

Area A

Temple Dinsley

STAGE I/ TIER I

Geo-Environmental Desk Study Report

Report: IE24/050/AREA A/SITI

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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:	Gardens for Temple Dinsley - historic house
Present Site Use:	Gardens and of School (disused).
Proposed Site Use:	Restoration of gardens and historic belvedere
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: Made Ground, fire barrel; and ○ Off-site (within 250m): Electrical substation, smithy, filling station, infilled pit and ponds, graveyard, pumping station, wind pump, sewage tanks, filter beds, unspecified tank, builder's yard agricultural buildings and activities, waste exemption, licenced discharge.	
Pathway:	
▪ Based on the BGS online mapping, the site is likely to be underlain by superficial deposits of the Clay-with-Flints Formation (clay, silt, sand, and gravel). The underlying bedrock geology comprises a combination of the Lewes Nodular and Seaford Chalk Formations; ▪ The surface soil leaching class for the site is high to the far north, with an infiltration value over 70%, and intermediate across the majority of the site to the south, with an infiltration value between 40% and 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 Unproductive Strata, and the underlying bedrock geology is classified as a Principal Aquifer; ▪ We consider the potential on-site sources of contamination to represent a low risk to human health and a 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 a 'Discovery Strategy/ Watching Brief' is maintained on site, particularly during the reinstatement of gardens and where any waste soils are being removed. 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; and
- Waste soils leaving the site will need to be tested for a suite of typical contaminants and exported to a suitably permitted waste facility. If soil is to be excavated elsewhere on the wider site for re-use on-site, it would also need to be tested and re-used under the appropriate legislation such as a CL:AIRE MMP.



1 INTRODUCTION

1.1 Brief

- 1.1.1 J P Chick & Partners Limited were appointed by Scabel Ltd, on behalf of our mutual client, The Door PHC Ltd, to undertake a Stage I/ Tier I Geo-Environmental Desk Study Report for 'Area A, 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 Limited.
- 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, we consulted the following sources of information:
- Groundsure Enviro+Geo Insight Report – produced by Groundsure Ltd;
 - British Geological Survey (BGS) mapping and online referencing;
 - Environment Agency landfill mapping – online;



