landscape and Visual Statement (Appendix C) concludes that:

"The Site is suitable for residential development in line with that shown illustratively on the Concept Masterplan, without resulting in significant harm to the surrounding landscape and visual character, or that of the wider landscape and townscape at and around Market Harborough.

Development at the Site would form a logical extension to the settlement, which is very well related to the existing residential development. The large new areas of public open space will ensure ecological and recreational benefits."

Heritage

- 4.10 The site is not subject to any statutory or non-statutory heritage designations. The Grade II Listed The Hill House lies around 180m north of the Site, but intervisibility is limited to views from the site of the rooftops of Hill House. The Lubenham Conservation Area lies around 930m north west of the site at its closest. It is not therefore considered that there are any heritage constraints that would prevent development from coming forward on the site.

Ecology and Trees

- 4.11 There are no statutory wildlife sites within 2km of the site with the closest being Great Bowden Borrowpit Site of Special Scientific Interests (SSSI) 3.5km to the northeast. Two Local Wildlife Sites (LWS) are present within 1km from the Site, the first is located adjacent to the eastern, western and southern boundary in the form of the River Welland (LWS) which flows west to east around the Site. The second is Rugby Close Embankment (LWS) c.250m from the eastern boundary of the Site comprising a 50m² area adjacent to the residential properties to the north east of the site. There are no trees on site that would present a constraint to the proposed residential development.
- 4.12 The submitted Preliminary Ecological Assessment prepared by Wharton at Appendix D provides a detailed assessment of the ecological value of the site. It finds that the majority of the site comprises agricultural land of low ecological value, but that there are habitats of importance on the site that should be protected and enhanced. It provides detailed recommendations for the design of the development that have been incorporated into the Concept Masterplan and Landscape Concept Plan at Appendix A and B. Most notably it recommends a 10m wide ecological buffer with limited public access to the River Welland, the retention of trees and scrub and that an area of the site is set aside for habitat creation. It concludes that the Proposed Development has the opportunity to achieve a net gain for biodiversity.
- 4.13 Please note that the Preliminary Ecological Assessment appended to this statement has been redacted to remove details of badgers on site in accordance with relevant legislation. An un-redacted copy of the report will also be submitted to the Council but should not be made publicly available.

Contaminated Land

- 4.14 A contaminated land Sitecheck prepared by Landmark Information is contained at Appendix G. This demonstrates that the presence of contaminated land on the site is unlikely and that the site is not considered to be within a radon affected area.

5.0 AVAILABILITY AND VIABILITY

- 5.1 This section confirms the availability and viability of development on the site.

Land Ownership

- 5.2 The site is owned by a single landowner and is not subject to any agricultural tenancies. The landowner supports the intention to develop the site and has signed a promotional agreement with Manor Oak Homes to promote residential development on the site.

Market Attractiveness

- 5.3 Manor Oak Homes has a proven track record of bringing deliverable housing sites forward in Harborough District. The company specialises in the promotion of land for allocation in Local Plans and in bringing forward deliverable housing schemes with outline planning permission that are highly sought after by housebuilders. The company has sold land with planning permission to most of the medium and largescale housebuilders that operate in Harborough and has a unique understanding of what makes a viable and deliverable housing site.

- 5.4 Manor Oak Home has had initial discussions with several housebuilders about the site and can confirm that there is good market interest in developing the site. The demand for housing in the local area is strong as demonstrated by the speed at which neighbouring sites have been developed. This is confirmed in the Market Report prepared by Strutt & Parker at Appendix H.

Existing Uses

- 5.5 As set out above, the site is in agricultural use and is not subject to any agricultural tenancies. There are therefore no constraints to the availability of the site posed by existing uses and no requirement for existing uses to be relocated.

Viability

- 5.6 A Market Report prepared by Strutt and Parker is contained at Appendix H which concludes that the site is achievable, deliverable and viable. Strutt and Parker have run several scenarios considering different sensitivity analysis and scenarios and the site remains viable. Given the constraints on-site, this provides an opportunity to deliver a highly attractive scheme which premium quality housebuilders will be extremely keen on acquiring and delivering. Although we face some uncertainty economically, the housebuilding sector has gone from strength to strength during the pandemic and the demand has increased to a point which way outweighs supply, this site will provide an opportunity for Market Harborough to deliver a stand-alone scheme with much needed high quality homes for the locality.

6.0 DELIVERABILITY

6.1 Manor Oak Homes has a demonstrable track record of delivering high quality schemes in a timely manner to ensure the benefits of increased housing delivery are felt in the short term. On average, across the 10 sites they have achieved outline consent for where development has commenced, there is an average lead in time from achieving consent to development commencing of just 22 months, as shown in the table below:

Authority	Outline Consent	Housebuilder	No. of Units	Start Date	Lead-In Time
Harborough	November 2015	Mulberry Homes	61	July 2017	20 months
Harborough	December 2016	Miller Homes	110	November 2017	11 months
Aylesbury Vale	July 2017	Crest Nicholson	95	July 2019	24 months
Kettering	March 2018	Morris Homes	81	October 2019	19 months
Breckland	July 2018	Persimmon PLC	165	January 2020	18 months
Cherwell	September 2018	Mulberry Homes	72	September 2020	24 months
East Cambridgeshire	July 2018	WElink Homes	46	March 2020	20 months
Blaby	August 2016	Galliford Try Homes	165	November 2020 est	51 months
Cambridgeshire	February 2020	Vistry Homes	680	September 2021 est	19 months
East Suffolk	September 2020	Castlemore Homes	33	October 2021 est	13 months
Average Lead-In Time					22 months

6.2 On the basis of the above, if an outline application were submitted as soon as the emerging Local Plan is adopted, allowing 6 months for approval, we would expect commencement of development 2 years after adoption. For a site of this size we would expect it to be built out by a single housebuilder and to be delivered at a rate of 30-40 dwellings per annum. On this basis, we would expect the completion of the development within approximately 5 years of the Local Plan's adoption.

7.0 SUMMARY AND CONCLUSION

- 7.1 This statement has been prepared on behalf of Manor Oak Homes in support in support of the submission of Land at Farndale View, Market Harborough ("the site") to the Harborough District Council Call for Sites 2021.
- 7.2 The site is sustainably located adjoining the settlement boundary of Market Harborough and is surrounded on three sides by recent residential developments. It is highly accessible by non-car modes of transport, it presents the opportunity to improve local cycling connections and its location in between other recent residential developments makes it a natural next extension to the town.
- 7.3 The site is promoted for residential development of 85 dwellings, a new larger area of natural public open space and vehicular access off Farndale View as illustrated on the Concept Masterplan at Appendix A and Landscape Concept Plan at Appendix B.
- 7.4 Appended to this statement are technical reports covering Landscape and Visual Impact (Appendix C), Ecology (Appendix D), Highways (Appendix E), Flood Risk and Drainage (Appendix F), Contaminated Land (Appendix G) and Viability (Appendix H). This statement summarises the findings of these technical reports and demonstrates that the site is suitable and achievable for the proposed development, as follows:
- safe and suitable access can be provided from Farndale View to serve the number of homes proposed;
 - surface and foul water can be suitably drained from the site without increasing flood risk elsewhere;
 - the areas of flood risk on the site can be safely accommodated within the proposed public open space, such that the site is appropriate for the proposed use;
 - there are no physical or environmental constraints or designations that would prevent the delivery of the proposed development;
 - the proposal presents an opportunity to significantly improve the local environment by transforming areas of intensively managed farmland into open space managed for public recreation and biodiversity net gain; and
 - the proposed development is viable and therefore achievable.
- 7.5 Manor Oak Homes has a demonstrable track record of delivering high quality schemes in a timely manner to ensure the benefits of increased housing delivery are felt in the short term. The site is owned by a single landowner that supports the intention to develop the site. It therefore available for the proposed development and is considered to be deliverable within 5 years of the Local Plan's adoption.

7.6 The site is a sustainable location for development that would form a natural extension to Market Harborough. It is suitable for the proposed uses, available for development now and the proposed development is achievable and deliverable within 5 years of the Local Plan's adoption. The site presents an excellent opportunity to deliver a sustainable extension to Market Harborough to help meet development needs in the emerging plan period and we respectfully request that it is allocated accordingly.

APPENDIX A. CONCEPT MASTERPLAN



- Site Boundary: 12.12 ha
- Existing Buildings
- Primary Road (A4304) and Bus Stops
- Local Roads
- Recently built houses
- Constraints**
- Fluvial Flood Zone 2
- Fluvial Flood Zone 3
- River and Existing Watercourses
- Existing Contours
- Existing Vegetation
- Existing Public Footpaths
- * Listed Buildings (Grade II)
- Opportunities**
- Potential area for residential development
2.87 ha (up to 85 dwellings @ 30 dph)
- Medium density housing (30-35 dph)
- Lower density housing (25-30 dph)
- ↓ Access Point
- Potential Spine Road
- ↓ Potential Secondary Routes
- Potential Cycle Route
- Proposed Recreational Route
- New Woodland
- New trees
- 10m Buffer Zone from river banks
- Sustainable Drainage Systems: Swales, Detention basins
- * Tree with bat potential
- Potential children play area

A: 24/03/2021
 By: [Signature]
 Secondary roads omitted. Areas of varying densities created and public footpath upgraded to cycle route.

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Project: Land off Farnside View
 Title: Concept Masterplan
 Client: Manor Oak Homes

Scale: 1:2000 @ A3
 Date: April 2021
 Drawing No: CSA/1276/101

Drawn: SP
 Checked: SG
 Rev: A

APPENDIX B. LANDSCAPE CONCEPT PLAN



- Existing
 - Site Boundary: 12.12 ha
 - Existing Buildings
 - Primary Road (A4304) and Bus Stops
 - Local Roads
 - River and Existing Watercourses
 - Existing Vegetation
 - Existing Public Footpaths
 - Listed Buildings (Grade II)
- Proposed
 - New Woodland
 - New trees
 - Wildflower meadows
 - New thicket
 - Amenity grass
 - Recreational footways
 - Mown paths
 - Potential Cycle Route
 - 10m Buffer Zone from river banks
 - Sustainable Drainage Systems: Swales, Detention basins
 - Potential children play area
 - Potential bird hide
 - Tree with bat potential
 - Hibernacula / Refugia
 - Trim trail station
 - Benches and picnic benches

Rev	Date	By	Description
1	20/01/2021	EP	Public footpath upgraded to cycle route

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Project: Land off Farnside View
 Title: Landscape Concept Plan
 Client: Manor Oak Homes

Scale: 1:2000 @ A3
 Date: April 2021
 Drawing No: CSA/2276/101

Drawn: EP
 Checked: SG

APPENDIX C. LANDSCAPE AND VISUAL STATEMENT

Landscape and Visual Statement

Land off Farndale View, Market Harborough

April 2021

This Landscape and Visual Statement has been prepared by CSA Environmental on behalf of Manor Oak Homes in relation to the land off Farndale View, Market Harborough (hereafter referred to as 'the Site').

1.0 Context and Site Description

- 1.1 The Site is being promoted for residential development of up to 85 dwellings, a large new area of public open space, and vehicular access off Farndale View. It lies on the south western edge of the town of Market Harborough, within Harborough District, although the land to the west and south west of the Site lies within Daventry District. The Site Location and an Aerial Photograph are contained in **Appendix A** and **B**, and photographs of the Site are contained in **Appendix C**.
- 1.2 The Site comprises a large arable field in the west, and a smaller pastoral field in the east, and extends to approximately 12.1ha in size. It lies to the south of the residential development accessed off Farndale View and Willow Crescent. A disused railway line runs along the northern edge of the Site, and includes a recently created public footpath along much of its length. The railway line runs in a cutting within the north west of the Site.
- 1.3 To the west, south and east, the Site is bound by the meandering course of the River Welland. Beyond the river to the east is an area of public open space, while to the south east and south are recently built residential developments. To the west and south west are arable and pastoral fields.
- 1.4 Tree belts occur within the Site along the river, and also on either side of the railway line within the north west of the Site. The Site rises up from the river, to a localised hill located roughly centrally along the northern boundary of the western field. The land falls to the west, south and east of this hill. Much of the Site lies within the floodplain of the river, providing the opportunity to create a large new area of public open space here, which could connect to the adjoining open space to the east.

2.0 Designations

- 2.1 The Site is not covered by any statutory or non-statutory designations for landscape quality or value. The land to the west of Lubenham

Road, around 330m west of the Site, lies within the locally designated Welland Valley Special Landscape Area (within Daventry District). The Grade II Listed The Hill House lies around 180m north of the Site, but intervisibility is limited to views from the Site of the rooftops of Hill House.

- 2.2 The Lubenham Conservation Area lies around 930m north west of the Site at its closest, with a Scheduled Monument (Old Hall moated site) located on the eastern edge of Lubenham. There are several other Scheduled Monuments in the surrounding landscape, mostly comprising the below ground remains of Middle Age settlements.

3.0 Landscape Studies

- 3.1 The Site lies within the Welland Valley Landscape Character Area, as set out within the Harborough District Landscape Character Assessment (2007). The study notes that the Welland Valley's key characteristics are defined by the wide valley form that has pasture on floodplain areas and arable farming on the valley sides. It is notable that there is little tree cover. Market Harborough is the only urban influence within the character area. The study is an overview, and the Welland Valley character area covers a very large area –it is therefore not site-specific.
- 3.2 The Market Harborough Landscape Character Assessment and Landscape Capacity Study (2009) considers a smaller area in more detail than the District study, however, it is still not site-specific. The Site lies within the Welland Valley West local landscape character area. Key characteristics of the area as set out in the study, include arable farmland along the banks of the river; mature willows and other trees along the river; some pasture grazed by sheep; heavily influenced by housing in Market Harborough and Lubenham; and vegetable picking and packing equipment. The condition of the landscape is assessed as good, with a moderate strength of character, leading to a management objective of 'conserve and strengthen'.
- 3.3 In terms of the capacity study, the Site was assessed as part of land parcel 34, which was found to have moderate capacity to accommodate development. This 2009 study noted in relation to parcel 34 that, '*The Land Parcel has a moderate relationship to the existing built edge of Market Harborough, being separated from the built form by the disused railway line and floodplain. This relationship may improve over time as adjacent land becomes developed.*' It should be noted that this adjoining land has since been developed, and the Site is now bound to the north and south by residential development, which heavily affects the character of the Site. The study includes guidelines and suggested mitigation for development at the parcel, including:

Retain existing landscape features and vegetation;

Retain important views to and along the river corridor;
Ground modelling would not be appropriate in this location;
Additional planting with local native species could be used to enhance existing wildlife corridors;
Building heights should reflect the existing buildings in the area which are 2 storeys (pre-dates the recent development);
The layout of any development could be accessed off Farndale View, and should take account of the floodplain; and
A network of open spaces could be created along the wildlife corridors, and form the basis of open space and green infrastructure provision.

4.0 Landscape Opportunities and Constraints

4.1 The various technical opportunities and constraints of the Site have been taken into consideration in the preparation of the Concept Masterplan, which shows where development could be accommodated at the Site. The key landscape opportunities and constraints which have influenced the layout include:

Maintain views from the high point along the east of the former railway line towards the river;
Create a large new public park/nature conservation area on the floodplain along the river, to incorporate informal recreational opportunities as well as ecological enhancements;
Retain the high point of the local hill free from development, and create a new woodland area here to enhance biodiversity;
Ensure the new homes face out towards the areas of open space along the river, as well as the public footpath and treelines along the former railway corridor;
Incorporate new recreational routes to connect the public footpath to the new area of public open space along the river, and consider the potential to upgrade the public footpath to a cycleway; and
Contain built development in the west of the Site in line with the adjoining houses to the north at Riley Close.

5.0 Visual Effects

5.1 Our initial landscape and visual overview of the Site found that, where the proposed development at the Site would be visible, it would for the most part be seen within the context of the existing adjoining residential development. The new homes can be designed to be of a similar scale and materials to the recently constructed houses, and new trees and structural vegetation can be incorporated in order to filter views of the new homes, and to ensure that the new development does not appear out of character in views towards it.

5.2 The new homes will be partially visible from some of the adjoining houses to the north of the Site, as well as from the recently built houses

to the south and south east of the Site, and the areas of open space to the north of these houses. The existing and retained vegetation within the north of the Site will filter views of the new homes from the houses to the north, and the proposed new planting within the large area of open space in the south, along with the existing vegetation along the river, will partially filter the new development from the south and south east.

- 5.3 The development will also be visible from the public open space and public footpaths immediate east of the Site. As shown on the Concept Masterplan, the entire eastern field of the Site will become an area of public open space, and new vegetation and trees can be incorporated here to filter the views of the new homes. The new houses will be experienced within the context of the surrounding built form, and will not appear out of character.
- 5.4 The development will be visible from the section of the recently made public footpath which lies within the north east of the Site along the former railway line, however, the Concept Masterplan shows how views can be maintained from here towards the river corridor. Views from further west along this footpath will be screened by the intervening embankment and vegetation to the south of the footpath. Similarly, views from the houses to the north of the localised hill within the Site, will be prevented by the intervening landform and vegetation.
- 5.5 Views from the bridleway south of the Site and east of Lubenham Road are mostly prevented by the intervening vegetation and built form, although there may be opportunities for partial views of the new homes at the Site. The new houses will again be experienced within the context of the existing houses, and will not appear out of character.
- 5.6 Views from the western extension of the public footpath along the former railway line, as well as from Lubenham and Lubenham Road, will be screened by the intervening vegetation and landform.
- 5.7 In long distance views from the high hills to the south of the Site in the vicinity of East Farndon, the new homes will be seen in between the recently built houses to the south, and the older settlement to the north, and will appear as a natural extension to the town.
- 5.8 Overall, while the new homes may be visible, they will not appear discordant, and will have no material effect on the wider visual character of the landscape around the town.

6.0 Landscape Effects

- 6.1 The proposed development will change a part of the arable field of the Site into a residential area, with the remainder of the arable field, as well as the whole pastoral field, changing into a new area of public open space, which will result in recreational and ecological benefits.

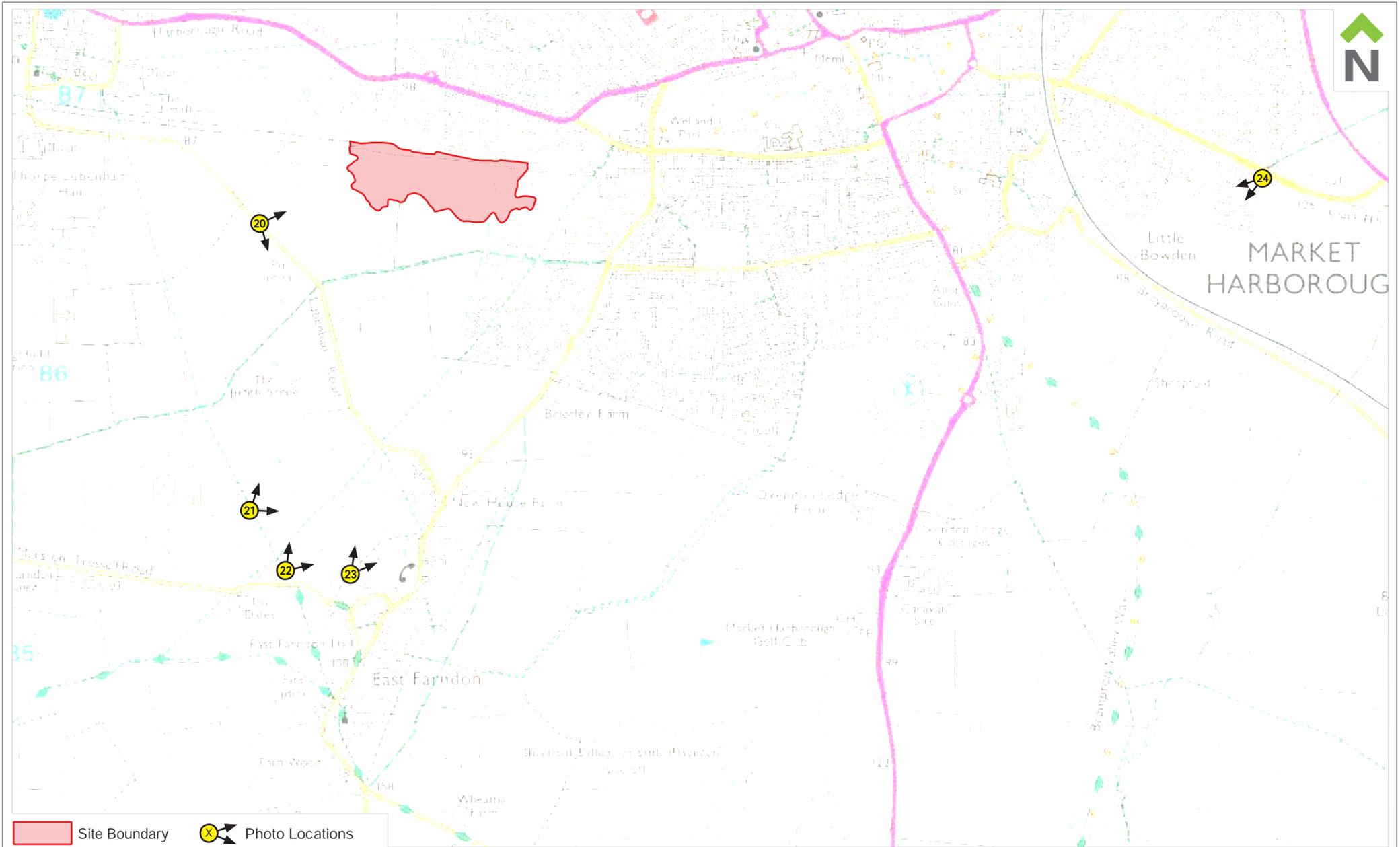
- 6.2 The Site is ordinary in quality, and not of particular landscape value, although the river corridor and former railway line, and associated vegetation, are of higher quality and value.
- 6.3 Development at the Site will be well contained, and will form a natural extension to the settlement, being bound to the north and south by existing 20th and 21st Century development.
- 6.4 The proposed large areas of open space offer the opportunity to increase the biodiversity and ecological value of the Site, while also providing new formal and informal recreational resources, located close to the new and existing residents.
- 6.5 Development at the Site will have no material effects on the wider landscape or townscape quality of Market Harborough and its surroundings, and can be designed to form an attractive new neighbourhood which is well served by green spaces.

7.0 Conclusion

- 7.1 The Site is suitable for residential development in line with that shown illustratively on the Concept Masterplan, without resulting in significant harm to the surrounding landscape and visual character, or that of the wider landscape and townscape at and around Market Harborough.
- 7.2 Development at the Site would form a logical extension to the settlement, which is very well related to the existing residential development. The large new areas of public open space will ensure ecological and recreational benefits.

Appendix A

Location Plan



Site Boundary

 Photo Locations



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Project	Land Off Farndale View, Market Harborough
Drawing Title	Site Location Plan
Client	Manor Oak Homes

Date	April 2021	Drawing No.	CSA/5276/102
Scale @ A4	NTS	Rev	-
Drawn	HG	Checked	SG

Appendix B

Aerial Photograph



Site Boundary Photo Locations Recently Built Homes



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Project Land Off Farndale View, Market Harborough
Drawing Title Aerial Photograph
Client Manor Oak Homes

Date April 2021 Drawing No. CSA/ 5276/103
Scale @ A4 NTS Rev -
Drawn HG Checked SG

Appendix C

Photosheets



View from public footpath A118 on northern boundary, looking south across Site. **Photograph 01**

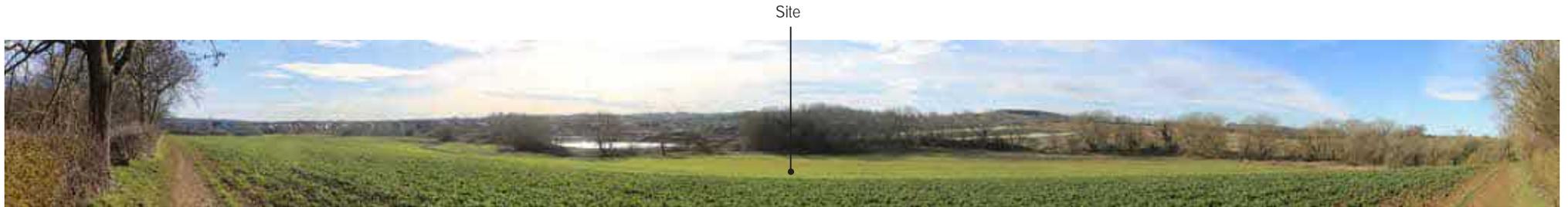


View from public footpath A118 on northern boundary, looking south across Site. **Photograph 02**

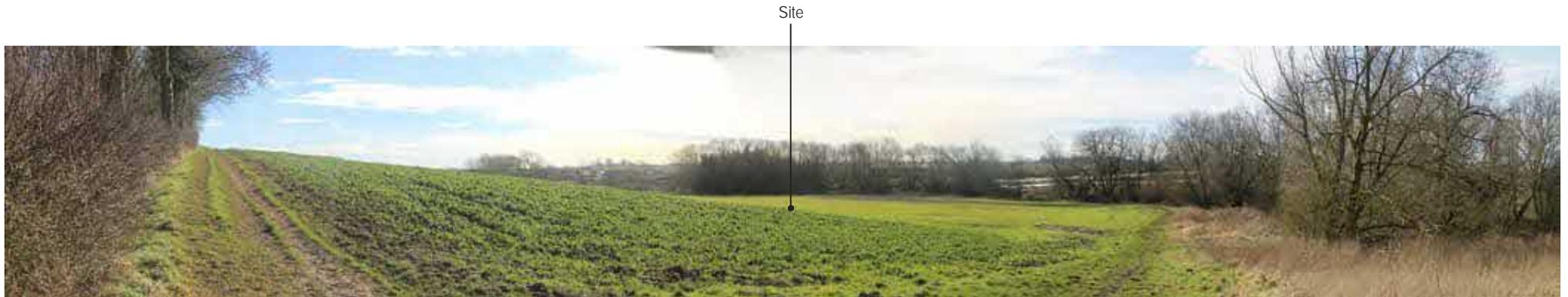


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Drawing Title	Photosheets	Date April 2021	
Client	Manor Oak Homes	Drawn HG	Checked SG



View from within Site, looking south across Site. **Photograph 03**



View from within Site, looking south east across Site. **Photograph 04**



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Drawing Title Photosheets

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View from within Site, looking north across Site. **Photograph 05**



View from within Site, looking north across Site. **Photograph 06**



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View from southern boundary, looking north west across Site. **Photograph 07**

Public footpath A118



View from public footpath A118 within Site, looking west. **Photograph 08**



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Drawing Title	Photosheets	Date April 2021	
Client	Manor Oak Homes	Drawn HG	Checked SG

Housing on Farndale View

Public footpath A118



View from public footpath A118 within Site, looking east. **Photograph 09**

The Hill (Grade II listed)



View from northern boundary, looking north away from Site. **Photograph 10**



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Project Land Off Farndale View, Market Harborough

Drawing Title Photosheets

Client Manor Oak Homes

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Rev -

Date April 2021

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Public footpath A118



View from bridge over River Welland, looking east. **Photograph 11**

House on Farndale View

House on Farndale View



View from Farndale View, looking south towards Site. **Photograph 12**



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Housing on Henry Road

Housing on Willow Crescent

Housing on Willow Crescent



View from Willow Crescent, looking south west towards Site. **Photograph 13**

Site behind vegetation

Public footpath



View from public footpath, looking west towards Site. **Photograph 14**



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Drawing Title Photosheets

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Housing on new development

Site

Housing on Farndale View

Housing on Willow Crescent



View from public footpath, looking west across Site. **Photograph 15**

Housing on new development

Site

Housing on Farndale View

Housing on new development



View from Limner Street, looking north towards Site. **Photograph 16**



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View from Florence Grove, looking north towards Site. **Photograph 17**



View from public bridleway, looking north towards Site. **Photograph 18**



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Drawing Title	Photosheets	Date	April 2021		
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View from Lubenham Road, looking north east towards Site. **Photograph 19**



View from Lubenham Road, looking east towards Site. **Photograph 20**



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Project	Land Off Farndale View, Market Harborough	Drawing No. CSA/5276/104	Rev -
Drawing Title	Photo sheets	Date April 2021	
Client	Manor Oak Homes	Drawn HG	Checked SG



View from public footpath CP5 at hill north west of East Farndon, looking north east. **Photograph 21**



View from public footpath CP5 at hill north west of East Farndon, looking north east. **Photograph 22**

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	<p>Drawing Title Photosheets</p>	<p>Date April 2021</p>	
	<p>Client Manor Oak Homes</p>	<p>Drawn HG</p>	<p>Checked SG</p>



View from public footpath CP5 at hill north west of East Farndon, looking east. **Photograph 23**



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Project	Land Off Farndale View, Market Harborough	Drawing No. CSA/5276/104	Rev -
Drawing Title	Photosheets	Date April 2021	
Client	Manor Oak Homes	Drawn HG	Checked SG

Rieker Outlet Centre

East Farndon

Market Harborough



View from Kettering Road, looking south west. Photograph 24

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Project Land Off Farndale View, Market Harborough

Drawing Title Photosheets

Client Manor Oak Homes

Drawing No.
CSA/5276/104

Date
April 2021

Drawn
HG

Rev
-

Checked
SG

APPENDIX D. PRELIMINARY ECOLOGY APPRAISAL (REDACTED)

Preliminary Ecological Appraisal

SITE LOCATION

Land off Farndale View, Market
Harborough

ISSUE DATE

28 May 2021

OUR REFERENCE

210331 1218 PEA V1A

PRINCIPAL AUTHOR

Miss Laura Carter

PREPARED FOR

Manor Oak Homes



Preliminary Ecological Appraisal

VERSION: V1 DATE: May 2021

REF NO: 210331 1218 PEA V1A REDACTED



Quality Assurance

Issue/revision	Issue	
Remarks	Version 1	Version 1A
Date	31 March 2021	28 May 2021
Prepared by		
Qualifications		
Signature		
Review by		
Signature		
Authorised by		
Position	Director	Director
Project number	1218	1218



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Preliminary Ecological Appraisal

VERSION: V1 DATE: May 2021
REF NO: 210331 1218 PEA V1A REDACTED



Summary	
Site surveyed	Land off Farndale View, Market Harborough National Grid reference SP 72056 86693
Purpose and brief	Preliminary Ecological Appraisal Commissioned by Manor Oak Homes
Development proposals	The Proposed Development is currently unknown but is likely to comprise the construction of 85 residential dwellings with associated access, driveways and landscaping and open space.
Methods	Desk study UK Habitat Classification (UKHab) survey of the Site Assessment of likely significant effects as far as can be reasonably known.
Confirmed ecological constraints	None
Potential ecological constraints	Nesting Birds Badgers Otter and water vole Roosting and foraging bats Reptiles
Recommendations/ Further survey works required	Reptiles surveys Otter and water vole surveys Badger survey Kingfisher survey Production of a wildlife sensitive lighting scheme 10m vegetated non-development buffer from the River Wellend Nesting bird checks 'Hedgehog highway' 13x13cm hole at the base of any hard boundaries
Opportunities for ecological enhancement	Bird boxes Bat boxes Hedgehog shelters Native species planting



1. Introduction/Background

1.1 Author

- 1.1.1 The Principal Author of this report is Laura Carter BSc (Hons), (Ecologist). The Principal Author has over three years of professional experience in ecological consultancy and has worked on projects ranging in scale including commercial and residential sites. The Principal Author currently holds a Class 1 survey licence from Natural England for bats (Chiroptera spp.) and is a Qualifying member of the Chartered Institute of Ecology and Environmental Management ('CIEEM'), she is therefore subject to CIEEM's Code of Professional Conduct.
- 1.1.2 The detail provided within this report is a true and accurate reflection of both the Site conditions at the time the survey was completed, as well as the professional opinion of the Principal Author.

1.2 Purpose and Brief

- 1.2.1 Manor Oak Homes (the Client) commissioned Wharton Natural Infrastructure Consultants Ltd ('Wharton') to undertake a Preliminary Ecological Appraisal ('PEA') of an area of land known as Land off Farndale View, Market Harborough (see land within the red line boundary on Appendices 1 and 2), known herein as 'the Site').
- 1.2.2 The purpose of the PEA (as per CIEEM guidance (CIEEM, 2018)) is to inform the design of the Proposed Development. The key objectives of a PEA are to:
- Identify the likely ecological constraints associated with the Proposed Development.
 - Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy';
 - Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EclA); and,
 - Identify the opportunities offered by the Proposed Development to deliver ecological enhancement.
- 1.2.3 An ecological impact assessment will be progressed once plans of the Proposed Development are progressed and impacts can be thoroughly assessed following the completion of further surveys.

1.3 Description of Site and Local Area

Site Context

- 1.3.1 The Site is located to the south of Farndale View in Market Harborough. It is centred approximately at National Grid reference SP 72056 86693.
- 1.3.2 The Site comprised an arable field that had been set to seed with a grass mix and a grazed grassland pasture at the eastern extent of the Site. The River Wellend flows west to east and borders the Site at the western, southern and eastern boundaries.
- 1.3.3 There is an area of scrub along the western boundary which extended into a tall herb bank vegetation as it followed the river to the south. The Site is bordered to the north by a disused railway, now a public footpath with residential housing and gardens beyond the northern boundary.
- 1.3.4 Land use in the immediate and wider area is the residential area of Market Harborough to the north, east and south and agricultural farmland to the west and further south.
- 1.3.5 Wildlife corridors are present in the local area, such as the River Wellend and the disused railway which is a public footpath connecting the surrounding areas and the woodland patches.

1.4 The Proposed Development

- 1.4.1 The Proposed Development is currently unknown but is likely to comprise the construction of 85



residential dwellings with associated access, driveways and landscaping and open space.

- 1.4.2 The Developable Footprint is the area outlined in orange within the indicative landscape plan drawing CSA/5276/101 Rev A titled Concept Master Plan dated April 2021 at Appendix 5. The southern and eastern extents of the Site are heavily constrained for development by the flood risk area of the River Welland.

2. Relevant Planning Policy & Legislation

2.1 Relevant Legislation

- 2.1.1 National and international legislation relevant to the Proposed Development is summarised below in Table 1.

Table 1. Legislation Relevant to the Proposed Development

Legislation*	Relevance to the Proposed Development
The Conservation of Habitats and Species Regulations 2017 (HMSO, 2017) Amended by ¹ The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 (HMSO, 2019)	Affords protection to species listed under Schedules 2 and 5 and gives provision for the allocation and protection of European protected sites.
The Wildlife and Countryside Act 1981 (as amended) (HMSO, 1981)	Affords protection to species listed under Schedule 5 of the Act and gives provision for the allocation of statutory wildlife sites.
The Natural Environment and Rural Communities (NERC) Act 2006 (HMSO, 2006)	Places a duty on planning authorities to consider habitats and species of principal importance in planning applications.
The Protection of Badger Act 1992 (HMSO, 1992)	It is a serious offence to kill, injure a badger, or to damage or interfere with a sett unless a licence is obtained from a statutory authority

*Full legislative text should be referred to as table text is a summary only.

1 - The Conservation of Habitats and Species Regulations 2017 provides safeguards for European Protected Sites and Species (as listed in the Habitats Directive). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 which continue the same provision for European protected species, licensing requirements, and protected areas now the UK has left the European Union.



2.2 Relevant Planning Policy

2.2.1 Planning policies that are relevant to the Proposed Development are summarised below in Table 2.

Table 2. Planning Policy Relevant to the Proposed Development

Planning Policy	Relevance to the Proposed Development
<p>National Planning Policy Framework (Department for Communities and Local Government, 2019)</p>	<p>National Planning Policy Framework section 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure .</p> <p>Section 174 of the NPPF states that in order to protect biodiversity, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>Section 175 of the NPPF states: “ if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”.</p> <p>“Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.”</p>

*Full policy text should be referred to as table text is a summary only.

2.2.2 The Harborough District Council Local Plan 2011-2031 adopted in 2019 has been reviewed and an excerpt of the relevant ecological policies is provided in Appendix 3.

3. Methods & Methodology

3.1 Desk Study & Consultation

3.1.1 A desk study was carried out to gather background ecological data, and the following resources were used for the data search:

Multi-Agency Geographic Information for the Countryside (MAGIC) Interactive (DEFRA, 2021) map was used to determine the presence of granted European Protected Species licences at and within 500m of the Site.

Google Earth Pro (Google Earth Pro, 2021) aerial and historic imagery were used to assess the ecological connectivity at the Site as well as its historic use to assess the suitability of habitats locally for foraging and commuting wildlife.

Biological records have been obtained from Leicestershire and Rutland Environmental Records Centre (LRERC, 2021) and Northampton Biological Records Centre (NBRC, 2021) from a 1km radius of the central grid reference provided in paragraph 1.3.1, for statutory wildlife sites, non-statutory wildlife sites and legally protected and notable species.



3.2 Field Survey

3.2.1 A UK Habitat Classification (UKHab) survey (comprising the methods detailed below) was carried out on 12th February 2021 by the Principal Author.

3.2.2 Weather conditions at the time of the survey were cold and there was some snow on the ground however, the snow cover was not sufficient to limit vegetative botanical identification.

3.3 UK Habitat Classification (UKHab) Survey

3.3.1 A UK Habitat Classification (UKHab) Survey (Butcher, Carey, Edmonds, Norton, & Treweek, 2020) was carried out at the Site and provides a comprehensive habitat classification system for the UK. UKHab enables details in relation to the presence of notable (such as Habitats of Principal Importance) or protected habitats (such as Annex I habitats) to be obtained.

3.3.2 The UK Habitat Classification Version 1.1 was used for assessment of the Site, using the Professional Edition Hierarchy. Habitats were classified to Level 5 unless otherwise stated.

3.3.3 In addition to the UKHab survey, an assessment of the Site for evidence of/suitability for protected/notable species was undertaken. Please note that these surveys are not comprehensive or targeted and are simply intended to allow an informed decision to be made on whether further more detailed surveys for a particular species or species group are required.

3.3.4 Species of specific interest that were surveyed for include but are not limited to:

Badger (*Meles Meles*),

Bats (*Chiroptera* spp.),

Great crested newt (GCN) (*Triturus cristatus*) and other amphibians,

Hedgehog (*Erinaceus europaeus*),

Invertebrates,

Hazel dormouse (*Muscardinus avellanarius*),

Reptiles,

Otter (*Lutra lutra*),

Water vole (*Arvicola amphibius*),

White-clawed crayfish (*Austropotamobius pallipes*),

Wild birds, and

Protected plants.

3.3.5 Habitats at the Site were identified and mapped; they are illustrated on the UK Habitat Classification Plan in Appendix 2. Where appropriate, target notes have been used to identify areas on the plan that require further detail, and this has been included in the report.

3.3.6 Plant names (common and scientific) within this report follow 'New Flora of the British Isles' (Stace, 2010).



3.4 Preliminary Roost Assessment ('PRA')

- 3.4.1 The PRA and subsequent assessment of the suitability of trees at the Site for roosting bats followed current best practice guidance (Collins, 2016).
- 3.4.2 The trees were inspected by the Principal Author (who holds a Natural England Class 1 bat licence) for field evidence of bats including: droppings, individual bats (live or dead), feeding remains, scratch marks, urine staining, grease marks and clean cobweb-free gaps around potential entrance points and crevice roost sites.
- 3.4.3 The trees were classified according to the criteria set out in Table 3 below in accordance with standard guidance (Collins, 2016). With respect to roost type, the assessments in this report are made irrespective of species conservation status, which is established after presence is confirmed.

Table 3. Bat Roost Suitability Descriptions (taken from Collins, 2016)

Suitability	Description of Roosting Habitats
Confirmed Presence	Presence of roosting bats within the tree confirmed by the survey
High	A tree with one or more potential roost Sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Moderate	A tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
Low	A tree with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by a larger number of bats (i.e. unlikely to be suitable for maternity or hibernation).
Negligible	Trees that appear unsuitable for roosting bats due to a clear lack of roosting spaces and/or absence of suitable access points, such as voids, small crevices etc, cracked limbs, rot holes, woodpecker holes, limb tear-outs etc.



