Geo-Environmental

DESK STUDY REPORT

for the site at

LAND SOUTH OF FARNDALE VIEW

MARKET HARBOROUGH, LE16 9FA

on behalf of

MANOR OAK HOMES

Report:	**DESK STUDY REPORT**
Site:	**LAND SOUTH OF FARNDALE VIEW, MARKET HARBOROUGH, LE16 9FA**
Client:	**MANOR OAK HOMES**
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2.0	29/04/2025	Addition of concept masterplan and updates to Sections 3.1.1, 3.4 & 4.1	SA	SA	SA

CONTENTS

FIGURES

APPENDICES

1.0 INTRODUCTION

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Manor Oak Homes to undertake a desk based investigation of the geotechnical and geo-environmental factors pertaining to the proposed redevelopment of the Land South of Farndale View, Market Harborough, LE16 9FA (herein referred to as 'the site'). The site's location is presented in Figure 1.

The proposed development is understood to comprise a new residential estate with a mix of medium density housing and lower density housing with associated infrastructure and a new large parkland. The concept masterplan is shown in Figure 2.

1.1 Objectives

The investigation was to comprise a desk study of geotechnical and geo-environmental factors pertaining to the site, including a review of available historical maps and an examination of other available sources of geo-environmental information.

A Preliminary Risk Assessment (PRA) was to be undertaken as part of the desk study in accordance with Land Contamination Risk Management (LCRM). The objective of the risk assessment was to evaluate plausible pollutant linkages with respect to the proposed development, adjacent land uses, and the wider environment, in the context of planning, immediate liabilities under the Environment Protection Act 1990, and risks posed to Controlled Waters under the Water Resources Act.

1.2 Standards

Where practicable, the desk study was undertaken in accordance with the following documents and guidance:

- National Planning Policy Framework – July 2021;
- Planning Policy Statement 23 – Planning and Pollution Control;
- Land Contamination Risk Management (LCRM), Environment Agency, updated April 2021;
- Model Procedures for the Management of Contaminated Land, CLR11, DEFRA and Environment Agency 2004 (withdrawn);
- Environment Agency Guidance on Requirements for Land Contamination Reports, Version 1 dated July 2005;
- BS10175:2011+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice, BSI 2017;
- BS5930: 2015+A1:2020 - Code of Practice for Site Investigations, BSI 2020;
- EN ISO 14688 Geotechnical Investigation and Testing Part 1-2002 and Part 2-2004;
- BS1377: 1990 - Soils for Civil Engineering Purposes, BSI1990;
- NHBC Standards Chapter 4.1 Land Quality - Managing Ground Conditions;
- NHBC Standards Chapter 4.2 Building Near Trees;
- CIRIA C665 – Assessing risks posed by hazardous ground gases to buildings (2007);
- NHBC 10627-R01(04) – Guidance on evaluation of development proposals on sites where methane and carbon dioxide are present (2007);
- BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- Department of Environment - Industry Profiles (1995 - 1996).

1.3 Conditions

The desk study data obtained for the site is assumed to be factually correct and up to date at the point of their acquisition. No liability is taken for any omissions or inaccuracies in the data acquired. It should also be noted that

changes to the desk study data may occur following the production of this report, Geo-Environmental accepts no liability where this subsequently affects the assessment presented herein.

The information collected from the desk study and site walkover has been used to provide an interpretation of the geotechnical and environmental conditions pertaining to the site. The recommendations and opinions expressed in this report are based on the data obtained. Geo-Environmental takes no responsibility for conditions that have either not been revealed in the available records, site walkover, or that occur between or under points of any physical investigation. Whilst every effort has been made to interpret the conditions, such information is only indicative and liability cannot be accepted for its accuracy.

It must be noted that in particular the concentrations and levels of mobile liquid and gaseous materials are likely to vary with time. The results obtained may therefore only be representative of the conditions at the time of walkover or sampling (if/where undertaken). The absence of asbestos noted during the site walkover or within any soil samples analysed does not guarantee the absence of asbestos within buildings, within or bonded to concrete, as discrete burials, or within the soil mass elsewhere within a site. This report must not be taken as, or assumed to imply, any guarantee that a site is free of hazardous or potentially contaminative materials.

Information contained in this report is intended for the use of the Client, and Geo-Environmental can take no responsibility for the use of this information by any party for uses other than that described in this report. Geo-Environmental makes no warranty or representation whatsoever expressed or implied with respect to the use of this information by any third party. Geo-Environmental does not indemnify the Client or any third parties against any dispute or claim arising from any finding or other result of this investigation report or any consequential losses.

Assessment criteria or other parameters developed for the evaluation of contamination on this site are based on a number of assumptions regarding exposure and toxicology. Exposure to contaminants and levels of adverse effects may therefore vary. Whilst reasonable care and expertise has been employed in the development of such criteria, no liability is accepted in this respect. Other criteria or guidance on the development of assessment criteria may be published in the future and no liability is accepted in this respect.

This report remains the property of Geo-Environmental and the Client has no rights to, or reliance upon this document or supporting documents until such time as payment has been received in full for all invoices for works undertaken in connection with this report.

2.0 DESK STUDY

The findings of the Phase I desk study are presented in the following section. A copy of the historical maps and other information obtained as part of the desk study are presented in Appendix A. Comments made in the following section regarding possible ground conditions on the site are based purely on the desk study and associated site walkover.

2.1 Site Description

The site consisted of an irregularly shaped area extending to approximately 12.26 ha, comprising two adjoining plots of agricultural farmland. The site was centred at approximate NGR 472006, 286703. The site was noted to be generally sloping downwards toward the south-east with an approximate change in height of 10m over the length of site.

The site area was divided into two agricultural fields, the west and larger of which was planted with crops ,whereas the eastern field was seemingly intended for grazing livestock with troughs and fencing installed along the boundary between the fields. One piece of corrugated metal sheeting was identified at ground level on the southern boundary of site, although this appear to be an isolated item.

Overhead services were present crossing two areas of site, the first running north-south parallel with the fence dividing the two fields and the second located in the north-west corner of site extending to the west and beyond the site boundary. The southern, western and eastern boundaries were defined by the river Welland which was noted to fluctuate in width between approximately 1.03.0m and was lined with trees along each bank. Trees were predominately limited to the boundaries of the site and ranged in height between approximately 1.0-6.0m, one fallen tree was also noted within the south-west corner of site.

A public footpath was noted to run along the northern edge of site extending from the northeast to northwest corners of site, this footpath followed the alignment of an old railway. The footpath was noted to follow the path of the former railway in a cutting with embankments either side of approximately height of 3.0-3.5m. A section of retaining wall ran parallel to this footpath at the rear of adjoining residential properties to raise the gardens of those properties to the same level. Historical mapping indicated a former pit being present to the northern edge of site however no evidence of this was noted during the visit to site.

The surrounding area comprised a new residential development to the south of the river, with fields to the west and east of site with a mixture of residential developments and fields to the north. Hay bales were seen adjacent to the site, as well as a trailer mounted pump with pipes extending into the river in the south-west of site presumably for irrigation.

Site access was via Farndale View in the north-east of site which adjoined the A4304 Welland Park Road. Site photographs taken as part of the site walkover are presented in Appendix B.

2.2 Geology

With reference to British Geological Survey (BGS) mapping, the geology of the site was anticipated to comprise Charmouth Mudstone Formation with overlying superficial deposits of Alluvium, however it should be noted at that the Dyrham Formation was mapped approximately 4.0m north of site. In addition, given the dismantled railway noted along the northern site boundary and the presence of historical buildings on site there may be discreet areas of reworked, disturbed or Made Ground across the site.

BS5930:2015 defines Made Ground as anthropogenic ground in which the material has been placed without engineering control and/or manufactured by man in some way, such as through crushing or washing, or arising from

an industrial process. Great variations in material type, thickness and degree of compaction invariably occur and there can be deleterious or harmful matter, as well as potentially methanogenic organic material. In addition, where identified it is not uncommon for asbestos to be present within Made Ground soils.

Alluvium is the most recent river or estuarine deposit and generally comprises silty clays usually with an appreciable organic content. Lenses of sand and gravel are also commonly found, as are pockets of peat.

Charmouth Mudstone Formation is identified as dark grey laminated shales, and dark, pale and bluish grey mudstones with limestone, phosphatic or ironstone (sideritic mudstone) nodules, paper shales, and fine sandy beds.

The Dyrham Formation consists of silty and sandy mudstones interbedded with siltstone or very fine grained sandstone, pale to dark grey and greenish grey in colour. Mica is variably present. Beds of ferruginous limestone and sandstone tend to occur at the top of sedimentary cycles.

A British Geological Borehole Record located on Steeplechase Way roughly 50m south of the site boundary (reference SP78NW116, location 472093,286494) identified the following strata:

Depth (m)	Description
0 - 0.3	TOPSOIL.
0.3 – 2.1	Firm Brown Sandy CLAY.
2.1 – 3.2	Stiff grey brown mottled CLAY.
3.2 – 3.2	MUDSTONE: Stiff LIAS CLAY with Limestone bands.
3.4 – 5.0	MUDSTONE: Stiff grey LAIS CLAY.

Table 2.1 Borehole SP78NW116 Summary

2.3 Hydrogeology

With reference to the Groundsure dataset, the Charmouth Mudstone Formation was recorded as Secondary Undifferentiated Strata. The Alluvium was recorded as a Secondary 'A' Aquifer.

Secondary Undifferentiated aquifers are assigned where it is not possible to attribute to Category A or B to a rock type. In general these layers have been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

Secondary 'A' aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

The site is not located within 500m of any Source Protection Zones.

No groundwater abstractions were identified within a radius of 500m of the site boundary:

One discharge consent to soakaway/groundwater was identified within a radius of 500m of the site boundary:

- 387m SW – Grange Farm, Easy Farndon; Unspecified effluent; Issue date 02/02/1990; Revocation date 28/05/1993; Status – Post NRA Legislation.

This discharge consent is considered unlikely to have an adverse effect on the site given its age and distance from the site and is therefore not considered further in this assessment.

The Ambiental Risk Analytics Data indicated that the site was at low risk of groundwater flooding;

2.4 Hydrology

With reference to the Groundsure dataset, the nearest surface water feature was identified on site and comprised an inland river.

Five surface water abstractions were identified within a radius of 500m of the site boundary, four of which were recorded as still active:

- On site – River Welland, Farndon Fields Farm; Spray Irrigation – direct; Annual volume 9,204m^3: Max Daily Volume 246m^3; Original Start Date 01/08/1986; Status – Historical;
- 3m SE – River Welland, Farndon Fields Farm; Trickle Irrigation – direct; Annual volume 9,204m^3: Max Daily Volume 246m^3; Original Start Date 01/08/1986; Status – Active;
- 3m SE – River Welland, Farndon Fields Farm; Spray Irrigation– direct; Annual volume 9,204m^3: Max Daily Volume 246m^3; Original Start Date 01/08/1986; Status – Active;
- 44m S – River Welland, Market Harborough, for Farndon Fields Farm Limited; Spray Irrigation – storage; Annual volume, 18,161m^3: Max Daily Volume 739m^3; Original Start Date 01/10/1991; Status – Active;
- 353m S – Unnamed Drain for Farndon Fields Farm Limited; Spray Irrigation – storage; Annual volume, 18,161m^3: Max Daily Volume 739m^3; Original Start Date 01/10/1991; Status – Active;

Six discharge consents to surface water were identified within a radius of 500m of the site boundary:

- 213m E – Site off Farndon Road, Market Harborough; Miscellaneous effluent; Issue date 07/09/1989; Revocation date 14/02/1992; Status – Post NRA Legislation.
- 239m NE – Marston Down Residential Development, Leicester; Miscellaneous effluent; Issue date 01/04/1987; Revocation date 26/02/1992; Status – Pre NRA Legislation.
- 363m NE - SSO Coventry Road/Gardiner Street; Sewage effluent; Issue date 05/02/1987; Revocation date unknown; Status – Post NRA Legislation.
- 397m SW – Covered Yard, Grange Farm; Miscellaneous effluent; Issue date 19/01/1990; Revocation date 28/05/1993; Status – Pre NRA Legislation.
- 402m NE – New Dwelling adjacent to 133 Coventry Road; Miscellaneous effluent; Issue date 06/11/1985; Revocation date 26/02/1992; Status – Pre NRA Legislation.
- 421m NE – 127 Coventry Road; Miscellaneous effluent; Issue date 13/07/1987; Revocation date 26/02/1992; Status – Pre NRA Legislation.

These discharge consents are considered unlikely to have an adverse effect on the site due to their distance from site and are therefore not considered further in this assessment.

Three pollution incidents were recorded within a radius of 500m of the site boundary.

- 244m E – Incident date 18/08/2002; Pollutant – contaminated water; Water Impact – Category 3 (minor); Land Impact – Category 4 (no impact); Air Impact – Category 4 (no impact).

- 218m E – Incident date 09/11/2002; Pollutant – specific waste materials; Water Impact – Category 4 (no impact); Land Impact – Category 4 (no impact); Air Impact – Category 4 (no impact).
- 399m NW – Incident date 12/11/2002; Pollutant - sewage materials; Water Impact – Category 3 (minor); Land Impact – Category 3 (minor); Air Impact – Category 4 (no impact).

Given the distance from the site and time elapsed since these incidents, they are not considered likely to have an adverse effect on the site and are not considered further.

The southern part of the site has a high risk of flooding from rivers and the sea and is within a Flood Zone 2 and Flood Zone 3, current plans indicate this part of the site is not being developed and will be part of the new Parkland.

2.5 Historical Data

A summary of site history dating back to 1885 is presented in Table 2.2 and has been determined through examination of historical maps obtained as part of the desk study (and presented in Appendix A).

Date	On Site	Off Site
1885-1886	The site comprised a number of fields. The London and North Western Railway within a cutting ran along the north of the site. A building associated with the railway was located in the northeast of the site, another building, use unknown, was located centrally in the east with an access track. The River Welland was shown to comprise the western, south and eastern boundaries of site. The river flowed towards the east. Multiple trees were located across site.	The site was located roughly 700m to the west and south of Market Harborough. Open fields were present between the site and Market Harborough, a Nursery was located immediately north of the east. A pit was located centrally, immediately north of the railway line, another pit was located c.400m southwest of site. Open fields were located in all other directions. Lubenham was located over c.750m west and north of the site, it connected to Market Harborough via Coventry Road located north of site. Four Springs were located between c.500m and c.750m north of site, another Spring was located c.250m south of site.
1900-1902	The trees on site were no longer labelled.	One of the Springs in the north was no longer labelled. Market Harborough had expanded towards the site. Two nurseries were located c.500m south of site.
1928-1929	The building associated with the railway was no longer labelled. There was another building shown centrally within the east of the site	The outskirts of Market Harborough were c.100-500m from site due to development of the town. Buildings labelled as The Hill and the Uplands were located c.250m north along Coventry Road. The two nurseries to the south had been combined into one large nursery. The Railway was labelled London, Midland and Scottish Railway. A windpump and pits were labelled immediately northeast of the site.
1950-1958	No significant changes noted.	An Agricultural Hostel was labelled c.250m southeast of site. A works was shown to be c.500m west of site.
1962-1970	A level crossing was shown to be on the northern site boundary. The second building on site was no longer shown.	Coventry Road located north of site was now labelled Harborough Road to the west and Lubenham Road to the east. There was continued residential development along Lubenham Hill. The Agricultural Hostel was then labelled as The Boundary Poultry Farm, the nursey to the south

Date	On Site	Off Site
		was also changed to a Poultry Farm. A second spring was labelled to the south of site.
1976-1983	The railway was labelled as dismantled. Another building was shown to be adjacent to the remaining building on site.	A Dairy Farm was located in close proximity to the nursery to the northeast. Multiple depots and works were located c.300m southeast from site. Welland Caravan Park was also located next to the works. The works located c.500m to the west was labelled Sewage Works. The large pit to the north of the site was shown as open land (from 1977). The pits to the northeast were also indicated as open land (also from 1977).
1993-1995	The buildings located centrally in the east were no longer labelled.	Map unavailable.
2001	No significant changes noted.	The Sewage Works was no longer labelled.
2010	No significant changes noted.	No significant changes noted.
2022	No significant changes noted.	Works, depots and caravan park were no longer labelled, residential development was shown in the area.

Table 2.2 Summary of Site History

The site was shown from the historical mapping to have comprised various open fields for the duration of the mapping period, a railway line was located along the north of site just within the site boundary and the River Welland formed the rest of the site boundary. A maximum of four buildings were located on site and access track/road. One building located close to the railway was on site between 1885 and 1929; the second building was located centrally in the eastern part was on site between 1885 and 1995; a third in the same location as the second was on site between 1929 to 1970; the fourth and final building was built adjacent to the second building and was on site between 1980 and 1995.

The surrounding area comprised mainly agricultural land use with residential development towards the site over time. Pits were located immediately north, northeast (both no longer shown by 1977) and c.400m southwest. Nurseries were located immediately northeast and c.500m south, the ones in the south eventually were redeveloped into a Poultry Farm from 1962. Works were located c.500m west of site from 1950 to 2001; works and depots were located c.300m southeast of site between 1976 and 2022. A dairy Farm was located northeast of site. A windpump was located immediately northeast of site.

2.6 Sensitive Land Uses

A search was made of environmentally sensitive areas, including areas of green belt, scenic or natural beauty, parks, reserves, nitrate zones, protected conservation and scientific areas.

The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone. These zones allow initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. However residential is not listed as a type of development requiring consultation therefore consultation with Natural England would likely not be required for any residential development at the site.

The site was noted to be located within a recorded Nitrate Vulnerable Zone (River Welland for surface water).

2.7 Environmental Data

Searches of other various environmental databases were made as part of the desk study, including air pollution control sites, Part IIA contaminated land, Integrated Pollution Control (IPC) and Integrated Pollution Prevention and Control (IPPC) site, registered radioactive substances, COMAH sites, explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS) sites, planning permissions for sites involving hazardous substances, contemporary trade directories and fuel station registers.

Four potentially contaminative Industrial sites were recorded within 100m of the site as summarised in Table 2.3.

Location	Address	Land Use
30m N	106 Willow Crescent, LE16 9DT	Food and Beverage Industry Machinery
49m N	8 Farndale View, LE16 9FA	Civil Engineers
49m SW	Leicestershire, LE16	Water Pumping Stations
94m NE	44 Willow Crescent, LE16 9DT	Electrical Equipment Repair and Servicing

Table 2.3 Summary of Potentially Contaminative Industrial Sites Within 250m

A further nine potential contaminative land uses were recorded within 250m of the site as detailed in Appendix B. These land uses, and those detailed in Table 2.2, are not considered sufficiently contaminative or located within a sufficient distance so as to have a detrimental effect on the site and as such have not been considered further within the assessment.

No fuel station entries were recorded within 500m of the site.

2.8 Geotechnical Data

The site was recorded as being located outside of any area which could be affected by past, current or future coal mining.

National databases for a number of geological hazards have been compiled by the BGS, and a summary of the hazard data pertaining to the site is presented in Table 2.4.

Hazard	Hazard Rating
Collapsible ground	Negligible-Very Low
Compressible ground	Negligible-Moderate
Ground dissolution	Negligible
Landslide	Very Low
Running sand	Negligible-Low
Swelling clay	Low

Table 2.4 Summary of BGS Geological Hazards

2.9 Landfill and Ground Workings

A search of BGS recorded landfill sites, IPC registered waste sites, licensed waste management facilities, local authority recorded landfill sites, other registered landfill sites, waste transfer stations, and other waste treatment or disposal sites was undertaken as part of the desk study. Such sites may form an artificial source of ground gases, such as carbon dioxide and methane, where wastes are buried or disposed of to landfill.

No active or recent landfills were recorded within 500m of the site. No historical landfill sites were recorded within 500m of the site.

No records of mineral workings within 500m of the site were recorded.

There were 51No. records of surface ground workings within 250m of the site. 25No. of these were on site relating to cuttings and unspecified pits; eight were located within 100m of the site and related to unspecified heaps, a pond (8m N) and unspecified ground workings.

2.10 Radon

The Groundsure data report indicated that the site lies within a lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). As such, no radon protection measures are deemed necessary in the construction of new dwellings or extensions.

2.11 Geochemistry

Data obtained as part of the Groundsure report provides details on the estimated soil chemistry for natural soils in the vicinity of the site. The estimated quality of natural soils beneath the subject site is presented in Table 2.5.

Determinant	Estimated Concentration (mg/kg)
Arsenic	15-25
Cadmium	1.8
Chromium	60-120
Lead	100
Nickel	30-45

Table 2.5 Summary of Site Geochemistry

The natural background concentrations (where available) were below respective published Soil Guideline Values, Generic Assessment Criteria and Category 4 Screening Levels for the protection of human health under a residential land use.

However, these values are not necessarily representative of the site's soil chemistry. Furthermore, SGVs and GACs are dependent on pH and soil organic matter content. Therefore, concentrations of specific determinants and the utilised SGV/GAC cannot be determined without site specific investigation and analysis.

2.12 Previous Ground Investigations

Geo-Environmental is not aware of any previous investigations for the site.

2.13 Asbestos

In line with current best practice, asbestos and ACM should be assumed to be present until proven otherwise, this includes the consideration of the potential for asbestos to be present within the shallow soils, or entrained within or below concrete on the site. The absence of asbestos in soil samples analysed is not a guarantee of the absence of asbestos elsewhere on a site.

2.14 Potential Contamination

The site was shown from the historical mapping to comprise various open fields for the duration of the mapping period, a railway line was located along the north of site just within the site boundary and the River Welland formed

the rest of the site boundary. Four buildings were located on site between 1885 and 1995. The surrounding area comprised mainly agricultural land use with residential development towards the site over time. Pits were located immediately north, northeast and c.400m southwest. Nurseries were located immediately northeast and c.500m south, the ones in the south eventually were redeveloped into a Poultry Farm from 1962. Works were located c.500m west of site from 1950 to 2001; works and depots were located c.300m southeast of site between 1976 and 2022. A dairy Farm was located northeast of site. A windpump was located immediately northeast of site.

The site's apparent previous and current use is mostly as agricultural land. The specific land uses as farmland is not covered by the National House Building Council (NHBC), Environment Agency (EA) and Chartered Institute of Environmental Health (CIEH) publication 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2008), which provides a summary of industrial profiles (1995 - 1996) published by the former Department of the Environment (DoE) (now part of the Department for Environment, Food and Rural Affairs [DEFRA]). This guidance does however cover 'Railway Land' and the contaminants of concern relating to the railway line in the north of site are included in the assessment. Nurseries, Poultry Farms and Winpumps are also not covered by this guidance. Railway land is covered by the above document, and the relevant contaminants are included below.

The potential contaminants associated with the north of site's former use as a railway and cuttings and the potential presence of Made Ground are considered to include the potential for heavy metals, organic pollutants such as poly-aromatic hydrocarbons (PAH), petroleum hydrocarbons/oils, polychlorinated biphenyls (PCBs), pesticides and asbestos (potentially introduced in Made Ground). Additionally coal dust may have been airborne contaminants and deposited on site on the surface and within shallow soils.

The potential contaminants associated with the historical nurseries and farms off-site include hydrocarbons (PAH), petroleum hydrocarbons/oils from machinery and herbicides/pesticides. However, only mobile contaminants would potentially impact the site.

The potential contaminants associated the current off-site industrial uses may include heavy metals, organic pollutants such as poly-aromatic hydrocarbons (PAH), petroleum hydrocarbons/oils, PCBs and asbestos. These contaminants are considered potentially present in relation to any fuel storage and vehicle/equipment maintenance. Again, only mobile contaminants from this source would be considered to have potentially impact the site.

2.15 Ground Gas and Vapour Summary

The site has previously and is currently used as agricultural land and had a historic railway on site. If Made Ground is present and contained a significant amount of organic matter or organic contamination, it could have the potential to represent a source of ground gases/vapours.

A former railway line has been identified on site, although no development is proposed over the historical line. The railway line was dismantled in 1976 however there are no records, within the desk study data reviewed relating to the undertaking. As such, it is not known whether materials that represent a potential source of ground gas are present within the line of the former railway. If materials with the potential to represent a source of ground gas are present any significant gas generation is likely to have ceased over the intervening 40 years from the dismantle date. This also applies to the pits in close proximity to the north and northeast of site. Given the dates of potential backfilling of these features (1977), and the likely low permeability clay-based geology at the site. As such it is considered that the risk of ground gases in relation to the proposed development is very low.

As such, ground gas monitoring would only be deemed necessary should Made Ground containing a significant proportion of organic material be encountered on the site.

3.0 PRELIMINARY ASSESSMENT

Based on the findings of the desk study, the following sections summarise the anticipated geotechnical and environmental factors likely to impact the site.

3.1 Geotechnical Risk Assessment

3.1.1 Potential Geotechnical Issues

The following factors that might impact the geotechnical condition of the site were identified as part of the desk study:

- The possible presence of Made Ground which if encountered may affect the foundation design and construction.
- The presence of laterally and vertically variable strata and the impact these could have on further construction.
- The suitability of shallow soils as a bearing stratum for conventional foundations. A moderate risk of compressible deposits associated with the Alluvium which underlies the majority of the site has been identified (see Table 2.4) due to potential peat and highly organic soils that can on occasion be present within such strata. However, the assignment of moderate risk is based on the mapped presence of Alluvium, not any site specific investigation. Site investigation in due course to understand the nature and thickness of the Alluvium and underlying soils would better understand the risk. This would not pose a particular barrier to development, only that deeper or piled foundations could be required.
- Consideration of the volume change potential of any cohesive soils and the effect this could have on foundations.
- The possible presence of aggressive ground conditions (sulphates) which may affect the foundation design and construction.
- The possible presence of perched and shallow groundwater beneath the site.
- The presence of any trees on the site, which may have a significant impact on foundation design and construction if/where shrinkable soils are present.
- The suitability of the shallow soils for the use of soakaways on the site as part of the proposed development.

3.2 Preliminary Environmental Conceptual Site Model & Risk Assessment

3.2.1 Methodology

A Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) has been prepared in accordance with LCRM based on information obtained as part of the desk study. Possible risks associated with potential sources of contamination and sensitive receptors identified have been assessed following a source-pathway-receptor (SPR) approach in accordance with current UK protocols.

A risk may only exist where a plausible SPR linkage is present, and where the quantity or concentration of a contaminant is sufficient so as to cause harm. Under the statutory definition, "Contamination" may only strictly exist where contaminants pose a risk of harm to a receptor. Risk may be defined as a function of the likelihood and severity of any adverse effects arising from contamination. The risk classification has been assessed in accordance with CIRIA C552 (Rudland et al., 2001). A summary of how the risks are derived and their definitions are presented in Tables 3.1 & 3.2 below.

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low Likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

Table 3.1 Risk Ratings Matrix

Risk Rating	Definitions
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required.
High risk	Harm is likely to arise to a designated receptor from an identified hazard Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not already undertaken) is required and remediation works may be necessary in the short term and are likely over the longer term.
Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.
Moderate to low risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is unlikely that any such harm would be severe, or if any harm were to occur it is probable that the harm would be relatively mild.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk	There is low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Table 3.2 Risk Ratings Definition

3.2.2 Summary of Plausible Sources

Possible sources of contamination identified or discounted as part of the desk study are summarised in Table 3.3.