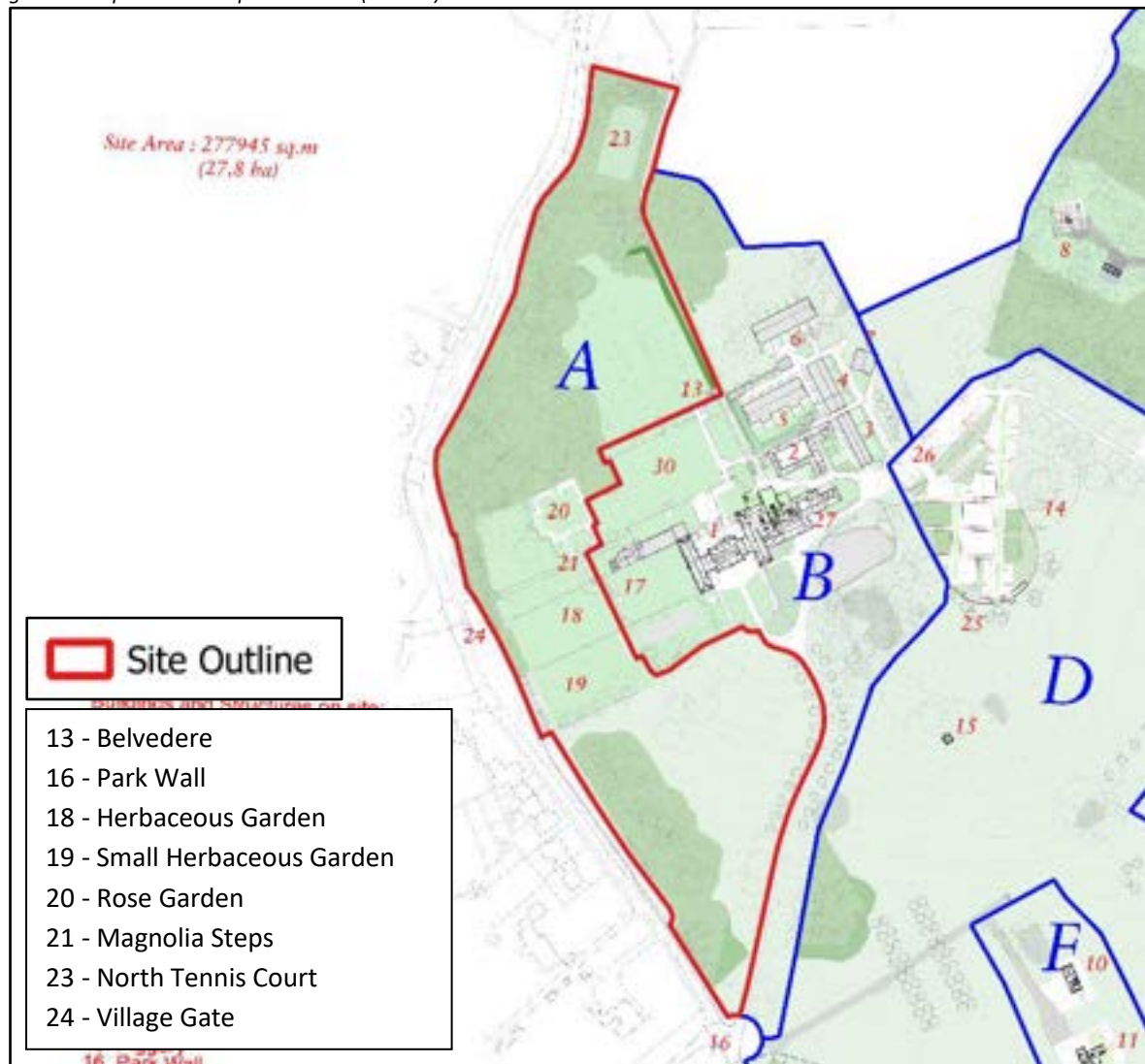
- BR 211 Radon: Guidance on Protective Measures for New Dwellings, 2007 Edition;
- Magic Map Website – magic.defra.gov.uk;
- North Hertfordshire District Council Planning Portal; and
- Google Earth (aerial photography).

1.4 Development Proposal

We understand that the development proposal for Temple Dinsley is to convert the site from a boarding school back to historic residential use. The development proposal for Area A includes reinstating the historic rose garden, herbaceous gardens, historic village gate magnolia steps, and the tennis court. It will also include repair and maintenance to a section of the park wall and the Grade II* listed Belvedere.

- 1.4.1 An extract of the proposed development plan is shown in **Figure 1** below and the full version is included within **Appendix A**.

Figure 1: Proposed Development Plans (extract)





2 DESK STUDY

2.1 Location

Table 1: Site Location

Location	Area A, Temple Dinsley, Preston, Hitchin, Hertfordshire, SG4 7RT
Grid Reference	518121, 224799
Area	3.84ha
Access	Access is gained via School Lane to the south-west.
Topography	The site slopes downwards from the south and west to the north-east. A high point of 147.92mAOD is located to the south, while a low point of 136.50mAOD is located on the centre of the eastern boundary.

2.2 Site Description (Walkover Survey)

2.2.1 The site walkover was conducted on the 15th May 2024 by Daniel Fowles and Katherine Carpenter on behalf of J P Chick & Partners Limited. An extract of the site location plan is shown in **Figure 2** below.

