



Temple Dinsley Area B

STAGE I/ TIER I Geo-Environmental Desk Study Report

Report: IE24/050/AREA B/SITI

04/06/2024

Rev. 00

DOCUMENT CONTROL

Report prepared by: <i>Daniel Fowles</i> D Fowles MGeol (Hons) Environmental Engineer On behalf of J P Chick & Partners Ltd	Report reviewed by: <i>Caroline Jooste</i> C S Jooste BSc (Hons) Mres MEnvSc Senior Environmental Engineer On behalf of J P Chick & Partners Ltd
JPC Issuing Office	7 Museum Street, Ipswich, IP1 1HQ

ISSUE & REVISIONS RECORD

Document No	Issue Date	Comments			Format Issued
IE24/050/AREA B/SITI	Tuesday, 04 June 2024	Issued to The Door PHC Ltd			☒ Email ☐ Disk ☐ Digital Upload ☐ Post
Document Revision No	Issue Date	Document Revision Comments	Revised by (INT)	Reviewed by (INT)	Format Issued
					☐ Email ☐ Disk ☐ Digital Upload ☐ Post

TABLE OF CONTENTS

DOCUMENT CONTROL	ii
ISSUE & REVISIONS RECORD	ii
EXECUTIVE SUMMARY	v
1 INTRODUCTION	1
1.1 Brief	1
1.2 Scope	1
1.3 Sources of Information	1
1.4 Development Proposal	2
2 DESK STUDY.....	3
2.1 Location	3
2.2 Site Description (Walkover Survey)	3
2.3 Site History	4
2.4 Geology.....	7
2.5 Hydrogeology and Hydrology	8
2.6 Industrial Land Use, Waste and Landfill	9
2.7 Licenced Activities, Permits and Incidents	10
2.8 Radon.....	11
2.9 Mineral Workings and Potentially Infilled Land	11
2.10 Railway Infrastructure and Projects	12
2.11 Designations	12
2.12 Planning Portal	13
3 CONCEPTUAL SITE MODEL.....	14
3.1 Introduction.....	14
3.2 Potential Sources of Contamination.....	14
3.3 Potential Contaminant Pathways	15
3.4 Potential Contaminant Receptors	15
3.5 Plausible Pollutant Linkages	15
4 CONCLUSIONS AND RECOMMENDATIONS.....	19
5 REFERENCES	20

FIGURES

Figure 1: Architect's Layout Plan (extract)	2
Figure 2: Site Location Plan (extract)	3

TABLES

Table 1: Site Location	3
Table 2: Historic Mapping	5
Table 3: Natural Ground Subsidence Events.....	7
Table 4: Hydrogeology	8
Table 5: Abstractions	9
Table 6: Potentially Contaminative Sources	9
Table 7: Licenced Activities, Permits and Incidents	10
Table 8: Mineral Working and Potentially Infilled Land	11
Table 9: Railway Infrastructure and Projects.....	12
Table 10: Environmental, Cultural and Agricultural Designations	12
Table 11: Conceptual Site Model Key Aspects.....	14
Table 12: Summary of Potential Sources of Contamination.....	14
Table 13: Identified Potential Pathways	15
Table 14: Identified Potential Receptors	15
Table 15: Risk Classification	16
Table 16: Risk Assessment	16

APPENDIX

Appendix A:	Architect's Layout Plan
Appendix B:	Site Location Plan
Appendix C:	Site Photographs
Appendix D:	GroundSure Report

EXECUTIVE SUMMARY

Site Name & Address:	Temple Dinsley, Preston, Hitchin, Hertfordshire, SG4 7RT
Client:	The Door PHC Ltd
Local Planning Authority:	North Hertfordshire District Council
Historical Site Use:	School and agricultural land.
Present Site Use:	School (disused).
Proposed Site Use:	Conversion of existing buildings and removal/ construction of additional buildings for residential end-use with new parking, garden areas and drainage.
Date of most recent investigation:	Wednesday 15 th May 2024 – site walkover survey
Objectives:	
▪ To develop an understanding of the site's history and environmental context; ▪ To determine the potential existence of any significant pollutant linkages which might represent a potential risk to construction workers, future occupants of the site or controlled waters; and ▪ To undertake a Stage I Preliminary 'Contaminated Land' investigation in accordance with LCRM and guidance contained in the NHBC Publication 66: 2008.	
▪ Our desk-based research and walkover survey identified the following potential sources of contamination: ○ On-site: potential chalk mining and infilled pond; and ○ Off-site (within 250m): Potential Made Ground associated with historically demolished buildings, electric substation, disused pumping station, works (disused), smithy, filling station, sewage tanks, unspecified tank, ponds, infilled ponds, unspecified pit, infilled pits, waste exemption and potential chalk mining.	
Pathway:	
▪ Based on the BGS online mapping, the site is underlain by superficial deposits of Head (clay, silt, sand and gravel) and Clay with Flints Formation (clay, silt, sand, and gravel). These are both underlain by bedrock geology of Lewes Nodular Chalk Formation, Seaford Chalk Formation and Top Rock Bed (chalk); ▪ Surface soils have an intermediate leaching class with an infiltration rate of 40-70%; ▪ There are no Water Network (OS MasterMap) records within 250m of the site and 1 no. surface water feature within 250m of the site; ▪ The site is situated within Flood Zone 1; and ▪ The risk of surface water flooding on-site and within 50m is the 1 in 30 year, 0.3m-1.0m event. The risk of groundwater flooding on-site and within 50m of the site is low.	
Receptor:	
▪ The superficial deposits are classified as either a Secondary Undifferentiated Aquifer or Unproductive Aquifer and the underlying bedrock geology is classified as a Principal Aquifer; ▪ We consider the potential on-site sources of contamination to represent moderate risk to human health and low risk to groundwater; and ▪ The potential risk from ground gas migrating onto the site, and affecting the proposed development is low.	

Recommendations:

- It is recommended that samples of the Made ground are collected from the shallow soils following demolition of the existing hardstanding and buildings to assess the potential for contamination within the Made Ground. The areas proposed for sampling include regions of soft landscaping and amenity space. We would recommend soil samples to be collected via machine excavated trial pits to a maximum of 1.00mbgl for laboratory testing of a typical range of contaminants;
- It also recommended that a 'Discovery Strategy/ Watching Brief' is maintained on site, particularly during the groundwork stage. During any ground works an appraisal of the exposed soils should be made by a competent person, this as an example could be the site manager. If any material is noted to show visual and/or olfactory signs of contamination it should be stockpiled separately and tested prior to its appropriate removal off-site or re-use. If soils suspected of being contaminated are encountered, it is recommended that a contaminated land specialist is consulted;
- Although not related to the condition of on-site soils, due to the age of the buildings, we would recommend undertaking a HSG264 Pre-Demolition/ Major refurbishment asbestos survey on the existing buildings. All identified ACMs should then be removed by a suitably experienced contractor, prior to the conversion or demolition of the buildings; and
- To prevent potential future issues for the site, we would recommend that the infilling of the swimming pool is undertaken in accordance with the relevant industry standards and guidance. No soil or organic material should be placed within the pool void when backfilling as this could create a potential ground gas risk for the future.

1 INTRODUCTION

1.1 Brief

1.1.1 J P Chick & Partners Ltd were appointed by Scabal Ltd, on behalf of our mutual client, The Door PHC Ltd, to undertake a Stage I/ Tier I Geo-Environmental Desk Study Report for 'Temple Dinsley, Preston, Hitchin, Hertfordshire, SG4 7RT' (hereafter referred to as 'the site').

1.1.2 The investigation was carried out broadly in accordance with the following guidance:

- Environment Agency (April 2021): *Land Contamination Risk Management (LCRM)*;
- Department for Environment, Food and Rural Affairs (2012): *Contaminated Land Statutory Guidance, Environmental Protection Act 1990: Part IIA*;
- Ministry of Housing, Communities and Local Government. (July 2021): *National Planning and Policy Framework*; and
- BS10175:2011 +A2:2017 "Investigation of Potentially Contaminated Sites – Code of Practice".

1.1.3 This report shall be for the private and confidential use of The Door PHC Ltd for whom it was undertaken. It should not be reproduced in whole or in part or relied upon by a third party for any use without the express written authority of J P Chick & Partners Ltd.

1.1.4 In producing this report, we have exercised all the reasonable skill, care, and diligence to be expected of an appropriately qualified and competent consultant, experienced in carrying out equivalent services for developments of a similar size, value, purpose, scope, and complexity.

1.2 Scope

1.2.1 The main elements of the investigation were as follows:

- The review of historical and regulatory information relating to the site to gain an understanding of the site's history, local environment, and potential ground conditions;
- Undertake a walkover survey of the site and surrounding area to identify the presence and types of commercial activities within the locality and seek evidence of potential sources of on or off-site contamination;
- The formulation of a "Conceptual Site Model" to explore and evaluate the existence and potential impact of any plausible pollutant linkages;
- To utilise the resulting information to undertake a 'Stage I' human and environmental risk assessment; and
- If appropriate, make recommendations on the extent of any intrusive investigations which may be required to fully establish the condition of the site.

1.3 Sources of Information

1.3.1 As part of the desk-based research, J P Chick & Partners Ltd consulted the following sources of information:

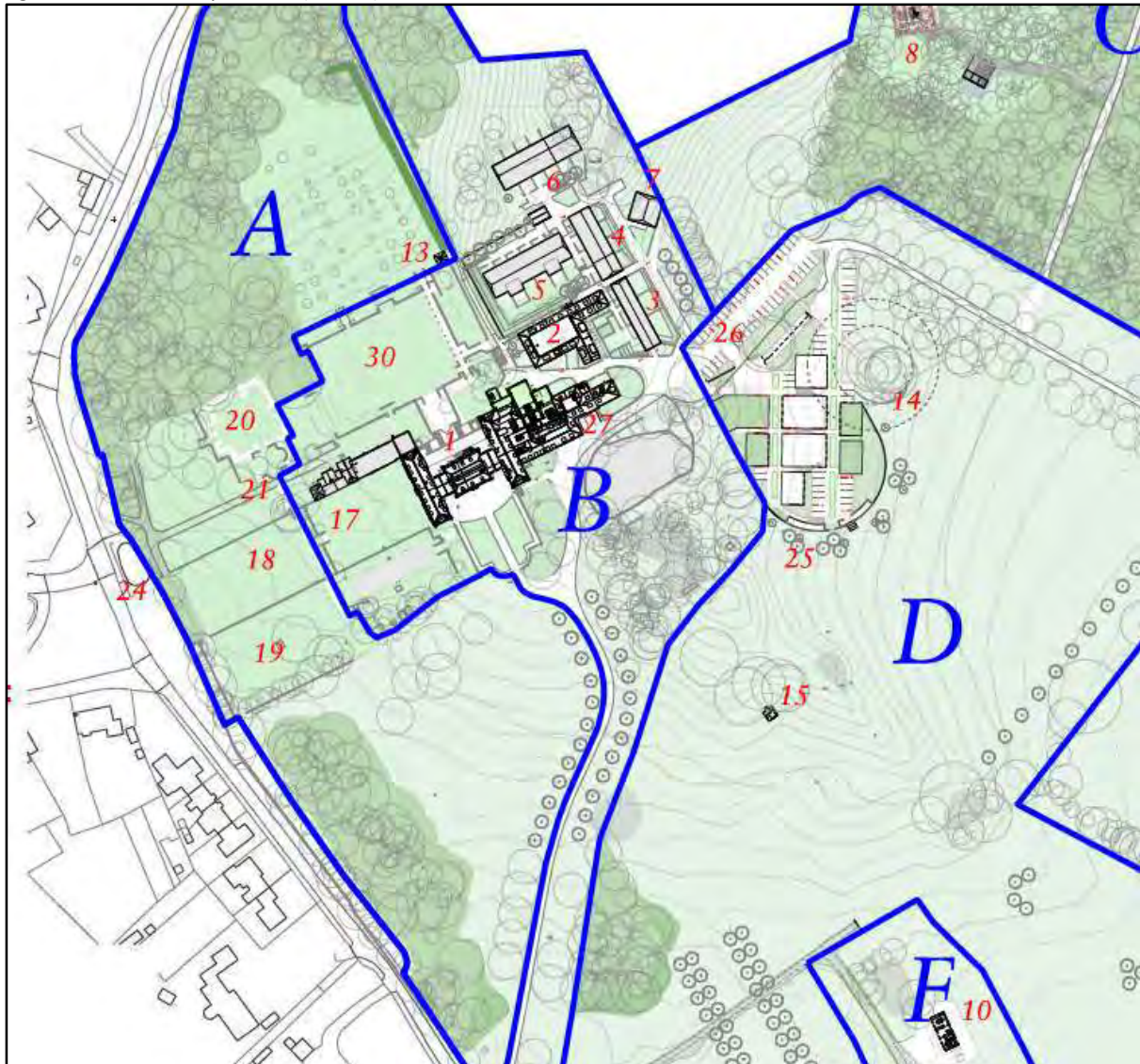
- GroundSure EnviroInsight Report – produced by GroundSure Ltd;
- British Geological Survey (BGS) mapping and online referencing;

- Environment Agency landfill mapping – online;
- BR 211 Radon: Guidance on Protective Measures for New Dwellings, 2007 Edition;
- Magic Map Website – magic.defra.gov.uk;
- North Hertfordshire District Council Planning Portal; and
- Google Earth (aerial photography).

1.4 Development Proposal

1.4.1 We understand that the development proposal for Area B comprises the conversion of the main building and teaching block to residential use. In addition the removal of the sports hall, science block, stables and teaching block extension will be replaced by the construction of new residential dwellings. New parking areas will be constructed as well as the reinstatement of communal landscaped areas, ornamental gardens and private amenity space. The existing swimming pool is to be filled in and replaced by a shallow reflecting pool, and foul and surface water drainage is to be renewed. An extract of the architect's layout plan is shown in **Figure 1** below and the full version is included within **Appendix A**.

Figure 1: Architect's Layout Plan (extract)



2.2.2 Site photographs taken during the site walkover are included within **Appendix C**.

2.2.3 Access was gained via a metal gate off School Lane from the south of the site, approximately 0.20km south-east of The Red Lion Public House, Preston. The site is bounded by residential dwellings and Preston Recreation Ground lining Preston Road to the north. Open land, a plantation and open land used for grazing cattle is situated to the east. School Lane and agricultural land are to the south. Gardens associated with the Temple Dinsley site and woodland are immediately west of Area B. Residential dwellings in addition to a nursery, primary school and public house are located further west of the site within the village of Preston.

2.2.4 The site boundaries are demarcated by wooden fencing to the north-east with mature trees, hedgerows and dense shrubs interspersed across the boundary. The eastern boundary closest to the main building is open and crossed by an asphalt track leading north-east towards Area C and the plantation. The south-east boundary is marked by a wooden and wire mesh fence linking to the brick wall and metal gate forming the main site entrance at the southernmost point of Area B. The western boundary is open across the southern half running alongside the asphalt access track. Brick walls, dense shrubland and open areas associated with the Temple Dinsley gardens bound the site to the west.

2.2.5 The asphalt track off School Lane leads north to a gravel courtyard and hardstanding areas immediately south of the main building, the track is lined by trees situated within maintained grass covered areas. The main school building [1] is a mix of two and three-stories composed of brick with clay tile roof with connecting similarly built east [2] and west [3] wings in a H-shape housing classrooms. Further brick extensions including the west spur [4] and east annexe [5] contain further classrooms, a kiln house and photography room. A pond is located south-east of the main building, in addition to a swimming pool and sheds to the south-west and ornamental gardens to the west and north-west.

2.2.6 Located north and north-east of the main school building are the teaching block [6] and science block [7] comprising two-storey brick buildings with pitched clay tile roofing. Immediately north of these buildings the land drops down to a portal frame and timber clad sports hall [14] with pitched tile roof. North of the sports hall is a portal frame and timber clad stables [15] situated at the same lower level as the sports hall with steep man-made slopes to the north and west. Grass covered areas and dispersed mature trees surround these buildings to the north and east. A woodland area is located at the northernmost point of Area B.

2.3 Site History

2.3.1 The site history which was determined by our review of the GroundSure historical mapping is presented in **Table 2** overleaf. The full GroundSure report is provided within **Appendix D**.

Table 2: Historic Mapping

Map Edition (Date, Scale)	The Site	Surrounding Area
1881 (1:2,500)	The site comprises a track in the south, orientated north to south, leading to the main on-site buildings. A pond is situated halfway along the track. A series of buildings occupy the centre of the site marked as Temple Dinsley. A pond is situated south-east of the buildings and a swimming pool is south-west. Woodland and sections of agricultural fields occupy the northern section of the site.	Buildings associated with Preston Cottage are 90-120m north. Unnamed buildings are 70-120m south-east. Ponds are 105m, 115m and 230m south-east. A pit is 230-250m south-east. An unnamed road is 5m south-west, orientated approximately north-west to south-east. Buildings and allotment gardens are 15m south-west. Ponds are 55-60m south-west. The Red Lion Public House and ponds are 90-110m west and a school and a smithy are 100m and 160m west respectively. A Chapel and Chequers Public House are 130m west and 100m north-west respectively. Residential dwellings associated with the village of Preston are 50->250m west. Preston Farm and ponds are 90-140m north-west.
1897-1899 1898 (1:2,500) (1:10,560)	No significant change has occurred.	Preston Cottage is now noted as The Cottage. A pump is 105m north and a pond is 50m south-east. The pit 230-250m south-east is no longer marked. Some of the buildings 15-20m south-west have been removed. A well is 100m west and the smithy is no longer marked. Preston Farm has been renamed to Home Farm, additional buildings have been constructed and some removed at the complex.
1922-1925 1924 (1:2,500) (1:10,560)	Extensions have been added to the main building and additional buildings have been constructed to the east and north-east. The pond adjacent to the access track in the south has been removed.	Additional buildings have been constructed at The Cottage 90-110m north. Sewage tanks are 190m north-east. A pit is 180-220m north-east. The Summerhouse Plantation has replaced an agricultural field 50->250m east. The pond 50m south-east and buildings 60-120m south-east have been removed. A building and Pumping Station have been constructed 130m and 150m south-east respectively. The pond 230m south-east is now marked as a pit. The buildings 15-20m south-west have been removed and replaced by Crunnells Green House 70m south-west. The ponds 55-60m south-west have been

Map Edition (Date, Scale)	The Site	Surrounding Area
		removed and buildings have been constructed 210-230m south-west. The ponds adjacent to the Red Lion Public House have been removed. Additional buildings have been constructed throughout the village of Preston 90-250m west and north-west. A Football and Cricket Ground are 70-170m north-west and the Pavilion is 160m north-west. Home Farm is now noted as Old Home Farm and buildings have been removed.
1946-1947 1947-1949 (1:10,560)	No significant change has occurred.	Home Farm is no longer noted and further buildings have been removed from the complex.
1951* 1959* (1:10,560)	No significant change has occurred.	The sewage tanks are no longer marked. Additional buildings have been constructed in the village of Preston 90-250m west.
1971 1972-1973 1976* 1975-1980 1979 1980-1981 (1:2,500) (1:10,560) (1:10,000)	The site has been renamed to Princess Helena College. Additional buildings and extensions have been constructed to the east of the main building.	The Cottage is now noted as Dower House, additional buildings have been constructed and removed from the complex. Works (disused) are noted 200m north-east. The pit to the north-east has been removed. Tennis Courts are 160m east. The Pumping Station to the south-east is now noted as disused. The road 5m south-west is now named School Lane. Additional buildings have been constructed in the village of Preston 90-250m west. A Tennis Court is 50m north-west and buildings noted as a Depot are 110-140m north-west.
1991* 1992-1993 1993 (1:2,500) (1:10,000)	No significant change has occurred.	No significant change has occurred.
2001 2003 (1:1,250) (1:10,000)	The sports hall and stables buildings have been constructed.	The Works (disused) is no longer marked.
2010 (1:10,000)	No significant change has occurred.	No significant change has occurred.
2024	No significant change has occurred.	No significant change has occurred.

Map Edition (Date, Scale)	The Site	Surrounding Area
(1:10,000)		

*Incomplete mapping

2.4 Geology

- 2.4.1 To determine the nature of the underlying geology, we have consulted the 1:50,000 scale geological maps compiled by British Geological Survey (BGS). Based on these maps, the site is likely to be underlain by superficial deposits of Head (clay, silt, sand and gravel) and Clay with Flints Formation (clay, silt, sand, and gravel). These are both underlain by bedrock geology of Lewes Nodular Chalk Formation and Seaford Chalk Formation (chalk) as well as the Top Rock Bed (chalk).
- 2.4.2 Further superficial deposits of Clay with Flints Formation (diamicton) outcrop 6m north and 137m north-east, Till (diamicton) outcrops 42m south, Dry Valley Deposits (clay, silt, sand and gravel) outcrop 43m north and the Lowestoft Formation outcrops 146m north-west.
- 2.4.3 Further bedrock geology of the Lewes Nodular Chalk Formation and Seaford Chalk Formation (chalk) is recorded 6m north and 75m north-east, Chalk Rock Member (chalk) is 41m north and Holywell Nodular Chalk Formation and New Pit Chalk Formation (chalk) is 65m.
- 2.4.4 Artificial deposits of Worked Ground are 205m north-east noted as a void.
- 2.4.5 The likelihood of potential geological hazards associated with natural ground subsidence is summarised in **Table 3** below. Unless otherwise stated, the hazard rating is for the entire site.

Table 3: Natural Ground Subsidence Events

Geological Hazard	Hazard Rating
Shrink-swell clays	Negligible
	Very low (north-east)
	Low (north)
Running sands	Negligible
	Very low (north-east)
Compressible deposits	Negligible
Collapsible deposits	Very low
Landslides	Negligible (north)
	Very low
	Low (north-east)
Ground dissolution of soluble rocks	Very low (north and south)
	Low (centre south)
	Moderate (centre north)

2.5 Hydrogeology and Hydrology

2.5.1 The hydrogeological designations and classifications for superficial deposits and bedrock geology, both underlying the site and within 250m, were obtained with reference to the Environment Agency website and GroundSure Report and are outlined in **Table 4** below.

Table 4: Hydrogeology

Geological Strata	Distance (m)	Designation	Groundwater Vulnerability
Superficial Deposits	On-site (north-east corner)	Secondary Undifferentiated Aquifer – mixed flow type with high to very low permeability	Medium
	On-site	Unproductive Aquifer – mixed flow type with high to very low permeability	Unproductive
	6m north	Unproductive Aquifer – mixed flow type with high to very low permeability	Unproductive
	21m south	Secondary Undifferentiated Aquifer – mixed flow type with moderate to low permeability	Medium
	42m north	Secondary Undifferentiated Aquifer – mixed flow type with high to very low permeability	High
	139m north-east	Unproductive Aquifer	n/a
	158m north-west	Secondary Undifferentiated Aquifer	n/a
Bedrock Geology	On-site	Principal Aquifer – fracture flow type with very high permeability	Low
	6m north	Principal Aquifer – fracture flow type with very high permeability	High

2.5.2 In terms of groundwater vulnerability, the Environment Agency divides significant groundwater catchments into three Source Protection Zones (SPZ's) based on the potential risk associated with the migration of possible contaminants. In this case, the site is located within SPZ 3 (total catchment).

2.5.3 The surface soil leaching class for the site is intermediate with an infiltration rate of 40-70%.

2.5.4 In respect of the local hydrology there are no Water Network (OS MasterMap) records within 250m of the site and 1 no. surface water feature within 250m of the site, however no further detail is provided.

- 2.5.5 The local hydrology forms part of the River Purwell (water body ID GB105033037690) which has an overall and ecological rating of 'moderate' and a chemical rating of 'fail'. Groundwater on-site is associated with Upper Bedford Ouse Chalk (water body ID GB40601G603000) which has an overall and chemical rating of 'poor'.
- 2.5.6 The site is situated within Flood Zone 1 and has not been subject to a historic flood event.
- 2.5.7 The highest risk of surface water flooding on-site and within 50m is the 1 in 30 year, 0.3m-1.0m event. The risk of groundwater flooding on-site and within 50m of the site is low.
- 2.5.8 Information on groundwater, surface water and potable abstractions within 250m of the site are outlined in **Table 5** below.

Table 5: Abstractions

Abstraction	Distance (m)	Related to
Groundwater	n/a	None recorded within 250m of the site.
Surface Water		
Potable Water		

2.6 Industrial Land Use, Waste and Landfill

- 2.6.1 Records for industrial land uses, waste, and landfills on-site and within 250m of the site are presented below in **Table 6**.

Table 6: Potentially Contaminative Sources

Source	Distance (m)	Related to
Industrial Land Use		
Current Industrial Land Use	93m west	Electricity substation.
	112m south-east	Pumping station (disused).
	177m north	Electricity substation.
	233m north-east	Works (disused).
Historical Industrial Land Use	137-140m south-east	Pumping station (3 records).
	167m west	Smithy.
	185m west	Filling station.
	197-199m north-east	Unspecified pit (5 records).
	199-200m north-east	Sewage tanks (2 records).

Source	Distance (m)	Related to
	204-230m south-east	Unspecified pit (6 records).
	214m north-east	Unspecified tank.
Historical Tanks	192m north-east	Sewage tanks.
	210-211m north-east	Unspecified tank (2 records).
Historical Energy Features	90-91m west	Electricity substation (3 records).
Historical Petrol Stations	185m west	Filling station.
Historical Garages	n/a	None recorded within 250m of the site.
Waste and Landfill		
Active or Recent Landfill	n/a	None recorded within 250m of the site.
Historical Landfills		
Historical Waste Sites		
Licensed Waste Sites		
Waste Exemptions	On site	Site: Preston, Hitchin, SG4 7RT (2 records). Category: disposing of waste exemption. Description: Burning waste in the open.

2.7 Licenced Activities, Permits and Incidents

2.7.1 Records for licenced activities, permits and incidents on-site and within 250m of the site are presented below in **Table 7**.

Table 7: Licenced Activities, Permits and Incidents

Activity	Distance (m)	Related to
Historical Licenced Industrial Activities (IPC)	n/a	None recorded within 250m of the site.
Licenced Industrial Activities (Part A(1))		
Licenced Pollutant Release (Part A(2)/B)		
Radioactive Substance Authorisations		
Licenced Discharges to Controlled Waters		
Pollutant Release to Surface Waters (Red List)		
Pollution Inventory Substances		
Pollution Inventory Waste Transfers		
List 1/ List 2 Dangerous Substances		
Pollution Incidents		

2.8 Radon

2.8.1 The site is in a lower probability Radon affected area. Less than 1% of homes are above the action level for Radon, no radon protection measures are necessary in the construction of new buildings or residential dwellings.

2.9 Mineral Workings and Potentially Infilled Land

2.9.1 Records for mineral workings and potentially infilled land on-site and within 250m of the site are presented below in **Table 8**.

Table 8: Mineral Working and Potentially Infilled Land

Feature	Distance (m)	Related to
Natural Cavities	n/a	None recorded within 250m of the site.
BritPits		
Surface Ground Workings	On-site	Ponds (11 records).
	197-199m north-east	Unspecified pit (6 records).
	199-201m north-east	Sewage tanks (5 records).
	204-230m south-east	Unspecified pit (7 records).
	249-250m west	Reservoir (2 records).
Underground Workings	n/a	None recorded within 250m of the site.
Historical Mineral Planning Areas		
Non-coal Mining	On-site	Commodity: chalk. Class: A Likelihood: underground mine workings are uncommon, although the geology is similar to that worked elsewhere.
	6m north	Commodity: chalk. Class: A Likelihood: underground mine workings are uncommon, although the geology is similar to that worked elsewhere.
Mining Cavities	n/a	None recorded within 250m of the site.
Johnson Poole and Bloomer Mining Areas		
Coal Mining		
Brine Areas		
Gypsum Areas		
Tin Mining		

Feature	Distance (m)	Related to
Clay Mining		

2.10 Railway Infrastructure and Projects

2.10.1 Records for railway infrastructure and projects on-site and within 250m of the site are presented in **Table 9** below.

Table 9: Railway Infrastructure and Projects

Feature	Distance (m)	Related to
Underground Railways (London)	n/a	None recorded within 250m of the site.
Underground Railways (Non-London)		
Railway Tunnels		
Historical Railway and Tunnel Features		
Active Railways		

2.11 Designations

2.11.1 Records for environmental, cultural, and agricultural designations on-site and within 250m of the site are presented below in **Table 10**.

Table 10: Environmental, Cultural and Agricultural Designations

Designations	Distance (m)	Related to
Environmental	On-site	Site of Special Scientific Interest (SSSI) Impact Risk Zone (3 records).
	On-site	Great Ouse Nitrate Vulnerable Zone (NVZ) (surface water).
	On-site	LEE NVZ (surface water).
	On-site	Anglian Chalk NVZ (groundwater).
	On-site	Luton Chalk NVZ (groundwater).
	On-site	London Green Belt – North Hertfordshire.
	161m north	Ancient Replanted Woodland.
	162m north-west	Wain Wood SSSI, Ancient & Semi-Natural Woodland.
Visual and Cultural	On-site	Princess Helena Cottage, Temple Dinsley, with terraces, steps, walls, railings, gates, pergolas, and garden buildings – Grade II Listed Building.
	0m south	Park Wall facing School Lane and 2 pairs of Gatepiers and Flanking Walls at main gate to Princess Helena Cottage – Grade II Listed Building.

Designations	Distance (m)	Related to
	52m south-east	The Piggery at princess Helena Cottage, Temple Dinsley – Grade II Listed Building.
	58m east	Icehouse Among Chestnut Trees at Princess Helena Cottage, Temple Dinsley – Grade II listed building.
	88m north-west	Barn on roadside now garage to Spindle Cottage – Grade II listed building.
	96m north-west	Spindle Cottage – Grade II listed building.
	99m south-west	The Red Lion Public House – Grade II listed building.
	102m west	The Chequers with wall and outhouses fronting Chequer Lane – Grade II listed building.
	113m south-west	Well, wellhead gear and wellhouse – Grade II listed building.
	118m west	Sadleirs End – Grade II listed building.
	120m south-west	K6 Telephone Kiosk – Grade II listed building.
	120m north	The Dower House, Princess Helena College – Grade II listed building.
	138m west	St Martin’s Place – Grade II listed building.
	141m south-west	Vine Cottage – Grade II listed building.
	144m south-west	Laburnam Lodge – Grade II listed building.
	148m south-west	Fig Tree Cottage – Grade II listed building.
	174m west	The Old Forge – Grade II listed building.
	180m south	Crunnells Green Cottage – Grade II listed building.
	186m west	Chequers Cottages – Grade II listed building.
	234m west	Lychgate to churchyard of Church of St Martin – Grade II listed building.
Agricultural	On-site	Grade 3: good to moderate quality agricultural land.

2.12 Planning Portal

2.12.1 A search was made on North Hertfordshire District Council’s planning portal. This was done to further explore the evolution of the site and any available information related to nearby sites. The search identified 15 no. applications relating to the SG4 7RT postcode. No contamination issues were identified relating to the site.

3 CONCEPTUAL SITE MODEL

3.1 Introduction

3.1.1 The “conceptual site model” is a simplified representation of the ground conditions that exist on-site, which is subsequently used to assess the potential risk to human and environmental receptors. According to the Land Contamination Risk Management (LCRM) guidance, “A *conceptual site model is a representation of the characteristics of the site. It shows the possible relationships between contaminants, pathways, and receptors*”.

3.1.2 Although the model is formulated during the initial phase of the investigation it is subject to change, as new information comes to light, and our understanding of the site improves. It is central to the risk assessment process and therefore must consider all potential relationships and interactions.

3.1.3 There are four key aspects to the model, these are:

Table 11: Conceptual Site Model Key Aspects

Source(s)	These can include current or historic activities taking place either on or adjacent to the site, which may have had a negative impact on surface or sub-surface soils, or groundwater.
Pathway(s)	This is the route by which contaminants travel / migrate between their source and any available receptor.
Receptor(s)	These are varied and can include human or non-human organisms and eco-systems; controlled waters such as groundwater or surface water bodies; and structures or individual construction materials.
Pollutant linkage(s)	These exist where all three of the previous elements are present, indicating that the “link” between an identified source and a potential receptor via a pathway.

3.2 Potential Sources of Contamination

3.2.1 Records for potential sources of contamination on-site and within 250m of the site are presented below in **Table 12**.

Table 12: Summary of Potential Sources of Contamination

On-Site	Description
Current Land Use and Activities	None recorded.
Historical Land Use and Activities	Infilled pond.
Off-Site	Description
Current Land Use and Activities	Potential Made Ground associated with historically demolished buildings, electric substation, disused pumping station, works (disused), ponds, infilled ponds, unspecified pit and infilled pits.

Historical Land Use and Activities	Pumping Station, smithy, filling station, unspecified pit, sewage tanks, unspecified tank, electric substation, waste exemption, reservoir and potential chalk mining.
------------------------------------	--

3.3 Potential Contaminant Pathways

Table 13: Identified Potential Pathways

Pathway
Inhalation - Potential inhalation of contaminants in dust/ fibrous form.
Ingestion - Future site users could ingest small quantities of soil derived dust originating from soft landscaped areas or disturbed ground.
Dermal absorption - Contaminants present within surface or sub-surface soils/ fill material can enter the human body through the skin or via open wounds.
Buried services - If elevated levels of petroleum hydrocarbons are present within surface/ subsurface soils, then 'plastic' drinking water pipe can become compromised.
Migration/ Leaching - Potential for migration of contaminants through soil/ groundwater.

3.4 Potential Contaminant Receptors

Table 14: Identified Potential Receptors

Receptor
Future site users - Future site users could be affected by contaminants in the soil, entering the mains water system or ground gas entering the building.
Construction workers - Workers involved with future site clearance and preparatory work will be exposed to contaminants present within on-site soil, should they exist.
Buildings and Infrastructure - Modern construction techniques can cause accumulations of gas, if gas is able to accumulate within new, or converted, buildings there is potential for an explosion.
Buried services - Plastic drinking water pipes are vulnerable to petroleum hydrocarbons.
On-site soil - Particularly close to the surface, may have been impacted by historic activities.