Source	Description	Comments
Shallow Soils	General chemical quality of the near surface soils including potential airborne deposition from the railway.	Possible elevated metals, organic, inorganic contaminants, pesticides and asbestos.
Made Ground associated with the historical railway and buildings	Chemical quality of Made Ground in the locations of the historical railway and buildings on site.	Possible elevated metals, organic, inorganic contaminants, PCBs, pesticides and asbestos.
Current off-site industrial uses	Mobile contaminants from these sources may have impacted the site.	Possible elevated organic contaminants. Less likely, as less mobile: metals, inorganic contaminants and asbestos.
Historical off-site industrial uses	Mobile contaminants from this source may have impacted the site.	Possible elevated organic contaminants. Less likely, as less mobile: metals, inorganic contaminants and asbestos.
Ground gases/vapours	Possible presence of Made Ground beneath the site, (only considered a viable source of ground gas if significant proportions of organic material are present).	Methane, carbon dioxide, depleted oxygen, volatile organic compounds and trace gases.
Naturally occurring aggressive ground conditions	Naturally occurring compounds in the ground which could damage buried concrete.	Possible elevated sulphate concentrations.

Table 3.3 Possible Sources of Contamination

3.2.3 Summary of Plausible Pathways

The plausible pathways are summarised in Table 3.4. These pathways are based on the proposed end use, residential development including private gardens (which is the most sensitive proposed receptor).

Pathway	Description
Direct Contact	Ingestion of soil particles, inhalation of soil derived dust (including tracked back dust), dermal contact. Bioaccumulation within home grown vegetation.
Inhalation	Inhalation of soil dust both inside and outside of buildings.
	Inhalation of ground gas/vapours within buildings.
Vertical & Lateral Migration	Contaminant movement both vertically through leaching/gravity and horizontally along preferential pathways, e.g. services trenches, more permeable bedded strata or with groundwater.
Shallow Groundwater	Shallow groundwater or perched water may be present and if encountered could result in the vertical and lateral migration of contaminants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.
Flooding	The southern part of the site lies within a Flood Zone 2 and Flood Zone 3.

Table 3.4 Possible Contaminant Pathways

3.3.4 Summary of Plausible Receptors

Potential receptors associated with the site and its development, identified or otherwise discounted, are summarised in Table 3.5.

Receptor	Description	Comments
End Users	Future users of the proposed development.	The development will include residential properties with gardens, a GP surgery and associated infrastructure.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land uses are a mixture of residential, and agriculture.
Soft Landscaping	Areas of planting including lawns, shrubs, trees, etc.	Private gardens and soft landscaped areas are proposed.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes may be laid in contact with contaminated soils.	Aggressive ground conditions and depths of Made Ground may be present beneath the site.
Groundwater	Controlled Waters contained within the aquifer(s) beneath the site.	The site lies upon Secondary 'A' Aquifer overlying Secondary Undifferentiated Strata and is not located within a SPZ.
Surface Water	Controlled Waters within lakes, rivers, ponds, etc., or coastal waters.	An Inland River is located on site.
Ecological Receptors	Sensitive areas of ecological significance.	No environmentally sensitive areas in terms of contamination within 500m. As such, this has not been considered further as part of this assessment at this stage.

Table 3.5 Possible Receptors of Contamination

Site workers involved in the preparation and construction of the development have not been considered in this assessment as the principal contractor is duty bound under the current CDM Regulations to undertake their own risk assessments with respect to their employees.

Whilst the above sources and receptors have been identified, Table 3.6 summarises the identified plausible pollution linkages and a qualitative assessment of the risks based on the desk study research.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Shallow Soils	End Users	Direct contact and inhalation of soil derived dust	Likely	Minor	Low Future occupiers are likely to come into direct contact with soils where soft landscaping is present. Where private gardens and soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone which will reduce the risk.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	Very Low Adjacent site users are unlikely to come into contact with the soils at the site. Where soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone.
	Soft Landscaping	Root uptake	Likely	Minor	Low Future Soft landscaping is proposed on the site and thus, root uptake is possible. Furthermore, no clear evidence of harm to existing vegetation was observed. Where soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone.
	Water Supply Pipes	Direct contact	Low	Minor	Very Low Water supply pipes are likely to come into contact with impacted soils depending upon depth of installation and extent of soil impact.
	Buildings and Infrastructure	Direct contact	Likely	Minor	Low Foundations and utilities will be placed within within potentially aggressive soils (e.g. sulphate). However, the consequence is anticipated to be minor.
	Groundwater	Vertical Migration	Unlikely	Minor	Very Low The site overlies Secondary 'A' Aquifer overlying Secondary Undifferentiated Strata. However, the desk study has not identified any significant sources of potentially mobile contamination on-site.
	Surface Water	Vertical & Lateral Migration	Unlikely	Minor	Very Low An inland river was located on site. However, the desk study has not identified any significant sources of potentially mobile contamination on-site.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Made Ground from the railway and historical buildings	End Users	Direct contact and inhalation of soil derived dust	Likely	Medium	Moderate Made Ground is likely to be present beneath the historical railway and buildings however, no residential development in the location of the historical railway line is proposed. Contents of historical buildings on site currently unknown. Future occupiers are likely to come into direct contact with soils where soft landscaping is present. Where private gardens and soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone which will reduce the risk.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Medium	Low Adjacent site users are unlikely to come into contact with the soils at the site. Where soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone.
	Soft Landscaping	Root uptake	Likely	Minor	Low Future Soft landscaping is proposed on the site and thus, root uptake is possible. Furthermore, no clear evidence of harm to existing vegetation was observed. Where soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone.
	Water Supply Pipes	Direct contact	Low Likelihood	Medium	Moderate to Low Due to the limited extent of possible Made Ground Water supply pipes are unlikely to come into contact with impacted soils, but it depends upon depth of installation and extent of any soil impact.
	Buildings and Infrastructure	Direct contact	Likely	Minor	Low Foundations and utilities will be placed within within potentially aggressive soils (e.g. sulphate). However, the consequence is anticipated to be minor.
	Groundwater	Vertical Migration	Low Likelihood	Minor	Moderate to Low The site overlies Secondary 'A' Aquifer overlying Secondary Undifferentiated Strata. Contaminants from the historical railway may be mobile, however it is possible that they have sufficiently attenuated to insignificant levels.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Current off-site industrial uses	End Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	Very Low Future occupiers are likely to come into direct contact with soils where soft landscaping is present, however any impact from this source would likely be at depth below the site. Where private gardens and soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone which will reduce the risk.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	Very Low Adjacent site users are unlikely to come into contact with the soils at the site, however any impact from this source would likely be at depth below the site. Where soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone.
	Soft Landscaping	Root uptake	Unlikely	Minor	Very Low Soft landscaping is proposed on the site and thus, root uptake is possible. However, any impact from this source would likely be at depth below the site. Furthermore, no clear evidence of harm to existing vegetation was observed. Where soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone.
	Water Supply Pipes	Direct contact	Low likelihood	Mild	Low Water supply pipes are likely to come into contact with impacted soils depending upon depth of installation and extent of soil impact.
	Buildings and Infrastructure	Direct contact	Likely	Minor	Low Foundations and utilities will be placed within within potentially aggressive soils (e.g. sulphate). However, the consequence is anticipated to be minor.
	Groundwater	Vertical Migration	Low likelihood	Mild	Low The site overlies Secondary 'A' Aquifer overlying Secondary Undifferentiated Strata. However, the desk study has not identified any significant sources of potentially mobile contamination on-site.
	Surface Water	Vertical & Lateral Migration	Low likelihood	Mild	Low An inland river was located on site. However, the desk study has not identified any significant sources of potentially mobile contamination off-site.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Historical off-site uses	End Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	Very Low Future occupiers are likely to come into direct contact with soils where soft landscaping is present, however any impact from this source would likely be at depth below the site. Where private gardens and soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone which will reduce the risk.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	Very Low Adjacent site users are unlikely to come into contact with the soils at the site, however any impact from this source would likely be at depth below the site. Where soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone.
	Soft Landscaping	Root uptake	Unlikely	Minor	Very Low Soft landscaping is proposed on the site and thus, root uptake is possible. However, any impact from this source would likely be at depth below the site. Furthermore, no clear evidence of harm to existing vegetation was observed. Where soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone.
	Water Supply Pipes	Direct contact	Low likelihood	Mild	Low Water supply pipes are likely to come into contact with impacted soils depending upon depth of installation and extent of soil impact.
	Buildings and Infrastructure	Direct contact	Likely	Minor	Low Foundations and utilities will be placed within within potentially aggressive soils (e.g. sulphate). However, the consequence is anticipated to be minor.
	Groundwater	Vertical Migration	Low likelihood	Mild	Low The site overlies Secondary 'A' Aquifer overlying Secondary Undifferentiated Strata. However, the desk study has not identified any significant sources of potentially mobile contamination on-site.
	Surface Water	Vertical & Lateral Migration	Unlikely	Mild	Very Low An inland river was located on site. However, the desk study has not identified any significant sources of potentially mobile contamination off-site.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Ground gases from any Made Ground	End Users	Inhalation	Low likelihood	Mild	Low Future occupiers may inhale potential ground gases produced by this source. However, extensive or deep Made Ground sufficient for significant ground gas generation is not anticipated across the majority of site.
	Soft Landscaping	Root uptake	Unlikely	Minor	Very low Soft landscaping is not expected to be adversely affected by any ground gases from these sources. No vegetation distress was noted during the site walkover survey.
	Buildings and infrastructure	Gas accumulation and potential explosion of flammable gases	Unlikely	Minor	Very Low Extensive putrescible material sufficient for significant methane production is not anticipated at the site.
Naturally occurring aggressive ground conditions	End users	Direct contact and inhalation / ingestion of soil derived dust	Unlikely	Minor	Very Low No naturally occurring potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Soft Landscaping	Root Uptake	Low	Minor	Very Low Soft landscaping is proposed. Where proposed it is unlikely to be affected by naturally occurring aggressive ground conditions. The consequence is likely to be minor.
	Adjacent land users	Direct contact	Unlikely	Minor	Very Low No potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Water supply pipes	Direct contact	Unlikely	Minor	Very Low No potential sources which could harm human health have been identified. The consequence is likely to be minor.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
	Buildings and Infrastructure	Direct contact	Likely	Minor	Low Foundations will be placed within soils which may be an aggressive environment for concrete. However, the consequence is anticipated to be minor.

Table 3.6 Plausible Pollution Linkages

3.3 Preliminary Risk Assessment Summary

The Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) developed from the information gathered as part of the desk study process have identified several plausible pollutant linkages that exist in relation to the proposed development of the site and the preliminary risk rating for the pollution linkages have been classified as low to moderate.

The potential pollutant linkages established within this desk study are not considered to prevent development on the subject site but could require remediation or the employment of risk mitigation measures to reduce the risks to key receptors.

In order to progress this assessment in line with the National Planning Policy Framework, to provide further characterisation of the site and refinement of the PRA and CSM, it is recommended that intrusive investigation and associated testing is undertaken to confirm the findings of the desk study report and to provide a robust risk assessment for the site and proposed development. As such, it is recommended that geochemical and geotechnical investigation be carried out on the site to include analysis of soil samples for the range of potential contaminants identified within the desk study.

3.4 Preliminary Geotechnical Assessment Summary

The site is anticipated to be underlain by Alluvium overlying Charmouth Mudstone Formation. It is possible that conventional strip or pad foundations could be suitable for the proposed development where natural ground is encountered at ground level. However, where foundations are required in any areas of Made Ground, infilled ground, or compressible soils which may be present to depth beneath discreet areas of the site, or raising of levels is proposed a deeper or piled foundation solution may be required. The development should also take into account the presence of trees and/or desiccation at the site if shrinkable soils are present. Localised deepening of foundations may be required in the vicinity of trees.

The soils at the site may be permeable, and it is potentially possible that conventional soakaways would function effectively, subject to intrusive investigation. Depending on the results of soakage testing and groundwater conditions, it may be necessary to utilise on-site storage and attenuation of peak storm flow through systems such as porous paving and cellular storage crates.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The desk study has shown the site to comprise open fields with a historical railway on site which was later dismantled. Four buildings were shown on site in two locations. Therefore, there is the potential for limited Made Ground to be present on the site relating to these historical uses. Multiple off-site industrial uses were identified in within the site surroundings.

The proposed development is understood to comprise a new residential estate with a mix of medium density housing and lower density housing with associated infrastructure and a large new parkland.

Very low to low ratings have been classified related to the shallow soils, ground gases and vapours, and naturally occurring aggressive ground conditions at the site. However Low to Moderate risk ratings have been classified related to the possible Made Ground on site associated within the areas of historical railway and buildings on site. It should be noted that residential development is not proposed within these areas. Further assessment is recommended to better characterise the contamination status of the site to inform an update of the conceptual site model and allow a robust assessment of the risk to human health and the environment.

It is possible that conventional foundations would be suitable for parts of the proposed development, although any design should account for the potential presence of shrinkable soils, possible shallow groundwater, as well as the presence of trees on site and/or desiccation of the shallow soils.

4.2 Recommendations

At this stage and based on the findings of the desk study and preliminary risk assessment, the following scope of works is recommended for the intrusive investigation on the site.

- Intrusive investigation works should be carried out in order to clarify the geotechnical and geo-environmental issues pertaining to redevelopment of the site.
- Soil sampling and analysis should be undertaken to inform subsequent geotechnical and geo-environmental risk assessment.
- Laboratory analysis, on soil samples recovered from the exploratory holes for a range of geotechnical parameters to support foundation design.
- Laboratory analysis, on soil samples recovered from the exploratory holes, for an analytical suite to include the potential contaminants identified within the desk study and encountered during any intrusive investigation. The suite should include commonly occurring metals, non-metals, asbestos, TPH, PAH, PCBs and pesticides.
- Soakage testing in line with BRE Digest 365.

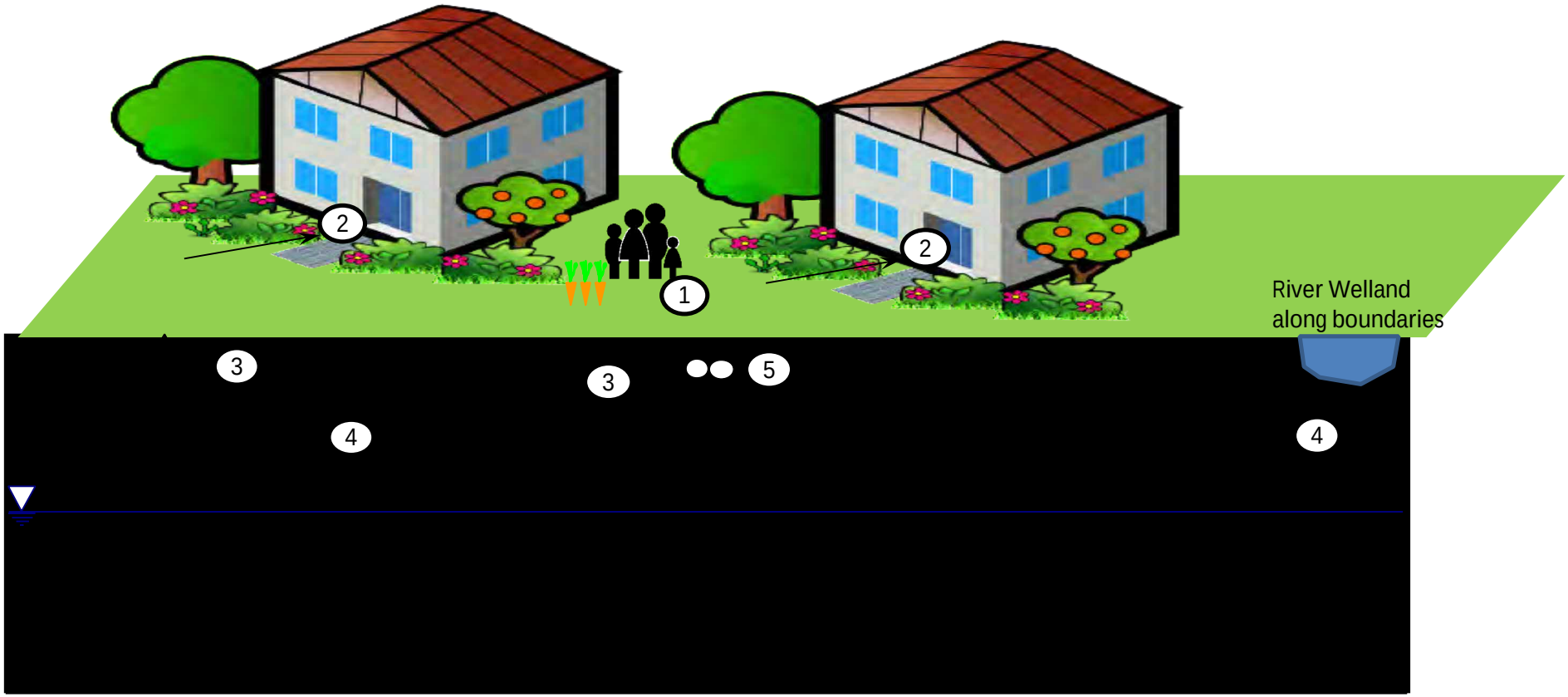
It may be necessary to undertake remediation/risk mitigation measures on this site to break pollutant linkages and thus protect key receptors such as human health, controlled waters, built environment, soft landscaping and the like. The requirement and extent of any such remediation cannot be determined until such time as an intrusive investigation and associated testing has been completed.

FIGURES

Project:	Land south of Farndale View, Market Harborough, LE16 9FA			Title	Site Location Plan
Client:	Manor Oak Homes			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net	Geo-Environmental
Ref No:	GE20851	Revision:	0		
Drawn:	SA	Date:	25/04/2022		
Figure:	1	Scale:	Not To Scale		

Project:	Land South of Farndale View, Market Harborough			Title	Concept Masterplan
Client:	Manor Oak Homes			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net	Geo-Environmental
Ref No:	GE20851	Revision:	0		
Drawn:	Insitu Design	Date:	16/04/2025		
Figure:	2	Scale:	Not To Scale		

Possible Pollutant Linkages:
1. Direct contact with contaminated soils, ingestion of contaminated soilsbiaccumulation in homegrown produce
2. Inhaltion of soil dusts indoor and outdoor, and inhaltion of gases/vapours within buildings
3. Vertical and lateral migration through permeable strata
4. Shallow groundwater vertical and lateral migration
5. Chemical attack of buried plastics and concrete



Project:	Land South of Farnvale View, Market Harborough			Title	Conceptual Site Model (Proposed Development)
Client:	Manor Oak Homes			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net	Geo-Environmental
Ref No:	GE20851	Revision:	0		
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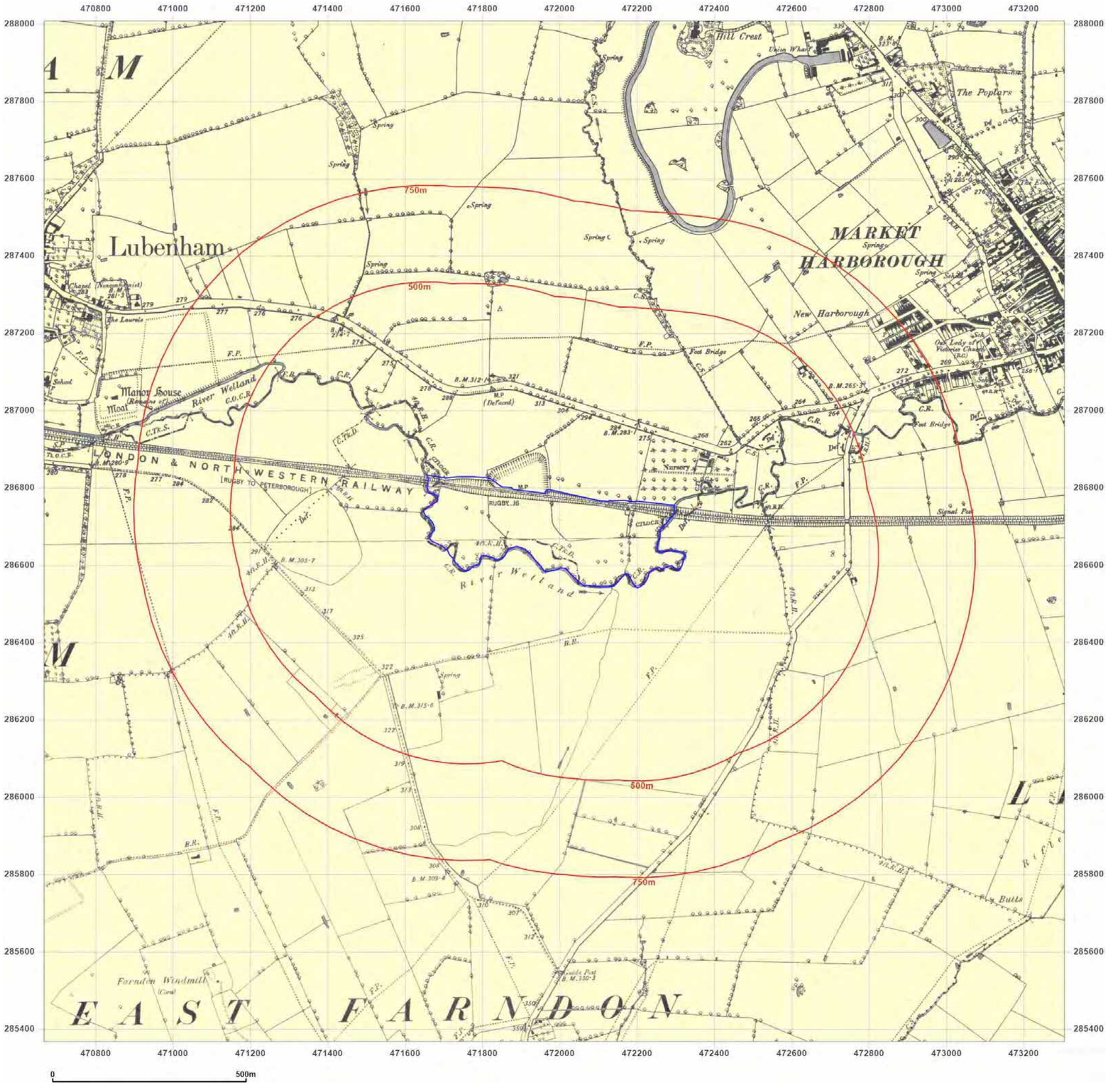
APPENDIX A

Desk Study Information



Groundsure INSIGHTS

Site Details

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Report Ref: GS-8694389
Grid Ref: 471985, 286687

Map Name: County Series

Map date: **1885**

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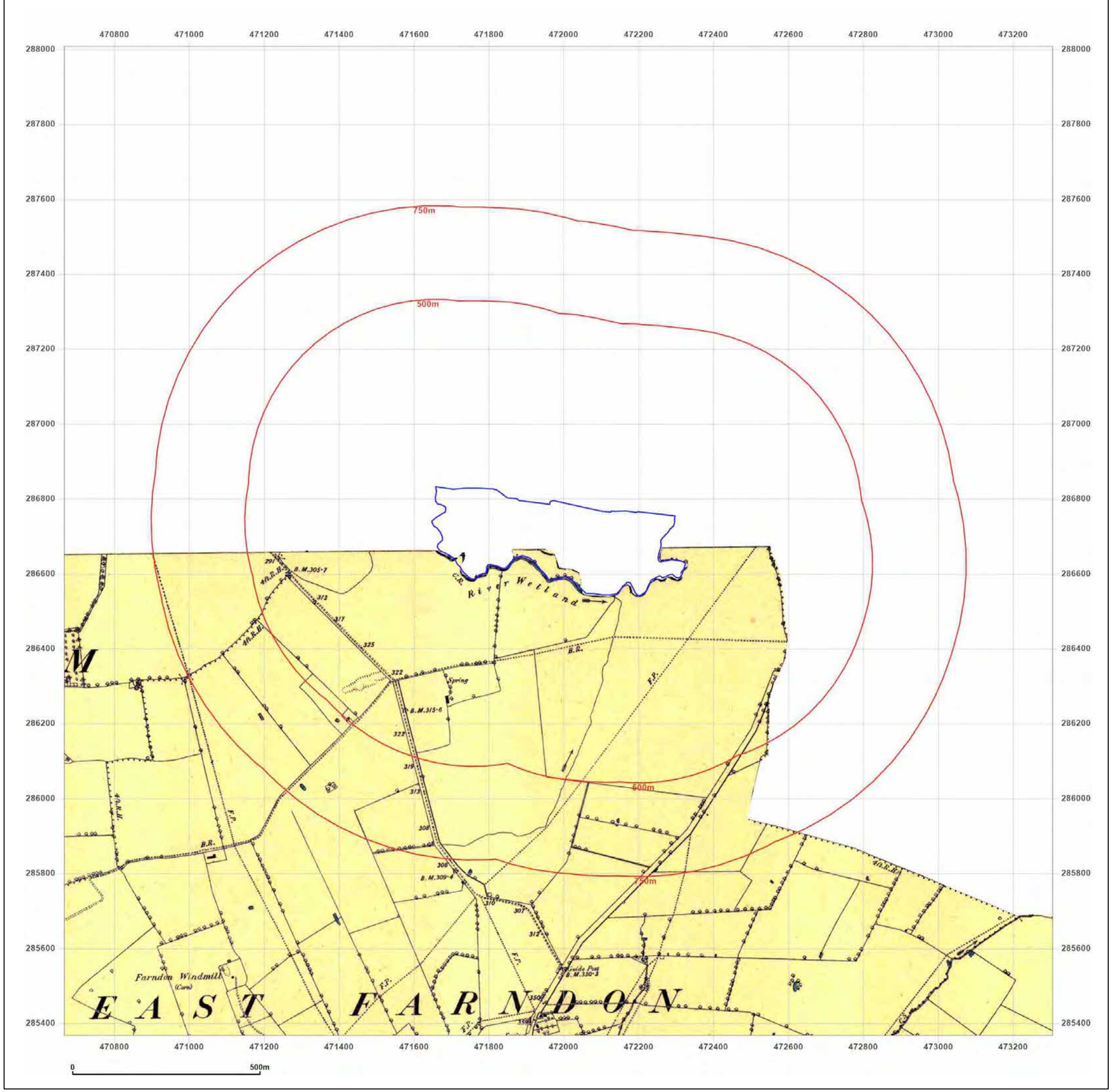