Figure 2: Site Location Plan (extract)



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



- 2.2.3 Access was gained via a metal gate off School Lane to the south-west of the site, approximately 0.12km north-east of Preston Nursery School. The site is bounded by woodland to the north and the wider Temple Dinsley estate to the east and south. School Lane and Preston Road bound the site to the south-west, west and north-west and buildings associated with the village of Preston are to the north, south and west of the site.
- 2.2.4 The northern site boundary is demarcated by mature trees and shrubs. Brick walls, wooden fencing, shrubland and open areas associated with Temple Dinsley gardens bound the site to the east. The southern site boundary is marked by an asphalt track used as the main site entrance. A brick wall and wooden fence mark the western site boundary.
- 2.2.5 A disused tennis court surrounded by chain link fencing is in the northern section of the site. A metal container previously used for the burning of felled wood is south of the tennis court. Further south is an orchard surrounded by wooden posts and wire fencing. A small two storey outbuilding comprised of brick and pantile roofing is south-east of the orchard. The western and south-western section of the site primarily comprises mature woodland and occasional felled wood stockpiles were situated across the area. Grass covered lawn areas enclosed by brick walls and mature shrubs occupy the centre of the site. The lawn area furthest south contains a disused barbeque comprised of brick and concrete blocks with metal grills, which is near the eastern boundary along with an open metal framed structure. Small stockpiles of Made Ground and waste soils were noted along the western boundary along with a dilapidated outbuilding comprised of wood, brick, and metal corrugated sheeting.

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** below. The full GroundSure report is provided within **Appendix C**.

Table 2: Historic Mapping

Map Edition (Date, Scale)	The Site	Surrounding Area
1881 (1:2,500)	The site forms a part of a larger site associated with Temple Dinsley and is laid entirely to soft vegetation. There are 4 no. tracks bisecting the site, oriented east-west.	School Lane abuts the site's western boundary and is oriented in a north-south orientation. The Village of Preston is located between 10m and 190m to the west. Buildings associated with Temple Dinsley are located between 10m and 100m to the east. Allotment gardens are located approximately 15m to the south-west. A smithy is located approximately 100m to the west. 8 no. ponds are located between 20m and 210m to the north, east, south-east, and west.



Table 2: Historic Mapping

Map Edition (Date, Scale)	The Site	Surrounding Area
1897-1899 1898 (1:2,500) (1:10,560)	No significant change has occurred.	No significant change has occurred.
1922-1925 1924 (1:2,500) (1:10,560)	A rectangular feature is present in the north of the site. Additional landscaped areas are located to the centre of the site.	The pond located approximately 20m to the east has been infilled. Additional buildings within Preston are located to the west. A pond located approximately 70m to the north has been infilled. A graveyard is located approximately 150m to the west. A pumping station is located approximately 170m to the south-east. Sewage tanks are located approximately 220m to the north-east. A pit is located approximately 250m to the east.
1946-1947 1947-1949 (1:10,560)	No significant change has occurred.	No significant change has occurred.
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.
1971* 1972-1973* 1975-1980 1976* 1979* (1:2,500) (1:10,000) (1:10,560)	The rectangular feature is now marked as 'Tennis Court'.	Temple Dinsley is now marked as Princess Helena College and has been extended. Additional buildings within Preston are located to the west. Works (disused) is located approximately 220m to the north-east. The pit located approximately 250m to the east is no longer present.
1980-1981* 1986* (1:2,500)	No significant change has occurred.	No significant change has occurred.
1991* 1993 (1:1,250) (1:10,000)	No significant change has occurred.	No significant change has occurred.



Table 2: Historic Mapping

Map Edition (Date, Scale)	The Site	Surrounding Area
2001 2003 2010 (1:1,250) (1:10,000)	No significant change has occurred.	The sports hall and stables buildings have been constructed within Princess Helena College.
2024 (1:10,000)	No significant change has occurred.	No significant change has occurred.

*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 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).

2.4.2 Superficial deposits of Head (clay, silt, sand, and gravel) are located 13m to the north-east, while deposits of Lowestoft Formation (diamicton) are located 43m to the south-east and 108m to the north-west. Nearby bedrock geology comprises Chalk Rock Member, located 28m to the north-east, and a combination of the Holywell Nodular and New Pit Chalk Formations are located 93m to the north-east.