3.5 Limitations and Caveats

- 3.5.1 February is a sub-optimal time of the year for a botanical survey to be undertaken.
- 3.5.2 Due to the species present at the time of the survey, and the indicative nutrient enrichment of the soil (deduced from the prevalence of species such as perennial ryegrass (*Lolium perenne*), docks (*Rumex* sp.) and nettle (*Urtica dioica*), it is unlikely that important plant species requiring further detailed botanical survey are present at the Site. This limitation is therefore not considered to be significant.
- 3.5.3 Weather conditions at the time of the survey were cold and there was some snow on the ground however, the snow cover was not sufficient to limit vegetative botanical identification in the majority of areas.
- 3.5.4 This report is based solely on the Site conditions on the 12th February 2021 and provides a 'snapshot' of Site conditions at this time only.

3.6 Evaluation of Ecological Features

- 3.6.1 The potential of the Site to support legally protected or notable species was determined through a review of field observations and desk study information.
- 3.6.2 The likelihood of the occurrence of any protected and/or invasive species is ranked as follows and relies on habitat suitability for the species at the Site as well as an evaluation, in parallel, of desk study data and published guidance/literature which is referenced accordingly:

Negligible - while presence cannot be absolutely discounted, the Site supports very limited or poor-quality habitat for a species or species group. There may be no local records of the species/species group from the data search, and the surrounding habitats are considered unlikely to support wider populations of a species/species group. The Site may also be outside or peripheral to the known natural range of a species/species group.

Low - habitats within the Site are of poor to moderate quality for a given species/species group. There are few or no returns from the data search, but presence cannot be discounted based on the national distribution of the species/species group, the nature of surrounding habitats, habitat fragmentation or recent on-Site disturbance, etc.

Medium - habitats within the Site are of moderate quality providing some opportunities for a given species/species group. The desk study reveals the historic local occurrence of the species/species group and the Site is within the national distribution and with suitable surrounding habitat. Factors limiting the likelihood of occurrence may include small habitat area, habitat isolation, and/or disturbance.

High - habitats within the Site are of high quality for a given species/species group. The desk study provides evidence of local occurrence. The Site may be within/peripheral to a national or regional stronghold and/or has good quality surrounding habitat and good connectivity.

Confirmed Presence - presence confirmed from the most recent Site survey or by recent, confirmed records.



3.6.3 The CIEEM EcIA guidelines (CIEEM, 2018) state that “the importance of an ecological feature should be considered within a defined geographical context”. The suggested frames of reference within the CIEEM EcIA guidelines have been appropriately adapted, appropriate to the Site and Proposed Development. These frames of reference are:

International and European

National (England)

Regional (East Midlands)

County (Leicestershire)

District (Harborough)

Local (Market Harborough)

4. Ecological Baseline and Assessment of Impacts and Effects

4.1 Zone of Influence

4.1.1 The Zone of Influence (Zol) for the Proposed Development is the area within which significant ecological impacts could occur to ecological features.

4.1.2 The Zol differs for each ecological feature, and the Zol has been clearly stated in the baseline assessment of each ecological feature below.

4.1.3 The Zol has been stated for every ecological feature except those where there is clearly a lack of suitable habitat at or adjacent to the Site, and therefore no pathways by which impacts could occur to the feature.

4.1.4 A Zol has been provided for a range of ecological features which have been scoped out of further assessment. In this instance, the Zol relates to the area considered as part of the initial scoping assessment for that ecological feature (i.e. the area within which potential impacts to the feature have been considered).

4.2 Statutory Wildlife Sites

Zol

4.2.1 The Zol for statutory wildlife sites is considered to be 2km from the Site boundary on a precautionary basis, this will be dependant upon the confirmed number of units for the Site.

Baseline and Assessment of Impacts and Effects

4.2.2 There are no statutory wildlife sites within 2km of the Site with the closest being Great Bowden Borrowpit Site of Special Scientific Interests (SSSI) 3.5km to the north east.

4.2.3 No direct or indirect impacts to statutory wildlife sites are considered likely to arise because of the Proposed Development as there is sufficient public open space in the local area which is similar in the kind of recreational opportunities provided by the SSSIs to mitigate any significant recreational effects.

Recommendation

4.2.4 No further survey or assessment regarding statutory wildlife sites is required and no significant effects to statutory wildlife sites are likely to arise as a result of the Proposed Development. This will be reviewed in more detail once the number of units proposed as part of the Proposed Development is confirmed.



4.3 Non-Statutory Wildlife Sites

Zol

- 4.3.1 The Zol for non-statutory wildlife sites is considered to be 1km from the Site boundary on a precautionary basis, this will be dependant upon the confirmed number of units for the Site.

Baseline and Assessment of Impacts and Effects

- 4.3.1 Two Local Wildlife Sites (LWS) were present within 1km from the Site, the first was located adjacent to the eastern, western and southern boundary in the form of the River Wellend (LWS) which flows west to east around the Site. The second was Rudby Close Embankment (LWS) c.250m from the eastern boundary of the Site comprising a 50m² area adjacent to the residential properties to the north east of the Site.

Recommendation

- 4.3.2 A 10m buffer of non-development/infrastructure is required from the bank of the River Wellend to ensure the LWS is protected from recreational purposes and to ensure ecological connectivity is not compromised reducing the likelihood of issues such as direct damage and polluted runoff during construction. Fencing this area off with HERAS fencing during the clearance and construction period would further protect the River Wellend LWS corridor, details of which will be confirmed in a Construction and Ecological Management Plan (CEMP).
- 4.3.3 A Construction Ecological Management Plan (CEMP) should be provided for the Proposed Development, detailing the measures necessary to avoid and mitigate potential adverse impacts to the River Wellend, specifically dust suppression, control of contaminated runoff and construction lighting (if required) to maintain a dark corridor to ensure the River's ecological functionality is preserved.

4.4 Habitats

- 4.4.1 A plan of the habitats detailed below is provided in Appendix 2.
- 4.4.2 No firm proposals are currently available, and it is therefore not possible to assess all impacts and effects in relation to habitats.
- 4.4.3 Recommendations below have been made based on the Developmental Footprint outlined on the concept master plan, and further recommendations have been provided based on the potential impacts of recreational use and infrastructure outside of the Developmental Footprint to avoid and mitigate potential impacts.
- 4.4.4 The assessment of importance within section 4.4 relates solely to the botanical importance of habitats at the Site. It does not take use or possible use by protected species into account as this is addressed within section 4.5

Zol

The Zol for habitats in relation to the Proposed Development is the habitats within the Site boundary and the River Wellend, any impacts to the habitats within the areas state would not lead to any fragmentation providing the recommendation below are followed.



Arable - temporary grass and clover ley - c1b5

Baseline and Assessment of Impacts and Effects

- 4.4.5 The Site was dominated by arable land use which had been set with a temporary lay of a rye-grass and clover ley largely dominated by perennial rye grass (*Lolium Perenne*) and occasional Yorkshire fog (*Holcus Lanatus*) although the key characteristics of the arable landscape, such as plough lines were still visible.
- 4.4.6 The field is not considered to be ecologically important due to the limited botanical diversity and the nutrient enrichment of the soils.
- 4.4.7 The majority of the arable field is likely to be lost as a result of the Proposed Development, this loss will not result in a significant ecological effect.

Modified Grassland - g4 60

Baseline and Assessment of Impacts and Effects

- 4.4.8 Modified grassland was present at the eastern extent of the Site. The habitat had been used for grazing animals (likely sheep), and the botanical species present reflected a nutrient-rich environment with vigorous/competitive species being dominant at the Site.
- 4.4.9 Perennial ryegrass and annual meadow grass (*Poa annua*) were the dominant grass species present at the Site with occasional cock's foot (*Dactylis glomerata*) and Yorkshire fog (*Holcus lanatus*). Forb species included common nettle, lesser burdock (*Arctium minus*), white clover (*Trifolium repens*), dandelion (*Taraxacum* agg.), and ribwort plantain (*Plantago lanceolata*).
- 4.4.10 The modified grassland is not considered to be ecologically important due to the small extent of the habitat at the Site, the limited botanical diversity and the nutrient enrichment of the soils.
- 4.4.11 The majority of the modified grassland is likely to be lost as a result of the Proposed Development within the wider landscaping, this loss will not result in a significant ecological effect.

Bramble Scrub -h3d

Baseline and Assessment of Impacts and Effects

- 4.4.12 An area of scrub was present along the western boundary of the Site. This area was colonised by bramble (*Rubus fruticosus* agg.) scrub over tall herbs.
- 4.4.13 The scrub is not considered to be ecologically important due to its low botanical diversity (which is not considered likely to be significantly different throughout the year due to the dominance of bramble within the habitat).
- 4.4.14 It is not clear whether the scrub will be retained or removed, however, it is assumed within this report that the scrub will be retained within the 10m river buffer as part of the Proposed Development.

Aquatic marginal vegetation - f2d 11 16

- 4.4.15 The bank of the River Wellend on Site was colonised by tall ruderal species comprising species such as ragwort (*Senecio jacobaea*), broadleaved dock (*Rumex obtusifolius*), small nettle (*Urtica urens*), creeping thistle (*Cirsium arvense*), rosebay willowherb (*Chamaenerion angustifolium*), spear thistle (*Cirsium vulgare*).
- 4.4.16 Around the perimeter of the Site within the marginal vegetation bordering the River were occasional semi-mature and mature trees. Species included crack willow (*Salix fragilis*) and sycamore (*Acer pseudoplatanus*) with occasional common ash (*Fraxinus excelsior*).
- 4.4.17 The maturity of these trees provided ecologically and structural diversity and maturity to the Site which would not be readily replaced with the planting of a sapling or younger trees.



4.4.18 The semi-mature and mature trees and marginal vegetation were considered ecologically important at the local level.

Species Poor Hedgerow

4.4.19 Intact Species poor hedgerows lined the northern boundary of the Site.

4.4.20 H1 was present along the western extent of the northern boundary and was c. 250m long and up to 1m wide. The species in this hedgerow comprised predominantly common hawthorn (*Crataegus monogyna*). It is understood that at present this hedgerow is to be retained within the Proposed Development.

4.4.21 H2 was present along the eastern extent of the northern boundary and was c.80m in length and up to 1m wide. This hedgerow comprised common hawthorn, dog rose (*Rosa canina*), with occasional young common ash. This hedgerow at present will be largely retained as part of the Proposed Development.

4.4.22 H3 was present at the northern area of the Site lining the proposed access and was c.27m in length and up to 1m wide. This hedgerow lined the current SUDS for the residential area to the north of the Site and comprised of similar species composition to the previous hedgerows. This hedgerow will be removed in order to facilitate the access of the Proposed Development.

4.4.23 H1, H2 and H3 along the northern boundary qualify as Habitats of Principal Importance (HPI) and are ecologically important up to the Local level. Their ecological importance is unlikely to be greater than the Local-level due to their limited extent and species diversity.

Habitat Recommendations

4.4.24 All trees and scrub on Site must be retained throughout the Proposed Development and incorporated into the final design proposals where possible to maintain peripheral connectivity.

4.4.25 Where possible all hedgerows within the Site, except for the area noted for removal to facilitate access off Farndale View, should be retained, and incorporated into the design of the proposals.

4.4.26 Due to the removal of a small section of this hedgerow for access, replacement of the hedgerow can be achieved through incorporating additional hedgerow planting within the final landscape design.

4.4.27 Supplementary planting of the southern boundary with habitats such as wetland grassland mixes and species for vegetation screening of the LWS at the Site.

4.4.28 Should any trees be removed as part of the Proposed Development these must be reviewed for significance prior to removal as replacement of like-for-like planting would not be obtainable.

4.4.29 The retained trees should be protected appropriately throughout the construction phase in accordance with BS5837:2012 (BSI, 2012). An arboricultural consultant should be consulted regarding the protection of the trees to be retained on Site, during the construction phase of the development to ensure they remain in good health post-development.

4.4.30 Fencing off the 10m buffer from the River Wellend may be required to preserve the habitat present and prevent recreational disturbance from future users of the Site, to be reviewed following the recommended further survey work.

4.4.31 To achieve a net gain for biodiversity, it is recommended that hedgerow, scrub and tree cover is retained and enhanced at the Site and an area of the Site is set aside within any proposals for habitat creation. Habitat creation may involve wetland habitat, scrub banks, marsh and wildflower areas or a combination of these measures.

Enhancements



- 4.4.32 The aquatic marginal vegetation corridor can be strengthened by additional vegetation planting to ensure the effects on habitats and species composition as well as impacts to the non-statutory wildlife site River Wellend (LWS) are minimised as a result of the Proposed Development.
- 4.4.33 Additional native species planting incorporated into a landscaping scheme would help to provide an element of structural diversity to the Site.

4.5 Species Baseline and Assessment of Impacts and Effects

- 4.5.1 Biological records have been provided by Leicestershire Environmental Record Centre (LRERC, 2021) and Northamptonshire Biological Records Centre (NBRC, 2021). The data is licensed for use by Wharton and the Client for a 12-month period, it is not owned by Wharton or the Client and ownership of the data remains with the data provider.
- 4.5.2 Where a species/species group has been scoped out of further assessment below, no significant effects (adverse or otherwise) to this species are anticipated as a result of the Proposed Development, and no legislative breach in respect of the species legal protection is anticipated.

[REDACTED]

[REDACTED]

4.5.3 [REDACTED]

[REDACTED]

4.5.4 [REDACTED]

4.5.5 [REDACTED]

4.5.6 [REDACTED]

4.5.7 [REDACTED]

4.5.8 [REDACTED]

4.5.9 [REDACTED]

4.5.10 [REDACTED]

4.5.11 [REDACTED]



4.5.12

Bats

Zol

- 4.5.13 The Zol for bats is considered to be the Site and immediately adjacent habitats only. No important habitats for bats are considered to be affected outside of this area by the Proposed Development.

Baseline-Data Search

- 4.5.14 There were seven records of bats within a 1km radius of the Site, these were largely pipistrelle records (*Pipistrellus* sp.), the closest roost being 130m from the Site to the north in 2020. A single record for foraging noctule (*Nyctalus noctula*) was recorded within a 1km radius (exact location not provided) in 2013.

Baseline and Assessment of Impacts and Effects - Commuting and Foraging Habitat

- 4.5.15 Suitable habitats for foraging and commuting bats at the Site were the River Wellend corridor and associated tree cover along the western, southern, and eastern boundary. The River Wellend and the hedgerows on Site are likely to be important corridors for commuting bats in the local area, and may also be used as a foraging resource for species such as Daubenton's bat (*Myotis daubentonii*).
- 4.5.16 The main habitat on Site was the arable field. The botanical species diversity within this habitat is very low, and it is unlikely that this habitat is an important foraging resource for bats in the local area.
- 4.5.17 Suitable foraging habitat is present at the parks and grassland around the Site and in the wider area, and there is connectivity to these areas via a mature tree line bordering the River Wellend corridor. The Proposed Development is not likely to adversely affect this corridor or the suitable foraging habitat associated with it, and therefore no fragmentation effects are considered likely to arise as a result of the Proposed Development.
- 4.5.18 The Developable Footprint is not likely to be ecologically important for foraging or commuting bats, and no significant effects (adverse or otherwise) to commuting or foraging bats are anticipated as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects - Roosting Habitat

- 4.5.19 No buildings are present at the Site.
- 4.5.20 Trees at the Site have suitability for roosting bats. Suitable features such as dead limbs, cracks and peeled bark were identified during the PRA of trees at the Site.
- 4.5.21 The trees identified as having bat potential are crack willows which possess cracked limbs and areas of peeled bark identified in Appendix 2.

Recommendations

- 4.5.22 The River Wellend and the proposed 10m buffer area must remain as a 'dark corridor' and lighting impacts to this area must be avoided to preclude a reduction in the suitability of this area for foraging and commuting bats.
- 4.5.23 No further survey work regarding commuting or foraging bats is required in relation to the Proposed Development providing the 10m buffer is maintained and a wildlife sensitive lighting scheme is designed in accordance with the Bat Conservation Trust and Institute of Lighting Professionals



guidance (BCT, ILP &, 2018) to avoid lighting impacts to the southern boundary.

- 4.5.24 Trees with potential roost features will be retained within the recommended 10m buffer from the River Welland, and therefore are unlikely to be directly impacted by the Proposed Development.
- 4.5.25 If trees with potential roost features require removal as part of the Proposed Development, they must be subject to tree climbing surveys to confirm their level of suitability and to determine appropriate further survey effort.
- 4.5.26 Any areas of planting within the design including the proposed 10m buffer and vegetation planting must include species of value to foraging bats, including a higher diversity of grass species and native pollen-rich species and night flowering plants which will attract invertebrate prey.
- 4.5.27 The Proposed Development has the opportunity to maintain and provide important habitat for foraging bats at the Site, as well as to strengthen the River Welland corridor as a commuting corridor for bats.

GCN and other Amphibians

Zol

- 4.5.28 The Zol for GCN is the Site and ponds within 250m of the Site, this is due to the isolated nature of the Site separated from habitat to the south by a fast-flowing river and to the north by residential properties.
- 4.5.29 The Zol for other amphibians is the Site only.

Baseline and Assessment of Impacts and Effects

- 4.5.30 There are 40 records for amphibian species within 1km of the Site. These included common frog (*Rana temporaria*), common toad (*Bufo bufo*), smooth newt (*Lissotriton vulgaris*) and great crested newt (*Triturus cristatus*). The closest amphibian record was 25m from the Site for common frog and smooth newt in 2016 located within the balancing pond to the south east of the Site separated by the River Wellend.
- 4.5.31 The closest record of GCN was located 100m south of the Site in 2017 again separated by the River Wellend, this record was found within the garden of the properties south of the River.
- 4.5.32 There was a single pond within 250m of the Site that wasn't separated by dispersal barriers such as the fast-flowing River Wellend, this waterbody was known as Lubenham Hill Lake, known as a fishing lake for carp, roach and perch (Fish Around, 2021). The significant presence of fish within this pond would likely deter newts from the pond as the fish would likely predate on any newt eggs and larvae within the pond should they be present.
- 4.5.33 All the GCN records are associated with the land south to south-east of the Site, this area was separated from the Site by the River Wellend which was a fast-flowing section of the river and would act as a significant barrier to dispersal for most amphibian species.
- 4.5.34 The Site supports some limited suitable terrestrial habitat for amphibians with no ponds present on Site.
- 4.5.35 The majority of the Site was an arable field which is terrestrial habitat of negligible quality for GCN. The suitable terrestrial habitat was limited to the scrub, marginal vegetation along the River Wellend and the grazing pasture on Site which could provide some limited opportunities for individuals. However, due to the separation of the Site from suitable aquatic habitat, it was deemed unlikely the Site would support amphibian species.
- 4.5.36 The presence of GCN within the Site was considered negligible. The presence of suitable terrestrial and aquatic habitat for amphibians including great crested newts is low at the Site.
- 4.5.37 The Site supported some suitable terrestrial habitat for amphibians via the scrub, tall ruderal and



grazed paddock. One pond was present within 250m of the Site which was not separated from the Site by a significant barrier (DEFRA, 2021) (Google Earth Pro, 2021).

- 4.5.38 Due to the presence of fish within the pond and the limited suitable habitats on Site, it is therefore unlikely that amphibians, including GCN, will be present within the pond and will therefore not be adversely affected by the Proposed Development. The Site is not likely to be ecologically important for amphibians.

Recommendations

- 4.5.39 No further survey work for GCN is required.

Hedgehog

Zol

- 4.5.40 The Zol for hedgehog is considered to be the Site only as this is the only likely area where impacts to hedgehog may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

- 4.5.41 There were six records of hedgehog within 1km of the Site. The closest record was located 0.2km to the northeast of the Site within the existing residential properties in 2014.
- 4.5.42 The Site supports limited suitable foraging and shelter habitat for hedgehog in the form of hedgerows and scrub. It is unlikely that important populations of hedgehog are present at the Site due to the intensively managed nature of habitats on the Site and the separation of the Site from the surrounding landscape by the River Wellend and by residential gardens (including close board fences) and access roads. The Site is therefore unlikely to be ecologically important for hedgehog.
- 4.5.43 The Proposed Development has the potential to adversely affect individual hedgehog that may use the Site via direct impacts from machinery or becoming trapped in excavations. This effect is unlikely to be significant, however, precautionary measures have been recommended to reduce the likelihood of potential impacts occurring to a negligible level.

Recommendations

- 4.5.44 Any open excavations which cannot feasibly be infilled overnight must also be covered with a solid sheet material (i.e. plywood) to prevent fauna from falling into excavations and becoming trapped. Should this not be possible, a shallow slope must be dug into the excavation prior to it being left overnight to allow an escape route for any fauna that may fall in. All excavations should be checked for fauna in the morning prior to works commencing.
- 4.5.45 In addition, any fences that are erected should include suitable 'hedgehog highways' to comprise a 13x13cm hole at the base, which will maintain connectivity across the Site for this species.
- 4.5.46 No further surveys are necessary to inform the design of the Site or subsequent planning application in respect of hedgehog.

Invertebrates

Zol

- 4.5.47 The Zol for invertebrates is considered to be the Site only as this is the only likely area where impacts to invertebrates may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

- 4.5.48 There were no records of notable invertebrates within 1km of the Site.
- 4.5.49 The Site supports very low botanical species diversity, and whilst common invertebrate species may use the plant species present at the Site as food, larval and egg-laying plants (such as hedgerows), the likelihood of red data book species or other notable species being present at the Site is



negligible.

4.5.50 The Site is therefore unlikely to be important for invertebrates.

Hazel dormouse

4.5.51 The Site lies outside of the geographic range of this species. The Site is highly unlikely to be ecologically important for hazel dormouse, and the species is highly unlikely to be present at the Site.

Reptiles

Zol

4.5.52 The Zol for reptiles is considered to be the Site and 50m from the boundary due to the reptile habitat connections within the area this is where impacts to reptiles may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

4.5.53 There are 13 records of reptiles within 1km of the Site, 12 records of grass snake, the closest of which was on the southern boundary of the Site within the River Wellend in 2015, and a single record of slow worm 250m to the east of the Site in 2003 within the green space and park the other side of the River Wellend.

4.5.54 The remaining records were present both north and south of the Site as well as on the River, the Site supported habitat suitable for reptiles, especially following the banks of the River. It is therefore clear that the immediate area supports a reptile population, though it is not currently clear how reptiles use the Site and the size of any populations present.

4.5.55 The Site supported a vegetated mound which would provide a potential hibernaculum for reptiles within the Site, this was located adjacent to the western boundary scrub which provided vegetated cover for reptiles on Site and in the surrounding landscape.

Recommendations

4.5.56 Due to the presence of suitable habitats and known records from the Site and immediate area, further surveys are necessary to determine whether reptiles continue to be present at the Site (and if so, what the population size is) or whether reptiles are likely absent. This information will help to inform the design of the Site or subsequent planning application in respect of reptiles.

4.5.57 The vegetated mound on Site should be retained and incorporated into the 10m buffer and vegetated screening of the River Wellend and the Site. Further recommendations will follow dependant upon the results of the presence/likely absence surveys for reptiles.

Otter and Water vole

Zol

4.5.58 The Zol for otter and water vole is considered to be the Site and 50m from the boundary due to the habitat connections within the area and as this is the likely area where impacts to otter and water vole may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

4.5.59 There were 37 records of otter provided within a 1km radius of the Site. The closest of which were four records on the Site along the western and southern boundary indicating that otter are using the River Wellend and the Site including a note of a holt on the bank of the River adjacent to the Site in 2015, this was not seen at the time of survey however the area had undergone recent flooding with areas of debris covering the riverbanks.

4.5.60 The River Wellend offered suitable layup areas, holt building habitat and aquatic habitat for otters



including noted holts within the area adjacent to the Site.

- 4.5.61 Potential otter footprints were noted within the melting snow on a natural river crossing (crack willow branch) at the eastern extent of the Site with numerous potential otter slides noted along the southern boundary.
- 4.5.62 Six records of water vole were recorded within 1km of the Site, the closest of which was located just 90m north of the Site on a continuation of the River Wellend recorded in 2018.
- 4.5.63 The Site offered suitable habitat for water vole as the River Wellend offered steeper earth embankments with steep-sloped banks which provided suitable burrowing habitat. Potential water vole burrows were noted along the southern river bank.
- 4.5.64 Based on the suitability of the River Wellend for otter and water vole, as well as the suitability of the habitat on the riverbanks for holt building and layup areas, the Proposed Development has the potential to result in impacts to both species as a result of noise and light disturbance (both during construction and post-development) as well as direct habitat loss without appropriate mitigation.

Recommendations

- 4.5.65 Any open excavations which cannot feasibly be infilled overnight must also be covered with a solid sheet material (i.e. plywood) to prevent fauna from falling into excavations and becoming trapped. Should this not be possible, a shallow slope must be dug into the excavation prior to it being left overnight to allow an escape route for any fauna that may fall in. All excavations should be checked for fauna in the morning prior to works commencing.
- 4.5.66 A buffer of 10m from the River Wellend must be provided to protect the habitat used by otter and water vole and to minimise disturbance via noise and light. Increased planting and vegetation screening of this 10m buffer area is required to minimise the disturbance increase from the future users of the Site.
- 4.5.67 Additional surveys of the River are required to establish the current use of the River by otter and water vole. This will require seasonal surveys to show how the Site is used throughout the year by these species.
- 4.5.68 During the construction phase of the development, site hoarding around the Developmental Footprint must be implemented to reduce the impacts of noise disturbance to the River. The 10m buffer from the River must also be fenced off (with HERAS or similar fencing) to protect the River from direct impacts.

Wild birds

Zol

- 4.5.69 The Zol for wild birds is the Site only, as this is the only area where impacts to wild birds may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

- 4.5.70 There were 20 records of wild birds returned on the data search, including kingfisher (*Alcedo atthis*), dunnoek (*Prunella modularis*), wren (*Troglodytes troglodytes*) and skylark (*Alauda arvensis*)
- 4.5.71 The Site supports suitable nesting habitat for wild birds via the hedgerows, scrub and associated trees. The grassland and arable field at the Site have low suitability for nesting birds owing to the exposed nature and short sward height and risk of predation. Species such as skylark (*Alauda arvensis*) and lapwing (*Vanellus vanellus*) are unlikely to be present due to the grazed nature of the grassland and recent ploughing and temporary ley of the arable field limiting the vegetation height and absence of crop density. The River Wellend provided habitat for kingfishers which are noted within the area.



4.5.72 The Site is unlikely to support important populations of wintering, breeding or migratory bird species due to the type of habitats present and the location of the Site. However, there is a risk of a breach of Section 1 of the Wildlife and Countryside Act 1981 (as amended) (HMSO, 1981) in relation to damage to/destruction of bird nests and their eggs if the scrub vegetation removal or impacts to the River occur throughout the development during the nesting bird season including the potential disturbance of a Schedule 1 bird, nesting kingfisher's which are known within the River system adjacent to Site.

4.5.73 Mitigation measures have been proposed to reduce the risk of a breach of legislation to a negligible level.

4.5.74 It is unlikely that the Proposed Development will result in significant adverse ecological effects to wild birds, however, there is potential for a breach in legislation should the appropriate measures detailed below not be implemented.

Recommendations

4.5.75 A survey of the River Wellend for nesting Kingfishers must be undertaken to determine presence of the species

4.5.76 Maintaining and enhancing the proposed vegetated 10m buffer along the River Wellend will safeguard the nesting habitat of the trees and scrub at the Site as well as preventing disturbance to species such as kingfisher known within the area.

4.5.77 Vegetation clearance works should be undertaken outside of the nesting bird season, should this not be possible then any vegetation must be checked by a suitably qualified ecologist should the works be undertaken within the nesting bird season (March-September).

Protected plants

Zol

4.5.78 The Zol for protected plants is the Site only, as this is the only area where impacts to protected plants may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

4.5.79 Due to the nutrient-enriched nature of the Site, and its management, the Site is not likely to support protected or notable plant species. No protected or notable plant species were observed at the Site during the field survey, though the limitation on botanical survey season must be noted.

Recommendations

4.5.80 No further survey work in regards to protected plans is considered necessary.

4.6 Species for Further Consideration

4.6.1 Species/species groups that have been given further consideration within this assessment are badger, bats, reptiles, hedgehog, otter, water vole and wild birds.

5. Avoidance, Mitigation and Compensation

5.1 Non- Statutory Sites

5.1.1 To prevent significant impacts to the non-statutory site adjacent to the Site boundary (River Wellend LWS), a 10m buffer from the River Wellend is required to ensure the LWS is protected from the increased disturbance levels associated with residential development and a CEMP must be provided to ensure there are no long-term significant effects from the Proposed Development downstream such as pollution runoff due to the gradient of the Site.



5.2.1

5.2.2

5.3 Reptiles

5.3.1 Presence/likely absence surveys for reptiles with a focus on the eastern grassland area to be conducted. These comprise 8 survey visits between March and September in suitable weather conditions. Any further recommendations or mitigation details will be provided and incorporated dependant upon the result of the additional surveys

5.4 Otter and Water Vole

- 5.4.1 Otter and water vole surveys must be conducted along the River Wellend to inform the potential impacts of the Proposed Development on these species and to determine their use of the suitable habitat on and adjacent to the Site.
- 5.4.2 This will require seasonal surveys and possible camera traps to show how the Site is used throughout the year by otter (if present at the Site) and a detailed water vole survey of the River.
- 5.4.3 A 10m buffer is required to mitigate the effects of noise impacts on otter and water vole during construction as well as post-development. Increased vegetation planting within this buffer will provide a deterrent to future residents from disturbing the riverbank as well as providing additional habitat for this species. This could be furthered by fencing off the 10m buffer from the proposed development
- 5.4.4 During the construction phase of the development, site hoarding around the Developmental Footprint must be implemented to reduce the impacts of noise disturbance to the River.
- 5.4.5 Further recommendation and mitigation will be reviewed following the further survey work regarding otter and water vole at the Site.

5.5 Bats

- 5.5.1 The trees on Site, particularly along the southern boundary (See Appendix 2 for locations) offered suitability for roosting bats, these trees should be protected and retained throughout the development and incorporated into the 10m buffer from the River Wellend. In addition to retaining suitable roosting habitat the 10m buffer will also provide a dark corridor for commuting species along the watercourse.
- 5.5.2 If trees with potential roost features require removal as part of the Proposed Development, they must be subject to tree climbing surveys to confirm their level of suitability and to determine appropriate further survey effort.
- 5.5.3 The aquatic marginal vegetation on Site and the adjacent habitat provide foraging and commuting corridors for bats, any new lighting (permanent or temporary) as part of the Proposed Development must be kept to a minimum and directed away from the peripheries of the Site to preclude the likelihood of disturbance to bats that may utilise the southern boundary vegetation for commuting



or foraging purposes. A wildlife sensitive lighting scheme should be designed in accordance with the Bat Conservation Trust and Institute of Lighting Professionals guidance (BCT, ILP &, 2018).

5.6 Wild Birds

- 5.6.1 A survey of the River Wellend for nesting Kingfishers must be undertaken to determine presence of the species
- 5.6.2 Maintaining and enhancing the proposed vegetated 10m buffer along the River Wellend will safeguard the nesting habitat of the trees and scrub at the Site as well as preventing disturbance to species such as kingfisher known within the area.
- 5.6.3 Vegetation clearance works should be undertaken outside of the nesting bird season, should this not be possible then any vegetation must be checked by a suitably qualified ecologist should the works be undertaken within the nesting bird season (March-September).
- 5.6.4 Birds and their nests are legally protected (HMSO, 1981), and many species are listed as Species of Principal Importance (HMSO, 2006). Priority bird species are also afforded protection in planning through national (Department for Communities and Local Government, 2019; Harborough District Council, 2019) and local planning policy although no nesting birds were identified on Site the Site offered opportunities within the habitats present on Site.
- 5.6.5 No further surveys for breeding, migratory or wintering birds are required at the Site.
- 5.6.6 The netting of any suitable bird nesting habitat should be prohibited (CIEEM & RSPB, 2019).

5.7 Hedgehog

- 5.7.1 Individual hedgehog may be impacted by Site clearance and excavation works (injury/death and trapping respectively). As a precautionary measure, should the western scrub be required to be cleared at the Site, this must be checked for hedgehog immediately prior to removal to reduce the likelihood of adverse effects to this species.
- 5.7.2 Any open excavations which cannot feasibly be infilled overnight must also be covered with a solid sheet material (i.e. plywood) to prevent fauna from falling into excavations and becoming trapped. Should this not be possible, a shallow slope must be dug into the excavation prior to it being left overnight to allow an escape route for any fauna that may fall in. All excavations should be checked for fauna in the morning prior to works commencing.
- 5.7.3 Any hard boundaries that are erected should include suitable 'hedgehog highways' to comprise a 13x13cm hole at the base, which will maintain connectivity across the Site for this species.

6. Ecological Enhancement Opportunities

- 6.1.1 The Proposed Development should include integrated bat boxes into the brickwork of new proposed buildings on Site. The bat boxes should be installed a minimum of 4m above ground level, preferably on south-facing elevations.
- 6.1.2 Bat boxes could be provided along the corridor of the River Wellend to provide additional roosting opportunities within the adjacent LWS.
- 6.1.3 The Proposed Development should also include bird boxes. All of which must be positioned on north-facing aspects, out of direct sunlight (to avoid overheating eggs and chicks) and at a height of c.4m (to avoid predation by domestic cats). The provision of the specific bird boxes listed below will deliver additional nesting opportunities for the species listed as Species of Principal Importance under the Natural Environment and Rural Communities Act 2006 (HMSO, 2006) such as sparrow which are local in the area. These should include:



General nesting boxes; one bird box with a 25mm entrance hole and one bird box with a 32mm entrance hole, both of which can be placed either on buildings or suitable trees around the Site.

Sparrow terrace nest boxes, which must be placed on any new building at the Site, and

Open-fronted nest boxes must be placed in well-concealed locations within the existing scrub (if retained) to prevent egg and chick predation.

6.1.4 Hedgehog shelters should be provided at the Site as part of the Proposed Development, to enhance the Site for hedgehogs. These should be located in the southern and western extents of the Site, along a linear feature such as the vegetated buffer and scrub.

6.1.5 The Proposed Development has the opportunity to maintain and provide important habitats at the Site, while also strengthening the River Welland corridor. Therefore any areas of planting within the design including the proposed 10m buffer and green open spaces could include;

Species of value to foraging bats

A higher diversity of grass species and native pollen-rich species

Night flowering plants which will attract invertebrate prey

Wetland grassland mixes within the flood zones

Native species planting

6.1.6 The landscaping design for the Proposed Development should include the planting of a wide range of native species, including nectar and pollen-rich species, to attract invertebrate prey for a variety of animals in the local area including night flowering species, which will enhance the Sites biodiversity. These can be chosen from the RHS: Perfect for Pollinators List (RHS, 2019).

6.1.7 Specific details on the numbers of bat and bird boxes and hedgehog shelters will be provided once robust details of the Proposed Development are available, to ensure the enhancements suggested are appropriate.

7. Conclusion

7.1.1 Avoidance and mitigation measures for LWS, badgers, bats, reptiles, nesting birds, hedgehogs, water vole and otters can be found within Section 5 of the report.

7.1.2 Further survey work

Presenc/ likely absence surveys for reptiles

Kingfisher survey of the River Wellend

Otter surveys (seasonal) of the River Wellend and its banks

Warter vole survey of the River Wellend

7.1.3 Potential further survey work incudes;

Climbing assessment of bat potential tree should they not be retained

Vegetation clearance works should be undertaken outside of the nesting bird season, should this not be possible then any vegetation must be checked by a suitably qualified ecologist should the works be undertaken within the nesting bird season (March-September).



If trees with potential roost features require removal as part of the Proposed Development, they must be subject to tree climbing surveys to confirm their level of suitability and to determine appropriate further survey effort.

- 7.1.4 A Construction Ecological Management Plan (CEMP) should be provided for the Proposed Development, detailing the measures necessary to avoid and mitigate potential adverse impacts to the River Wellend, specifically dust suppression, control of contaminated runoff and construction lighting (if required) to maintain a dark corridor to ensure the River's ecological functionality is preserved.
- 7.1.5 A 10m buffer of non-development/infrastructure is required from the bank of the River Wellend to ensure the LWS is protected from recreational purposes and to ensure ecological connectivity is not compromised reducing the likelihood of issues such as direct damage and polluted runoff during construction. Fencing this area off with HERAS fencing during the clearance and construction period would further protect the River Wellend LWS corridor, details of which will be confirmed in a CEMP.
- 7.1.6 The River Wellend and the proposed 10m buffer area must remain as a 'dark corridor' and lighting impacts to this area must be avoided to preclude a reduction in the suitability of this area for foraging and commuting bats.
- 7.1.7 No further survey work regarding commuting or foraging bats is required in relation to the Proposed Development providing the 10m buffer is maintained and a wildlife sensitive lighting scheme is designed in accordance with the Bat Conservation Trust and Institute of Lighting Professionals guidance (BCT, ILP &, 2018) to avoid lighting impacts to the southern boundary.
- 7.1.8 All trees and scrub on Site must be retained throughout the Proposed Development and incorporated into the 10m buffer and final design proposals where possible to maintain peripheral connectivity.
- 7.1.9 During the construction phase of the development, site hoarding around the Developmental Footprint must be implemented to reduce the impacts of noise disturbance to the River. The 10m buffer from the River must also be fenced off (with HERAS or similar fencing) to protect the River from direct impacts.
- 7.1.10 Fencing off the 10m buffer from the River Wellend may be required to preserve the habitat present and prevent recreational disturbance from future users of the Site, to be reviewed following the recommended further survey work.
- 7.1.11 Trees with potential roost features will be retained within the recommended 10m buffer from the River Wellend, and therefore are unlikely to be directly impacted by the Proposed Development.
- 7.1.12 If trees with potential roost features require removal as part of the Proposed Development, they must be subject to tree climbing surveys to confirm their level of suitability and to determine appropriate further survey effort.
- 7.1.13 All trees and scrub on Site must be retained throughout the Proposed Development and incorporated into the final design proposals where possible to maintain peripheral connectivity.
- 7.1.14 Where possible all hedgerows within the Site, except for the area noted for removal to facilitate access off Farndale View, should be retained, and incorporated into the design of the proposals.
- 7.1.15 Any trees to be removed as part of the Proposed Development must be reviewed for significance prior to removal as replacement of like-for-like planting would not be obtainable.
- 7.1.16 The retained trees should be protected appropriately throughout the construction phase in accordance with BS5837:2012 (BSI, 2012). An arboricultural consultant should be consulted regarding the protection of the trees to be retained on Site, during the construction phase of the



development to ensure they remain in good health post-development.

- 7.1.17 Enhancement measures have been provided in Section 6 for bats, birds and hedgehogs, as well as planting recommendations however, specific recommendations will be detailed once robust details of the Proposed Development are available.
- 7.1.18 To achieve a net gain for biodiversity, it is recommended that hedgerow, scrub and tree cover is retained and enhanced at the Site and an area of the Site is set aside within any proposals for habitat creation. Habitat creation may involve wetland habitat, scrub, marsh and wildflower areas or a combination of these measures.
- 7.1.19 The Proposed Development has the opportunity to maintain and provide important habitat for foraging bats at the Site, as well as to strengthen the River Welland corridor as a commuting corridor for bats. Therefore any areas of planting within the design including the proposed 10m buffer and vegetation planting must include species of value to foraging bats, including a higher diversity of grass species and native pollen-rich species and night flowering plants which will attract invertebrate prey. Supplementary planting of the southern boundary with habitats such as wetland grassland mixes and species for vegetation screening of the LWS at the Site.
- 7.1.20 Additional native species planting incorporated into a landscaping scheme would help to provide an element of structural diversity to the Site.



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Appendix 1 - Site Location Plan (Google Earth Pro, 2021)





Appendix 2 - UKHab Plan

Scale: 1:500

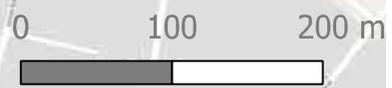


-  Site Boundary
-  Vegetated 10m Buffer
-  Cropland - c1c
-  River - r2
-  Scrub - h3d
-  Sparsely vegetated land -s1a9
-  Woodland - w1h
-  Modified Grassland - g4
-  Urban - u1c 73
-  Hedgerow
-  Fence line
-  Tree
-  Potential Burrows
-  Vegetated Bund
-  Bat Potential Tree

Date: 28/05/2021
 Client: Manor Oak Homes
 Project: Land off Farndale View, Market Harborough
 Title: Preliminary Ecological Assessment

Map file reference	Plan No.
210310 1218 ECO V1A	E001

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Appendix 3 - Local Planning Policy Excerpts (Harborough District Council, 2019)

GI1 Green Infrastructure networks

1. Development which supports the potential of the following strategic green infrastructure assets to contribute to the wider green infrastructure network will be permitted:
 - a. Welland, Sence, Soar, Swift and Avon river corridors;
 - b. Grand Union Canal;
 - c. dismantled railway lines;
 - d. Saddington, Stanford and Eyebrook reservoirs; and
 - e. traffic free cycle routes, and long-distance recreational paths and bridleways.
2. The green infrastructure assets listed above will be safeguarded and, where possible, enhanced by ensuring that:
 - a. development does not compromise their integrity or value;
 - b. development contributes wherever appropriate to improvements in their quality, use and multi-functionality; and
 - c. opportunities to add to or improve their contribution to the green infrastructure network are maximised through partnership working.