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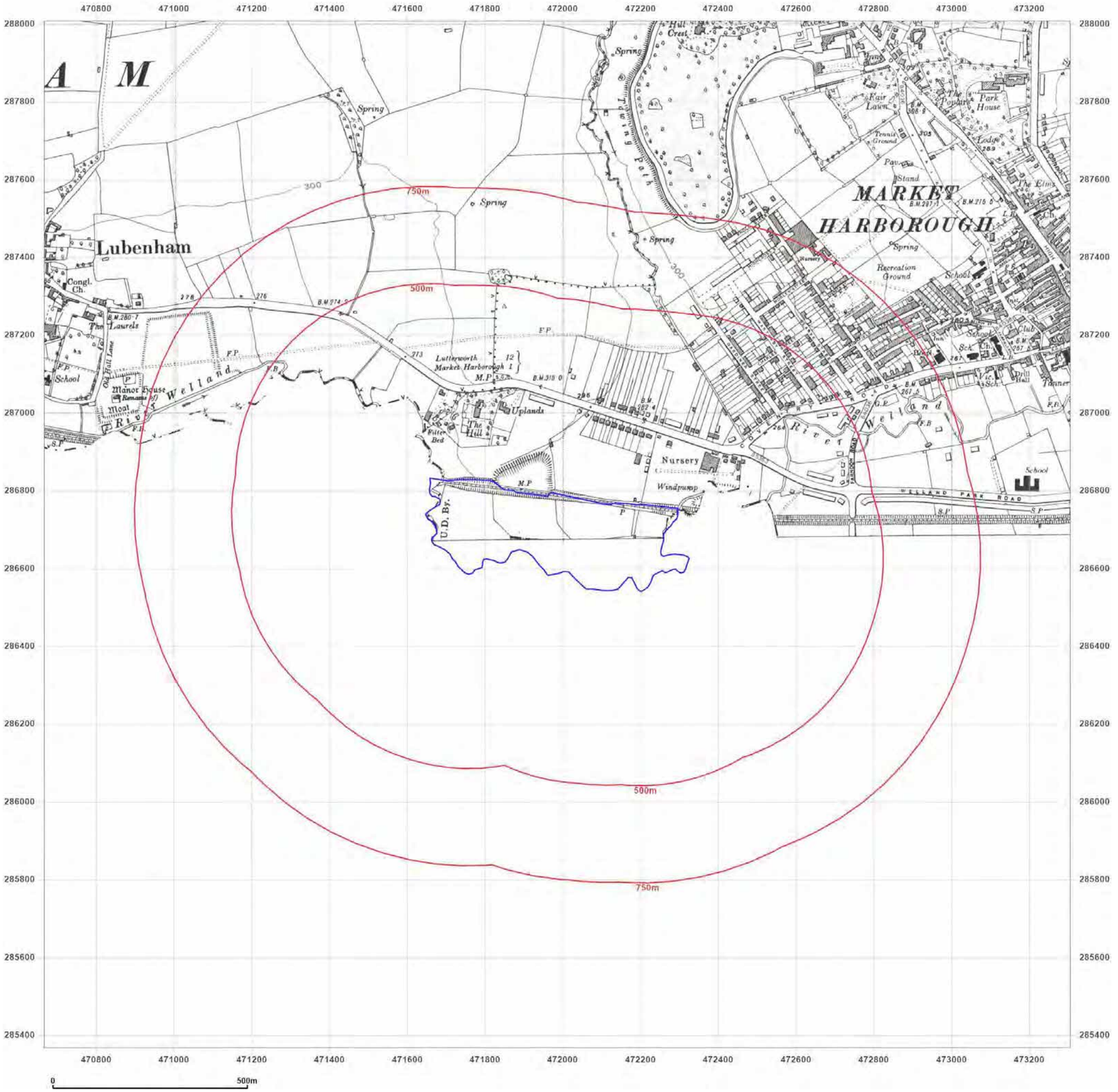

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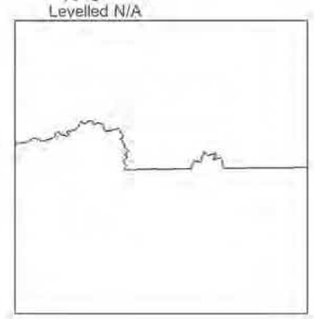

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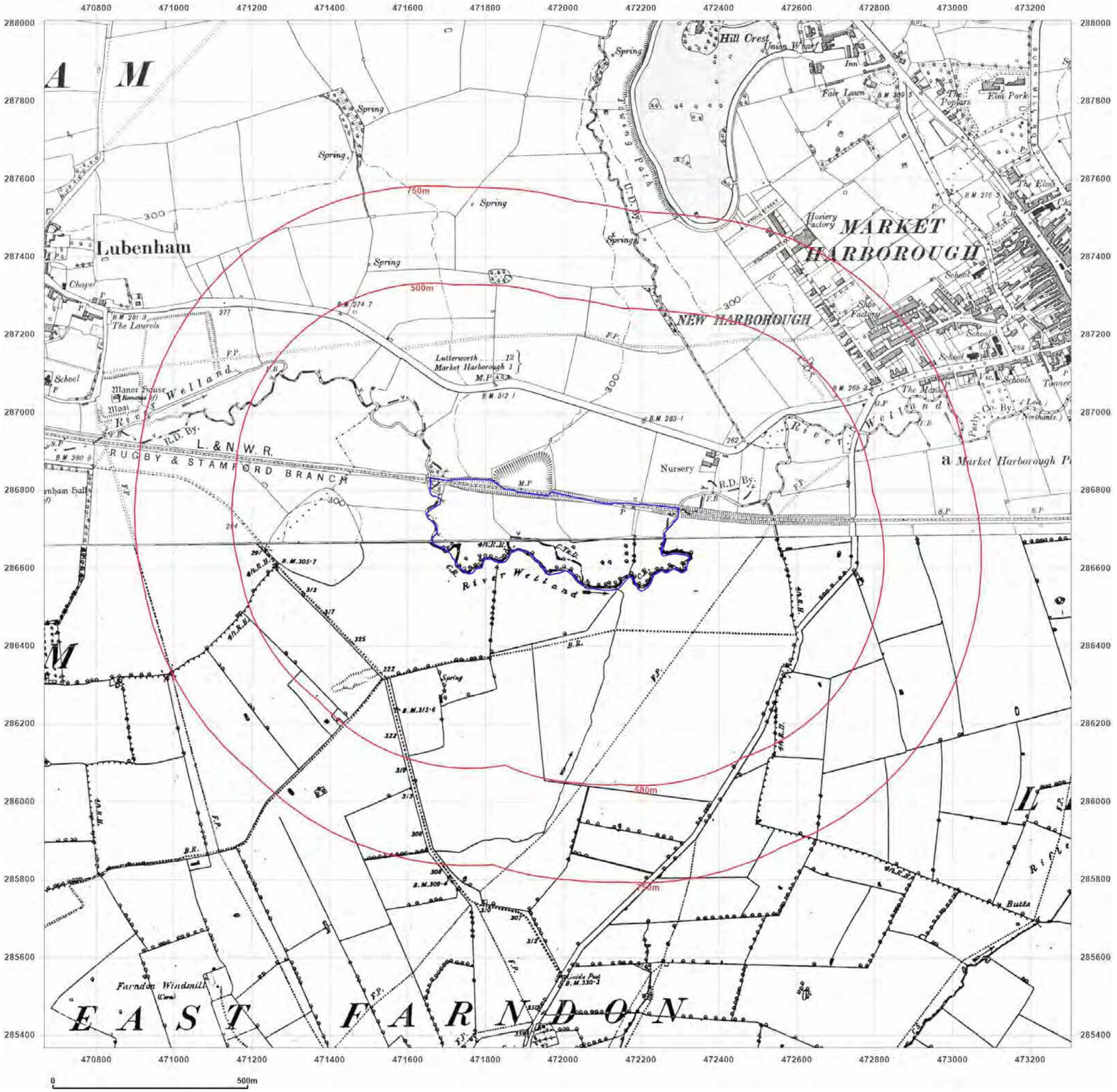

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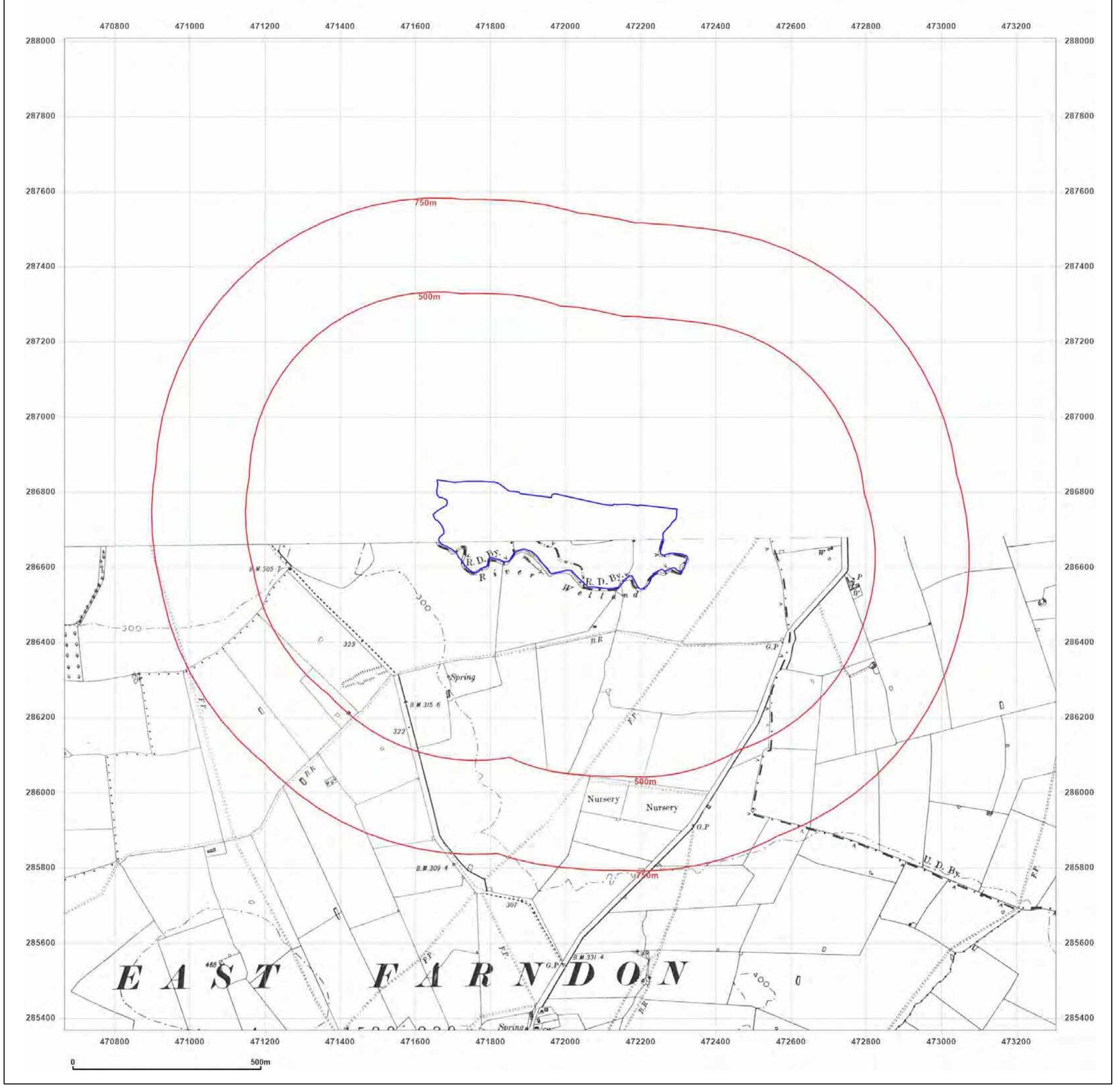

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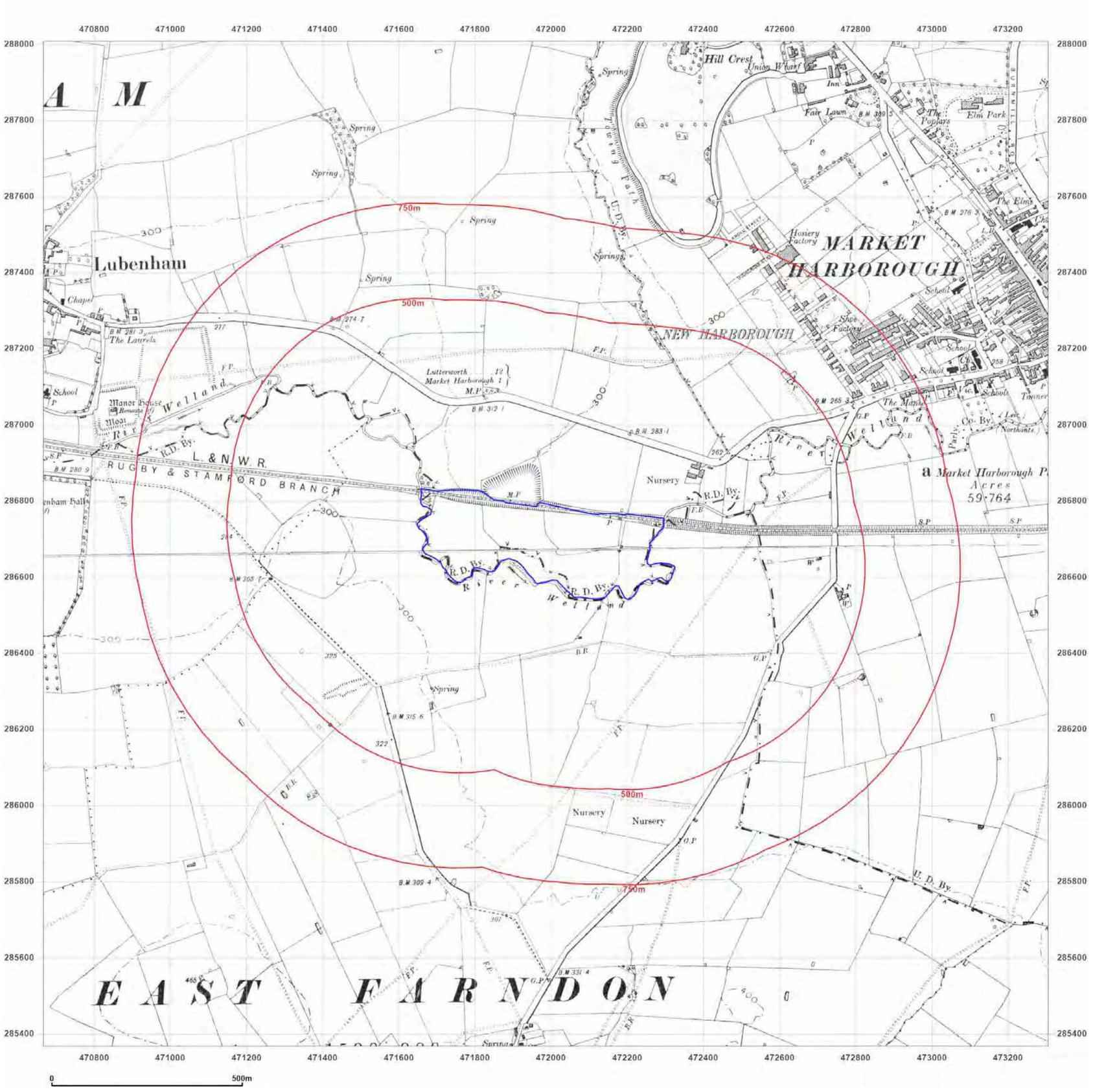

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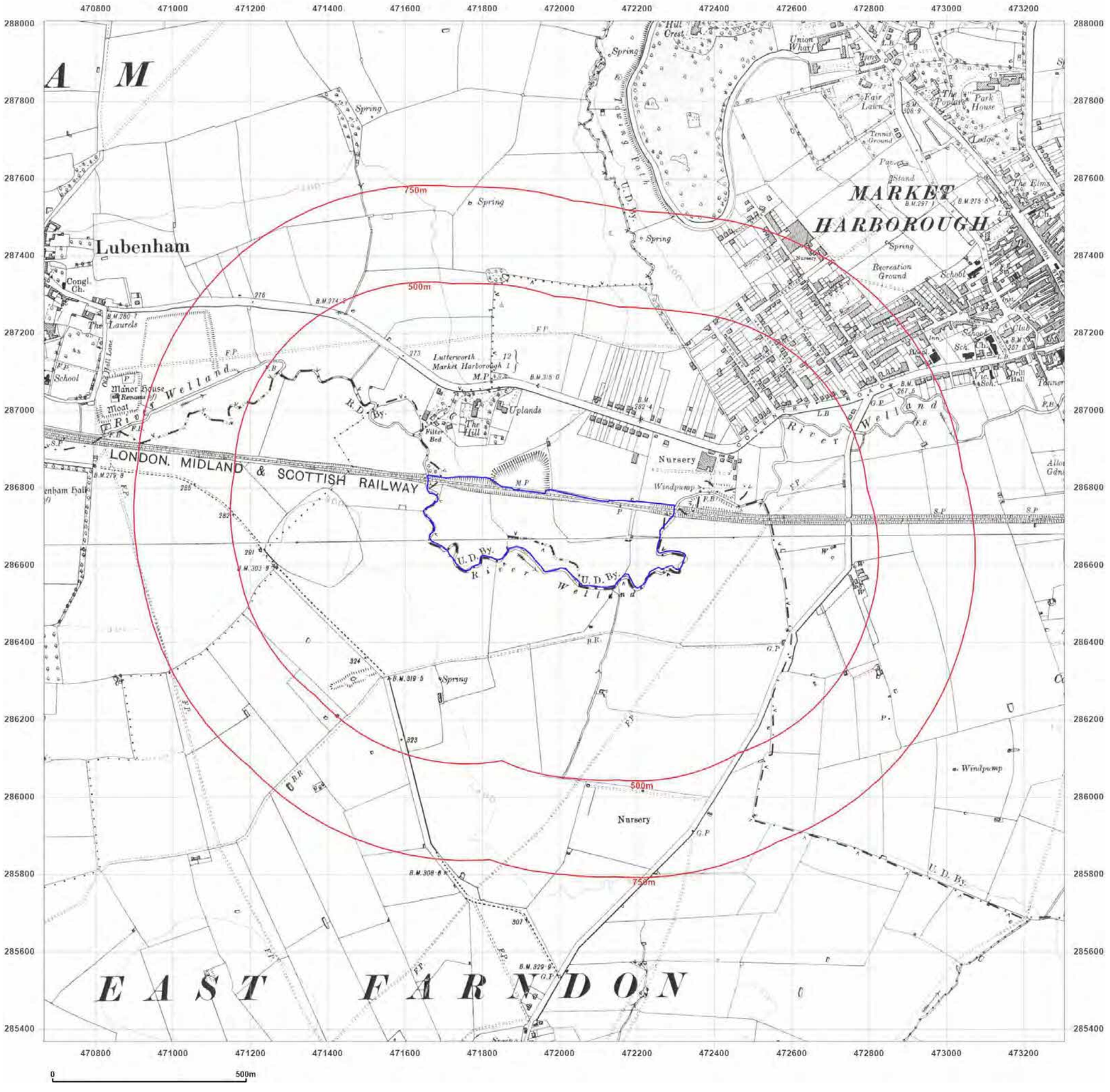

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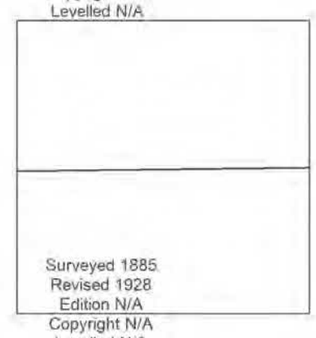

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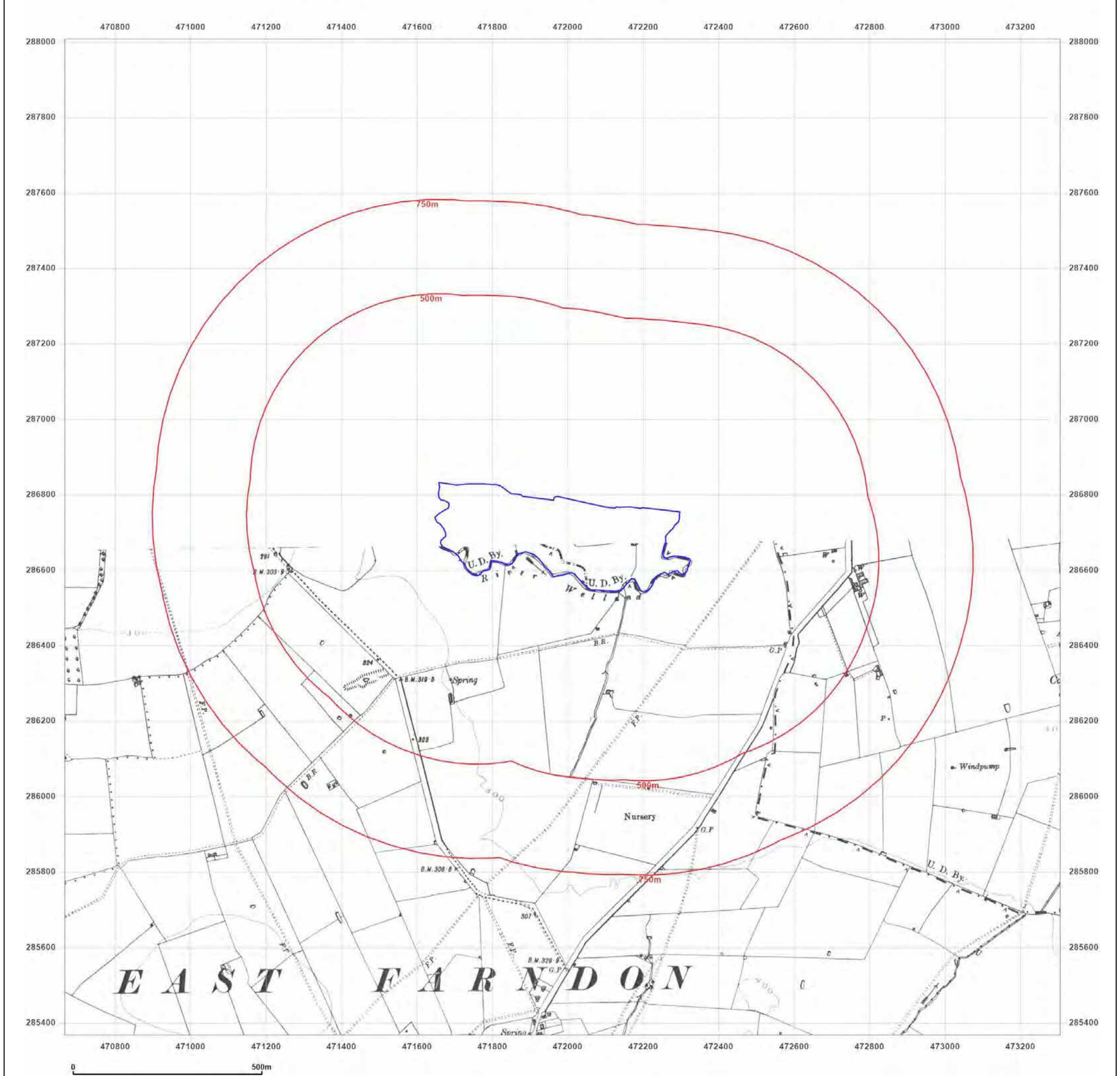

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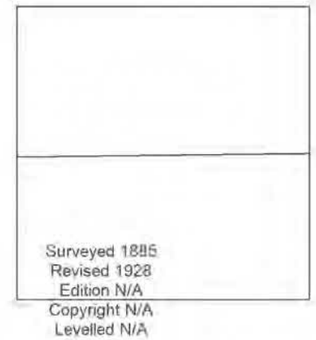

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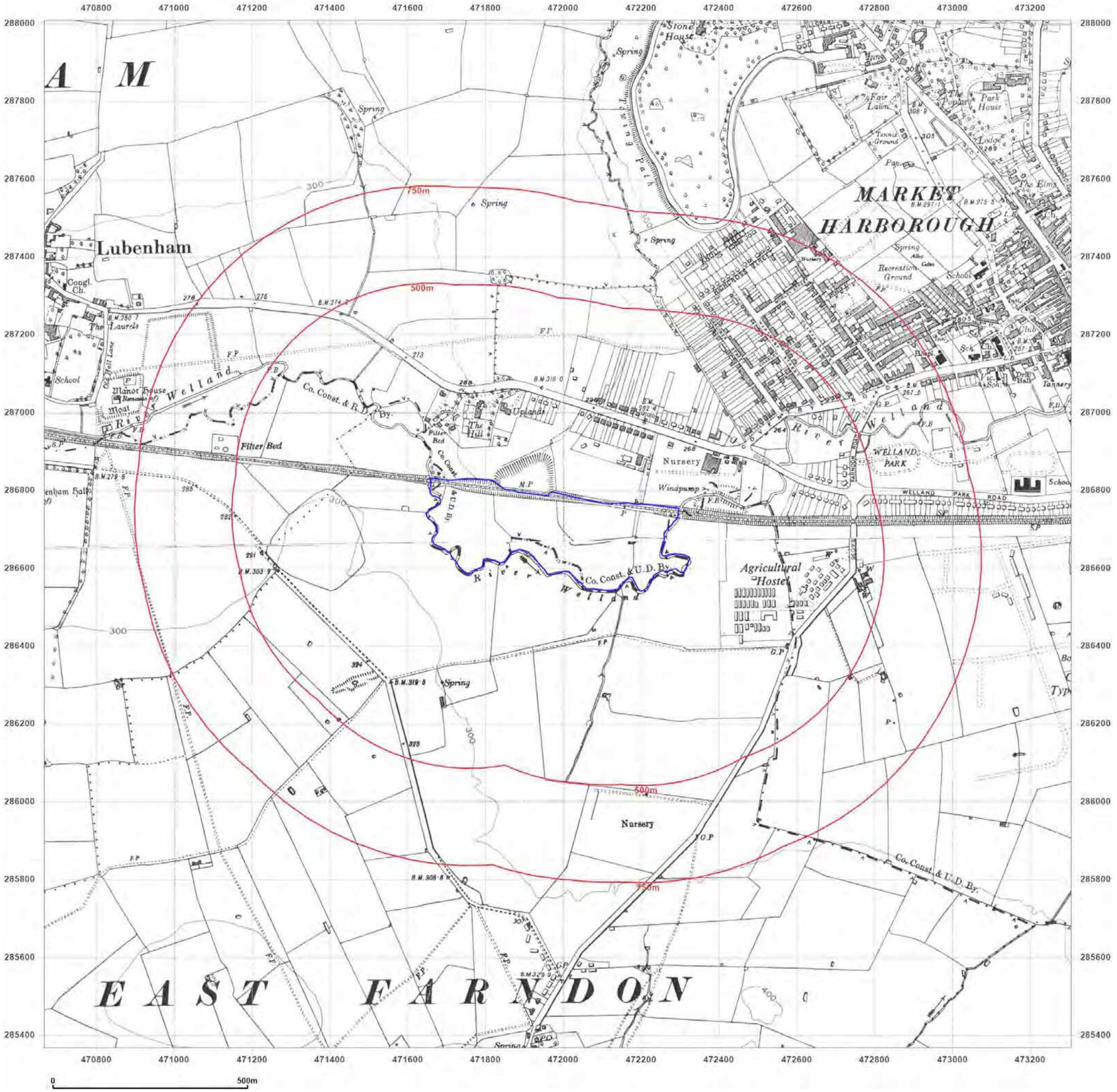