2.4.3 A review of the BGS database identified that the closest borehole with a record of the below site geology is located approximately 175m to the north-west. The log for this borehole [TL12NE37] is reproduced in **Table 3** below.

Table 3: Natural Ground

Description	Thickness (m)	Depth (m bgl)
Clay-with-flints	18.29	18.29
Upper Chalk	3.05	21.33
Middle Chalk	4.88	26.21
Groundwater was encountered at		6.40

*Base not proven

2.4.4 The likelihood of potential geological hazards associated with natural ground subsidence is summarised in **Table 4** below. Unless otherwise stated, the hazard rating is for the entire site.

Table 4: Natural Ground Subsidence Events

Geological Hazard	Hazard Rating
Shrink-swell clays	Negligible across the majority of the site; and Low within a small area to the north-east
Running sands	Negligible



Table 4: Natural Ground Subsidence Events

Geological Hazard	Hazard Rating
Compressible deposits	Negligible
Collapsible deposits	Very low
Landslides	Negligible across the majority of the site; and Very low within a small area to the north-east
Ground dissolution of soluble rocks	Very low to the south, and within a small area to the north-east; Low towards the centre; and Moderate to the 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 5** below.

Table 5: Hydrogeology

Geological Strata	Distance (m)	Designation	Groundwater Vulnerability
Superficial Deposits	On-site	Unproductive Strata (Clay-with-Flints Formation) – mixed flow type with high to very low permeability	Unproductive
	13m north-east	Secondary Undifferentiated Aquifer (Head) – mixed flow type with high to very low permeability	Medium
	43m south-east	Secondary Undifferentiated Aquifer (Lowestoft Formation - diamicton) - mixed flow type with moderate to low permeability	Medium
	108m north-west	Secondary Undifferentiated Aquifer (Lowestoft Formation - diamicton) - mixed flow type with moderate to low permeability	Medium
Bedrock Geology	On-site	Principal Aquifer (Chalk) - Fracture flow type with very high permeability	Low to high

2.5.2 In terms of groundwater vulnerability, the Environment Agency divides significant groundwater catchments into three Source Protection Zones (SPZs) 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 high within the far north, with an infiltration value over 70%. The remainder of the site the surface soil leaching class is with an infiltration value between 40% and 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 boundary, 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', a chemical rating of 'fail'. Groundwater on-site is associated with the 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 risk of surface water flooding on-site is negligible. The highest risk of surface water flooding within 50m is the 1 in 30 year, 0.3m to 1.0m event. The highest risk of groundwater flooding, either on-site or within 50m, is low.
- 2.5.8 Information on groundwater, surface water and potable abstractions within 250m of the site are outlined in **Table 6** below.

Table 6: 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 7**.

Table 7: Potentially Contaminative Sources

Source	Distance (m)	Related to
Industrial Land Use		
Current Industrial Land Use	14m west	Electricity substation.
	135- 136m north, and south-east	Electricity substation, and Pumping station (disused) (2 records).
Historical Industrial Land Use	103 -121m west	Smithy, and filling station (2 records).
	159- 190m south-east, north- west, and west	Pumping station, wind pump, and filter beds (5 records).
	211- 250m north-east, south-east, and south-west	Sewage tanks, unspecified pit, unspecified tank, and builder's yard (10 records).



Table 7: Potentially Contaminative Sources

Source	Distance (m)	Related to
Historical Tanks	207- 225m north-east	Sewage tanks, and unspecified tank (2 records).
Historical Energy Features	14m west	Electricity substation.
Historical Petrol Stations	121m west	Filling station.
Historical Garages	n/a	None recorded within 250m of the site.
Historical military land		
Waste and Landfill		
Active or Recent Landfill	n/a	None recorded within 250m of the site.
Historical Landfills		
Historical Waste Sites		
Licenced Waste Sites		
Waste Exemptions	68m east	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 8**.