GI4 Local Green Space

1. Local Green Spaces are allocated on the Policies Map and will retain their openness permanently. Further Local Green Space may be identified in Neighbourhood Plans providing it meets the relevant criteria in relation to scale, beauty, historic significance, recreational value, tranquillity, or ecological value and it does not conflict with the strategic policies of this Local Plan.
2. The construction of new buildings on Local Green Space will not be permitted other than:
 - a. buildings providing appropriate facilities for outdoor, sport, recreation, cemeteries, burial grounds and allotments as long as the facilities preserve the openness of the Local Green Space; or
 - b. replacement buildings, provided the new building is in the same use and not materially larger than the one it replaces; or
 - c. limited affordable housing for local community needs,except in very special circumstances where the potential harm to the Local Green Space, including to its openness, special character, significance to the local community, and any other harm, are clearly outweighed by other considerations.



GI5 Biodiversity and geodiversity

1. Nationally and locally designated biodiversity and geodiversity sites, as shown on the Policies Map, will be safeguarded.
2. Development will be permitted where:
 - a. there is no adverse impact on:
 - i. the conservation of priority species;
 - ii. irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;
 - iii. nationally designated sites;
 - iv. locally designated sites;
unless, in all cases, the need for, and benefits of, the development in that location clearly outweigh the impact.
 - b. there is no loss of any 'best and most versatile agricultural land' unless this is demonstrably necessary to facilitate the delivery of sustainable development;
 - c. there is no net loss or sterilisation of natural resources;
 - d. opportunities for improving habitats and for improving the water quality of local water courses to improve the aquatic habitat are incorporated;
 - e. unavoidable loss or damage to habitats, sites or features is addressed through mitigation, relocation, or as a last resort compensation to ensure there is no net loss of environmental value.
3. Development should contribute towards protecting and improving biodiversity and geodiversity through, as relevant:
 - a. protecting and enhancing habitats and populations of priority species;
 - b. protecting and enhancing the strategic biodiversity network and wildlife corridors, particularly river and canal corridors, disused railways and all watercourses;
 - c. maintaining biodiversity during construction;
 - d. providing contributions to wider biodiversity improvements in the vicinity of the development;
 - e. including measures aimed at allowing the District's flora and fauna to adapt to climate change;
 - f. including measures to improve the water quality of any water body as required by the Water Framework Directive; and
 - g. protecting features and areas of geodiversity value and enhancing them to improve connectivity of habitats, amenity use, education and interpretation.



Appendix 4 - Site Photographs

Figure 1. Arable field at the Site



Figure 2. Eastern extent of the arable field



Figure 3. Eastern grassland paddock



Figure 4. Tall herbs adjacent to the River



Figure 5. Tree line along the River



Figure 6. Fence line dividing the grassland and arable field





Figure 7. River Wellend along southern boundary



Figure 8. River Wellend along the southern boundary towards the western extent of the Site



Figure 9. Tree and caught debris along the River Wellend



Figure 10. Existing access to be widened with hedgerow removal





Figure 11. Crack Willow tree with Moderate Bat Potential



Figure 12. Peeled and torn limb of crack willow



Figure 13. Crack Willow with a split stem on Site- Low bat potential



Figure 14. Close up of the crack willow split stem





Figure 15. Crack willow - low bat potential tree



Figure 16. Split branches of a willow tree on Site



Figure 17. Natural river crossing from fallen trees



Figure 18. Dead wood piles on Site adjacent to the river





Figure 19. Vegetated mound on Site



Figure 20. Northern aspect of the vegetated mound



Figure 21. Mammal footprints in the melting snow on natural river crossing



Figure 22. Mammal footprints in the melting snow on natural river crossing





Figure 23. Potential water vole burrows within the southern bank of the River Wellend



Figure 25. Mammal paths noted down the slope to the disused railway line next to sett entrance



Figure 26. Additional mammal path down the northern slope





Figure 27. Current public footpath along the disused railway line along the northern boundary.



Figure 28. Public footpath looking west



Figure 29. Eastern view of the current public footpath



Figure 30. Scrub area adjacent to existing housing development





Figure 31. Occasional trees on the southern riverbank.



Figure 32. Current housing development to the south of the Site across the River.



Figure 33. North eastern hedgerow



Figure 34. North western hedgerow





Appendix 5 - Concept Master Plan -Rev A



- Site Boundary: 12.12 ha
- Existing Buildings
- Primary Road (A4304) and Bus Stops
- Local Roads
- Recently built houses
- Constraints**
- Fluvial Flood Zone 2
- Fluvial Flood Zone 3
- River and Existing Watercourses
- Existing Contours
- Existing Vegetation
- Existing Public Footpaths
- ✳ Listed Buildings (Grade II)
- Opportunities**
- Potential area for residential development
2.87 ha (up to 85 dwellings @ 30 dph)
- Medium density housing (30-35 dph)
- Lower density housing (25-30 dph)
- ↓ Access Point
- Potential Spine Road
- ↓ Potential Secondary Routes
- Potential Cycle Route
- Proposed Recreational Route
- New Woodland
- New trees
- 10m Buffer Zone from river banks
- Sustainable Drainage Systems: Swales, Detention basins
- ✳ Tree with bat potential
- Potential children play area

A: 24/03/2021
 By: [Signature]
 Secondary roads omitted. Areas of varying densities created and public footpath upgraded to cycle route.

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Project: Land off Farnside View
 Title: Concept Masterplan
 Client: Manor Oak Homes

Scale: 1:2000 @ A3
 Date: April 2021
 Drawing No: CSA/1276/101

Drawn: SP
 Checked: SG
 Rev: A

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Ecology
Surveys



APPENDIX E. ACCESS STRATEGY

1.0 Introduction

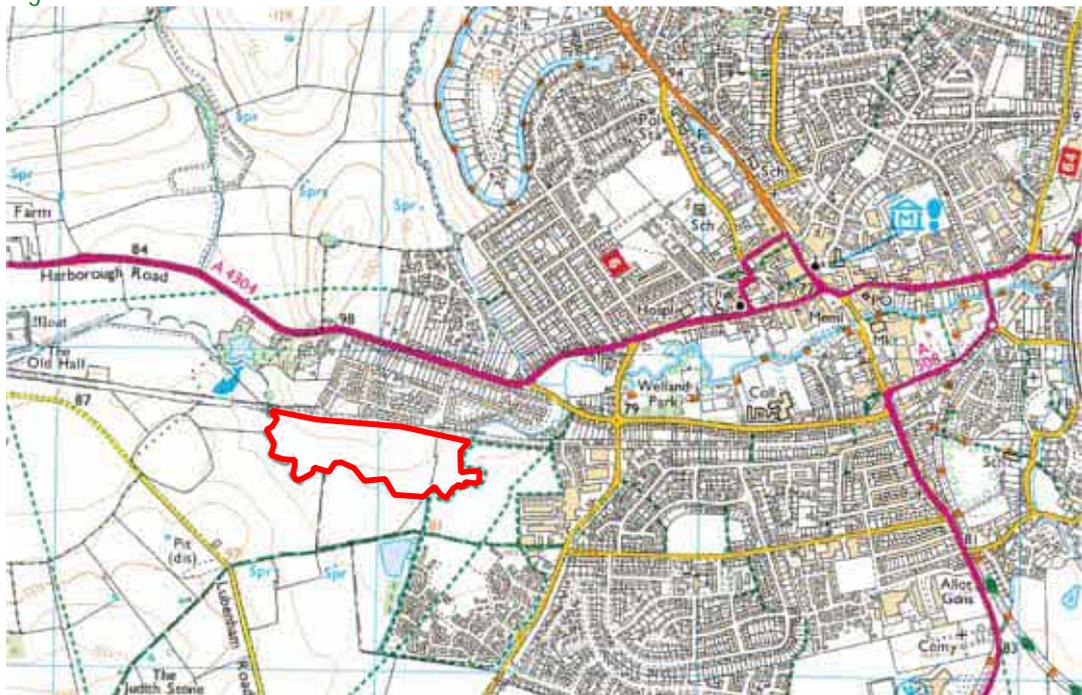
1.1 Instructions

- 1.1.1 This access strategy Technical Note has been prepared from instructions received from Manor Oak Homes
- 1.1.2 The report has been prepared to support the submission of representations for Harborough District Council’s call for sites.
- 1.1.3 The benefit of this report is to our instructing Client.

1.2 Site Location

- 1.2.1 The proposed residential development is located at land to the south of Farndale View, Market Harborough, as shown in Figure 1.1. The approximate National Grid Reference for the site is E471961 N286703.

Figure 1.1: Location Plan



1.3 Proposed Development

- 1.3.1 The proposed development of the site is likely to comprise up to 85 dwellings. The Concept Masterplan is enclosed in Appendix A.

2.0 Proposed Access

2.1 The proposed development is to be accessed off Farndale View a cul-de-sac which is accessed off the A4304 Lubenham Hill. Both roads are subject to a 30mph speed limit.

2.2 From its junction with Lubenham Hill, Farndale View is approximately 6.9m wide for the first 100m up to where Rhodes Close forms a simple priority junction. After Rhodes Close, Farndale View reduces in width to approximately 5.5m. Farndale View serves a total of 99 dwellings as follows:

From 6.9m wide Farndale View

- Lubenham Hill – 1 dwelling
- Farndale View – 2 dwellings
- Rhodes Close – 23 dwellings

Total – 26 dwellings

From 5.5m wide Farndale View

- Farndale View – 35 dwellings
- Spring Hill Gardens – 9 dwellings
- Millers Garden – 15 dwellings
- Riley Close – 14 dwellings

Total – 73 dwellings

Total 99 dwellings

2.3 Leicestershire’s Highway Design Guide recommends that no more than 400 dwellings are accessed off a single access when the road has a width of 6.75m or more. For roads with a width of 5.5m the recommended limit is no more than 150 dwellings to be located off a single point of access.

2.4 Using this recommendation, the 5.5m section of Farndale View can accommodate a further 77 dwellings whilst the 6.9m wide section can accommodate a further 301 dwellings. The limit on dwelling numbers should not be seen as a strict upper limit as it is related to risk of a blockage occurring preventing access to dwellings beyond the blockage. However, with good internal highway design which includes a looping road layout or increased road widths the risk of blockage could be reduced thus allowing the upper limit recommended by the Local Highway Authority (LHA) to be increased.

- 2.5 A development of 85 dwellings would result in a small (8 dwelling) increase above the 150 dwelling threshold off a single 5.5m wide point of access. The proposed development access is only 95m from the point at which the road narrowing begins, therefore, the length of road which serves more than 150 dwellings is minimal and the risk of blockage insignificant. Further appropriate internal design of the roads to include loops and redundancy of access options would further reduce the risks associated with only a single point of access.
- 2.6 As such we would consider a development of 85 dwellings to be appropriate.
- 2.7 The access for the development would comprise a simple priority junction with a 5.5m wide carriageway and 2m footways. This solution is shown on the drawing enclosed in Appendix B. The proposed access would utilise the existing field access and adjacent open space and utilise access rights associated with the development land.

3.0 Accessibility

- 3.1 The surrounding roads are well served by footways as such the development is well connected for pedestrian connectivity. Market Harbrough town centre which has various facilities is located approximately 1.5km from the site access. Facilities within close proximity of the site are shown on the plan enclosed in Appendix C.
- 3.2 The nearest bus stops are located on Lubenham Hill approximately 235m from the site access off Farndale View. These bus stops are served by the 58 and 59 bus services, these services operate as follows:
- Route 58 – Market Harborough to Lutterworth
Monday to Saturday - every 90mins 0730 to 1600
 - Route 59 – Market Harborough to Northampton
Tuesdays and Fridays – one service daily each way
- 3.3 Market Harborough train station is located approximately 2.3km from the site access and could be reached by bike and provides onsite cycle parking.
- 3.4 A public footpath (A118, CP12 and DC9) was recently created between Market Harborough and Lubbenham. The footpath was proposed by the Adam Smile charity who are now campaigning to create a cycleway along this route. Manor Oak Homes would support this proposal and aid delivery of the cycleway especially on land within its control.
- 3.5 The proposed development has good sustainability credentials and is accessible by sustainable modes of transport.

4.0 Summary

- 4.1 This note supports representations to be made to Harborough District Council's Call for Sites.
- 4.2 It is proposed that a development of some 85 dwellings could be access off Farndale View.
- 4.3 The proposed development site will be accessed via a new simple priority junction formed off Farndale View. This will provide a 5.5m wide carriageway and 2m footways. The proposed access would utilise the existing field access and adjacent open space and utilise access rights associated with the development land.
- 4.4 The proposed development would result in 158 dwellings being access off a length of Farndale View with a width of 5.5m. For roads with a width of 5.5m the recommended limit is no more than 150 dwellings to be located off a single point of access. The limit on dwelling numbers should not be seen as a strict upper limit as it is related to risk of a blockage occurring preventing access to dwellings beyond the blockage.
- 4.5 A development of 85 dwellings would result in a small (8 dwelling) increase above the 150 dwelling threshold. The proposed development access is only 95m from the point at which the road narrowing begins, therefore, the length of road which serves more than 150 dwellings is minimal and the risk of blockage insignificant. Further appropriate internal design of the roads to include loops and redundancy of access options would further reduce the risks associated with only a single point of access.
- 4.6 The site off Farndale View is shown to be sustainably located with good access to pedestrian and bus facilities.





- Site Boundary: 12.12 ha
- Existing Buildings
- Primary Road (A4304) and Bus Stops
- Local Roads
- Recently built houses
- Constraints**
- Fluvial Flood Zone 2
- Fluvial Flood Zone 3
- River and Existing Watercourses
- Existing Contours
- Existing Vegetation
- Existing Public Footpaths
- ✳ Listed Buildings (Grade II)
- Opportunities**
- Potential area for residential development
2.87 ha (up to 85 dwellings @ 30 dph)
- Medium density housing (30-35 dph)
- Lower density housing (25-30 dph)
- ↓ Access Point
- Potential Spine Road
- ↓ Potential Secondary Routes
- Potential Cycle Route
- Proposed Recreational Route
- New Woodland
- New trees
- 10m Buffer Zone from river banks
- Sustainable Drainage Systems: Swales, Detention basins
- ✳ Tree with bat potential
- Potential children play area

A 28/2023 RP
 New Date: By: 28/04/2023

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Project: Land off Farnside View
 Title: Concept Masterplan
 Client: Manor Oak Homes

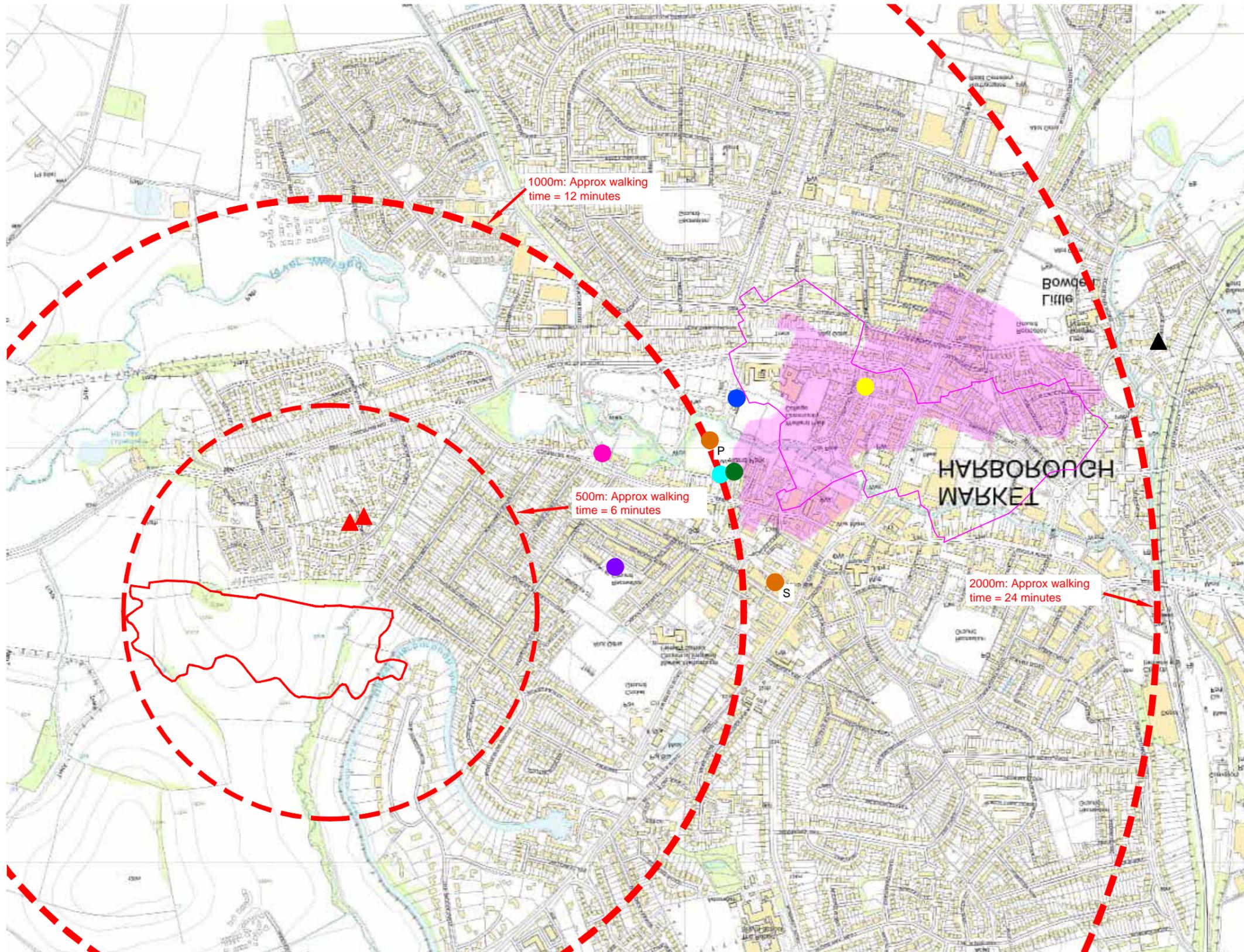
Scale: 1:2000 @ A3
 Date: April 2023
 Drawing No: CSA/2276/101

Drawn: RP
 Checked: SG
 Rev: A



Appendix B
Proposed Access
MAC drawing no. 305-TA10





Notes:

1. Walking distances based on a walking speed of 1.4 m/s from 'Providing For Journeys On Foot'.
2. Actual walking distances may vary from radial distances shown.
3. Nearest of each facility / service shown only.

Key

- Site Boundary
- Doctors Surgery / Pharmacy
- Dentist
- Schools Primary (P) / Secondary (S)
- Library
- Post Office
- Convenience Store
- Welland Park
- ▭ Market Harborough Town Centre Extent (approximate)
- ▲ Bus Stops
- ▲ Railway Station



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Martin Andrews Consulting Ltd

- Transport Assessments
- Flood Risk Assessments
- Highway Advice
- Access Design
- Drainage Strategies
- Vehicle tracking

Client: Manor Oak Homes

Project: Land off Farndale View
Market Harborough

Title: Facilities Plan

Date: 04/01/19

Drw: MJA

Chk: MJA

Drawing No: 172-TA02

Revision: -

Scale: 1:10,000

Size: A3

APPENDIX F. FLOOD RISK AND DRAINAGE TECHNICAL NOTE

1.0 Introduction

1.1 Instructions

- 1.1.1 This Flood Risk and Drainage Technical Note has been prepared from instructions received from Manor Oak Homes
- 1.1.2 The report has been prepared to support the submission of representations for Harborough District Council's call for sites.
- 1.1.3 The benefit of this report is to our instructing Client.

1.2 Site Location

- 1.2.1 The proposed residential development is located at land to the south of Farndale View, Market Harborough, as shown in Figure 1.1. The approximate National Grid Reference for the site is E471961 N286703.

Figure 1.1: Location Plan



1.3 Proposed Development

- 1.3.1 The proposed development of the site is likely to comprise up to 85 dwellings. A copy of the concept masterplan is enclosed in Appendix A.

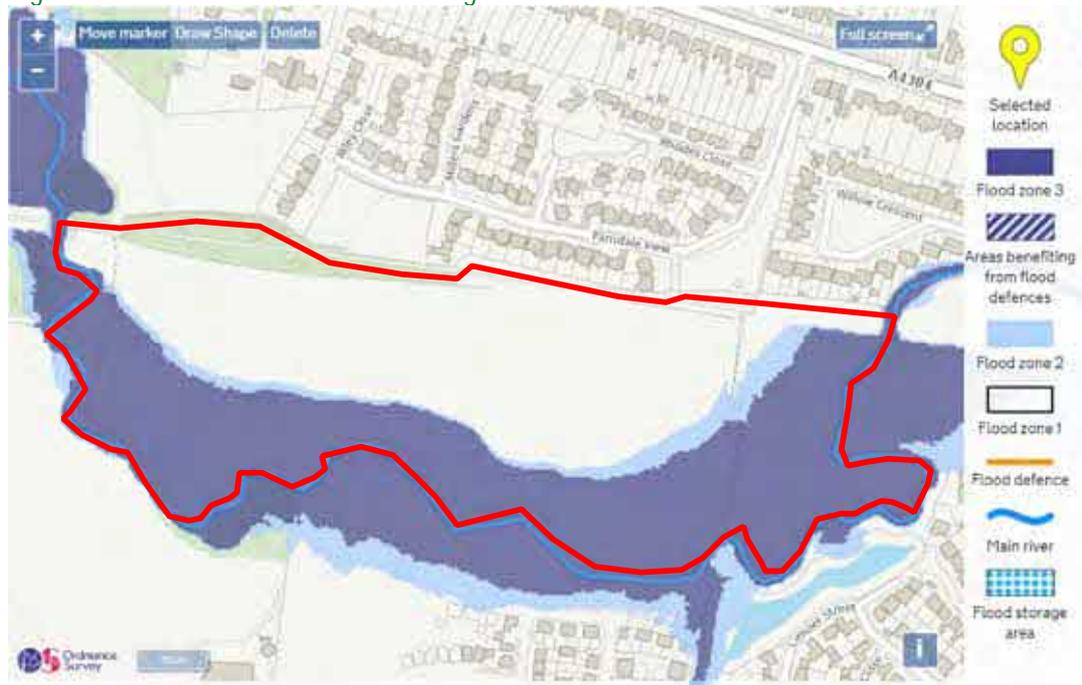
2.0 Flood Risk

2.1 Risk of Fluvial / Tidal Flooding

2.1.1 The likelihood of fluvial and tidal flooding is defined on the Environment Agency’s map ‘Flood Map for Planning’. This flood map is published on the gov.uk website.

2.1.2 An extract of this flood map is provided below in Figure 2.1. The approximate site boundary is shown in red.

Figure 2.1: Fluvial / Tidal Flood Risk - gov.uk – 12/05/21



2.1.3 The Environment Agency’s flood map shows that the proposed development site is located within Flood Zone 1 (Low Probability) / Flood Zone 2 (Medium Probability) / Flood Zone 3 (High Probability) and as such, the development is at a low (less than 1 in 1000 years) to high risk (greater than 1 in 100 years) of flooding from rivers or the sea.

2.1.4 As the site is located partially within Flood Zone 3, flood level information has been obtained from the Environment Agency. A copy of the flood level information is enclosed in Appendix B. A number of nodes are relevant to the development site, flood level information as provided by the Environment Agency for these flood nodes is shown in Table 2.1 below.

Table 2.1: Flood Level Data

Node	Annual Exceedance Probability Maximum Water Level (mODN)			
	5% (1 in 20)	2% (1 in 50)	1% (1 in 100)	0.1% (1 in 1000)
110340/110352	81.85	81.92	81.97	82.27
110109/110225	81.3	81.35	81.40	81.76
109856/109982	80.75	80.83	80.90	81.17
109602/109729	80.52	80.63	80.71	81.03
109103/109078	79.74	79.97	80.14	80.84

2.1.5 New Climate Change allowances were published by the Environment Agency in February 2016. The new data included changes to peak river flow climate change requirements which are set on a basin by basin basis. The proposed development is located within the Anglian basin, the applicable climate change allowances are set out in Table 2.2 below. Table 2.2 is a replica of Table 1 from the gov.uk website defining climate change allowances.

Table 2.2: Extract of Table 1: Peak River Flow Allowances by River Basin District

River basin district	Allowance category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Anglian	Upper end	25%	35%	65%
	Higher central	15%	20%	35%
	Central	10%	15%	25%

2.1.6 The proposed development is located within Flood Zones 1/2/3 and classified as more vulnerable development. In line with the Environment Agency's guidance the Higher Central and Upper End climate change allowances are applicable. Therefore, 35% and 65% climate change allowances should be applied to the peak river flow.

2.1.7 An appropriate method of applying the new climate change allowances to the data received from the Environment Agency is the Stage-Discharge method. This involves plotting the predicted flood level against the predicted discharge volume on a graph and interpolating to calculate new flood levels for the new climate change allowances. Using this method new 1% (1 in 100) and 0.1% (1 in 1000) predicted flood levels have been calculated. The results are summarised in Table 2.3 and the full results are set out in Appendix C.

Table 2.3: New Climate Change Flood Levels

Annual Exceedance Probability Maximum Water Level (mODN)				
Node	1% + 35% CC	1% + 65%	0.1% + 35% CC	0.1% + 65%
110340	82.11	82.24	82.45	82.64
110109	81.57	81.73	81.91	82.15
109856	81.03	81.14	81.46	81.68
109602	80.86	80.99	81.38	81.65
109103	80.48	80.78	81.5	81.92

2.1.8 The predicted flood levels shown in Table 2.3 have been plotted onto the topographical, in Appendix D. The plan shows the extent of Flood Zones 2 and 3 across the site. The dwellings and built form of the development will be located within Flood Zone 1, whilst the attenuation will be located within Flood Zone 2 which is appropriate as the attenuation would be fully utilised before flooding occurred in Flood Zone 2.

2.1.9 As all dwellings will be located within Flood Zone 1 development of the site for residential use is appropriate.

Flood Compensation

2.1.10 As all development will be located within Flood Zone 1 there will be no requirement for flood compensation on the site.

Flood Resilience Measures and Warnings

2.1.11 Finished floor levels on the site will be located some 300mm above the predicted 1% (1 in 100) plus climate change flood event.

2.2 Other sources of flooding

- 2.2.1 The site is at a risk of surface water flooding, the extents of surface water flooding are shown in Figure 2.2 below but are broadly similar to the extent of fluvial flooding. As such dwellings will not be located in areas at a medium or high risk of surface water flooding.

Figure 2.2: Surface Water Flood Risk Map - gov.uk – 12/05/21



- 2.2.2 The site is at a low risk of flooding from all other sources.

3.0 Drainage

3.1 Proposed Method of Discharge

3.1.1 Paragraph 80 of the Planning Practice Guidance for 'Flood Risk and Coastal Change' defines the hierarchy of drainage options. Where reasonably practicable the aim should be to discharge surface water run-off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system; and
4. to a combined sewer.

3.1.2 Infiltration testing will be undertaken to ascertain its suitability. Where infiltration techniques are not suitable surface water will discharge to the watercourse that forms the western and southern boundaries of the site.

3.2 Proposed Drainage Strategy

3.2.1 Surface water will discharge to the watercourse at greenfield equivalent rates and be attenuated to accommodate a 1 in 100 year event plus climate change allowance. Surface water attenuation will be accommodated within Flood Zones 1 or 2. Indicative detention basin location is shown on the Concept Masterplan enclosed in Appendix A.

4.0 Summary

- 4.1 This note supports representations to be made to Harborough District Council's Call for Sites.
- 4.2 It is proposed to develop the site for up to 85 dwellings.
- 4.3 The site is located within Flood Zones 1, 2 and 3 with Flood Zones 2 and 3 located adjacent to the watercourse. The proposed dwellings will be located within Flood Zone 1, as such will be at a low risk of fluvial flooding and development of the site is appropriate.
- 4.3.1 The site is at a raised risk of surface water flooding, the extents of surface water flooding are broadly similar to the extent of fluvial flooding. As such dwellings will not be located in areas at a medium or high risk of surface water flooding.
- 4.4 The site is at a low risk of flooding from all other sources.
- 4.5 On the assumption that infiltration techniques will not work, surface water will discharge into the adjacent watercourse at greenfield runoff rates and will be attenuated to accommodate in 100 year event plus climate change allowances.



Archway Health & Wellbeing

Grade II Listed Building: The Hill

Existing public footpath with potential to be upgraded to cycle route

New recreational route to link to existing public footpath

Lower density housing (25-30 dph)

Medium density housing (30-35 dph)

Potential pedestrian and vehicular access point

Create Vistas towards parkland and river

Potential link to adjoining public footpath

New woodland on hill

Detention basin

New recreational route incorporating Vistas and connecting the development area to the large public open space and public footpath

New large parkland created to provide recreational opportunity

New nature conservation area created within public open space

10 meter buffer zone from the banks of the River Welland to protect the habitat along the river

New dwellings should be orientated to overlook of public open space

Recently built houses



- Site Boundary: 12.12 ha
- Existing Buildings
- Primary Road (A4304) and Bus Stops
- Local Roads
- Recently built houses
- Constraints**
- Fluvial Flood Zone 2
- Fluvial Flood Zone 3
- River and Existing Watercourses
- Existing Contours
- Existing Vegetation
- Existing Public Footpaths
- ✱ Listed Buildings (Grade II)
- Opportunities**
- Potential area for residential development: 2.87 ha (up to 85 dwellings @ 30 dph)
- Medium density housing (30-35 dph)
- Lower density housing (25-30 dph)
- ↓ Access Point
- Potential Spine Road
- ↓ Potential Secondary Routes
- Potential Cycle Route
- Proposed Recreational Route
- New Woodland
- New Trees
- 10m Buffer Zone from river banks
- Sustainable Drainage Systems: Swales, Detention basins
- ✱ Tree with bat potential
- Potential children play area

Rev	Date	By	Description
A	26/05/2021	KP	Secondary roads widened. Areas of varying densities created and public footpaths upgraded to cycle routes

CSA environmental
 Dukes Barns, High Street, Ashwell, Hertfordshire SG7 5RT
 01462 743647
 ashwell@csaenvironmental.co.uk
 csaenvironmental.co.uk

Project: Land off Farnside View
 Title: Concept Masterplan
 Client: Manor Oak Homes

Scale: 1:2000 @ A2	Drawn: KP
Date: April 2021	Checked: SG
Drawing No: CSA/5276/101	Rev: A



Appendix B
Environment Agency Flood Data

Our ref: CCN-2021-203993

Date: 26 February 2021

Dear Martin

Provision of Flood Risk Information for Farndale View, Market Harborough.

Thank you for your request to use our flood risk information for the above site. The information is set out below and attached. It is important you read any contextual notes on the maps provided.

If you are preparing a Flood Risk Assessment (FRA) for this site, please note this information may not be sufficient by itself to produce an adequate FRA to demonstrate the development is safe over its lifetime. Additional information may be required to carry out an appropriate assessment of all risk, such as consequence of a breach in defences.

We aim to review our information on a regular basis, so if you are using this data more than twelve months from the date of this letter, please contact us again to check it is still valid.

1. Flood Map

The attached map includes the current Flood Map for your area. The Flood Map indicates the area at risk of flooding, **assuming no flood defences exist**, for a flood with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring for fluvial (river) flooding. It also shows the extent of the Extreme Flood Outline which represents the extent of a flood with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater.

In some locations, such as around the fens and the large coastal floodplains, showing the area at risk of flooding assuming no defences may give a slightly misleading picture in that if there were no flood defences, water would spread out across these large floodplains. This flooding could cover large areas of land but to relatively shallow depths and could leave pockets of locally slightly higher land as isolated dry islands. It is important to understand the actual risk of the flooding to these dry islands, particularly in the event of defence failure.

The Flood Map also shows the location of formal raised flood defences and flood storage reservoirs. It represents areas at risk of flooding for present day only and does not take account of climate change.

The Flood Map only indicates the extent and likelihood of flooding from rivers or the sea. It should also be remembered flooding may occur from other sources such as surface water sewers, road drainage, etc.

2. Historic Flood Event Outlines

With regards to the history of flooding I can advise we do not have any records of flooding in this area. It is possible recent flooding may have occurred which we are currently investigating, therefore this information may be subject to change. It is possible other flooding may have occurred which other risk management authorities, such as the Lead Local Flood Authority (ie top tier council) or Internal Drainage Board (where they exist) have responsibility.

3. Schemes in the area

There are no ongoing capital projects to reduce or sustain the current flood risk to this site.

4. Fluvial Flood Risk Information

4.1 Fluvial Defence Information

There are no formal flood defences reducing the risk of flooding to this site.

4.2 Fluvial Modelled Levels and Flows

Available modelled fluvial flood levels and flows for the model nodes shown on the attached map are set out in the data table attached. This data is taken from the model named on the data table, which is the most up-to-date model currently available.

Please note these levels are “in-channel” levels and therefore may not represent the flood level on the floodplain, particularly where the channel is embanked or has raised defences.

Our models may not have the most up to date climate change allowances. In time we will update our models for the latest allowances. You should refer to '[Flood risk assessments: climate change allowances](#)' to check if the allowances modelled are appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

4.3 Fluvial Modelled Flood Extents

Please find attached a map showing available modelled flood extents, taking into account flood defences, for your area. This data is taken from the model named on the map, which is the most up-to-date model currently available.

4.4 Fluvial Hazard Mapping

For certain locations we have carried out modelling to map the maximum values of flood depth, velocity and hazard rating (danger to people) resulting from overtopping and / or breaching of defences at specific locations for a number of scenarios.

At present this information is available for fluvial flood risk in Northampton, Lincoln, Wainfleet and some isolated rural locations.

The number of locations we have this information for is expected to increase in time.

At present this site is not covered by any hazard mapping.

5. Tidal Flood Risk Information

This site is not considered to be at risk from tidal flooding.

6. Development Planning

If you would like local guidance on preparing a flood risk assessment for a planning application, please contact our Sustainable Places team at Inplanning@environment-agency.gov.uk. It will help if you mention this data request and attach your site location plan.

We provide free preliminary advice; additional/detailed advice, review of draft FRAs and meetings are chargeable at a rate set to cover our costs, currently £100 (plus VAT) per hour of staff time. Further details are available on our website at <https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals>.

General advice on flood risk assessment for planning applications can be found on GOV.UK at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Climate change will increase flood risk due to overtopping of defences. Please note, unless specified otherwise, the climate change data included has an allowance for 20% increase in flow. Updated guidance on how climate change could affect flood risk to new development - 'Flood risk assessments: climate change allowances' was published on GOV.UK in February 2016. The appropriate updated climate change allowance should be applied in a Flood Risk Assessment.

You should also consult the Strategic Flood Risk Assessment produced by your local planning authority.

7. Data Licence and Other Supporting Information

We respond to requests for recorded information we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

This information is provided in accordance with the Open Government Licence which can be found here: <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

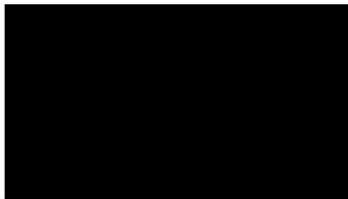
Further information on flood risk can be found on the GOV.UK website at: <https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

8. Other Flood Risk Management Authorities

The information provided with this letter relates to flood risk from main river or the sea. Additional information may be available from other risk management authorities, such as the Lead Local Flood Authority (ie top tier council) or Internal Drainage Board (where they exist).

I hope we have correctly interpreted your request. If you have any queries or would like to discuss the content of this letter further please contact Sarah Curl using the email address below.

Yours sincerely,



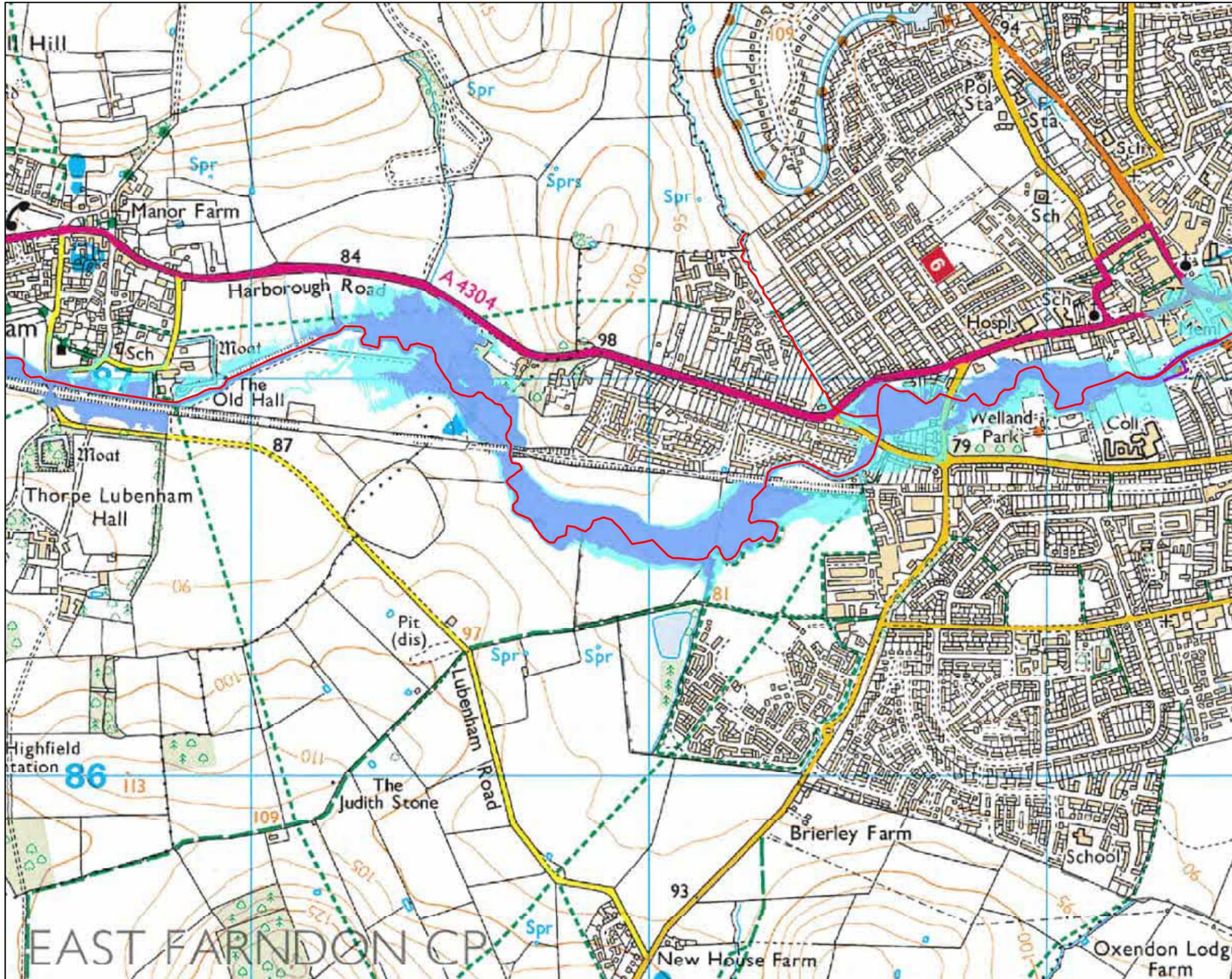
Welland and Nene Partnerships and Strategic Overview Team Leader
e-mail PSOWN@environment-agency.gov.uk

Enc.
Flood Map
Modelled Node Points Map
Modelled Fluvial Levels and Flows Data Sheet
Modelled Flood Extent Maps

Ceres House, Searby Road, Lincoln, LN2 4DW
Customer services line: 03708506506
Email: enquiries@environment-agency.gov.uk
www.gov.uk/environment-agency

Calls to 03 numbers cost the same as calls to standard geographic (ie numbers beginning with 01 or 02)

Flood Map centred on SP 71929 86713 - created February 2021 [Ref: CCN-2021-203993]



Scale 1:10,000

Legend

- Main River
- - - - Raised Defences
- Flood Storage Areas
- Area at Risk of Flooding from Rivers or The Sea
- Extreme Flood Outline

Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

- from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year.
- or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

Light blue shows the extent of the Extreme Flood Outline, which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements. Sites outside the two extents, but behind raised defences, may be affected by flooding if the defences are overtopped or fail.