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Site Details

LAND SOUTH OF, FARNDALE VIEW, MARKET HARBOROUGH, LE16 9FA

Client Ref: GE20851_PO-5231
Report Ref: GS-8694389
Grid Ref: 471985, 286687

Map Name: County Series

Map date: **1950**

Scale: 1:10,560

Printed at: 1:10,560

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Edition 1950
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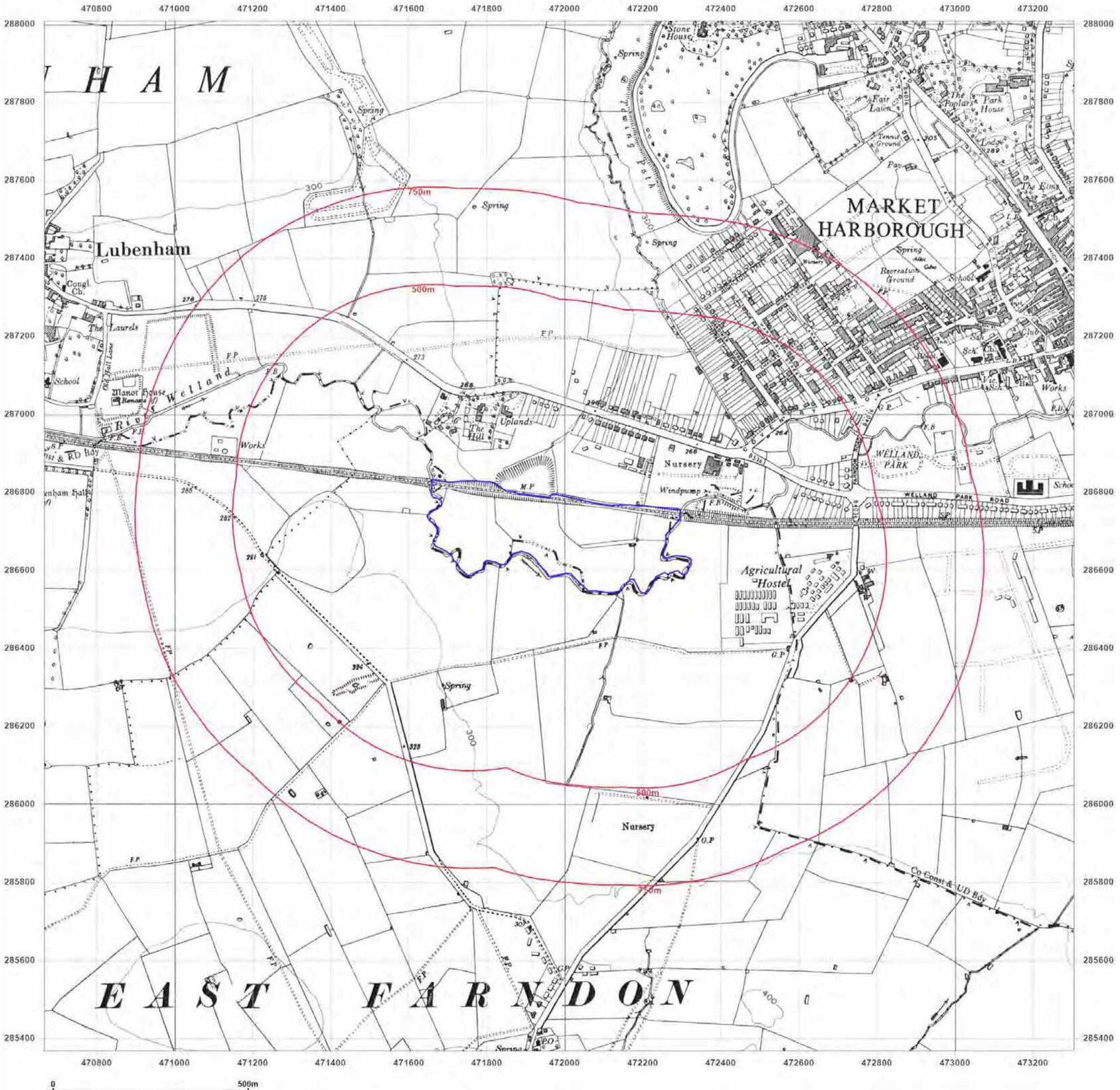

Groundsure INSIGHTS

Site Details

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Client Ref: GE20851_PO-5231
Report Ref: GS-8694389
Grid Ref: 471985, 286687

Map Name: Provisional

Map date: **1958**

Scale: 1:10,560

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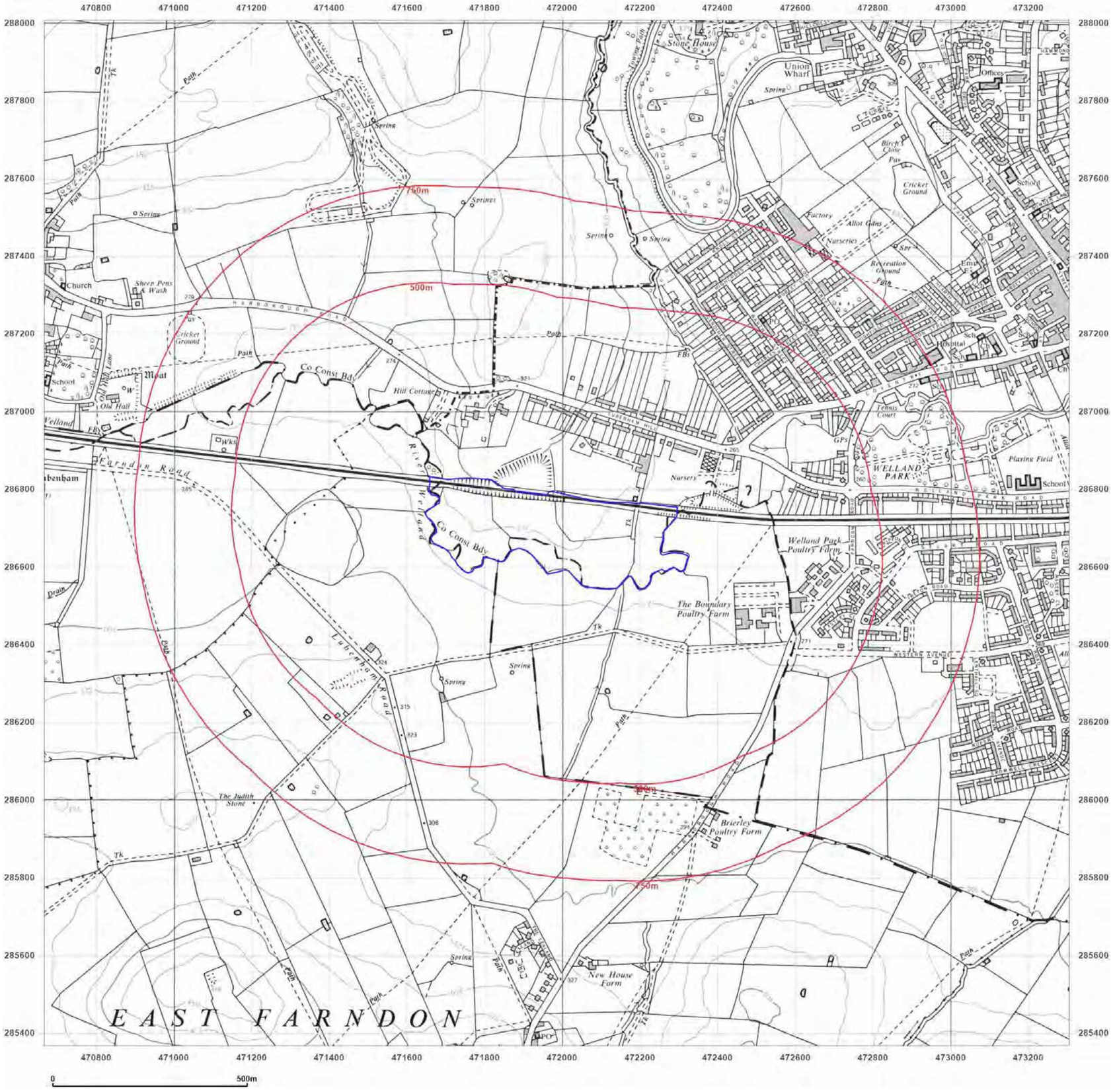

Groundsure INSIGHTS

Site Details

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Client Ref: GE20851_PO-5231
Report Ref: GS-8694389
Grid Ref: 471985, 286687

Map Name: Provisional

Map date: **1968**

Scale: 1:10,560

Printed at: 1:10,560

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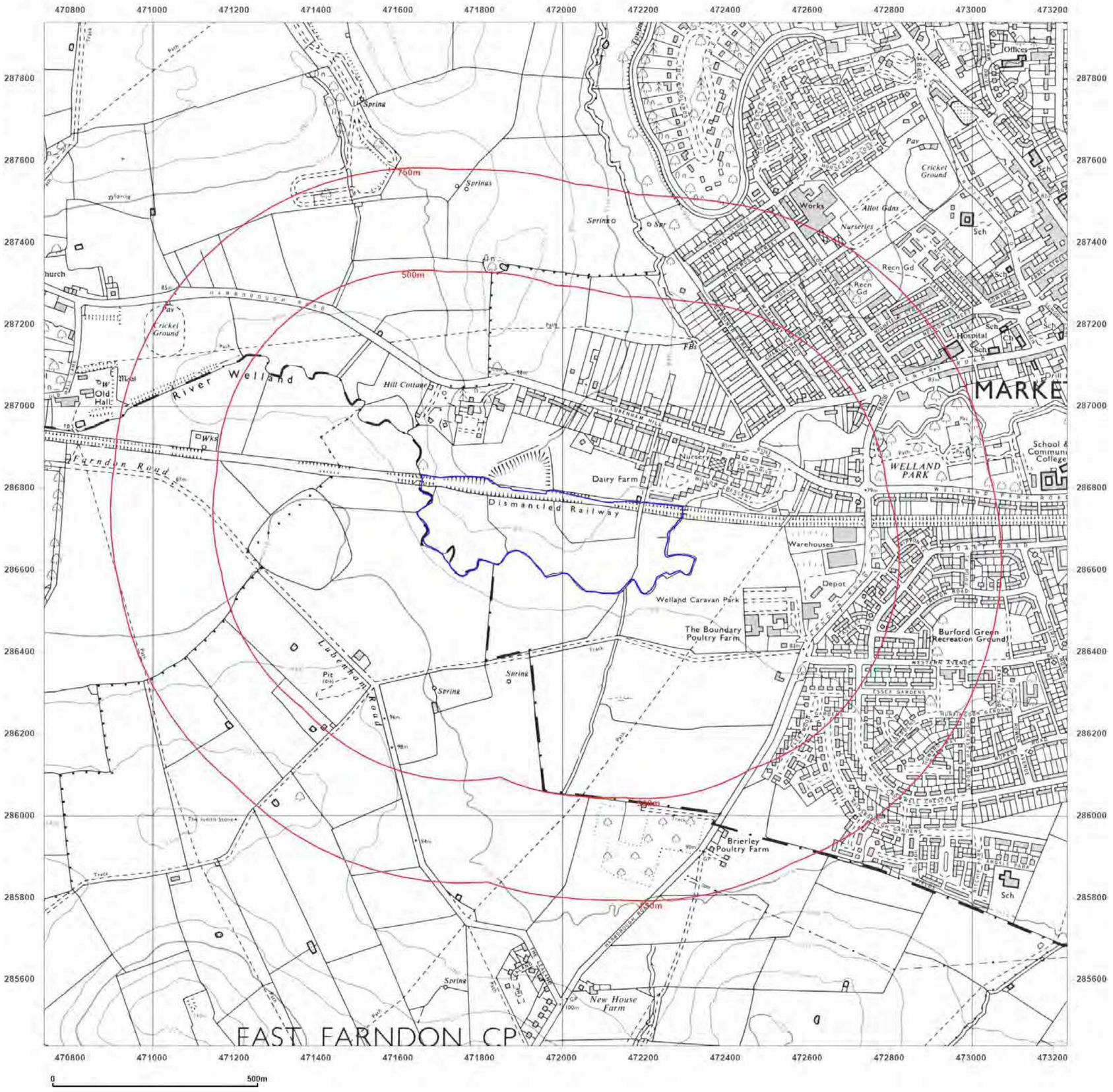

Groundsure INSIGHTS

Site Details

LAND SOUTH OF, FARNDALE VIEW, MARKET HARBOROUGH, LE16 9FA

Client Ref: GE20851_PO-5231
Report Ref: GS-8694389
Grid Ref: 471985, 286687

Map Name: National Grid

Map date: **1976**

Scale: 1:10,000

Printed at: 1:10,000

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Revised 1975
Edition N/A
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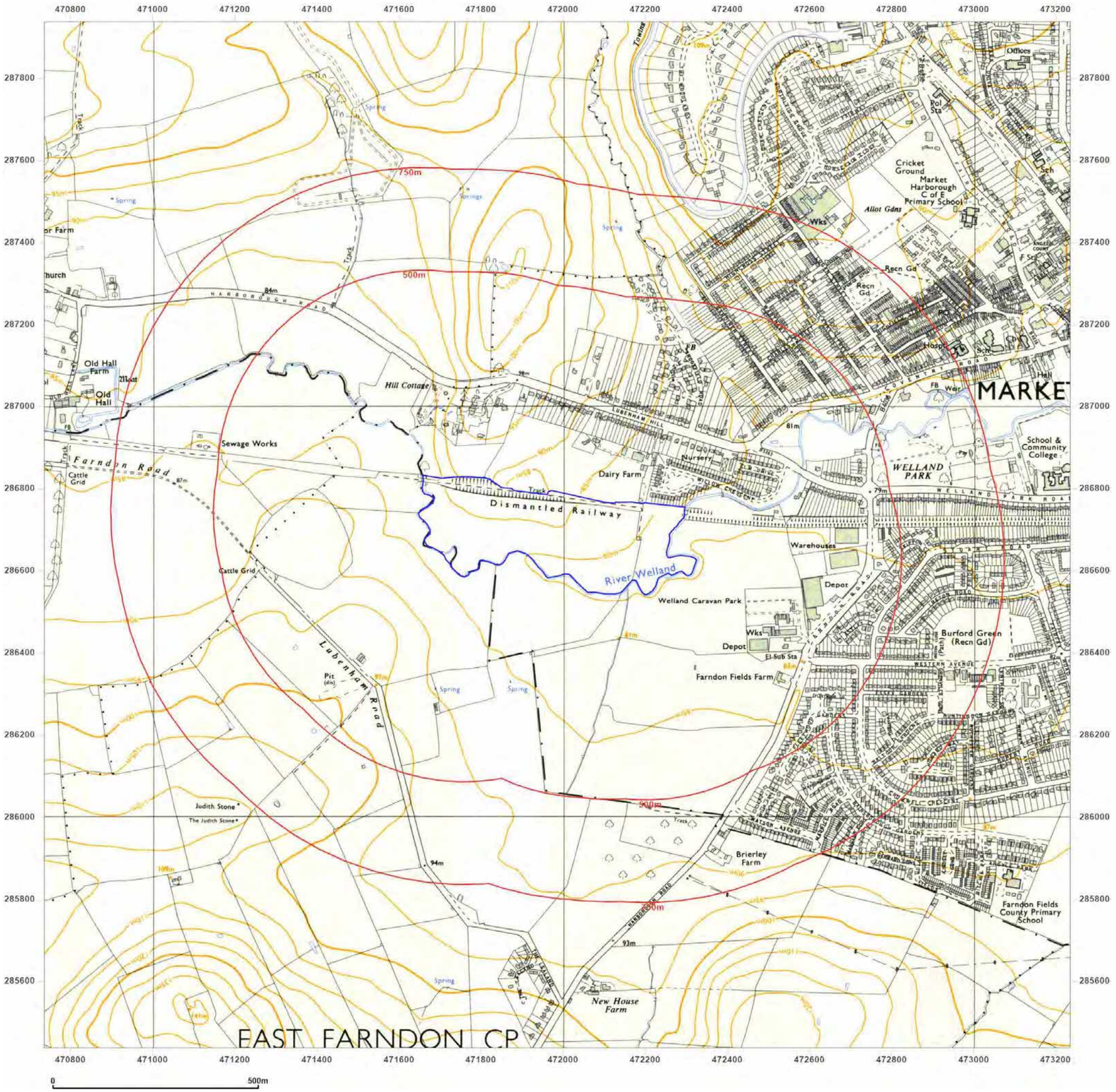

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Site Details

LAND SOUTH OF, FARNDALE VIEW, MARKET HARBOROUGH, LE16 9FA

Client Ref: GE20851_PO-5231
Report Ref: GS-8694389
Grid Ref: 471985, 286687

Map Name: National Grid

Map date: **1983**

Scale: 1:10,000

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Revised 1983
Edition N/A
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Site Details

LAND SOUTH OF, FARNDALE VIEW, MARKET HARBOROUGH, LE16 9FA

Client Ref: GE20851_PO-5231
Report Ref: GS-8694389
Grid Ref: 471985, 286687

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

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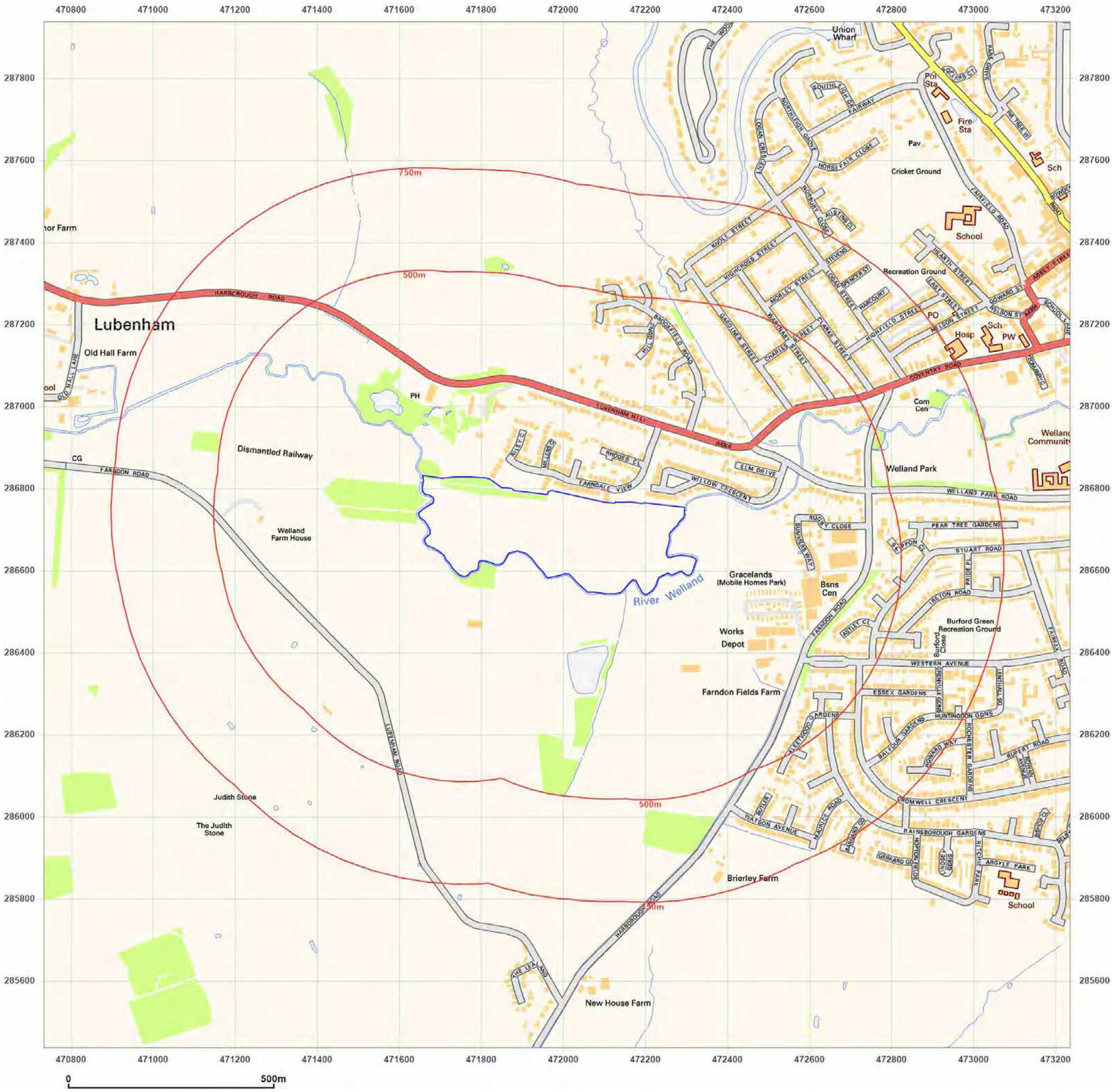

Groundsure INSIGHTS

Site Details

LAND SOUTH OF, FARNDALE VIEW, MARKET HARBOROUGH, LE16 9FA

Client Ref: GE20851_PO-5231
Report Ref: GS-8694389
Grid Ref: 471985, 286687

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

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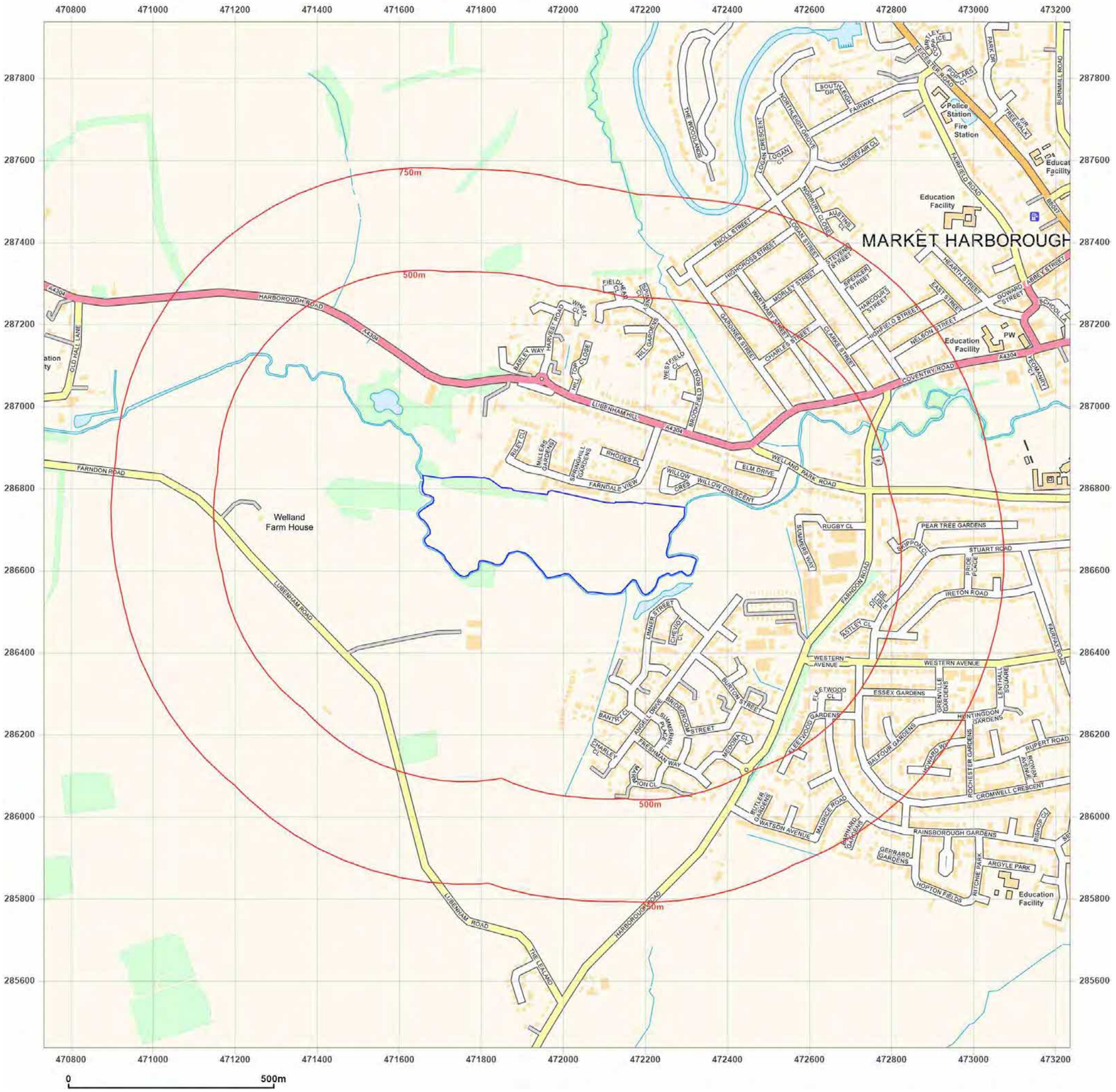

Groundsure INSIGHTS

Site Details

LAND SOUTH OF, FARNDALE VIEW, MARKET HARBOROUGH, LE16 9FA

Client Ref: GE20851_PO-5231
Report Ref: GS-8694389
Grid Ref: 471985, 286687

Map Name: National Grid

Map date: **2022**

Scale: 1:10,000

Printed at: 1:10,000

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Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

LAND SOUTH OF, FARNDALE VIEW, MARKET HARBOROUGH, LE16 9FA

Order Details

Date: 25/04/2022

Your ref: GE20851_PO-5231

Our Ref: GS-8694390

Client: Shaun Armitage

Site Details

Location: 472006 286703

Area: 12.26 ha

Authority: Harborough District Council, West Northamptonshire Council (Daventry Area)

Contact us with any questions at:
info@groundsure.com
08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	17	7	22	13	-
16	1.2	Historical tanks	0	0	2	3	-
16	1.3	Historical energy features	0	0	5	7	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	9	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
19	2.1	Historical industrial land uses	26	9	27	15	-
22	2.2	Historical tanks	0	0	6	6	-
23	2.3	Historical energy features	0	0	14	27	-
25	2.4	Historical petrol stations	0	0	0	0	-
25	2.5	Historical garages	0	0	0	19	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
27	3.1	Active or recent landfill	0	0	0	0	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
28	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
28	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
28	3.5	Historical waste sites	0	0	0	0	-
28	3.6	Licensed waste sites	0	0	0	0	-
28	3.7	Waste exemptions	0	0	11	28	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
33	4.1	Recent industrial land uses	0	3	10	-	-
34	4.2	Current or recent petrol stations	0	0	0	0	-
35	4.3	Electricity cables	0	0	0	0	-
35	4.4	Gas pipelines	0	0	0	0	-
35	4.5	Sites determined as Contaminated Land	0	0	0	0	-

35	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
35	4.7	Regulated explosive sites	0	0	0	0	-
36	4.8	Hazardous substance storage/usage	0	0	0	0	-
36	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
36	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
36	4.12	Radioactive Substance Authorisations	0	0	0	0	-
37	4.13	Licensed Discharges to controlled waters	0	0	2	5	-
38	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
38	4.15	Pollutant release to public sewer	0	0	0	0	-
38	4.16	List 1 Dangerous Substances	0	0	0	0	-
38	4.17	List 2 Dangerous Substances	0	0	0	0	-
39	4.18	Pollution Incidents (EA/NRW)	0	0	1	2	-
39	4.19	Pollution inventory substances	0	0	0	0	-
39	4.20	Pollution inventory waste transfers	0	0	0	0	-
40	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
41	5.1	Superficial aquifer	Identified (within 500m)				
43	5.2	Bedrock aquifer	Identified (within 500m)				
44	5.3	Groundwater vulnerability	Identified (within 50m)				
45	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
45	5.5	Groundwater vulnerability- local information	None (within 0m)				
46	5.6	Groundwater abstractions	0	0	0	0	2
47	5.7	Surface water abstractions	2	3	0	1	0
49	5.8	Potable abstractions	0	0	0	0	0
49	5.9	Source Protection Zones	0	0	0	0	-
49	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
50	6.1	Water Network (OS MasterMap)	0	3	3	-	-

51	6.2	Surface water features	1	2	7	-	-
51	6.3	WFD Surface water body catchments	1	-	-	-	-
52	6.4	WFD Surface water bodies	1	0	0	-	-
52	6.5	WFD Groundwater bodies	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
53	7.1	Risk of flooding from rivers and the sea	High (within 50m)				
54	7.2	Historical Flood Events	0	0	0	-	-
54	7.3	Flood Defences	0	0	0	-	-
54	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
54	7.5	Flood Storage Areas	0	0	0	-	-
55	7.6	Flood Zone 2	Identified (within 50m)				
56	7.7	Flood Zone 3	Identified (within 50m)				

Page	Section	Surface water flooding	
57	8.1	Surface water flooding	1 in 30 year, Greater than 1.0m (within 50m)

Page	Section	Groundwater flooding	
59	9.1	Groundwater flooding	Low (within 50m)

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
60	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
60	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
60	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
60	10.4	Special Protection Areas (SPA)	0	0	0	0	0
61	10.5	National Nature Reserves (NNR)	0	0	0	0	0
61	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
61	10.7	Designated Ancient Woodland	0	0	0	0	0
61	10.8	Biosphere Reserves	0	0	0	0	0
62	10.9	Forest Parks	0	0	0	0	0
62	10.10	Marine Conservation Zones	0	0	0	0	0
62	10.11	Green Belt	0	0	0	0	0
62	10.12	Proposed Ramsar sites	0	0	0	0	0