3.5 Plausible Pollutant Linkages

- 3.5.1 Using the 'source – pathway – receptor' tables above, potential pollutant linkages are identified. An assessment of the likely significance of each linkage is then considered, which would include; the possible extent and mobility of the source; the sensitivity of the receptor and the type of migration/ exposure pathways.
- 3.5.2 An assessment of the probability and the magnitude of potential risk is presented below to give a valuation of each potential pollutant linkage identified and their significance.
- 3.5.3 This assessment is undertaken based on the current proposal for the site at the time of issuing this report, which comprises the conversion of the main building and teaching block to residential use, in addition to the removal of the sports hall, science block, stables and teaching block extension to be replaced by the construction of new residential dwellings. Additional new parking areas will be constructed as well as the reinstatement of communal landscaped areas, ornamental gardens and private amenity space. The existing swimming pool is to be filled in, and foul and surface water drainage is to be renewed.

3.5.4 This qualitative risk assessment has been undertaken in accordance with CIRIA C552: Contaminated Land Risk Assessment, A Guide to Good Practice (Rudland et al., 2001).

3.5.5 The level of potential risk ascribed to each linkage is based on the following criteria:

Table 15: Risk Classification

Risk Classification	Description
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without appropriate remedial action.
High risk	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action.
Moderate risk	It is possible that without appropriate remedial action harm could arise to a designated receptor, but it is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard but is likely that, at worst, this harm if realised would normally be mild.
Negligible risk	The presence of an identified hazard does not give rise to the potential to cause significant harm to a designated receptor.

3.5.6 The following potential pollutant linkages have been identified and are outlined within **Table 16** below:

Table 16: Risk Assessment

Assessment	Comments	Risk Characterisation
Source		
Potential for on-site pollutants	The infilled pond east of the access track in the south of the site may act as a source of potential contaminants. Made Ground is likely to be present beneath on-site hardstanding and existing buildings which may act as a source of contaminants. No other potential sources of contamination were identified during the walkover or historic review within the GroundSure report.	Low to moderate
Pathway		
Potential for pollutants to migrate on-site	The cohesive nature of the on-site superficial geology and high to very low permeability may allow for both downward migration and lateral migration in the form of surface run-off. The topography of the site may allow for pollutants to migrate downslope from off-site sources.	Low to moderate
Potential for pollutants to migrate off-site	The underlying superficial deposits with high to very low permeability could allow for the downward migration of contaminants through the soils. The variable permeability may also allow for surface	Low to moderate

Assessment	Comments	Risk Characterisation
	water run-off off site and downslope to the north-east in extreme rainfall events.	
Receptor		
Environmental risk to human health	The proposed change of use will lead to an increase in people occupying the site. The infilled pond adjacent to the access track in the south of the site may act as a potential pollutant source. However as the pond has been infilled since 1922 and the lack of proposed buildings in the nearby area we consider the risk to be low. Made Ground is likely to be present within the vicinity of and beneath the existing buildings planned to be demolished and rebuilt which may contain contaminants. We would recommend shallow soil sampling, following demolition of the existing buildings, in areas of proposed garden and amenity space to protect the end-user. We would recommend a Discovery Strategy/ Watching Brief is maintained during any groundworks.	Moderate
Environmental risk to controlled waters	We consider the risks to be low based on the current site condition and cohesive underlying geology.	Low
Environmental risk to Biota	The current site proposal seeks to convert or replace existing buildings including the creation of new amenity space and ornamental gardens. The impact on biota is considered to be low.	Low
Hazards to buildings – excluding ground gas	Made Ground is likely to be present in the vicinity of or beneath existing buildings. The composition of this Made Ground or relic structures may act as hazards to the new buildings replacing the teaching and science blocks, sports hall and stables.	Low to moderate
Litigation		
Environmental litigation (Part IIA)	Part IIA only applies to land with chemical contamination, where the contaminants pose an unacceptable risk to human health or the wider environment. It is highly unlikely the site would fall into this category.	Low
Owner liability	Potential liability issues have been identified but would likely be addressed by the planning regime.	Moderate
Development Implications		
Potential for soil remediation	Remediation of the on-site soils is unlikely to be required, but will depend on the test results from	Low

Assessment	Comments	Risk Characterisation
	sampling of the underlying Made Ground post demolition.	
Potential for groundwater remediation	Remediation of the on-site groundwater is unlikely to be required.	Low
Potential for gas protection measures	The pond in the south of the site was infilled by 1922 and no proposed buildings are to be constructed within the area. Therefore, we consider the potential for gas protection measures to be low.	Low
Special requirements for water supply pipes	Specialist pipework is not likely to be required however, would advise you discuss this with Affinity Water.	Low
Potential limitations on foundation design	We recommend specialist advice is sought to assess potential geotechnical limitations for the proposed development.	n/a
Risk of encountering materials classed as hazardous waste	Whilst no Asbestos Containing Materials (ACMs) were identified during the walkover, there is a chance due to the age of the buildings that they could be present. We would recommend a HSG264 Pre-Demolition/ Major Refurbishment Asbestos Survey is completed. If ACMs are present these would likely be classified as hazardous waste.	Low

4 CONCLUSIONS AND RECOMMENDATIONS

4.1.1 Based on the information obtained and reviewed as part of this preliminary assessment, J P Chick & Partners Ltd would advise the following:

Soil Sampling following Demolition

4.1.2 It is recommended that samples of the Made ground are collected from the shallow soils following demolition of the existing hardstanding and buildings to assess the potential for contamination within the Made Ground. The areas proposed for sampling include regions of soft landscaping and amenity space. We would recommend soil samples to be collected via machine excavated trial pits to a maximum of 1.00mbgl for laboratory testing of a typical range of contaminants.

Discovery Strategy/ Watching Brief

4.1.3 It is also recommended that a 'Discovery Strategy/ Watching Brief' is maintained on site, particularly during the groundwork stage. During any ground works an appraisal of the exposed soils should be made by a competent person, this as an example could be the site manager. If any material is noted to show visual and/or olfactory signs of contamination it should be stockpiled separately and tested prior to its appropriate removal off-site or re-use. If soils suspected of being contaminated are encountered, it is recommended that a contaminated land specialist is consulted.

HSG264 Pre-Demolition/Major Refurbishment Asbestos Survey

4.1.4 Although not related to the condition of on-site soils, due to the age of the buildings, we would recommend undertaking a HSG264 Pre-Demolition/ Major refurbishment asbestos survey on the existing buildings. All identified ACMs should then be removed by a suitably experienced contractor, prior to the conversion or demolition of the buildings.

Infilling of Swimming Pool

4.1.5 To prevent potential future issues for the site, we would recommend that the infilling of the swimming pool is undertaken in accordance with the relevant industry standards and guidance. No soil or organic material should be placed within the pool void when backfilling as this could create a potential ground gas risk for the future.

5 REFERENCES

BS10175: 2011 +A2:2017 “Investigation of Potentially Contaminated Sites - Code of Practice”. British Standards Institution.

Building Research Establishment. 2005. Concrete in aggressive ground. Special Digest 1. Third Edition.

Building Research Establishment. 2015. Report No BR211, Radon: guidance on protection measures for new dwellings.

Department for Environment, Food and Rural Affairs. 2011. Guidelines for Environmental Risk Assessment and management (Also known as Greenleaves III).

Department for Environment, Food and Rural Affairs : 2012: Contaminated Land Statutory Guidance, Environmental Protection Act 1990: Part 2A, April 2012.

Environment Agency. 2016. GPLC2 – FAQs, technical information and references.

Environment Agency and Department for Environment, Food and Rural Affairs. 2017. Groundwater Protection.

Environment Agency, 2021: Land Contamination Risk Management (LCRM).

Health & Safety Executive: 2013: Approved Code of Practice: Managing & working with asbestos. Control of Asbestos Regulations 2012.

Health & Safety Executive. 1991. Protection of Workers and the General Public during Development of Contaminated Land. HMSO.

LQM/CIEH. 2015. The LQM/CIEH S4ULs for Human Health Risk Assessment, Land Quality Press, Nottingham.

Ministry of Housing, Communities and Local Government. 2021. National Planning Policy Framework.

NHBC & RSK Group. 2007. Guidance on the Evaluation of Development Proposals on-sites where Methane and Carbon Dioxide are Present. Report No 10627-R01 (04).

Statutory Instruments: 2012: Environmental Protection, England. Contaminated Land (England) (Amendment) Regulations 2012 No. 263 coming into force 6th April 2012.

Statutory Instruments: 2012: Health and Safety. The Control of Asbestos Regulations 2012. No. 262 coming into force 6th April 2012.

Water Regulations Advisory Scheme. 2002. Information and Guidance Note No. 9-04-03.



Appendix A – Architect's Layout Plan

Site Area : 277945 sq.m
(27.8 ha)

Buildings and Structures on site:

1. Main Building

2. Teaching Block

3. Edwin

4. Violet

5. Sadleir

6. Ithel

7. Templar

8. Summer House

9. Harwood House

10. Tank House
11. Pump House

12. Lodge Gate

13. Belvedere

14. Ice House

15. Piggery

16. Park Wall

17. Paved Rose garden

18. Herbaceous Garden

19. Small Herbaceous Garden

20. Rose Garden
21. Magnolia Steps

22. Cricket Pitch

23. North Tennis Court

24. Village Gate

25. Walled Parking Garden

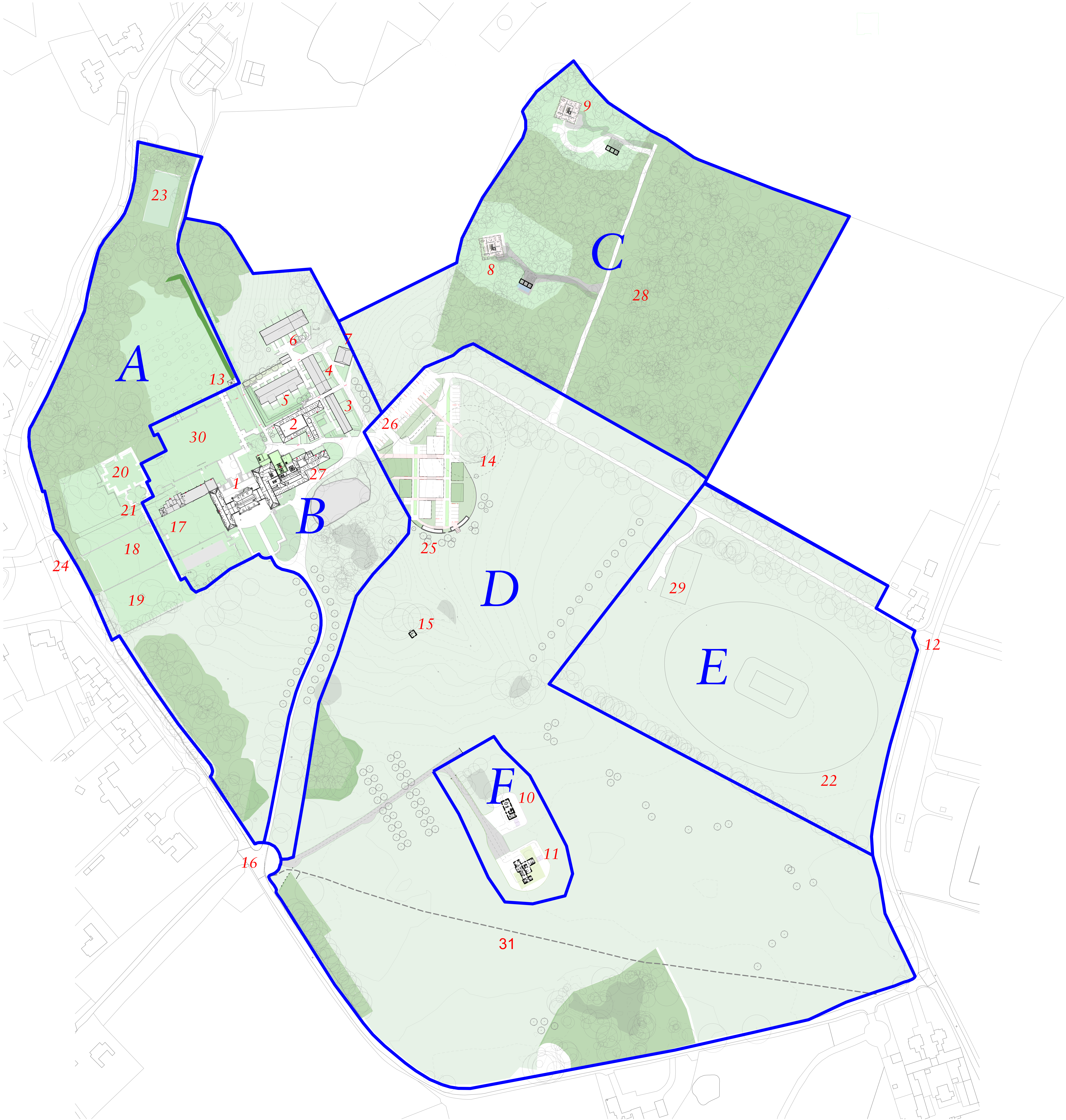
26. Existing Parking

27. Visitor Parking

28. Summer House Plantation

29. East Tennis Court

30. Pergola Garden
31. Permissive Path



DO NOT SCALE OFF THIS DRAWING
DO NOT SUBSTITUTE ANY OF THE PRODUCTS
OR MATERIALS.

1. This is a planning drawing and is intended for this use only; it must not be used for construction.
2. All dimensions are in MM and should be checked on site prior to commencement of work; do not scale off this drawing.
3. This drawing is to be read in conjunction with all other relevant information.
3.Discrepancies between drawings and information to be referred to Architect without delay.

P01	Initial Issue	08.05.24
Revision	Description	Date

AY PILSBURY THOMAS ARCHITECTS

TURBO

ELLENAN

DO

CKS

ARCHITECTS

TLD

LD

HONEYLANDS RADWINTER SAFFRON WALDEN ESSEX
CB10 2TJ | 01799 599208 | info@kpt.co.uk | kpt.co.uk

Client
The Door UK Ltd

Project
Temple Dinsley
Preston, Hitchin, Hertfordshire,
SG4 7RT

Drawing title
Proposed Site Plan

Purpose of issue
Coordination

Job no.	Status	Scale @ A0
641	S0	1:1000

Drawn by
DC

Checked by
DC

Date
08.05.24

Revision
P01

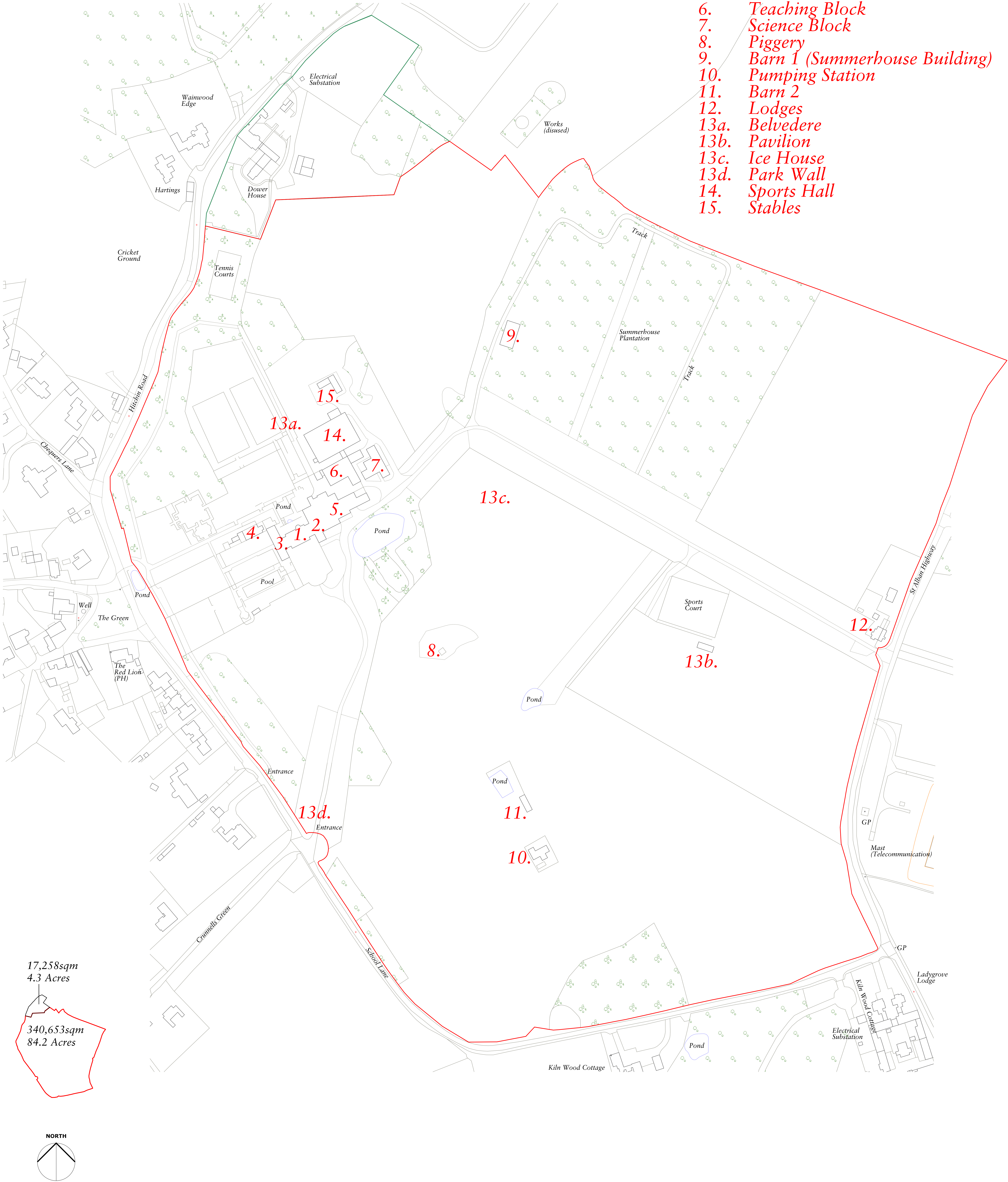
Drawing number
641-KS-XX-XX-SK-A-00017



Appendix B – Site Location Plan

Buildings and Structures on site:

- 1. Old House
- 2. East Wing
- 3. West Wing
- 4. West Spur
- 5. East Annexe
- 6. Teaching Block
- 7. Science Block
- 8. Piggery
- 9. Barn 1 (Summerhouse Building)
- 10. Pumping Station
- 11. Barn 2
- 12. Lodges
- 13a. Belvedere
- 13b. Pavilion
- 13c. Ice House
- 13d. Park Wall
- 14. Sports Hall
- 15. Stables



17,258sqm
4.3 Acres

340,653sqm
84.2 Acres

NORTH

Project

Temple Dinsley
Preston, Hitchin, SG4 7RT

Site Plan ~ Existing

Project Number Drawing Number Scale @ A0 Scale @ A1 Status Revision Date Revision Notes

641

0001

1:1000

1:2000

Information

/

16.08.23

DRAFT

KAY PILSBURY THOMAS ARCHITECTS
STUDIO CULLINAN AND JACK ARCHITECTS LTD

HONEYLANDS RADWINTER SAFFRON WALDEN ESSEX CB10 2TJ | 01799 599208 | info@kpt.co.uk | kpt.co.uk | Co Reg 05197069

All dimensions to be checked on site prior to commencement of work. Discrepancies between drawings and information to be referred to CA without delay

COPYRIGHT ©



Appendix C – Site Photographs



Figure 1: View of the site entrance facing south-east leading to a private driveway associated with Temple Dinsley.



Figure 2: View of the private driveway in the south of the site facing north.



Figure 3: View of the disused swimming pool facing north-east.



Figure 4: View of the lawn and school building south-west of the main on-site building facing north.



Figure 5: View of the lawn to the north of the main on-site building facing south-east.



Figure 6: View of the sports hall facing south.



Figure 7: View of the timber clad stables to the north of the site facing north-east.



Figure 8: View of the asphalt track on the eastern boundary of the site facing north-west.



Figure 9: View of the science classrooms and further school buildings facing north-west.



Figure 10: View of the large pond south-east of the site facing south.



Figure 11: View of the east annex of the main on-site building.



Figure 12: View of the main on-site building and gravel courtyard facing north-west.



Appendix D – GroundSure Report

IE24/050 - Temple Dinsley Area B

Order Details

Date: 10/05/2024
Your ref: IE24/050
Our Ref: GS-HZW-NZV-U1N-NE7

Site Details

Location: 518197 224822
Area: 3.16 ha
Authority: [North Hertfordshire District Council](#) ↗



[Summary of findings](#)

[p.2 >](#) [Aerial image](#)

[p.9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	19	9	-
17 >	1.2 >	Historical tanks >	0	0	2	1	-
17 >	1.3 >	Historical energy features >	0	0	1	1	-
17 >	1.4 >	Historical petrol stations >	0	0	1	0	-
18	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	27	11	-
21 >	2.2 >	Historical tanks >	0	0	3	1	-
21 >	2.3 >	Historical energy features >	0	0	3	2	-
22 >	2.4 >	Historical petrol stations >	0	0	1	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	2	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	4	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
27	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	2	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	4.17	List 2 Dangerous Substances	0	0	0	0	-
30	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
31	4.19	Pollution inventory substances	0	0	0	0	-
31	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
32 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
34 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
36 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
38 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	11
42 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	3
43 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	4
44 >	5.9 >	<u>Source Protection Zones ></u>	1	0	0	0	-
44	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
45	6.1	Water Network (OS MasterMap)	0	0	0	-	-



45 >	6.2 >	Surface water features >	1	0	0	-	-
46 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
46 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
47 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50	7.6	Flood Zone 2	None (within 50m)				
50	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
51 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
53 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
54 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	1	1	0
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
55	10.5	National Nature Reserves (NNR)	0	0	0	0	0
56	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
56 >	10.7 >	Designated Ancient Woodland >	0	0	2	3	16
57	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
57	10.10	Marine Conservation Zones	0	0	0	0	0
58 >	10.11 >	Green Belt >	1	0	0	0	0
58	10.12	Proposed Ramsar sites	0	0	0	0	0



58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
59 >	10.16 >	Nitrate Vulnerable Zones >	4	0	0	0	6
60 >	10.17 >	SSSI Impact Risk Zones >	3	-	-	-	-
62 >	10.18 >	SSSI Units >	0	0	1	1	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65 >	11.4 >	Listed Buildings >	1	1	18	-	-
66 >	11.5 >	Conservation Areas >	1	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67 >	11.7 >	Registered Parks and Gardens >	1	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69 >	12.3 >	Tree Felling Licences >	1	0	1	-	-
69 >	12.4 >	Environmental Stewardship Schemes >	1	1	1	-	-
70 >	12.5 >	Countryside Stewardship Schemes >	0	0	2	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	13.1 >	Priority Habitat Inventory >	2	3	12	-	-
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	1	1	-
76 >	14.3 >	Superficial geology (10k) >	2	3	2	4	-



77	14.4	Landslip (10k)	0	0	0	0	-
78 >	14.5 >	Bedrock geology (10k) >	2	2	2	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) >	2	1	1	1	-
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) >	2	0	1	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	2	-	-
Page	Section	Natural ground subsidence >					
87 >	17.1 >	Shrink swell clays >	Low (within 50m)				
89 >	17.2 >	Running sands >	Very low (within 50m)				
91 >	17.3 >	Compressible deposits >	Negligible (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 >	Moderate (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
97	18.1	BritPits	0	0	0	0	-
98 >	18.2 >	Surface ground workings >	11	0	20	-	-
99	18.3	Underground workings	0	0	0	0	0
99	18.4	Underground mining extents	0	0	0	0	-
99	18.5	Historical Mineral Planning Areas	0	0	0	0	-



100 >	18.6 >	Non-coal mining >	1	1	0	0	0
100	18.7	JPB mining areas	None (within 0m)				
100	18.8	The Coal Authority non-coal mining	0	0	0	0	-
101	18.9	Researched mining	0	0	0	0	-
101	18.10	Mining record office plans	0	0	0	0	-
101	18.11	BGS mine plans	0	0	0	0	-
101	18.12	Coal mining	None (within 0m)				
101	18.13	Brine areas	None (within 0m)				
102	18.14	Gypsum areas	None (within 0m)				
102	18.15	Tin mining	None (within 0m)				
102	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
103	19.1	Natural cavities	0	0	0	0	-
103	19.2	Mining cavities	0	0	0	0	0
103	19.3	Reported recent incidents	0	0	0	0	-
103	19.4	Historical incidents	0	0	0	0	-
104	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
105 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
107 >	21.1 >	BGS Estimated Background Soil Chemistry >	7	9	-	-	-
108	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
108	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
109	22.1	Underground railways (London)	0	0	0	-	-
109	22.2	Underground railways (Non-London)	0	0	0	-	-
109	22.3	Railway tunnels	0	0	0	-	-
109	22.4	Historical railway and tunnel features	0	0	0	-	-
109	22.5	Royal Mail tunnels	0	0	0	-	-



110	22.6	Historical railways	0	0	0	-	-
110	22.7	Railways	0	0	0	-	-
110	22.8	Crossrail 1	0	0	0	0	-
110	22.9	Crossrail 2	0	0	0	0	-
110	22.10	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 15/06/2022

Site Area: 3.16ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 10 May 2024

Recent site history - 2019 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved.

Capture Date: 14/09/2019

Site Area: 3.16ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 10 May 2024

Recent site history - 2015 aerial photograph



Capture Date: 03/07/2015

Site Area: 3.16ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 10 May 2024

Recent site history - 2010 aerial photograph



Capture Date: 27/04/2010

Site Area: 3.16ha



Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Date: 10 May 2024

Recent site history - 1999 aerial photograph



Capture Date: 27/05/1999

Site Area: 3.16ha



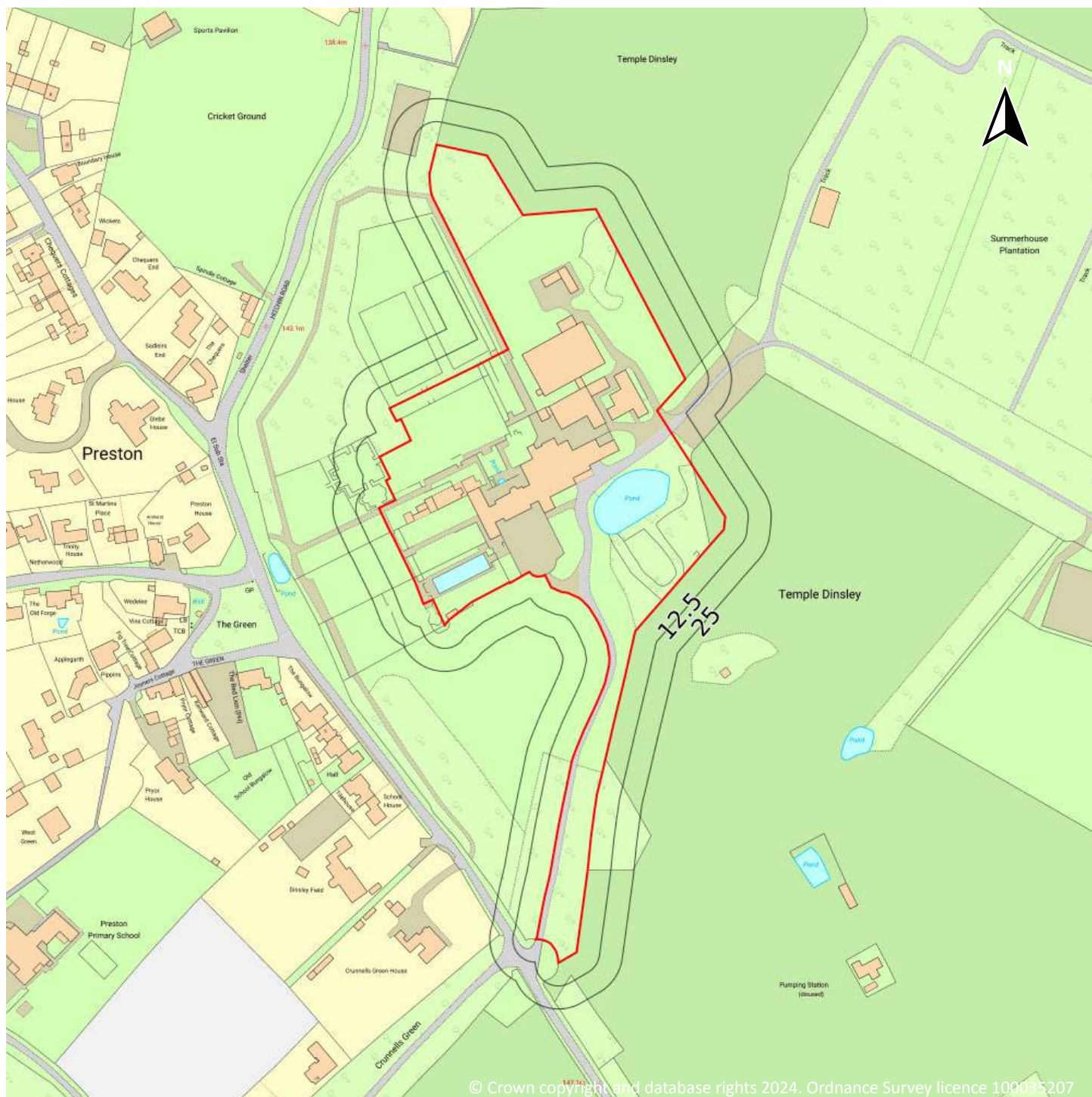
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 10 May 2024

OS MasterMap site plan



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

Site Area: 3.16ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 10 May 2024

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

28

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

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

ID	Location	Land use	Dates present	Group ID
A	137m SE	Pumping Station	1922 - 1938	2076313



ID	Location	Land use	Dates present	Group ID
A	139m SE	Pumping Station	1922	2106768
A	140m SE	Pumping Station	1879	2114305
B	167m W	Smithy	1881	2059217
B	185m W	Filling Station	1971	2046872
D	197m NE	Unspecified Pit	1938	2107751
D	197m NE	Unspecified Pit	1959	2072979
D	198m NE	Unspecified Pit	1922	2112903
D	198m NE	Unspecified Pit	1879	2082161
C	199m NE	Sewage Tanks	1922 - 1938	2117944
D	199m NE	Unspecified Pit	1922	2094274
C	200m NE	Sewage Tanks	1879	2121824
E	204m SE	Unspecified Pit	1951	2068363
E	210m SE	Unspecified Pit	1922	2078506
E	210m SE	Unspecified Pit	1938	2104424
E	211m SE	Unspecified Pit	1922	2086042
E	212m SE	Unspecified Pit	1879	2116911
C	214m NE	Unspecified Tank	1980 - 1991	2074991
2	230m SE	Unspecified Pit	1881	2040903
F	256m W	Wind Pump	1922 - 1938	2118415
F	271m W	Filter Beds	1971	2050534
3	293m S	Unspecified Tank	1897	2044035
4	300m SW	Builder's Yard	1971	2062157
G	303m SE	Unspecified Pit	1881	2040906
G	328m SE	Unspecified Pit	1881	2040908
G	341m SE	Unspecified Pit	1881	2040907
5	391m W	Pump House	1971	2048893
6	473m E	Cuttings	1881	2061363

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

3

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

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

ID	Location	Land use	Dates present	Group ID
C	192m NE	Sewage Tanks	1924	347739
C	210m NE	Unspecified Tank	1979 - 1992	351219
H	473m SE	Unspecified Tank	1924	342999

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

2

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

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

ID	Location	Land use	Dates present	Group ID
1	90m W	Electricity Substation	1971 - 1999	237709
H	447m SE	Electricity Substation	1996 - 1999	238231

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

1

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or



succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
B	185m W	Filling Station	1971	3830

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

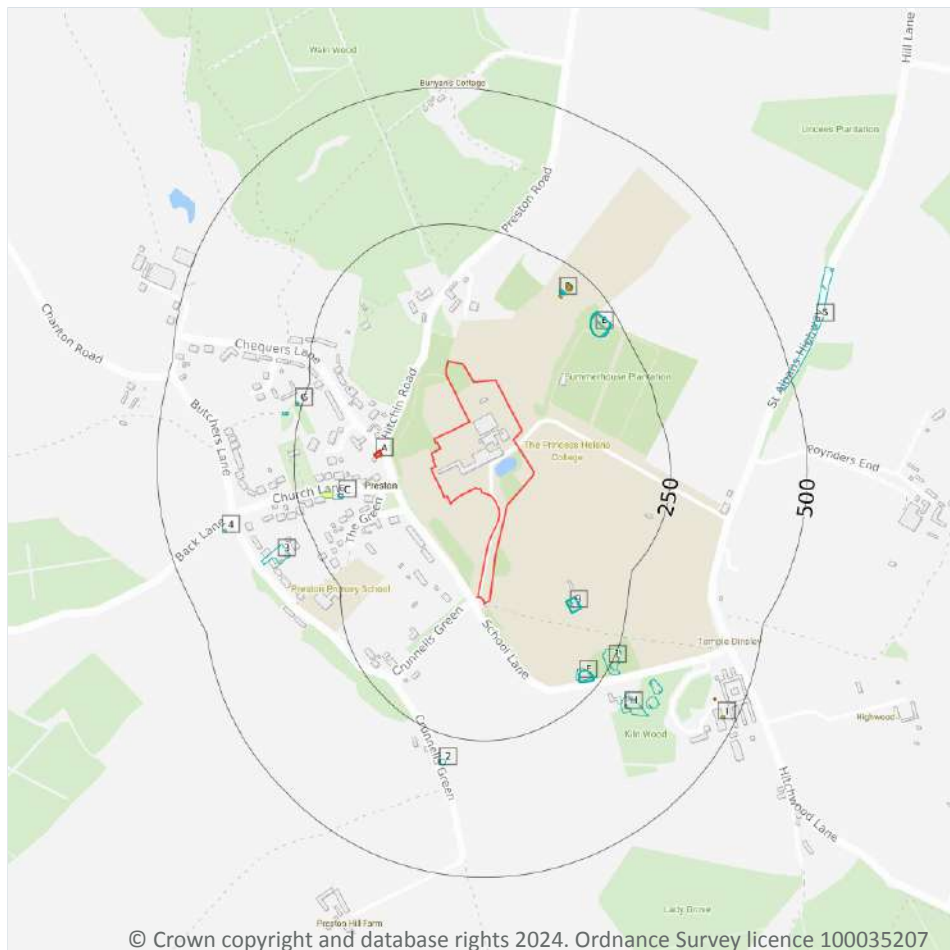
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

38

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
B	137m SE	Pumping Station	1938	2076313
B	138m SE	Pumping Station	1922	2076313
B	139m SE	Pumping Station	1922	2106768



ID	Location	Land Use	Date	Group ID
B	139m SE	Pumping Station	1922	2106768
B	140m SE	Pumping Station	1879	2114305
C	167m W	Smithy	1881	2059217
C	185m W	Filling Station	1971	2046872
E	197m NE	Unspecified Pit	1938	2107751
E	197m NE	Unspecified Pit	1959	2072979
E	198m NE	Unspecified Pit	1922	2112903
E	198m NE	Unspecified Pit	1922	2112903
E	198m NE	Unspecified Pit	1879	2082161
D	199m NE	Sewage Tanks	1938	2117944
E	199m NE	Unspecified Pit	1922	2094274
D	200m NE	Sewage Tanks	1922	2117944
D	200m NE	Sewage Tanks	1922	2117944
D	200m NE	Sewage Tanks	1879	2121824
D	201m NE	Sewage Tanks	1922	2117944
F	204m SE	Unspecified Pit	1951	2068363
F	210m SE	Unspecified Pit	1922	2078506
F	210m SE	Unspecified Pit	1938	2104424
F	211m SE	Unspecified Pit	1922	2086042
F	211m SE	Unspecified Pit	1922	2086042
F	212m SE	Unspecified Pit	1879	2116911
D	214m NE	Unspecified Tank	1991	2074991
D	214m NE	Unspecified Tank	1980	2074991
1	230m SE	Unspecified Pit	1881	2040903
G	256m W	Wind Pump	1922	2118415
G	256m W	Wind Pump	1922	2118415
G	257m W	Wind Pump	1938	2118415
G	271m W	Filter Beds	1971	2050534



ID	Location	Land Use	Date	Group ID
2	293m S	Unspecified Tank	1897	2044035
3	300m SW	Builder's Yard	1971	2062157
H	303m SE	Unspecified Pit	1881	2040906
H	328m SE	Unspecified Pit	1881	2040908
H	341m SE	Unspecified Pit	1881	2040907
4	391m W	Pump House	1971	2048893
5	473m E	Cuttings	1881	2061363

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

4

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
D	192m NE	Sewage Tanks	1924	347739
D	210m NE	Unspecified Tank	1992	351219
D	211m NE	Unspecified Tank	1979	351219
I	473m SE	Unspecified Tank	1924	342999

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

5

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
A	90m W	Electricity Substation	1996	237709
A	90m W	Electricity Substation	1999	237709
A	91m W	Electricity Substation	1971	237709
I	447m SE	Electricity Substation	1996	238231
I	447m SE	Electricity Substation	1999	238231

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

1

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'.