Created by the Partnerships and Strategic Overview Team, Kettering

Fluvial Flood Levels (mODN)

The fluvial flood levels for the model nodes shown on the attached map are set out in the table below. They are measured in metres above Ordnance Datum Newlyn (mODN).

Node Label	Easting	Northing	50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
WELLAND 108908	472435	286764	78.77	78.96	79.08	79.18	79.32	79.38	79.42	79.55	79.53	80.00	80.74
WELLAND 109060	472301	286756	79.13	79.36	79.53	79.67	79.86	79.94	80.00	80.18	80.16	80.64	81.11
WELLAND 109103	472287	286718	79.15	79.39	79.58	79.74	79.97	80.06	80.14	80.34	80.32	80.84	81.26
WELLAND 109602	472081	286544	80.08	80.32	80.44	80.52	80.63	80.67	80.71	80.79	80.78	81.03	81.35
WELLAND 109856	471877	286645	80.36	80.57	80.67	80.75	80.83	80.87	80.90	80.97	80.96	81.17	81.43
WELLAND 110109	471693	286648	80.99	81.13	81.26	81.30	81.35	81.38	81.40	81.48	81.47	81.76	81.86
WELLAND 110340	471648	286810	81.54	81.60	81.76	81.85	81.92	81.95	81.97	82.04	82.03	82.27	82.39
WELLAND 110365	471650	286835	81.64	81.67	81.85	81.94	82.11	82.17	82.23	82.38	82.36	82.67	82.93
WELLAND 110605	471513	286966	82.01	82.01	82.17	82.28	82.44	82.49	82.54	82.66	82.64	82.92	83.15

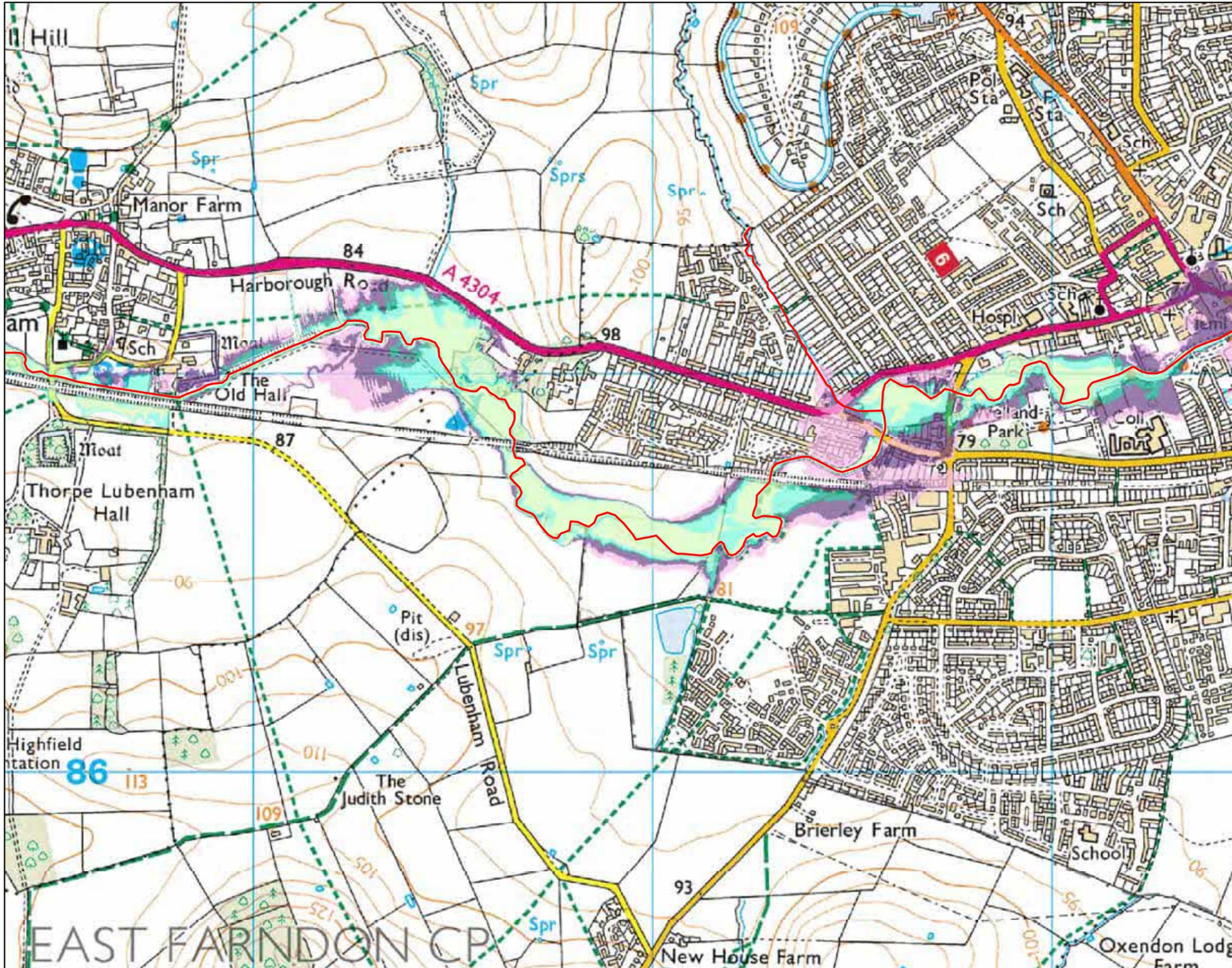
Fluvial Flood Flows (m³/s)

The fluvial flood flows for the model nodes shown on the attached map are set out in the table below. They are measured in metres cubed per second (m³/s).

Node Label	Easting	Northing	50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
WELLAND 108933	472413	286776	6.89	9.91	12.64	15.30	19.14	20.82	22.48	27.07	26.50	38.63	48.34
WELLAND 109078	472298	286738	6.81	9.80	12.50	15.16	18.95	20.61	22.25	26.78	26.22	38.24	48.00
WELLAND 109353	472275	286591	6.67	9.60	12.25	14.89	18.63	20.29	21.90	26.40	25.84	37.81	48.11
WELLAND 109729	471974	286585	6.94	9.33	11.91	14.55	18.16	19.78	21.36	25.69	25.15	36.97	47.40
WELLAND 109982	471786	286601	8.03	9.15	11.68	14.30	17.81	19.40	20.95	25.19	24.66	36.29	46.63
WELLAND 110225	471649	286733	8.92	8.98	11.46	14.05	17.47	19.03	20.55	24.72	24.18	35.64	45.75
WELLAND 110352	471649	286822	9.07	9.07	11.34	13.92	17.29	18.84	20.34	24.46	23.93	35.27	45.28
WELLAND 110485	471617	286937	9.08	9.08	11.22	13.78	17.11	18.64	20.12	24.18	23.67	34.88	44.78

Modelled Flood Extents (with defences)

Map centred on SP 71929 86713 - created February 2021 [Ref: CCN-2021-203993]



Scale 1:10,000

Modelled Flood Extents (with defences)

- Main River
- 5% (1 in 20) Fluvial Event
- 1% (1 in 100) Fluvial Event
- 1% (1 in 100) Fluvial Event inc Climate Change
- 0.1% (1 in 1000) Fluvial Event
- 0.1% (1 in 1000) Fluvial Event inc Climate Change

Created by the Partnerships & Strategic Overview Team, Kettering



Appendix C
Stage Discharge Calculations

Summary of Results

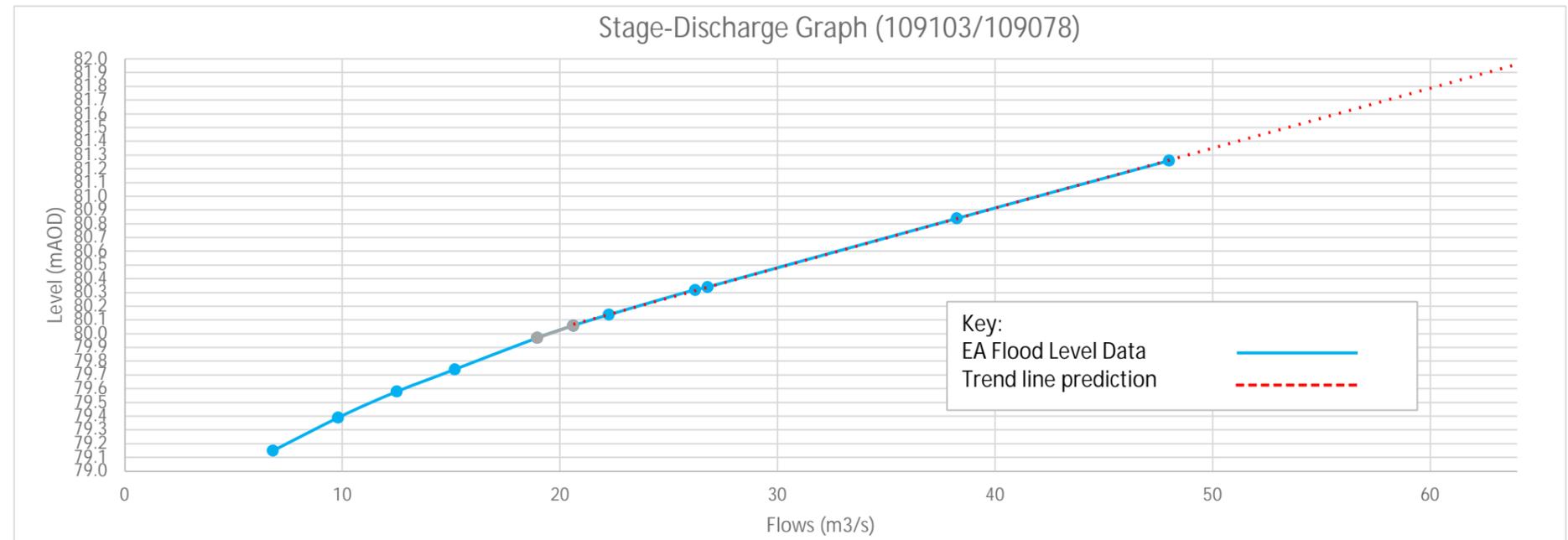
Node	Easting	Northing	1%+35%	1%+65%	0.1%+35%	0.1%+65%
110340	471648	286810	82.11	82.24	82.45	82.64
110109	477693	286648	81.57	81.73	81.91	82.15
109856	471877	286645	81.03	81.14	81.46	81.68
109602	472081	286544	80.86	80.99	81.38	81.65
109103	472287	286718	80.48	80.78	81.5	81.92

Existing Stage Discharge Graph

Data model - Welland Catchment Strategic

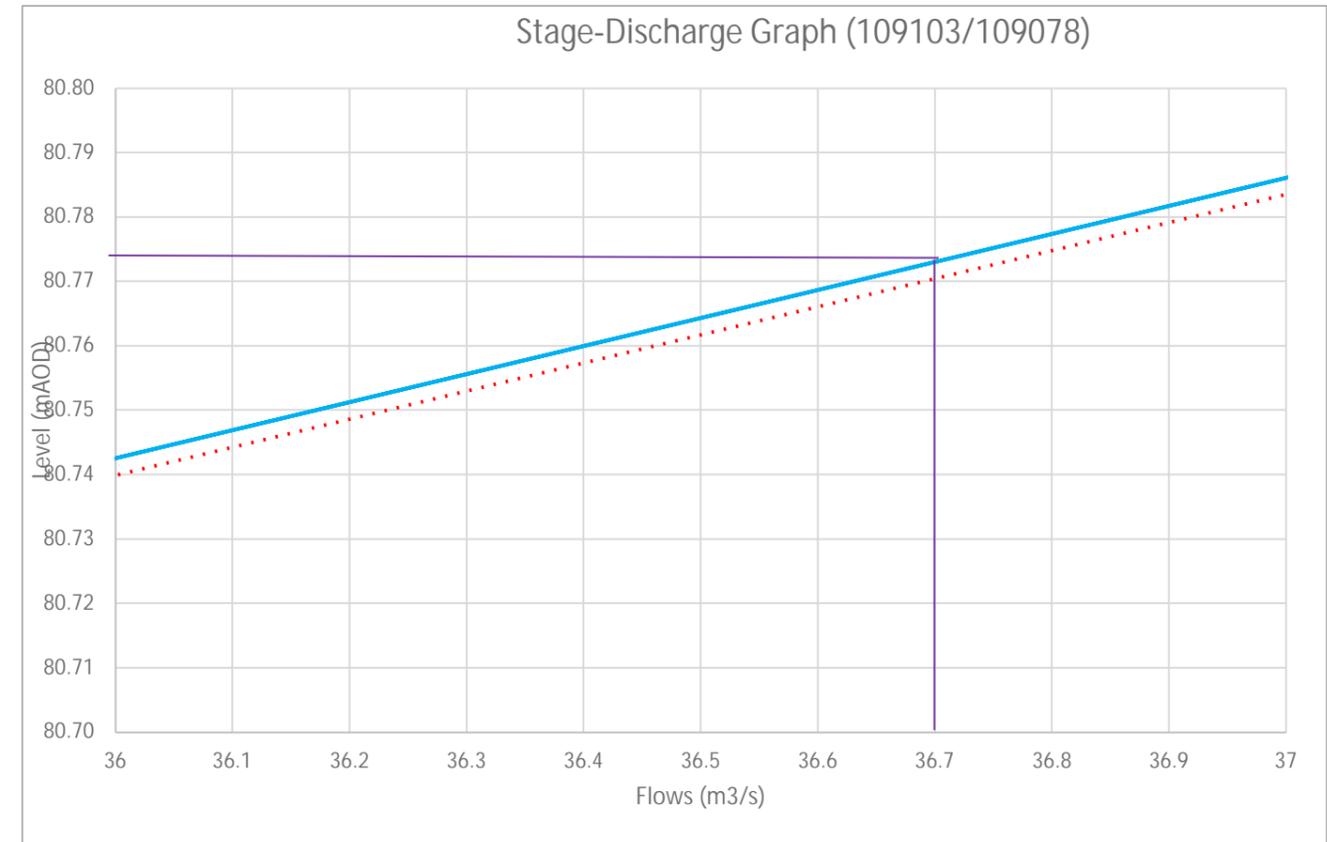
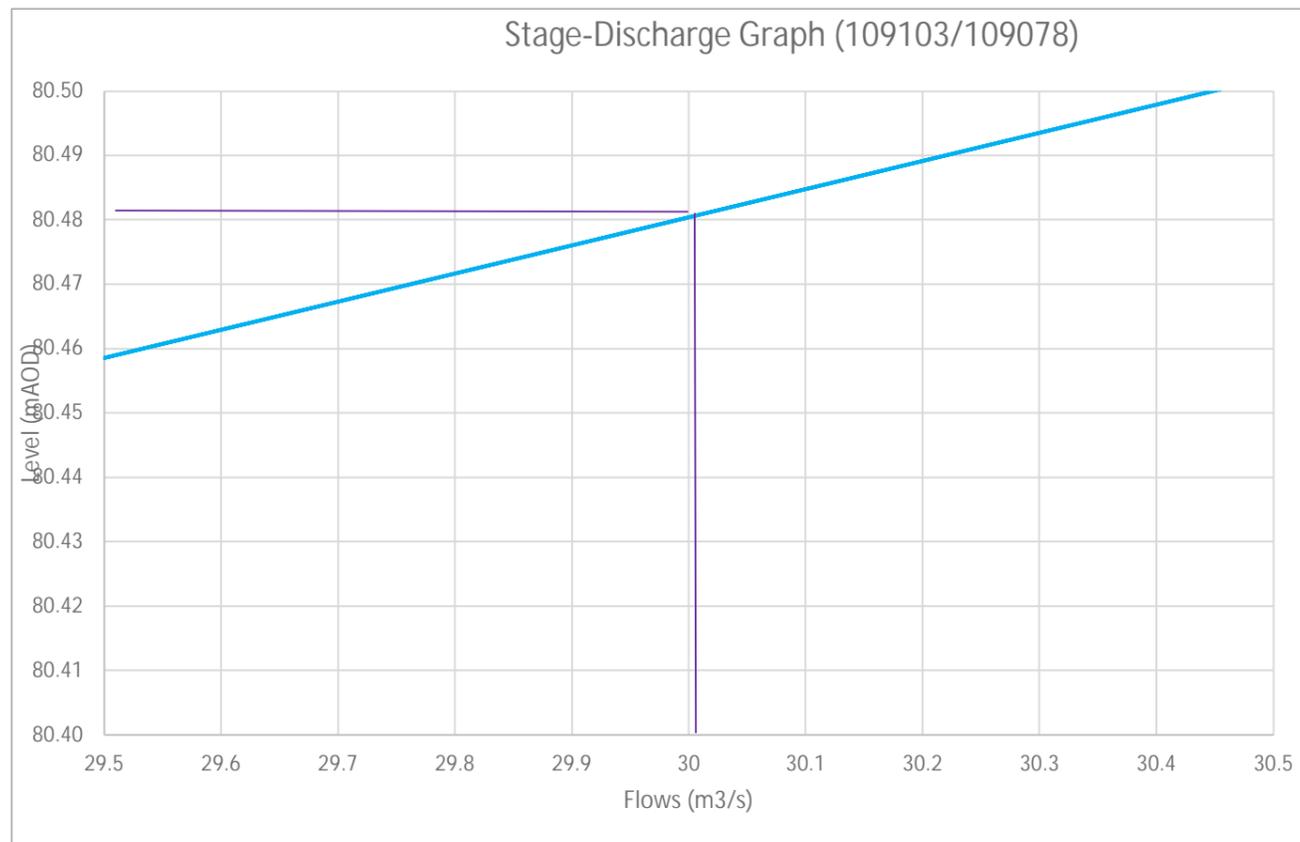
Node 109103/109078

AEP	Flow (m3/s)	Level (mODN)	
50%	1 in 2	6.81	79.15
20%	1 in 5	9.8	79.39
10%	1 in 10	12.5	79.58
5%	1 in 20	15.16	79.74
2%	1 in 50	18.95	79.97
1.33%	1 in 75	20.61	80.06
1%	1 in 100	22.25	80.14
0.5%	1 in 200	26.22	80.32
1%+20CC	1 in 100 + CC	26.78	80.34
0.1%	1 in 1000	38.24	80.84
0.1%+20CC	1 in 1000+CC	48	81.26



Interpolation for New Climate Change Allowances

AEP	Flow (m3/s)	Level (mODN)	
1% + 35% CC	1 in 100 + CC	30.0	80.48
1% + 65% CC	1 in 100 + CC	36.7	80.78

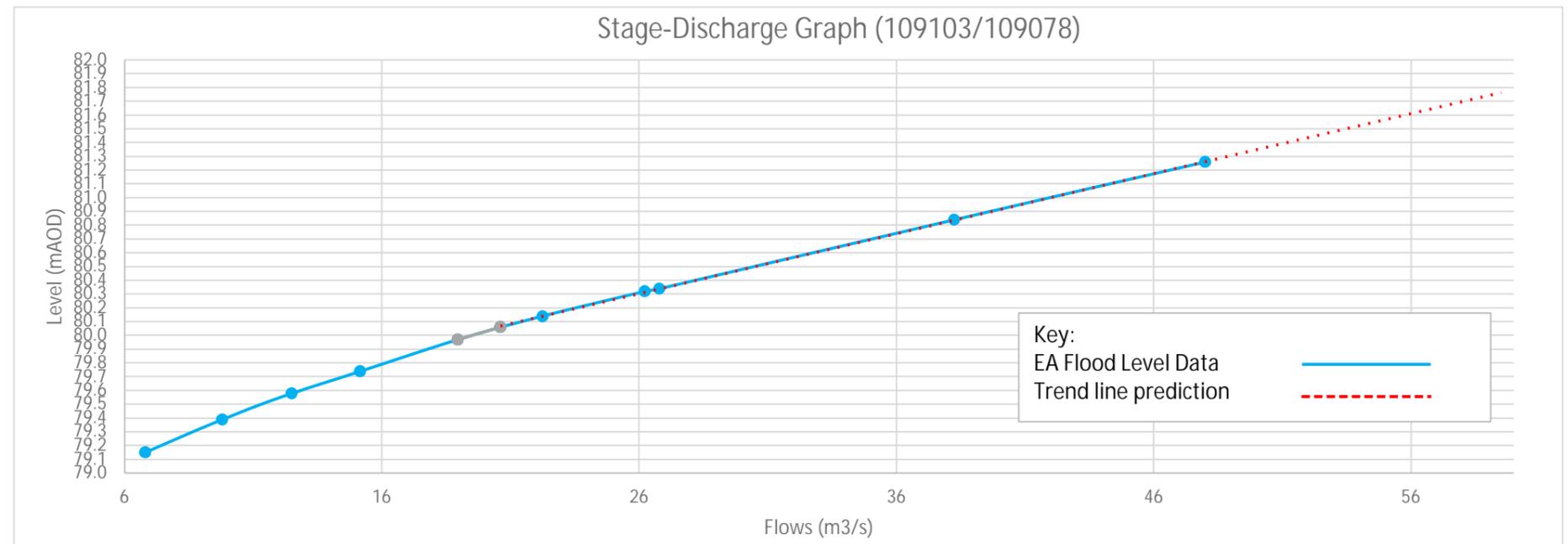


Existing Stage Discharge Graph

Data model - Welland Catchment Strategic

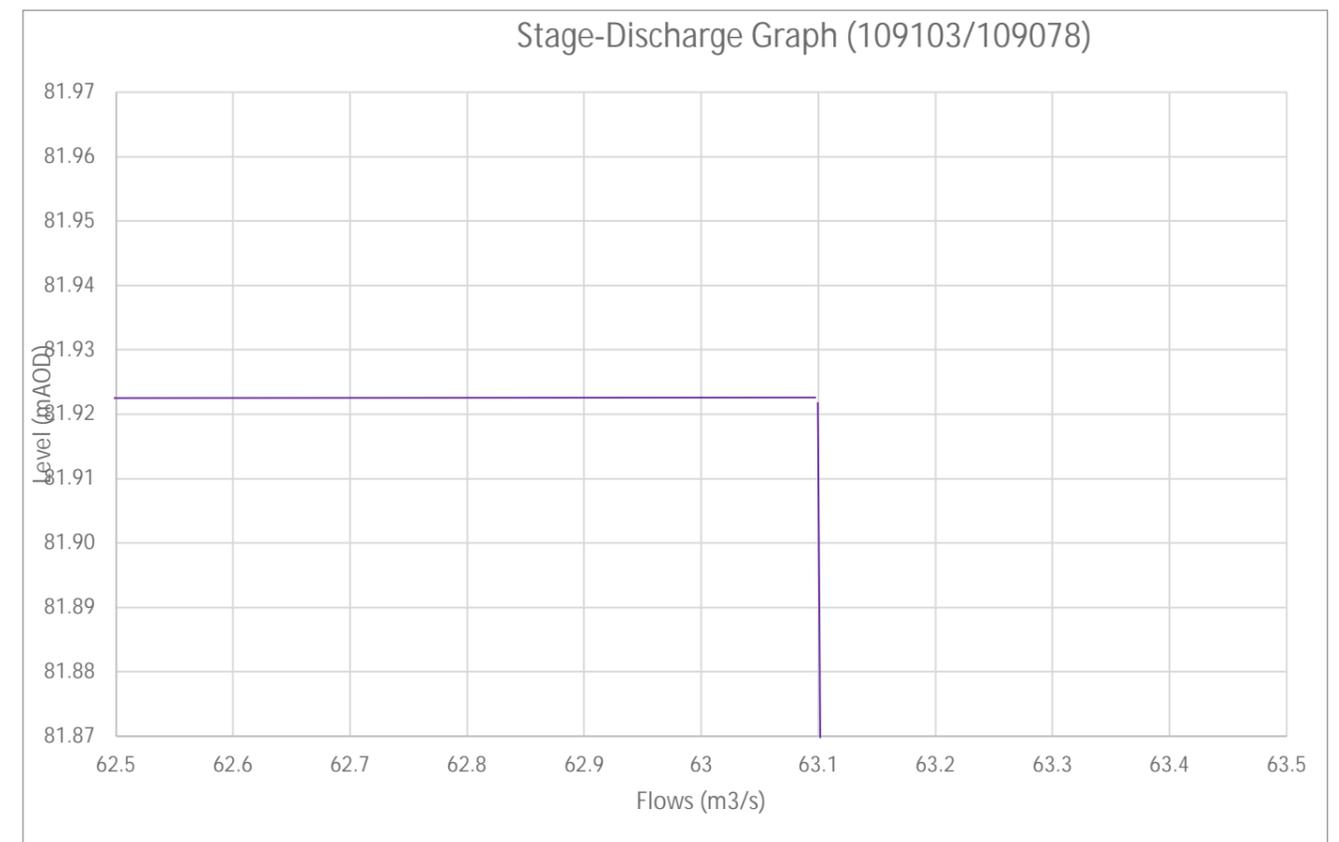
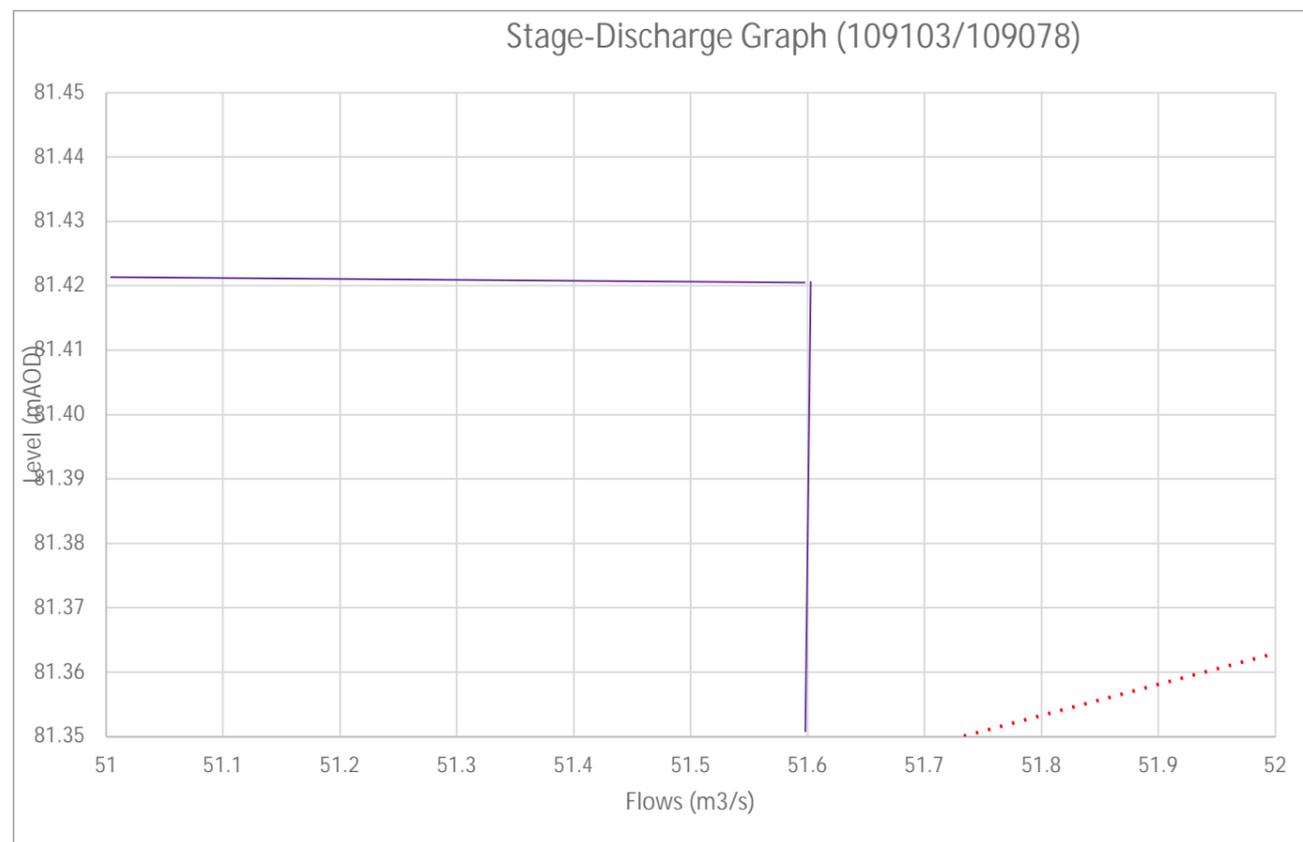
Node 109103/109078

AEP	Flow (m3/s)	Level (mODN)
50%	1 in 2	6.81
20%	1 in 5	9.8
10%	1 in 10	12.5
5%	1 in 20	15.16
2%	1 in 50	18.95
1.33%	1 in 75	20.61
1%	1 in 100	22.25
0.5%	1 in 200	26.22
1%+20CC	1 in 100 + CC	26.78
0.1%	1 in 1000	38.24
0.1%+20CC	1 in 1000+CC	48



Interpolation for New Climate Change Allowances

AEP	Flow (m3/s)	Level (mODN)
0.1% + 35% CC	1 in 1000 + CC	51.6
0.1% + 65% CC	1 in 1000 + CC	63.1

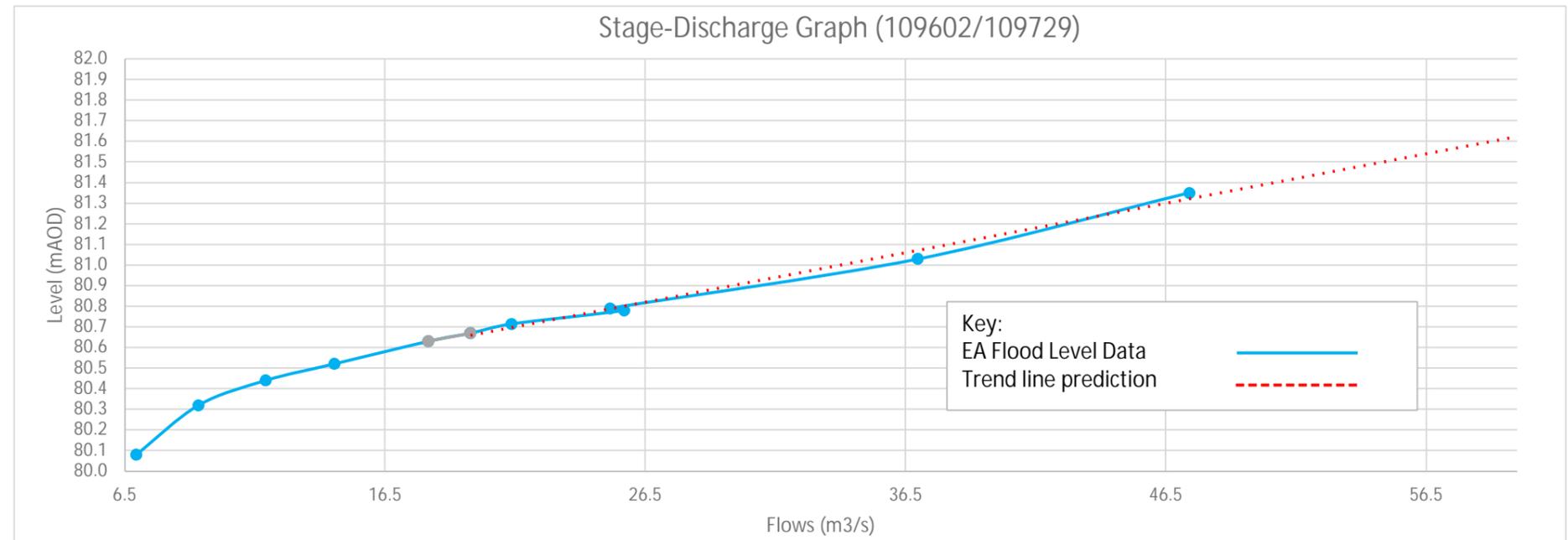


Existing Stage Discharge Graph

Data model - Welland Catchment Strategic

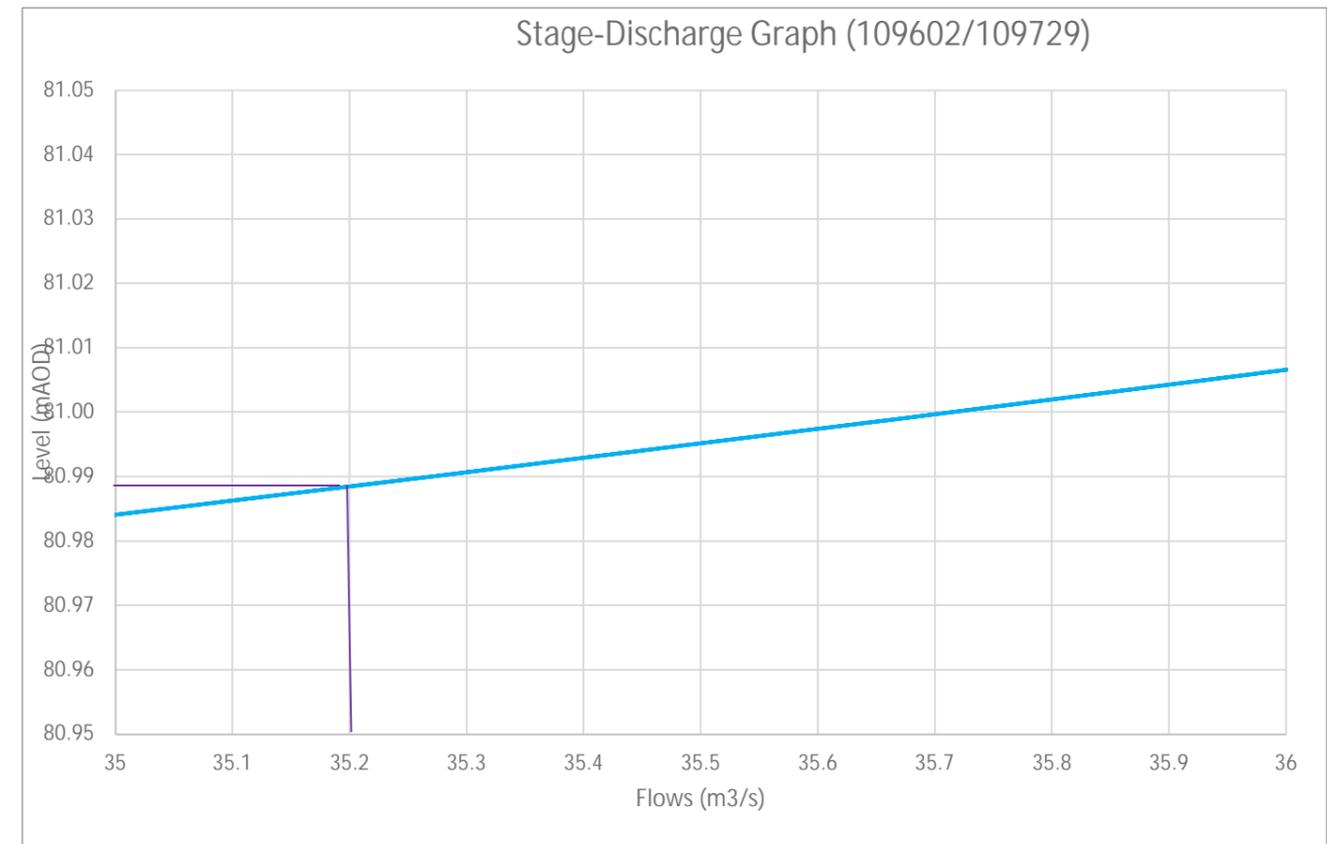
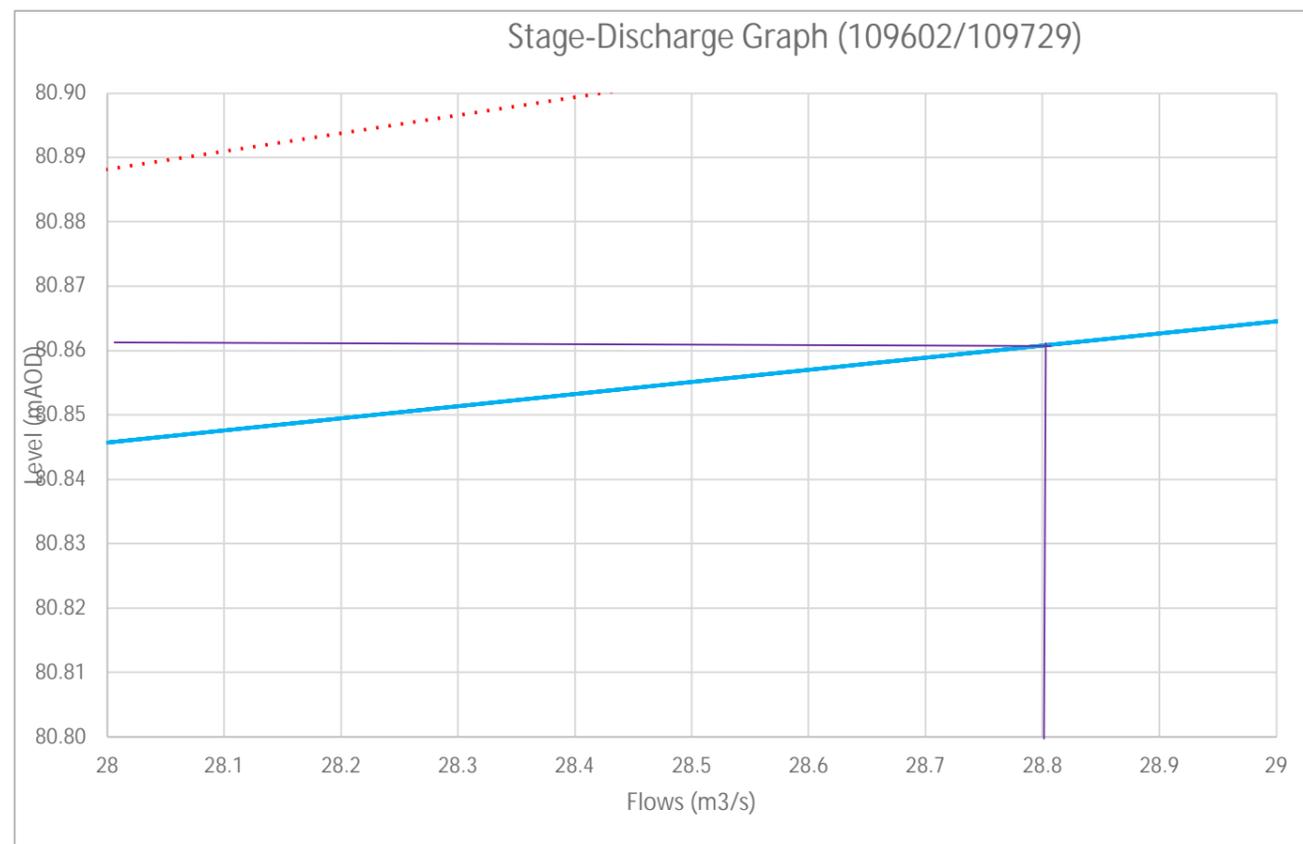
Node 109602/109729

AEP		Flow (m3/s)	Level (mODN)
50%	1 in 2	6.94	80.08
20%	1 in 5	9.33	80.32
10%	1 in 10	11.91	80.44
5%	1 in 20	14.55	80.52
2%	1 in 50	18.16	80.63
1.33%	1 in 75	19.78	80.67
1%	1 in 100	21.36	80.71
0.5%	1 in 200	25.69	80.78
1%+20CC	1 in 100 + CC	25.15	80.79
0.1%	1 in 1000	36.97	81.03
0.1%+20CC	1 in 1000+CC	47.4	81.35



Interpolation for New Climate Change Allowances

AEP		Flow (m3/s)	Level (mODN)
1% + 35% CC	1 in 100 + CC	28.8	80.86
1% + 65% CC	1 in 100 + CC	35.2	80.99