Table 8: 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	250m west	Site: New House, Kingswalden Road, Preston. Ref: CLCU.0125 Effluent Type: Sewage Discharges Revocation Date: 01/10/1996
Pollutant Release to Surface Waters (Red List)	n/a	None recorded within 250m of the site.
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 9**.

Table 9: 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	4- 38m south, and east	Ponds (11 records).
	169- 190m north-west, and west	Reservoir, and filter beds (3 records).
	211- 235m north-east, and south-east	Sewage tanks, Unspecified Pits (11 records).
Underground Workings	n/a	None recorded within 250m of the site.
Underground Mining Extents		
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.
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		
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 below in **Table 10**.

Table 10: 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 designations on-site and within 250m of the site are presented below in **Table 11**.

Table 11: Environmental, Cultural and Agricultural Designations

Designations	Distance (m)	Related to
Environmental	On-site	Great Ouse Nitrate Vulnerable Zone (NVZ) (surface water).
		Luton Chalk NVZ (groundwater).
		Anglian Chalk NVZ (groundwater).
		Site of Special Scientific Interest (SSSI) Impact Risk Zone.
		Green Belt - London, North Hertfordshire.
	16m south	LEE NVZ (surface water).
	100m north	Wain Wood SSSI
Visual and Cultural	100- 116m north	Designated Ancient Woodland (2 records).
	On-site	Conservation Area - Preston, North Hertfordshire.
		Temple Dinsley - Grade II* Registered Parks and Gardens
	5m south	Park Wall Facing School Lane and 2 no. Pairs Of Gate piers and Flanking Walls at Main Gate to Princess Helena College, Opposite Crunnell's Green - Grade II Listed Building.
	14m north-west	Barn on Roadside Now Garage to Spindle Cottage - Grade II Listed Building.
	19m north-west	Spindle Cottage - Grade II Listed Building.
	21m north-west	The Chequers with Wall and Outhouses Fronting Chequer's Lane - Grade II Listed Building.
	38m east	Princess Helena College, Temple Dinsley, with Terraces, Steps, Walls, Railings, Gates, Pergolas, and Garden Buildings - Grade II* Listed Building.



Table 11: Environmental, Cultural and Agricultural Designations

Designations	Distance (m)	Related to
	41m south-west	The Red Lion Public House - Grade II Listed Building.
	44m north-west	Sadlers End - Grade II Listed Building.
	52m south-west	Well, Wellhead Gear and Wellhouse - Grade II Listed Building.
	60m south-west	K6 Telephone Kiosk - Grade II Listed Building.
	65m south-east	The Piggery at Princess Helena College, Temple Dinsley - Grade II Listed Building.
	72m west	St Martin's Place - Grade II Listed Building.
	75m north	The Dower House, Princess Helena College - Grade II Listed Building.
	81m south-west	Vine Cottage - Grade II Listed Building.
	84m south-west	Laburnum Lodge - Grade II Listed Building.
	88m south-west	Fig Tree Cottage - Grade II Listed Building.
	109m north-west	Chequers Cottages, Numbers 1 To 6 Inclusive and 3 Linked Rear Outouses - Grade II Listed Building.
	110m west	The Old Forge - Grade II Listed Building.
	149m east	Icehouse among Chestnut Trees at Princess Helena College, Temple Dinsley - Grade II Listed Building.
	169m west	Lychgate to Churchyard at Church of St Martin - Grade II Listed Building.
	174m west	Church of St Martin - Grade II Listed Building.
	176m south	Crurnell's Green Cottage - Grade II Listed Building.
	194m west	Mausoleum in North-West Corner of Churchyard at Church of St Martin - Grade II Listed Building.
Agricultural	On-site	Grade 3 (good to moderate quality agricultural land).
		Environmental stewardship scheme - entry plus higher level
	11m south-east	Environmental stewardship scheme - entry plus higher level
	58m north-east	Tree felling licenses - selective fell/ thin
	121- 148m north	Tree felling licenses - clear fell; Countryside stewardship (middle tier); and Environmental stewardship scheme - entry plus higher level



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 12: 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 13**.