62	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
63	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
63	10.15	Nitrate Sensitive Areas	0	0	0	0	0
63	10.16	Nitrate Vulnerable Zones	1	0	0	0	3
64	10.17	SSSI Impact Risk Zones	1	-	-	-	-
65	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
66	11.1	World Heritage Sites	0	0	0	-	-
67	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
67	11.3	National Parks	0	0	0	-	-
67	11.4	Listed Buildings	0	0	1	-	-
68	11.5	Conservation Areas	0	0	0	-	-
68	11.6	Scheduled Ancient Monuments	0	0	0	-	-
68	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
69	12.1	Agricultural Land Classification	Grade 3 (within 250m)				
70	12.2	Open Access Land	0	0	0	-	-
70	12.3	Tree Felling Licences	0	0	0	-	-
70	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
71	13.1	Priority Habitat Inventory	3	0	13	-	-
72	13.2	Habitat Networks	0	0	0	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
73	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
74	14.1	10k Availability	Identified (within 500m)				
75	14.2	Artificial and made ground (10k)	0	0	0	0	-
76	14.3	Superficial geology (10k)	1	0	1	2	-

77	14.4	Landslip (10k)	0	0	0	0	-
78	14.5	Bedrock geology (10k)	1	1	0	0	-
79	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
80	15.1	50k Availability	Identified (within 500m)				
81	15.2	Artificial and made ground (50k)	0	0	0	0	-
81	15.3	Artificial ground permeability (50k)	0	0	-	-	-
82	15.4	Superficial geology (50k)	1	0	1	2	-
83	15.5	Superficial permeability (50k)	Identified (within 50m)				
83	15.6	Landslip (50k)	0	0	0	0	-
83	15.7	Landslip permeability (50k)	None (within 50m)				
84	15.8	Bedrock geology (50k)	1	1	0	0	-
85	15.9	Bedrock permeability (50k)	Identified (within 50m)				
85	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
86	16.1	BGS Boreholes	0	0	1	-	-
Page	Section	Natural ground subsidence					
87	17.1	Shrink swell clays	Low (within 50m)				
88	17.2	Running sands	Low (within 50m)				
90	17.3	Compressible deposits	Moderate (within 50m)				
92	17.4	Collapsible deposits	Very low (within 50m)				
93	17.5	Landslides	Low (within 50m)				
95	17.6	Ground dissolution of soluble rocks	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
96	18.1	Natural cavities	0	0	0	0	-
97	18.2	BritPits	0	0	0	0	-
97	18.3	Surface ground workings	22	9	20	-	-
99	18.4	Underground workings	0	0	0	0	0
99	18.5	Historical Mineral Planning Areas	0	0	0	0	-

99	18.6	Non-coal mining	0	0	0	0	0
100	18.7	Mining cavities	0	0	0	0	0
100	18.8	JPB mining areas	None (within 0m)				
100	18.9	Coal mining	None (within 0m)				
100	18.10	Brine areas	None (within 0m)				
100	18.11	Gypsum areas	None (within 0m)				
101	18.12	Tin mining	None (within 0m)				
101	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
102	19.1	Radon	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
103	20.1	BGS Estimated Background Soil Chemistry	4	4	-	-	-
104	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
104	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
105	21.1	Underground railways (London)	0	0	0	-	-
105	21.2	Underground railways (Non-London)	0	0	0	-	-
106	21.3	Railway tunnels	0	0	0	-	-
106	21.4	Historical railway and tunnel features	0	0	0	-	-
106	21.5	Royal Mail tunnels	0	0	0	-	-
106	21.6	Historical railways	1	0	1	-	-
107	21.7	Railways	0	0	0	-	-
107	21.8	Crossrail 1	0	0	0	0	-
107	21.9	Crossrail 2	0	0	0	0	-
107	21.10	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 04/04/2021

Site Area: 12.26ha

Recent site history - 2018 aerial photograph

Capture Date: 29/09/2018

Site Area: 12.26ha

Recent site history - 2014 aerial photograph

Capture Date: 05/05/2014

Site Area: 12.26ha

Recent site history - 2010 aerial photograph

Capture Date: 03/06/2010

Site Area: 12.26ha

Recent site history - 1999 aerial photograph

Capture Date: 02/11/1999

Site Area: 12.26ha

1 Past land use

1.1 Historical industrial land uses

Records within 500m	59

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
1	On site	Railway Building	1902	1764975

ID	Location	Land use	Dates present	Group ID
A	On site	Cuttings	1968	1790122
A	On site	Cuttings	1974	1803509
A	On site	Cuttings	1902 - 1957	1806456
A	On site	Cuttings	1885	1831808
B	On site	Cuttings	1968 - 1974	1802563
B	On site	Unspecified Pit	1983	1811105
B	On site	Cuttings	1950 - 1957	1811084
B	On site	Cuttings	1902 - 1928	1840531
B	On site	Cuttings	1885	1850655
C	On site	Nursery	1968	1803537
C	On site	Nursery	1950 - 1957	1807025
C	On site	Nursery	1885	1814633
D	On site	Unspecified Pit	1950	1791711
D	On site	Cuttings	1885 - 1901	1799656
D	On site	Unspecified Pit	1968 - 1974	1810978
D	On site	Unspecified Pit	1957	1828302
D	0m NE	Unspecified Pit	1902	1797413
D	0m NE	Unspecified Pit	1885	1820541
D	0m NE	Unspecified Pit	1928	1825877
E	31m E	Unspecified Heap	1968	1842127
E	34m E	Unspecified Heap	1950	1837444
E	35m E	Unspecified Heap	1885	1822199
E	35m E	Unspecified Ground Workings	1928	1754869
C	85m N	Nursery	1902 - 1928	1793018
C	85m N	Nursery	1885	1790801
E	98m E	Unspecified Heap	1968	1824037
E	98m E	Unspecified Heap	1957	1837215
E	102m NE	Unspecified Heap	1885	1808497

ID	Location	Land use	Dates present	Group ID
E	103m NE	Unspecified Heap	1950	1819116
F	107m NE	Nursery	1901	1808582
E	108m NE	Unspecified Ground Workings	1928	1754868
F	110m NE	Nursery	1983	1829167
F	111m NE	Nursery	1974	1790724
G	125m W	Cuttings	1950 - 1957	1805915
G	126m W	Cuttings	1928	1781860
G	126m W	Cuttings	1885	1834467
G	128m W	Cuttings	1885	1835146
I	129m N	Filter Bed	1928 - 1950	1835380
I	134m N	Filter Bed	1885	1849877
G	202m W	Cuttings	1974	1820038
K	213m SE	Unspecified Depot	1983	1763853
K	217m SE	Unspecified Works	1983	1771344
L	230m E	Unspecified Warehouse	1983	1757668
L	230m E	Unspecified Warehouses	1974	1822787
M	232m E	Unspecified Depot	1974	1794621
M	259m E	Unspecified Depot	1983	1806484
N	284m SE	Electric Substation	1983	1773868
O	310m E	Unspecified Warehouses	1983	1808524
O	310m E	Unspecified Warehouses	1974	1830674
P	342m SW	Unspecified Disused Pit	1983	1824521
P	346m SW	Unspecified Pit	1928	1798943
P	347m SW	Unspecified Pit	1901	1830804
P	347m SW	Unspecified Pit	1885	1793007
P	349m SW	Unspecified Pit	1950	1833382
P	349m SW	Unspecified Ground Workings	1901	1754863
P	365m SW	Unspecified Pit	1968	1797315

ID	Location	Land use	Dates present	Group ID
P	365m SW	Unspecified Disused Pit	1974	1802019
5	499m W	Filter Bed	1950	1847903

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	5

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
2	201m N	Unspecified Tank	1960 - 1976	294875
3	245m SE	Tanks	1991 - 1999	298862
M	306m E	Unspecified Tank	1989 - 1992	293120
M	308m E	Unspecified Tank	1995 - 1999	297964
M	339m E	Unspecified Tank	1970	283372

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	12

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
H	125m N	Electricity Substation	1977 - 1995	181581

ID	Location	Land use	Dates present	Group ID
H	150m N	Electricity Substation	1999	169821
H	150m N	Electricity Substation	1970	169822
J	196m NE	Electricity Substation	1989 - 1992	186220
J	197m NE	Electricity Substation	1970 - 1999	178171
N	281m SE	Electricity Substation	1989 - 1999	173975
N	282m SE	Electricity Substation	1970 - 1977	184285
Q	399m N	Electricity Substation	1994 - 1998	186160
Q	403m N	Electricity Substation	1989 - 1993	180239
4	441m E	Electricity Substation	1970 - 1999	176722
S	487m SE	Electricity Substation	1970 - 1992	175672
S	492m SE	Electricity Substation	1995 - 1999	185439

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	9

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
M	282m E	Garage	1970	55232
M	286m E	Garage	1989 - 1992	59727
M	288m E	Garage	1995 - 1999	58860
M	289m E	Garage	1977	55336
R	443m NE	Garage	1989	56512
R	445m NE	Garage	1960 - 1977	58550
R	493m NE	Garage	1983 - 1989	58810
R	494m NE	Garage	1977 - 1998	58287
R	499m NE	Garage	1995	59701

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	77

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
1	On site	Railway Building	1902	1764975
A	On site	Cuttings	1957	1806456
A	On site	Cuttings	1968	1790122

ID	Location	Land Use	Date	Group ID
A	On site	Cuttings	1902	1806456
A	On site	Cuttings	1974	1803509
A	On site	Cuttings	1950	1806456
A	On site	Cuttings	1885	1831808
A	On site	Cuttings	1928	1806456
B	On site	Cuttings	1901	1799656
B	On site	Cuttings	1885	1799656
B	On site	Unspecified Pit	1950	1791711
B	On site	Unspecified Pit	1957	1828302
B	On site	Unspecified Pit	1968	1810978
B	On site	Unspecified Pit	1974	1810978
B	On site	Unspecified Pit	1950	1791711
C	On site	Cuttings	1957	1811084
C	On site	Cuttings	1968	1802563
C	On site	Cuttings	1902	1840531
C	On site	Cuttings	1974	1802563
C	On site	Unspecified Pit	1983	1811105
C	On site	Cuttings	1950	1811084
C	On site	Cuttings	1885	1850655
C	On site	Cuttings	1928	1840531
D	On site	Nursery	1885	1814633
D	On site	Nursery	1957	1807025
D	On site	Nursery	1968	1803537
B	0m NE	Unspecified Pit	1885	1820541
B	0m NE	Unspecified Pit	1928	1825877
B	0m NE	Unspecified Pit	1902	1797413
D	1m N	Nursery	1950	1807025
E	31m E	Unspecified Heap	1968	1842127

ID	Location	Land Use	Date	Group ID
E	34m E	Unspecified Heap	1950	1837444
E	34m E	Unspecified Heap	1950	1837444
E	35m E	Unspecified Heap	1885	1822199
E	35m E	Unspecified Ground Workings	1928	1754869
D	85m N	Nursery	1885	1790801
D	85m N	Nursery	1928	1793018
D	85m N	Nursery	1902	1793018
E	98m E	Unspecified Heap	1957	1837215
E	98m E	Unspecified Heap	1968	1824037
E	102m NE	Unspecified Heap	1885	1808497
E	103m NE	Unspecified Heap	1950	1819116
E	103m NE	Unspecified Heap	1950	1819116
F	107m NE	Nursery	1901	1808582
E	108m NE	Unspecified Ground Workings	1928	1754868
F	110m NE	Nursery	1983	1829167
F	111m NE	Nursery	1974	1790724
G	125m W	Cuttings	1957	1805915
G	125m W	Cuttings	1950	1805915
G	126m W	Cuttings	1885	1834467
G	126m W	Cuttings	1928	1781860
G	128m W	Cuttings	1885	1835146
I	129m N	Filter Bed	1928	1835380
I	131m N	Filter Bed	1950	1835380
I	131m N	Filter Bed	1950	1835380
I	134m N	Filter Bed	1885	1849877
G	202m W	Cuttings	1974	1820038
L	213m SE	Unspecified Depot	1983	1763853
L	217m SE	Unspecified Works	1983	1771344

ID	Location	Land Use	Date	Group ID
M	230m E	Unspecified Warehouse	1983	1757668
M	230m E	Unspecified Warehouses	1974	1822787
N	232m E	Unspecified Depot	1974	1794621
N	259m E	Unspecified Depot	1983	1806484
P	284m SE	Electric Substation	1983	1773868
Q	310m E	Unspecified Warehouses	1983	1808524
Q	310m E	Unspecified Warehouses	1974	1830674
R	342m SW	Unspecified Disused Pit	1983	1824521
R	346m SW	Unspecified Pit	1928	1798943
R	347m SW	Unspecified Pit	1901	1830804
R	347m SW	Unspecified Pit	1885	1793007
R	349m SW	Unspecified Pit	1950	1833382
R	349m SW	Unspecified Pit	1928	1798943
R	349m SW	Unspecified Ground Workings	1901	1754863
R	365m SW	Unspecified Pit	1968	1797315
R	365m SW	Unspecified Disused Pit	1974	1802019
W	499m W	Filter Bed	1950	1847903
W	499m W	Filter Bed	1950	1847903

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	12

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
K	201m N	Unspecified Tank	1960	294875
K	201m N	Unspecified Tank	1976	294875

ID	Location	Land Use	Date	Group ID
O	245m SE	Tanks	1999	298862
O	245m SE	Tanks	1995	298862
O	248m SE	Tanks	1991	298862
O	248m SE	Tanks	1992	298862
N	306m E	Unspecified Tank	1989	293120
N	306m E	Unspecified Tank	1991	293120
N	306m E	Unspecified Tank	1992	293120
N	308m E	Unspecified Tank	1999	297964
N	308m E	Unspecified Tank	1995	297964
N	339m E	Unspecified Tank	1970	283372

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	41

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
H	125m N	Electricity Substation	1989	181581
H	125m N	Electricity Substation	1991	181581
H	125m N	Electricity Substation	1992	181581
H	126m N	Electricity Substation	1995	181581
H	126m N	Electricity Substation	1977	181581
H	150m N	Electricity Substation	1999	169821
H	150m N	Electricity Substation	1970	169822
J	196m NE	Electricity Substation	1989	186220
J	196m NE	Electricity Substation	1991	186220
J	196m NE	Electricity Substation	1992	186220

ID	Location	Land Use	Date	Group ID
J	197m NE	Electricity Substation	1999	178171
J	197m NE	Electricity Substation	1995	178171
J	198m NE	Electricity Substation	1977	178171
J	198m NE	Electricity Substation	1970	178171
P	281m SE	Electricity Substation	1989	173975
P	281m SE	Electricity Substation	1991	173975
P	281m SE	Electricity Substation	1992	173975
P	282m SE	Electricity Substation	1999	173975
P	282m SE	Electricity Substation	1995	173975
P	282m SE	Electricity Substation	1977	184285
P	282m SE	Electricity Substation	1970	184285
S	399m N	Electricity Substation	1998	186160
S	399m N	Electricity Substation	1994	186160
S	399m N	Electricity Substation	1995	186160
S	399m N	Electricity Substation	1995	186160
S	403m N	Electricity Substation	1989	180239
S	403m N	Electricity Substation	1993	180239
T	441m E	Electricity Substation	1989	176722
T	443m E	Electricity Substation	1977	176722
T	443m E	Electricity Substation	1970	176722
T	443m E	Electricity Substation	1999	176722
T	443m E	Electricity Substation	1995	176722
T	444m E	Electricity Substation	1991	176722
T	444m E	Electricity Substation	1992	176722
V	487m SE	Electricity Substation	1989	175672
V	487m SE	Electricity Substation	1991	175672
V	487m SE	Electricity Substation	1992	175672
V	489m SE	Electricity Substation	1977	175672

ID	Location	Land Use	Date	Group ID
V	489m SE	Electricity Substation	1970	175672
V	492m SE	Electricity Substation	1999	185439
V	492m SE	Electricity Substation	1995	185439

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	19

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
N	282m E	Garage	1970	55232
N	286m E	Garage	1989	59727
N	286m E	Garage	1991	59727
N	286m E	Garage	1992	59727
N	288m E	Garage	1999	58860
N	288m E	Garage	1995	58860
N	289m E	Garage	1977	55336
U	443m NE	Garage	1989	56512
U	445m NE	Garage	1977	58550
U	445m NE	Garage	1970	58550

ID	Location	Land Use	Date	Group ID
U	493m NE	Garage	1989	58810
U	493m NE	Garage	1983	58810
U	493m NE	Garage	1985	58810
U	494m NE	Garage	1960	58550
U	494m NE	Garage	1977	58287
U	494m NE	Garage	1967	58550
U	499m NE	Garage	1998	58287
U	499m NE	Garage	1995	59701
U	499m NE	Garage	1995	59701

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	39

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

Features are displayed on the Waste and landfill map on **page 27**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	88m SE	-	WEX250214	Using waste exemption	Not on a farm	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
A	169m S	Farndon Fields Farm Farndon Road MARKET HARBOROUGH Rutland LE16 9NP	EPR/PH0571VW/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters
A	169m S	Farndon Fields Farm Farndon Road MARKET HARBOROUGH Rutland LE16 9NP	EPR/PH0571VW/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
A	169m S	Farndon Fields Farm Farndon Road MARKET HARBOROUGH Rutland LE16 9NP	EPR/PH0571VW/A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
A	169m S	Farndon Fields Farm Farndon Road MARKET HARBOROUGH Rutland LE16 9NP	EPR/PH0571VW/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
A	169m S	Farndon Fields Farm Farndon Road MARKET HARBOROUGH Rutland LE16 9NP	EPR/PH0571VW/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
A	169m S	Farndon Fields Farm Farndon Road MARKET HARBOROUGH Rutland LE16 9NP	EPR/PH0571VW/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading of plant matter to confer benefit
A	169m S	Farndon Fields Farm Farndon Road MARKET HARBOROUGH Rutland LE16 9NP	EPR/PH0571VW/A001	Using waste exemption	Both agricultural and non-agricultural waste	Burning of waste as a fuel in a small appliance
A	169m S	Farndon Fields Farm Farndon Road MARKET HARBOROUGH Rutland LE16 9NP	EPR/PH0571VW/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of sludge
2	172m NE	1, LUBENHAM HILL, MARKET HARBOROUGH, LE16 9DG	WEX012553	Using waste exemption	Not on a farm	Use of waste in construction

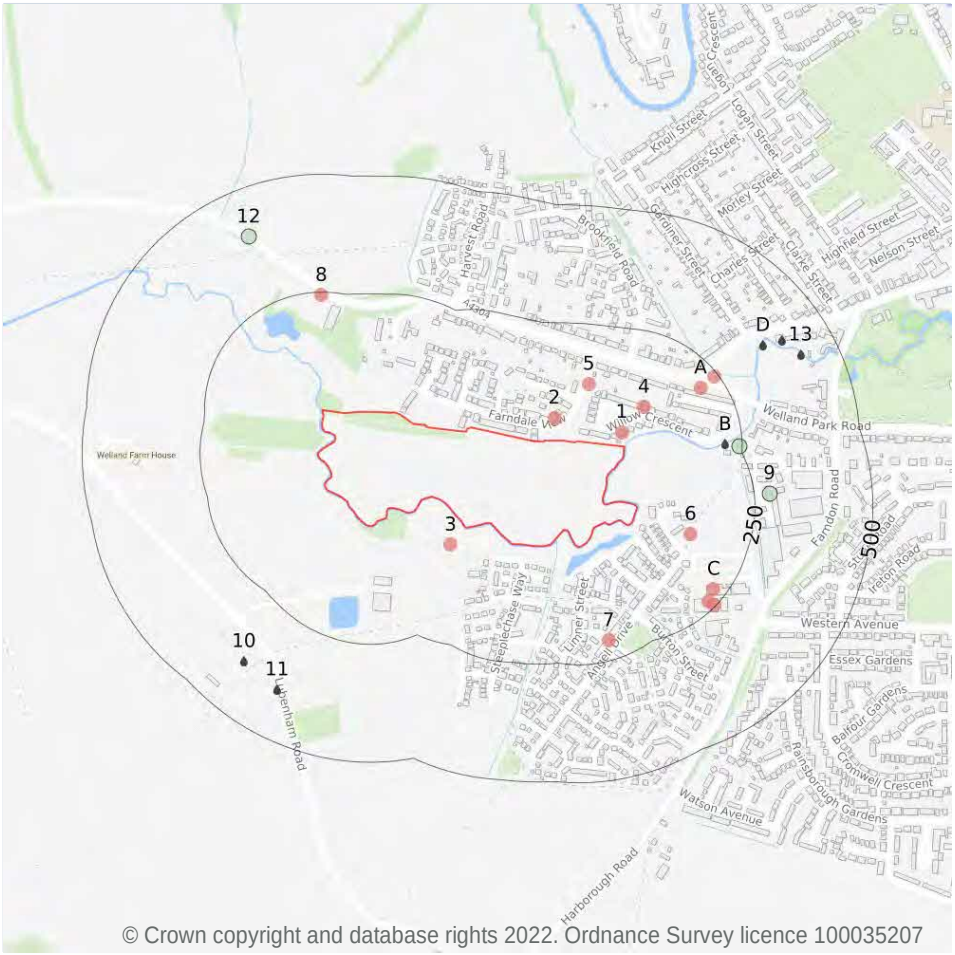
ID	Location	Site	Reference	Category	Sub-Category	Description
3	180m N	105, LUBENHAM HILL, MARKET HARBOROUGH, LE16 9DG	WEX158773	Disposing of waste exemption	Not on a Farm	Burning waste in the open
B	310m E	Rugby Close Farm, Rugby Close, Market Harborough, LE16 9QZ	WEX212967	Using waste exemption	On a Farm	Use of waste in construction
B	310m E	Rugby Close Farm, Rugby Close, Market Harborough, LE16 9QZ	WEX212967	Using waste exemption	On a Farm	Use of waste for a specified purpose
B	310m E	Rugby Close Farm, Rugby Close, Market Harborough, LE16 9QZ	WEX212967	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters
B	310m E	Rugby Close Farm, Rugby Close, Market Harborough, LE16 9QZ	WEX212967	Disposing of waste exemption	On a Farm	Burning waste in the open
B	310m E	Rugby Close Farm, Rugby Close, Market Harborough, LE16 9QZ	WEX057484	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	310m E	Rugby Close Farm, Rugby Close, Market Harborough, LE16 9QZ	WEX057484	Disposing of waste exemption	On a farm	Burning waste in the open
B	310m E	Rugby Close Farm, Rugby Close, Market Harborough, LE16 9QZ	WEX057484	Using waste exemption	On a farm	Use of waste in construction
B	310m E	Rugby Close Farm, Rugby Close, Market Harborough, LE16 9QZ	WEX057484	Using waste exemption	On a farm	Use of waste for a specified purpose
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX232722	Using waste exemption	On a farm	Use of waste in construction
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX232722	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX232722	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX161919	Treating waste exemption	On a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

ID	Location	Site	Reference	Category	Sub-Category	Description
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX161919	Storing waste exemption	On a Farm	Storage of waste in secure containers
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX161919	Treating waste exemption	On a Farm	Crushing and emptying waste vehicle oil filters
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX161919	Using waste exemption	On a Farm	Use of waste for a specified purpose
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX189481	Storing waste exemption	On a Farm	Storage of waste in a secure place
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX033260	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX033260	Disposing of waste exemption	On a farm	Burning waste in the open
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX033260	Storing waste exemption	On a farm	Storage of waste in a secure place
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX033260	Storing waste exemption	On a farm	Storage of sludge
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX033260	Using waste exemption	On a farm	Use of waste in construction
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX033260	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX033260	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
C	339m SE	FARNDON FIELDS FARM, FARNDON ROAD, MARKET HARBOROUGH, LE16 9NP	WEX033260	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
D	394m E	Rugby Close Farm Rugby Close le16 9qz	EPR/CE5282GT/A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters

ID	Location	Site	Reference	Category	Sub-Category	Description
D	394m E	Rugby Close Farm Rugby Close le16 9qz	EPR/CE5282GT /A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
D	394m E	Rugby Close Farm Rugby Close le16 9qz	EPR/CE5282GT /A001	Using waste exemption	Agricultural Waste Only	Use of waste in construction
D	394m E	Rugby Close Farm Rugby Close le16 9qz	EPR/CE5282GT /A001	Using waste exemption	Agricultural Waste Only	Use of waste for a specified purpose

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

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	13

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 33**

ID	Location	Company	Address	Activity	Category
1	30m N	Alamon Catering Equipment	106, Willow Crescent, Market Harborough, Leicestershire, LE16 9DT	Food and Beverage Industry Machinery	Industrial Products
2	49m N	Precision Construction Ltd	8, Farndale View, Market Harborough, Leicestershire, LE16 9FA	Civil Engineers	Engineering Services

ID	Location	Company	Address	Activity	Category
3	49m SW	Pumping Station	Leicestershire, LE16	Water Pumping Stations	Industrial Features
4	94m NE	Ewington & Lake Ltd	44, Willow Crescent, Market Harborough, Leicestershire, LE16 9DT	Electrical Equipment Repair and Servicing	Repair and Servicing
5	124m N	Electricity Sub Station	Leicestershire, LE16	Electrical Features	Infrastructure and Facilities
6	125m E	Pumping Station	Leicestershire, LE16	Water Pumping Stations	Industrial Features
A	204m NE	Electricity Sub Station	Leicestershire, LE16	Electrical Features	Infrastructure and Facilities
7	208m S	Electricity Sub Station	Leicestershire, LE16	Electrical Features	Infrastructure and Facilities
C	224m SE	Works	Leicestershire, LE16	Unspecified Works Or Factories	Industrial Features
C	232m SE	Cable House	Cable House the Boundary, Farndon Road, Market Harborough, Leicestershire, LE16 9NP	Vehicle Parts and Accessories	Motoring
A	242m NE	Gas Governor	Leicestershire, LE16	Gas Features	Infrastructure and Facilities
8	244m N	Electricity Sub Station	Leicestershire, LE16	Electrical Features	Infrastructure and Facilities
C	247m SE	Complete Auto Solutions	Unit 2 The Boundary, Farndon Road, Market Harborough, Leicestershire, LE16 9NP	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	7

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

Features are displayed on the Current industrial land use map on **page 33**

ID	Location	Address	Details	
B	213m E	SITE OFF FARNDON ROAD, MARKET HARBOROUGH, LEICESTERSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PRNNF01701 Permit Version: 1 Receiving Water: Trib River Welland	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 07/09/1989 Effective Date: 07/09/1989 Revocation Date: 14/02/1992
A	239m NE	MARSTON DOWN RES. DEVLPT IN MARKET, LEICESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR5NF5327 Permit Version: 1 Receiving Water: Trib River Welland	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 01/04/1987 Effective Date: 01/04/1987 Revocation Date: 26/02/1992
D	363m NE	SSO COVENTRY RD, /GARDNER STREET	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: AW5NF1820 Permit Version: 1 Receiving Water: River Welland	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 05/02/1987 Effective Date: 05/02/1987 Revocation Date: -
10	387m SW	GRANGE FARM, EAST FARNDON, NR MARKET HARBOROUGH, LEICESTERSHIRE, LE16 9SL	Effluent Type: UNSPECIFIED Permit Number: PRNLF02114 Permit Version: 1 Receiving Water: land	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 02/02/1990 Effective Date: 02/02/1990 Revocation Date: 28/05/1993
11	397m SW	COVERED YARD, GRANGE FARM, EAST FARNDON	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PRNNF02116 Permit Version: 1 Receiving Water: Trib Rivr Welland	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 19/01/1990 Effective Date: 19/01/1990 Revocation Date: 28/05/1993
D	402m NE	NEW DWELLING ADJ. 133 COVENTRY ROAD, MARKET HARBOROUGH, LE16 9BY	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR5NF5095 Permit Version: 1 Receiving Water: River Welland	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 06/11/1985 Effective Date: 06/11/1985 Revocation Date: 26/02/1992