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

ID	Location	Land Use	Date	Group ID
C	185m W	Filling Station	1971	3830

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**2**

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

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

ID	Location	Site	Reference	Category	Sub-Category	Description
A	On site	PRESTON, HITCHIN, SG4 7RT	WEX113762	Disposing of waste exemption	Not on a farm	Burning waste in the open



ID	Location	Site	Reference	Category	Sub-Category	Description
A	On site	PRESTON, HITCHIN, SG4 7RT	WEX256527	Disposing of waste exemption	Not on a farm	Burning waste in the open

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26](#) >

ID	Location	Company	Address	Activity	Category
1	93m W	Electricity Sub Station	Hertfordshire, SG4	Electrical Features	Infrastructure and Facilities
2	112m SE	Pumping Station (Disused)	Hertfordshire, SG4	Water Pumping Stations	Industrial Features



ID	Location	Company	Address	Activity	Category
3	177m N	Electricity Sub Station	Hertfordshire, SG4	Electrical Features	Infrastructure and Facilities
4	233m NE	Works (Disused)	Hertfordshire, SG4	Unspecified Works Or Factories	Industrial Features

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**2**

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 26 >](#)

ID	Location	Address	Details	
5	282m S	HILL FARM COTTAGE, PRESTON HILL, KINGS WALDEN, HITCHIN, HERTFORDSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTLU.0348 Permit Version: 1 Receiving Water: -	Status: TRANSFERRED FROM WRA 1963 Issue date: 21/06/1974 Effective Date: 21/06/1974 Revocation Date: -
6	314m W	NEW HOUSE, KINGSWALDEN ROAD, PRESTO, NEW HOUSE, KINGSWALDEN ROAD, PRE, STON, HITCHIN, HERTS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CLCU.0125 Permit Version: 1 Receiving Water: -	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 12/01/1968 Effective Date: 12/01/1968 Revocation Date: 01/10/1996

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**0**

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

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

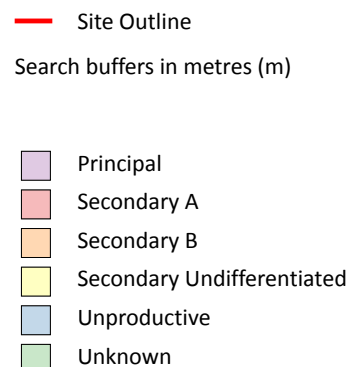
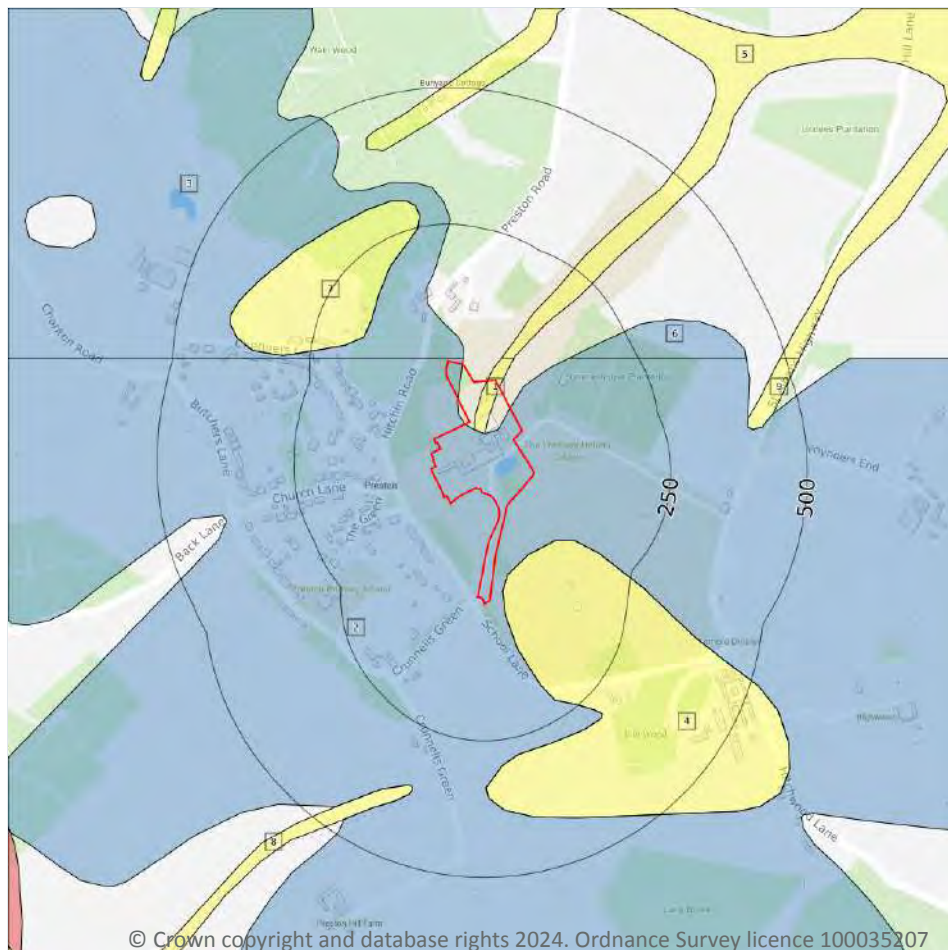
Records within 500m

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

9

Aquifer status of groundwater held within superficial geology.

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

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
2	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow



ID	Location	Designation	Description
3	6m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	21m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	42m N	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
6	139m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
7	158m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
8	358m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
9	400m E	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

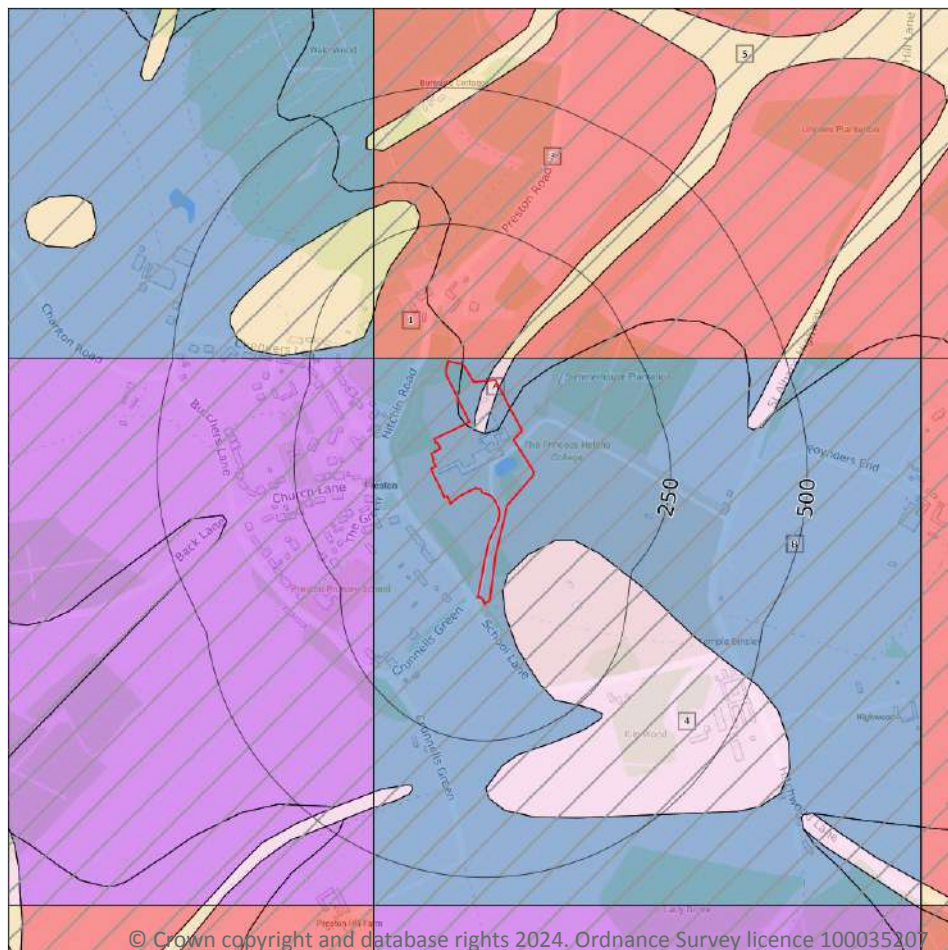
This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



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 vulnerability
- 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

8

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 36](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
A	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
A	On site	Summary Classification: Principal bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
A	On site	Summary Classification: Principal bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
B	On site	Summary Classification: Principal bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
1	5m N	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
3	11m N	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
4	20m S	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
5	42m N	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
B	Very significant soluble rocks are likely to be present with a moderate possibility of localised natural subsidence or dissolution-related degradation of bedrock, especially in adverse conditions such as concentrated surface or subsurface water flow.	11.0%

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



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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

5.6 Groundwater abstractions

Records within 2000m

11

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 39](#) >

ID	Location	Details	
A	614m E	Status: Historical Licence No: 6/33/13/*G/0095 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT POYNDERS END Data Type: Point Name: KEAN Easting: 518900 Northing: 224700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1995 Expiry Date: - Issue No: 100 Version Start Date: 01/10/1996 Version End Date: -
A	614m E	Status: Historical Licence No: 6/33/13/*G/0095 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT POYNDERS END Data Type: Point Name: KEAN Easting: 518900 Northing: 224700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1995 Expiry Date: - Issue No: 100 Version Start Date: 01/10/1996 Version End Date: -
-	1006m N	Status: Historical Licence No: 6/33/13/*G/0046 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT TATMORE PLACE Data Type: Point Name: DERMAL LABORATORIES LTD Easting: 518100 Northing: 226000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/12/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/02/1972 Version End Date: -
-	1718m E	Status: Historical Licence No: 6/33/13/*G/0053 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE E OF POYNDERS END Data Type: Point Name: FAWCETT Easting: 520000 Northing: 224600	Annual Volume (m ³): 882 Max Daily Volume (m ³): 27.28 Original Application No: - Original Start Date: 01/05/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1995 Version End Date: -
-	1718m E	Status: Historical Licence No: 6/33/13/*G/0053 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE E OF POYNDERS END Data Type: Point Name: FAWCETT Easting: 520000 Northing: 224600	Annual Volume (m ³): 882 Max Daily Volume (m ³): 27.28 Original Application No: - Original Start Date: 01/05/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1995 Version End Date: -



ID	Location	Details	
-	1755m SE	Status: Historical Licence No: 6/33/13/*G/0102 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT LANGLEY END Data Type: Point Name: LAUDER Easting: 519840 Northing: 223900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/01/2001 Expiry Date: - Issue No: 1 Version Start Date: 17/01/2001 Version End Date: -
-	1786m S	Status: Active Licence No: 29/38/02/0078 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: SUE RYDER HOME BOREHOLE AT POINT A Data Type: Point Name: SUE RYDER FOUNDATION Easting: 518560 Northing: 222800	Annual Volume (m ³): 8410 Max Daily Volume (m ³): 28 Original Application No: - Original Start Date: 23/01/1995 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1811m SE	Status: Historical Licence No: 6/33/13/*G/0072 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT LANGLEY Data Type: Point Name: REX Easting: 519900 Northing: 223900	Annual Volume (m ³): 6819 Max Daily Volume (m ³): 22.73 Original Application No: - Original Start Date: 01/09/1974 Expiry Date: - Issue No: 100 Version Start Date: 01/09/1992 Version End Date: -
-	1826m SE	Status: Active Licence No: 6/33/13/*G/0072 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT LANGLEY Data Type: Point Name: EAST HALL FARMS LTD Easting: 519920 Northing: 223910	Annual Volume (m ³): 6819 Max Daily Volume (m ³): 23 Original Application No: CS 2499 Original Start Date: 01/09/1974 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1940m NW	Status: Historical Licence No: 6/33/13/*G/0062 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT OFFLEY HOLES FARM Data Type: Point Name: PILKINGTON FARMS Easting: 516700 Northing: 226300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2002 Version End Date: -



ID	Location	Details	
-	1940m NW	Status: Historical Licence No: 6/33/13/*G/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT OFFLEY HOLES FARM Data Type: Point Name: PILKINGTON FARMS Easting: 516700 Northing: 226300	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 01/02/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2002 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

3

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 39 >](#)

ID	Location	Details	
-	1103m W	Status: Historical Licence No: AN/034/0006/030 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: STOURTON WATER AT CAWSTON Data Type: Point Name: WM YOUNGS & SON (FARMS) LTD Easting: 517002 Northing: 224850	Annual Volume (m³): 73000 Max Daily Volume (m³): 818 Original Application No: - Original Start Date: 29/07/2014 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 29/07/2014 Version End Date: -
-	1658m NW	Status: Historical Licence No: 6/33/13/*S/0062 Details: General Farming & Domestic Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: SPRING FED CATCHPIT AT PRESTON Data Type: Point Name: PILKINGTON FARMS Easting: 516900 Northing: 226100	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 01/02/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2002 Version End Date: -



ID	Location	Details	
-	1658m NW	Status: Historical Licence No: 6/33/13/*S/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: SPRING FED CATCHPIT AT PRESTON Data Type: Point Name: PILKINGTON FARMS Easting: 516900 Northing: 226100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2002 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

4

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.

Features are displayed on the Abstractions and Source Protection Zones map on [page 39 >](#)

ID	Location	Details	
A	614m E	Status: Historical Licence No: 6/33/13/*G/0095 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT POYNDERS END Data Type: Point Name: KEAN Easting: 518900 Northing: 224700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1995 Expiry Date: - Issue No: 100 Version Start Date: 01/10/1996 Version End Date: -
-	1658m NW	Status: Historical Licence No: 6/33/13/*S/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: SPRING FED CATCHPIT AT PRESTON Data Type: Point Name: PILKINGTON FARMS Easting: 516900 Northing: 226100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2002 Version End Date: -



ID	Location	Details	
-	1755m SE	Status: Historical Licence No: 6/33/13/*G/0102 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT LANGLEY END Data Type: Point Name: LAUDER Easting: 519840 Northing: 223900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/01/2001 Expiry Date: - Issue No: 1 Version Start Date: 17/01/2001 Version End Date: -
-	1940m NW	Status: Historical Licence No: 6/33/13/*G/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT OFFLEY HOLES FARM Data Type: Point Name: PILKINGTON FARMS Easting: 516700 Northing: 226300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2002 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	1
----------------------------	----------

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 39 >](#)

ID	Location	Type	Description
1	On site	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

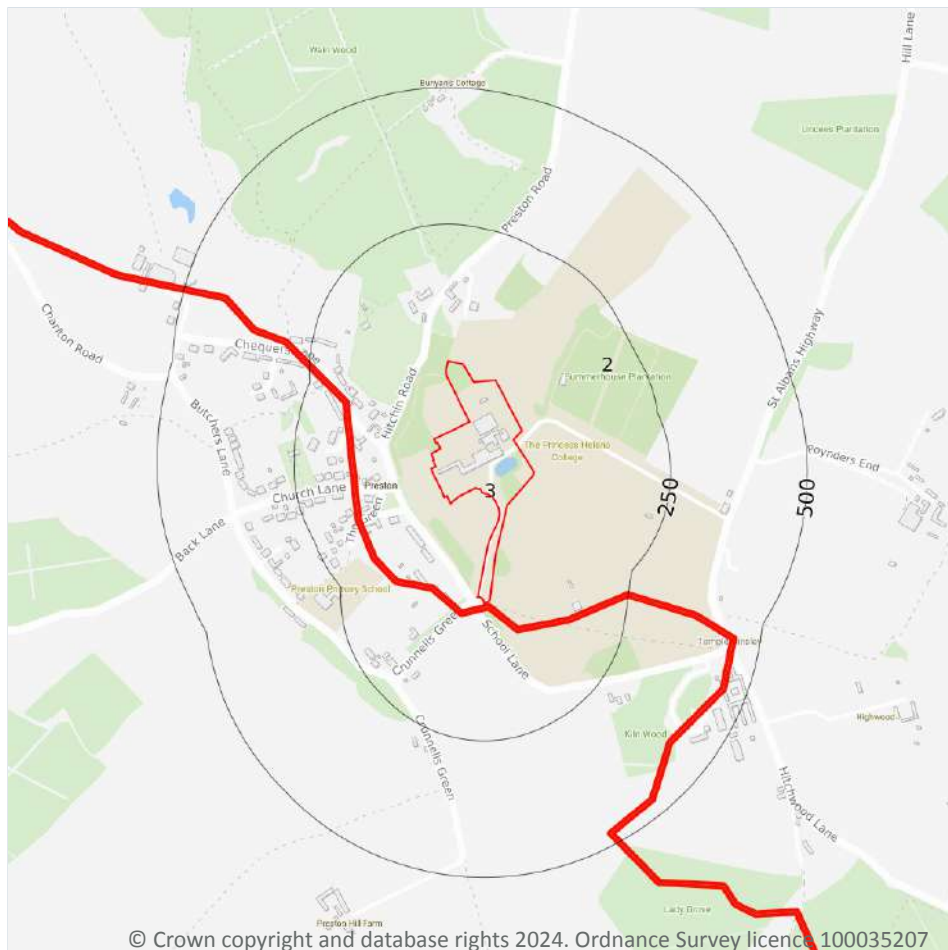
Records within 500m	0
----------------------------	----------

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

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

1

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 45 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

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

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

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River	Purwell	GB105033037690	Ivel	Ouse Upper and Bedford

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

6.4 WFD Surface water bodies

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

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

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2566m NE	River	Purwell	GB105033037690 ↗	Moderate	Fail	Moderate	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 45 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	On site	Upper Bedford Ouse Chalk	GB40601G603000 ↗	Poor	Poor	Poor	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 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

0

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

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

7.7 Flood Zone 3

Records within 50m

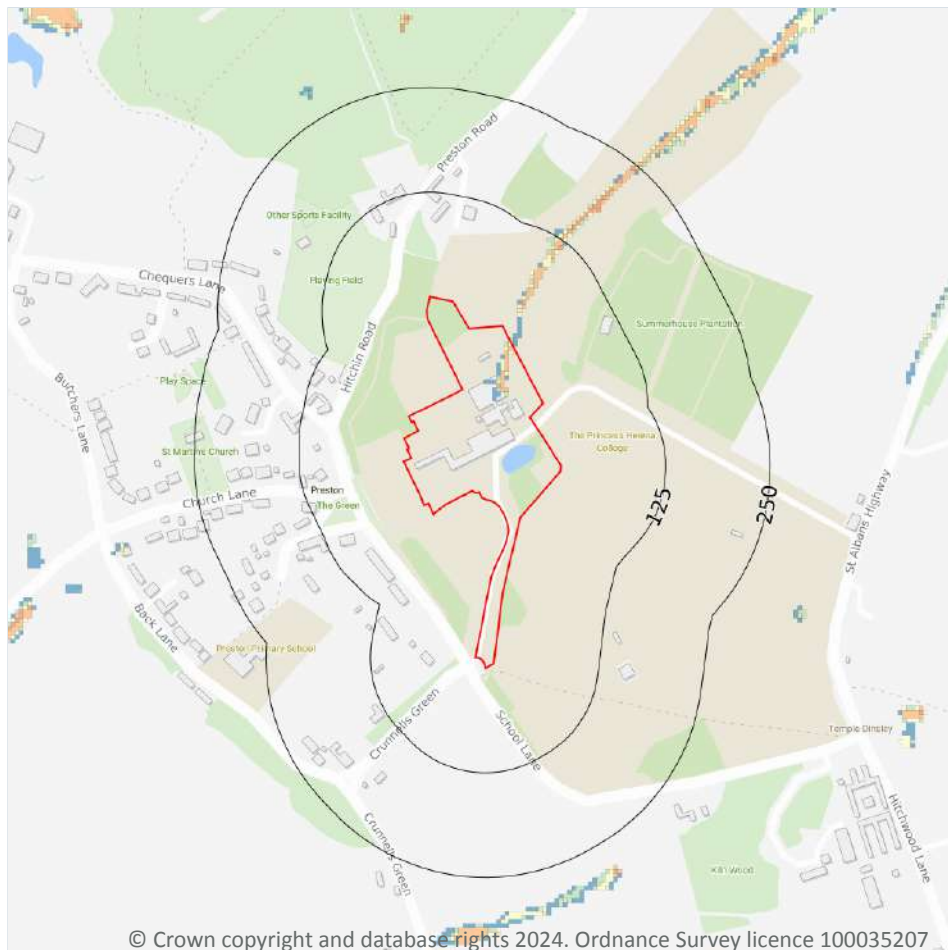
0

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

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 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 51](#) >

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.

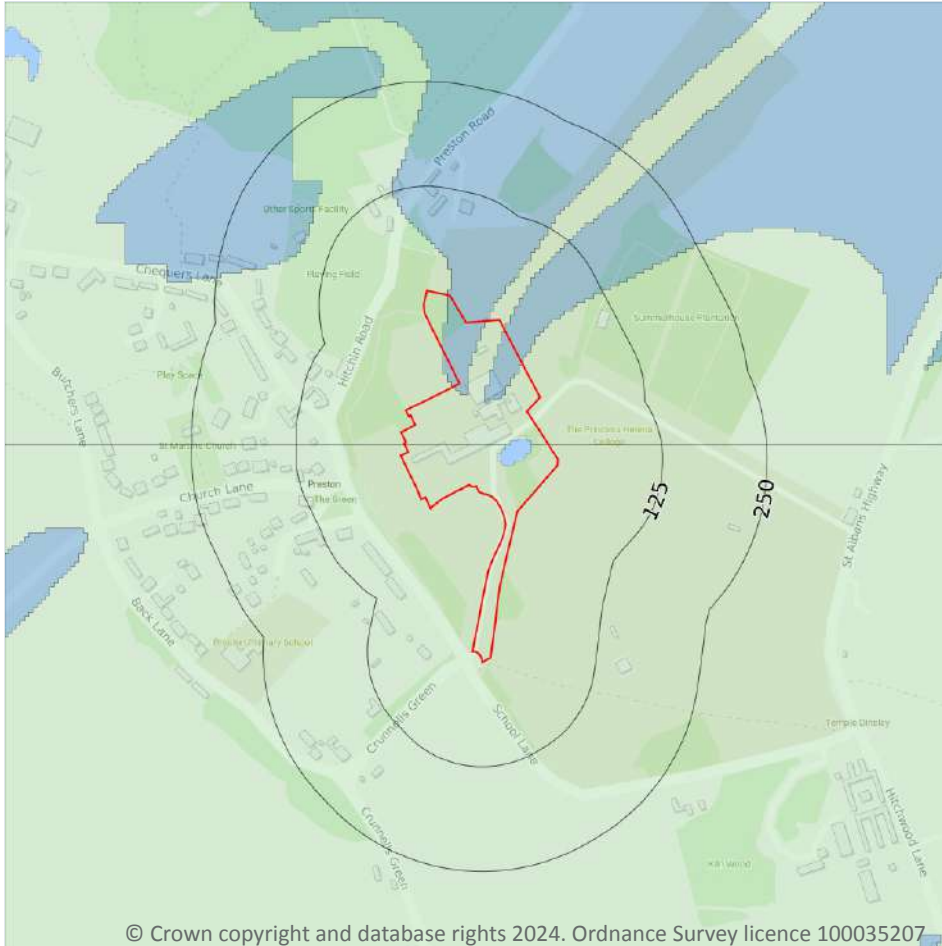
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

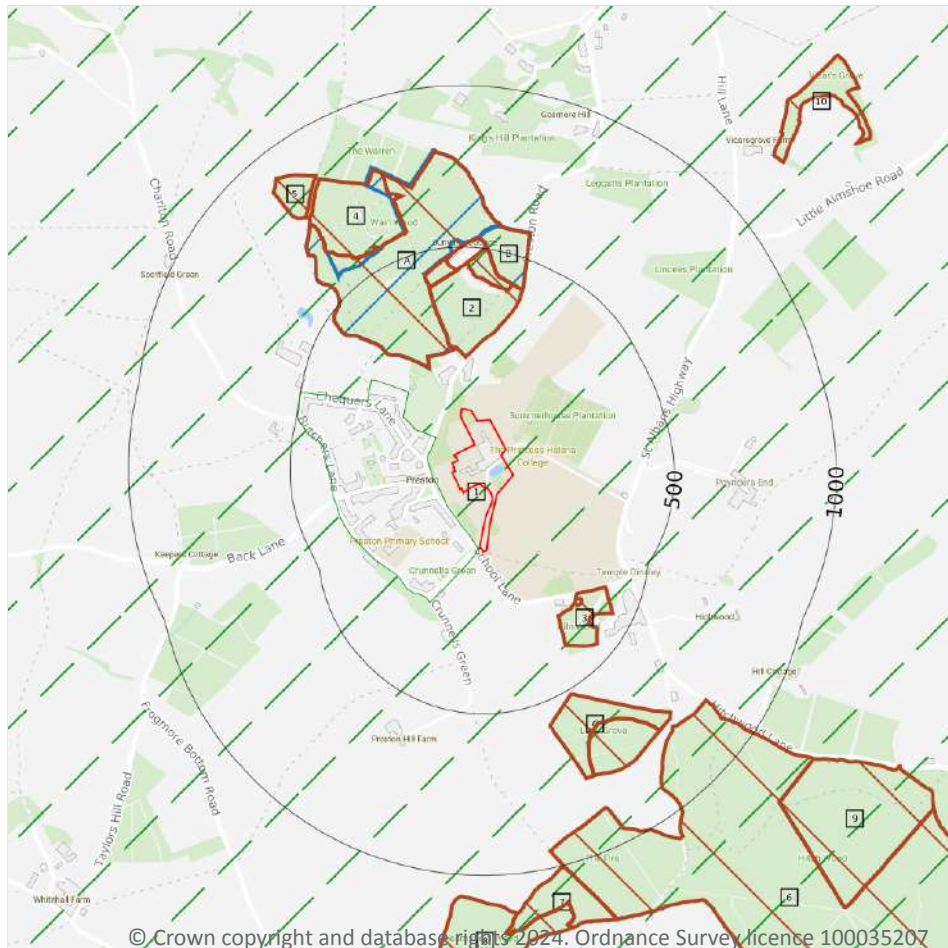
Low

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 53 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Designated Ancient Woodland
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

2

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.

Features are displayed on the Environmental designations map on [page 54](#) >

ID	Location	Name	Data source
A	162m NW	Wain Wood	Natural England



ID	Location	Name	Data source
B	407m N	Wain Wood	Natural England

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

21

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

Features are displayed on the Environmental designations map on [page 54 >](#)

ID	Location	Name	Woodland Type
2	161m N	Unknown	Ancient Replanted Woodland
A	162m NW	Unknown	Ancient & Semi-Natural Woodland
3	300m SE	Unknown	Ancient Replanted Woodland
B	386m N	Unknown	Ancient Replanted Woodland
A	388m N	Unknown	Ancient Replanted Woodland
C	516m S	Hitch/hearnsfield Woods	Ancient Replanted Woodland
4	556m NW	Unknown	Ancient Replanted Woodland
C	637m SE	Hitch/hearnsfield Woods	Ancient & Semi-Natural Woodland
5	763m NW	Unknown	Ancient & Semi-Natural Woodland
6	794m SE	Hitch/hearnsfield Woods	Ancient & Semi-Natural Woodland
7	1002m S	Hitch/hearnsfield Woods	Ancient Replanted Woodland
8	1067m S	Hitch/hearnsfield Woods	Ancient & Semi-Natural Woodland
9	1193m SE	Hitch/hearnsfield Woods	Ancient Replanted Woodland
10	1201m NE	Vicars Grove	Ancient & Semi-Natural Woodland
-	1301m S	Hitch/hearnsfield Woods	Ancient Replanted Woodland
D	1319m S	Pinfold Wood	Ancient Replanted Woodland



ID	Location	Name	Woodland Type
-	1342m S	Pinfold Wood	Ancient & Semi-Natural Woodland
-	1344m S	Foxholes Wood	Ancient & Semi-Natural Woodland
-	1511m W	Stony Wood	Ancient Replanted Woodland
-	1621m W	Deans Wood	Ancient Replanted Woodland
-	1934m NW	West/goodleys Woods	Ancient Replanted Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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



10.11 Green Belt

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 54 >](#)

ID	Location	Name	Local Authority name
1	On site	London	North Hertfordshire

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

10

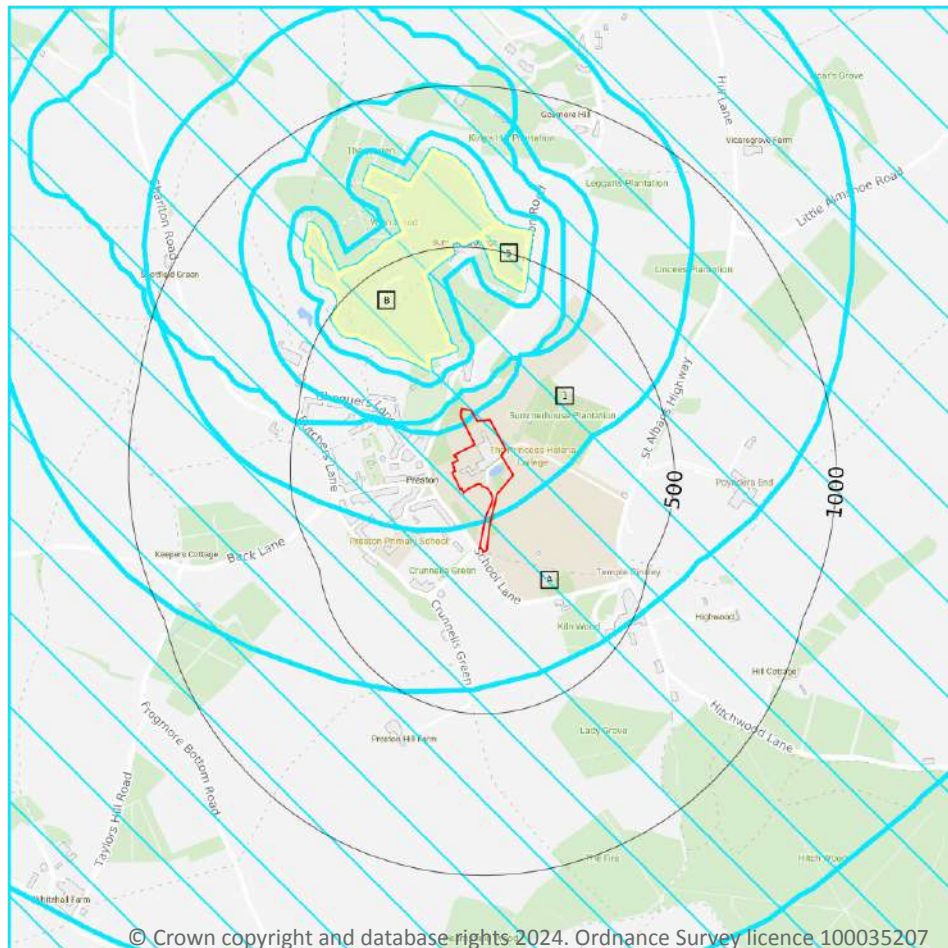
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Great Ouse NVZ	Surface Water	391	Existing
On site	LEE NVZ	Surface Water	443	Existing
On site	Luton Chalk	Groundwater	146	Existing
On site	Anglian Chalk	Groundwater	71	Existing
988m N	Great Ouse NVZ	Surface Water	391	Existing
988m N	Anglian Chalk	Groundwater	71	Existing
1843m NW	LEE NVZ	Surface Water	443	Existing
1843m NW	Luton Chalk	Groundwater	146	Existing
1936m NW	Great Ouse NVZ	Surface Water	391	Existing
1941m NW	Anglian Chalk	Groundwater	71	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

3

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 60](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas. Air pollution - Any development that could cause AIR POLLUTION (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores). Combustion - All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management. Composting - Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply .
A	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 500 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply .



ID	Location	Type of developments requiring consultation
A	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Residential - Residential development of 50 units or more. Rural residential - Any residential development of 10 or more houses outside existing settlements/urban areas. Air pollution - Any development that could cause AIR POLLUTION or DUST either in its construction or operation (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores). Combustion - All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management. Composting - Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply .

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2
----------------------	---

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.

Features are displayed on the SSSI Impact Zones and Units map on [page 60 >](#)

ID: B
 Location: 162m NW
 SSSI name: Wain Wood
 Unit name: Wains Wood
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Unfavourable - Recovering	20/05/2009



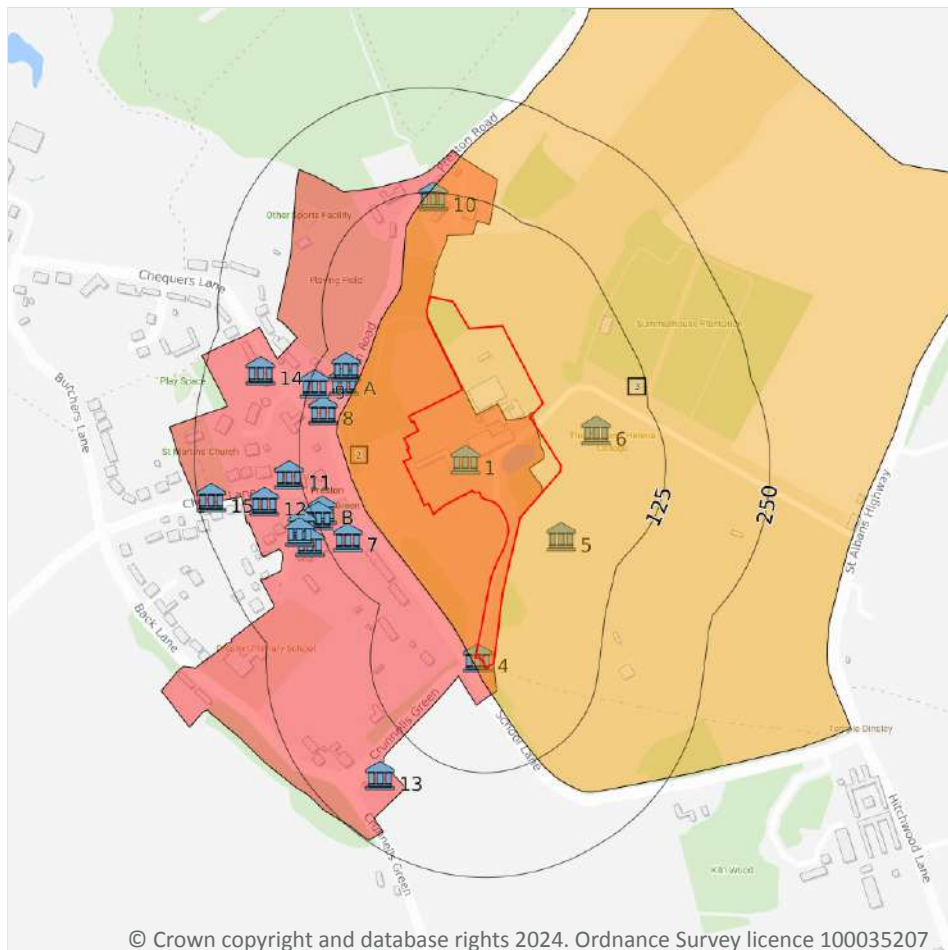
ID: 5
Location: 407m N
SSSI name: Wain Wood
Unit name: Wains Wood
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Unfavourable - Recovering	20/05/2009

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

20

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 64 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	On site	Princess Helena College, Temple Dinsley, With Terraces, Steps, Walls, Railings, Gates, Pergolas, And Garden Buildings	II*	1307766	09/06/1952
4	0m S	Park Wall Facing School Lane And 2 Pairs Of Gatepiers And Flanking Walls At Main Gate To Princess Helena College, Opposite Crunnell's Green	II	1102432	08/02/1988
5	52m SE	The Piggery At Princess Helena College, Temple Dinsley (240 Metres To South East Of Main Entrance Door) At Grid Reference TI 1829 2471	II	1347448	08/02/1988



ID	Location	Name	Grade	Reference Number	Listed date
6	58m E	Icehouse Among Chestnut Trees At Princess Helena College, Temple Dinsley (250 Metres To East North East Of Main Entrance Door) At Grid Reference TI 1833 2483	II	1176789	08/02/1988
A	88m NW	Barn On Roadside Now Garage To Spindle Cottage	II	1102428	08/02/1988
A	96m NW	Spindle Cottage	II	1176712	08/02/1988
7	99m SW	The Red Lion Public House	II	1102425	26/08/1981
8	102m W	The Chequers With Wall And Outhouses Fronting Chequer Lane	II	1307773	08/02/1988
B	113m SW	Well, Wellhead Gear And Wellhouse	II	1176692	08/02/1988
9	118m W	Sadleirs End	II	1347463	08/02/1988
B	120m SW	K6 Telephone Kiosk	II	1103249	19/07/1988
10	120m N	The Dower House, Princess Helena College	II	1102427	08/02/1988
11	138m W	St Martin's Place	II	1102421	08/02/1988
B	141m SW	Vine Cottage	II	1347482	08/02/1988
B	144m SW	Laburnam Lodge	II	1347481	08/02/1988
B	148m SW	Fig Tree Cottage	II	1102426	08/02/1988
12	174m W	The Old Forge	II	1102422	08/02/1988
13	180m S	Crunnells Green Cottage	II	1102423	08/02/1988
14	186m W	Chequers Cottages, Numbers 1 To 6 Inclusive And 3 Linked Rear Outhouses	II	1176623	14/01/1977
15	234m W	Lychgate To Churchyard Of Church Of St Martin	II	1102461	08/02/1988

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

11.5 Conservation Areas

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on [page 64](#) >



ID	Location	Name	District	Date of designation
2	On site	Preston	North Hertfordshire	08/06/1970

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	1
----------------------------	----------

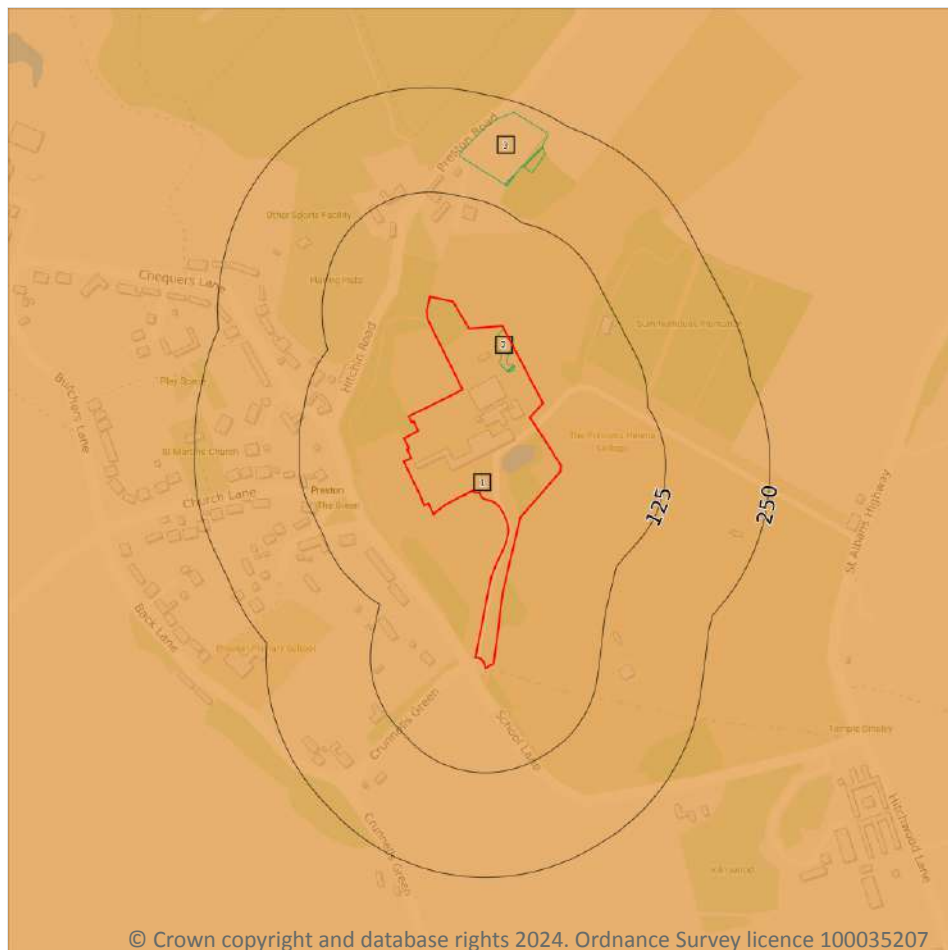
Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the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

Features are displayed on the Visual and cultural designations map on [page 64 >](#)

ID	Location	Name	Grade
3	On site	Temple Dinsley	II*

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

© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 68](#) >

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

2

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.

Features are displayed on the Agricultural designations map on [page 68](#) >

ID	Location	Description	Reference	Application date
2	On site	Selective Fell/Thin (Conditional)	017/47/17-18	25/05/2017
3	152m N	Clear Fell (Unconditional)	017/545/14-15	16/04/2015

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

3

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.

Location	Reference	Scheme	Start Date	End date
On site	AG00421077	Entry Level plus Higher Level Stewardship	01/09/2013	31/08/2023
0m NW	AG00421077	Entry Level plus Higher Level Stewardship	01/09/2013	31/08/2023
64m NE	AG00421077	Entry Level plus Higher Level Stewardship	01/09/2013	31/08/2023

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

2

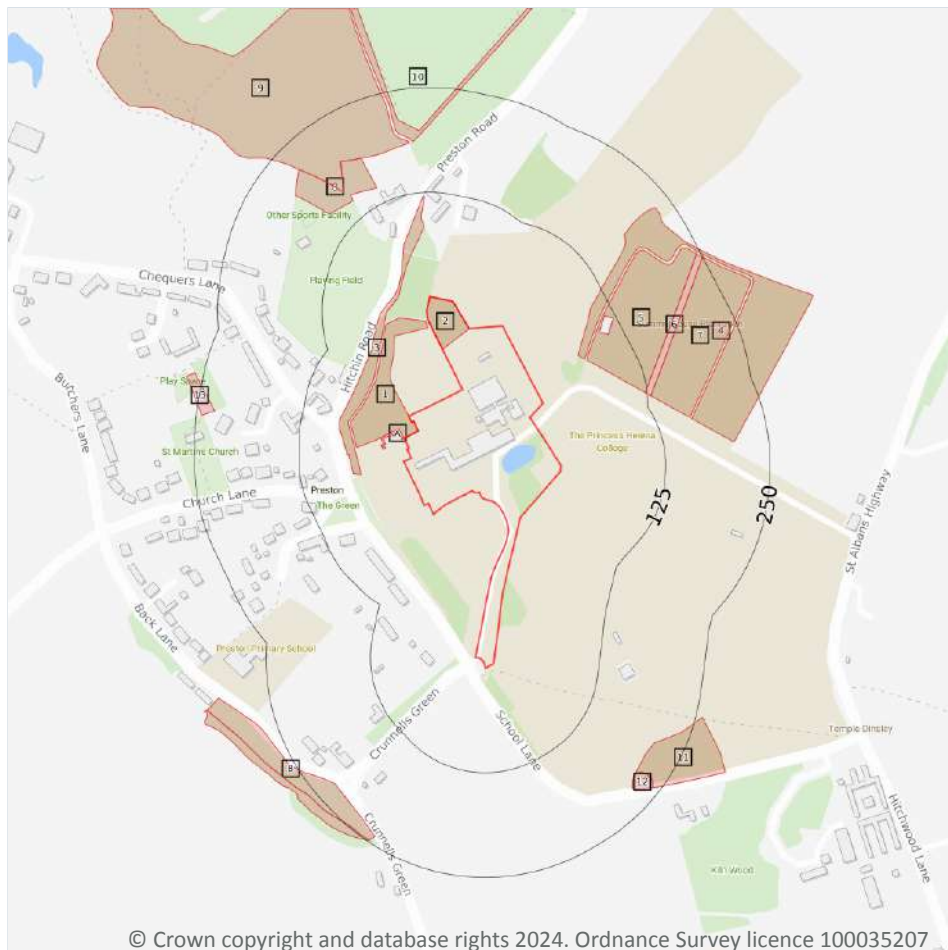
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
176m NW	1238807	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
245m S	1459698	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

13.1 Priority Habitat Inventory

Records within 250m

17

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%)
A	0m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	16m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
3	36m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	64m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	70m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	123m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	129m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	145m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	162m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%, ENSIS L1)
10	187m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	211m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	215m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	225m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	229m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
B	248m S	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

2

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.

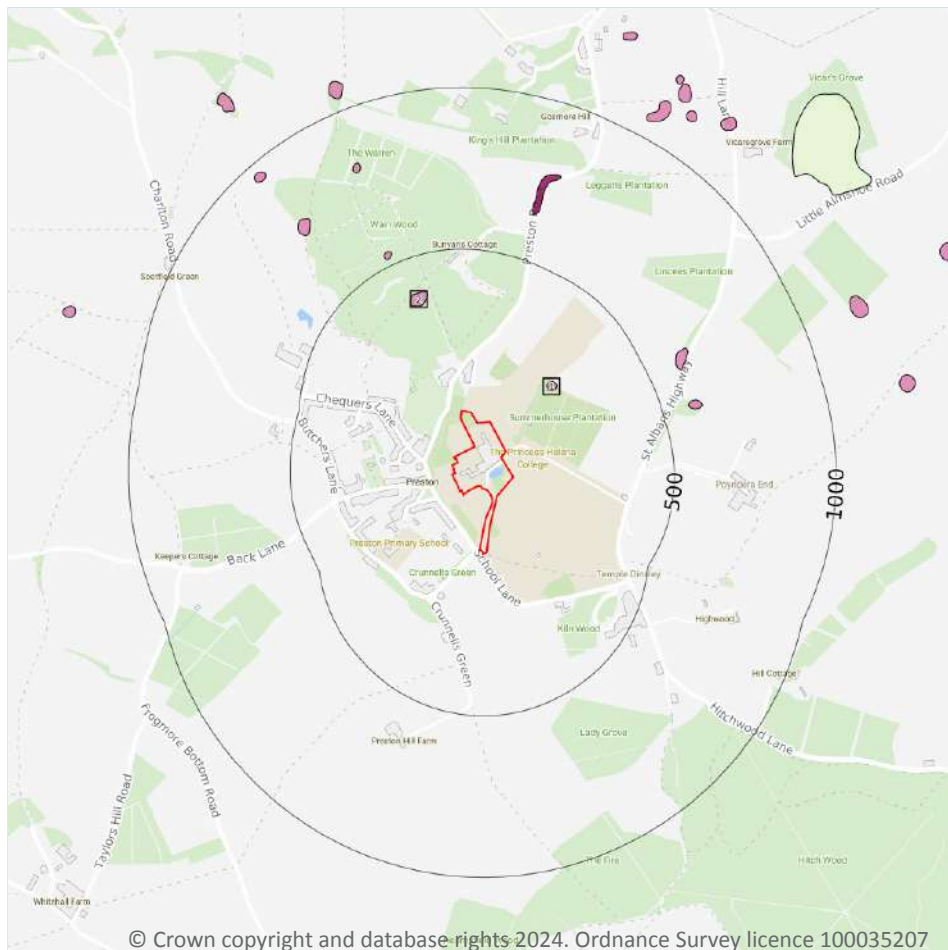
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 74](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TL12SE
2	6m N	Full	Full	Full	No coverage	TL12NE

This data is sourced from the British Geological Survey.



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



— Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

2

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

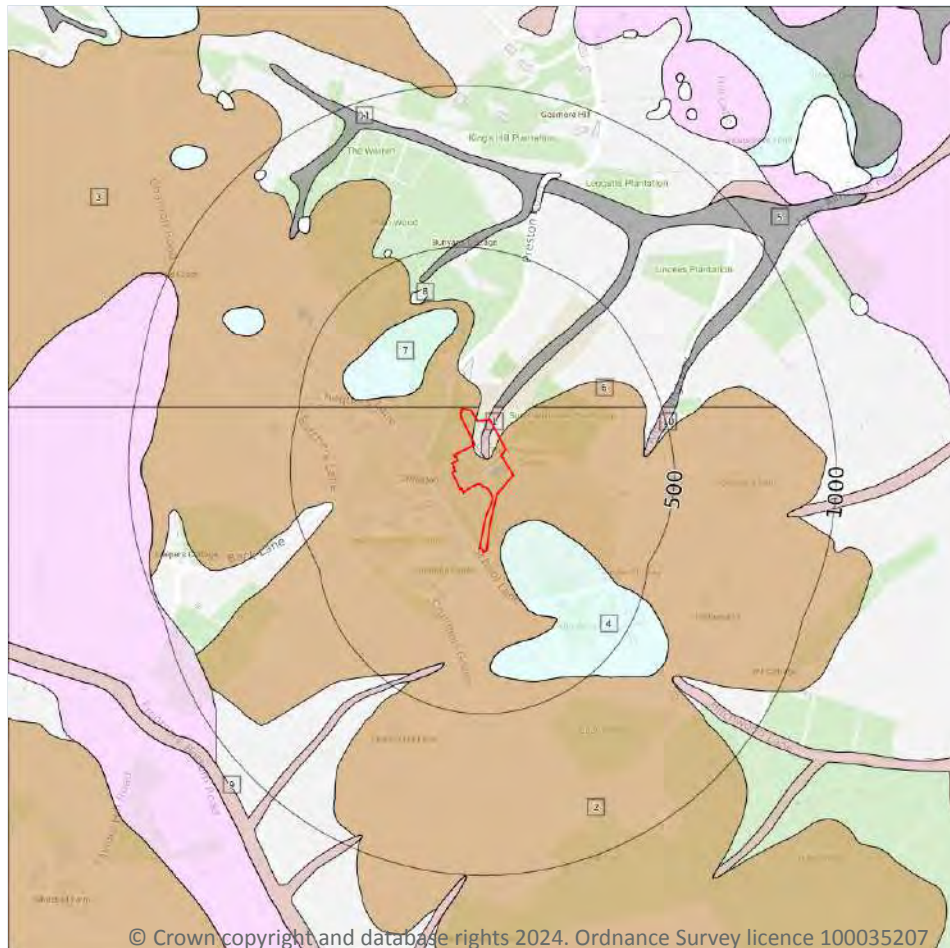
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 75](#) >

ID	Location	LEX Code	Description	Rock description
1	205m NE	WGR-VOID	Worked Ground (Undivided)	Void
2	349m N	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



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

14.3 Superficial geology (10k)

Records within 500m

11

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 76 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	On site	CWF-XCZSV	Clay-with-flints Formation - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
3	6m N	CWF-DMTN	Clay-with-flints Formation - Diamicton	Diamicton



ID	Location	LEX Code	Description	Rock description
4	42m S	TILMP-DMTN	Till, Mid Pleistocene - Diamicton	Diamicton
5	43m N	DVY-XCZSV	Dry Valley Deposits - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
6	137m NE	CWF-DMTN	Clay-with-flints Formation - Diamicton	Diamicton
7	146m NW	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton
8	349m N	SUPNM-UNKNOWN	Superficial Theme Not Mapped [for Digital Map Use Only] - Unknown/unclassified Entry	Unknown/unclassified Entry
9	365m S	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
10	411m E	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
11	411m N	DVY-XCZSV	Dry Valley Deposits - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

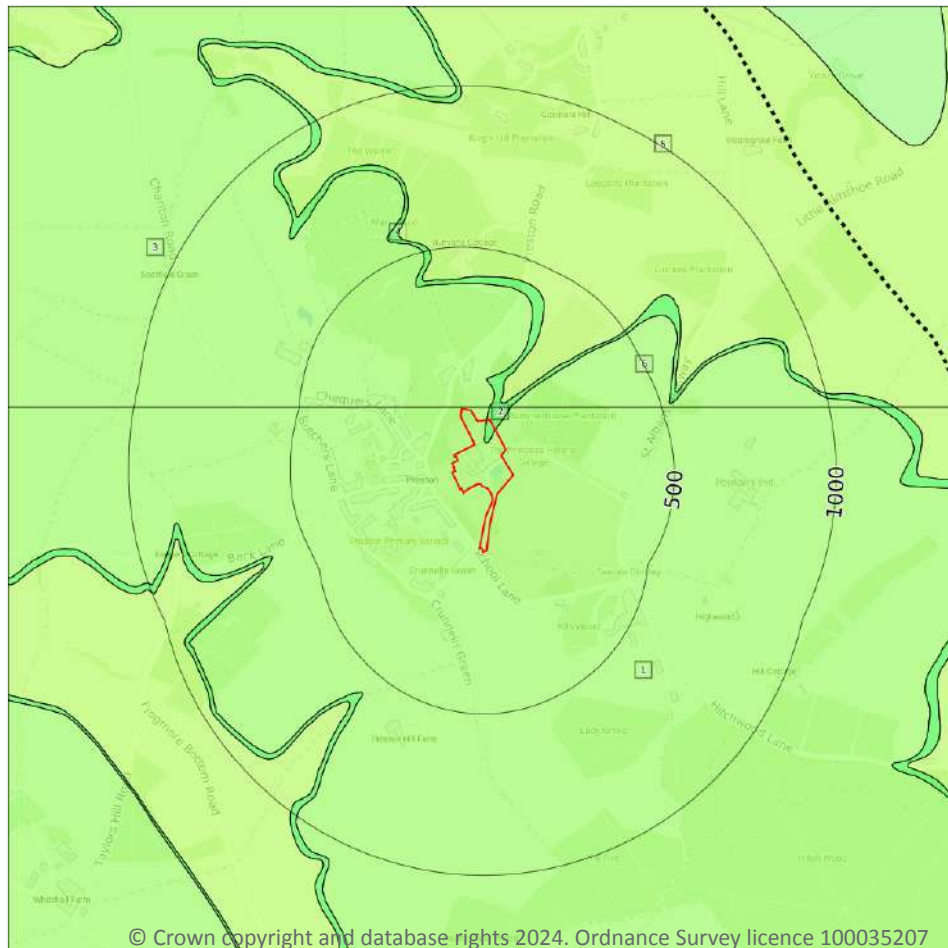
0

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

6

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	LESE-CHLK	Lewes Nodular Chalk Formation And Seaford Chalk Formation (undifferentiated) - Chalk	Santonian Age - Turonian Age
2	On site	TRK-CHLK	Top Rock Bed - Chalk	Coniacian Age - Turonian Age
3	6m N	LESE-CHLK	Lewes Nodular Chalk Formation And Seaford Chalk Formation (undifferentiated) - Chalk	Santonian Age - Turonian Age



ID	Location	LEX Code	Description	Rock age
4	41m N	CKR-CHLK	Chalk Rock Member - Chalk	Turonian Age
5	65m N	HNCK-CHLK	Holywell Nodular Chalk Formation And New Pit Chalk Formation (undifferentiated) - Chalk	Turonian Age - Cenomanian Age
6	75m NE	LESE-CHLK	Lewes Nodular Chalk Formation And Seaford Chalk Formation (undifferentiated) - Chalk	Santonian Age - Turonian 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	EW221_hitchin_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

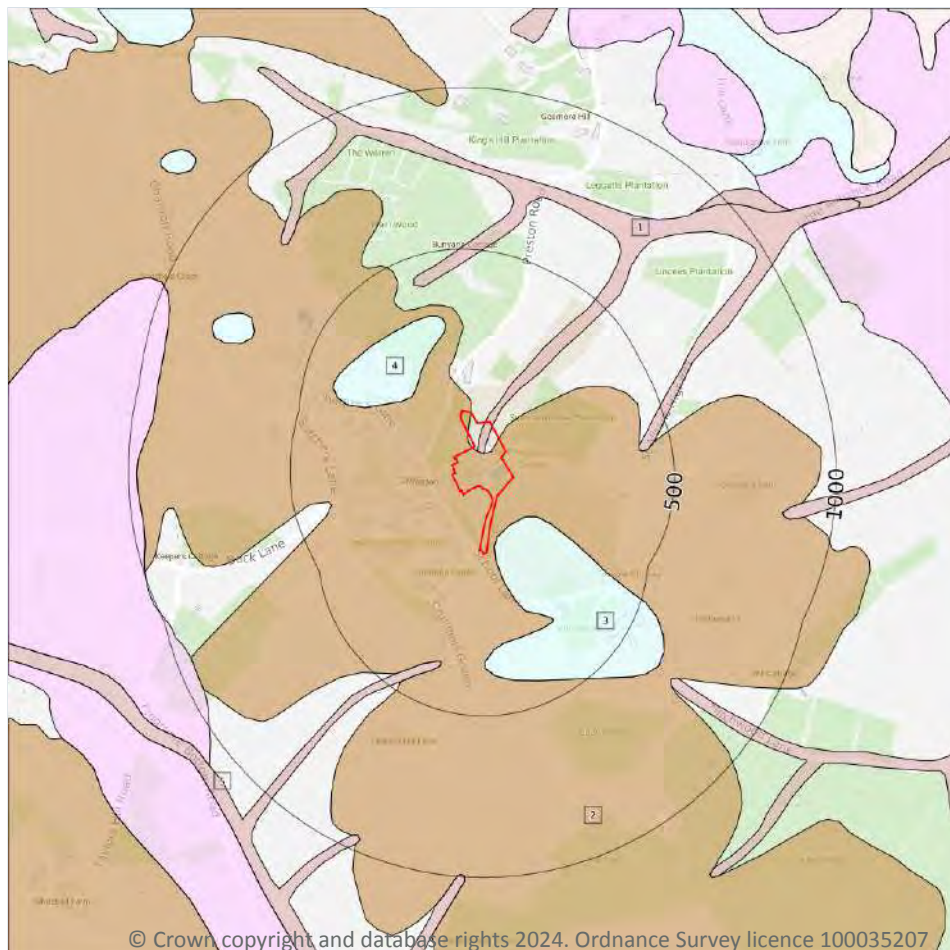
0

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

5

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	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	On site	CWF-XCZSV	CLAY-WITH-FLINTS FORMATION	CLAY, SILT, SAND AND GRAVEL
3	21m S	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON



ID	Location	LEX Code	Description	Rock description
4	158m NW	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON
5	358m S	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

5

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	Mixed	High	Very Low
On site	Mixed	High	Very Low
6m N	Mixed	High	Very Low
21m S	Mixed	Moderate	Low
42m N	Mixed	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

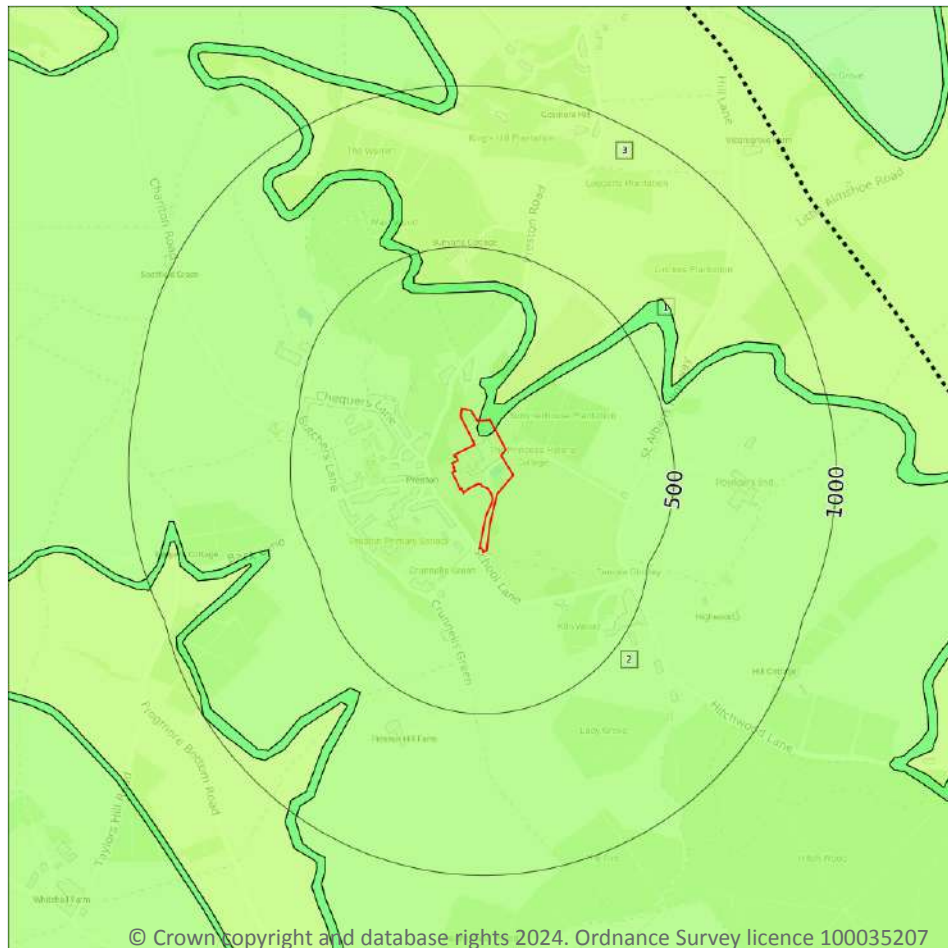
0

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

3

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	CKR-CHLK	CHALK ROCK MEMBER - CHALK	TURONIAN
2	On site	LESE-CHLK	LEWES NODULAR CHALK FORMATION AND SEAFORD CHALK FORMATION (UNDIFFERENTIATED) - CHALK	TURONIAN
3	54m N	HNCK-CHLK	HOLYWELL NODULAR CHALK FORMATION AND NEW PIT CHALK FORMATION (UNDIFFERENTIATED) - CHALK	CENOMANIAN



This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

4

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	Very High	Very High
On site	Fracture	Very High	Very High
6m N	Fracture	Very High	Very High
39m N	Fracture	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

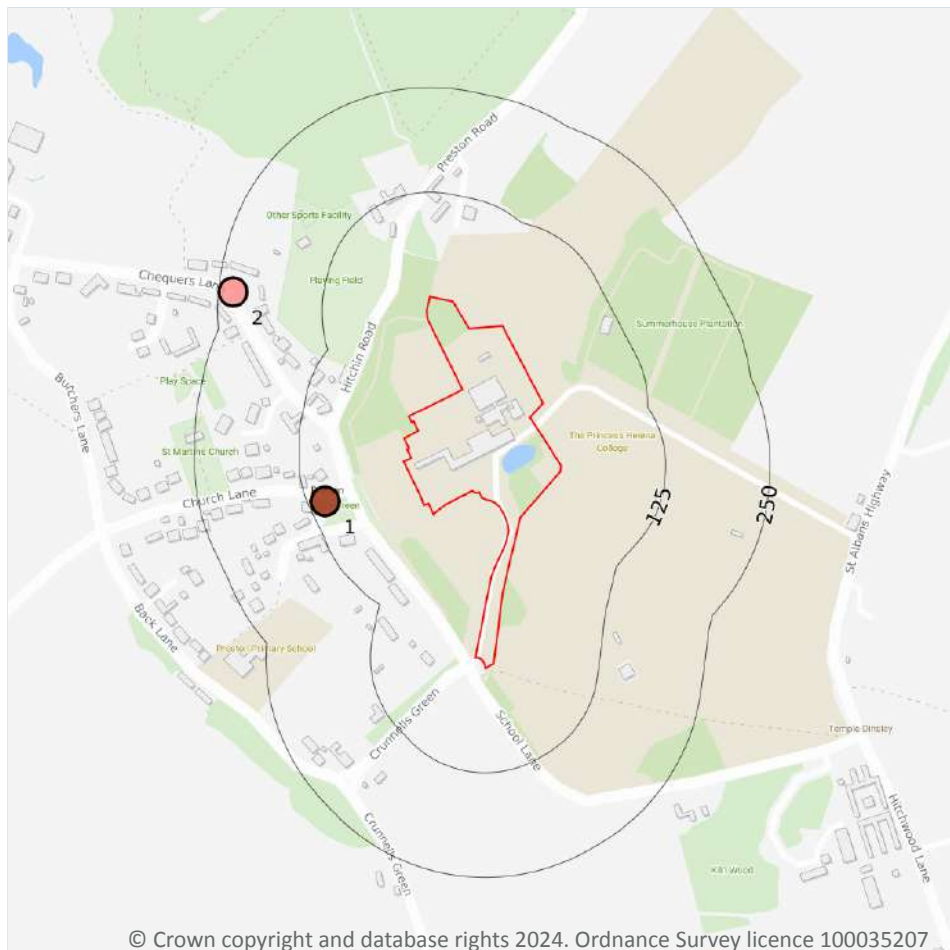
0

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



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

2

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.