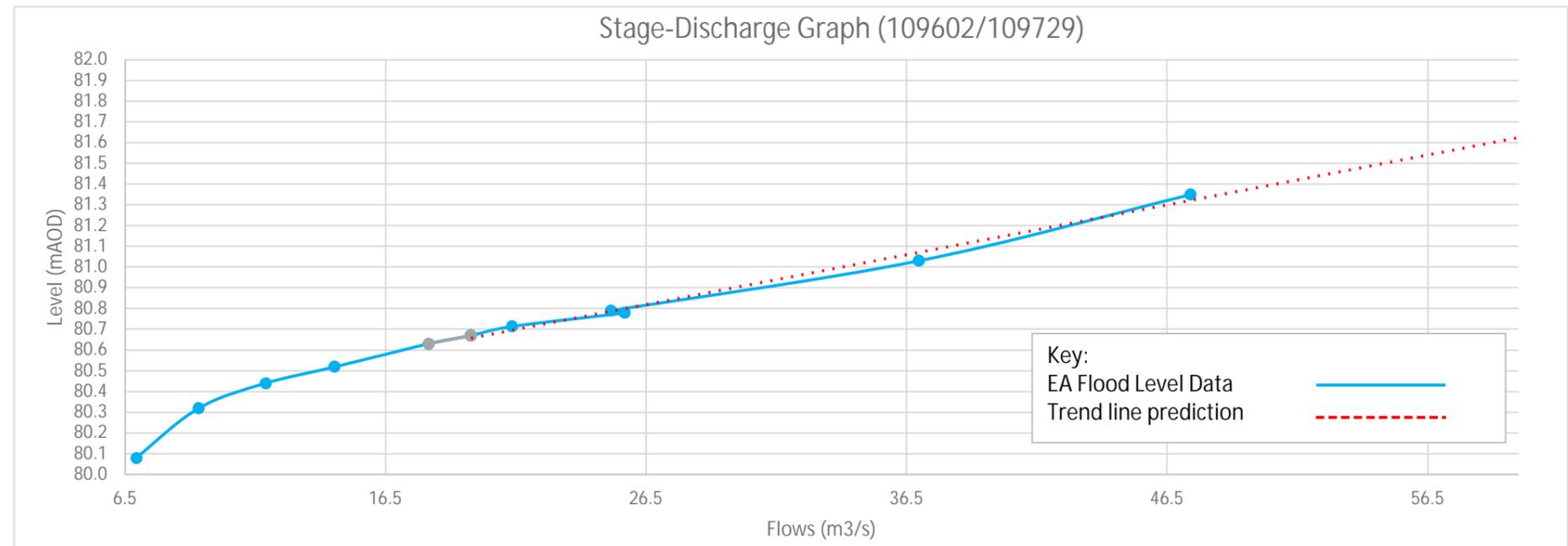


Existing Stage Discharge Graph

Data model - Welland Catchment Strategic

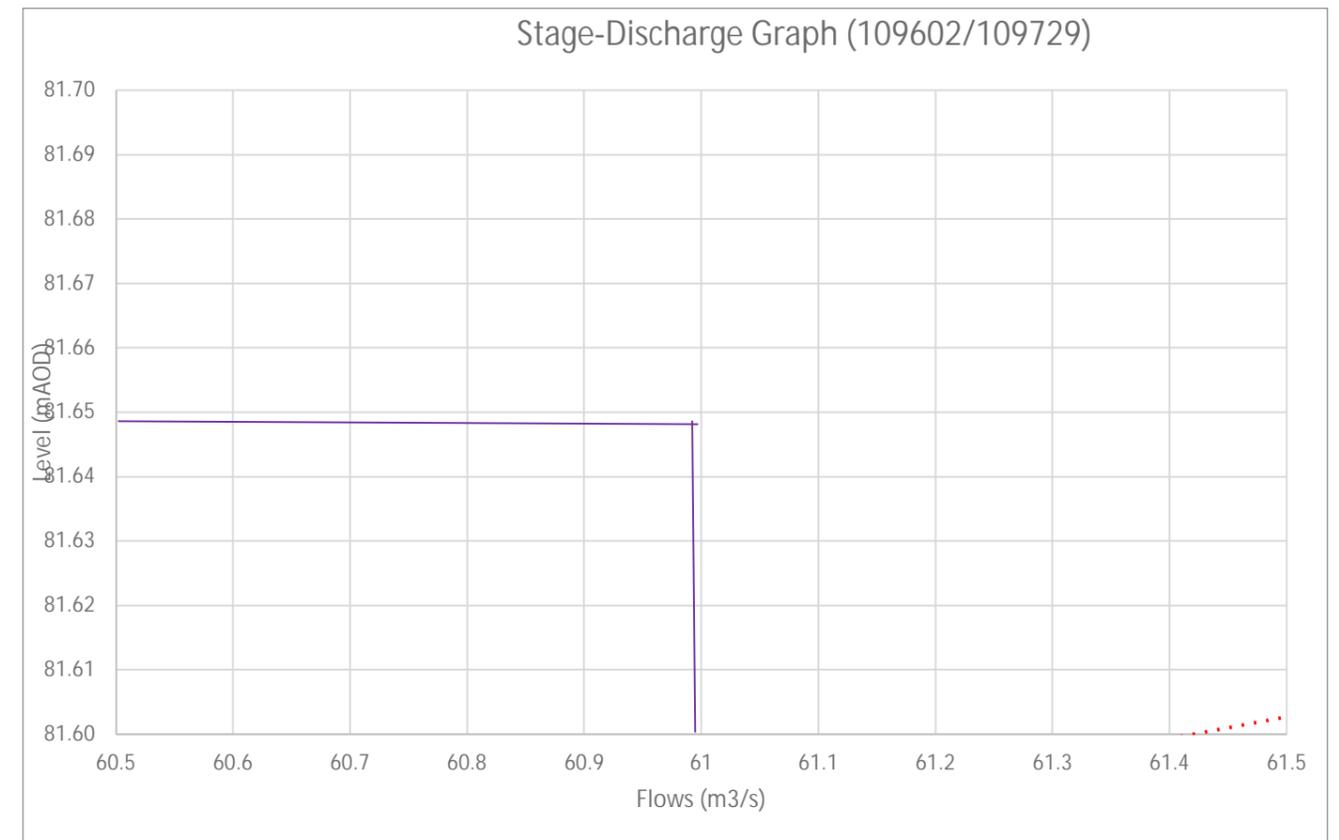
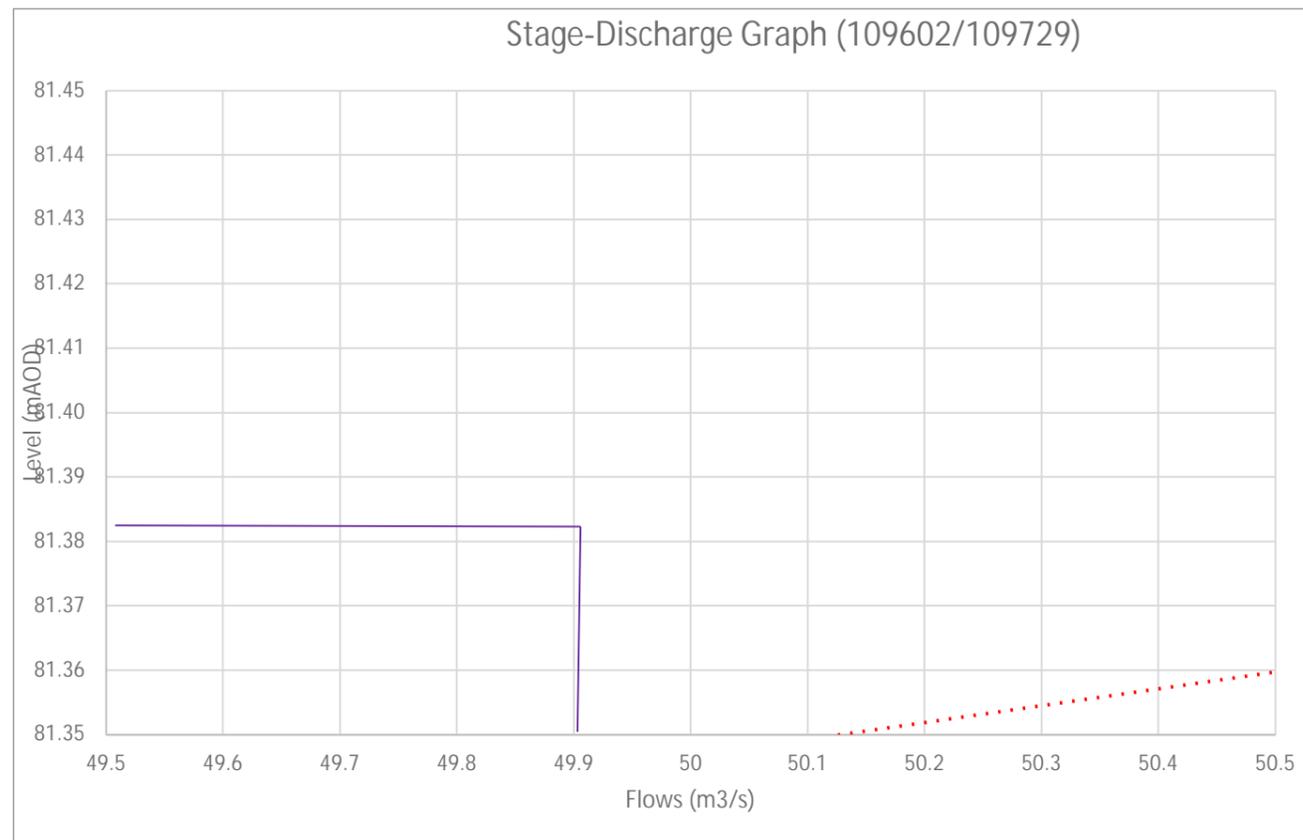
Node 109103/109078

AEP	Flow (m3/s)	Level (mODN)	
50%	1 in 2	6.94	80.08
20%	1 in 5	9.33	80.32
10%	1 in 10	11.91	80.44
5%	1 in 20	14.55	80.52
2%	1 in 50	18.16	80.63
1.33%	1 in 75	19.78	80.67
1%	1 in 100	21.36	80.71
0.5%	1 in 200	25.69	80.78
1%+20CC	1 in 100 + CC	25.15	80.79
0.1%	1 in 1000	36.97	81.03
0.1%+20CC	1 in 1000+CC	47.4	81.35



Interpolation for New Climate Change Allowances

AEP	Flow (m3/s)	Level (mODN)	
0.1% + 35% CC	1 in 1000 + CC	49.9	81.38
0.1% + 65% CC	1 in 1000 + CC	61.0	81.65

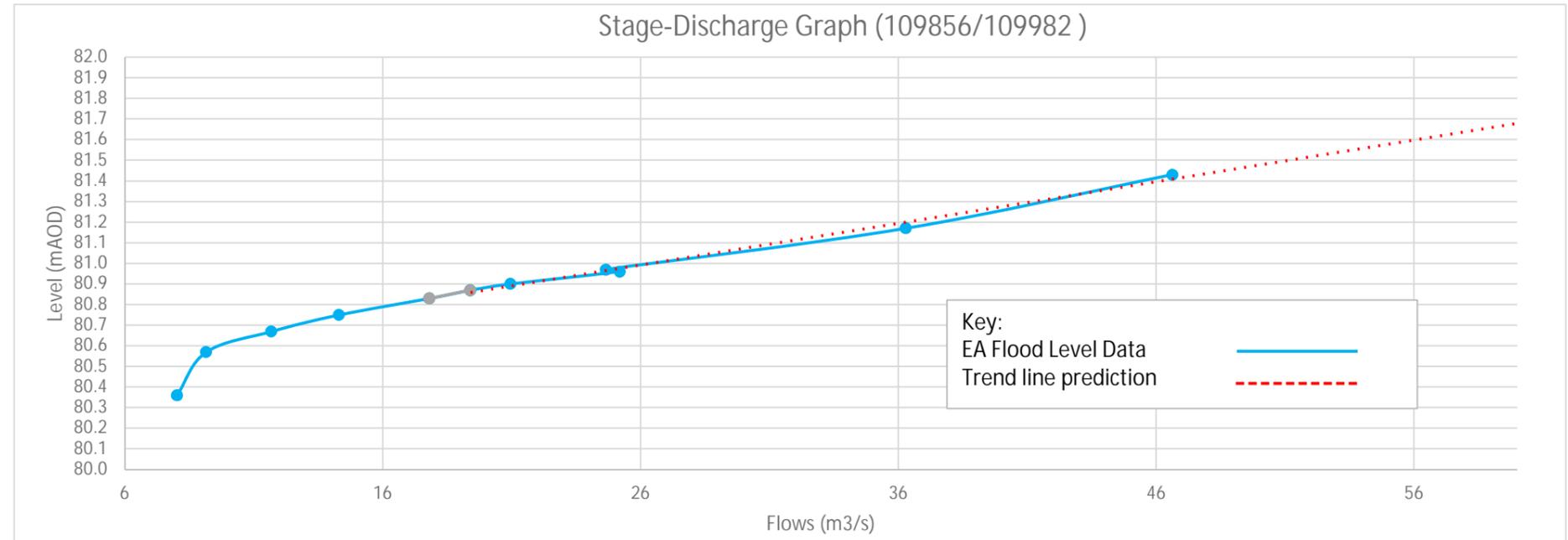


Existing Stage Discharge Graph

Data model - Welland Catchment Strategic

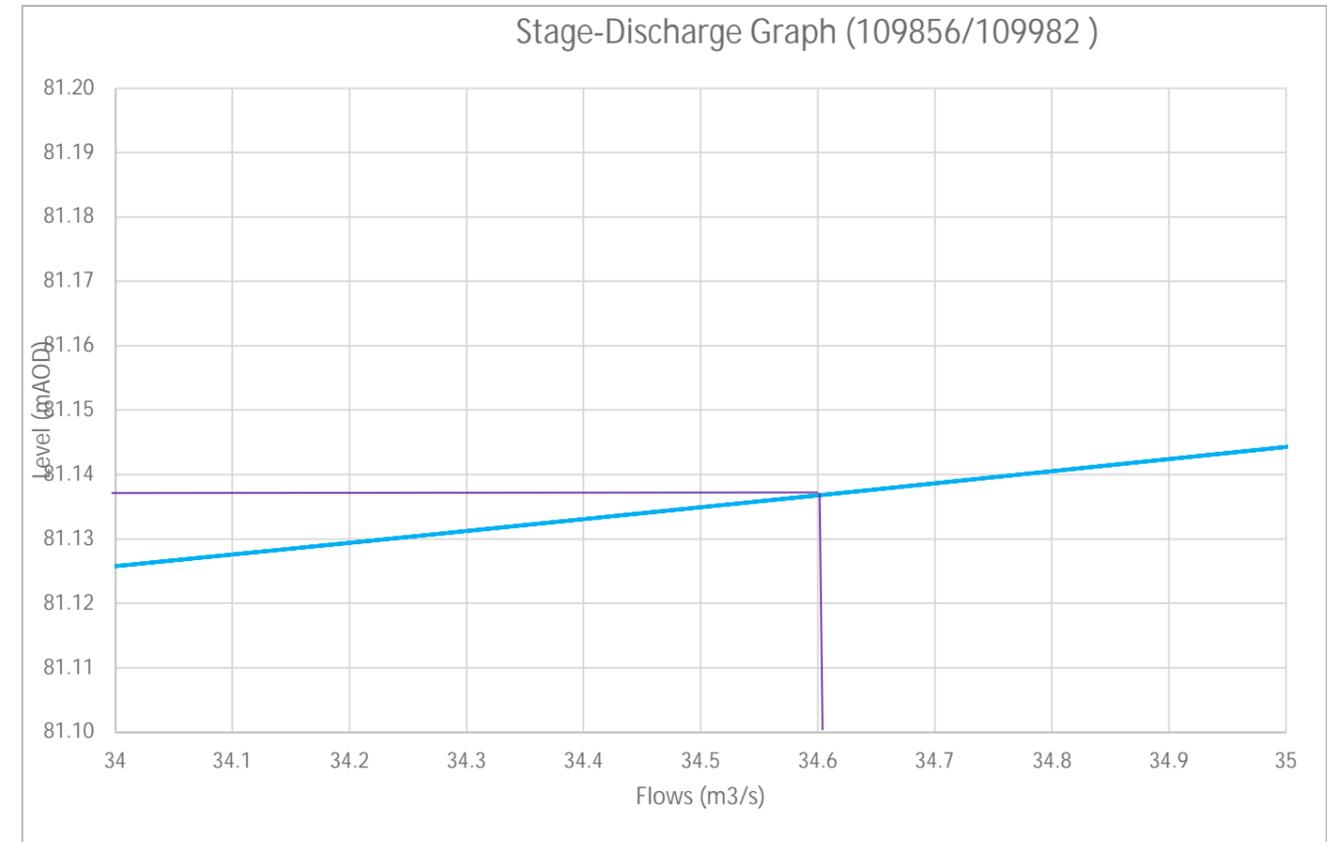
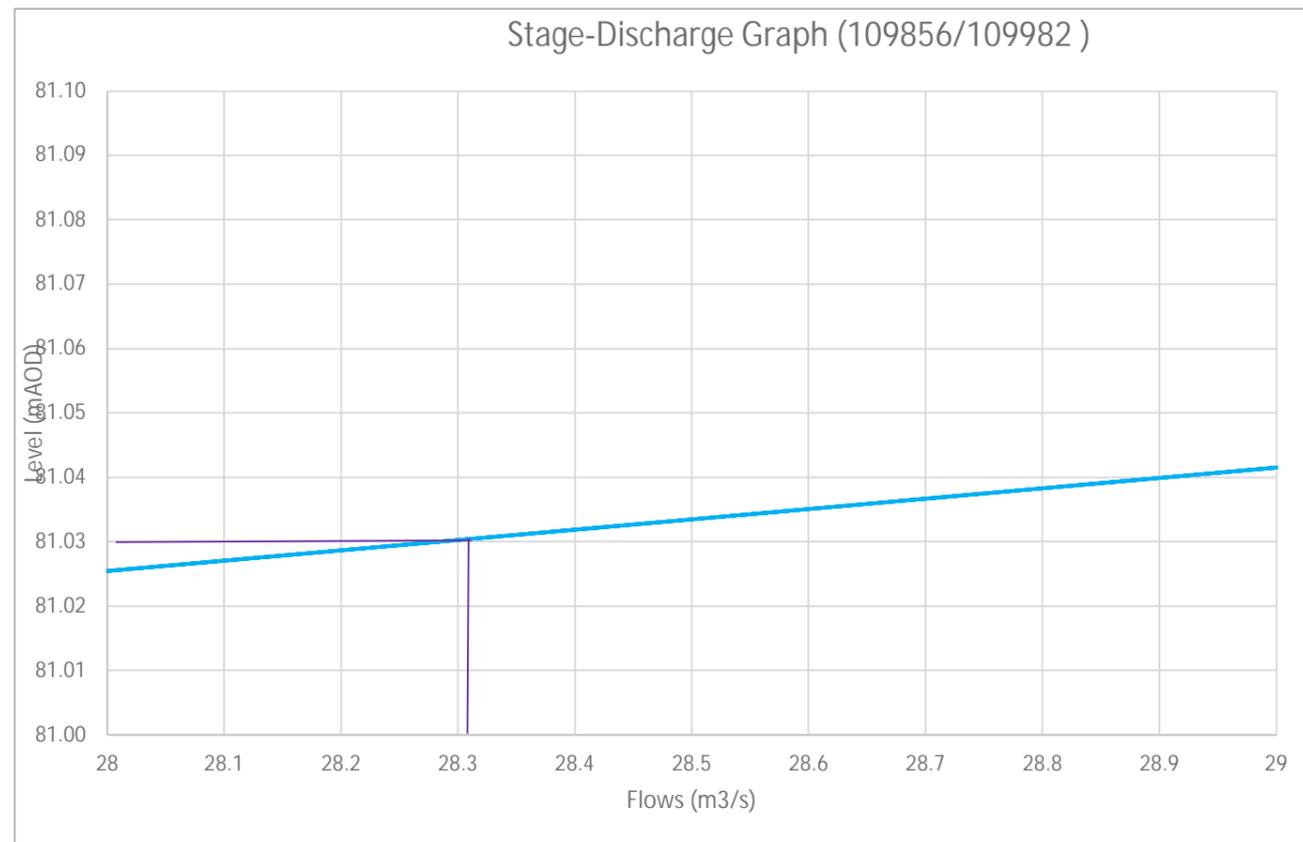
Node 109856/109982

AEP	Flow (m3/s)	Level (mODN)
50%	1 in 2	80.36
20%	1 in 5	80.57
10%	1 in 10	80.67
5%	1 in 20	80.75
2%	1 in 50	80.83
1.33%	1 in 75	80.87
1%	1 in 100	80.90
0.5%	1 in 200	80.96
1%+20CC	1 in 100 + CC	80.97
0.1%	1 in 1000	81.17
0.1%+20CC	1 in 1000+CC	81.43



Interpolation for New Climate Change Allowances

AEP	Flow (m3/s)	Level (mODN)
1% + 35% CC	1 in 100 + CC	81.03
1% + 65% CC	1 in 100 + CC	81.14

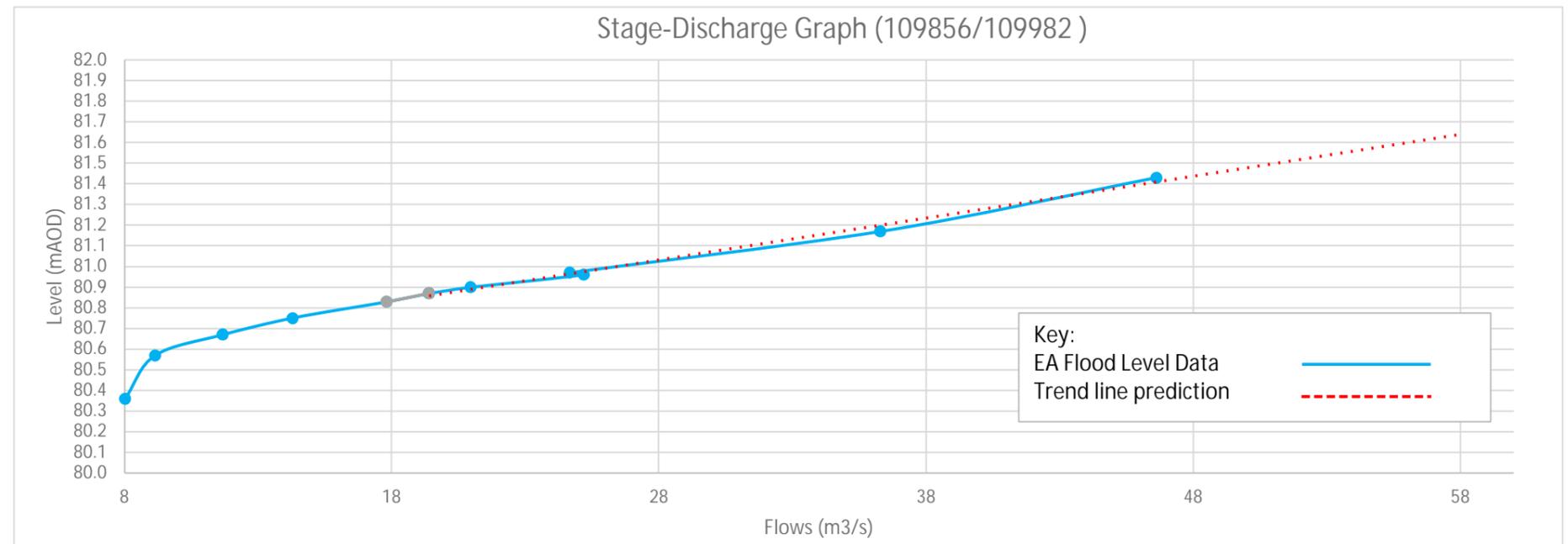


Existing Stage Discharge Graph

Data model - Welland Catchment Strategic

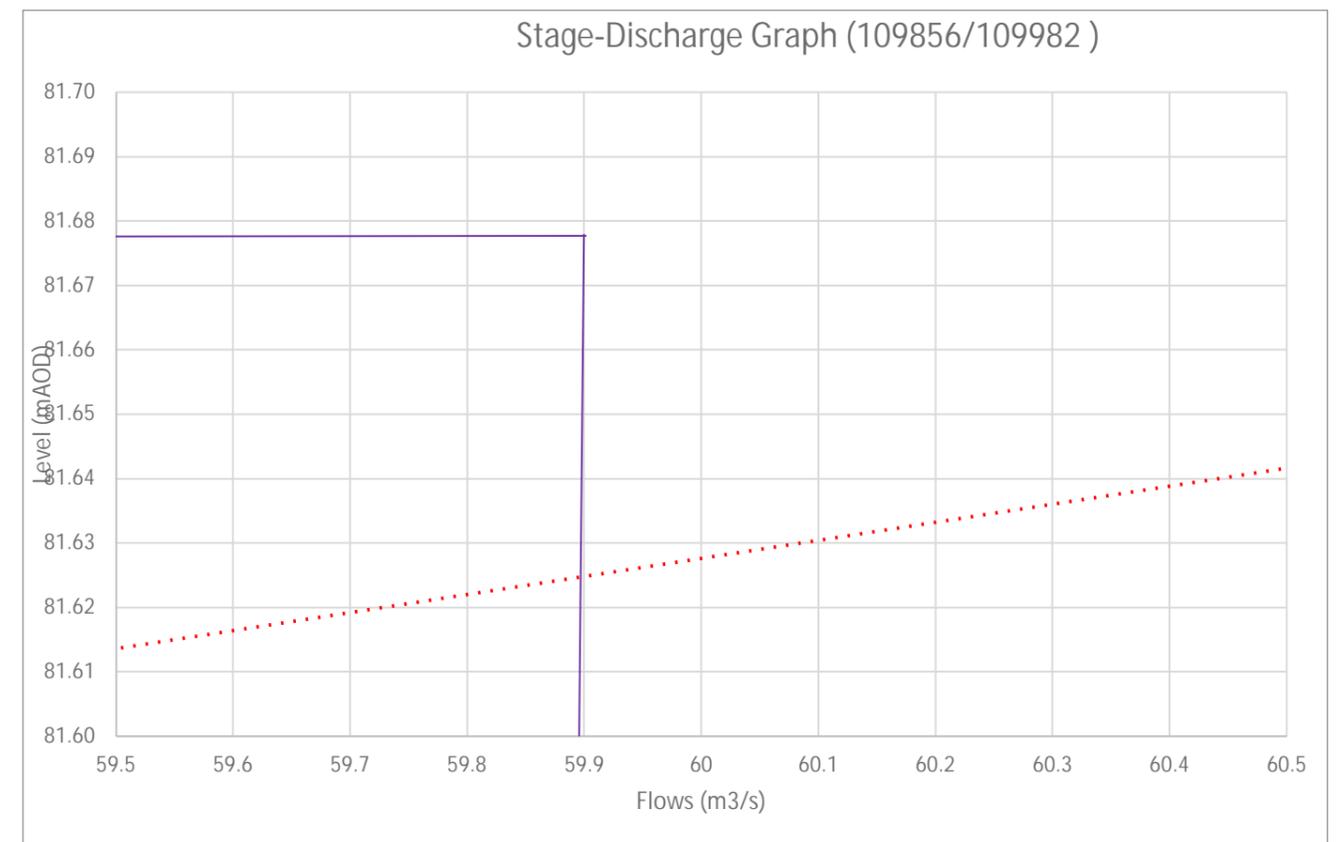
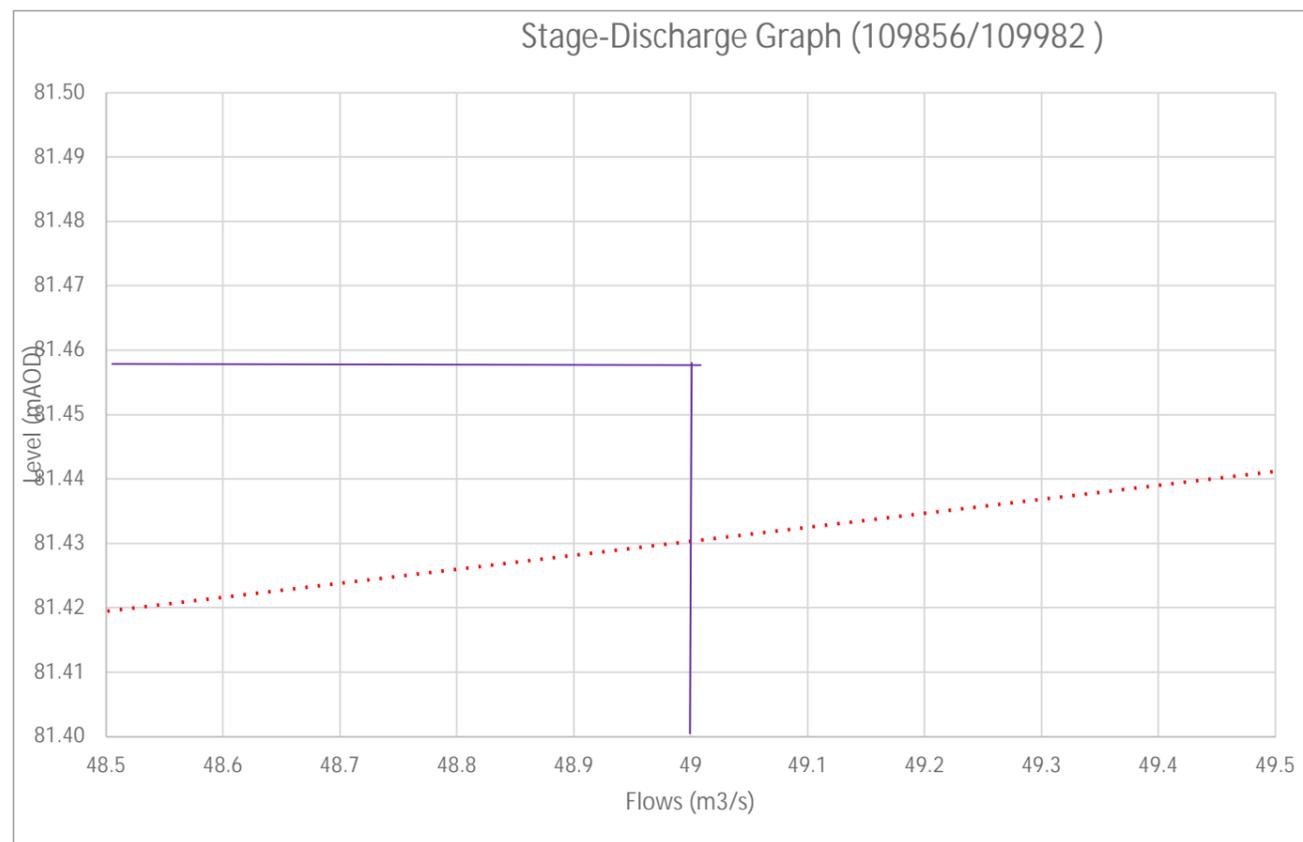
Node 109856/109982

AEP	Flow (m3/s)	Level (mODN)
50%	1 in 2	8.03
20%	1 in 5	9.15
10%	1 in 10	11.68
5%	1 in 20	14.3
2%	1 in 50	17.81
1.33%	1 in 75	19.4
1%	1 in 100	20.95
0.5%	1 in 200	25.19
1%+20CC	1 in 100 + CC	24.66
0.1%	1 in 1000	36.29
0.1%+20CC	1 in 1000+CC	46.63



Interpolation for New Climate Change Allowances

AEP	Flow (m3/s)	Level (mODN)
0.1% + 35% CC	1 in 1000 + CC	49.0
0.1% + 65% CC	1 in 1000 + CC	59.9

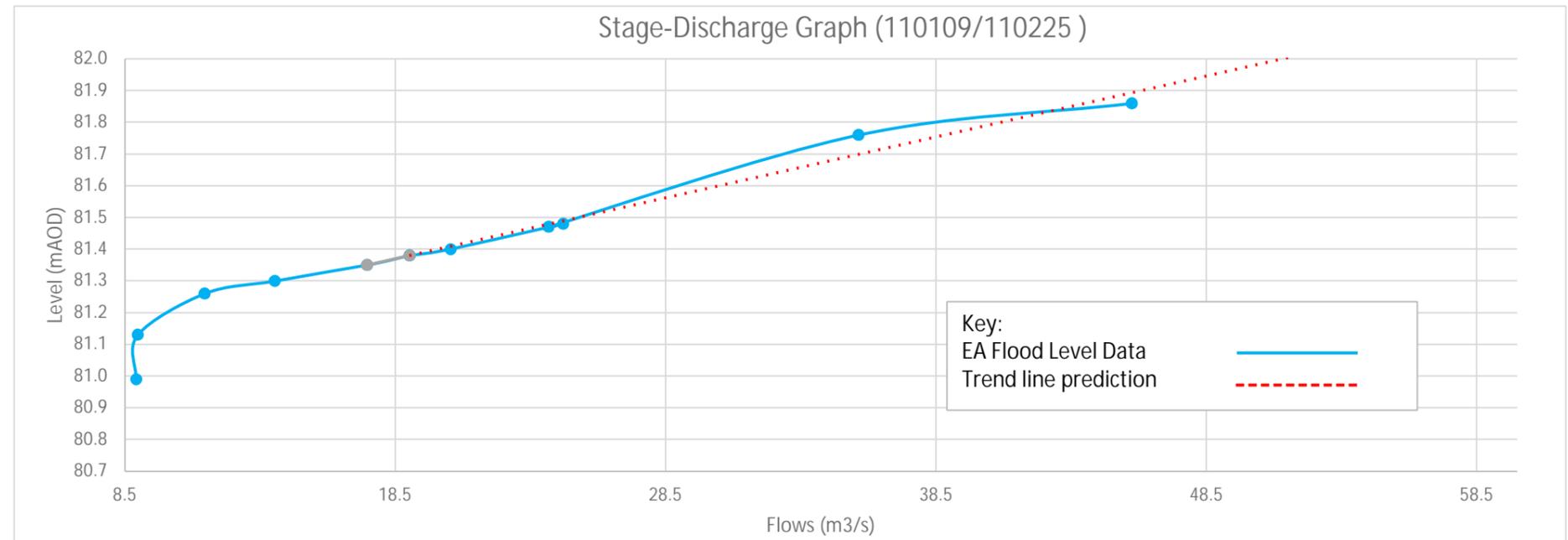


Existing Stage Discharge Graph

Data model - Welland Catchment Strategic

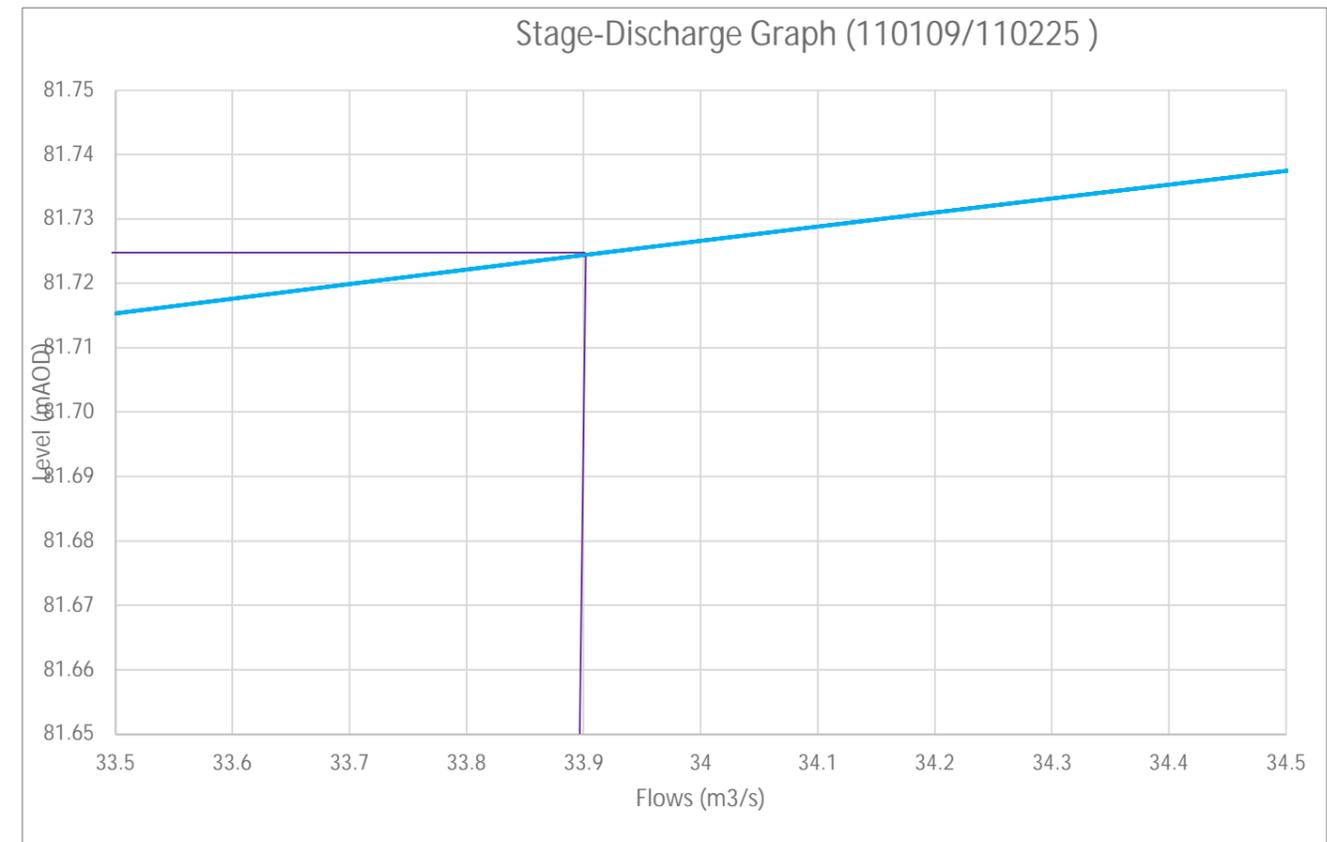
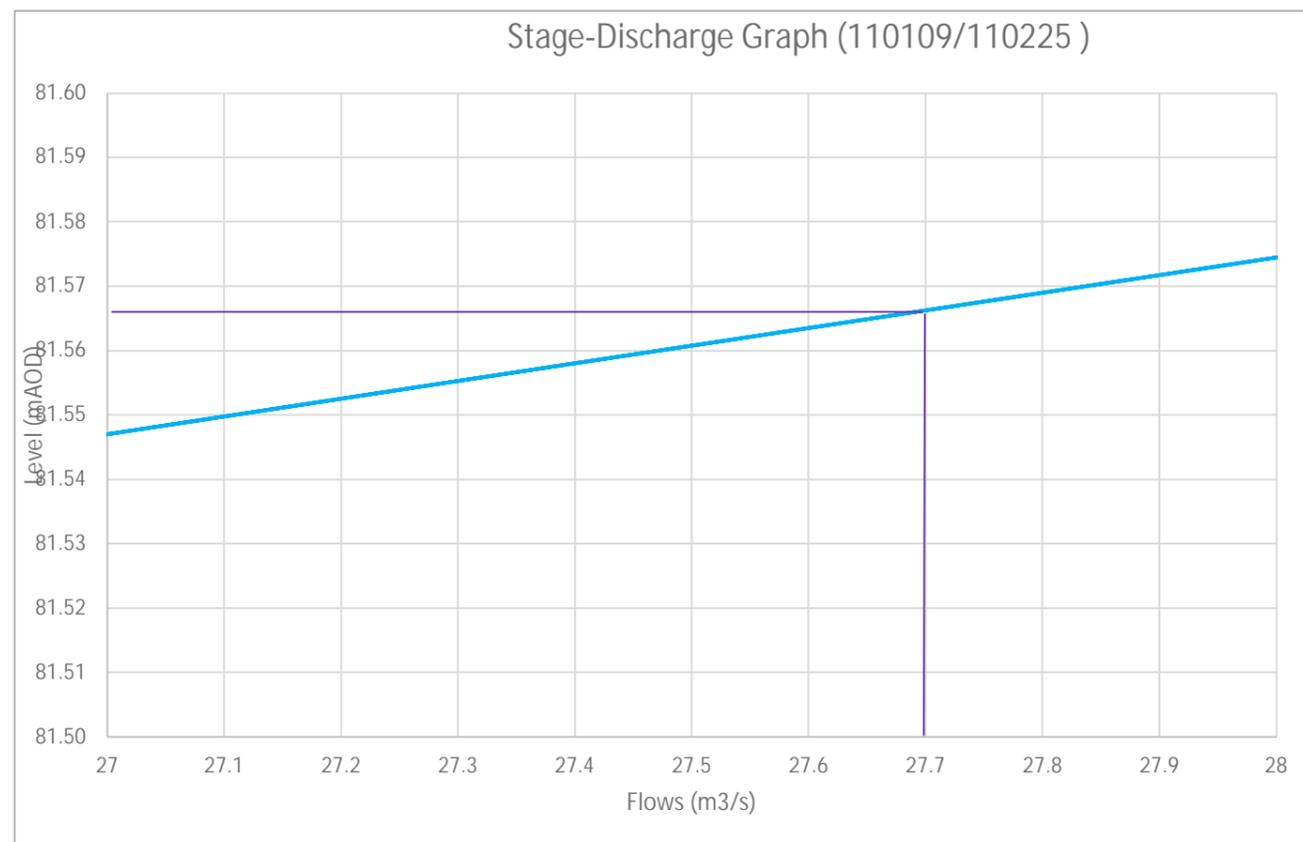
Node 110109/110225