ID	Location	Address	Details	
13	421m NE	127 COVENTRY ROAD, MARKET HARBOROUGH, LEICS, LE16 9BY	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR5NF5372 Permit Version: 1 Receiving Water: River Welland	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/07/1987 Effective Date: 13/07/1987 Revocation Date: 26/02/1992

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	3

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

Features are displayed on the Current industrial land use map on **page 33**

ID	Location	Details	
B	244m E	Incident Date: 18/08/2002 Incident Identification: 101181 Pollutant: Contaminated Water Pollutant Description: Suspended Solids	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
9	281m E	Incident Date: 09/11/2002 Incident Identification: 119767 Pollutant: Specific Waste Materials Pollutant Description: Containers	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
12	399m NW	Incident Date: 12/11/2002 Incident Identification: 120316 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

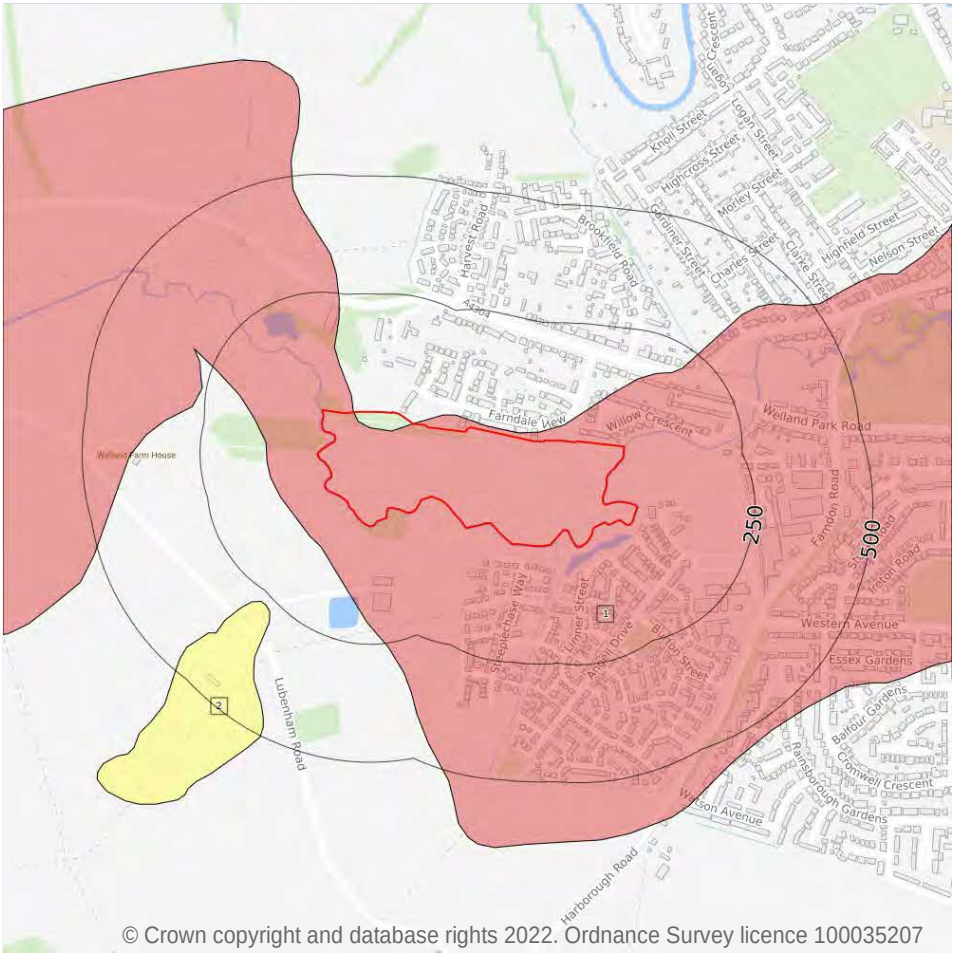
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m	2

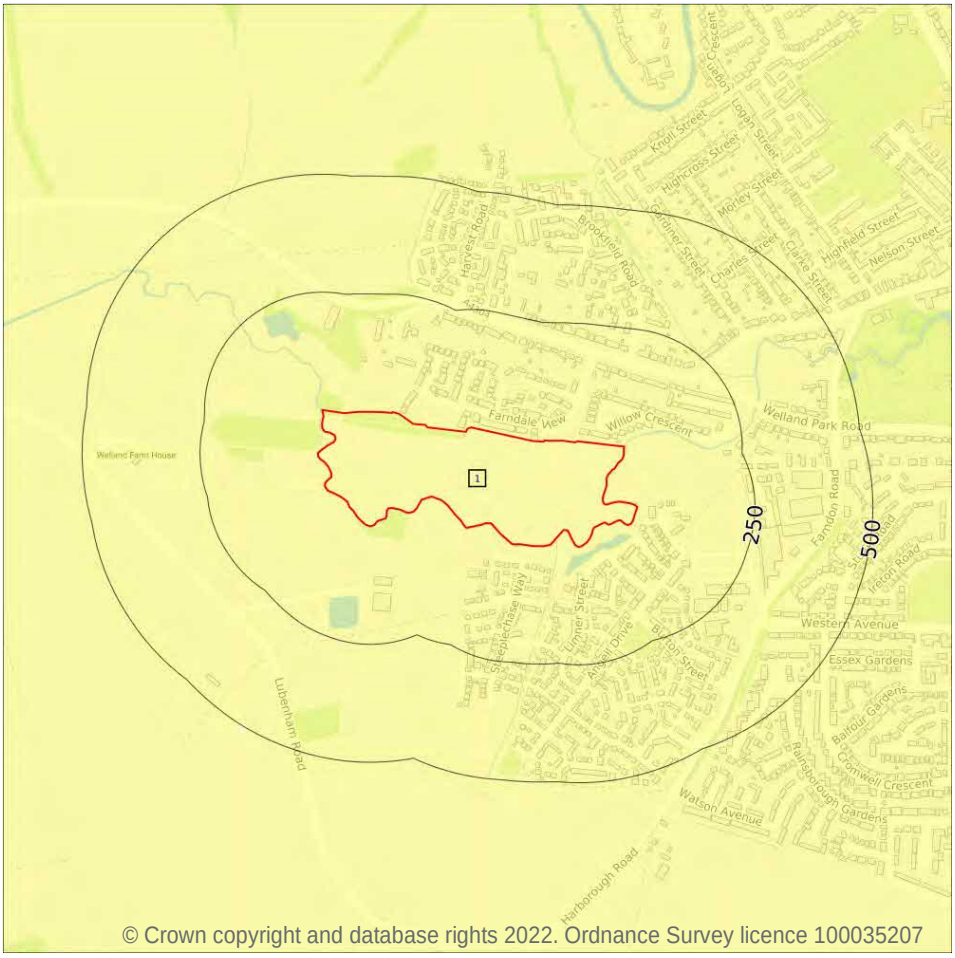
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 41**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	269m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	1

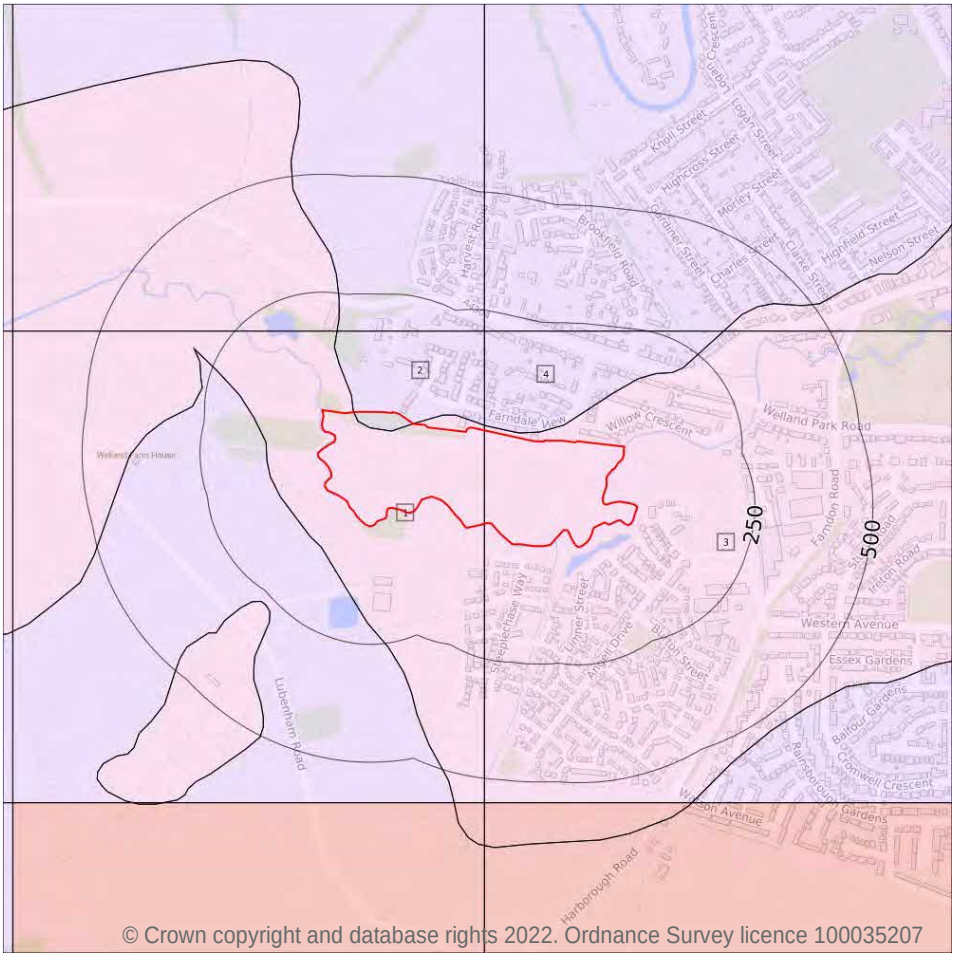
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on page 43

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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulr
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	4

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

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

Features are displayed on the Groundwater vulnerability map on **page 44**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: High	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed
2	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: High	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed
3	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: High	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed
4	10m N	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: High	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

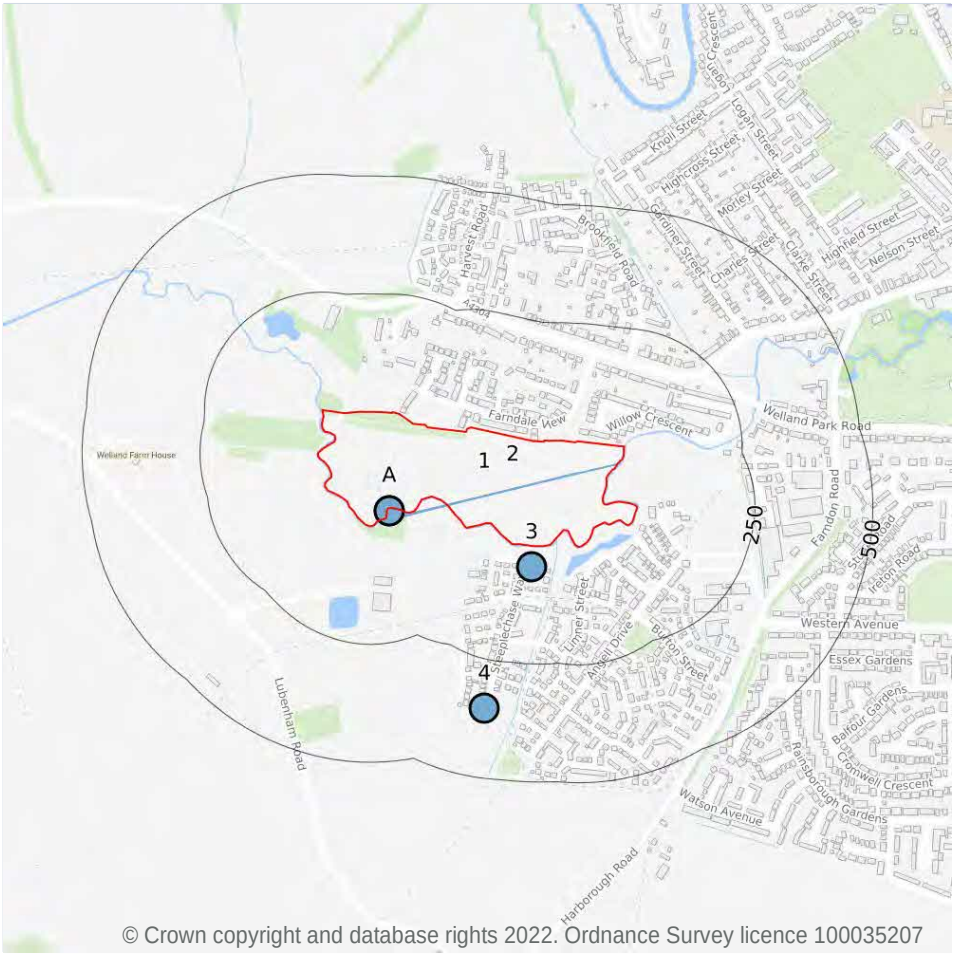
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



- Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	2

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 46**

ID	Location	Details	
-	1262m NE	Status: Active Licence No: 5/31/02/*G/0022 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT MARKET HARBOROUGH Data Type: Point Name: METAL-WOODS (HOLDINGS) LTD Easting: 473350 Northing: 287450	Annual Volume (m^3): 8,819 Max Daily Volume (m^3): 59.10 Original Application No: NS915 Original Start Date: 01/05/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1331m NE	Status: Historical Licence No: 5/31/02/*G/0022 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT MARKET HARBOROUGH Data Type: Point Name: C N BROTHERTON INVESTMENTS LTD Easting: 473400 Northing: 287500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/05/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/05/1967 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	6

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 46**

ID	Location	Details	
1	**On site**	**Status: Historical** **Licence No: 5/31/02/*S/0024** **Details: Spray Irrigation - Direct** **Direct Source: SURFACE WATER SOURCE OF SUPPLY** **Point: R. WELLAND, FARNDON FIELDS FM.** **Data Type: Line** **Name: R W PILKINGTON LTD** **Easting: 472200** **Northing: 286700**	**Annual Volume (m^3): -** **Max Daily Volume (m^3): -** **Original Application No: -** **Original Start Date: 01/08/1986** **Expiry Date: -** **Issue No: 100** **Version Start Date: 01/08/1986** **Version End Date: -**

ID	Location	Details	
2	**On site**	**Status: Historical** **Licence No: 5/31/02/*S/0024** **Details: Spray Irrigation - Direct** **Direct Source: SURFACE WATER SOURCE OF SUPPLY** **Point: R. WELLAND, FARNDON FIELDS FM.** **Data Type: Line** **Name: FARNDON FIELDS FARM LTD** **Easting: 472290** **Northing: 286720**	**Annual Volume (m^3): 9,204** **Max Daily Volume (m^3): 246** **Original Application No: -** **Original Start Date: 01/08/1986** **Expiry Date: -** **Issue No: 101** **Version Start Date: 30/05/2000** **Version End Date: -**
A	3m SE	Status: Active Licence No: 5/31/02/*S/0024 Details: Trickle Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R.WELLAND FARNDON FIELDS FARM Data Type: Point Name: FARNDON FIELDS FARM LTD Easting: 471798 Northing: 286620	Annual Volume (m^3): 9,204 Max Daily Volume (m^3): 246 Original Application No: NPS/WR/0320918 Original Start Date: 01/08/1986 Expiry Date: - Issue No: 102 Version Start Date: 23/04/2020 Version End Date: -
A	3m SE	Status: Active Licence No: 5/31/02/*S/0024 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R.WELLAND FARNDON FIELDS FARM Data Type: Point Name: FARNDON FIELDS FARM LTD Easting: 471798 Northing: 286620	Annual Volume (m^3): 9,204 Max Daily Volume (m^3): 246 Original Application No: NPS/WR/0320918 Original Start Date: 01/08/1986 Expiry Date: - Issue No: 102 Version Start Date: 23/04/2020 Version End Date: -
3	44m S	Status: Active Licence No: 5/31/02/*S/0029 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER WELLAND-MRKT HARBOROUGH Data Type: Point Name: FARNDON FIELDS FARM LTD Easting: 472100 Northing: 286500	Annual Volume (m^3): 18,161 Max Daily Volume (m^3): 739 Original Application No: NA281 Original Start Date: 01/10/1991 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2004 Version End Date: -
4	353m S	Status: Active Licence No: 5/31/02/*S/0029 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: UNNAMED DRAIN -MRKT HARBOROUGH Data Type: Point Name: FARNDON FIELDS FARM LTD Easting: 472000 Northing: 286200	Annual Volume (m^3): 18,161 Max Daily Volume (m^3): 739 Original Application No: NA281 Original Start Date: 01/10/1991 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2004 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

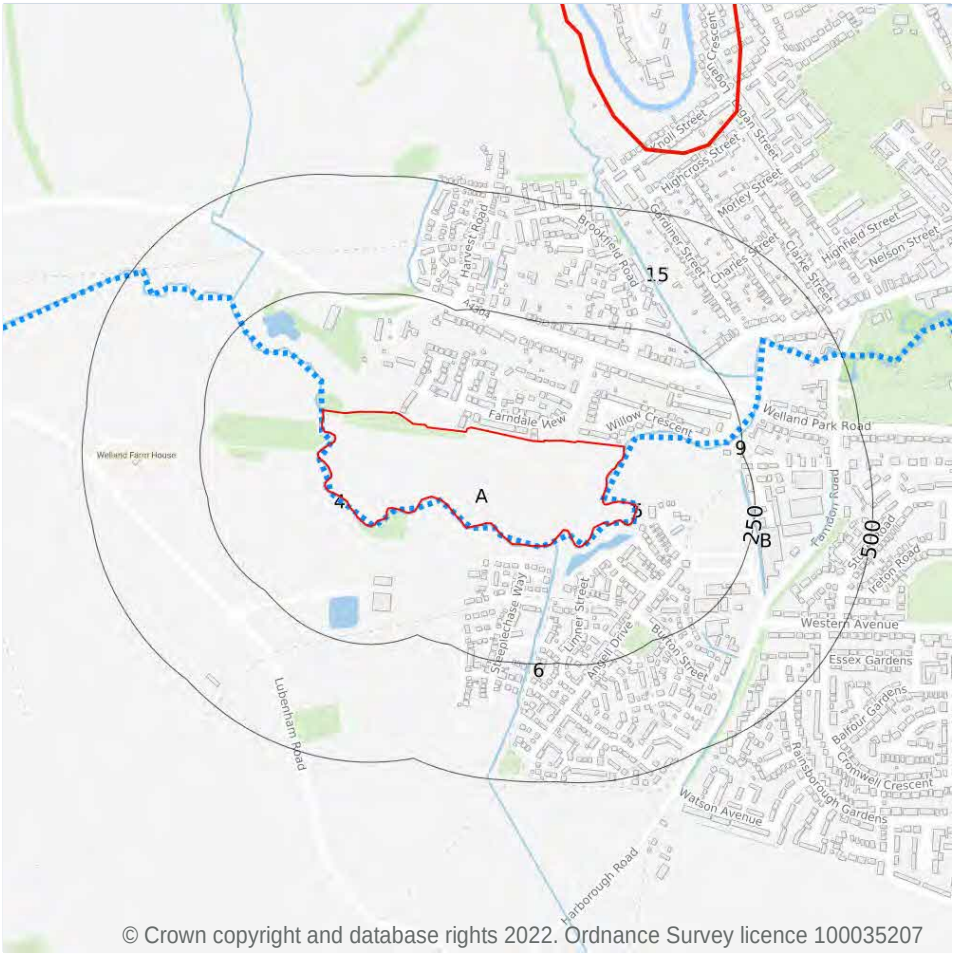
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	6

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

Features are displayed on the Hydrology map on **page 50**

ID	Location	Type of water feature	Ground level	Permanence	Name
4	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Welland

ID	Location	Type of water feature	Ground level	Permanence	Name
5	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**River Welland**
6	2m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
9	91m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Welland
B	230m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
15	237m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	10

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

Features are displayed on the Hydrology map on **page 50**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 50**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Welland - headwaters to conf Jordan	GB105031045630	Welland Upper	Welland

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 50**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
1	On site	River	Welland - headwaters to conf Jordan	GB105031045630	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

Records on site	1

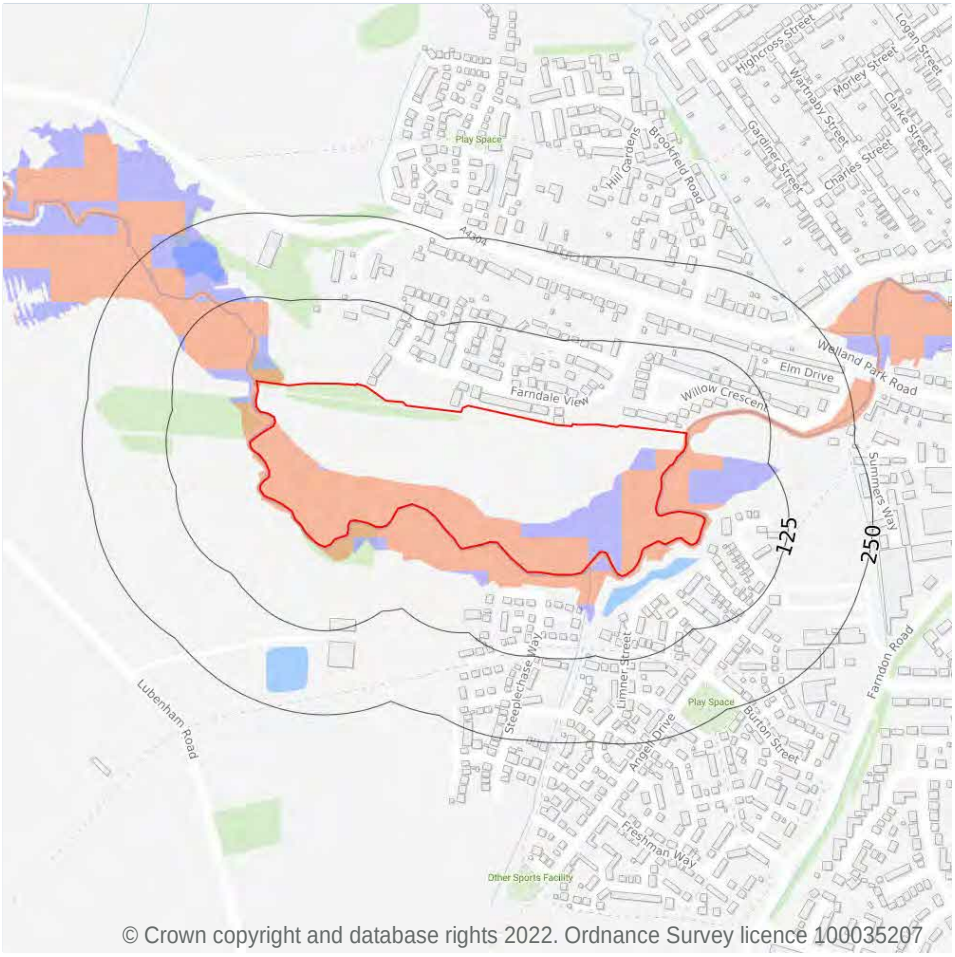
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 50**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Welland Lower Jurassic Unit	GB40502G304000	Good	Good	Good	2019

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

7 River and coastal flooding



7.1 Risk of flooding from rivers and the sea

Records within 50m	15

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

Features are displayed on the River and coastal flooding map on **page 53**

Distance	Flood risk category
On site	**High**
0 - 50m	High

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

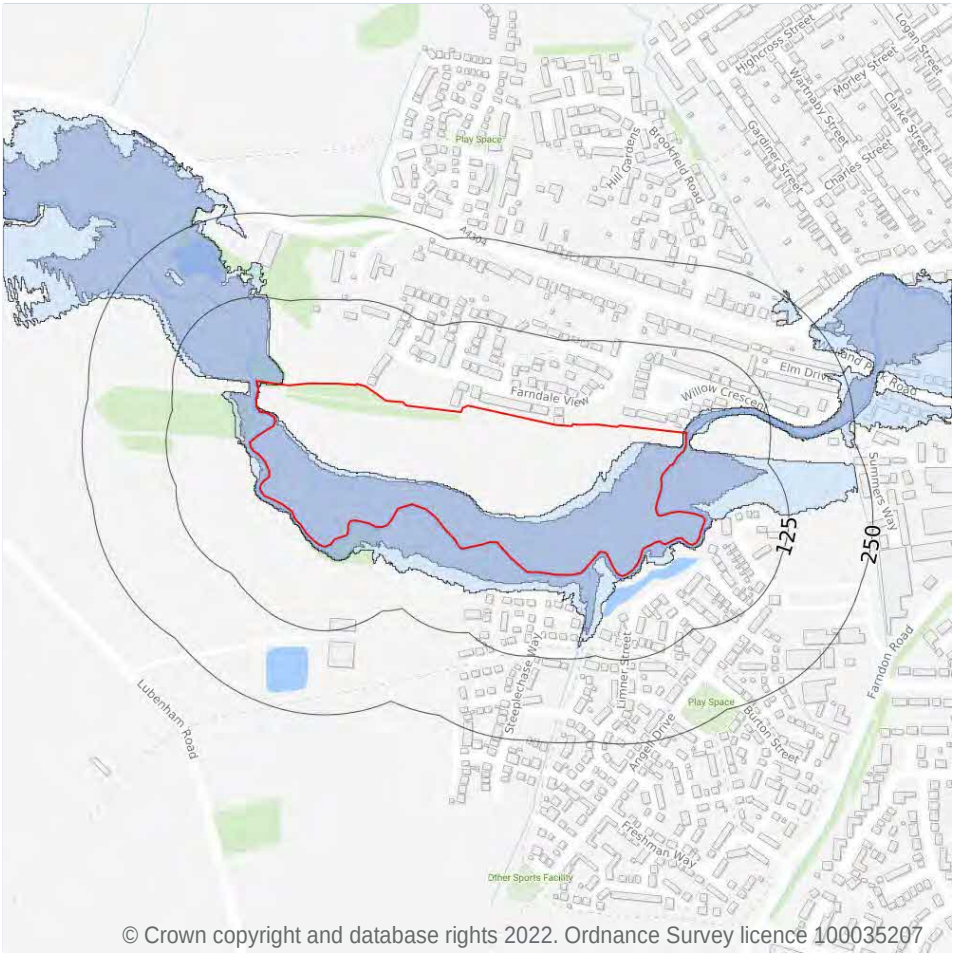
7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones



7.6 Flood Zone 2

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 53**

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m	1

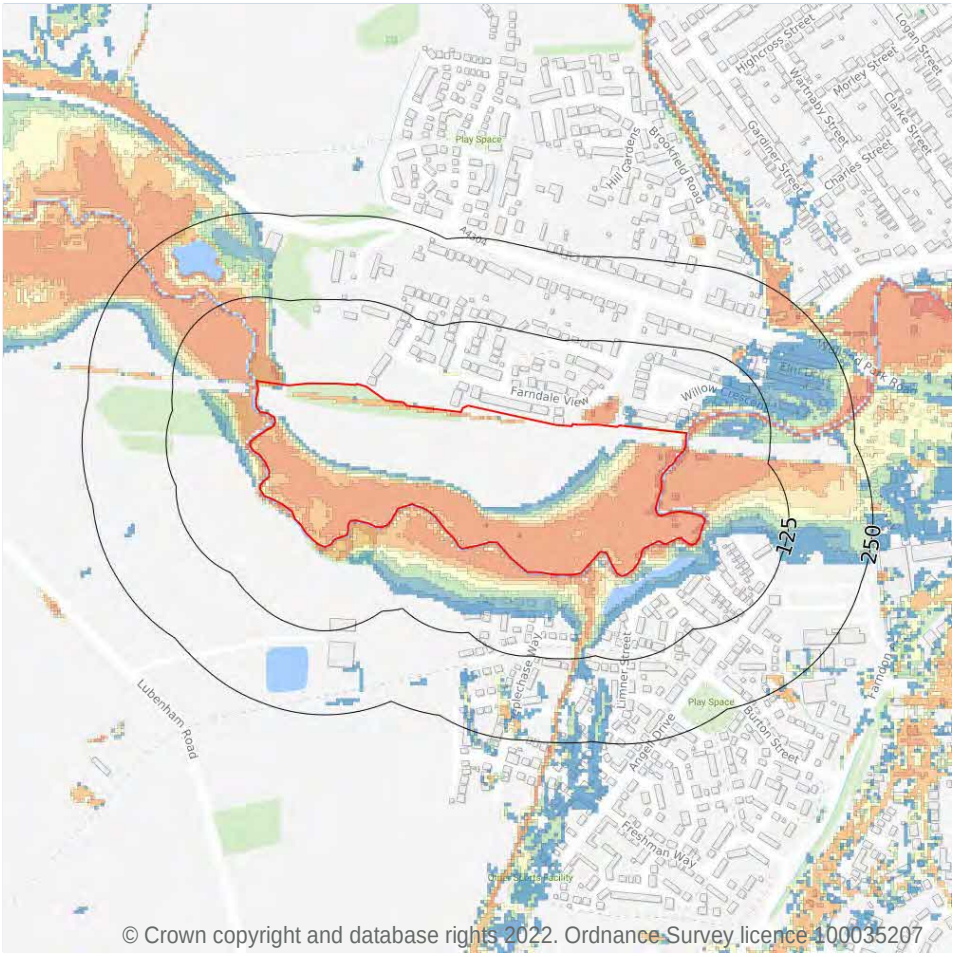
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 53**

Location	Type
On site	**Zone 3 - (Fluvial Models)**

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

8 Surface water flooding



8.1 Surface water flooding

Highest risk on site	1 in 30 year, Greater than 1.0m
Highest risk within 50m	1 in 30 year, Greater than 1.0m

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

Features are displayed on the Surface water flooding map on **page 57**

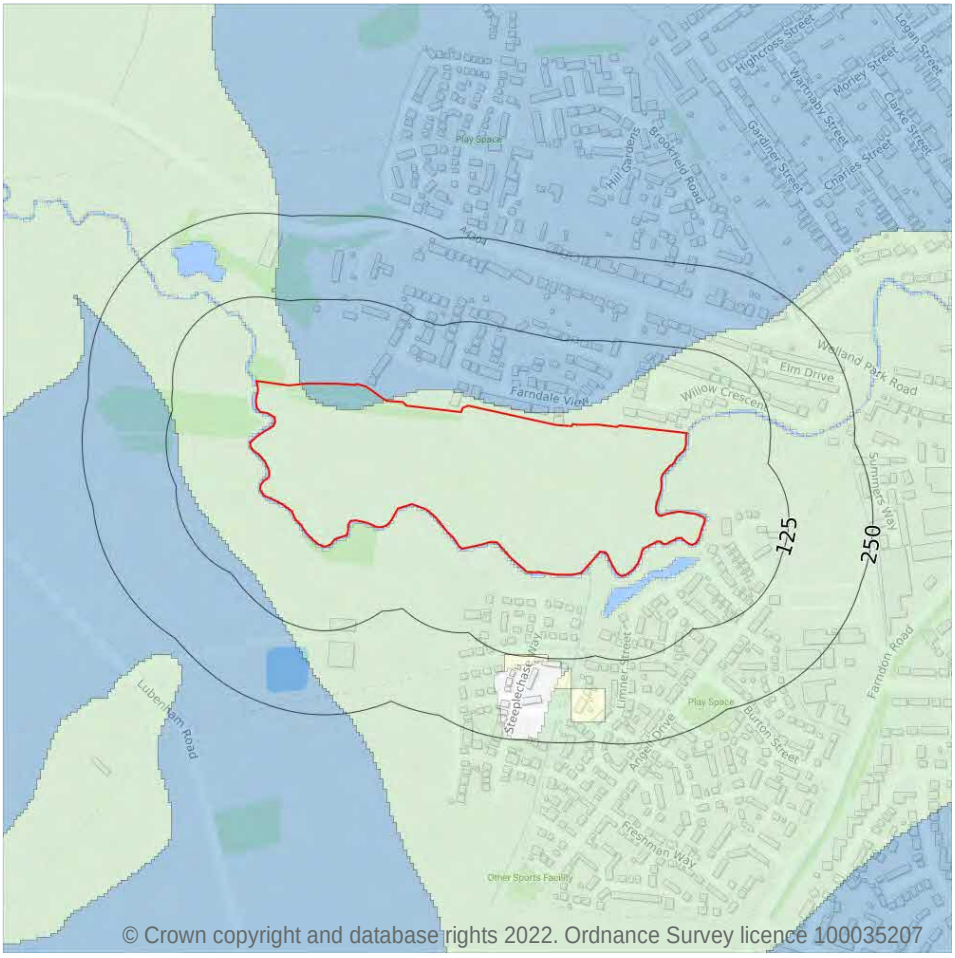
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site	Low
Highest risk within 50m	Low

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

Features are displayed on the Groundwater flooding map on **page 59**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

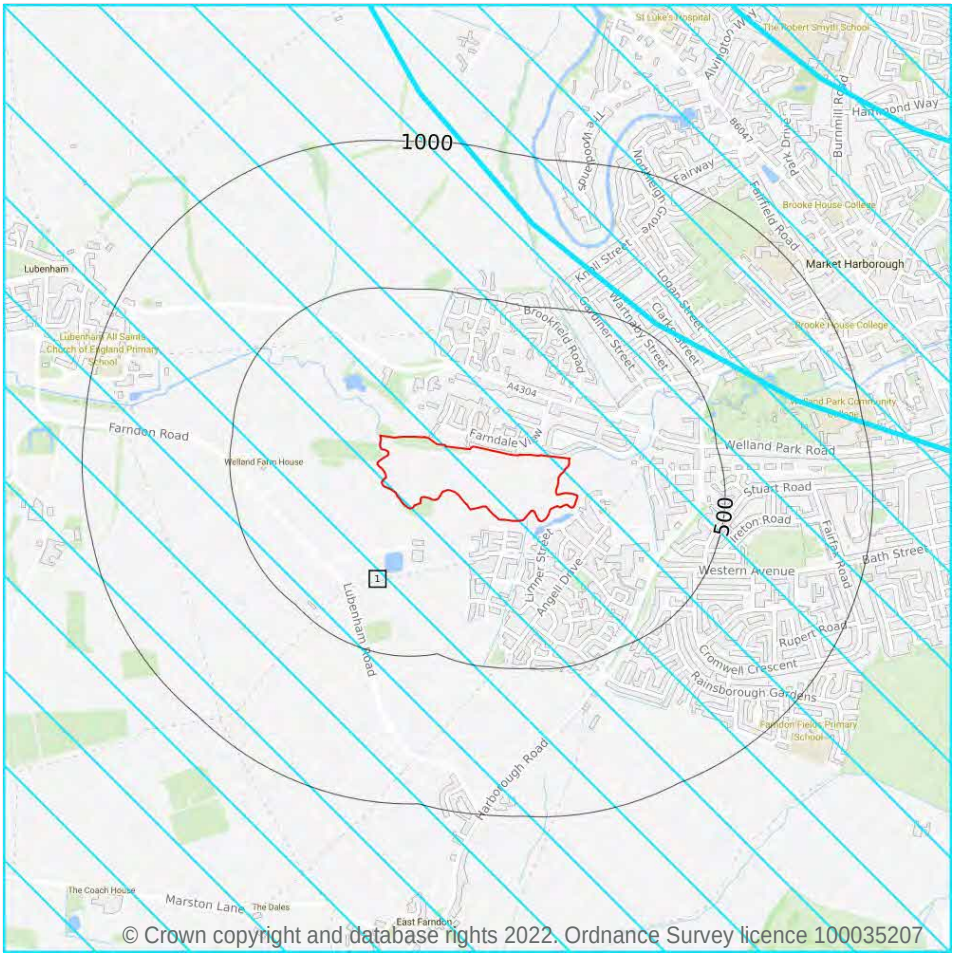
Records within 2000m	4

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

Location	Name	Type	NVZ ID	Status
On site	**River Welland NVZ**	**Surface Water**	**832**	**Existing**
560m SW	River Welland NVZ	Surface Water	832	Existing
1768m NE	River Welland NVZ	Surface Water	832	Existing
1881m SE	River Welland NVZ	Surface Water	832	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 64**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Airports, helipads and other aviation proposals.** **Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations

Site Outline

Search buffers in metres (m)

- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 66**

ID	Location	Name	Grade	Reference Number	Listed date
1	155m N	The Hill, Market Harborough-Welland, Harborough, Leicestershire, LE16	II	1074398	19/09/1977

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

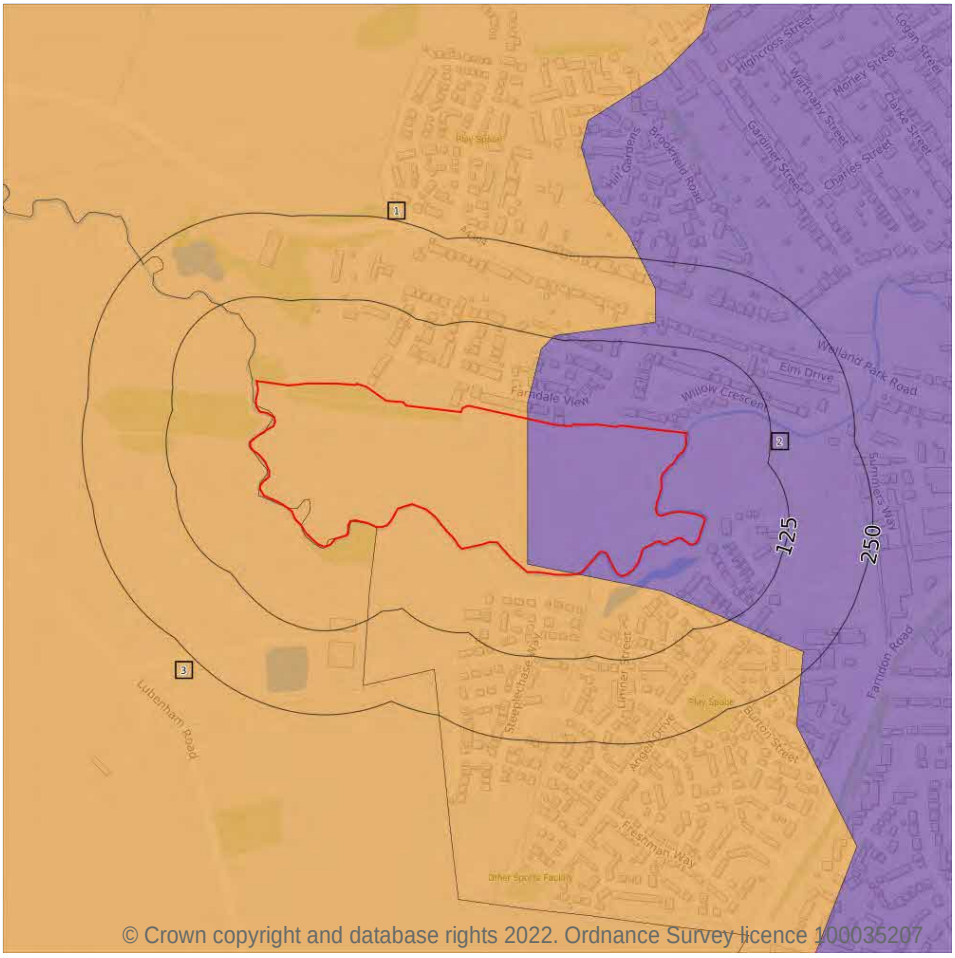
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	3

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

Features are displayed on the Agricultural designations map on **page 69**

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

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	16

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

Features are displayed on the Habitat designations map on **page 71**

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	114m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
A	120m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	122m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	131m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	134m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	141m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	143m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	150m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	154m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	172m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	183m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	192m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	202m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

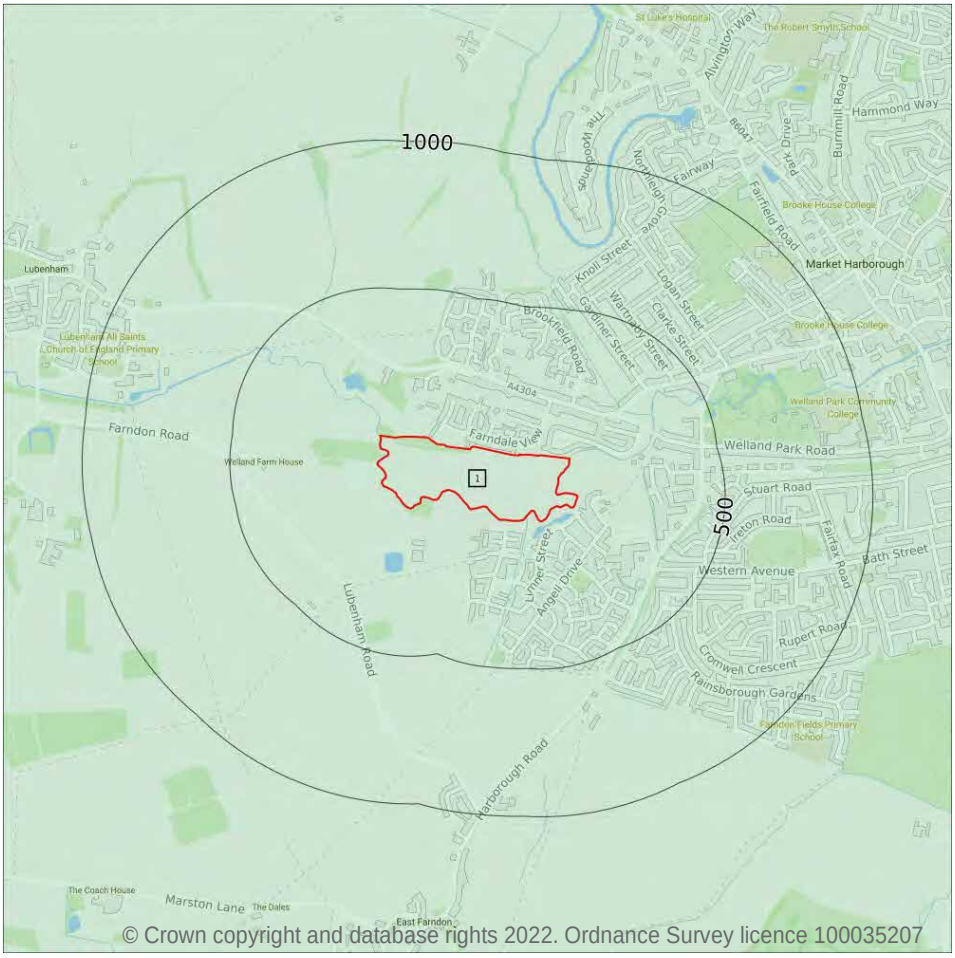
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 74**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	SP78NW

This data is sourced from the British Geological Survey.

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

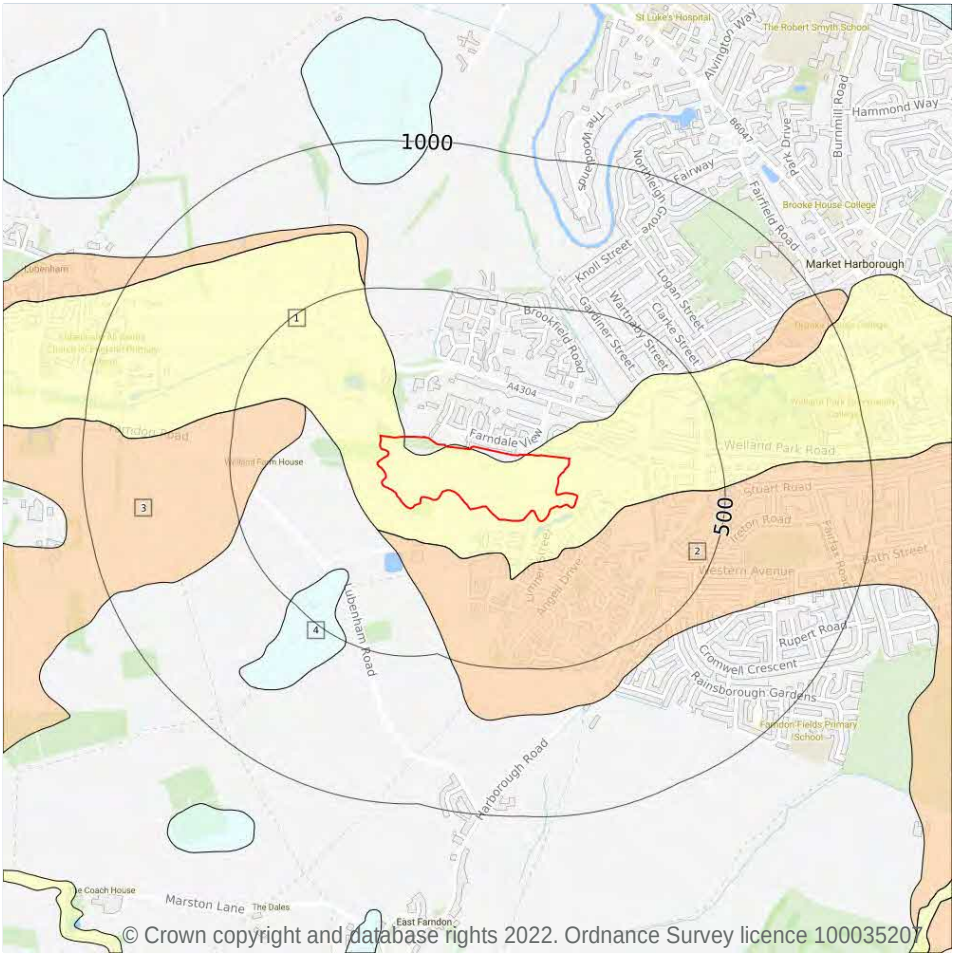
14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m 4

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 76**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ALV-XCZSV**	**Alluvium - Clay, Silt, Sand And Gravel**	**Clay, Silt, Sand And Gravel**
2	102m S	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
3	260m W	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
4	297m SW	TILMP-DMTN	Till, Mid Pleistocene - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

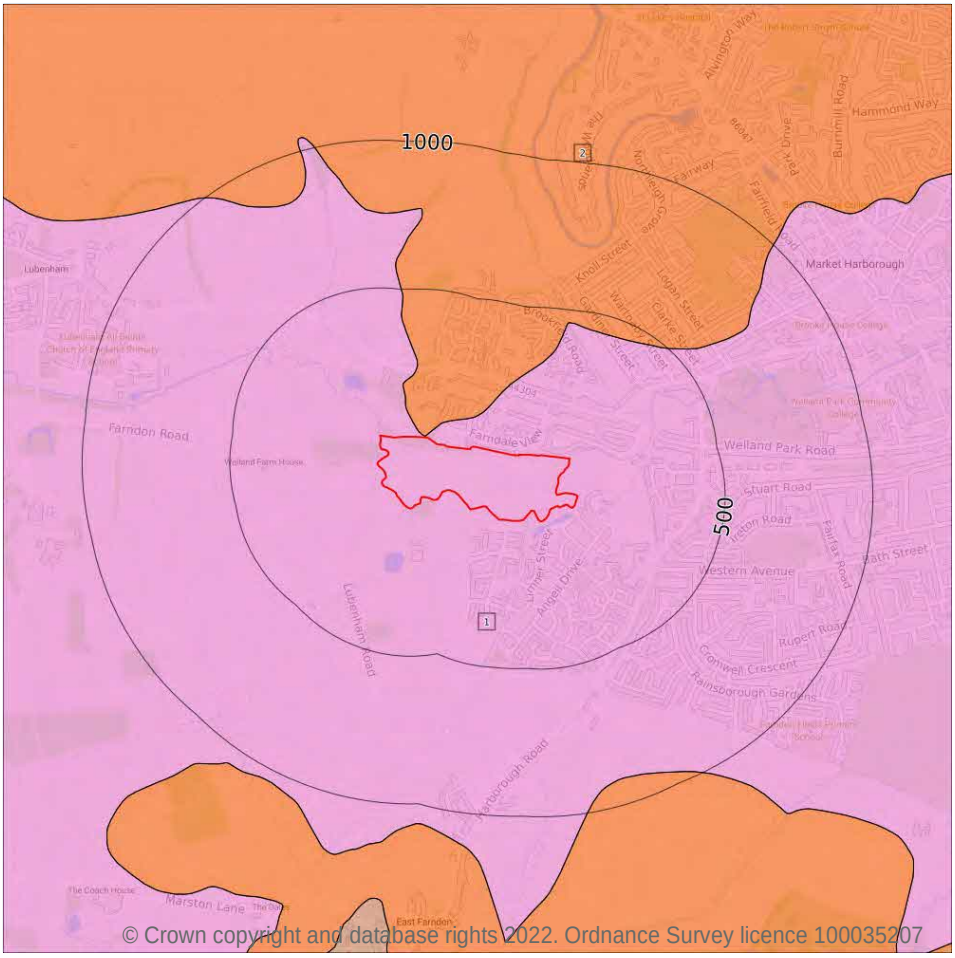
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m	2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 78**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHAM-MDST**	**Charmouth Mudstone Formation - Mudstone**	**Pliensbachian Age - Sinemurian Age**
2	4m N	DYS-SIMD	Dyrham Formation - Siltstone And Mudstone, Interbedded	Pliensbachian Age

This data is sourced from the British Geological Survey.

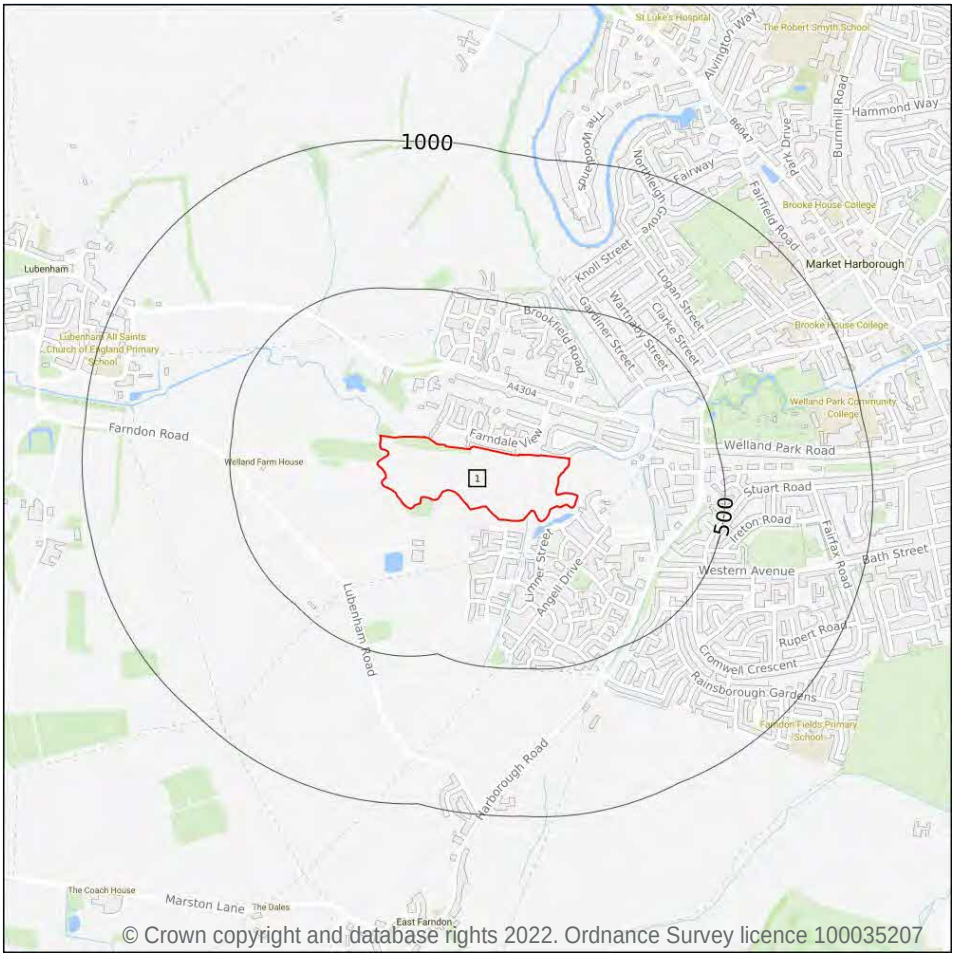
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 80**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW170_market_harborough_v4

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

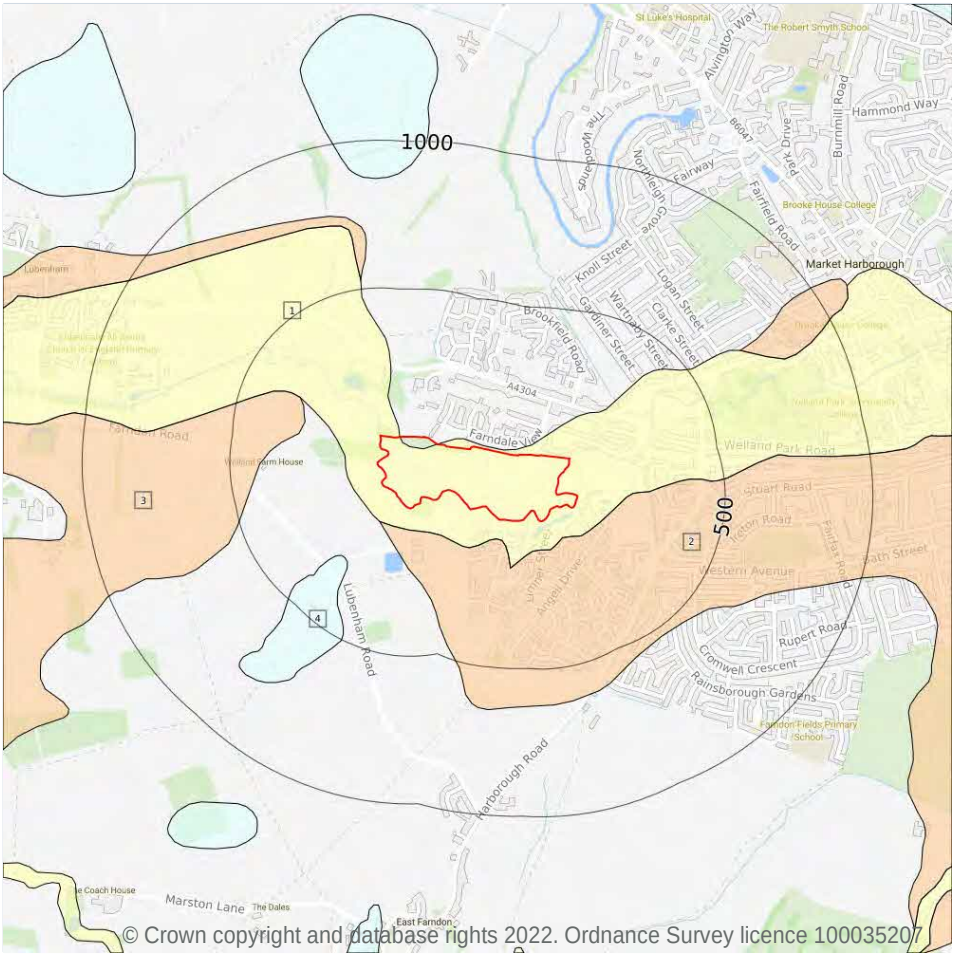
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	4