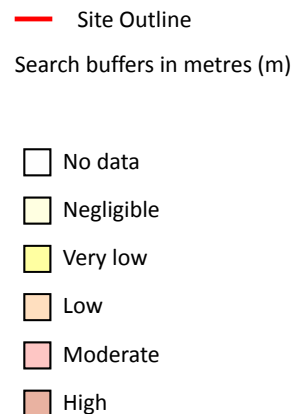
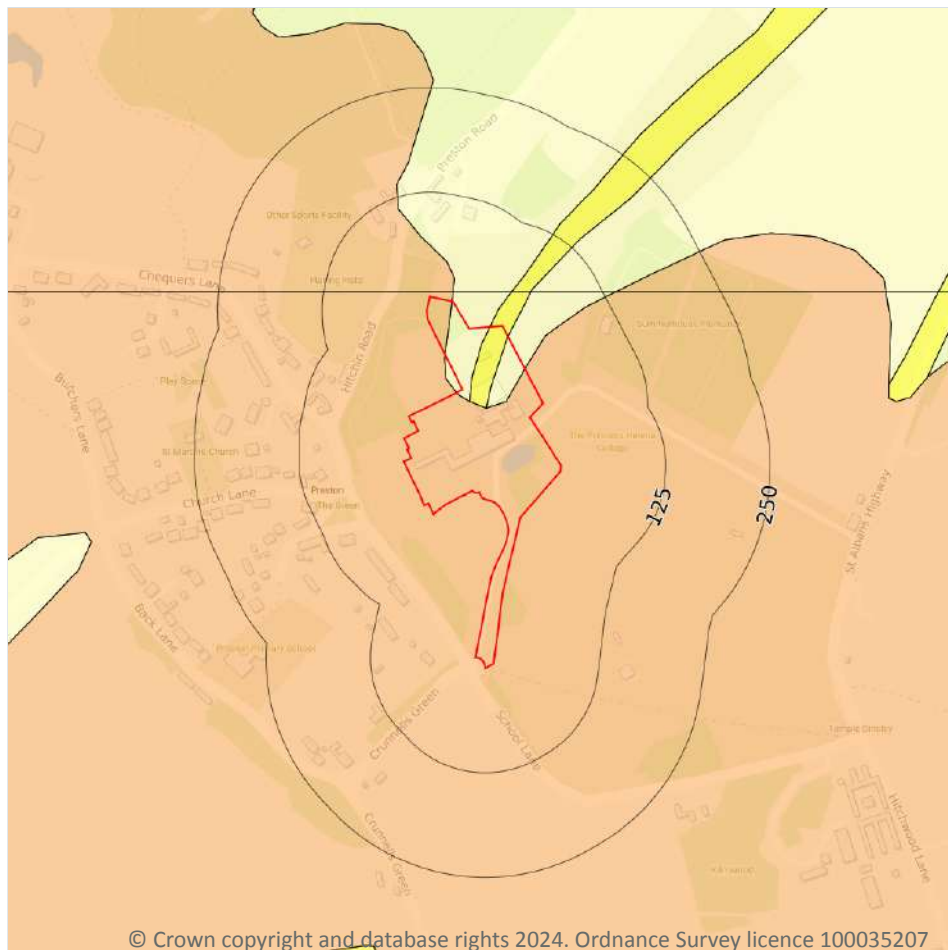
Features are displayed on the Boreholes map on [page 86](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	105m W	518010 224750	PRESTON VILLAGE WELL	-1.0	N	528433 ↗
2	233m NW	517900 225000	HITCHIN R.D.C, CHEQUERS LA.	80.77	N	528081 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

6

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	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.
On site	Low	Ground conditions predominantly medium plasticity.

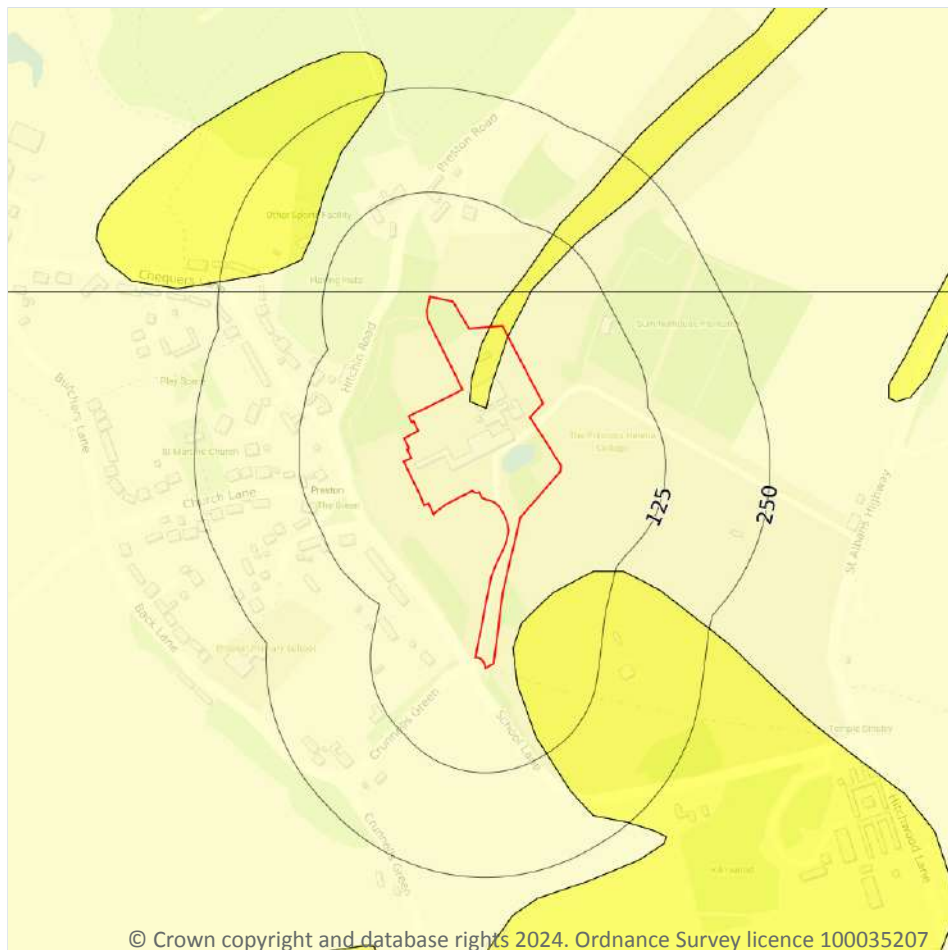


Location	Hazard rating	Details
6m N	Low	Ground conditions predominantly medium plasticity.
12m N	Negligible	Ground conditions predominantly non-plastic.
42m N	Very low	Ground conditions predominantly low plasticity.

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

© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

17.2 Running sands

Records within 50m

5

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 89](#) >

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

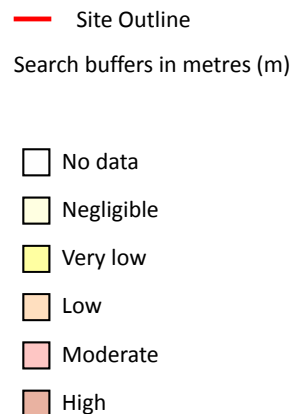
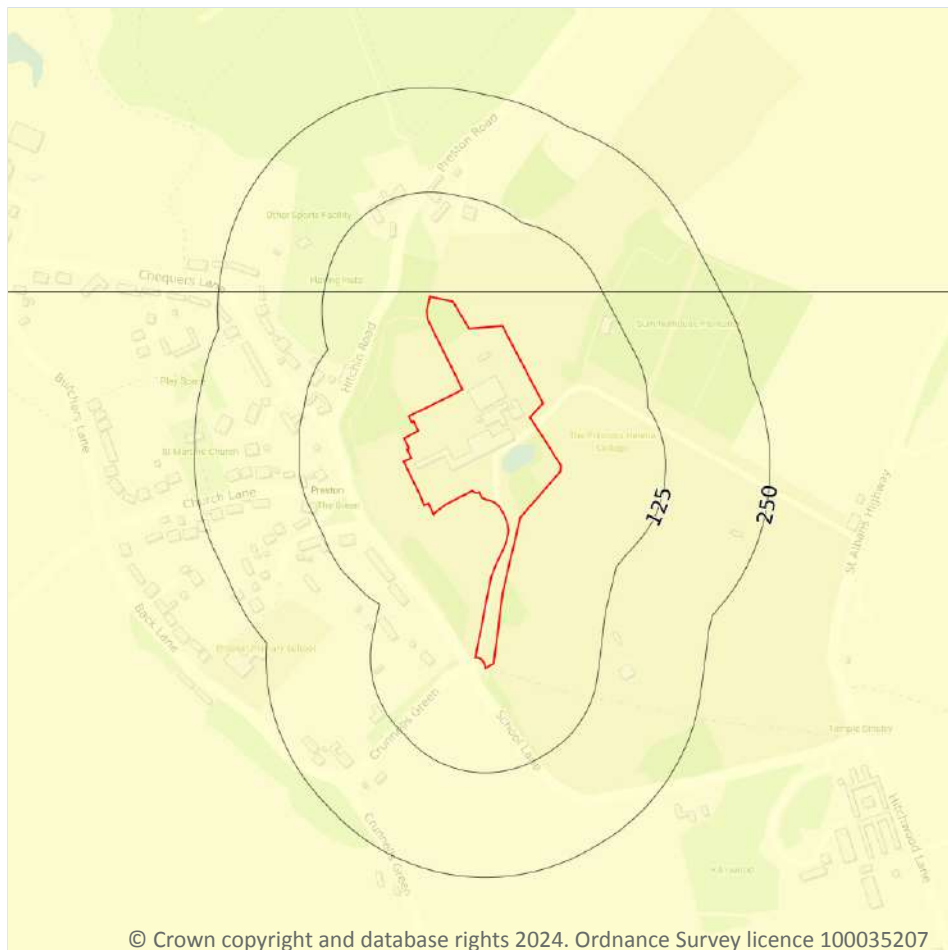


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
6m N	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.
21m S	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
42m N	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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.

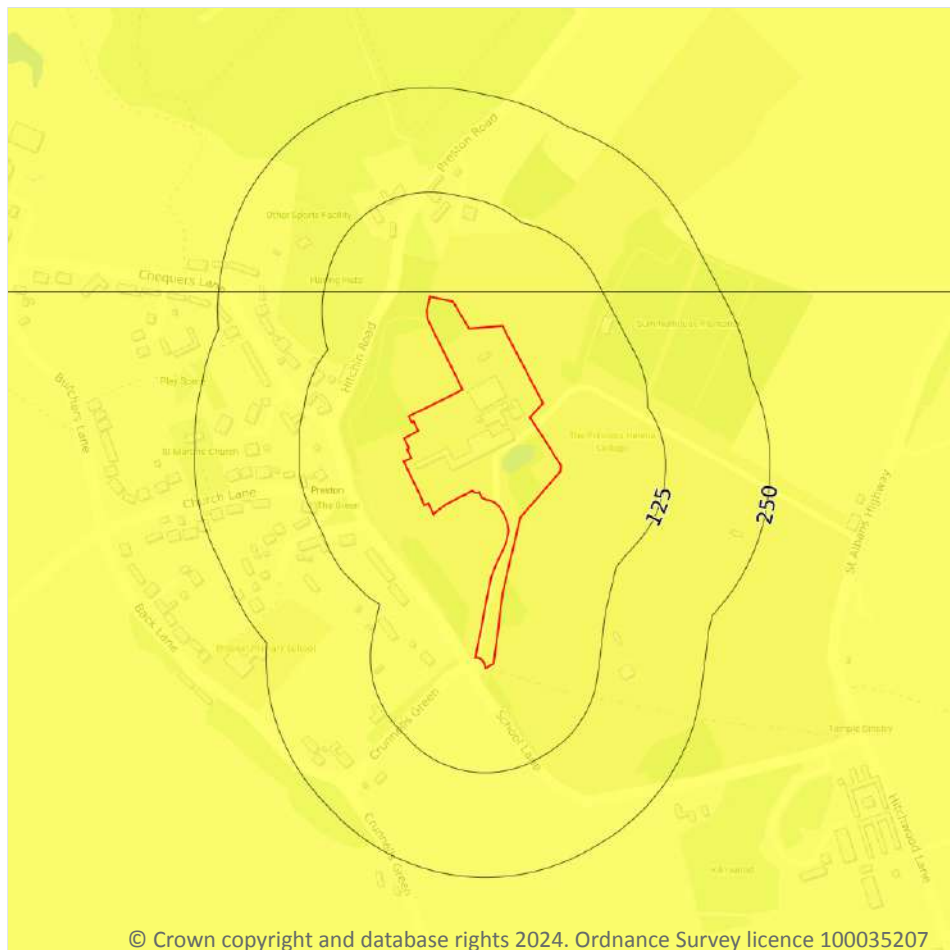
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 91](#) >

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
6m N	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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

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.

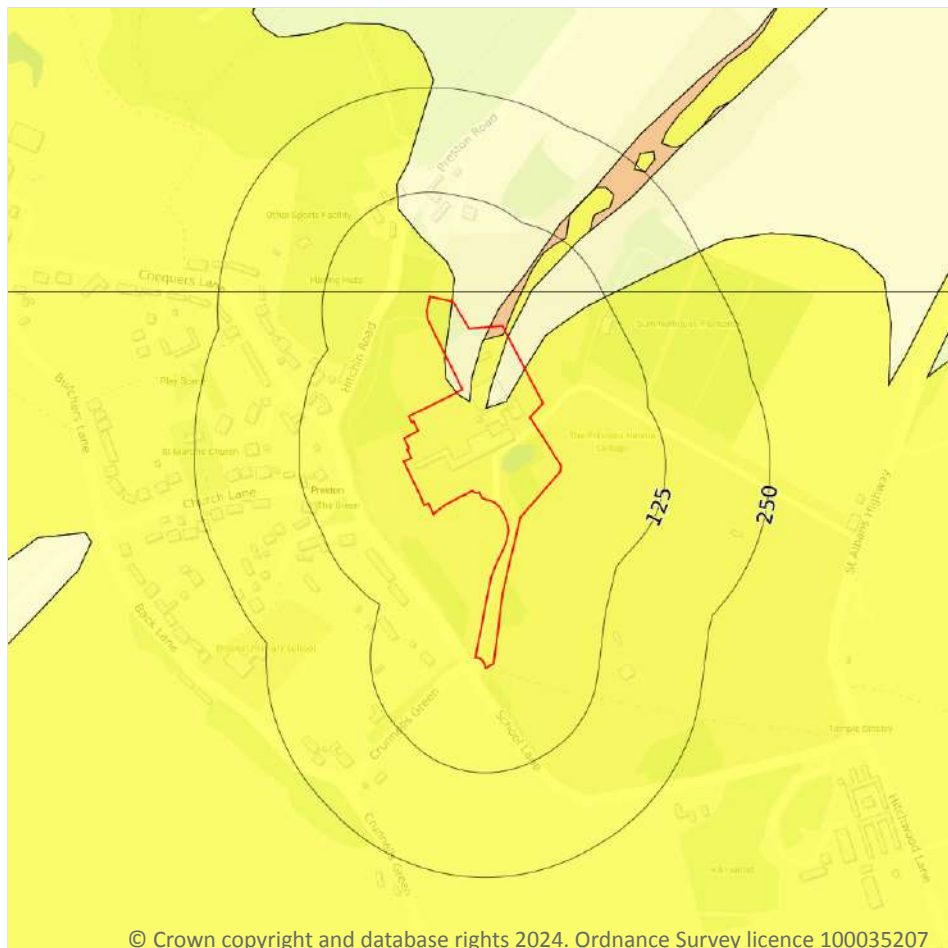
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 92 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
6m N	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



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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

17.5 Landslides

Records within 50m

7

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	Negligible	Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

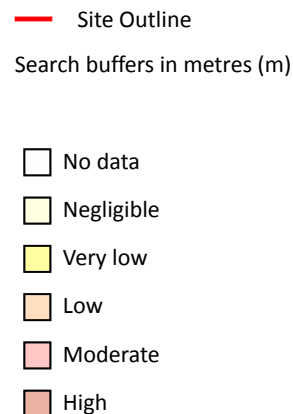
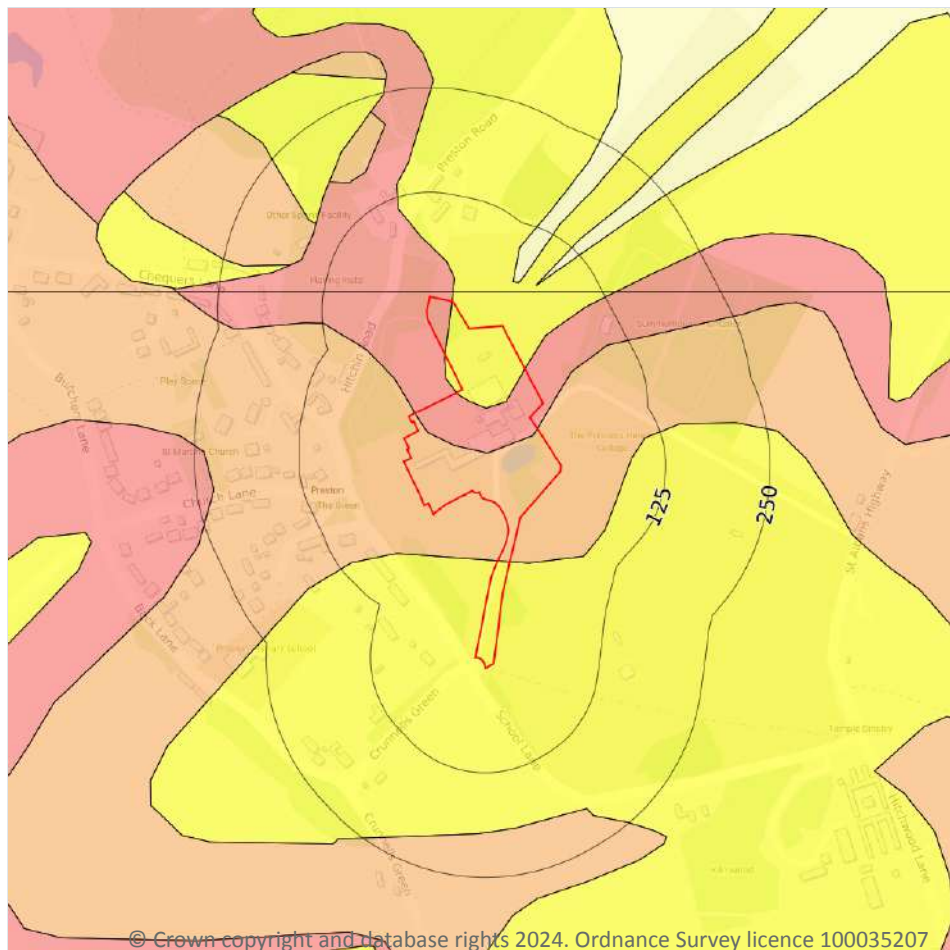


Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
On site	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.
6m N	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.
12m N	Negligible	Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
42m N	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.
47m N	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

17.6 Ground dissolution of soluble rocks

Records within 50m

5

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	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

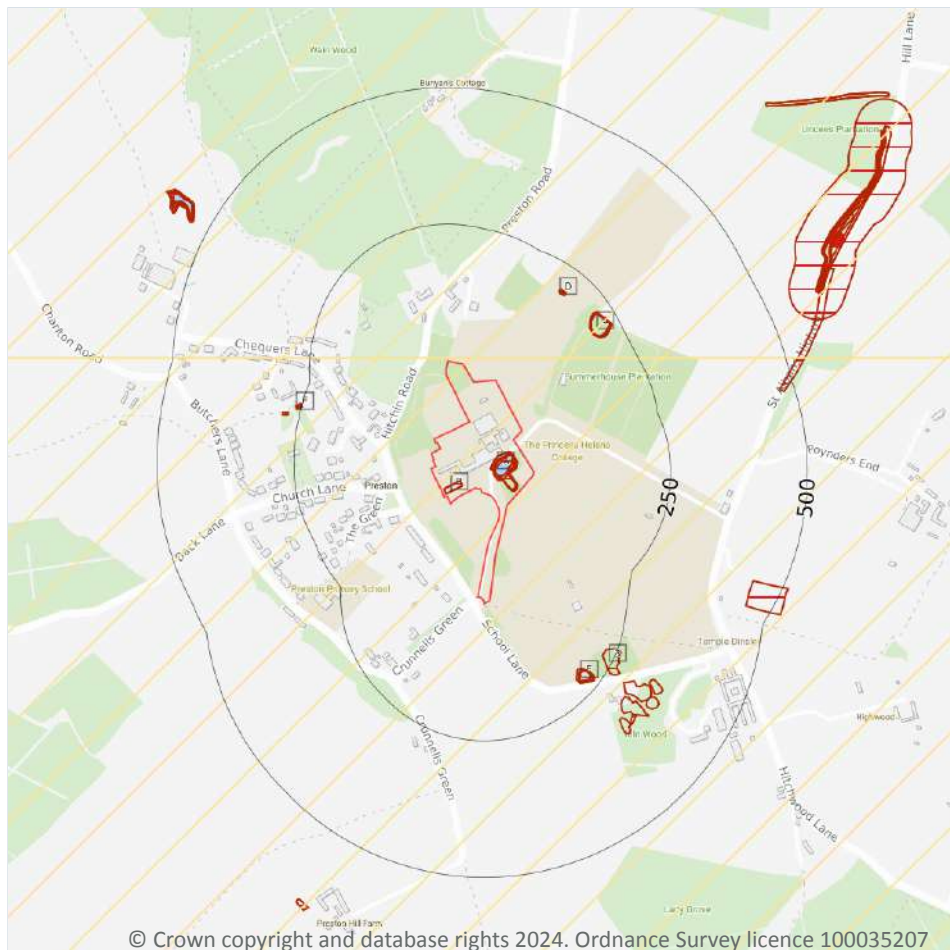


Location	Hazard rating	Details
On site	Low	Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.
On site	Moderate	Soluble rocks are present within the ground. Many dissolution features may be present. Potential for difficult ground conditions are at a level where they should be considered. Potential for subsidence is at a level where it may need to be considered.
6m N	Moderate	Soluble rocks are present within the ground. Many dissolution features may be present. Potential for difficult ground conditions are at a level where they should be considered. Potential for subsidence is at a level where it may need to be considered.
12m N	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

31

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

Features are displayed on the Mining and ground workings map on [page 97](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Ponds	1951	1:10560
A	On site	Ponds	1973	1:10000
A	On site	Pond	1879	1:10560
A	On site	Pond	1922	1:10560
A	On site	Pond	1897	1:10560
A	On site	Pond	1881	1:10560
A	On site	Ponds	1938	1:10560
A	On site	Ponds	1922	1:10560
A	On site	Ponds	1922	1:10560
B	On site	Pond	1922	1:10560
B	On site	Pond	1922	1:10560
C	197m NE	Unspecified Pit	1938	1:10560
C	197m NE	Unspecified Pit	1959	1:10560
C	198m NE	Unspecified Pit	1922	1:10560
C	198m NE	Unspecified Pit	1922	1:10560
C	198m NE	Unspecified Pit	1879	1:10560
C	199m NE	Unspecified Pit	1922	1:10560
D	199m NE	Sewage Tanks	1938	1:10560
D	200m NE	Sewage Tanks	1922	1:10560
D	200m NE	Sewage Tanks	1922	1:10560
D	200m NE	Sewage Tanks	1879	1:10560
D	201m NE	Sewage Tanks	1922	1:10560
E	204m SE	Unspecified Pit	1951	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
E	210m SE	Unspecified Pit	1922	1:10560
E	210m SE	Unspecified Pit	1938	1:10560
E	211m SE	Unspecified Pit	1922	1:10560
E	211m SE	Unspecified Pit	1922	1:10560
E	212m SE	Unspecified Pit	1879	1:10560
3	230m SE	Unspecified Pit	1881	1:10560
F	249m W	Reservoir	1879	1:10560
F	250m W	Reservoir	1922	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

2

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).

Features are displayed on the Mining and ground workings map on [page 97](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
2	6m N	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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



18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

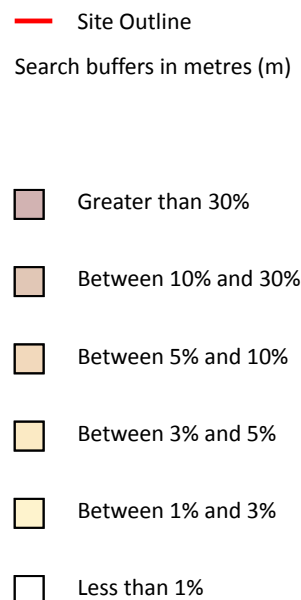
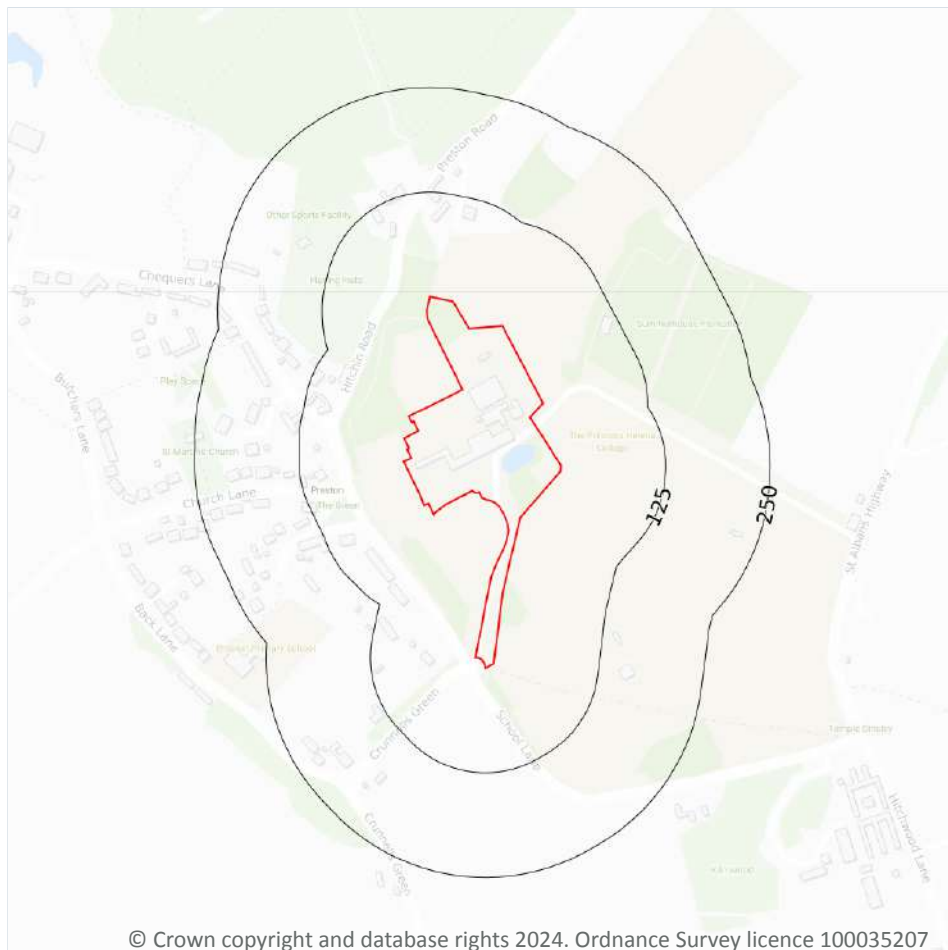
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 105 >](#)

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

16

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 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	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 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
6m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
6m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
11m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
11m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
21m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg



Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
39m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
39m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
42m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
42m N	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.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 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.

22.9 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.

22.10 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: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: County Series

Map date: 1897-1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1881
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1881
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1881
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1881
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

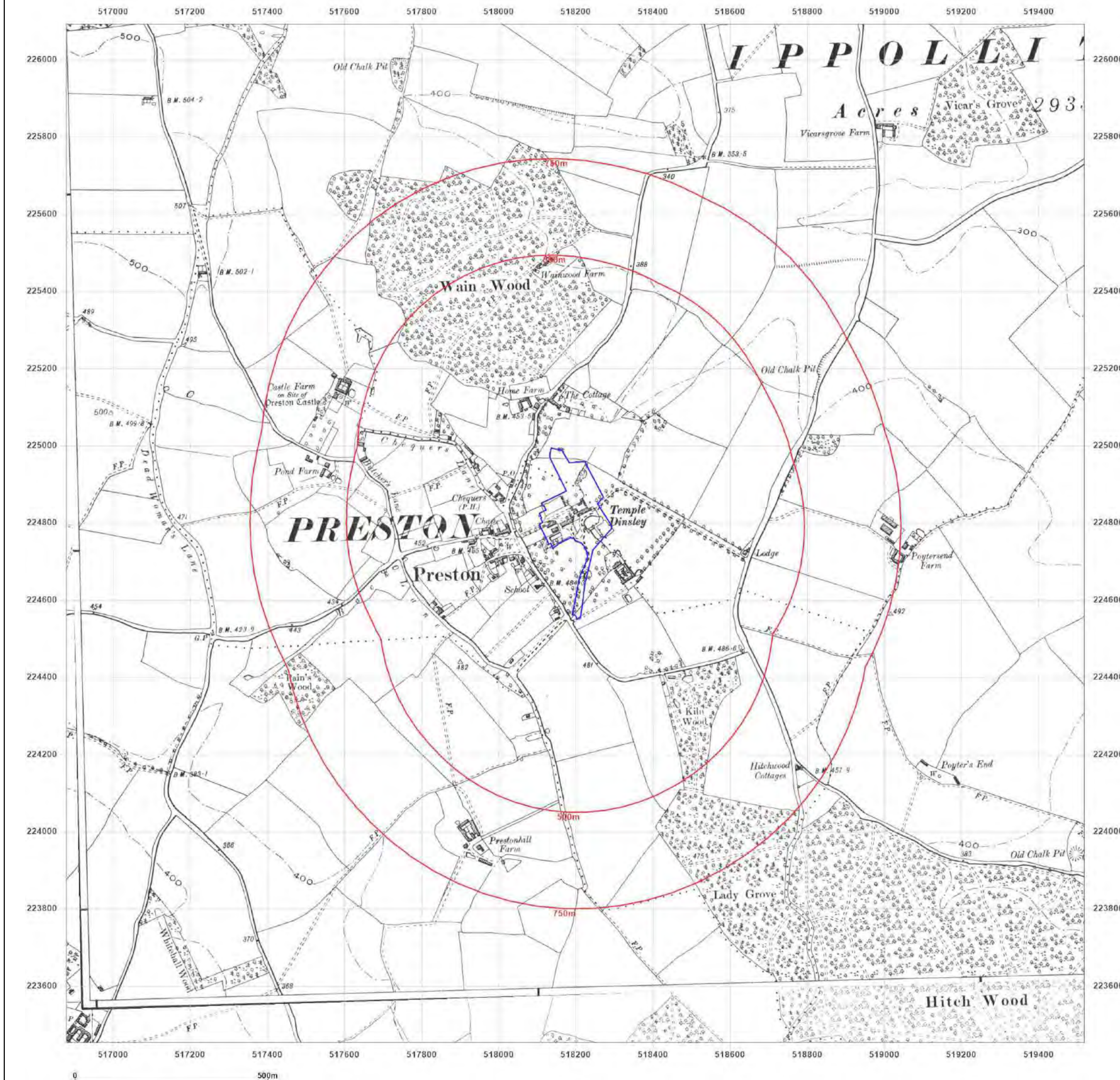


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: County Series

Map date: 1922-1925

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879
Revised 1922
Edition 1925
Copyright N/A
Levelled N/A

Surveyed 1879
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

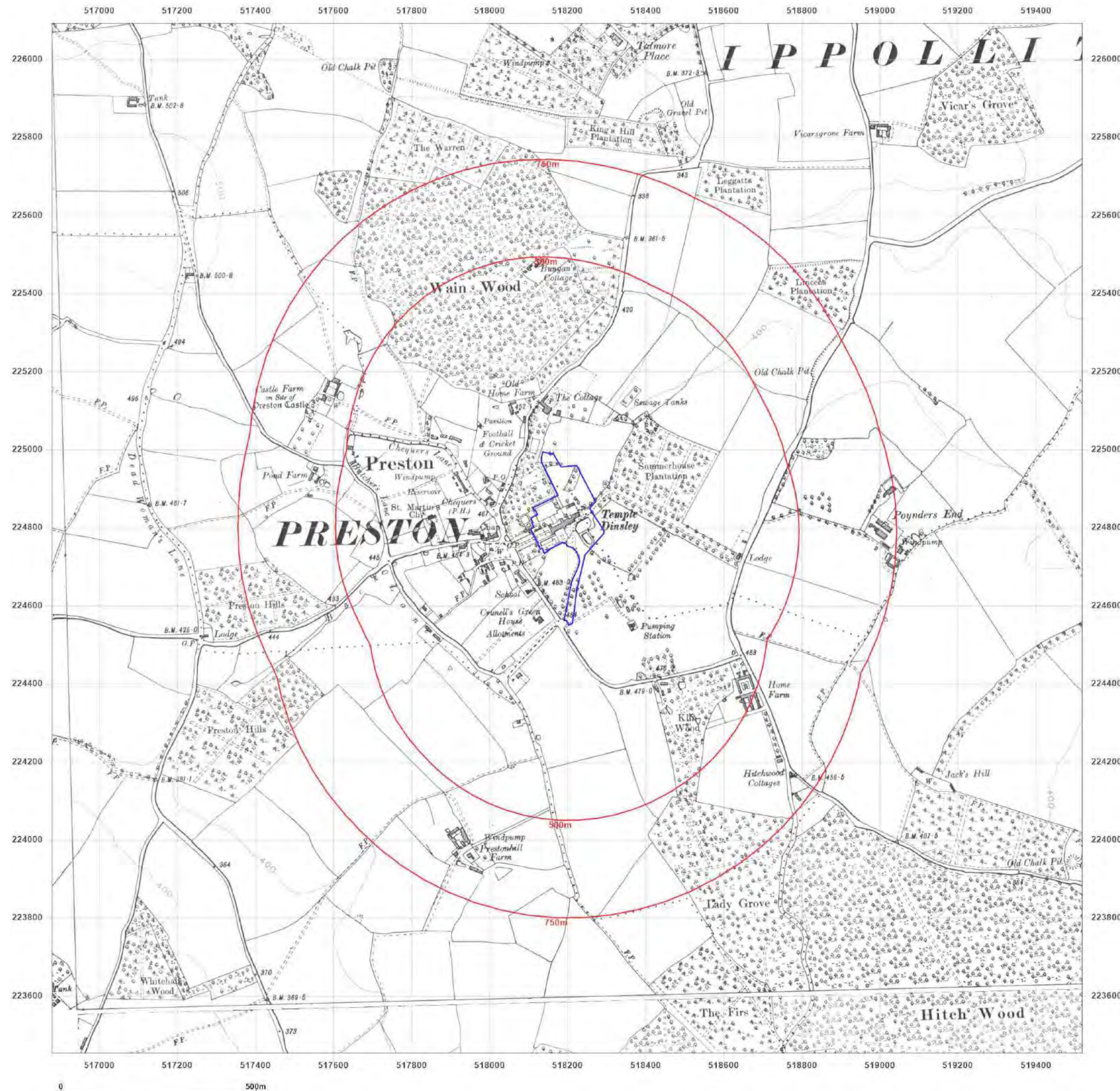


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: County Series

Map date: 1922-1925

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879
Revised 1922
Edition N/A
Copyright 1925
Levelled N/A