AEP	Flow (m3/s)	Level (mODN)
50%	1 in 2	8.92
20%	1 in 5	8.98
10%	1 in 10	11.46
5%	1 in 20	14.05
2%	1 in 50	17.47
1.33%	1 in 75	19.03
1%	1 in 100	20.55
0.5%	1 in 200	24.72
1%+20CC	1 in 100 + CC	24.18
0.1%	1 in 1000	35.64
0.1%+20CC	1 in 1000+CC	45.75



Interpolation for New Climate Change Allowances

AEP	Flow (m3/s)	Level (mODN)
1% + 35% CC	1 in 100 + CC	27.7
1% + 65% CC	1 in 100 + CC	33.9

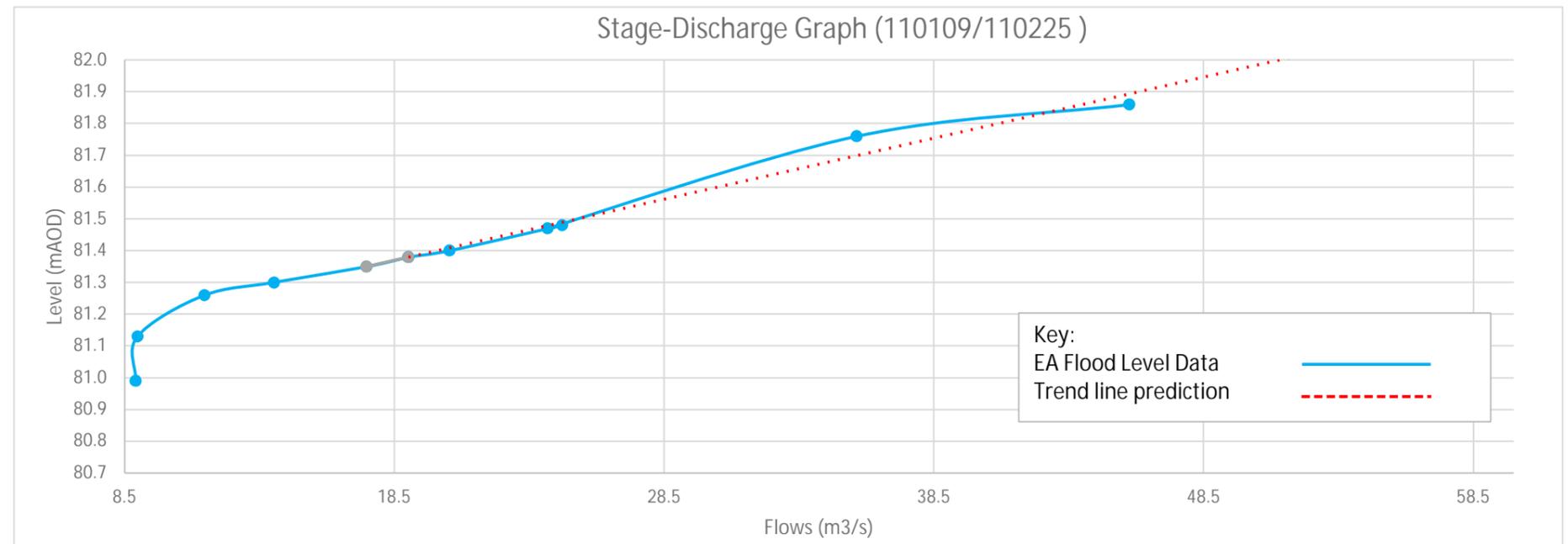


Existing Stage Discharge Graph

Data model - Welland Catchment Strategic

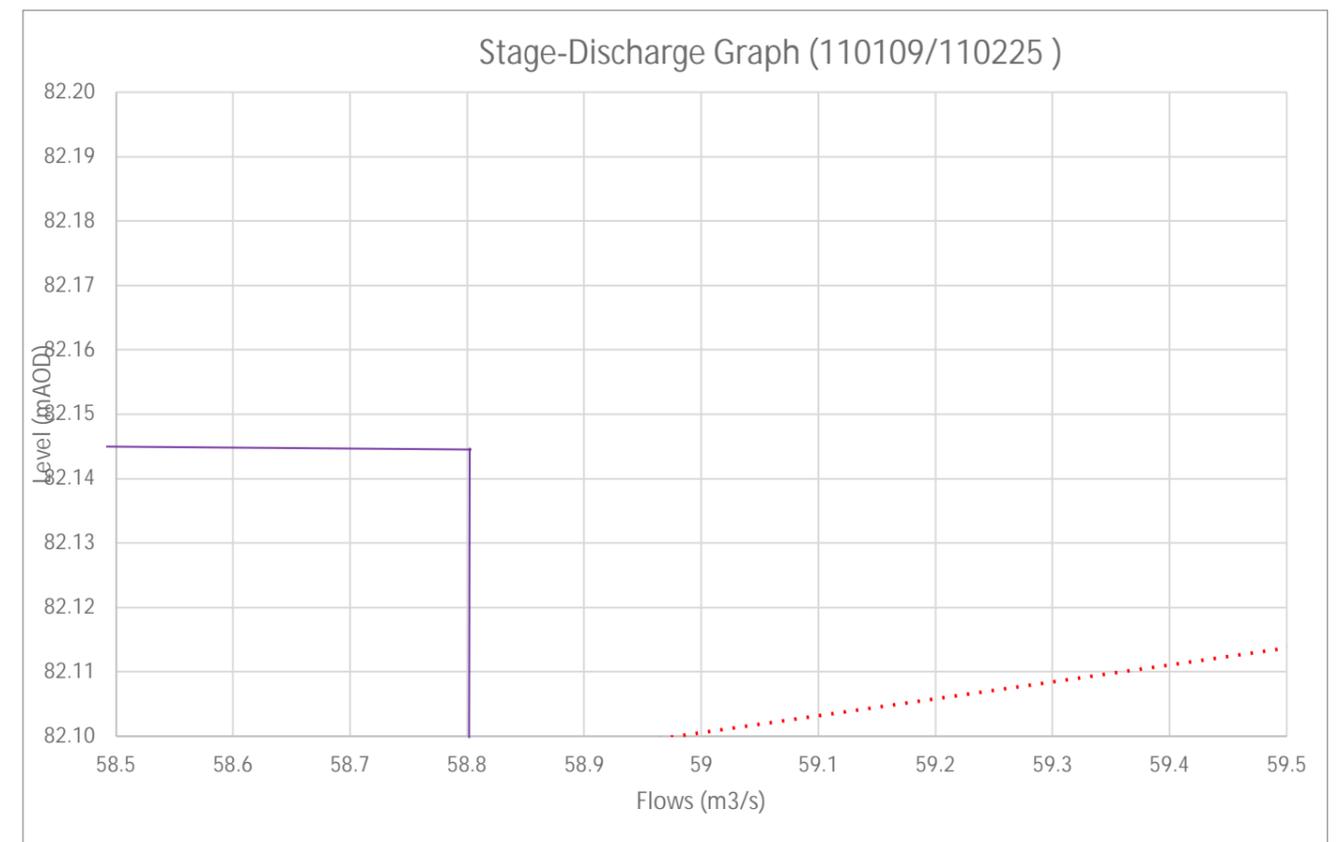
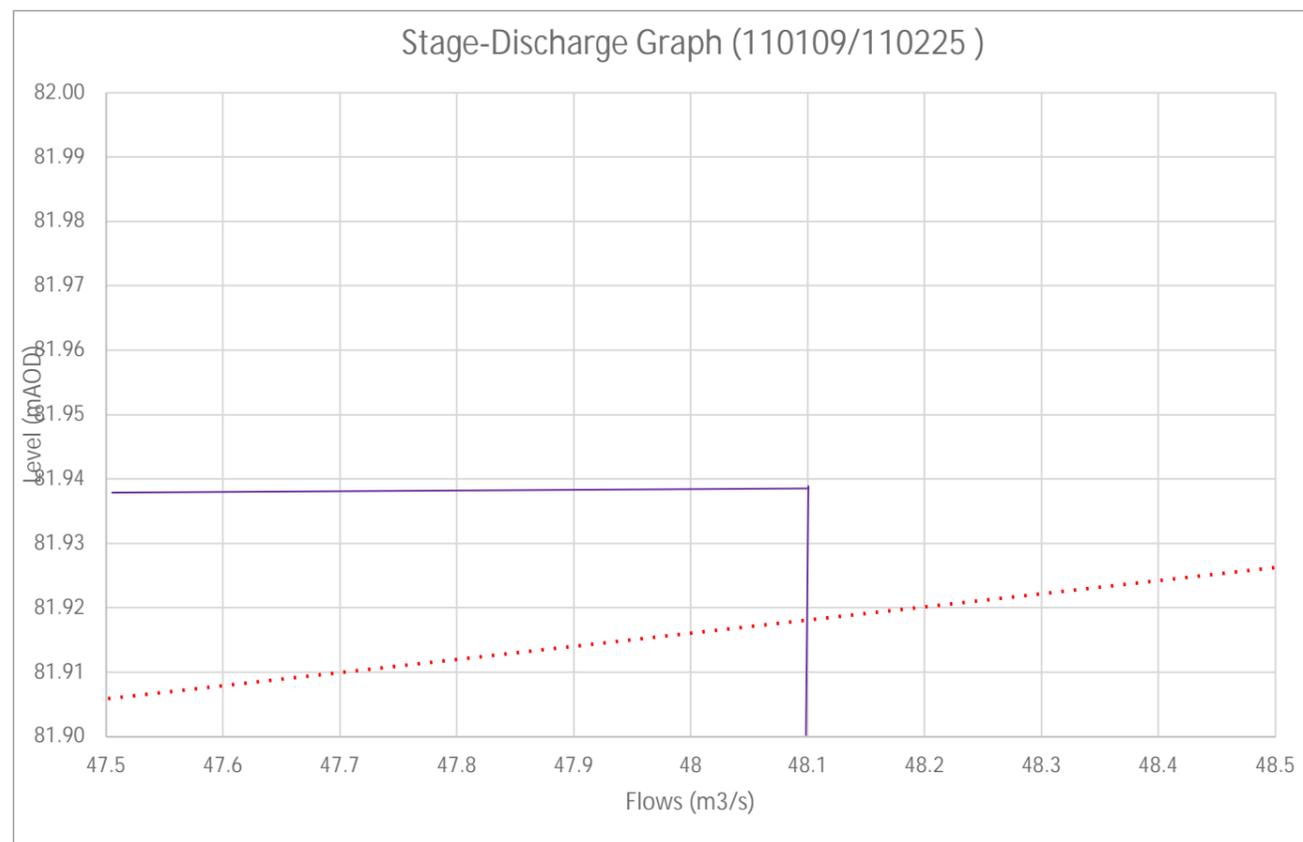
Node 110109/110225

AEP	Flow (m3/s)	Level (mODN)	
50%	1 in 2	8.92	80.99
20%	1 in 5	8.98	81.13
10%	1 in 10	11.46	81.26
5%	1 in 20	14.05	81.3
2%	1 in 50	17.47	81.35
1.33%	1 in 75	19.03	81.38
1%	1 in 100	20.55	81.40
0.5%	1 in 200	24.72	81.48
1%+20CC	1 in 100 + CC	24.18	81.47
0.1%	1 in 1000	35.64	81.76
0.1%+20CC	1 in 1000+CC	45.75	81.86



Interpolation for New Climate Change Allowances

AEP	Flow (m3/s)	Level (mODN)	
0.1% + 35% CC	1 in 1000 + CC	48.1	81.94
0.1% + 65% CC	1 in 1000 + CC	58.8	82.15

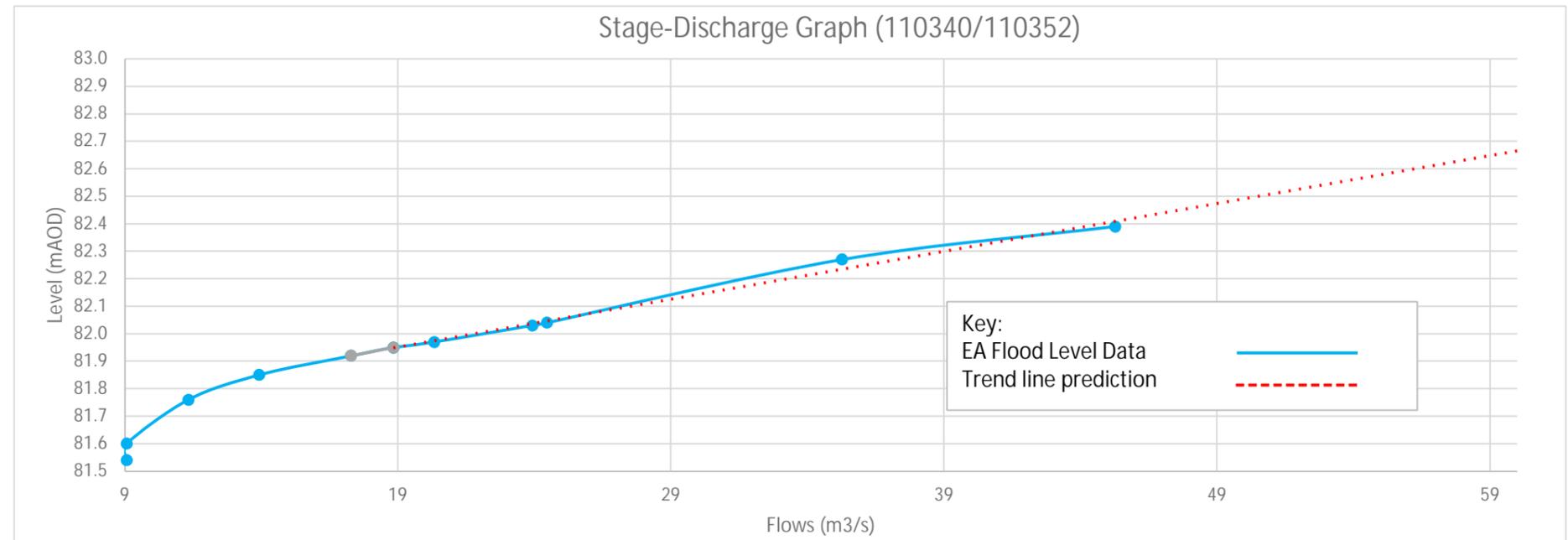


Existing Stage Discharge Graph

Data model - Welland Catchment Strategic

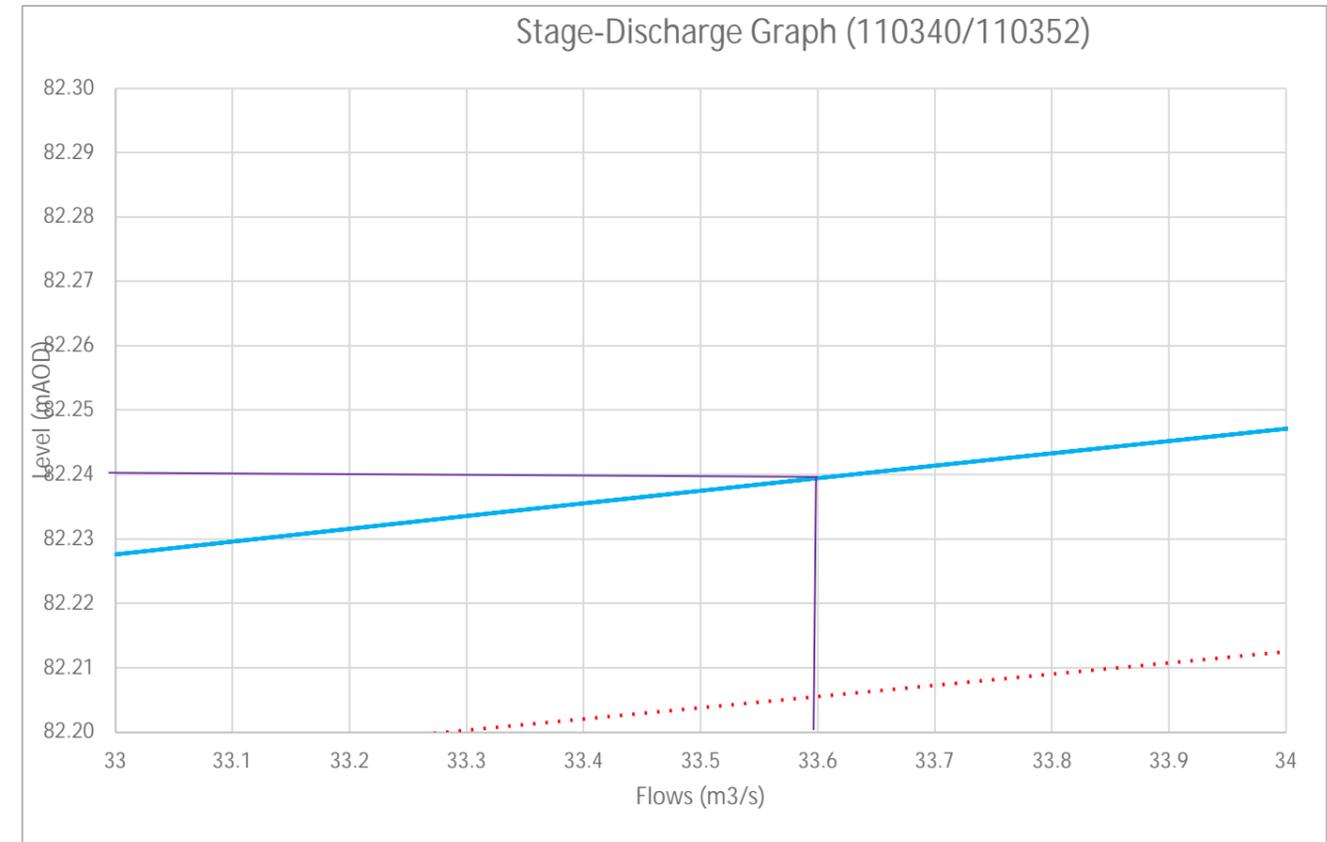
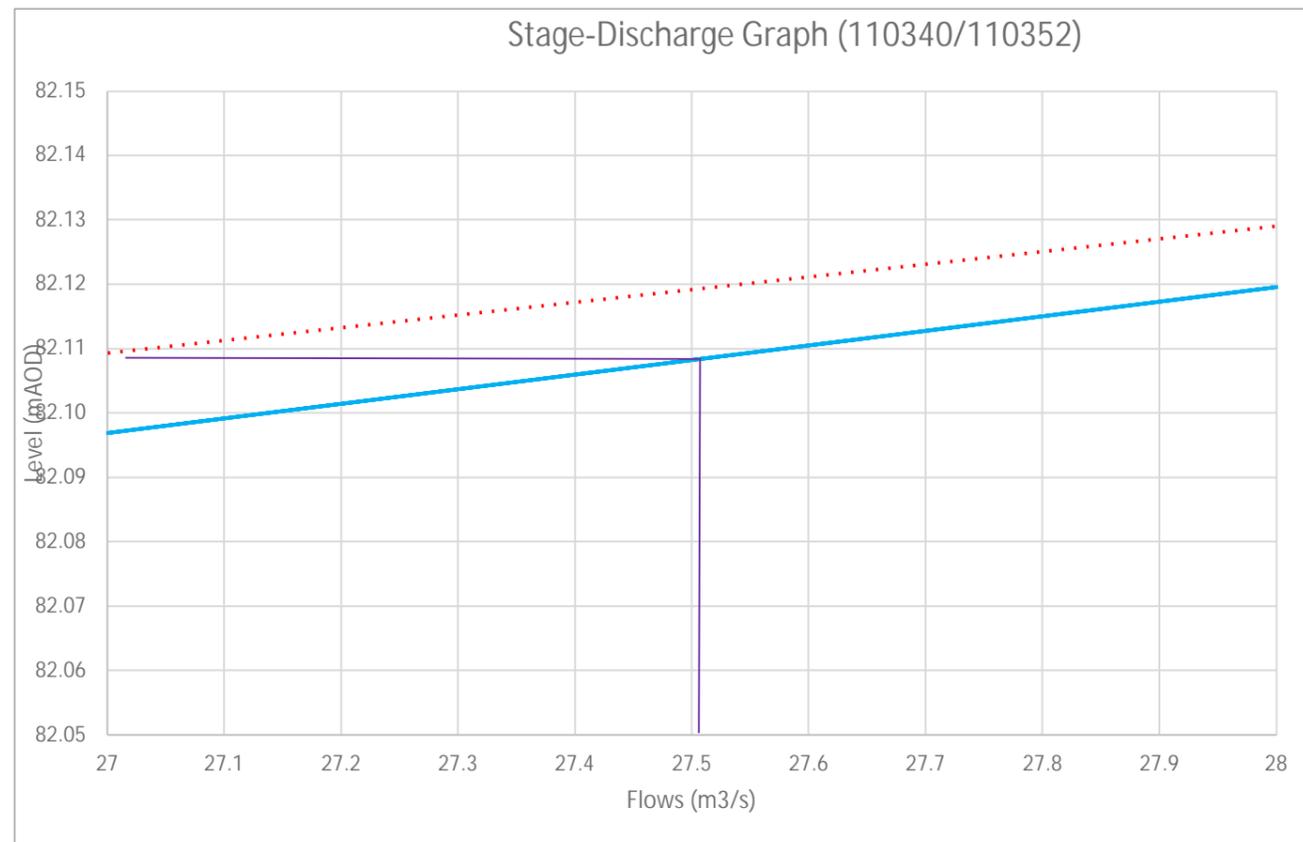
Node 110340/110352

AEP		Flow (m3/s)	Level (mODN)
50%	1 in 2	9.07	81.54
20%	1 in 5	9.07	81.6
10%	1 in 10	11.34	81.76
5%	1 in 20	13.92	81.85
2%	1 in 50	17.29	81.92
1.33%	1 in 75	18.84	81.95
1%	1 in 100	20.34	81.97
0.5%	1 in 200	23.93	82.03
1%+20CC	1 in 100 + CC	24.46	82.04
0.1%	1 in 1000	35.27	82.27
0.1%+20CC	1 in 1000+CC	45.28	82.39



Interpolation for New Climate Change Allowances

AEP		Flow (m3/s)	Level (mODN)
1% + 35% CC	1 in 100 + CC	27.5	82.11
1% + 65% CC	1 in 100 + CC	33.6	82.24

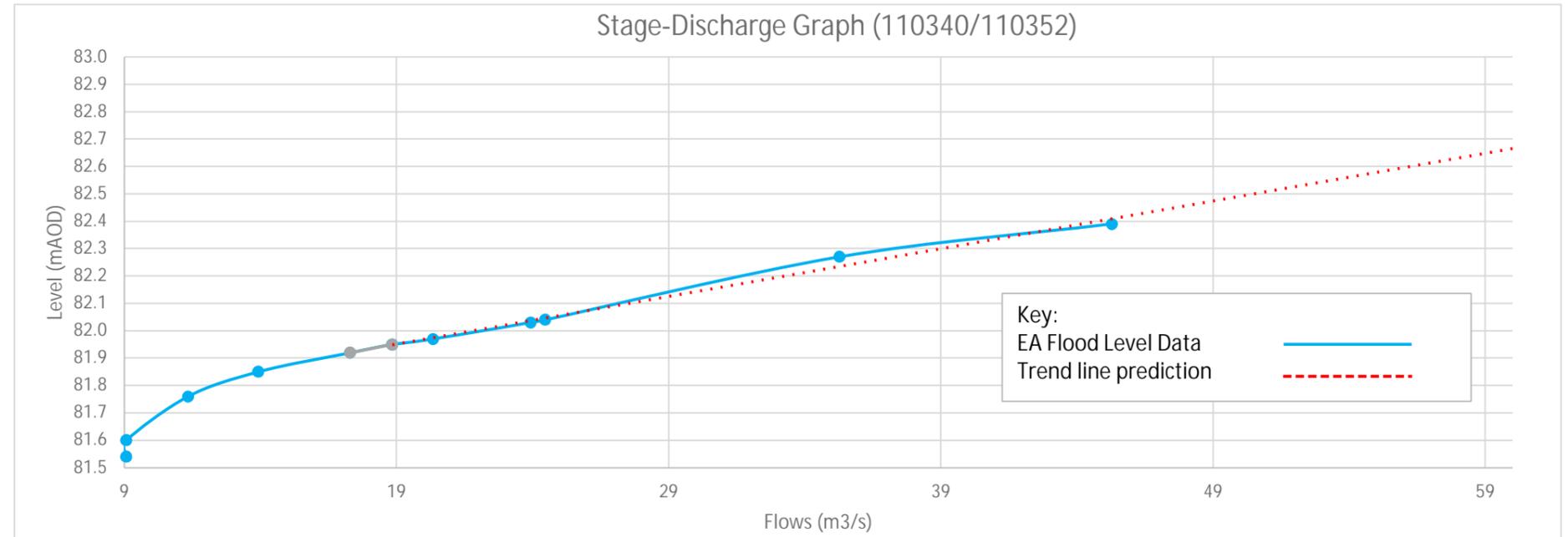


Existing Stage Discharge Graph

Data model - Welland Catchment Strategic

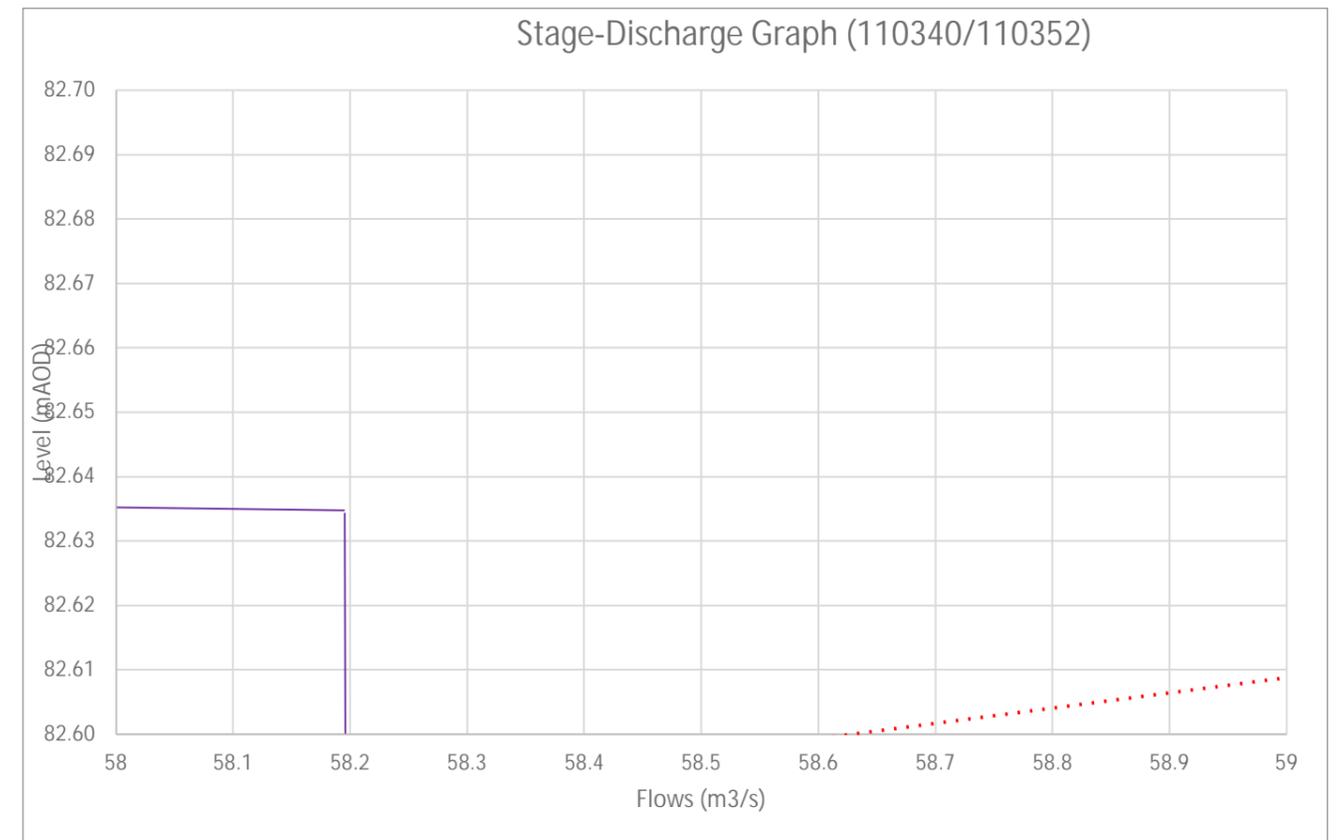
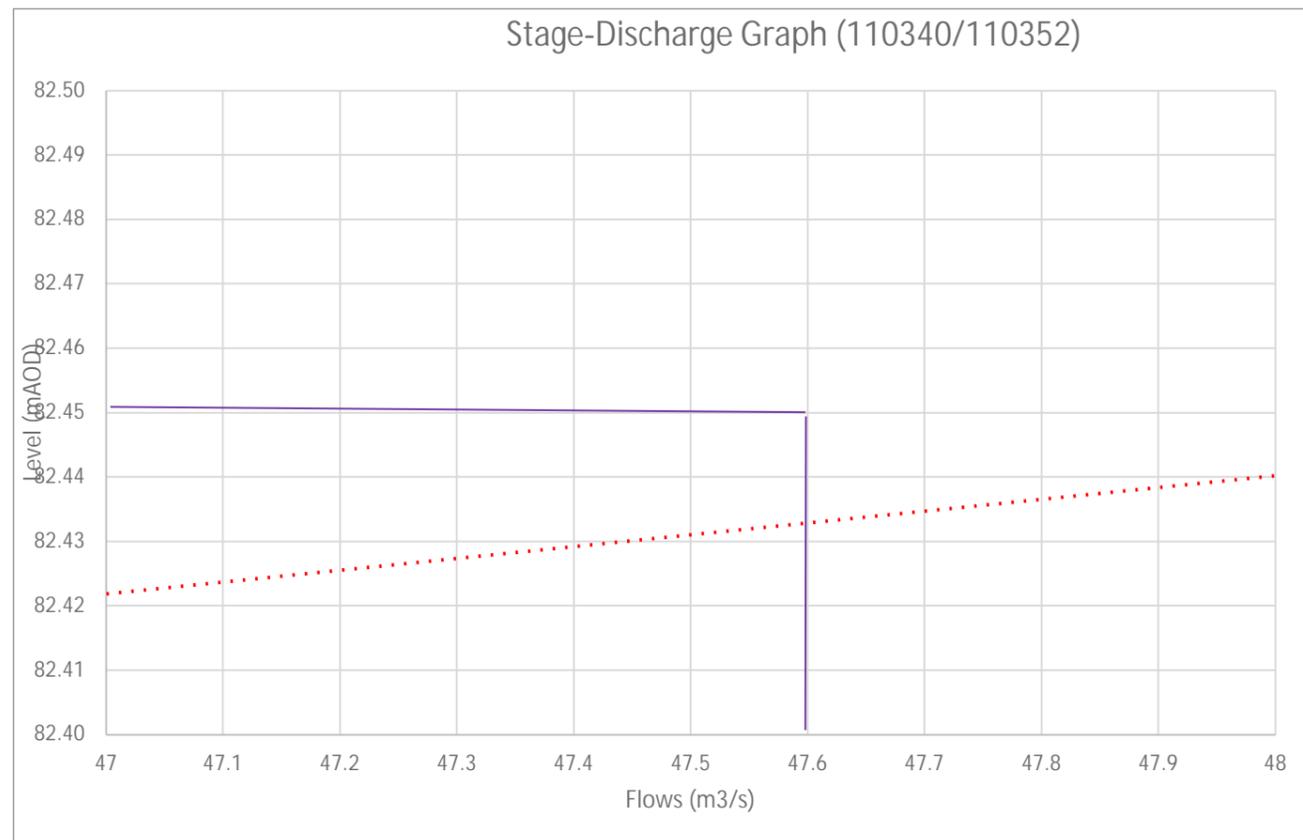
Node 110340/110352

AEP		Flow (m3/s)	Level (mODN)
50%	1 in 2	9.07	81.54
20%	1 in 5	9.07	81.6
10%	1 in 10	11.34	81.76
5%	1 in 20	13.92	81.85
2%	1 in 50	17.29	81.92
1.33%	1 in 75	18.84	81.95
1%	1 in 100	20.34	81.97
0.5%	1 in 200	23.93	82.03
1%+20CC	1 in 100 + CC	24.46	82.04
0.1%	1 in 1000	35.27	82.27
0.1%+20CC	1 in 1000+CC	45.28	82.39



Interpolation for New Climate Change Allowances

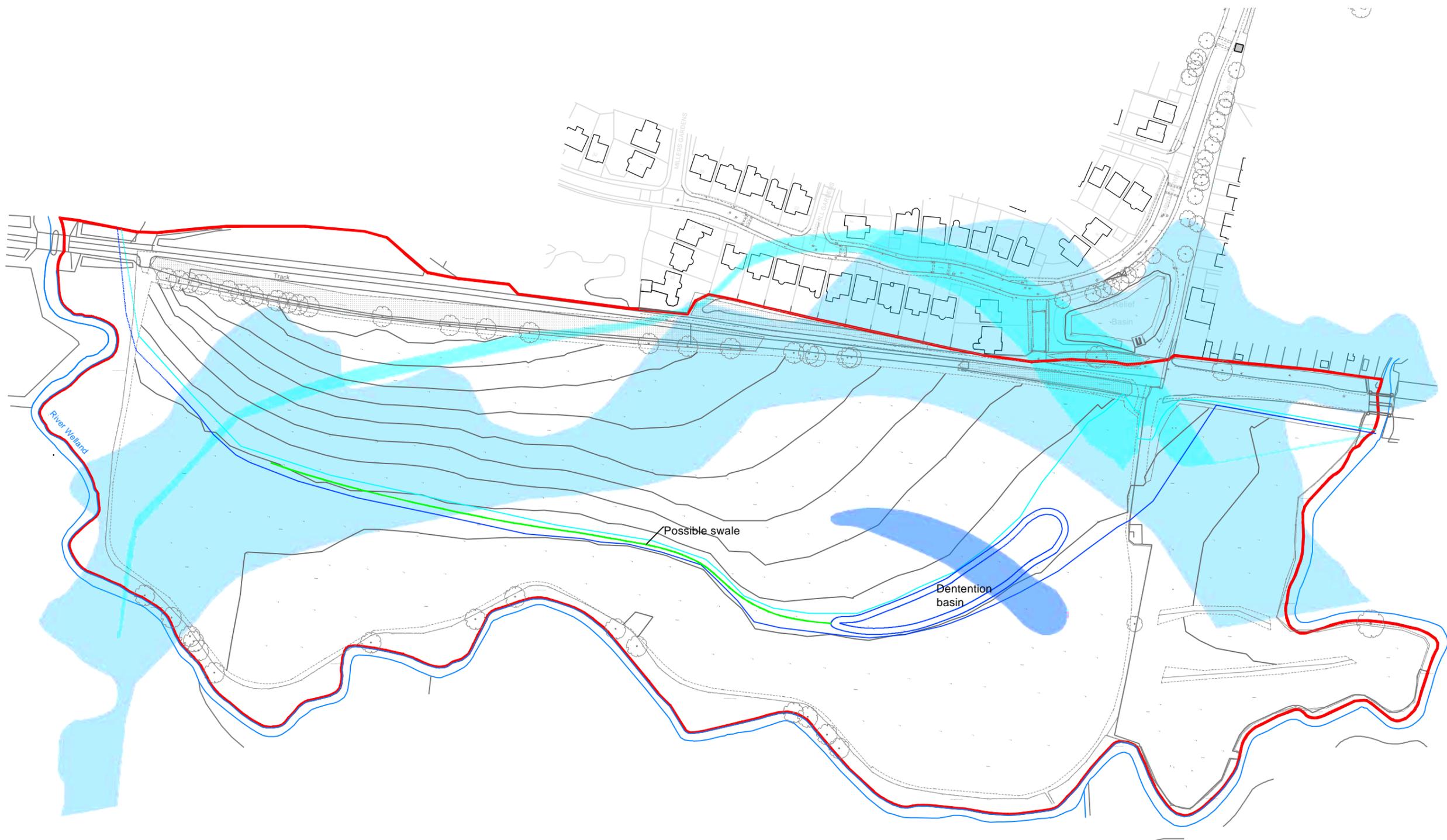
AEP		Flow (m3/s)	Level (mODN)
0.1% + 35% CC	1 in 1000 + CC	47.6	82.45
0.1% + 65% CC	1 in 1000 + CC	58.2	82.64





Appendix D

Flood Zone Extents - EA Flood Data and Drainage Constraints
MAC drawing no. 305-FRA04A



- Notes:**
1. Based on Ordnance Survey mapping. ©Crown Copyright and database rights 2019 OS Licence no. 100019980.
 2. Based on Environment Agency flood level data with MAC Climate Change allowances.
 3. Red line extents may not be 100% accurate

Key:

	Site Boundary = 121,252m ² or 12.125ha
	Flood Zone 3 with 65% Climate Change
	Flood Zone 2 with 35% Climate Change
	Detention basin
	Possible swale

 <p>T: 01604 340544 Northampton Office E: info@mac-ltd.co.uk W: mac-ltd.co.uk Martin Andrews Consulting Ltd</p>	<ul style="list-style-type: none"> • Transport Assessments • Flood Risk Assessments • Highway Advice • Access Design • Drainage Strategies • Vehicle tracking 	Client: Manor Oak Homes	Project: Land off Farndale View Market Harborough
		Title: Flood Zone Extents - EA Flood Data and Drainage Constraints	Date: 05/03/21 Drw: MJA Chk: MJA
		Drawing No: 305-FRA04	Revision: A Scale: 1:2000 Size: A3

APPENDIX G. CONTAMINATED LAND REPORT

Sitecheck Combined



Contaminated Land

PASSED

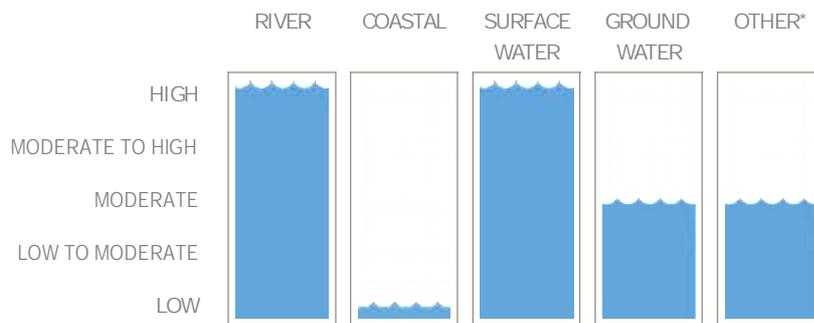
No significant contaminant linkage has been identified and any liabilities from contaminated land are unlikely. No further action is required.



Flood

FURTHER ACTION

The property is at a significant risk of River and Surface Water flooding. Further assessment is recommended to understand the likely depth of flood waters. Please refer to the Professional Opinion and Recommendations section of this report. To explore the risk further, please see the flood section of this report.



* Includes historic flood events, proximity to surface water features and elevation above sea level



Radon

NONE IDENTIFIED

The property is not considered to be within a radon affected area. No further action is considered necessary.



Environmental Constraints

NONE IDENTIFIED

No Environmental Constraints have been identified within 250 metres of your property.

This report is issued for the property described as:
Land at Ferndale Road
Market Harborough

Report Reference:
239595632

National Grid Reference:
471980 286680

Customer Reference:
20463204_SAF

Report Date:
25 March 2020

CONTACT DETAILS

If you require any assistance please contact our customer support team on:

0844 844 9966

or by email at:

helpdesk@landmark.co.uk

Professional Opinion and Recommendations

Please see below our recommendations and next steps. These may be copied into your Report on Title if you wish. No physical site inspection has been carried out or is proposed.