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 82**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ALV-XCZSV**	**ALLUVIUM**	**CLAY, SILT, SAND AND GRAVEL**
2	66m S	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL
3	259m W	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
4	269m SW	TILMP-DMTN	TILL, MID PLEISTOCENE	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

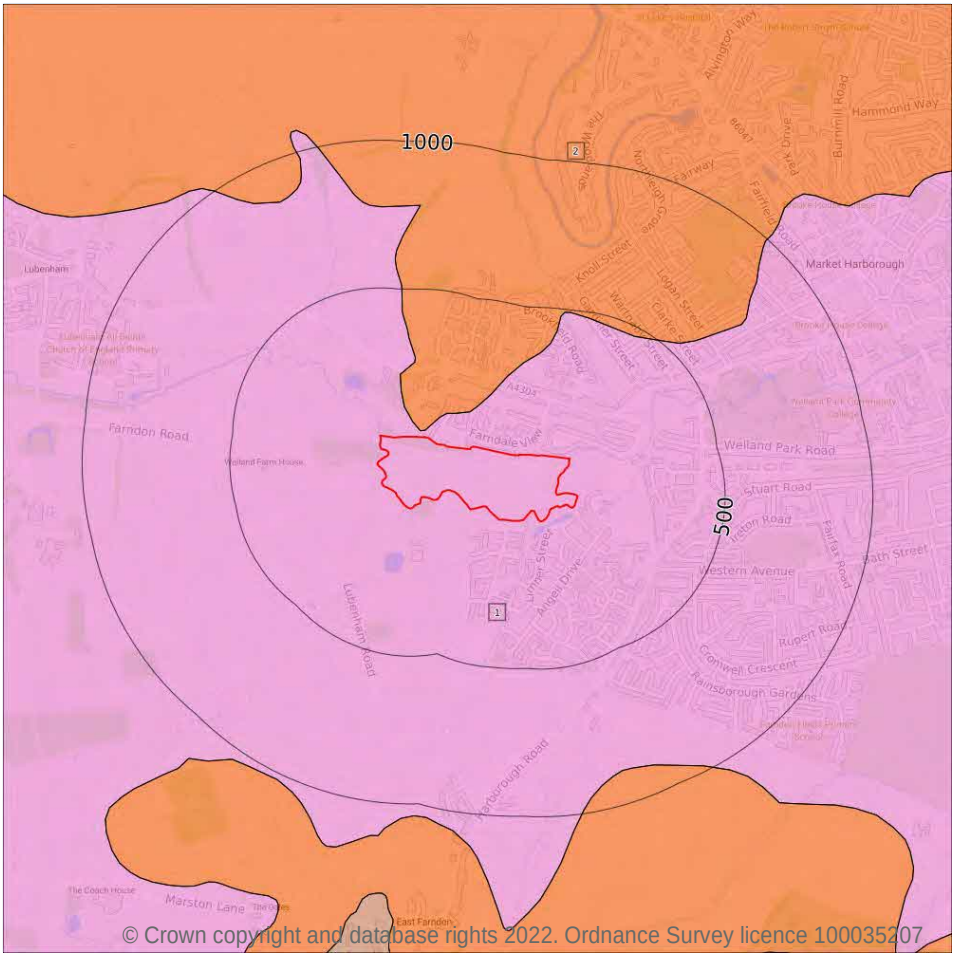
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 84**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHAM-MDST**	**CHARMOUTH MUDSTONE FORMATION - MUDSTONE**	**SINEM URIAN**
2	22m N	DYS-SIMD	DYRHAM FORMATION - SILTSTONE AND MUDSTONE, INTERBEDDED	PLIENSBACHIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Low**	**Low**
21m N	Mixed	Moderate	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes

16.1 BGS Boreholes

Records within 250m	1

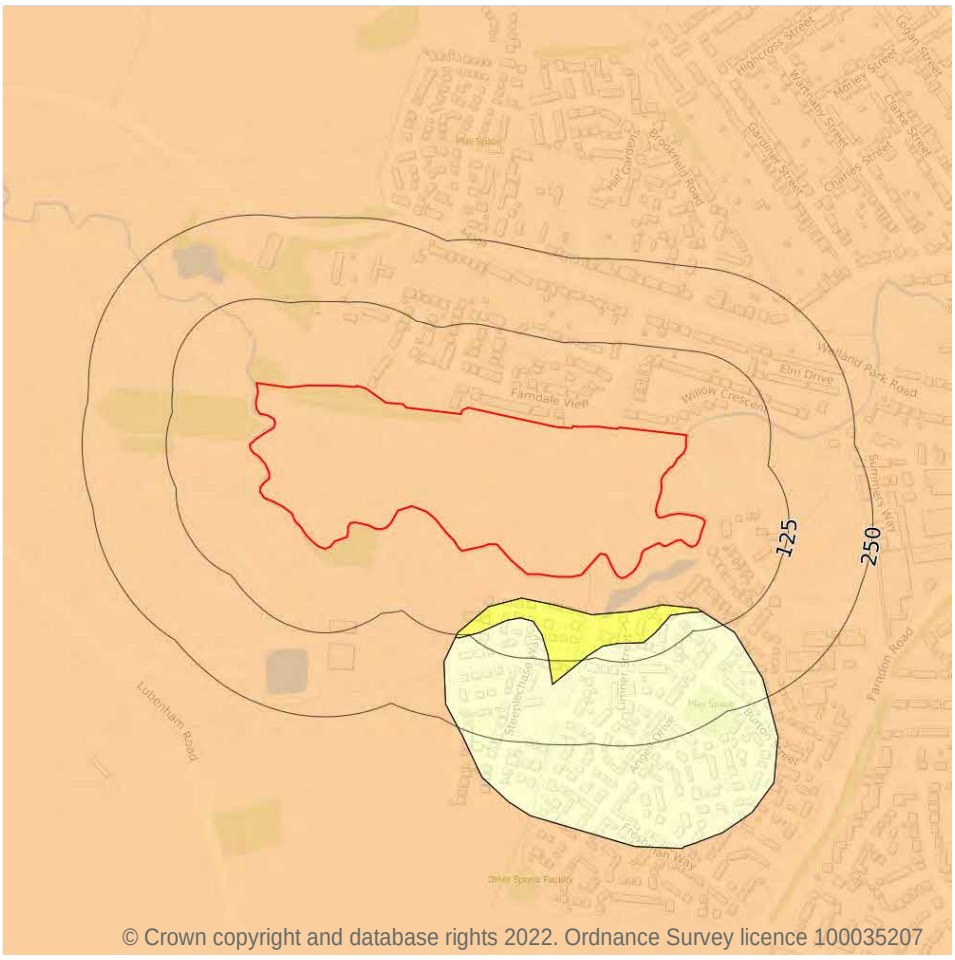
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 86**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	51m S	472093 286494	FARNDON FIELDS FARM MKSM 41	5.0	N	17100608

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m	2

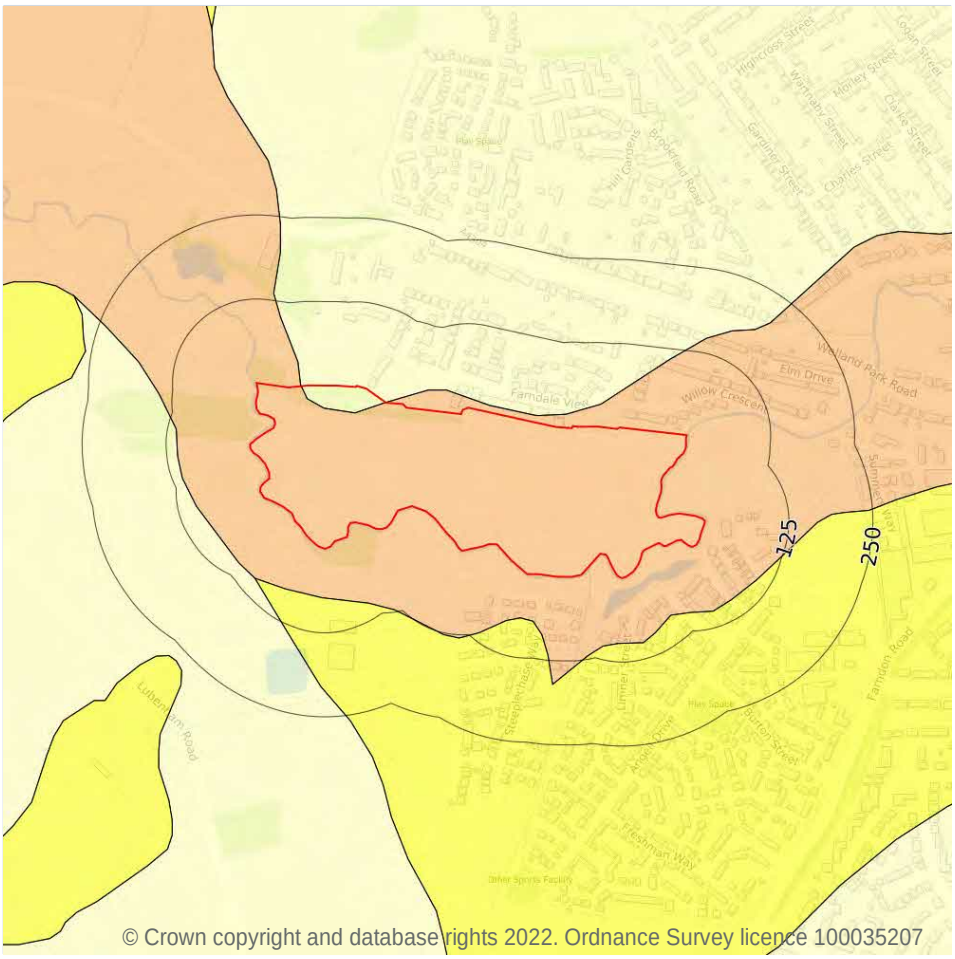
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 87**

Location	Hazard rating	Details
On site	**Low**	**Ground conditions predominantly medium plasticity.**
37m S	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	2

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

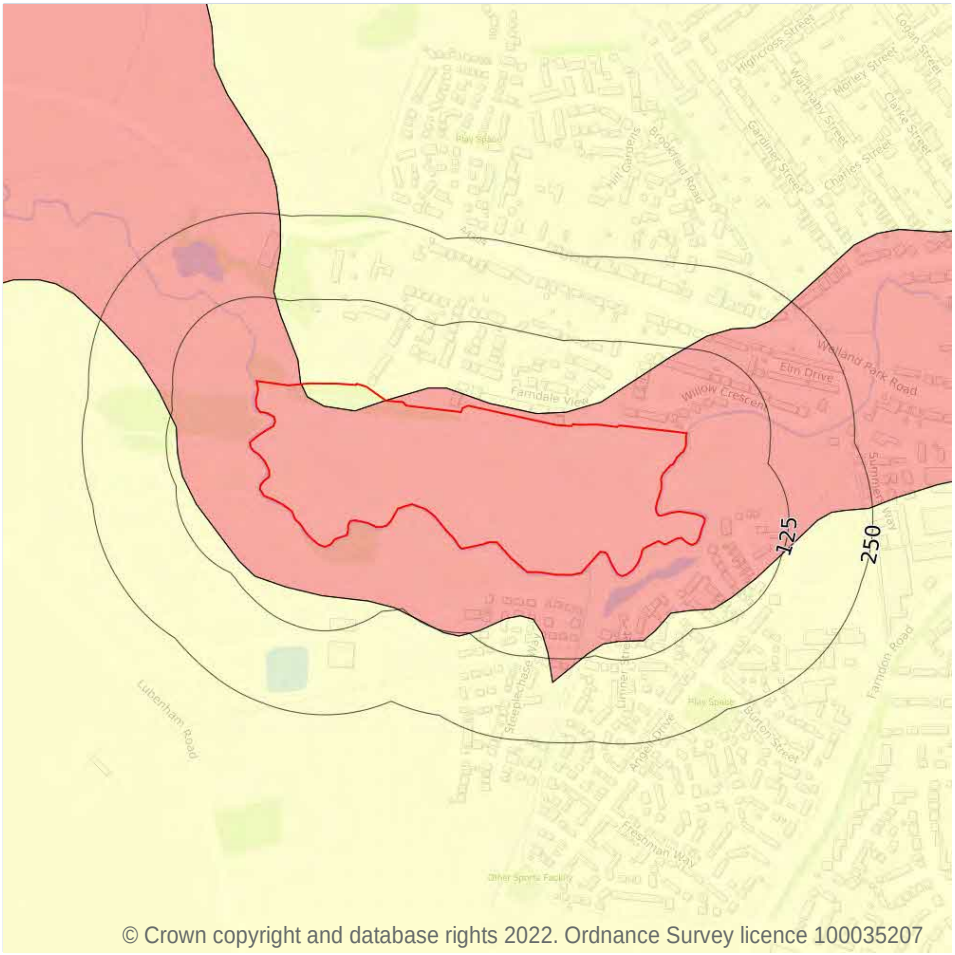
Features are displayed on the Natural ground subsidence - Running sands map on **page 88**

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

Location	Hazard rating	Details
On site	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	2

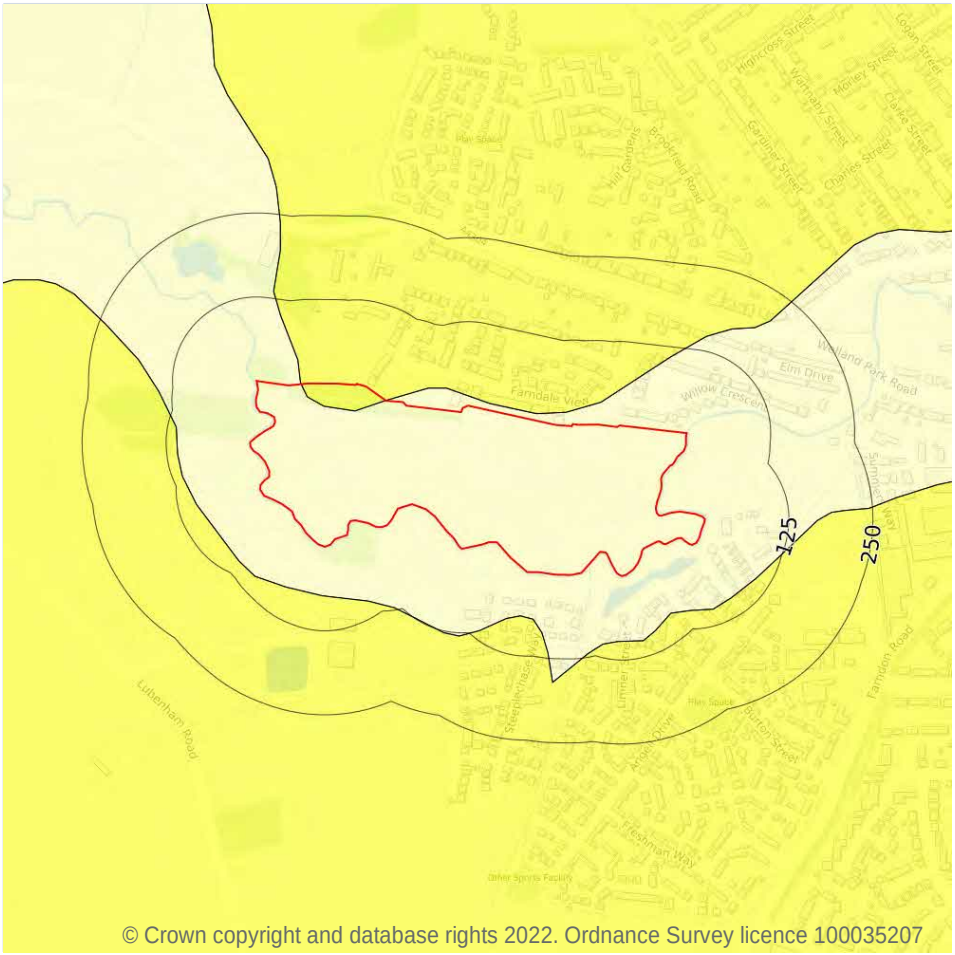
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 90**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m	2

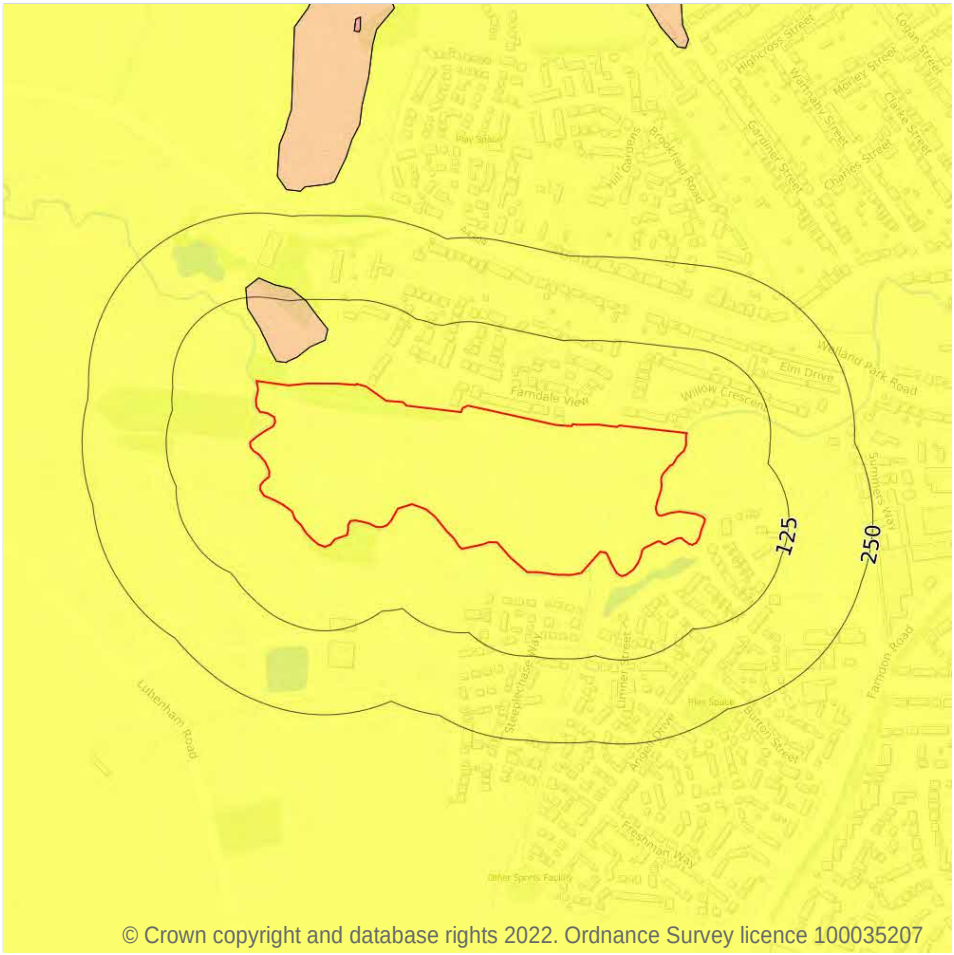
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 92**

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m	2

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

Features are displayed on the Natural ground subsidence - Landslides map on **page 93**

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

Location	Hazard rating	Details
33m N	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks

Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 95**

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

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities

Site Outline

Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	51

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

Features are displayed on the Mining, ground workings and natural cavities map on page 96

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Cuttings	1974	1:10000
A	On site	Cuttings	1950	1:10560
A	On site	Cuttings	1885	1:10560
A	On site	Cuttings	1928	1:10560
A	On site	Cuttings	1957	1:10560
A	On site	Cuttings	1968	1:10560
A	On site	Cuttings	1902	1:10560
A	On site	Unspecified Pit	1983	1:10000
B	On site	Cuttings	1974	1:10000
B	On site	Cuttings	1950	1:10560
B	On site	Cuttings	1885	1:10560
B	On site	Cuttings	1928	1:10560
B	On site	Cuttings	1957	1:10560
B	On site	Cuttings	1968	1:10560
B	On site	Cuttings	1902	1:10560
C	On site	Unspecified Pit	1974	1:10000
C	On site	Unspecified Pit	1950	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
C	**On site**	**Unspecified Pit**	**1950**	**1:10560**
C	**On site**	**Cuttings**	**1901**	**1:10560**
C	**On site**	**Unspecified Pit**	**1957**	**1:10560**
C	**On site**	**Unspecified Pit**	**1968**	**1:10560**
C	**On site**	**Cuttings**	**1885**	**1:10560**
C	0m NE	Unspecified Pit	1902	1:10560
C	0m NE	Unspecified Pit	1885	1:10560
C	0m NE	Unspecified Pit	1928	1:10560
1	8m N	Pond	1885	1:10560
D	31m E	Unspecified Heap	1968	1:10560
D	34m E	Unspecified Heap	1950	1:10560
D	34m E	Unspecified Heap	1950	1:10560
D	35m E	Unspecified Heap	1885	1:10560
D	35m E	Unspecified Ground Workings	1928	1:10560
D	98m E	Unspecified Heap	1957	1:10560
D	98m E	Unspecified Heap	1968	1:10560
D	102m NE	Unspecified Heap	1885	1:10560
D	103m NE	Unspecified Heap	1950	1:10560
D	103m NE	Unspecified Heap	1950	1:10560
D	108m NE	Unspecified Ground Workings	1928	1:10560
E	125m W	Cuttings	1957	1:10560
E	125m W	Cuttings	1950	1:10560
E	126m W	Cuttings	1885	1:10560
E	126m W	Cuttings	1928	1:10560
E	128m W	Cuttings	1885	1:10560
F	129m N	Filter Bed	1928	1:10560
F	131m N	Filter Bed	1950	1:10560
F	131m N	Filter Bed	1950	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
F	134m N	Filter Bed	1885	1:10560
F	147m N	Ponds	1885	1:10560
F	147m N	Ponds	1928	1:10560
F	154m N	Pond	1885	1:10560
F	191m N	Pond	1885	1:10560
E	202m W	Cuttings	1974	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0

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

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

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

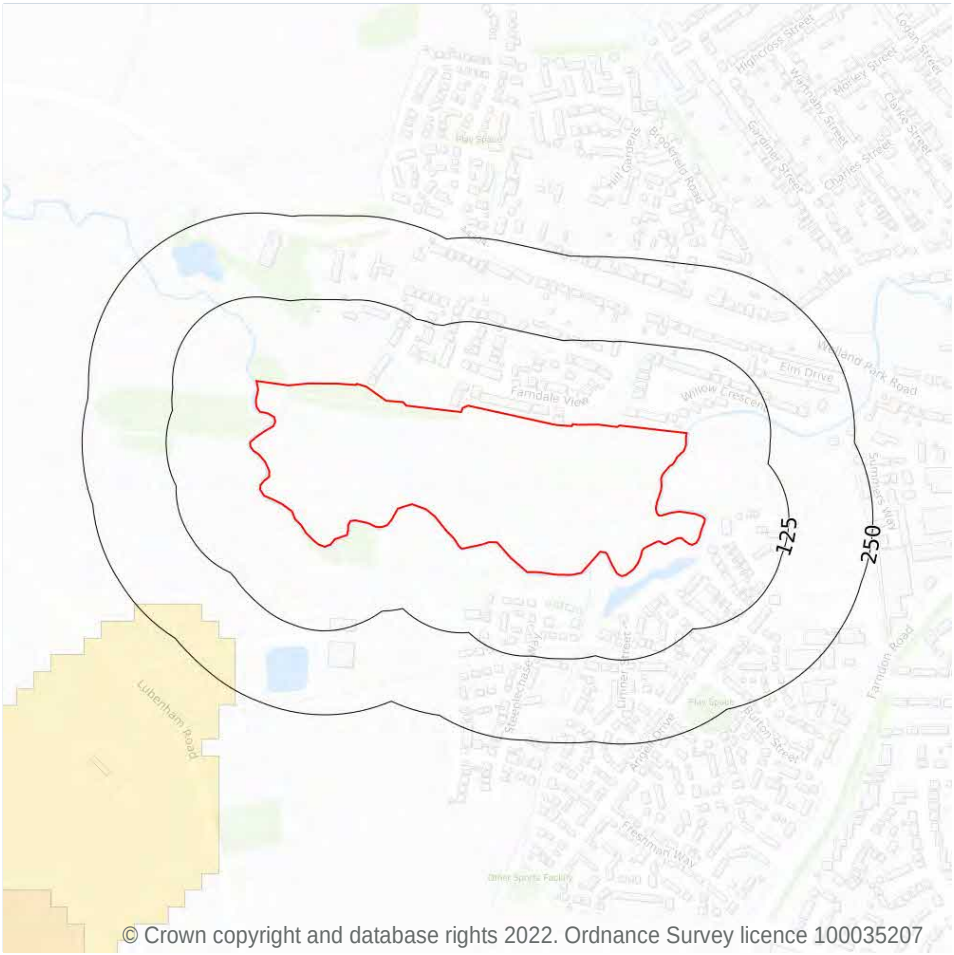
18.13 Clay mining

Records on site	0

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

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

19 Radon



19.1 Radon

Records on site	1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 102**

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

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	8

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
10m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg
11m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg
21m NW	25 - 35 mg/kg	1 - 2 mg/kg	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg
42m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

Site Outline

Search buffers in metres (m)

- Crossrail 1 Stations
- Crossrail 1 Route
- Crossrail 1 Worksites
- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

21.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	2

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

Features are displayed on the Railway infrastructure and projects map on **page 105**

Location	Description
On site	**Abandoned**
231m E	Razed

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: https://www.groundsure.com/terms-and-conditions-jan-2020/ .

APPENDIX B

Photographic Record

Plate 1 – View from north facing south

Plate 2 – Retaining wall for Private Garden adjacent to footpath on northern boundary

Plate 3 – Barbed wire fence separates the two fields on site.

Plate 4 – Evidence of animal occupation within east field, overhead services on site.

Plate 5 – Crops are occupying west field.

Plate 6 – River Welland runs along the boundary of site, seen here along the southern boundary.

Plate 7 – Footpath along northern boundary is approximately 2m lower in elevation than the fields.

Plate 8 – West field inaccessible, overhead services on site.

Plate 9 – Haybales stockpiled on southwest boundary.

Plate 10 – Adjacent pond undergoing works, fenced off.

Plate 11 – One piece of metal sheeting found on site.

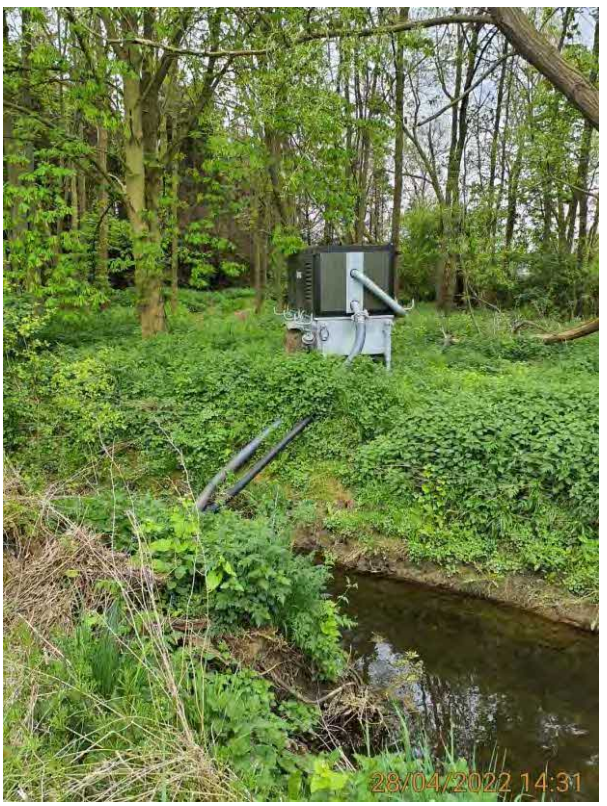


Plate 12 – Farming water pump located on the river.