Surveyed 1879
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

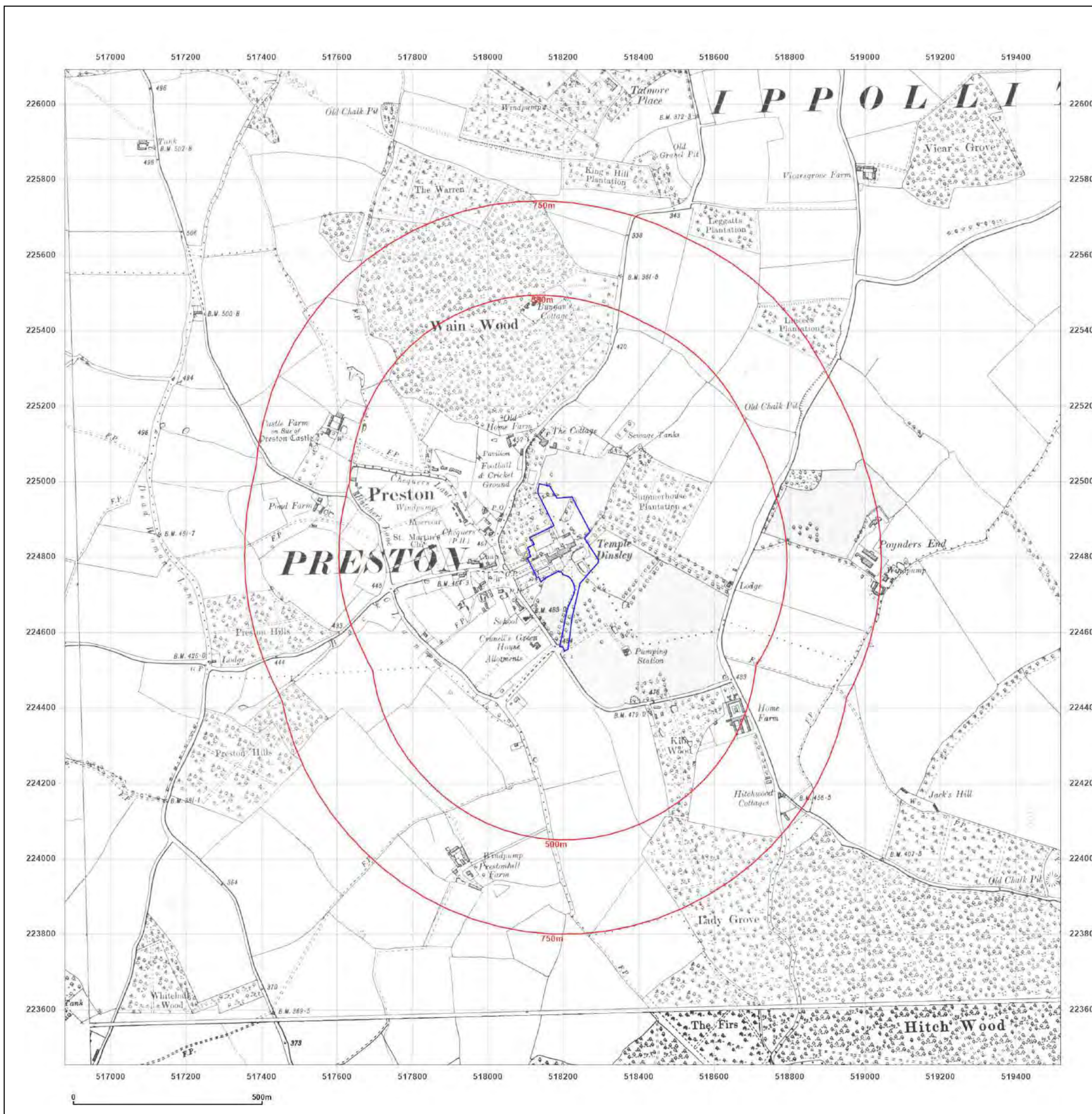


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: County Series

Map date: 1922-1925

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition 1925
Copyright N/A
Levelled N/A

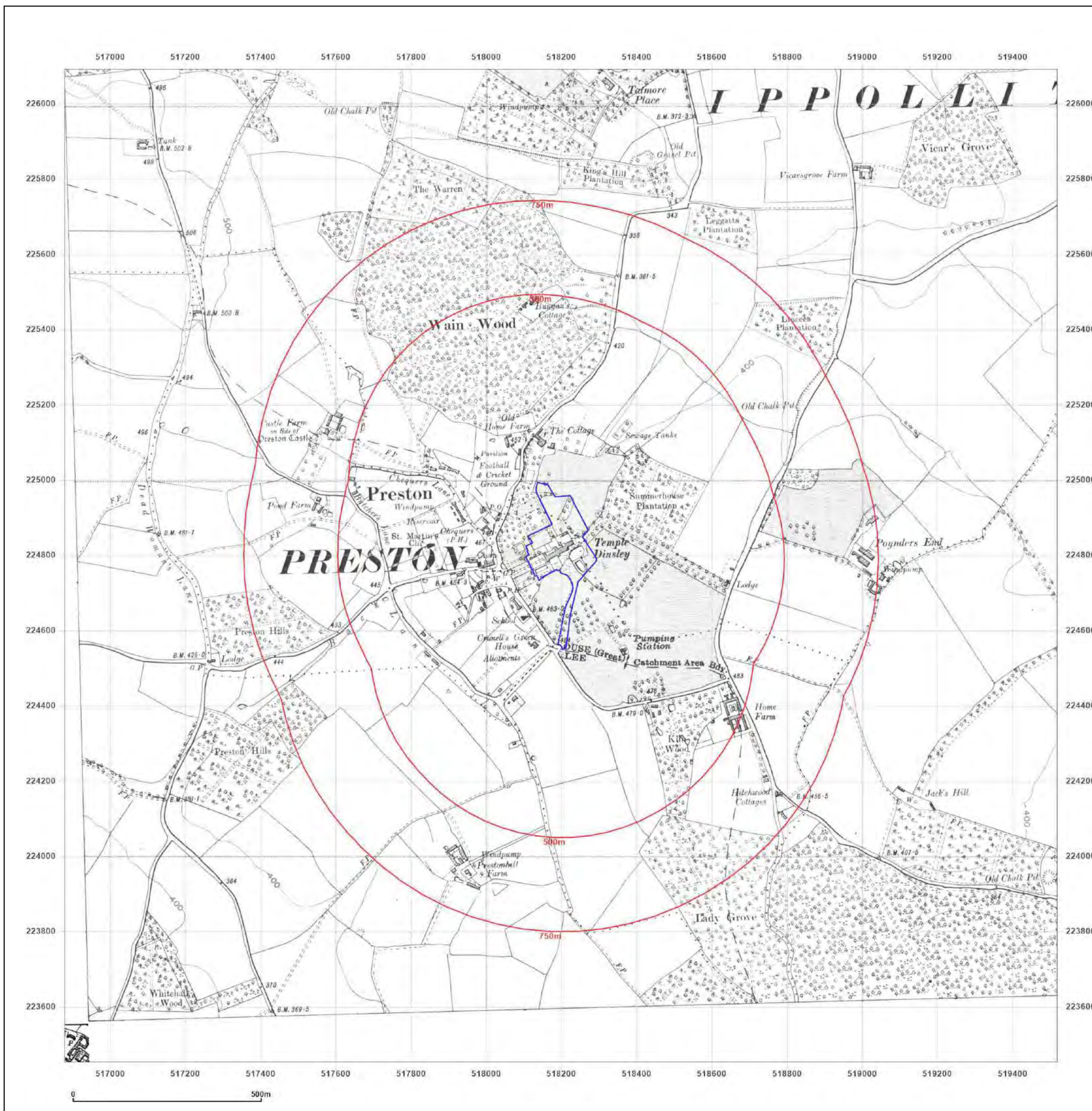


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: County Series

Map date: 1946-1947

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879
Revised 1947
Edition N/A
Copyright N/A
Levelled 1922

Surveyed 1879
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1946
Edition 1946
Copyright N/A
Levelled N/A

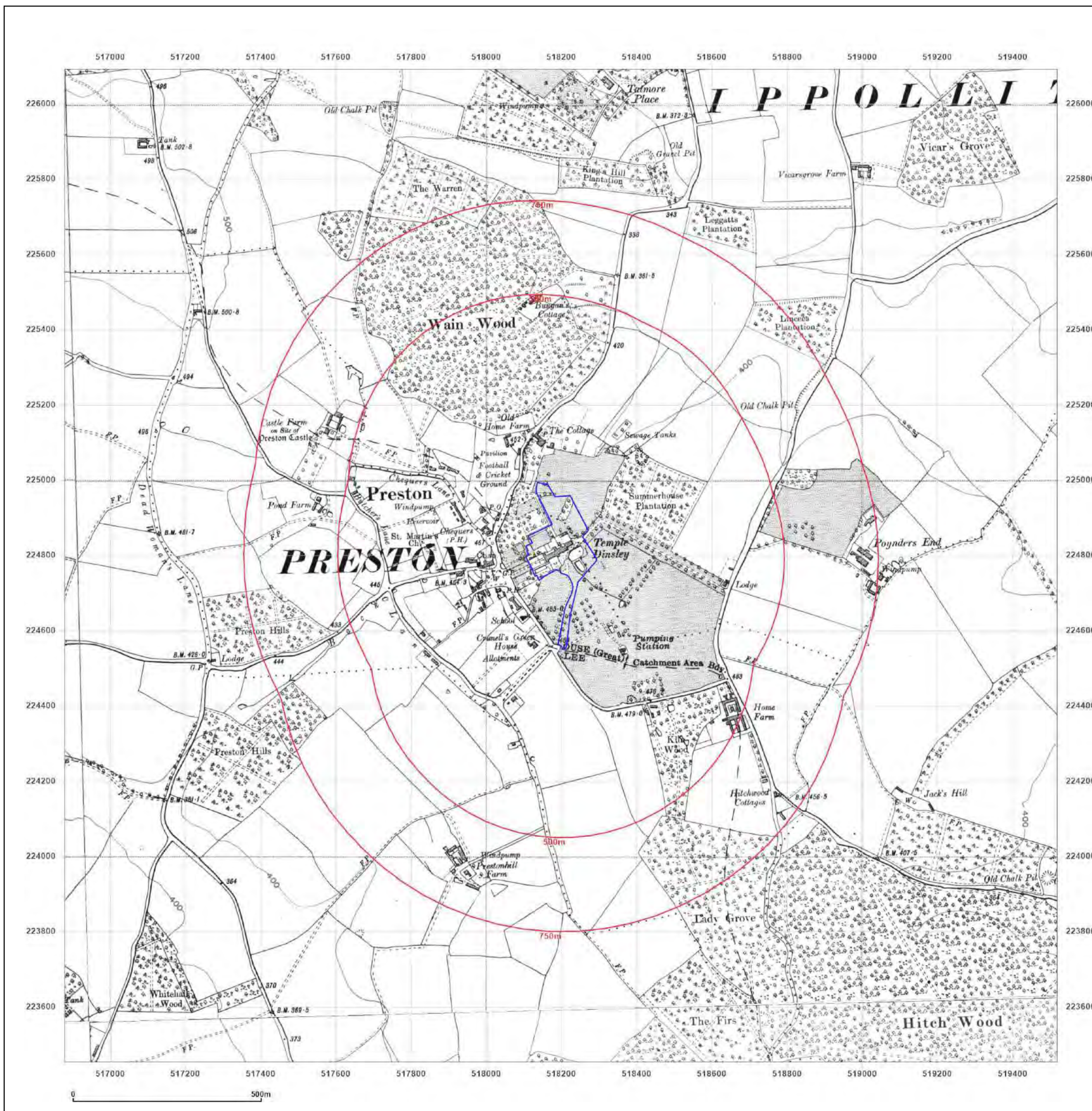


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: County Series

Map date: 1947-1949

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1879
Revised 1949
Edition N/A
Copyright N/A
Levelled 1922

Surveyed 1878
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1947
Edition N/A
Copyright N/A
Levelled 1922

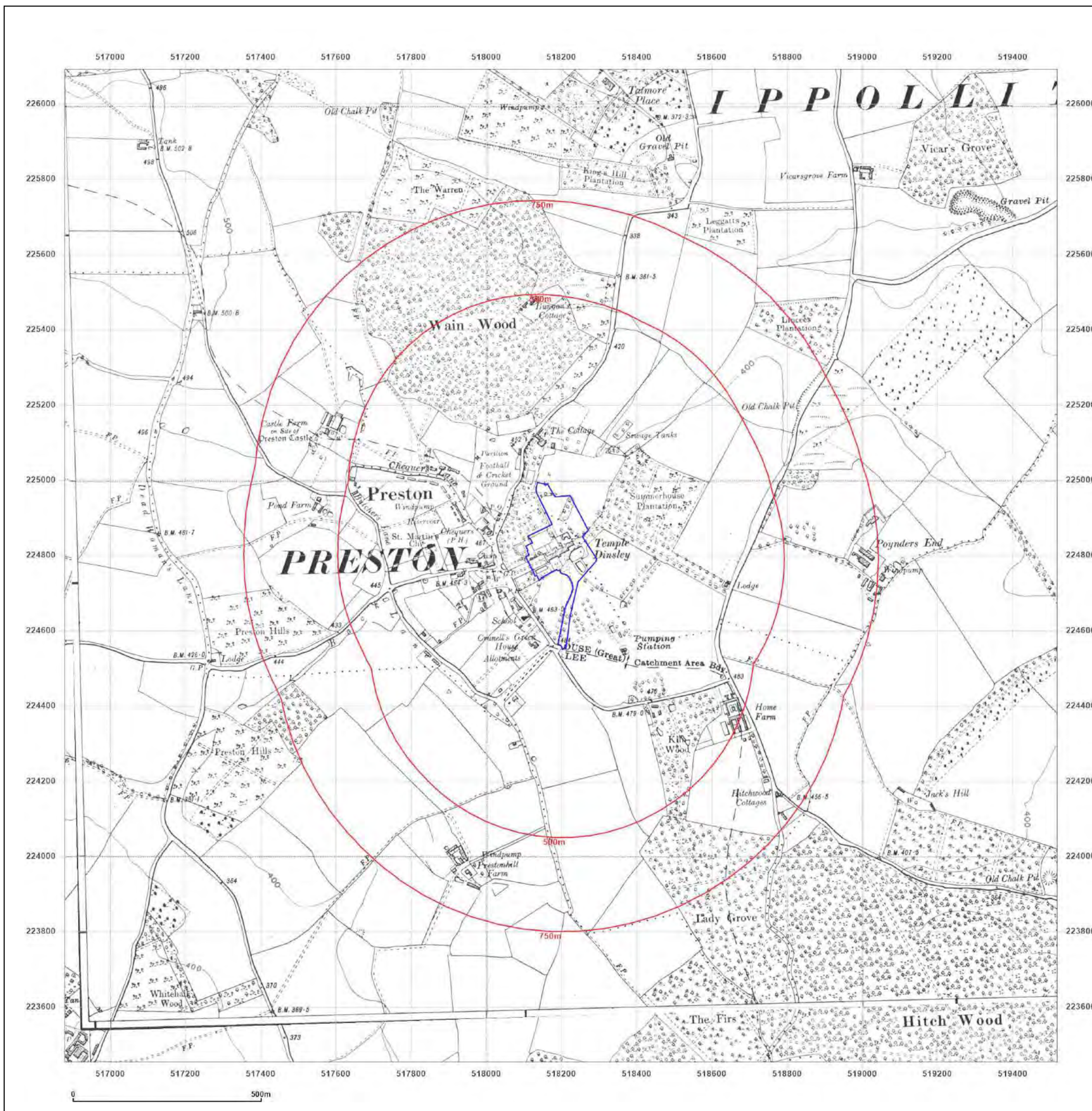


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: Provisional

Map date: 1951

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled N/A

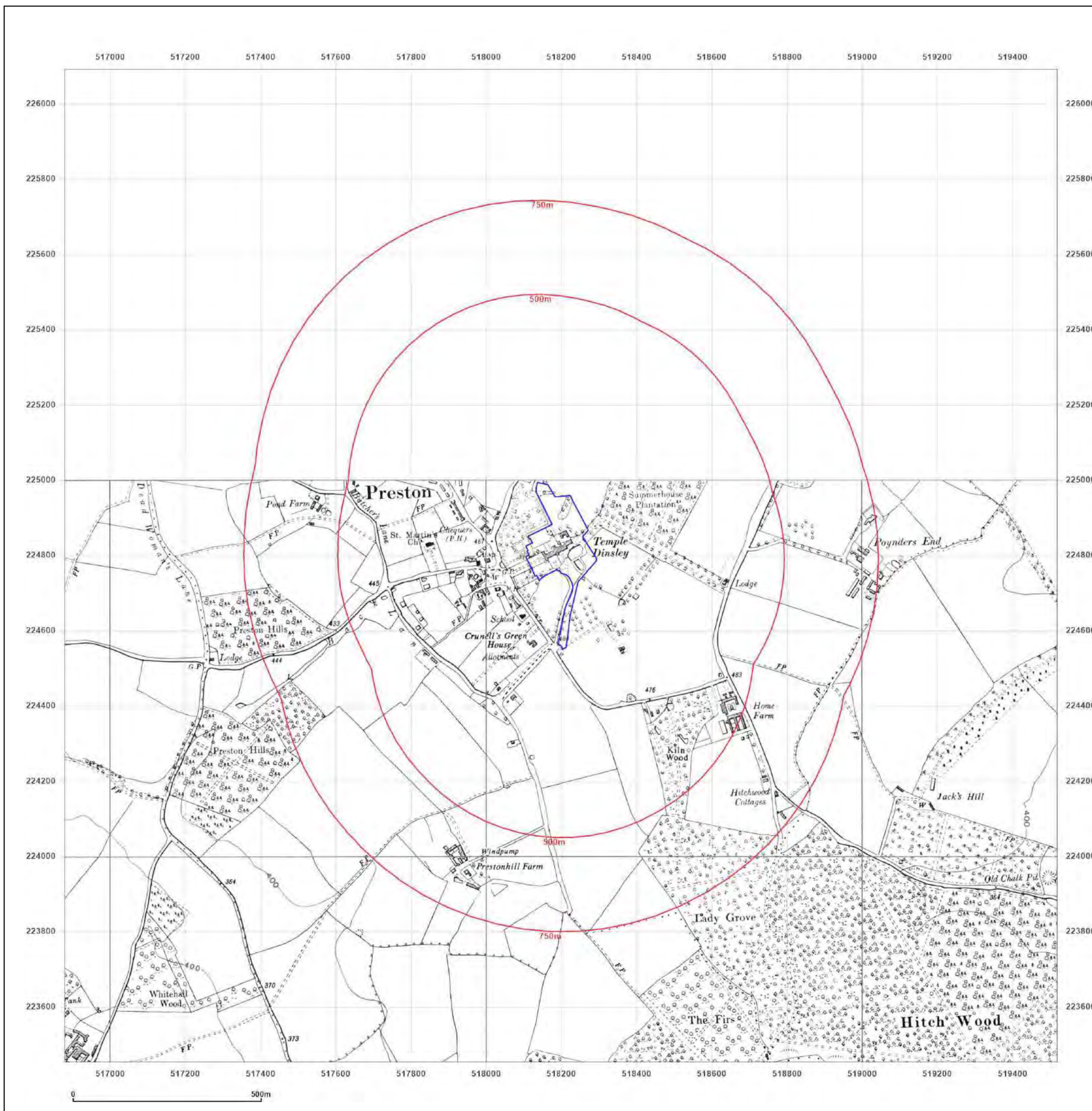


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: Provisional

Map date: 1959

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1959
Edition N/A
Copyright N/A
Levelled N/A

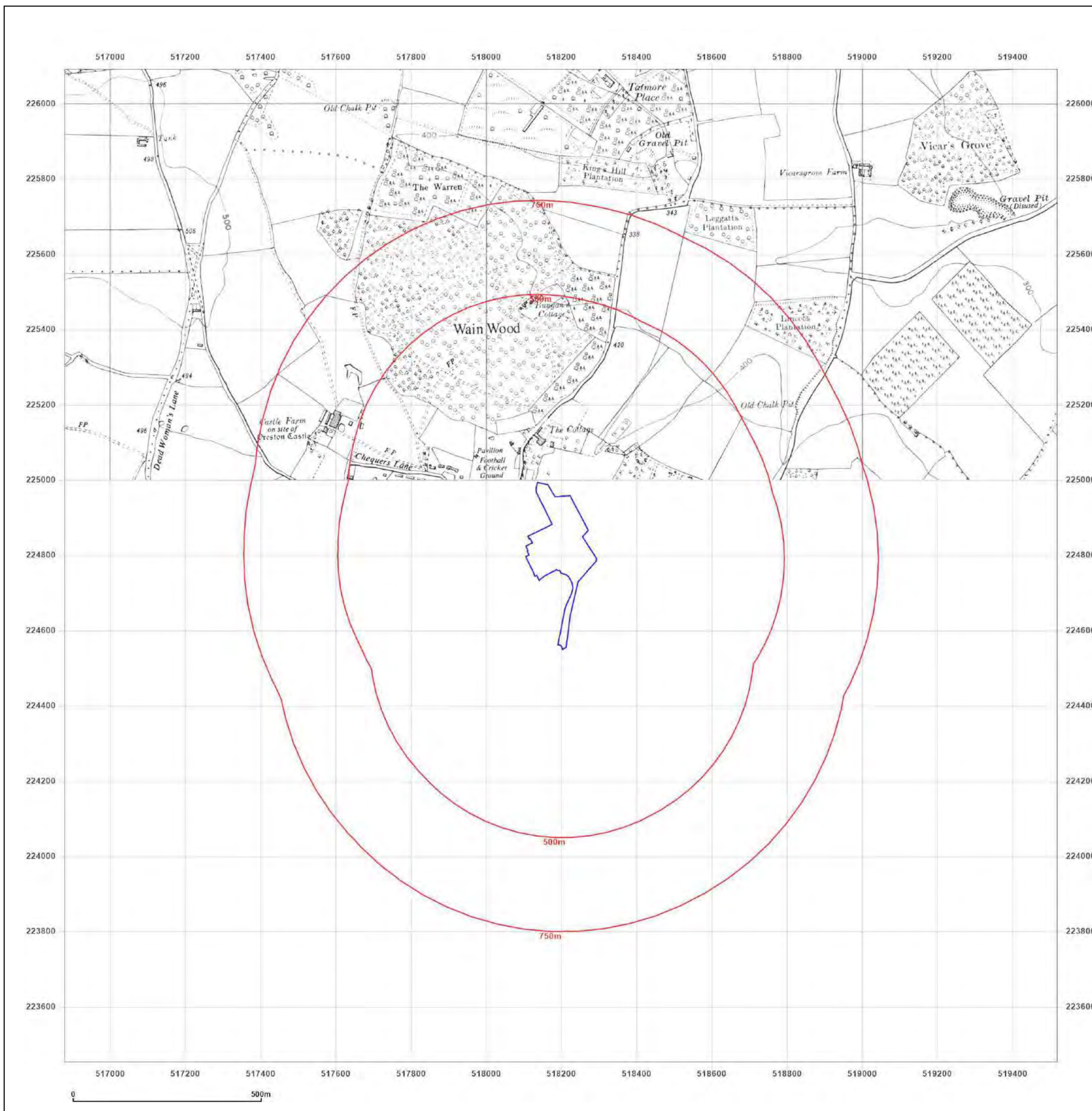


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: Provisional

Map date: 1976

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1976
Edition N/A
Copyright N/A
Levelled N/A

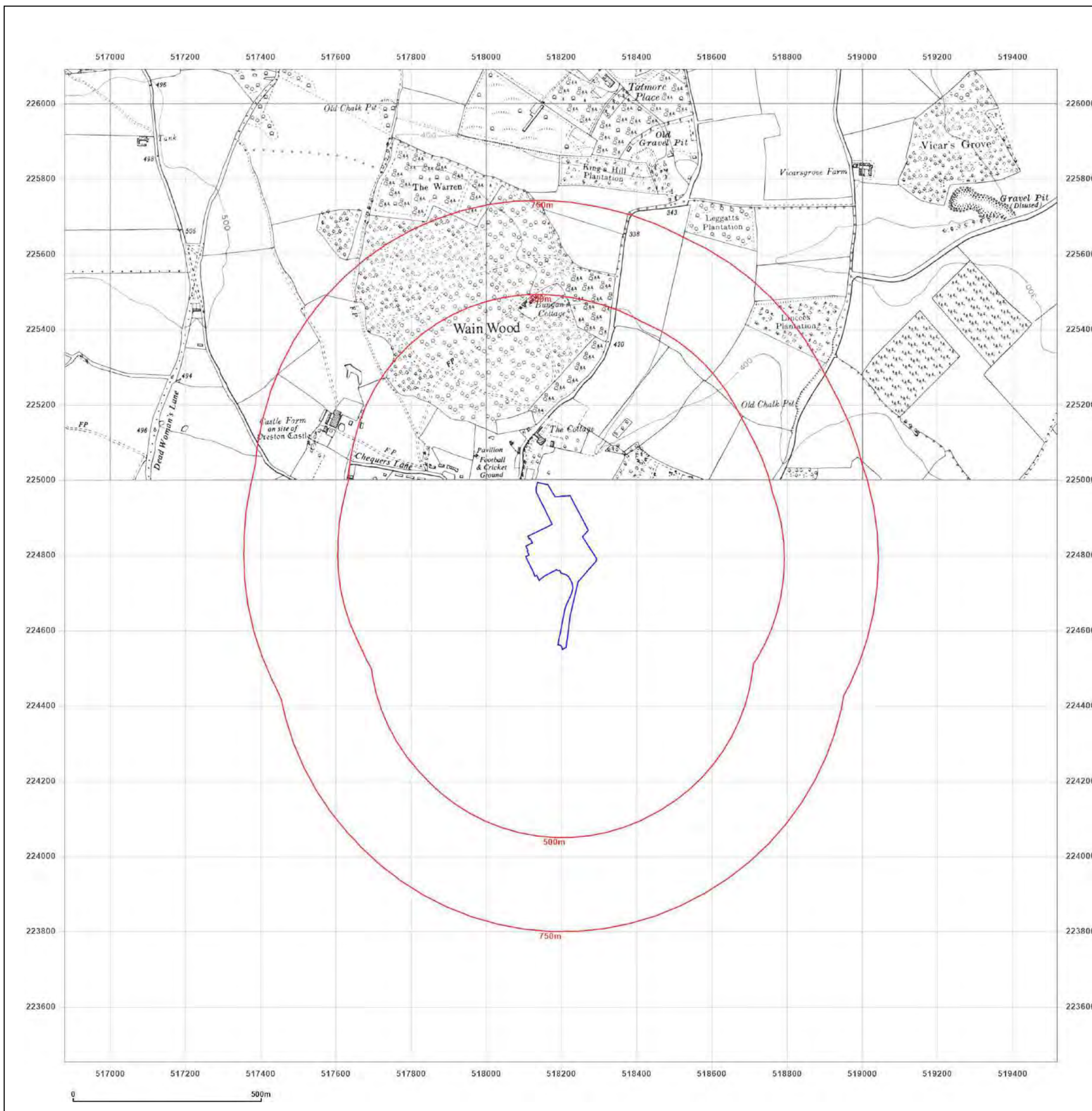


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: National Grid

Map date: 1975-1980

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1979
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1972
Revised 1974
Edition N/A
Copyright 1975
Levelled 1973

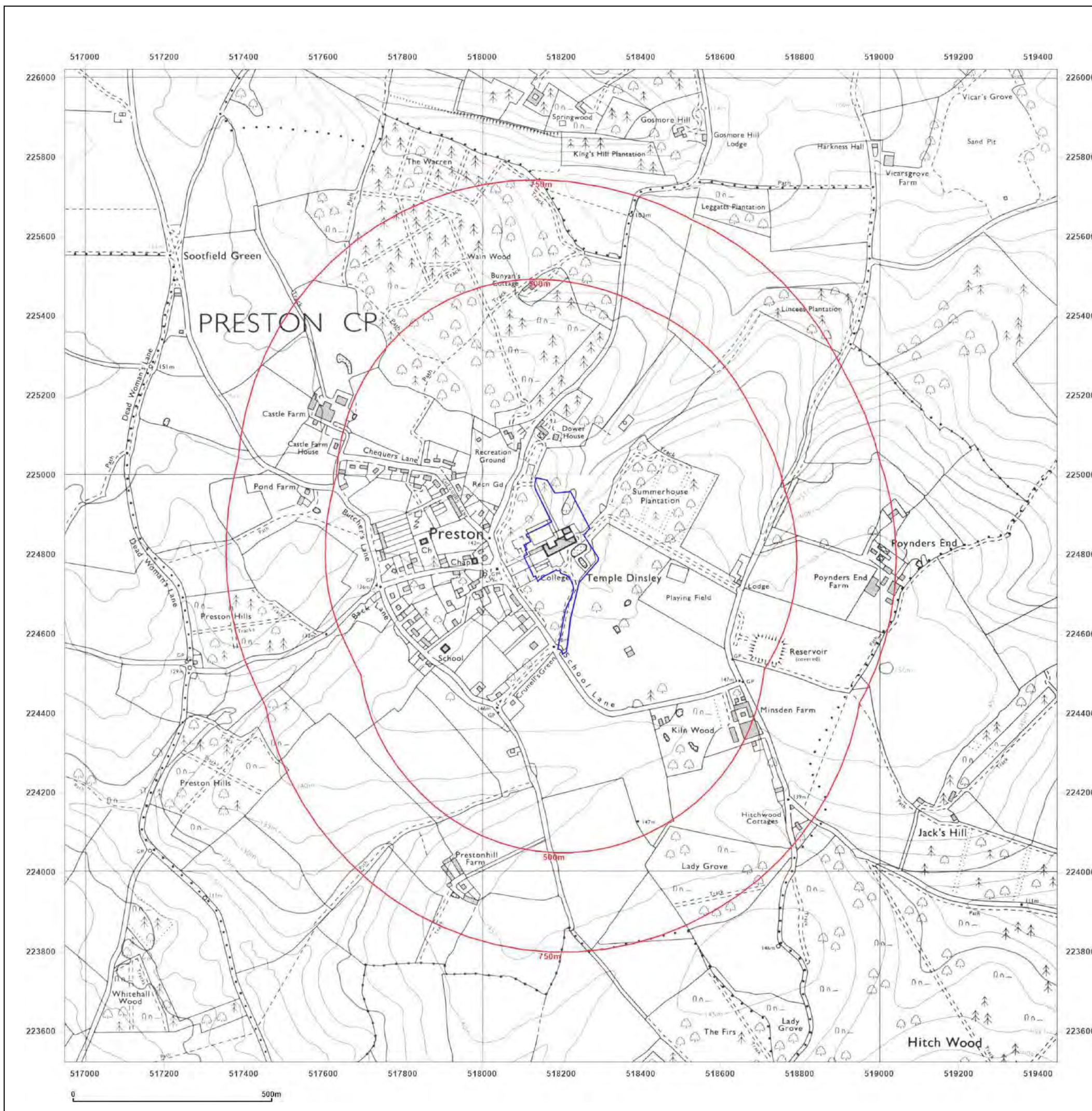


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: National Grid

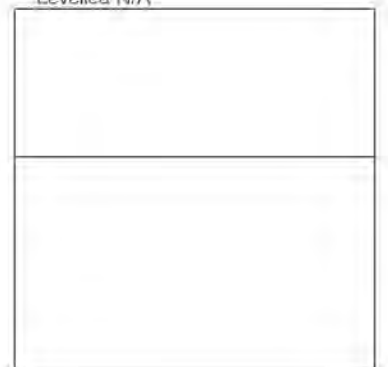
Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1979
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