Section 1: Contaminated Land

PASSED

Professional Opinion

In the professional opinion of Landmark Information Group, the level of risk associated with the information assessed in this report:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

You should be aware of the following:

As part of this assessment, we have considered sensitive receptors and human health, as this information is considered as part of the Local Authorities Part 2A inspection strategy.

Please see section 1 for further information. Alternatively, please contact your professional advisor or Landmark Customer Services on 0844 8449966.



Section 2: Flood

FURTHER ACTION

Professional Opinion

Having reviewed the risk of flooding to the property, Landmark's environmental consultants consider the risk of flooding to be significant. Please note the following findings and recommendations:

1) River Flooding

The property is within an area that is at a high risk of river flooding. Although Environment Agency recorded flood defences have been identified within 500m of the property, these are not expected to protect the property and the high flood risk remains.

2) Surface Water Flooding

During a surface water flood event, depths at the property may reach and exceed 1m.

We have also found a moderate risk of Groundwater and Other flooding, you can investigate this further by referring to the flood section.

Flood Defences

River/coastal flood defences have been identified and considered as part of Landmark's overall risk of flooding. However, please be aware that if the defences fail, are absent or over-topped the risk of river/coastal flooding to the property would remain a high risk.

Recommendations

- Landmark recommend carrying out a follow on report to understand the expected depth of flood waters at the property, as well as the protection level of any defences found to benefit the property. Understanding the likely depths of flooding is important as it will both help to reassess the risk and identify what the most practical approach

Professional Opinion and Recommendations

is to protect the property. The required follow on report, a Flood Solutions Consult, will cost from (£250 + VAT). Please contact our in-house environmental consultants, Argyll Environmental, for further information and to order on 0845 458 5250 or email orders@argyllenviro.com.

- You should ask the seller and other nearby property owners whether or not flooding has occurred in the area previously. If it has, what was the impact and where were the affected areas.
- As a high risk of flooding has been identified, Landmark recommend the property purchaser/owner explores the flood section of this report to understand the risks further.

Insurance

We recommend you obtain buildings and contents insurance terms before exchange of contracts.

Flood Risk

Flood risk is based on probability; to understand more about flood and the information reviewed, including flood protection measures, please explore the flood section of this report or visit the 'Know Your Flood Risk' website at: www.knowyourfloodrisk.co.uk.



Section 3: Radon

NONE IDENTIFIED

Landmark Information have identified that the property is in a lower probability radon area as less than 1% of homes are estimated to be at or above the action level for radon gas.

Radon Protection Measures: No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.



Section 4: Environmental Constraints

NONE IDENTIFIED

Landmark Information have not identified any environmental constraints within 250m of the property.

Next Steps

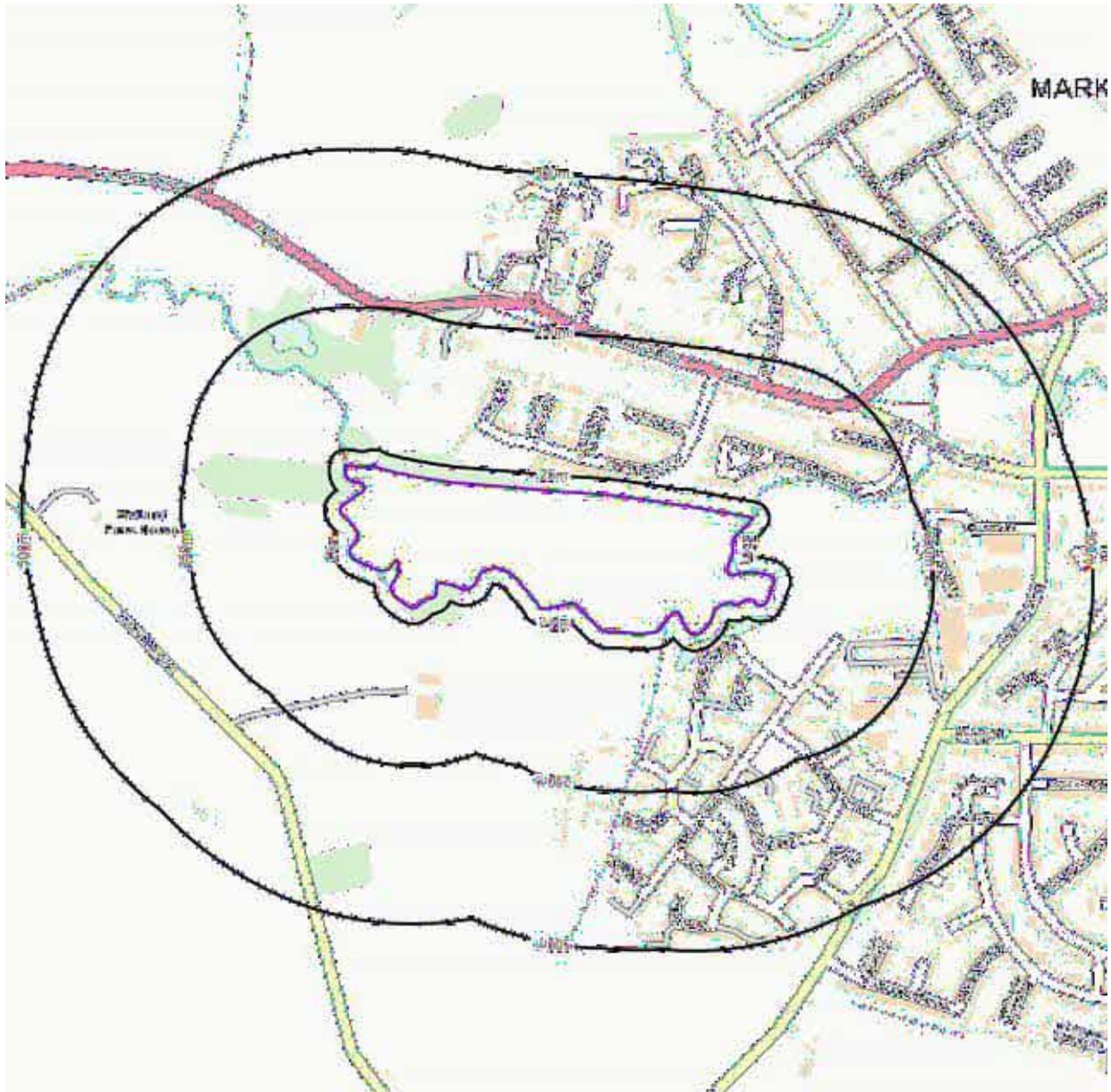
If you require any assistance, please contact our Customer Services Team on: 0844 844 9966 or helpdesk@landmark.co.uk

Property Location



Location Plan

The map below shows the location of the property.



Contains Ordnance Survey data © Crown copyright and database right 2020.



Site



Search Radii

Property Purchaser Guide



Understanding this report

The purpose of this report is to highlight any potential risk of contaminated land, as defined under Part 2A of the Environment Protection Act 1990, and meet the needs of the Law Society Flood Risk Practice note.

For contaminated land, we will state 'Passed' on the front page if our environmental consultants consider there to be no risk to the property. If a potential risk of contaminated land is found, the report front page will state 'Further Action' and we will include our recommendations and next steps.

For flood, we will state 'Passed' on the front page if our environmental consultants consider there to be no risk of flooding at the property and 'Further Action' if a significant risk is identified. 'Passed Moderate' means that while potential flood risks have been found, these are not considered significant or frequent enough for a Further Action to be issued. We will also display flood gauges which are broken down by flood risk type to help visualise the potential risks. An indication of the availability of insurance, recommendations for next steps and further details of any risk requiring further action will be included in the 'Professional Opinion and Recommendations' section.

The report also examines whether the property is at risk from other specified environmental factors that may impact the future intended use and saleability of the property. For these, we will state 'None Identified' if no potential risk is found and 'Identified' if a potential risk is found. In this case, we will provide recommendations or details of further information required to explore this potential risk.

Section 1: Contaminated Land

In this section, we highlight on a map, and within our findings pages, if there are any potential contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

Section 2: Flood

Within this section, we consider River, Coastal, Surface Water, Groundwater and other flood risks at the property or within 500m. Where an indication of potential flood risk has been identified, we will display this on a map and include further details in the tables below. The presence of flood risk data does not necessarily mean your property is at significant risk so please see the front page for our overall opinion.

Section 3: Radon

In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health. Employers have duty of care to mitigate the build up of radon gas in higher risk areas.

Section 4: Environmental Constraints

In this section, we identify factors that may have an influence on the property or surrounding area, such as national parks or conservation areas.

Next Steps

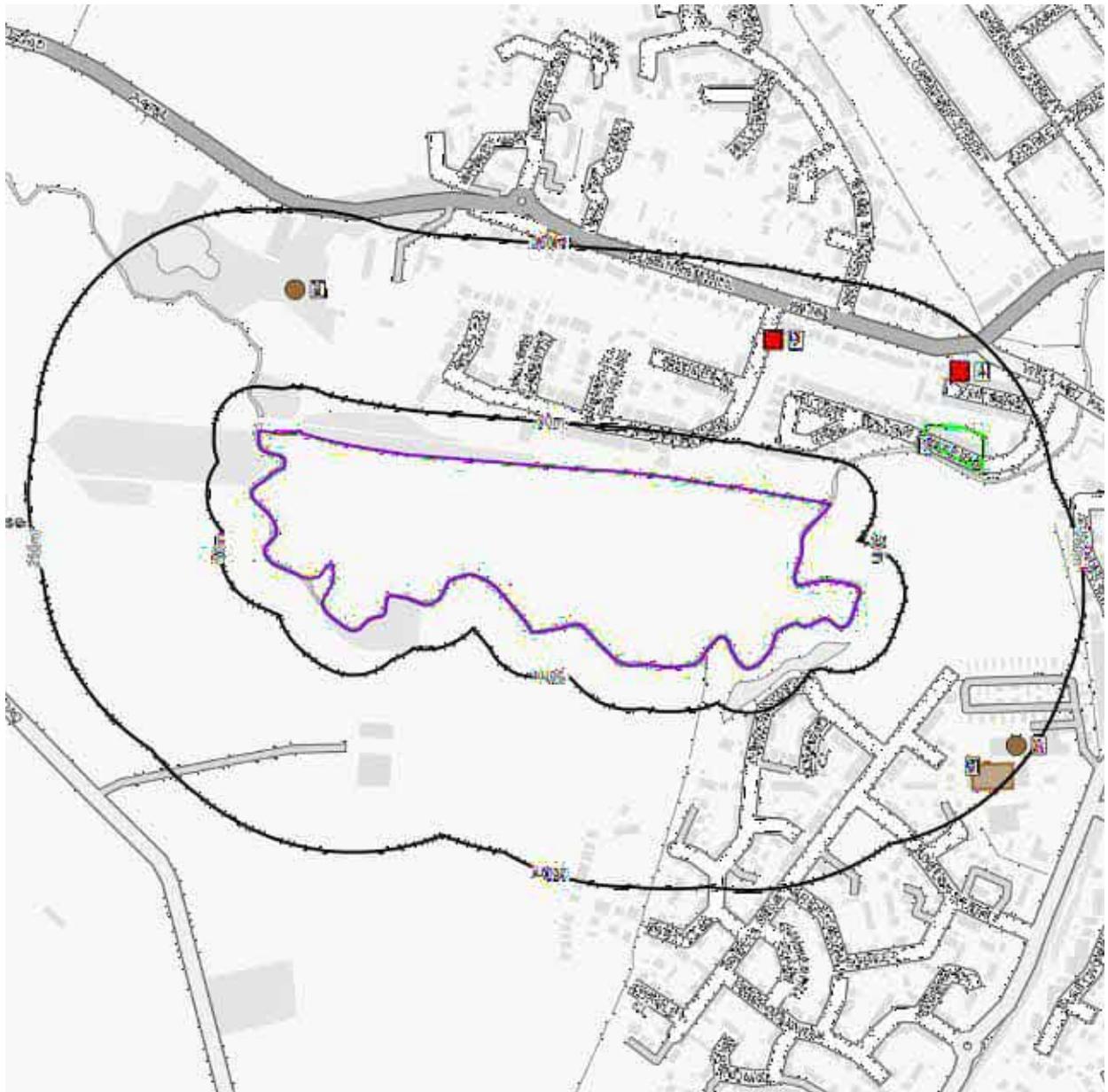
If you require any assistance, please contact our customer service team on: 0844 844 9966 or helpdesk@landmark.co.uk

Contaminated Land

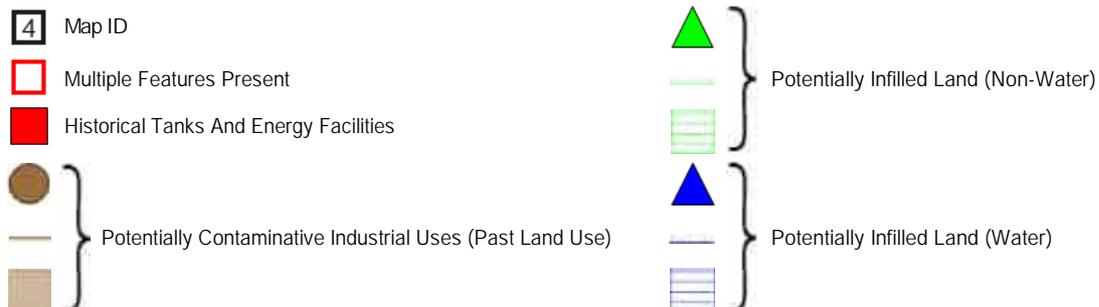


Section 1a: Historical Land Uses

The map below shows the location of potentially contaminative historical land uses that have been identified from historical maps and other sources. Further details are shown on the following pages.



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Contaminated Land



Section 1a: Historical Land Uses

This section describes historical activity at and around the property, which could be considered to be contaminative. The information is taken from a variety of sources including Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Question	Response
Have any historical potentially contaminative land uses been identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
Potentially Contaminative Industrial Uses (Past Land Use)			
2	Class: Sewage Map Published Date: 1931-1938	160m	1
5	Class: Road haulage Map Published Date: 1985	211m	1
6	Class: Factory or works - use not specified Map Published Date: 1985	233m	1
Historical Tanks And Energy Facilities			
3	Type: Electrical Sub Station Facilities Date Of Mapping: 1970-1980	171m	1
4	Type: Electrical Sub Station Facilities Date Of Mapping: 1970-1980	209m	1
Potentially Infilled Land (Non-Water)			
1	Details: Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1985	125m	1
Potentially Infilled Land (Water) No features identified for this property.			

Contaminated Land



Section 1b: Incidents and Enforcements

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under Part 2A of the Environmental Protection Act 1990 or if there have been any other pollution incidents, prosecutions or enforcements. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Question	Response
Have any incidents or enforcements been identified within 250m of the property?	No

Map ID	Details	Distance	Contact
	Contaminated Land Register Entries and Notices No features identified for this property.		
	Environmental Pollution Incidents No features identified for this property.		
	Prosecutions Relating to Controlled Waters No features identified for this property.		
	Prosecutions Relating to Authorised Processes No features identified for this property.		
	Enforcement and Prohibition Notices No features identified for this property.		
	Planning Hazardous Substance Enforcements No features identified for this property.		
	Local Authority Pollution Prevention and Control Enforcements No features identified for this property.		

Contaminated Land



Section 1c: Landfill and Waste Sites

The information in this section identifies active and historical landfill and waste sites within 250 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, property value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Question	Response
Have any landfill and waste sites been identified within 250m of the property?	No

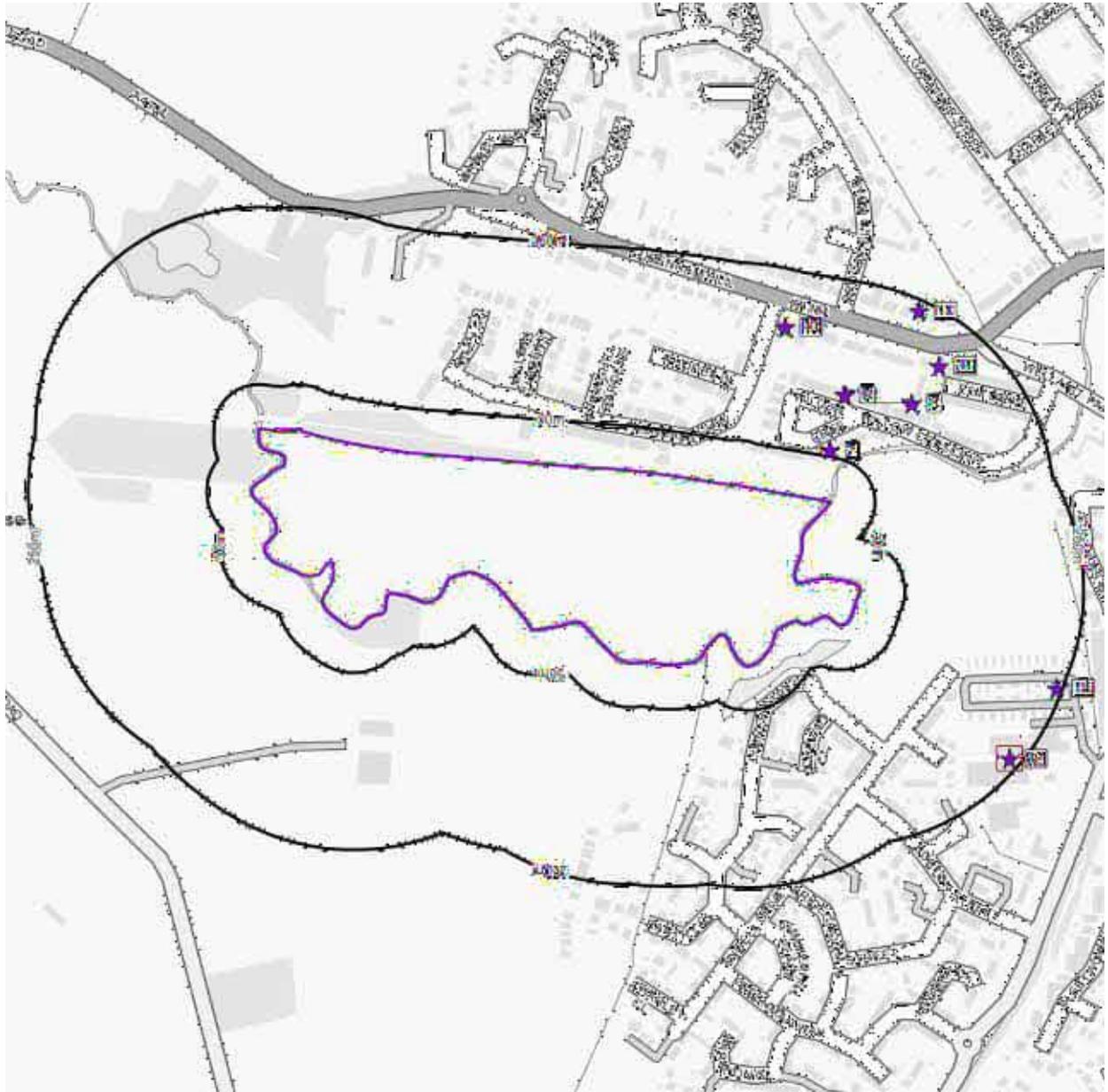
Map ID	Details	Distance	Contact
	Historic Landfill No features identified for this property.		
	Registered Landfill Sites No features identified for this property.		
	Local Authority Recorded Landfill Sites No features identified for this property.		
	BGS Recorded Landfill Sites No features identified for this property.		
	Permitted Waste Sites - Authorised Landfill Site Boundaries No features identified for this property.		
	Integrated Pollution Control Registered Waste Sites No features identified for this property.		
	Registered Waste Treatment or Disposal Sites No features identified for this property.		
	Environmental Permitting Regulations - Waste Sites No features identified for this property.		
	Registered Waste Transfer Sites No features identified for this property.		

Contaminated Land



Section 1d: Authorised Industrial Processes

The map below shows the location of any current or recent land uses that could have the potential to cause contamination. Further details are shown on the following pages.



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- | | | |
|---------------------------------------|---|---|
| Map ID | Fuel Station Entries | Contemporary Trade Directory Entries |
| Multiple Features Present | Local Authority Pollution Prevention and Controls | Explosive Sites |
| Planning Hazardous Substance Consents | Control of Major Accident Hazards Sites (COMAH) | Notification of Installations Handling Hazardous Substances (NIHHS) |

Contaminated Land



Section 1d: Authorised Industrial Processes

This section describes current and licensed activities within 250 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Question	Response
Have any current or recent authorised industrial processes been identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
Fuel Station Entries No features identified for this property.			
Local Authority Pollution Prevention and Controls No features identified for this property.			
Control of Major Accident Hazards Sites (COMAH) No features identified for this property.			
Planning Hazardous Substance Consents No features identified for this property.			
Notification of Installations Handling Hazardous Substances (NIHHS) No features identified for this property.			
Explosive Sites No features identified for this property.			
Contemporary Trade Directory Entries			
7	Name: Alamon Catering Equipment Classification: Catering Equipment Location: 106, Willow Crescent, Market Harborough, Leicestershire, LE16 9DT Status: Active	58m	2
8	Name: Floor 2 Ceiling Cleaning Classification: Cleaning Services - Domestic Location: 52, Willow Crescent, Market Harborough, Leicestershire, LE16 9DT Status: Inactive	122m	2
9	Name: Ewington & Lake Ltd Classification: Washing Machines - Servicing & Repairs Location: 44, Willow Crescent, Market Harborough, Leicestershire, LE16 9DT Status: Active	122m	2
10	Name: J W Stevens & Son Classification: Antiques - Repairing & Restoring Location: 31, Lubenham Hill, Market Harborough, Leicestershire, LE16 9DG Status: Active	186m	2
11	Name: E & M Classification: Commercial Cleaning Services Location: 1, Lubenham Hill, Market Harborough, Leicestershire, LE16 9DG Status: Inactive	197m	2

Contaminated Land

Map ID	Details	Distance	Contact
12	<p>Name: A A Autoweld Classification: Car Body Repairs Location: The Boundary, Farndon Road, Market Harborough, Leicestershire, LE16 9NP Status: Inactive</p>	238m	2
12	<p>Name: Trevor Higgs Classification: Garage Services Location: The Boundary, Farndon Road, Market Harborough, Leicestershire, LE16 9NP Status: Inactive</p>	238m	2
12	<p>Name: A & B Timber Sales Ltd Classification: Joinery Manufacturers Location: The Boundary, Farndon Road, Market Harborough, Leicestershire, LE16 9NP Status: Active</p>	242m	2
12	<p>Name: Complete Auto Solutions Classification: Mot Testing Centres Location: Unit 2, The Boundary, Farndon Road, Market Harborough, LE16 9NP Status: Active</p>	245m	2
12	<p>Name: Auto Electrical Cables Classification: Cable & Wire Equipment Manufacturers Location: Cable House, The Boundary, Farndon Road, Market Harborough, LE16 9NP Status: Inactive</p>	230m	2
13	<p>Name: Veritas Optical International Ltd Classification: Optical Goods - Manufacturers Location: 6, Lubenham Hill, Market Harborough, Leicestershire, LE16 9DQ Status: Inactive</p>	239m	2
14	<p>Name: Countrywide Farmers Plc Classification: Agricultural Merchants Location: Farndon Road, Market Harborough, Leicestershire, LE16 9NP Status: Active</p>	244m	2

Next Steps

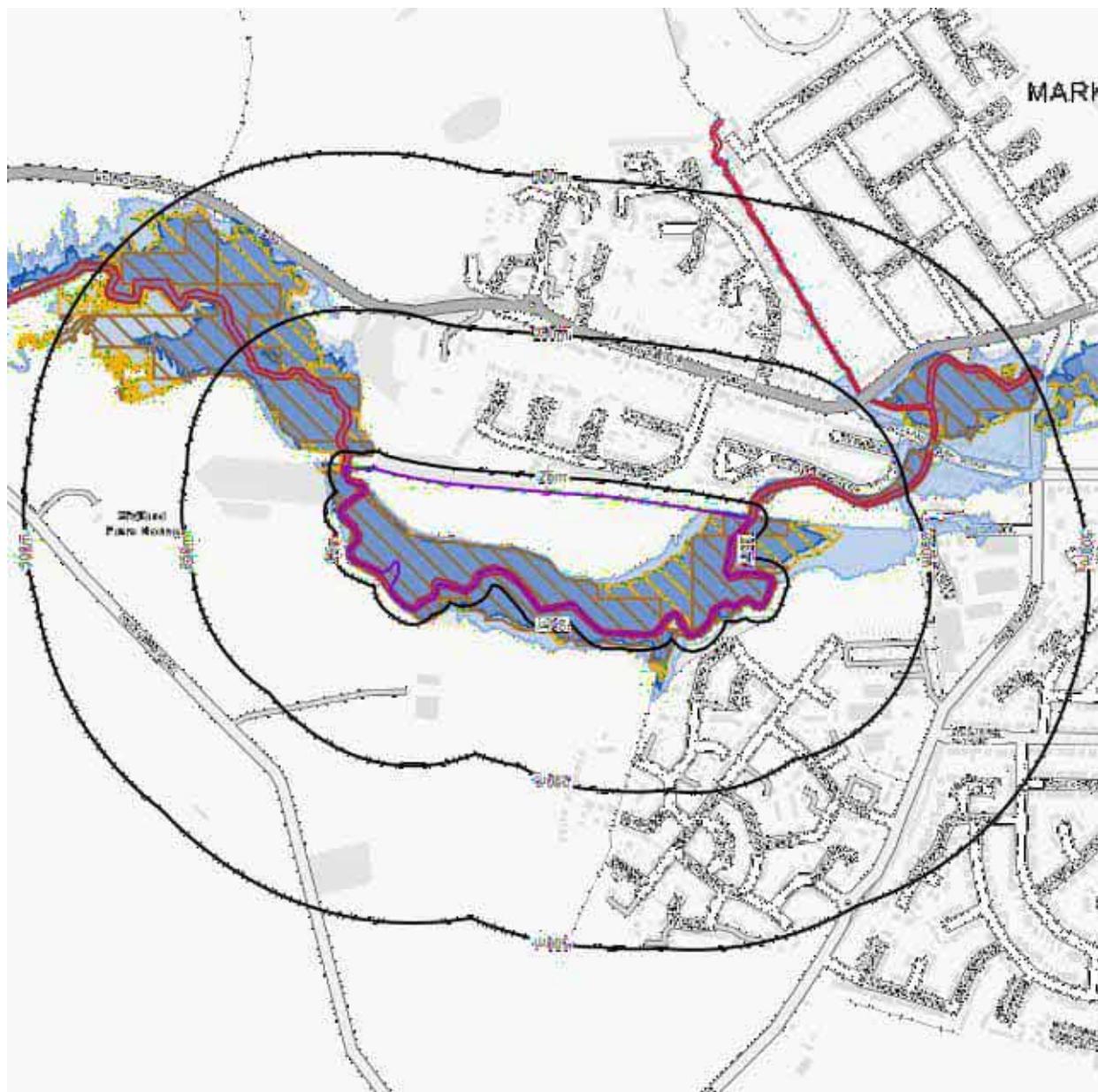
If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on **0844 844 9966** or helpdesk@landmark.co.uk. Further Information is also available in the 'Useful Information' section.

Flood



Section 2a: River and Coastal Flooding

The map below shows the location of river and/or coastal flood risks within 500m of the property, with further details in the tables that follow. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.



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- | | |
|--|---|
| High Risk - Risk of Flooding from Rivers and Sea (RoFRS) | Flooding from Rivers or Sea without Defences (Zone 3) |
| Medium Risk - Risk of Flooding from Rivers and Sea (RoFRS) | Extreme Flooding from Rivers or Sea without Defences (Zone 2) |
| Low Risk - Risk of Flooding from Rivers and Sea (RoFRS) | Flood Defences |
| | Areas Benefiting from Flood Defences |

Flood



Section 2a: River and Coastal Flooding

The table below provides details of potential river and/or coastal flooding identified within 500m of the property. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.

Details	Distance	Bearing	Contact
Risk of Flooding From Rivers and Sea (RoFRS)			
Risk: High Data Provider: Environment Agency	On Site	SW	4
Risk: Medium Data Provider: Environment Agency	On Site	W	4
Risk: Low Data Provider: Environment Agency	491m	NW	4
Flooding From Rivers or Sea Without Defences (Flood Zone 3)			
Data Provider: Environment Agency	On Site	S	4
Extreme Flooding From Rivers or Sea Without Defences (Flood Zone 2)			
Data Provider: Environment Agency	On Site	SW	4
Area Benefiting from Defences No features identified for this property.			
Flood Defences			
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	On Site	SW	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	2m	SW	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	31m	E	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	31m	E	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	103m	E	4
Defence Type: High Ground Defence Description: Bermed Section Data Provider: Environment Agency	159m	E	4
Defence Type: High Ground Defence Description: Open Channel Rear Of Properties Data Provider: Environment Agency	262m	NE	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	267m	NE	4

Flood

Details	Distance	Bearing	Contact
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	267m	NE	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	270m	NE	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	313m	E	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	316m	E	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	335m	E	4
Defence Type: High Ground Defence Description: Open Channel With Piled Cs +Fi Data Provider: Environment Agency	482m	E	4

What does this mean?

RoFRS

The Environment Agency (if in Wales, National Resource Wales) have carried out a national flood likelihood analysis, using local expertise, to predict the chance of flooding taking into consideration flood defences present. A risk rating is then given to each area. Please see Landmark's Overall Flood Risk result to understand the expected impact on the property.

Flood Zone 3

This area has been classified as Flood Zone 3. This means that the area is thought to have a high probability of flooding; an annual chance of (1 in 100) 1% or greater for river flooding, or (1 in 200) 0.5% or greater for coastal flooding. If the area benefits from a flood defence, this may reduce the likelihood or impact of flooding. Please see Landmark's Overall Flood Risk result to understand if this flood zone is expected to impact the property.

Flood Zone 2

This area has been classified as Flood Zone 2. This means that the area is thought to have a medium probability of flooding; an annual chance of occurring of between 1% (1 in 100) to 0.1% (1 in 1,000) for river flooding and 0.5% (1 in 200) to 1% (1 in 1,000) for coastal flooding. If the area benefits from a flood defence, this may reduce the likelihood or impact of flooding. Please see Landmark's Overall Flood Risk result to understand if this flood zone is expected to impact the property.

Flood Defences

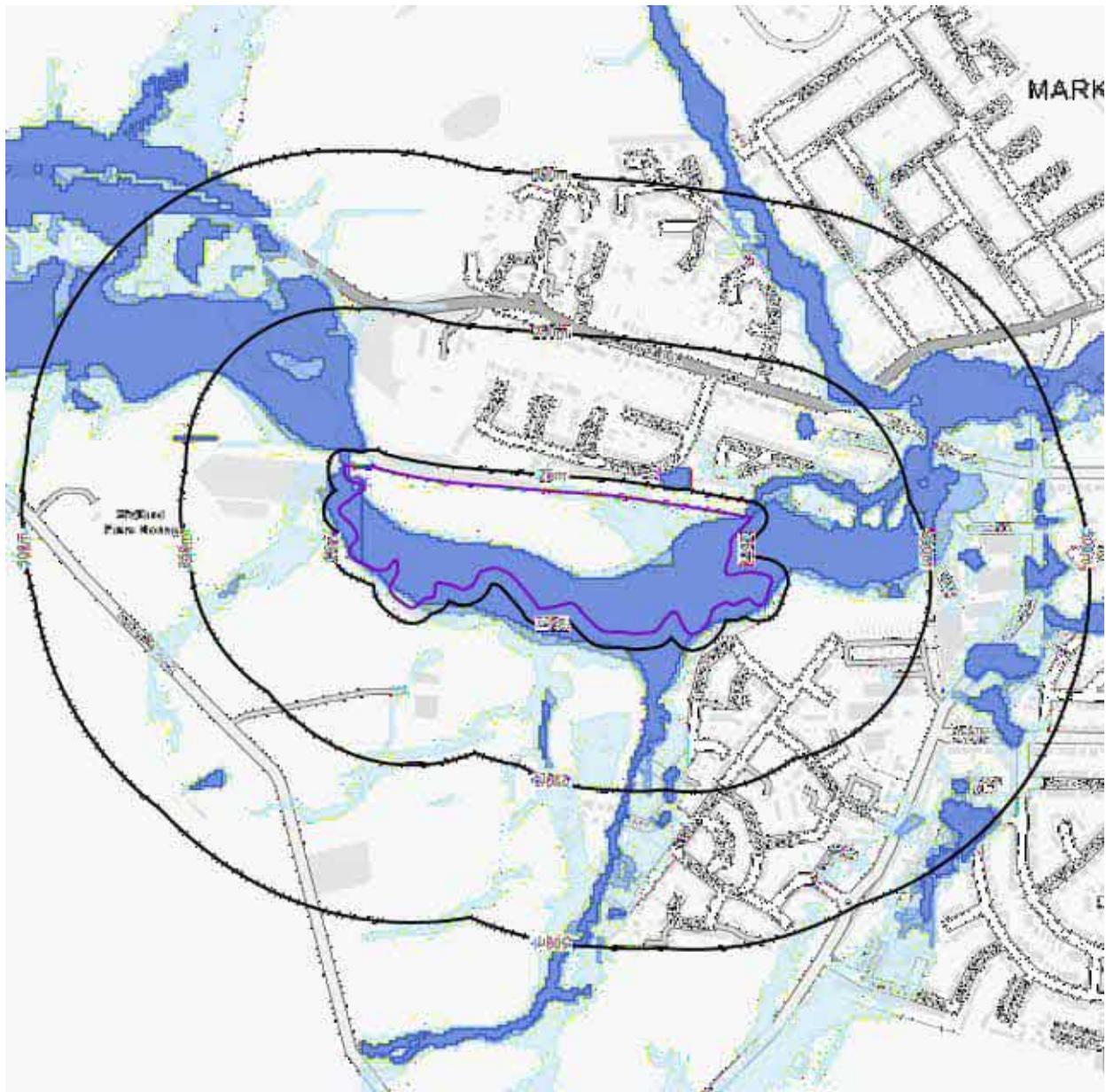
The Environment Agency (if in Wales National Resource Wales) provides data to show flood defences built in the last five years. Although the presence of defences could help to reduce the overall flood risk, there is always a residual risk the defences fail and so it is important to consider the risk both with and without defences.

Flood



Section 2b: Surface Water Flooding

The map below shows the location of surface water flood risks within 500m of the property, with further details in the tables that follow. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.



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-  Surface Water - 1 in 75 year return
-  Surface Water - 1 in 200 year return
-  Surface Water - 1 in 1000 year return



Section 2b: Surface Water Flooding

The table below provides details of potential surface water flooding identified within 500m of the property. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.

Details	Distance	Bearing	Contact
Surface Water Flooding Return Period: 1 in 75			
Depth of flood water: Greater than 1.0m Data Provider: JBA Risk Management Limited	On Site	E	1
Depth of flood water: Greater than 0.3m and Less than or equal to 1.0m Data Provider: JBA Risk Management Limited	On Site	SW	1
Depth of flood water: Greater than 0.1m and Less than or equal to 0.3m Data Provider: JBA Risk Management Limited	On Site	SW	1
Surface Water Flooding Return Period: 1 in 200			
Depth of flood water: Greater than 1.0m Data Provider: JBA Risk Management Limited	On Site	SE	1
Depth of flood water: Greater than 0.3m and Less than or equal to 1.0m Data Provider: JBA Risk Management Limited	On Site	S	1
Depth of flood water: Greater than 0.1m and Less than or equal to 0.3m Data Provider: JBA Risk Management Limited	On Site	SE	1
Depth of flood water: Equal to 0.1m Data Provider: JBA Risk Management Limited	438m	E	1
Surface Water Flooding Return Period: 1 in 1000			
Depth of flood water: Greater than 1.0m Data Provider: JBA Risk Management Limited	On Site	SE	1
Depth of flood water: Greater than 0.3m and Less than or equal to 1.0m Data Provider: JBA Risk Management Limited	On Site	S	1
Depth of flood water: Greater than 0.1m and Less than or equal to 0.3m Data Provider: JBA Risk Management Limited	On Site	E	1

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2020

What does this mean?

Surface Water Flooding Return Period: 1 in 75

This area is at risk of flooding in a 1:75 year rainfall event (an event that has a 1 in 75 chance of happening in any given year). It is expected that in this event a large amount of rainfall would overwhelm the drainage systems or be unable to soak away into the ground immediately, and would therefore gather at the areas shown on the map. The depth information above will help you understand how severe any resulting flood might be. If your property/site is within this area we would recommend you consider further investigations to clarify the impact of any flooding.

Flood

Surface Water Flooding Return Period: 1 in 200

This area is at risk of flooding in a 1:200 year rainfall event (an event that has a 1 in 200 chance of happening in any given year). It is expected that in this event a large amount of rainfall would overwhelm the drainage systems or be unable to soak away into the ground immediately, and would therefore gather at the areas shown on the map. The depth information above will help you understand how severe any resulting flood might be. If the predicted flood levels at your property/site are deep (over 1m) we would recommend you consider further investigations to clarify the impact of any flooding.

Surface Water Flooding Return Period: 1 in 1000

This area is at risk of flooding in a 1:1000 year rainfall event (an event that has a 1 in 1000 chance of happening in any given year). It is expected that in this event a large amount of rainfall would overwhelm the drainage systems or be unable to soak away into the ground immediately, and would therefore gather at the areas shown on the map. The depth information above will help you understand how severe any resulting flood might be. If the predicted flood levels at your property/site are deep (over 1m) we would recommend you consider further investigations to clarify the impact of any flooding.

Flood



Section 2c: Groundwater Flooding

The map below shows the location of groundwater flood risks within 500m of the property, with further details in the tables that follow. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.



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-  Groundwater Flood Risk - High Risk
-  Groundwater Flood Risk - Moderate Risk
-  Groundwater Flood Risk - Low Risk



Section 2c Groundwater Flooding

The table below provides details of potential groundwater flooding identified within 500m of the property. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.

Details	Distance	Bearing	Contact
Groundwater Flooding			
Risk: Moderate Data Provider: GeoSmart Information Ltd	On Site	SW	1
Risk: Low Data Provider: GeoSmart Information Ltd	On Site	N	1

What does this mean?

Groundwater Flooding

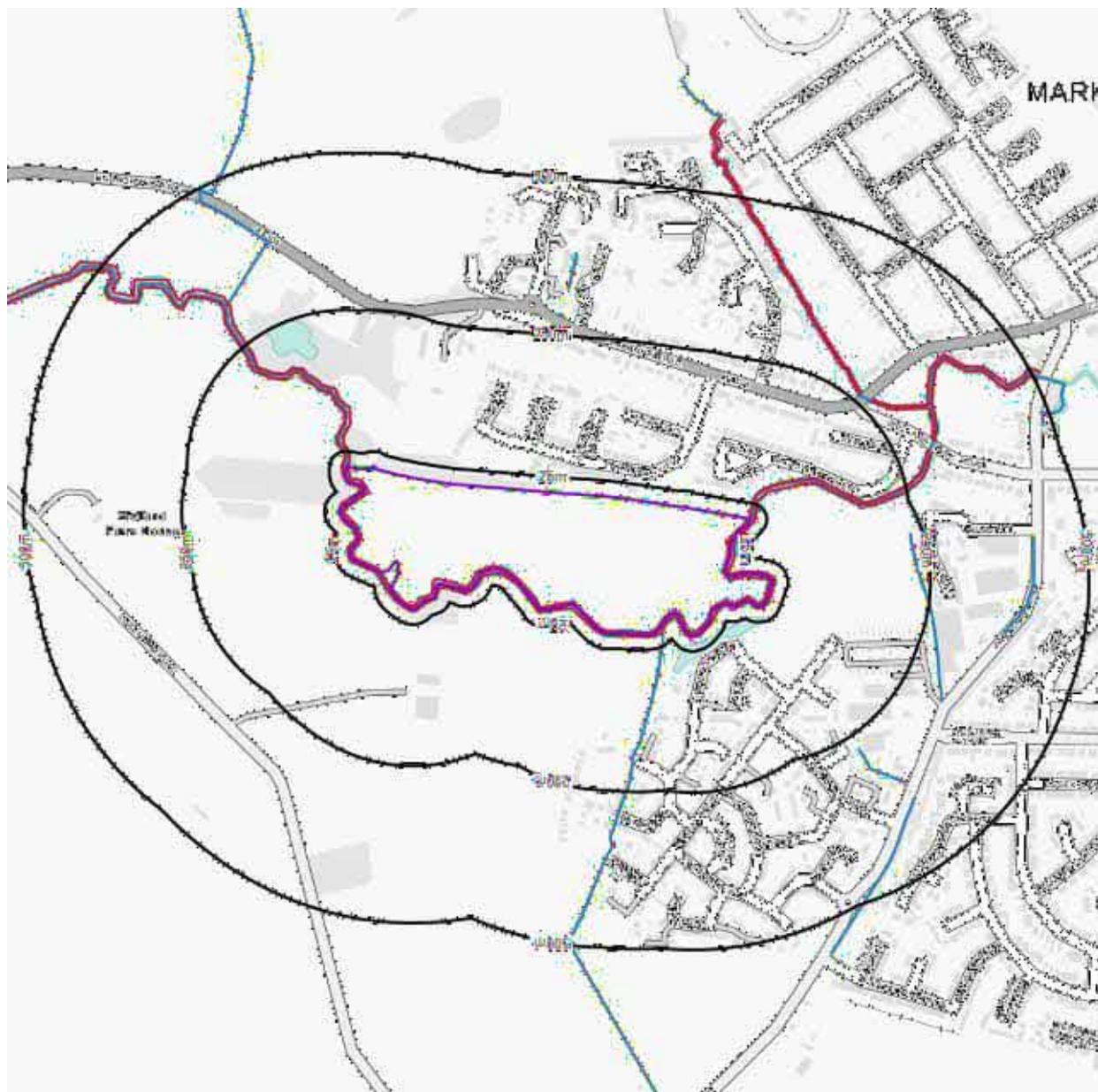
This area is considered to be at risk of groundwater flooding in a 1:100 year event. This means that in this type of rainfall event it is predicted that damage to property or harm to other sensitive receptors at, or near, this location could occur. Flooding may result in damage to property, road or rail closures and, in exceptional cases, may pose a risk to life. Further consideration of the local level of risk and mitigation, by a suitably qualified professional, is recommended.