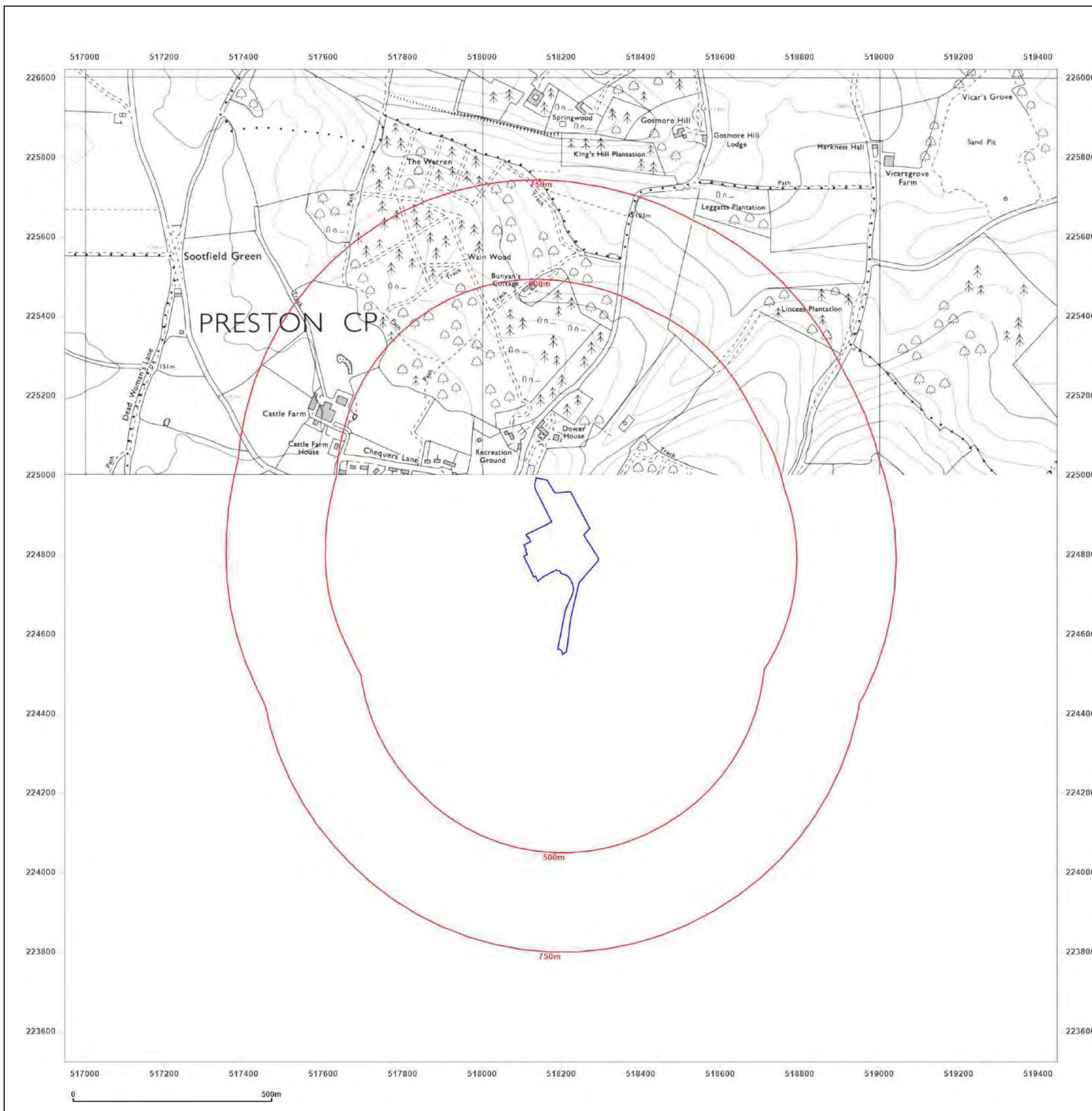


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

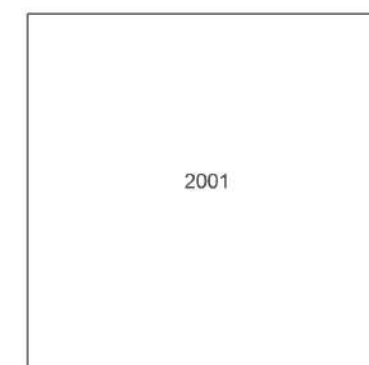
Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

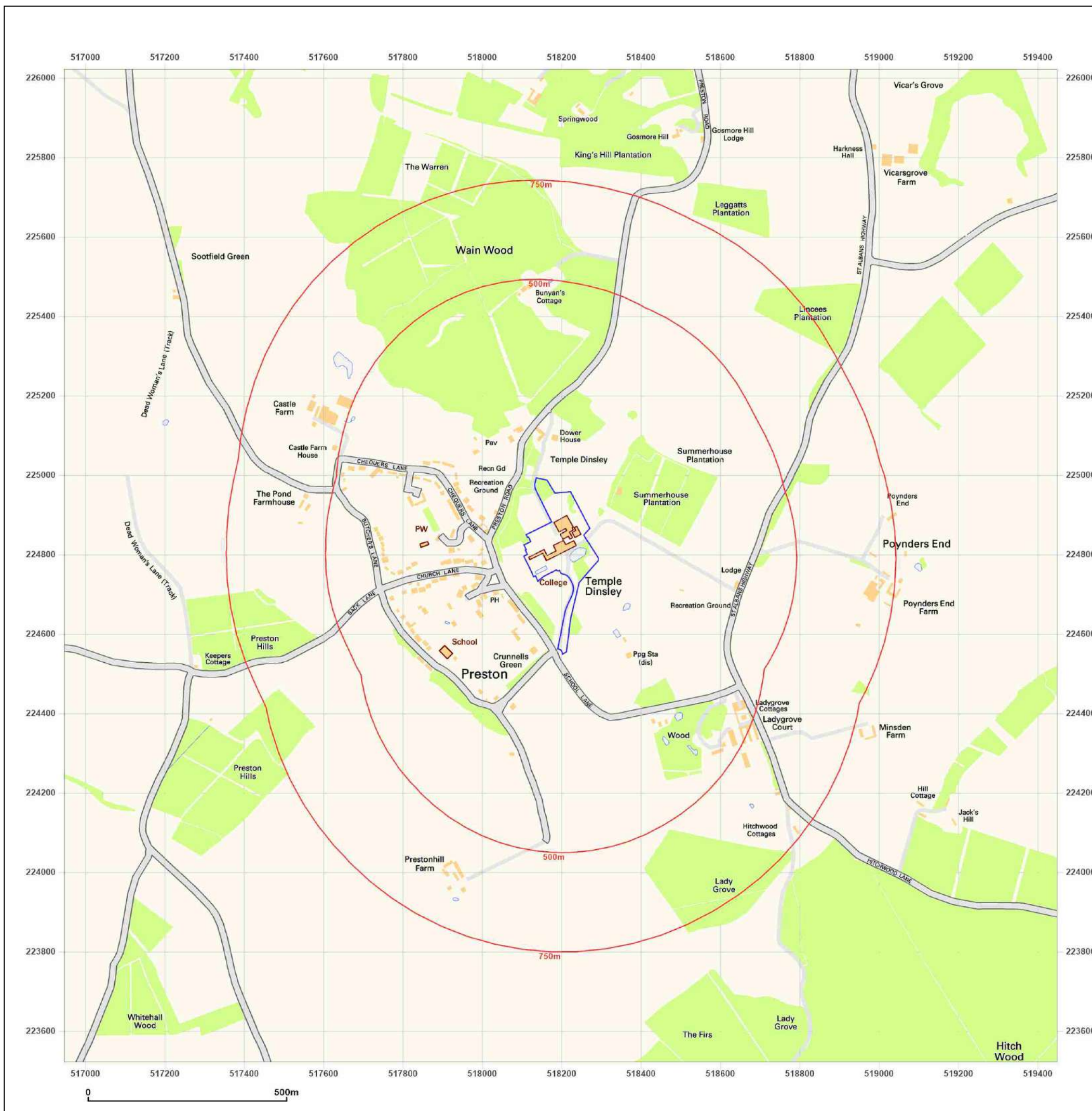


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA
Grid Ref: 518198, 224772

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



2024

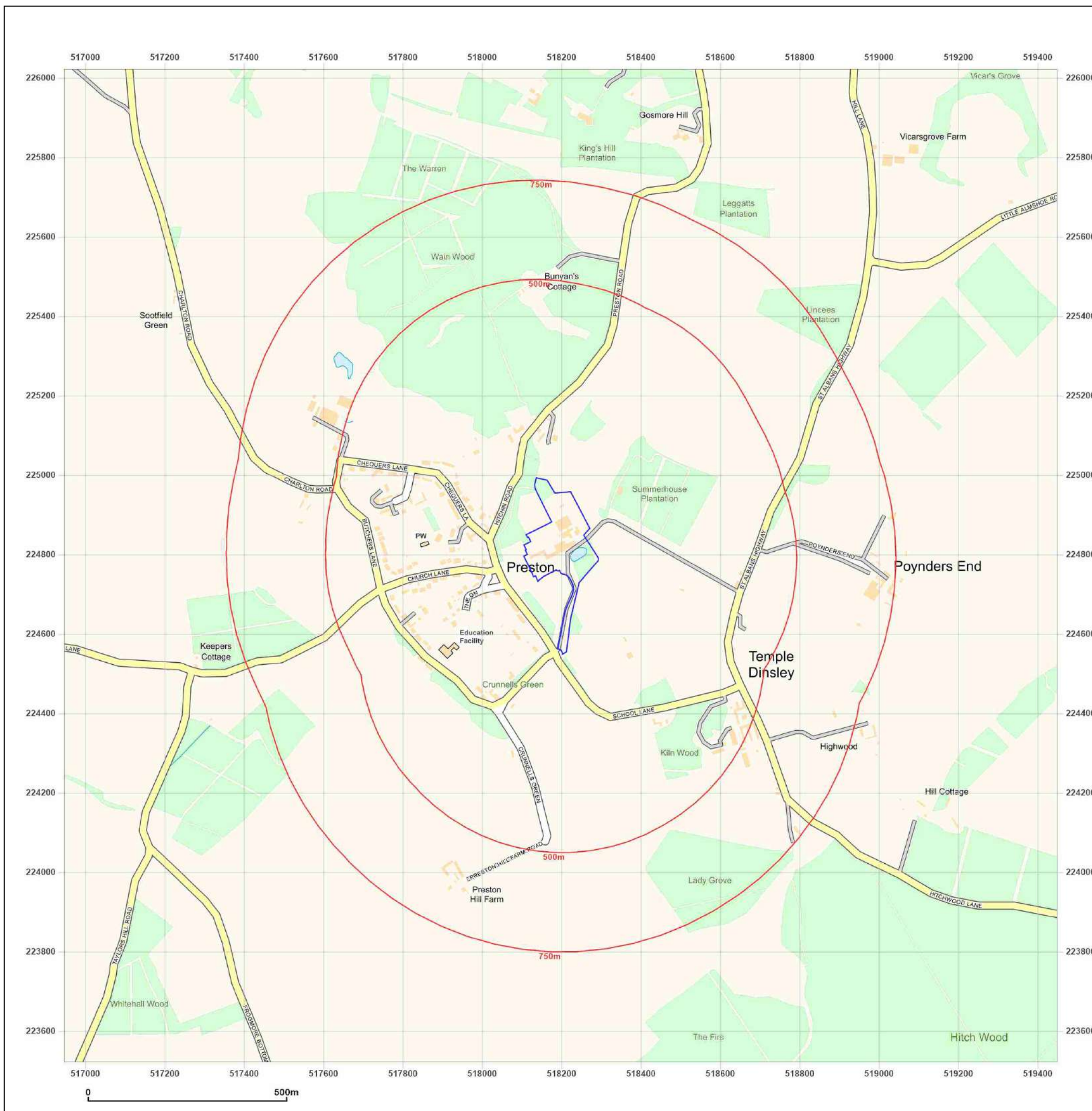


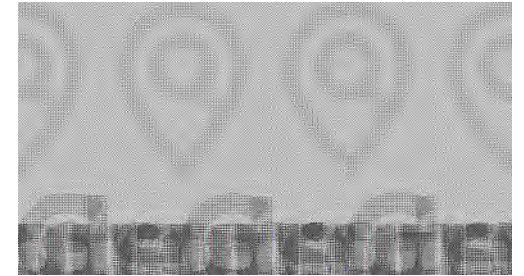
Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





1:2,500 Scale Grid Index



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_1
Grid Ref: 518197, 224459

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1881
Revised 1881
Edition N/A
Copyright N/A
Levelled N/A

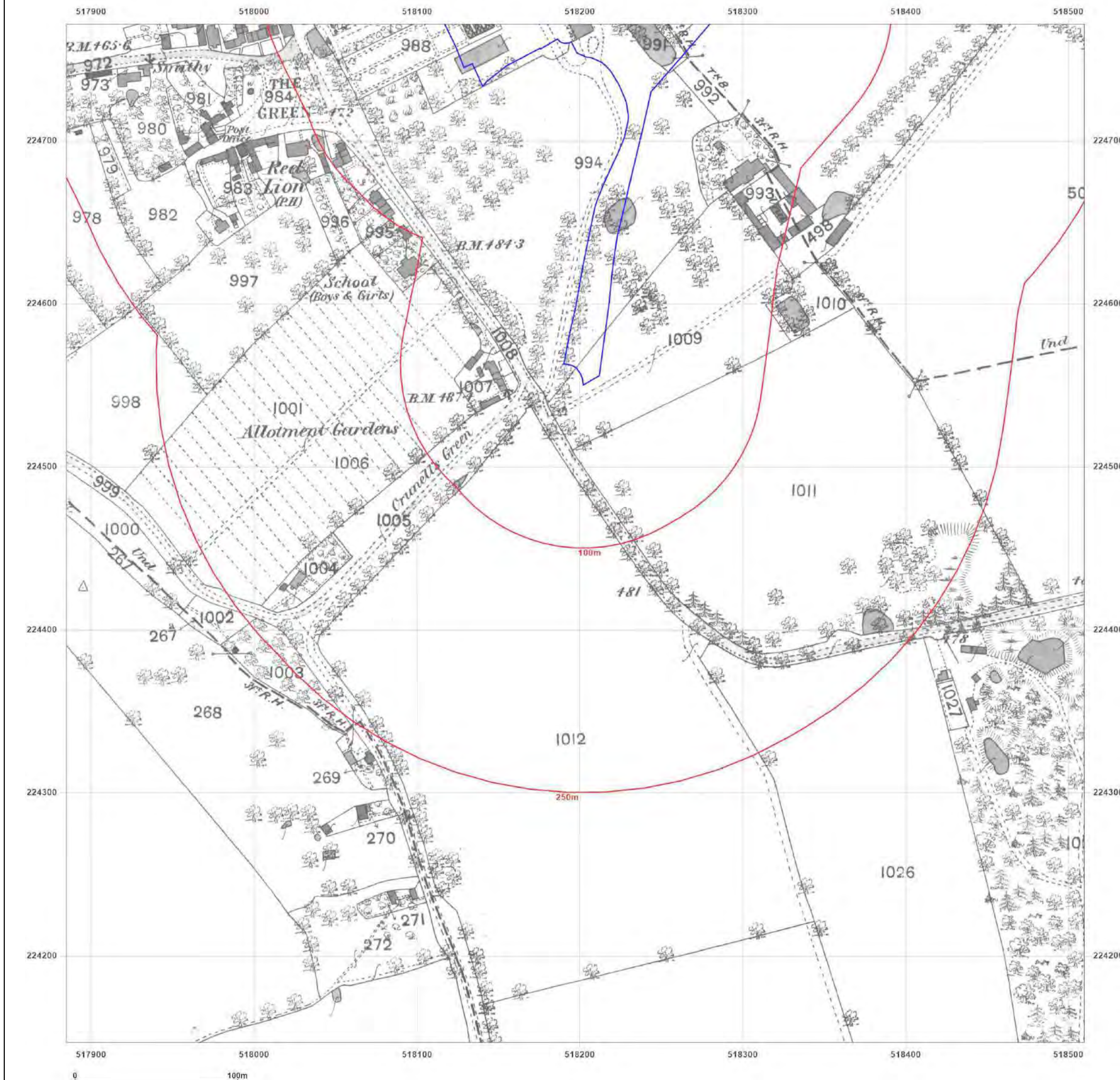


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_1
Grid Ref: 518197, 224459

Map Name: County Series

Map date: 1898

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

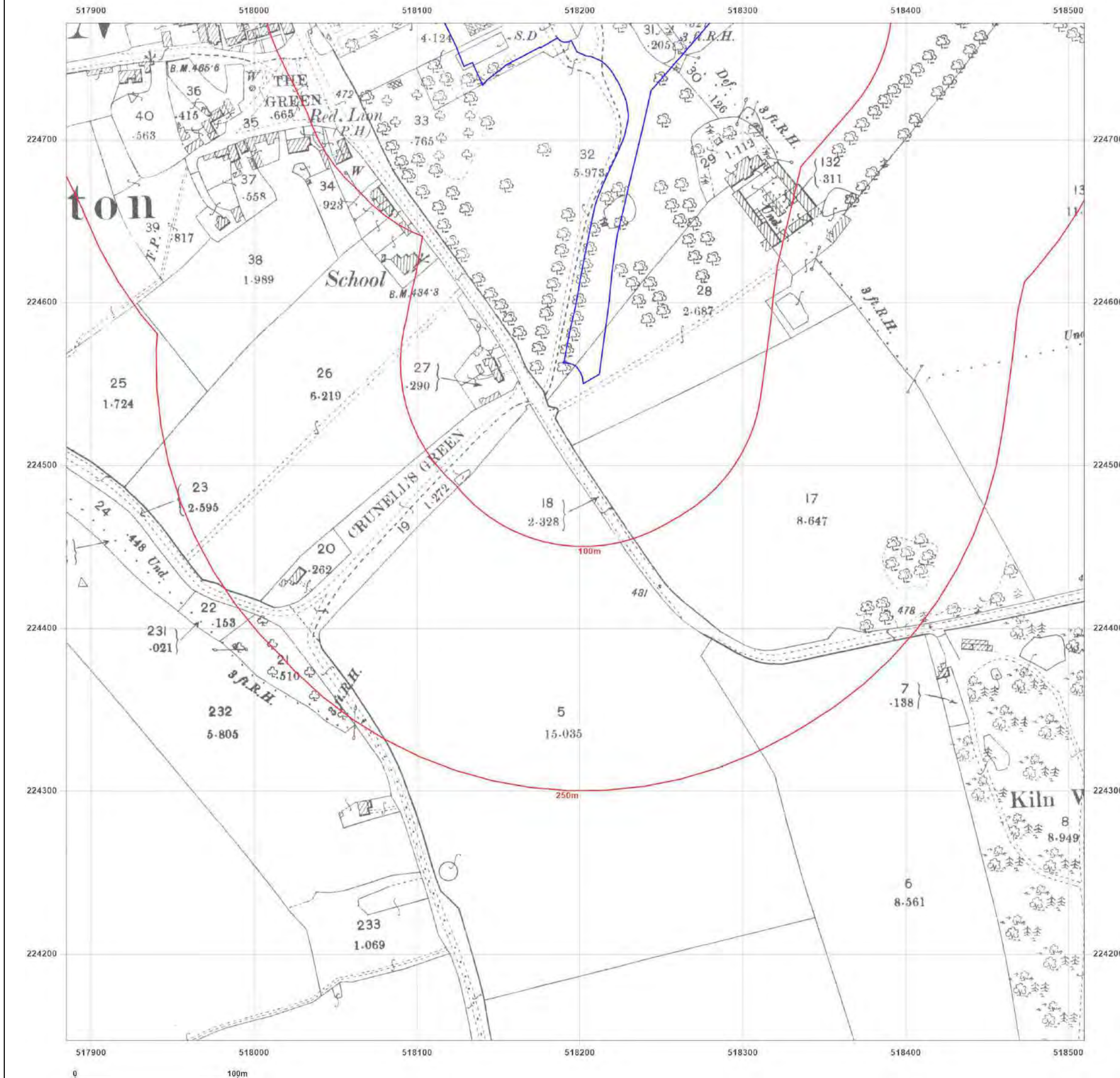


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_1
Grid Ref: 518197, 224459

Map Name: County Series

Map date: 1924

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1924
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

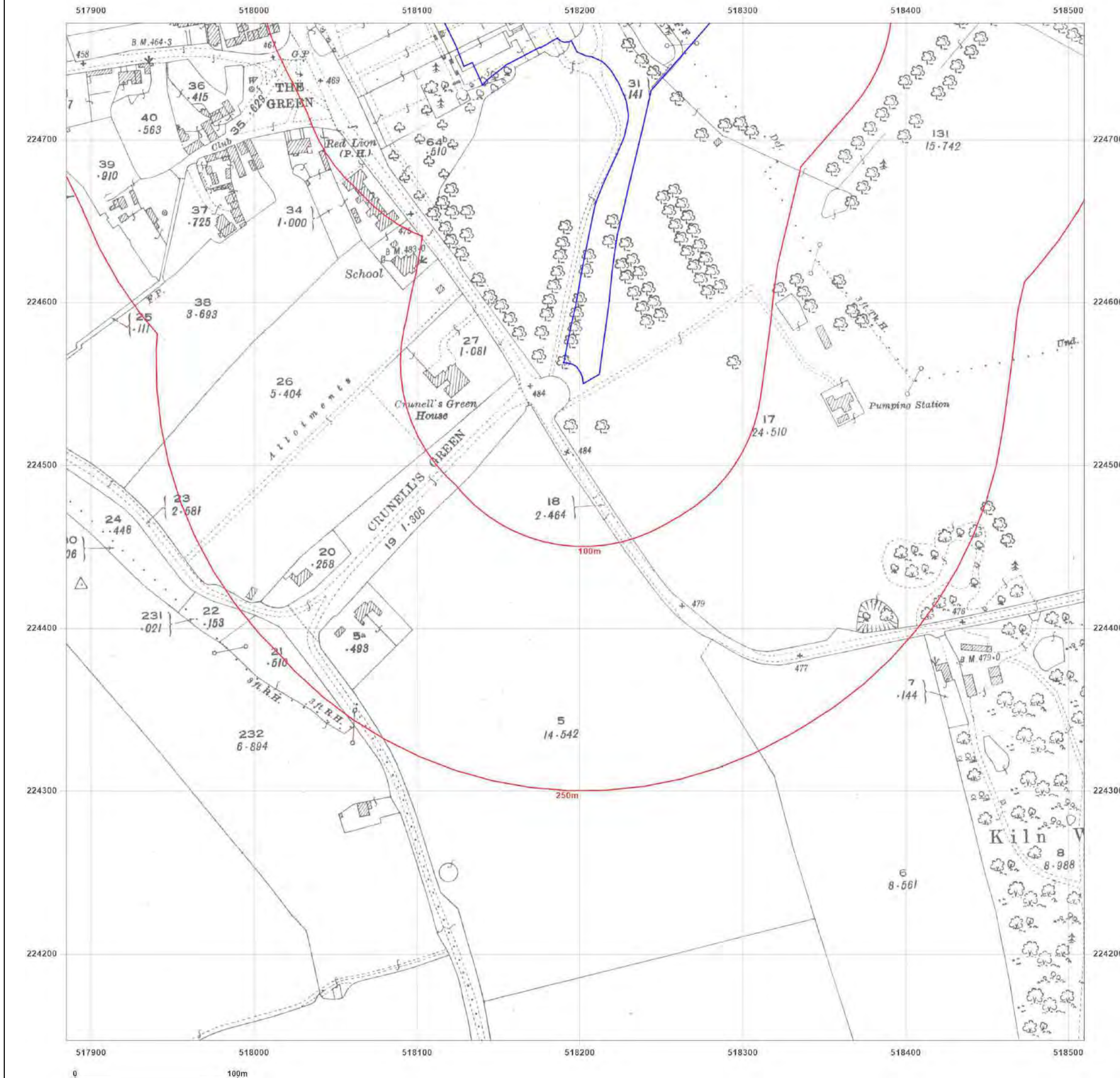


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_1
Grid Ref: 518197, 224459

Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1971
Revised 1971
Edition N/A
Copyright 1972
Levelled 1958

Surveyed 1971
Revised 1971
Edition N/A
Copyright 1972
Levelled 1958

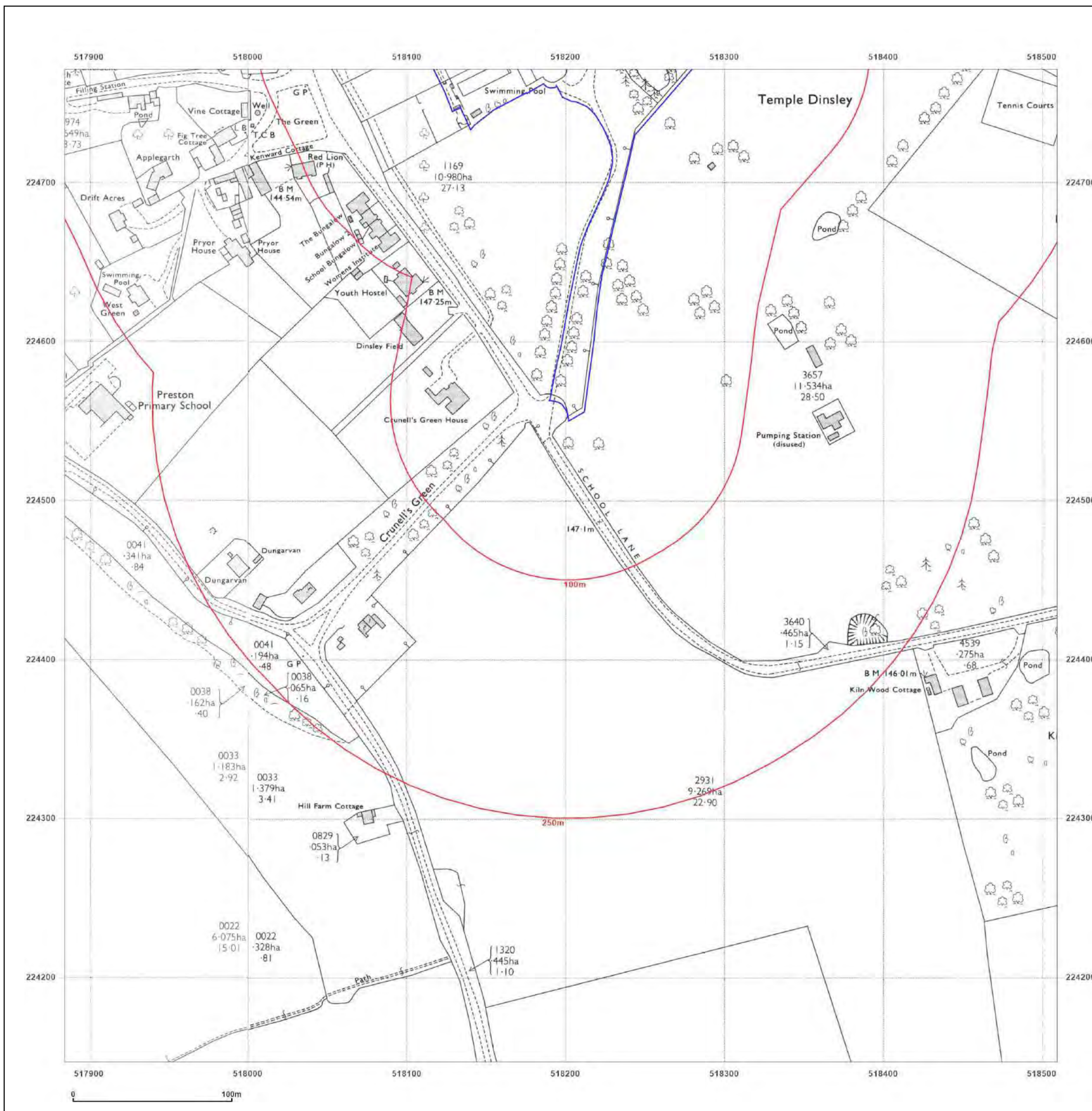


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_1
Grid Ref: 518197, 224459

Map Name: National Grid

Map date: 1972-1973

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

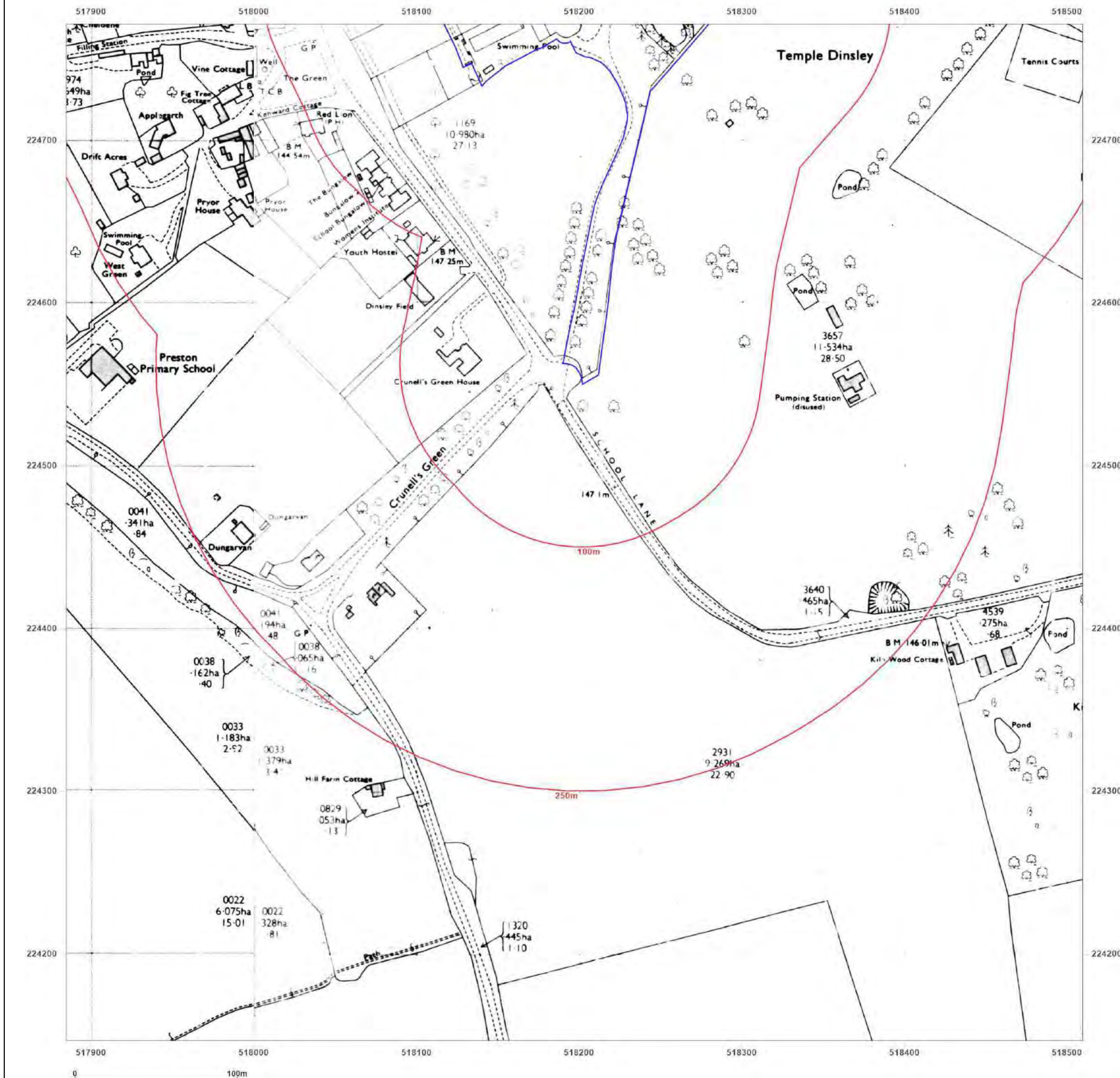


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_1
Grid Ref: 518197, 224459

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

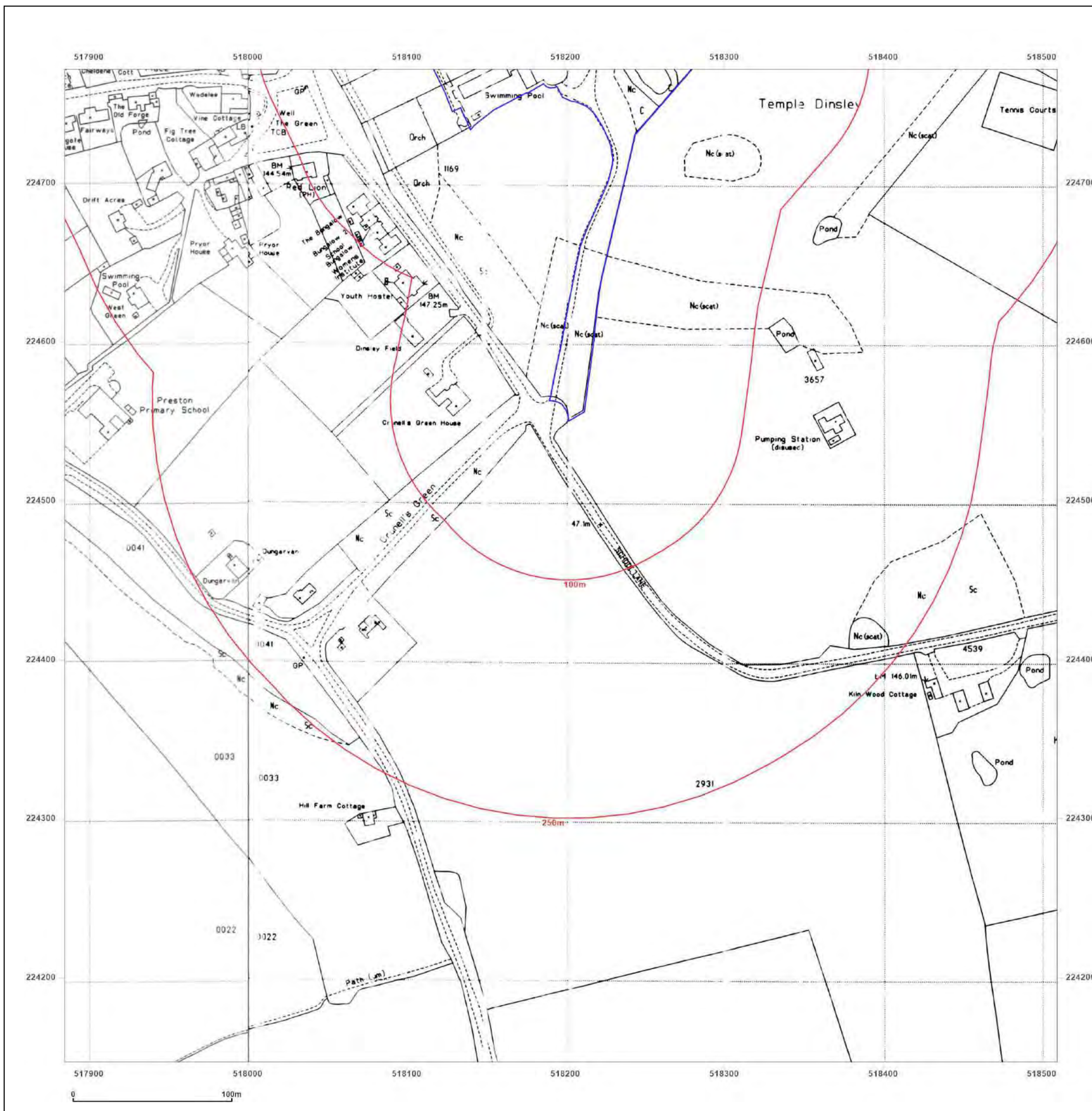


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_2
Grid Ref: 518197, 225084

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1881
Revised 1881
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1881
Revised 1881
Edition N/A
Copyright N/A
Levelled N/A