Flood



Section 2d: Other Flooding

The map below shows the location of other flood risks within 500m of the property, with further details in the tables that follow. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.



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Flood



Section 2d: Other Flooding

The table below provides details of potential other flooding identified within 500m of the property. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.

Details	Distance	Bearing	Contact
Flood Water Storage Areas			
No features identified for this property.			
Historic Flood Events			
No features identified for this property.			
OS VectorMap District - Water Features			
Data Provider: Ordnance Survey	On Site	SW	5
Data Provider: Ordnance Survey	16m	SE	5
Data Provider: Ordnance Survey	16m	NW	5
Data Provider: Ordnance Survey	179m	NW	5
Data Provider: Ordnance Survey	308m	E	5
Data Provider: Ordnance Survey	486m	E	5
OS Mastermap Water Network			
Watercourse Level: onGroundSurface Watercourse Name: River Welland Data Provider: Ordnance Survey	On Site	SE	5
Watercourse Level: onGroundSurface Watercourse Name: River Welland Data Provider: Ordnance Survey	On Site	SW	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	On Site	SE	5
Watercourse Level: onGroundSurface Watercourse Name: River Welland Data Provider: Ordnance Survey	109m	E	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	229m	E	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	262m	NE	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	274m	SE	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	282m	N	5

Flood

Details	Distance	Bearing	Contact
Watercourse Level: Watercourse Name: Not Supplied Data Provider: Ordnance Survey	318m	NW	5
Watercourse Level: onGroundSurface Watercourse Name: River Welland Data Provider: Ordnance Survey	319m	NW	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	324m	N	5
Watercourse Level: onGroundSurface Watercourse Name: River Welland Data Provider: Ordnance Survey	335m	E	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	336m	N	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	336m	N	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	370m	NW	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	374m	E	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	389m	SE	5
Watercourse Level: underground Watercourse Name: Not Supplied Data Provider: Ordnance Survey	395m	E	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	416m	E	5
Watercourse Level: underground Watercourse Name: Not Supplied Data Provider: Ordnance Survey	416m	E	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	417m	E	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	487m	E	5
Watercourse Level: onGroundSurface Watercourse Name: Not Supplied Data Provider: Ordnance Survey	496m	S	5
Area Benefiting from Defences No features identified for this property.			
Flood Defences			

Flood

Details	Distance	Bearing	Contact
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	On Site	SW	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	2m	SW	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	31m	E	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	31m	E	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	103m	E	4
Defence Type: High Ground Defence Description: Bermed Section Data Provider: Environment Agency	159m	E	4
Defence Type: High Ground Defence Description: Open Channel Rear Of Properties Data Provider: Environment Agency	262m	NE	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	267m	NE	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	267m	NE	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	270m	NE	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	313m	E	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	316m	E	4
Defence Type: High Ground Defence Description: Open Channel Data Provider: Environment Agency	335m	E	4
Defence Type: High Ground Defence Description: Open Channel With Piled Cs +Fi Data Provider: Environment Agency	482m	E	4

Flood

What does this mean?

OS VectorMap District — Water Features / OS Mastermap Water Network

Ordnance Survey Mapping has indicated that there is a water feature such as a river, stream, drain or coastal feature at this location. This may not necessarily pose a risk to the property, but if the water feature transects the property, the property owner may have maintenance responsibilities. Please see Landmark's Overall Flood Risk result to understand the expected impact on the property.

Flood Defences

The Environment Agency (if in Wales National Resource Wales) provides data to show flood defences built in the last five years. Although the presence of defences could help to reduce the overall flood risk, there is always a residual risk the defences fail and so it is important to consider the risk both with and without defences.

Next Steps

If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on **0844 844 9966** or helpdesk@landmark.co.uk. Further Information is also available in the 'Useful Information' section.

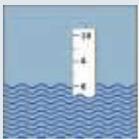
Preparation for a Flood Event

Understanding Flood Risk

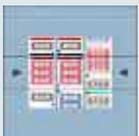
It is important to understand that flooding can happen anywhere, even if the property is not near to a watercourse or the sea. This is because in periods of very heavy rainfall, water can collect in many places where there may be a dip in the ground or a barrier blocking the water's path. Severe rainfall events can also lead to water rising from under the ground as the ground becomes saturated and water is unable to drain away naturally.

The impacts of flooding are not just financial as flooding can also devastate lives, causing both severe disruption at the time as well as continued disturbance through the drying out period in the months that follow. Therefore, it is important to consider any potential flood risk when purchasing a property.

How is the Overall Flood Risk Calculated?



Impact: We consider the expected depths of flooding at your property. Low depths, for example, 10cm, are unlikely to put people at risk but water damage to buildings and contents may be significant without any flood protection. High water depths, for example 1m, may severely threaten the safety of people and may cause extensive damage to buildings. It may be dangerous to keep deep floods out of a building because of the large weight of water pressing against the wall.



Likelihood: Flood risk is based on probability and different approaches to flood protection may be needed depending upon how likely flooding is expected. A common way of expressing how likely a flood event is to occur is 'return period'. For example, a 1:100 year event has a 1% likelihood of occurring in any given year, whereas a 1:200 year event has a 0.5% likelihood of occurring in any given year. The 1:200 event would be expected to result in a greater extent of flooding than the 1:100 event, as it would be more severe, but the likelihood of it occurring is lower.

Flood Protection Measures

Flooding can usually be managed by the installation of flood protection measures, either on or within the building or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Flood resistance measures: physical barriers designed to keep water out of your property, such as flood doors, air brick covers and non-return valves. Temporary flood resistance products are those that need deploying (fitting or activating) prior to flooding arriving, whereas permanent flood resistance products do not need activating.

Flood Resilience measures: these reduce flood damage in situations where water is allowed to enter, such as raising electrical sockets, the use of resilient plaster.

The flood source, likely depths and property design and age will inform the best choice of permanent resistance, temporary resistance or resilience. Other factors will play a part in the decision making process, such as cost, visual impact, ease of deployment and product performance. The best answer for your property will most likely involve a combination of products.

Please refer to the Know Your Flood Risk website for further information and suppliers of protection and resilience measures: www.knowyourfloodrisk.co.uk/flood-advice-guidance

Preparation for a Flood Event

Flood Plan

According to the Environment Agency, most businesses can save up to 90% on the cost of lost stock and movable equipment by taking action to prepare in advance for flooding. Preparing a Flood Plan will help ensure the safety of everyone, significantly reduce financial losses, minimise business disruption and continuity, maintain customer, supplier and business records and ensure Compliance with regulatory requirements such as the Occupier's Liability Act 1984.

You can create your own Flood Plan by visiting the Environment Agency website at www.gov.uk/prepare-for-flooding/future-flooding. Alternatively, a template can be found on the Know Your Flood Risk website at http://www.knowyourfloodrisk.co.uk/sites/default/files/FloodGuide_ForBusinesses.pdf

Reduce Potential Flood Damage

However high or low your flood risk, there are various measures you can take to help reduce the damage to your business. Storing valuable items higher up, and making your property more resistant to flooding, will not only help protect you and your premises but may also reduce your insurance costs and could make the clean-up process quicker and easier.

- Prevent flood water entering your building as far as possible by installing permanent or removable barriers to protect doors, windows and openings such as air bricks and vents. There are special 'bungs' available for drains and toilets, as well as non-return valves for pipework. Such measures can hold back flood waters up to 600mm high, allowing you time to take the other steps highlighted in this guide.
- Reduce damage flood water causes if it does enter your building by:
 - raising electrical sockets, electrical wiring and controls for ventilation systems
 - raising equipment and machinery on plinths
 - using materials that can withstand flooding, for floors and the lower part of walls and staircases

Your flood preparation does not need to be a costly exercise

- Back up your customer data on a regular basis.
- Store your customer files and supplier contracts safely.
- Keep your insurance policy in a secure, accessible place, as well as a copy in a 'Grab bag' or 'Battle box'.
- Ensure drains from your premises are running efficiently.
- Modern alternatives to sandbags are available which are lightweight and more effective than traditional sand-and-hessian types. Some types can be sanitised and re-used, while Gel-filled sandbags can absorb up to 20 litres of water each.



Section 3: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of.

Question	Response
Is the property in a radon affected area?	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.

Next Steps

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The Building Research Establishment (BRE) publishes a guide (BR293): Radon in the workplace. Advice on radon in the workplace can be obtained from the Public Health England.

For further information, please contact Public Health England (see Contacts section) or go to www.ukradon.org.

Environmental Constraints



Section 4: Environmental Constraints

This section provides information on areas which have been designated as having environmental or historical importance; as such there may be constraints on property or land developments or alterations.

Question	Response
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	No

Details	Distance	Contact
National Nature Reserves No features identified for this property.		
Local Nature Reserves No features identified for this property.		
Marine Conservation Zones No features identified for this property.		
Sites of Special Scientific Interest No features identified for this property.		
Ramsar Sites No features identified for this property.		
Special Areas of Conservation No features identified for this property.		
Special Protection Areas No features identified for this property.		
Nature Improvement Areas No features identified for this property.		
Environmentally Sensitive Areas No features identified for this property.		
World Heritage Sites No features identified for this property.		
Ancient Woodland No features identified for this property.		
Country Parks No features identified for this property.		
Areas of Outstanding Natural Beauty No features identified for this property.		
Forest Parks No features identified for this property.		
National Parks No features identified for this property.		

Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk.

Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all queries please contact:

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please contact our customer services team on:

0844 844 9966

Or by email at:

helpdesk@landmark.co.uk

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	T: 01235 822622 F: 01235 833891 E: radon@phe.gov.uk W: www.ukradon.org
1	Landmark Information Group Limited	Imperium Imperial Way Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
2	Thomson Directories	Thomson House 296 Farnborough Road Hampshire GU14 7NU	T: 01252 390025 W: www.thomsonlocal.com
3	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
4	Environment Agency, National Customer Contact Centre (NCCC)	PO Box 544 Templeborough S60 1BY	T: 03708 506 506 E: enquiries@environment-agency.gov.uk
5	Ordnance Survey	Adanac Drive Hampshire SO16 0AS	T: 03456 05 05 05 E: customerservices@ordnancesurvey.co.uk W: www.ordnancesurvey.gov.uk

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.

Useful Information

Information for Professional Advisers

This report is designed to satisfy the concerns raised by the Law Society Practice Note and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. The report gives details of any issues that we have identified as affecting the property or located nearby, and our recommendations on what to do in relation to these issues. You are authorised to copy the recommendations on the Professional Opinion and Recommendations page into any report on title that you provide to your client.

Contaminated Land

Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre buffer around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Authorised Industrial Processes

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

Historical Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map(s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Useful Information

Flood

The Purpose and Scope of the Flood Section

The Sitecheck Combined report is a desktop flood risk screening report, designed to satisfy the concerns raised by the Law Society Practice Note and to enable buyers and property professionals to assess the risk of flooding. It examines two key areas: (1) the overall risk of flooding at a site taking into account any flood defences present (where these are identified within the vicinity of the property and based on the presence of flood defences registered by The Environment Agency). It should be noted that a residual risk of flooding may remain if such defences were to fail owing to extreme weather conditions, over-topping or poor maintenance. In addition, it should be noted that flood defences do not generally offer protection against groundwater or surface water flooding (2) how flood risk affects the availability of insurance for a site. Where no flood defences are present in the vicinity of the property the overall risk rating provides a worst case scenario which may be alleviated by smaller scale local flood defences or recently constructed flood defences not currently registered by The Environment Agency.

Where several flood risks have been identified, the flood section of the report highlights those closest to the property. The Professional Opinion and Recommendations section details the information Landmark consider should be drawn to your attention as part of the conveyancing transaction. However, other flood risks may be present.

The Sitecheck Combined report is a general purpose indicative screening tool, and is intended to provide a useful initial analysis for a commercial conveyancing transaction. It does not provide an alternative to a property specific assessment, such as the Flood Solutions Consult Report, which should be used when this report suggests 'Further Action'.

Overall Flood Risk

The overall flood risk is an assessment of all the flood data which has been analysed. It may differ from the individual risks on the flood gauge as we consider the overall risk to the property.

Risk Rating

Landmark Information Group provide one of three possible responses for the Overall Flood Risk at the property. These are:

Passed: this means no risk of flooding has been identified.

Passed Moderate: this means that while potential flood risks have been found, these are not considered significant or frequent enough for a Further Action to be issued.

Further Action: this means a significant risk of flooding at the property has been identified. Further assessment will be required.

Insurability

Based on the data assessed within this report, an indication of whether buildings insurance is likely to be available and affordable is provided.

The Individual Flood Risks

The individual flood risk gauges on the front page highlight the individual river, coastal, surface water, groundwater and other types of flooding risk at the property, taking into consideration any flood defences found. These risks are used to determine the overall flood risk to the property. The individual flood risks are demonstrated in the gauges as follows:

High / Moderate To High

Landmark consider the individual flood risk to be significant. This is because there is a potential flood risk that would be likely to occur fairly frequently or the predicted depth of any flood event would result in significant impact and/or there is a flood water storage area on property and/or there is information to suggest a flood has happened in the past. It is recommended that you refer to the Overall Flood Risk and take note of the Professional Opinion and Recommendations as further action will be required.

Useful Information

Moderate

Landmark consider the individual flood risk to be moderate. This is either because of a potential flood that is likely to occur with moderate frequency, or because the predicted depth of potential flooding at the property is likely to be shallow and insufficient to cause a significant issue. It is recommended that you check the Overall Flood Risk result and refer to the Professional Opinion and Recommendations for guidance and next steps.

Low To Moderate

This describes areas that Landmark Information Group consider are at low to moderate risk flooding. These are areas where we have found some indication of potential flood risk, however any resulting flooding would be expected to be infrequent, or have a low predicted depth. It is recommended that you check the Overall Flood Risk to the property as this may differ from the individual flood risks.

Low

This describes areas that Landmark Information Group consider are at minimal or no risk of flooding. These are areas where there may be some indications of potential flood risk, however any flooding would be expected to be very infrequent, or have a very low predicted depth. It is recommended that you check the Overall Flood Risk to the property as this may differ from the individual flood risks.

Flood Defences

If river/coastal flood defences are known to be present, these are assumed to be operational and are taken into consideration in our Overall Flood Risk analysis.

Flooding Types

There are several types of flooding taken into account when making our overall opinion. These are explained below. Where a risk is found, this is shown on the front page and further details are provided within the body of the report.

River Flooding

River flooding occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. River flooding can cause widespread and extensive damage because of the sheer volume of water.

Coastal Flooding

Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. Coastal flooding can cause widespread and extensive damage because of the sheer volume of water.

Surface Water Flooding

Surface water flooding is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground.

Groundwater Flooding

Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months.

Other Flooding

We analyse any historic flood events records, the proximity of the property to surface water features and the elevation of the property above sea level to enhance our overall analysis of the property.

Useful Information

Additional Considerations

You may wish to consider the following potential liabilities that fall outside the scope of our flood risk screening methodology.

Riparian Ownership

Riparian ownership applies when someone owns a site with a watercourse inside or next to it.

A riparian owner has rights and responsibilities under common law relating to the stretch of watercourse. Their primary responsibility is to keep it free of obstructions that could hinder normal water flow. Failure to carry out these responsibilities could result in civil action.

A riparian owner should check before carrying out any works near to the edge of a river, as such works may be subject to bylaws. If infringed, this could lead to enforcement action by The Environment Agency. There is a presumption that the boundary between properties abutting a watercourse is the centre line of that watercourse. A solicitor should check the deeds or the Index Map to confirm whether this is the case.

The Environment Agency published a useful guide called “Living on the Edge” for owners of land or property alongside a watercourse.

Sometimes, The Environment Agency or other organisations managing flood risk have statutory rights of access to properties. This is for maintaining, repairing, or rebuilding parts of a watercourse. Or for accessing, or repairing monitoring equipment.

Development Control

A redevelopment site which is close to, but not adjoining, a watercourse may be subject to planning controls. The Environment Agency are normally consulted regarding any development within 20m of a main river and internal drainage boards should be contacted about developments close to drainage channels. Navigation authorities are normally consulted regarding any development within 250m of a canal, although this varies on a site by site basis.

The Environment Agency should be contacted with regards to development (other than minor development) in Flood Zones 2 and 3.

Sewer Flooding

In times of extreme rainfall events sewers can overflow and cause local flooding. Ofwat’s ‘DG5 - At Risk Registers’ record properties that have flooded from sewers and are at risk of flooding again, with separate registers for internal and external flooding. The At Risk Registers are maintained by each of the ten water and sewerage companies in England and Wales and details of properties subject to sewer flooding are normally kept for between two and five years. These registers are not necessarily complete as not all episodes of past flooding may be recorded. The relevant water and sewerage provider can answer specific enquiries. The response provided is based on the information held. Sometimes, the water and sewerage provider is unable to confirm whether the site has flooded, but provides a response based on all properties connected to a local sewer network (normally up to ten properties). This is due to the way in which the data is collected.

Useful Information

Other Information

Radon

Radon is a natural radioactive gas, which enters buildings from the ground. It is the geological conditions in certain areas that can lead to higher than average volumes (some of the highest radon levels have been found in the southwest, but levels well above average have been found in some other parts of the UK).

Radon has no taste, smell or colour and special devices are needed to measure it. The gas is diluted to harmless levels out in the open but has the potential to build up to higher concentrations indoors. Exposure to high concentrations of Radon gas can pose a health risk and studies have shown that it increases the risk of lung cancer.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property. Due to the nature of the way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property/site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007).

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Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

Useful Information

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The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

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- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
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Tel: 01722 333306

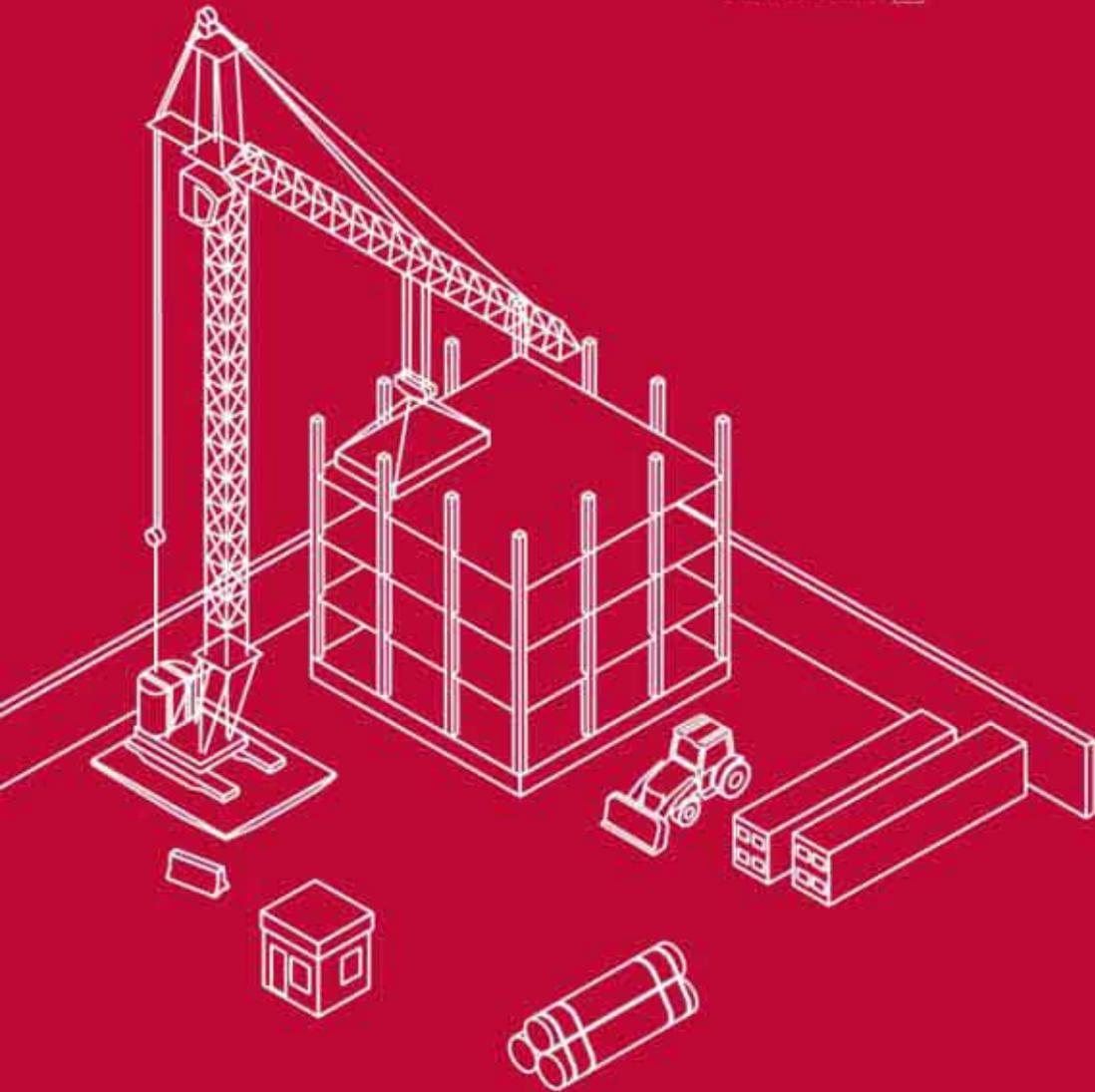
Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

APPENDIX H. MARKET REPORT

**STRUTT
&PARKER**

BNP PARIBAS GROUP 



MARKET REPORT

Manor Oak Homes

**Land at Farndale View, Market
Harborough**

1. LOCATION & DESCRIPTION

The site lies on the south-western edge of Market Harborough and within the unparished area of the town. It extends to approximately 12.1ha in size, is irregular in shape and comprises a large arable field in the west and a smaller pastoral field in the east. It lies to the south of the residential development accessed off Farndale View and Willow Crescent. A disused railway line runs along the northern edge of the site and runs in a cutting within the north west of the Site.

Tree belts occur within the site along the river, and also on either side of the railway line within the north west of the Site. The site rises up gently from the river to a localised hill located roughly centrally along the northern boundary of the western field. The land falls to the west, south and east of this hill. Much of the site lies within the floodplain of the river (Flood Zones 2 and 3), providing the opportunity to create a large new area of public open space here, which could connect to the adjoining open space to the east and that being provided to the south of the river, while focussing residential development on the northern portion of the site lies within Flood Zone 1.

The site is not subject to any statutory or non-statutory heritage or landscape designations. The Grade II Listed The Hill House lies around 180m north of the Site, but intervisibility is limited to views from the site of the rooftops of Hill House. The Lubenham Conservation Area lies around 930m north west of the site at its closest. There are no statutory wildlife sites within 2km of the site with the closest being Great Bowden Borrowpit Site of Special Scientific Interests (SSSI) 3.5km to the northeast. Two Local Wildlife Sites (LWS) are present within 1km from the Site, the first is located adjacent to the eastern, western and southern boundary in the form of the River Wellend (LWS) which flows west to east around the Site. The second is Rugby Close Embankment (LWS) c.250m from the eastern boundary of the Site comprising a 50m² area adjacent to the residential properties to the north east of the site.

2. PROPOSED DEVELOPMENT

It is proposed that the site can accommodate up to 85 dwellings with a policy compliant 40% affordable housing with a compliant tenure split across a net developable area of c2.87 hectares which would provide a density of c.30 dwellings per hectare. It is proposed that the density would be varied across the site with higher density development in the central and eastern parts of the site and lower density in the western part of the site.

A large area of public open space would be proposed (9.23ha) which could include:

- A large parkland created to provide recreational opportunity;
- New recreational walking routes;
- An equipped children's play area
- Orchard Planting
- Landscaped drainage attenuation basins designed to create attractive features and deliver ecological benefits;
- A new wooded area on higher ground adjoining existing woodland;
- A 10m buffer zone along the river with restricted accessibility to protect and enhance biodiversity; and
- Further nature conservation areas designed to enhance the biodiversity value of the site and deliver a biodiversity net gain.

Considering the above and the over provision of public open space, we are of the opinion this would enhance sales values from 5-10% and provide a premium to what is being achieved on neighbouring sites.

3. SITE VIABILITY & FACTORS AFFECTING VALUE

Flooding

A comprehensive Flood Risk Assessment will be submitted as part of the planning application process. A large part of the site falls within Flood Zones 2 and 3 by the river, these areas give the opportunity to provide an

overprovision of Public Open Space and biodiversity gain which will make for an attractive scheme, development will be focussed in the area of the site to the north which lies within Flood Zone 1.

Topography

The site topography will potentially require some form of cut and fill and some retaining structures, but this is not viewed as a major constraint and will not cause an issue with viability.

Build Costs

BCIS gives a median build cost for estate housing in Leicestershire of **£118.72 per square foot**. It is widely recognised that build costs are increasing considering the Covid-19 Pandemic and issues with the import and distribution of certain materials. Although it is agreed that build costs are increasing, house price increase is counteracting these rises and it would not affect the viability of the site coming forward.

Services

Given the level of development in the area, it is anticipated that all services will be accessible without issue, the landowner maintains sufficient rights to connect into services adjacent to the site.

Part L & Part F Building Regulations

The update and changes to Part L and Part F of the Building Regulations will be coming into force in the next couple of years (it is currently anticipated that plot registrations that have not been carried out by 2023 will have to abide to the changes).

Housebuilders are dealing with these changes very differently across the market, from our recent experience we have received ranges of **£0 per plot - £5,000 a plot**.

No matter which way a housebuilder decided to deal with the building regulation changes, they will become part of a standard build cost and will not hinder the delivery / sale of this site.

Ground

No detailed ground assessments have been carried out at this stage but following a site visit there is no evidence of contamination and it is not anticipated that anything beyond expected 'standard' abnormal costs will be required, given contingencies factored within build costs, if an issue were to arise, it would not affect the viability or deliverability of the site. Ground surveys would be carried out as part of the planning application process.

4. LOCAL MARKET CONDITIONS & MARKET COMPARABLE EVIDENCE

The local market remains extremely buoyant with every site that comes to market receiving multiple bids from housebuilders, this is due to the demand outweighing the current supply. The landowner has received several approaches from housebuilders who would be interested in purchasing this site should it receive planning permission.

We would be very confident that when marketed with an outline planning permission, this site would receive a high level of interest.

Land Comparables

We have studied land comparables for transactions that have taken place for similar sites over the last 3 years, these comparables suggest that **£1,100,000 - £1,300,000** gross price per net developable acre is achievable within Market Harborough.

Private Revenues

House prices in Market Harborough have continued to grow and remain very strong, Average prices in the immediate vicinity of the site average at **£290 per square foot** (see **Appendix 1**). From conversations with local agents, although the stamp duty holiday introduced by the government in wake of the Covid-19 pandemic has had a positive effect on transaction levels, this has maintained and they expect the demand in the market towns such as Market Harborough to continue to remain strong.

Affordable Revenues

From transactional evidence, affordable housing is purchasing at 50-55% of Open Market Value across Leicestershire, we would envisage that this site would achieve in the range of **£145-£160 per square foot** as a blended rate.

5. MARKET CONDITIONS AND TRENDS

5.1 MACRO MARKET COMMENTARY

STRUTT AND PARKER RESIDENTIAL MARKET COMMENTARY – Q1 2021

SUMMARY

Boris Johnson's roadmap out of the third national lockdown was announced on 22 February 2021. The plan is in four steps, with the final step (removing all restrictions) being implemented no earlier than 21 June 2021.

The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses. As part of the March 2021 budget, the furlough scheme was extended to September 2021. This is a later date than the final step of the roadmap, which would provide some additional protection against any delays to the reopening of the economy or offer some transitional support as businesses scale back up. Additional measures announced in the March 2021 budget include widening access to grants to include 600,000 more self-employed people and additional funding for vaccine distribution. Importantly for the housing market, the Stamp Duty holiday has been extended in England until the end of June 2021 tapering until September 2021.

The FTSE ended 2020 15% down on the start of the year. The index was flat over January and February 2021 but did increase by 4% over March.

The closure of many parts of the economy due to the pandemic led to a short sharp recession in the first half of 2020, followed by a bounce back. Over 2020, the economy is estimated to have contracted by 10%. The March 2021 HM Treasury consensus forecasts have an average estimate of 4.8% for 2021 and 6.1% for 2022. The recovery predicted for 2021 and 2022 demonstrates that most forecasters expect the fundamentals of the economy to remain strong and for it to be able to return to growth once the current situation has passed.

Despite the negative recent economic performance and uncertain short-term outlook, the economic interventions announced by the Government are aimed at minimising the rate of unemployment, and cushioning some businesses, in a bid to return to productivity once restrictions are lifted. The OBR's forecasts for peak unemployment were revised after the March 2021 budget, with unemployment expected to peak at 6.5% in 2021, lower than previous estimates.

National house prices defied expectations, growing by 6.3% in the year to Q1 2021, on par with growth in the year to Q4 2020 (6.4%). These two quarters were the highest YoY growth since the year to Q4 2014. YoY Q1 2021 growth was driven by the North West, West Midlands and Northern Ireland. London saw the lowest growth at 4.8%.

PCL sales prices finished the year to Q4 2020 with a marginal decline (-0.4%), which was in line with our best case forecast. Prices increased by 0.3% over Q1 2021 - the largest quarterly growth since Q1 2020 (0.9%). Prices still remain c. 21% down from their 2014 peak.

The impact of the first group of restrictions as a result of the pandemic were felt over the historically busiest three-to-four months of the year, meaning Q2 2020 saw the lowest sales transactions ever recorded. However, the latter half of 2020 and start of 2021 recovered some of these losses; Q1 2021 saw the highest transactions since Q1 2016.

Agents reported that Q1 2021 was one of the strongest markets they have ever seen. Applicants in the regions are double what they were this time last year. Trade from international buyers has been restricted, but domestic buyers have more than filled the gap in London. Everything is positive except for stock, which is down YoY by a third in the regions. Properties that are best in class will likely experience growth of more than our best case forecast of 5%. Unemployment remains a key uncertainty, however, which may come to the fore once the furlough scheme ends. The forecasts are retained at growth of between 0% and 5% for both the UK and PCL over 2021, but the positive strength of Q1 means all agents expect the year to end at close to the 5% mark.

The PCL lettings market appears to have more issues. Growth of between -2% and -10% over 2021 is expected. The five year cumulative position of growth of between 7% and 12% is positive, reflecting that the lettings market is expected to bounce back in the medium term.

ECONOMIC OUTLOOK

In 2021, some countries (including the UK) had to reimpose further lockdowns as the spread of the virus increased. McKinsey¹ recently reported that, across Europe, approximately 26% of total employment is at risk.² Across European sectors, this ranged from agriculture (4%) to accommodation and food (77%) with real estate below average at 17%. Even when the health concerns of the coronavirus pandemic are curtailed, the pandemic has the potential to result in persistent social and behavioural impacts, changing attitudes to travel and human interaction.³

A third national lockdown was announced on 4th January 2021. The roadmap announced on 22nd February 2021 allowed for gradual reopening of the economy from late March. In any event, the housing market has stayed open throughout this lockdown, with safety measures in place to reduce the spread of COVID-19.

Moving away from Coronavirus, the Brexit Transition period ended on 31st December 2020. On the 24th December 2020, the negotiators from the EU and UK reached an agreement on a new partnership which sets out the rules that apply between the EU and the UK as of 1st January 2021. This agreement has been approved by the EU member states and the UK Parliament and provisional application of the agreement took effect on 1st January 2021. In response to the deal, the FTSE 100 rallied on the first day back of trading after the Christmas break. However, the deficiencies of the deal are still causing concern for the markets.⁴

Global markets have fallen since the outbreak of COVID-19 and its expected effect on economic growth. The FTSE 100 markets rallied 10% over Q4 2020, ending the year 15% down compared to the start of 2020. The index remained reasonably flat over January and February 2021 but rallied by 4% over March 2021. Economic uncertainty remains a significant factor globally.

In Q3 2020, QoQ UK economic growth was 16%, bouncing back considerably from the Q2 falls experienced (-19%). In Q4 2020, QoQ growth was 1%. Over 2020, the economy is estimated to have contracted by 10%.

In the OBR's latest forecast (March 2021), growth for 2021 is projected at 4%, lower than the 5.5% which was forecast in the November 2020 forecast. This is on par with the March 2021 HM Treasury consensus forecasts which have an average estimate of 4.8% for 2021. For 2022, OBR projects growth at 7.3%, which is more bullish than the HM Treasury consensus forecasts of 6.1%. The recovery predicted for 2021 and 2022 demonstrates that most forecasters expect the fundamentals of the economy to remain strong and for it to be able to return to growth once the current situation has passed.

In their central scenario, the Monetary Policy Committee expects recovery to pre-pandemic levels by 2022.⁵ The OBR's forecasts for peak unemployment were revised after the March 2021 budget, with unemployment expected to peak at 6.5% in 2021, lower than previous estimates.

1 McKinsey & Co, 2020. Safeguarding Europe's livelihoods: Mitigating the employment impact of COVID-19

2 Formally defined as at risk of reductions in hours or pay, temporary furloughs, or permanent layoffs

3 McKinsey & Co, 2020. Reimagining Work Life After Covid-19

4 Bloomberg, 2020. U.K. Markets Rally in First Full Trading Day After Brexit Deal. Retrieved from

<https://www.bloomberg.com/news/articles/2020-12-29/u-k-markets-rally-in-first-full-trading-day-post-brexit-deal>. Accessed January 2021.

5 Bank of England, February 2021, Monetary Policy Report

The latest figures from the ONS show that inflation (CPI) as of February 2021 is 0.7%. This is 1.3 percentage points below the 2.0% target, which has not been hit since July 2019. The February 2021 inflation rate was well below the year before (1.7% in February 2020).

At the end of March 2021, the value of the Pound to the Euro was c.1.17; 15% lower than the 2015 average. However, this value has rallied over 2021, from 1.11 at the end of December 2020. It has not been this high since February 2020.

The Chancellor has announced an unprecedented package of Government-backed interventions aimed at supporting businesses and individuals through the current situation. This includes: a furlough scheme to pay up to 80% of employees' wages, intended to minimise job losses; mortgage holidays agreed with lenders; business rates holidays and loan schemes. As of 28th February 2021, 15% of eligible UK workers were furloughed, rising to 17% of Londoners. The Chancellor announced in the new budget that the furlough scheme would be extended to September 2021. This date is after the final stage of the roadmap, which would provide some additional protection against any delays to the reopening of the economy or offer some transitional support as businesses scale back up to full operations.

As part of the Chancellor's Winter Economy Plan, there will be a new six-month Job Support Scheme to protect viable jobs in businesses that are facing low demand due to the virus, an extension of Self Employment Income Support Scheme, and over one million businesses will get flexibilities to help pay back loans.

Additional measures outlined in the March 2021 budget include widening access to grants to include 600,000 more self-employed people and additional funding for vaccine distribution. Importantly for the housing market, the Stamp Duty holiday has been extended until the end of June 2021, tapered until September 2021.

Despite the negative economic outlook, the economic interventions announced by the Government should minimise the rate of unemployment and cushion some businesses. The speed of the recovery will depend upon latent stressors in the economy, which will not be fully realised until all temporary measures (furlough, trading restrictions) are lifted. As a result, considerable uncertainty remains.

PROPERTY OUTLOOK

NATIONAL MARKET

According to the Nationwide House Price Index (NWHPI), UK property prices grew by 6.3% in the year to Q1 2021, on par with growth in the year to Q4 2020 (6.4%). These quarters are the highest YoY growth since the year to Q4 2014. YoY growth over the year to Q1 2021 shows that, on a regional basis, the best performers were the North West (8.2%), West Midlands (7.6%) and Northern Ireland (7.4%). London saw the lowest positive growth at 4.8% and no regions saw negative growth. Quarter on quarter growth in the UK was 1.2% in Q1 2021, down from 3.0% in Q4 2020.

The November 2020 Bank of England report states: "housing market activity remained strong in most parts of the UK, but contacts reported a modest softening in areas where tighter social distancing rules had been introduced."⁶ Given the changing nature of the crisis, the outlook remains varied and hard to predict.

Further to the Chancellor's Spending Review speech on 25th November 2020, the statement allowed for £20 billion in multi-year capital investment for the long-term housing strategy which includes:

National Home Building Fund with initial funding of £7.1 billion over the next four years to unlock up to 860,000 homes, including:

£4.8 billion of capital grant funding, including for land remediation, infrastructure investment, and land assembly.

Delivery of the Brownfield Fund, announced at the Budget.

An additional £100 million in 2021-22 to support housing delivery and regeneration, including unlocking brownfield sites, regenerating estates and releasing public sector land – including serviced plots for self and custom builders.

£2.2 billion of new loan finance to support house-builders, includes Help to Build for custom and self-builders and funding for SMEs.

⁶ Bank of England, November 2020, Monetary Policy Report

- Re-confirming £12.2 billion for the Affordable Homes Programme - delivering up to 180,000 new homes for affordable homeownership and rent, now with a larger proportion outside of London.

CONCLUSION

The strength of Q1 2021 sales has moved sentiment from one of cautious optimism to outright positivity. The market is at some of its strongest levels ever seen in terms of price and transactions, although stock is low in the regions. On the other hand, the lettings market is experiencing issues with low market activity and decreasing prices.

Despite the positivity experienced so far in 2021, the threat of COVID-19 and its impact on the market is by no means removed. There is still global economic uncertainty around the pandemic. In the UK, uncertainty remains over unemployment and the future of office working, all of which could impact buyer behaviour. The UK is also adjusting to a new status outside the EU which poses potential risks in terms of trade deals and the attractiveness of Sterling.

Economic and market indicators underpin our house price forecasts. The current economic outlook is optimistic for 2021, but the indicators are currently subject to considerable uncertainty as globally, we face an unprecedented situation.

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6. DELIVERABILITY

The landowner has entered into a promotion agreement with Manor Oak Homes and is committed to bringing this site forward as soon as practicably possible.

The site is farmed by the landowner and there are no tenancies or title issues that would impact the site coming forward.

7. CONCLUSION

The site is achievable, deliverable and viable, we have run several scenarios considering different sensitivity analysis and scenarios and the site remains viable. Given the constraints on-site, this provides an opportunity to deliver a highly attractive scheme which premium quality housebuilders will be extremely keen on acquiring and delivering. Although we face some uncertainty economically, the housebuilding sector has gone from strength to strength during the pandemic and the demand has increased to a point which way outweighs supply, this site will provide an opportunity for Market Harborough to deliver a stand-alone scheme with much needed high-quality homes for the locality.

This report is market advice and does not constitute a formal valuation.

Yours faithfully,


Senior Associate Director
National Development

For and on behalf of Strutt & Parker