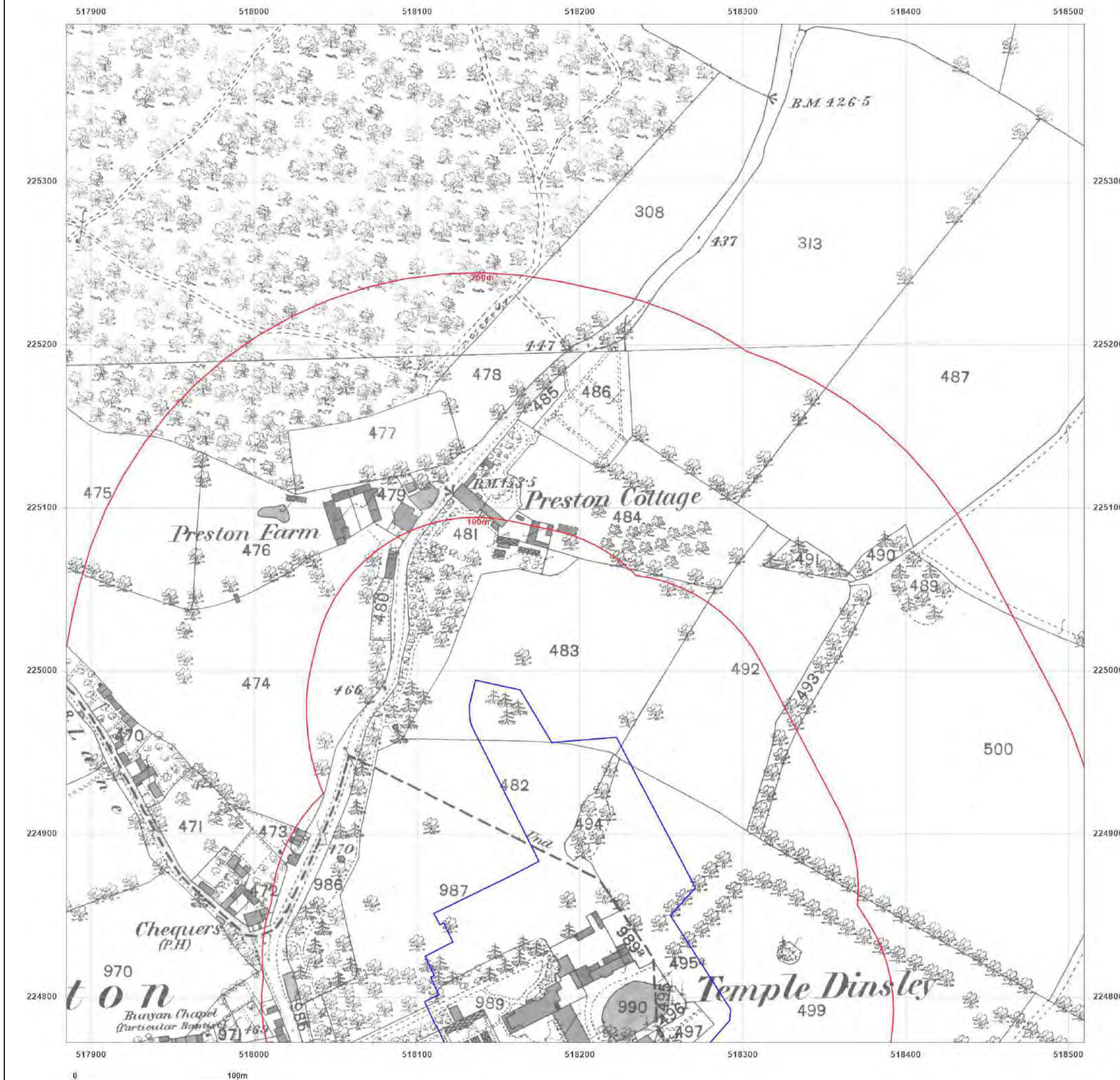


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_2
Grid Ref: 518197, 225084

Map Name: County Series

Map date: 1898

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

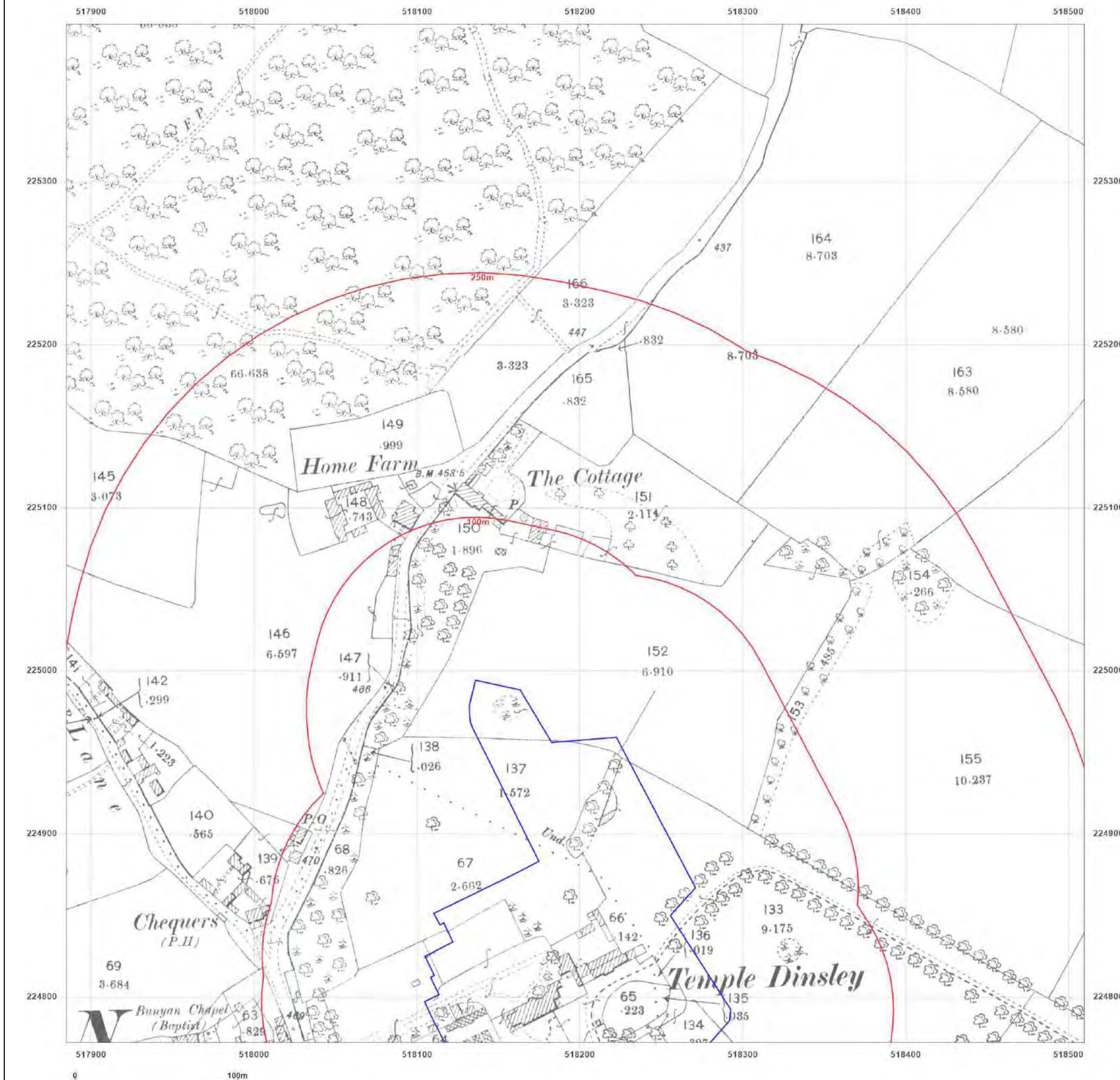


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_2
Grid Ref: 518197, 225084

Map Name: County Series

Map date: 1924

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1924
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1924
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

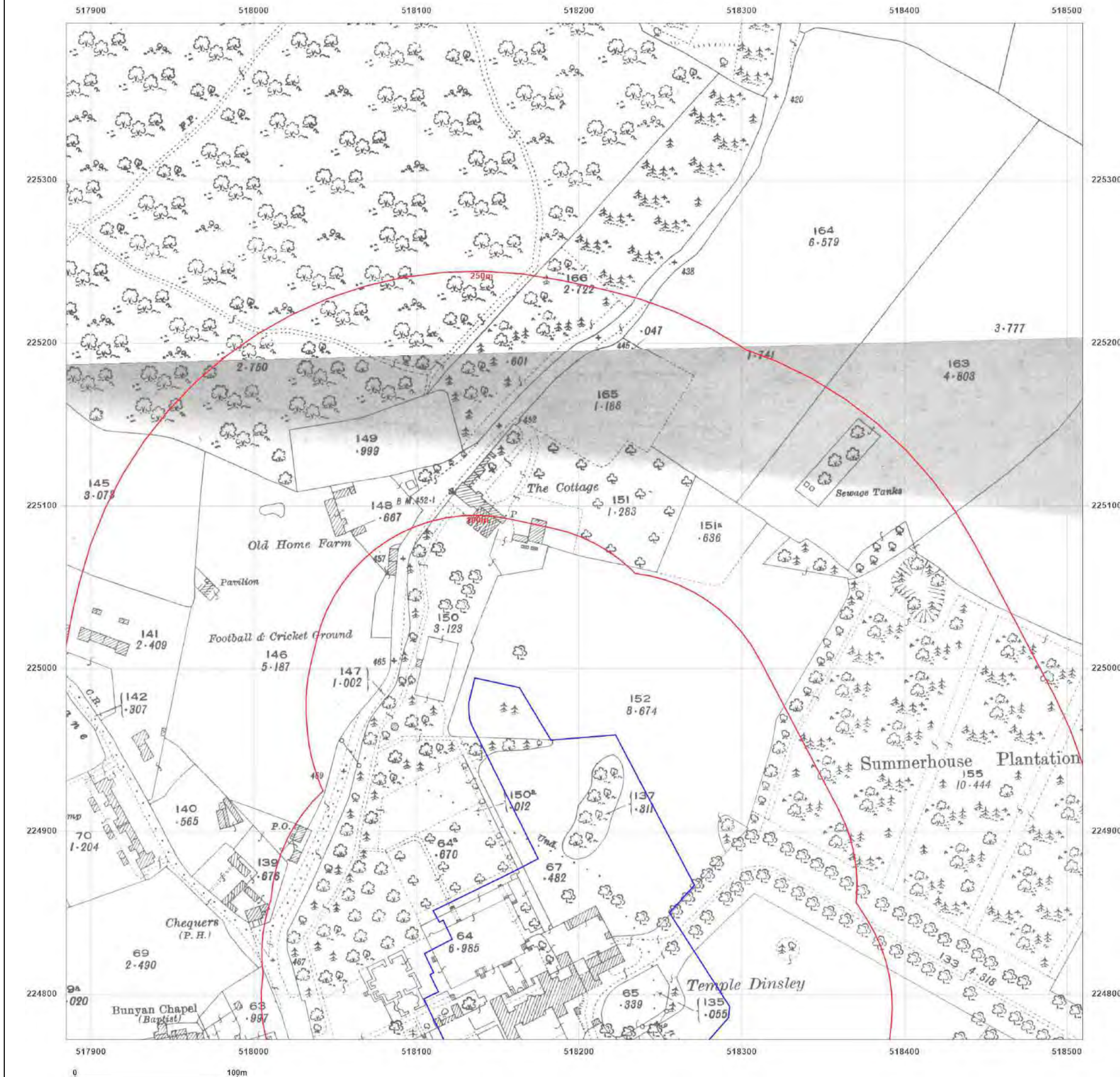


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_2
Grid Ref: 518197, 225084

Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1971
Revised 1971
Edition N/A
Copyright 1972
Levelled 1958

Surveyed 1971
Revised 1971
Edition N/A
Copyright 1972
Levelled 1958

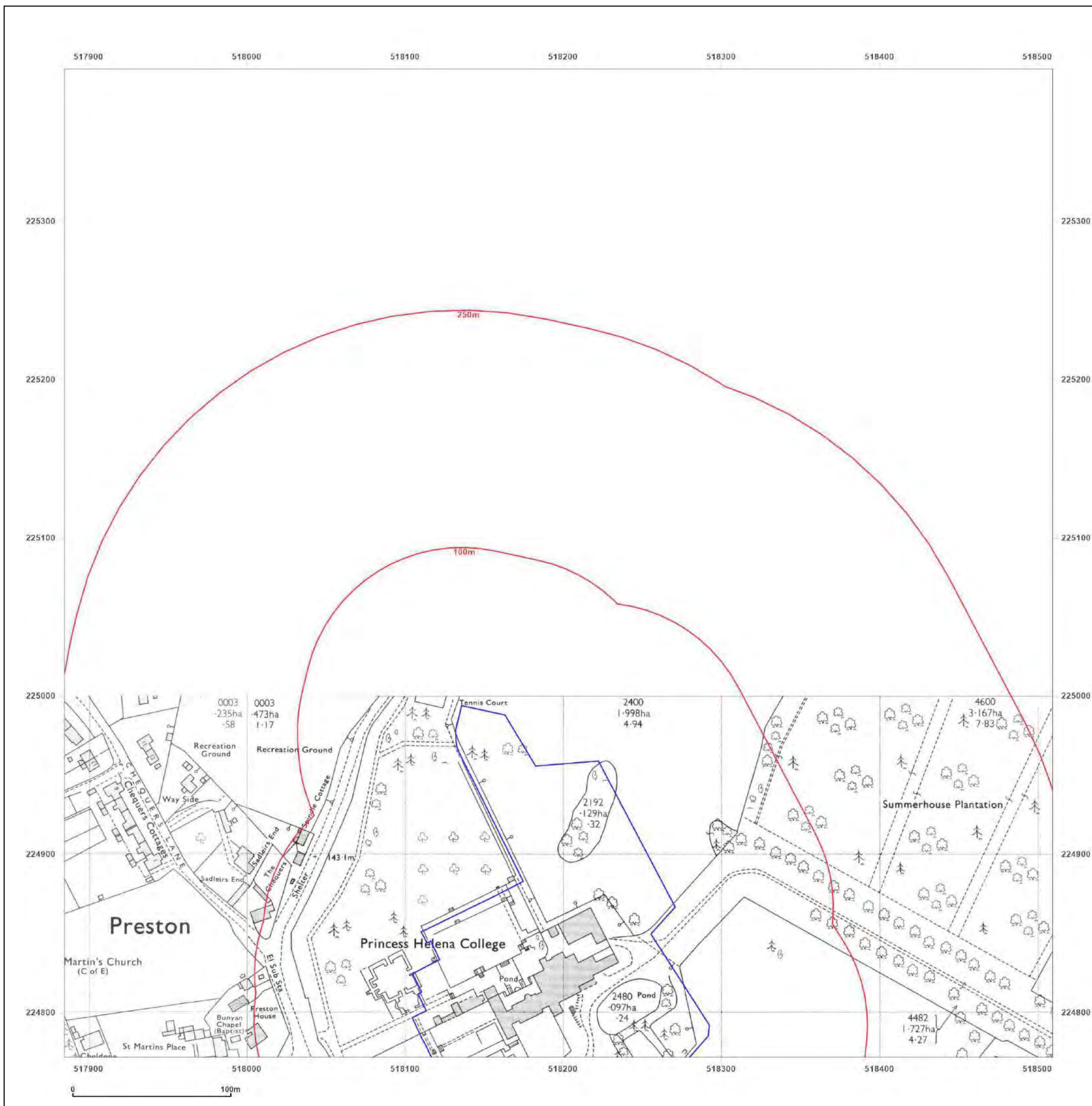


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_2
Grid Ref: 518197, 225084

Map Name: National Grid

Map date: 1972-1973

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

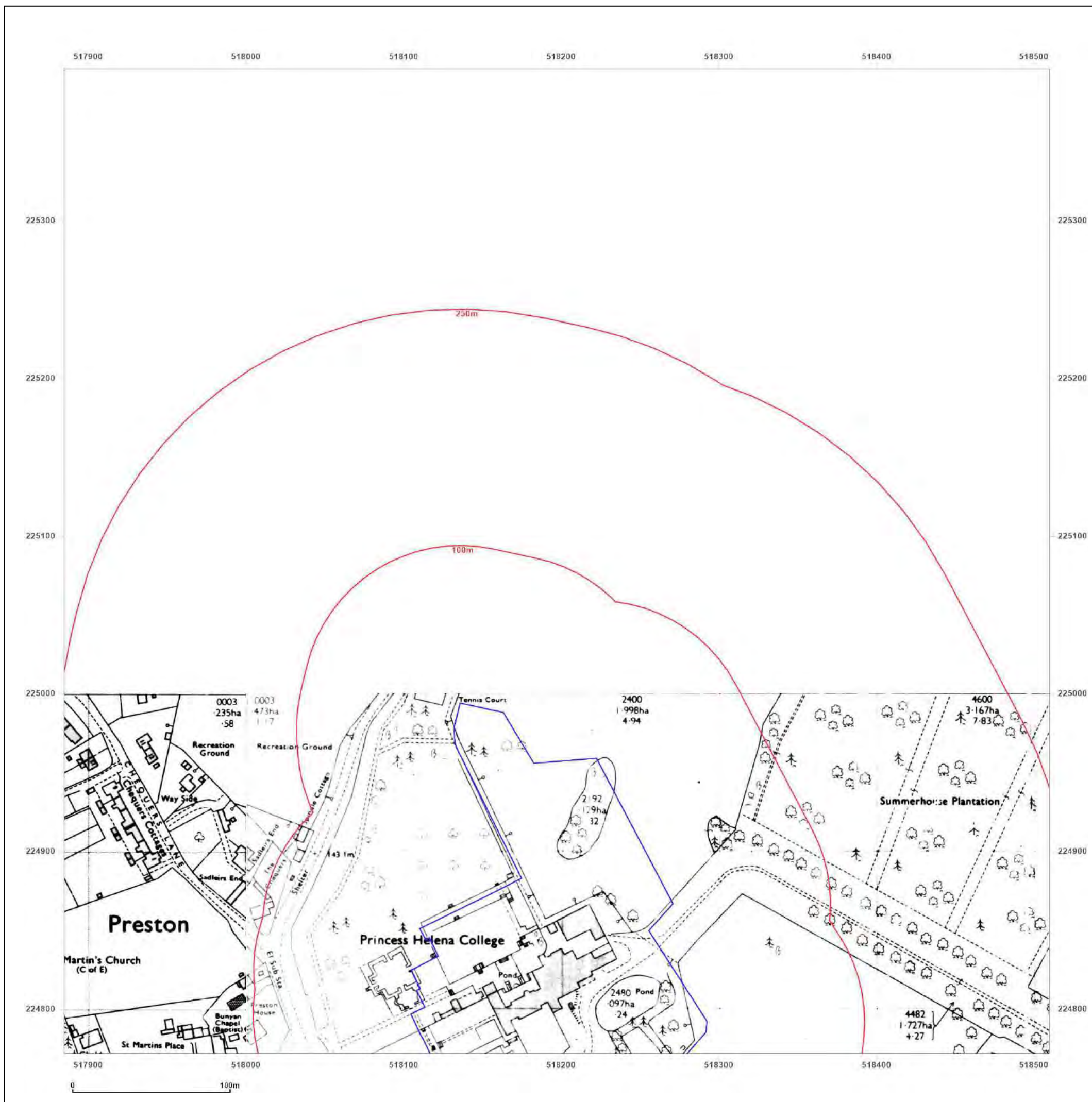


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_2
Grid Ref: 518197, 225084

Map Name: National Grid

Map date: 1979

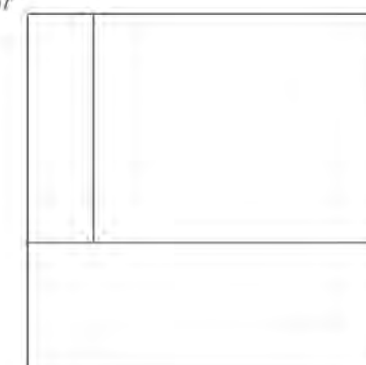
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1979
Revised 1979
Edition N/A
Copyright 1980
Levelled 1957

Surveyed 1979
Revised 1979
Edition N/A
Copyright 1981
Levelled 1976

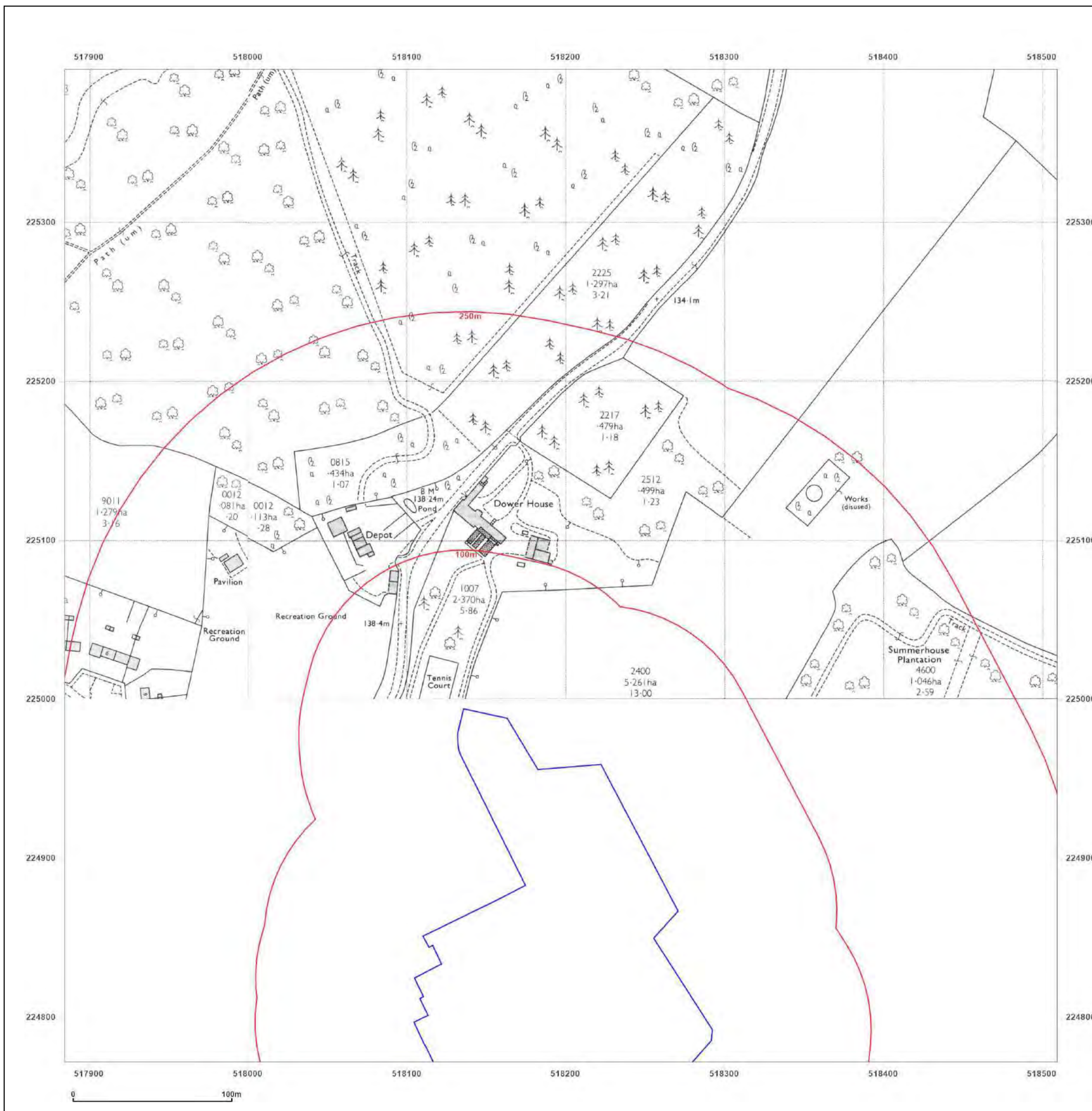


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_LS_1_2
Grid Ref: 518197, 225084

Map Name: National Grid

Map date: 1980-1981

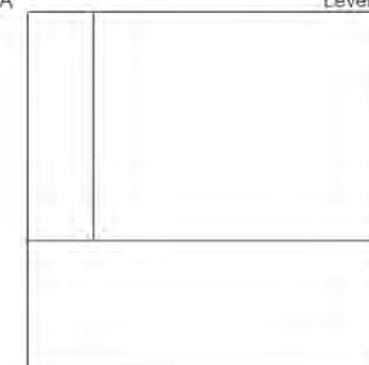
Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

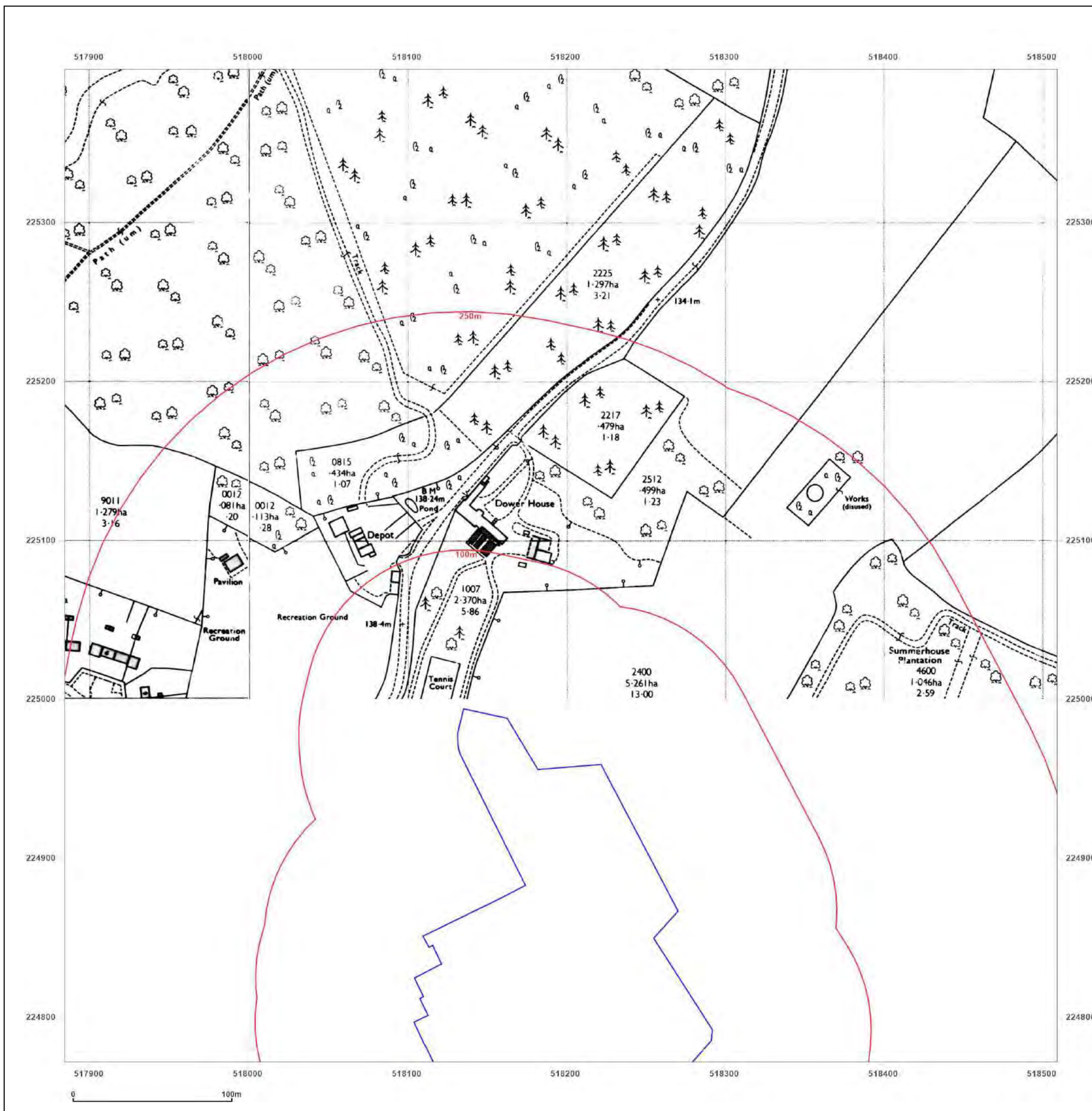


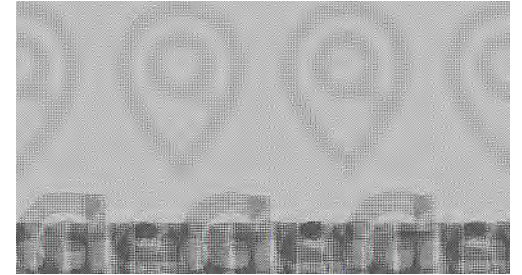
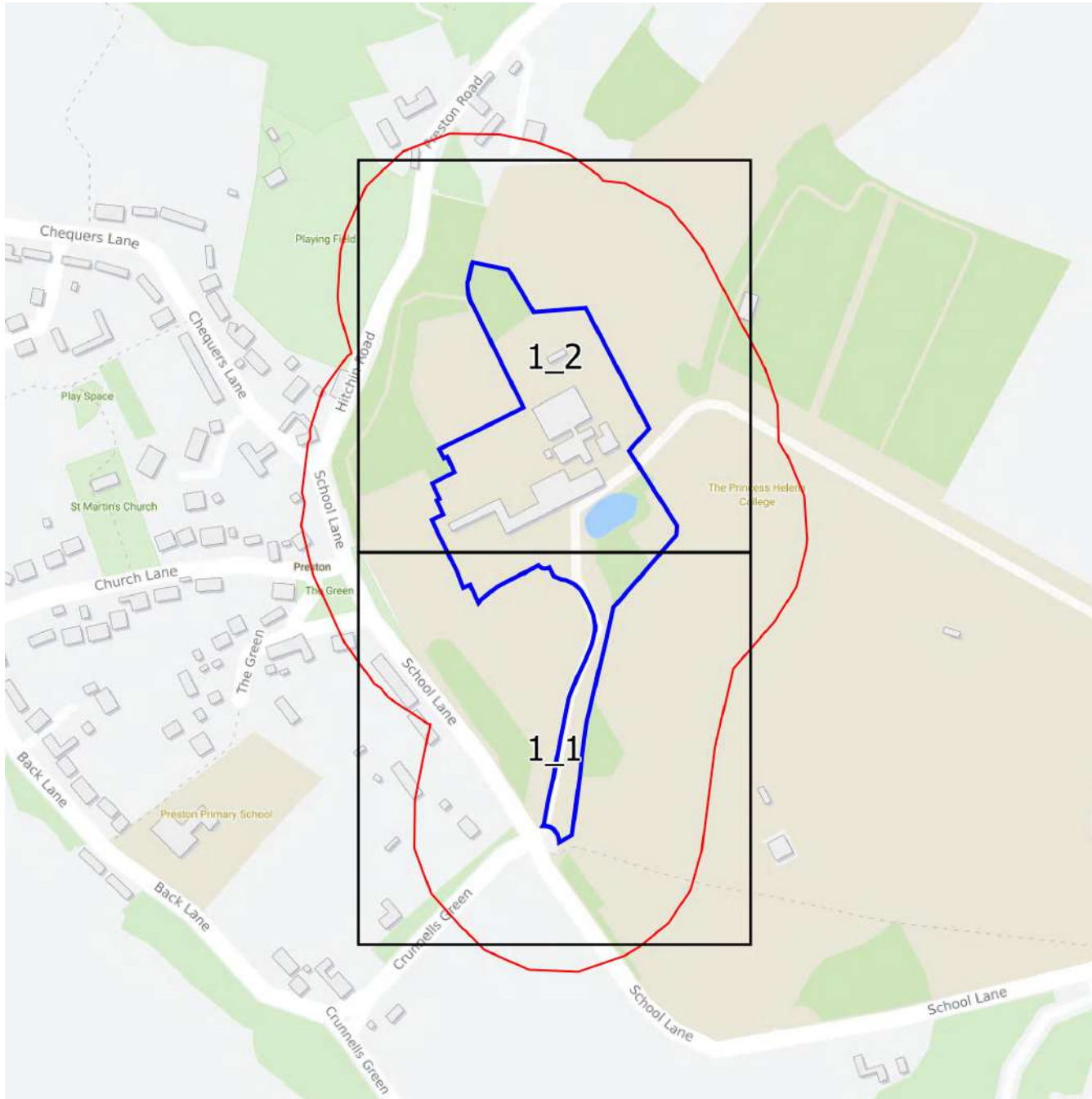
Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Landline Scale Grid Index



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_Landline_1_1
Grid Ref: 518198, 224622

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

IE24/050 - Temple Dinsley Area
B

Client Ref: IE24/050
Report Ref: GS-NT8-O2L-X5C-WZA_Landline_1_2
Grid Ref: 518198, 224922

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