Table 13: Summary of Potential Sources of Contamination

On-Site	Description
Current Land Use and Activities	Made Ground, fire barrel.
Historical Land Use and Activities	Made Ground, fire barrel.
Off-Site	Description
Current Land Use and Activities	Electrical substation, pumping station, and agricultural buildings and activities.
Historical Land Use and Activities	Smithy, filling station, infilled pit and ponds, graveyard, pumping station, wind pump, sewage tanks, filter beds, unspecified tank, builder’s yard agricultural buildings and activities, waste exemption, licenced discharge.



3.3 Potential Contaminant Pathways

Table 14: 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 15: 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 restoration of landscaped areas associated with Temple Dinsley. This will include the repair and maintenance of a Grade II* listed Belvedere.
- 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 16: 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 outlined within **Table 17**:

Table 17: Risk Assessment

Source	Comments	Risk Characterisation
Potential for on-site pollutants	Limited sources of contamination have been identified on-site in the form of an old fire barrel and potential Made Ground. No other potential sources of contamination were identified during the walkover or historic review within the GroundSure report.	Low
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. Areas of Made Ground were also noted during the site walkover survey, which could lead to increased migration.	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 water run-off off site and downslope to the north-east in extreme rainfall events. Areas of Made Ground were also noted during the site walkover survey, which could lead to increased migration.	Low to moderate
Receptor		
Environmental risk to human health	Limited sources of contamination have been identified on-site which are unlikely to impact human health.	Low



Table 17: Risk Assessment

Source	Comments	Risk Characterisation
Environmental risk to controlled waters	The site is underlain by relatively impermeable superficial deposits and relatively limited sources of contamination have been identified on-site.	Low
Environmental risk to Biota	Landscaping is expected on site which will likely improve the current biota conditions.	Low
Hazards to buildings – excluding ground gas	Although some sources of contamination have been identified on-site, these are remote from the belvedere, which is the only building on-site.	Low
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 unlikely the site would fall into this category.	Low
Owner liability	Limited potential liability issues have been identified, and will likely be addressed by the planning regime.	Low
Development Implications		
Potential for soil remediation	Remediation of the on-site soils is unlikely to be required.	Low
Potential for groundwater remediation	Remediation of the on-site groundwater is unlikely to be required.	Low
Potential for gas protection measures	Although 3 no. areas of infilled land have been identified within 250m of the site boundary, the proposed gardens and belvedere are not considered to be at risk from ground gas.	Low
Special requirements for water supply pipes	As the proposals are for the restoration of landscaped areas new pipework is unlikely to be necessary.	n/a
Potential limitations on foundation design	There is no proposed development within the site, therefore foundation design is not required.	n/a
Risk of encountering materials classed as hazardous waste	Potential sources of contamination have been identified including a fire barrel and Made Ground. As the site works include reinstatement of gardens and repair and maintenance, there may be some importing of soils and waste soil removal. We consider the waste soils unlikely to be Hazardous, but this will be subject to testing prior to their removal as waste or re-use elsewhere.	Low



4 CONCLUSIONS AND RECOMMENDATIONS

- 4.1.1 Based on the information obtained and reviewed as part of this preliminary assessment, we would advise the following:

Discovery Strategy/ Watching Brief

- 4.1.2 It is recommended that a 'Discovery Strategy/ Watching Brief' is maintained on site, particularly during the reinstatement of gardens and where any waste soils are being removed. 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.

Soil testing and re-use

- 4.1.3 Waste soils leaving the site will need to be tested for a suite of typical contaminants and exported to a suitably permitted waste facility. If soil is to be excavated elsewhere on the wider site for re-use on-site, it would also need to be tested and re-used under the appropriate legislation such as a CL:AIRE MMP.



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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

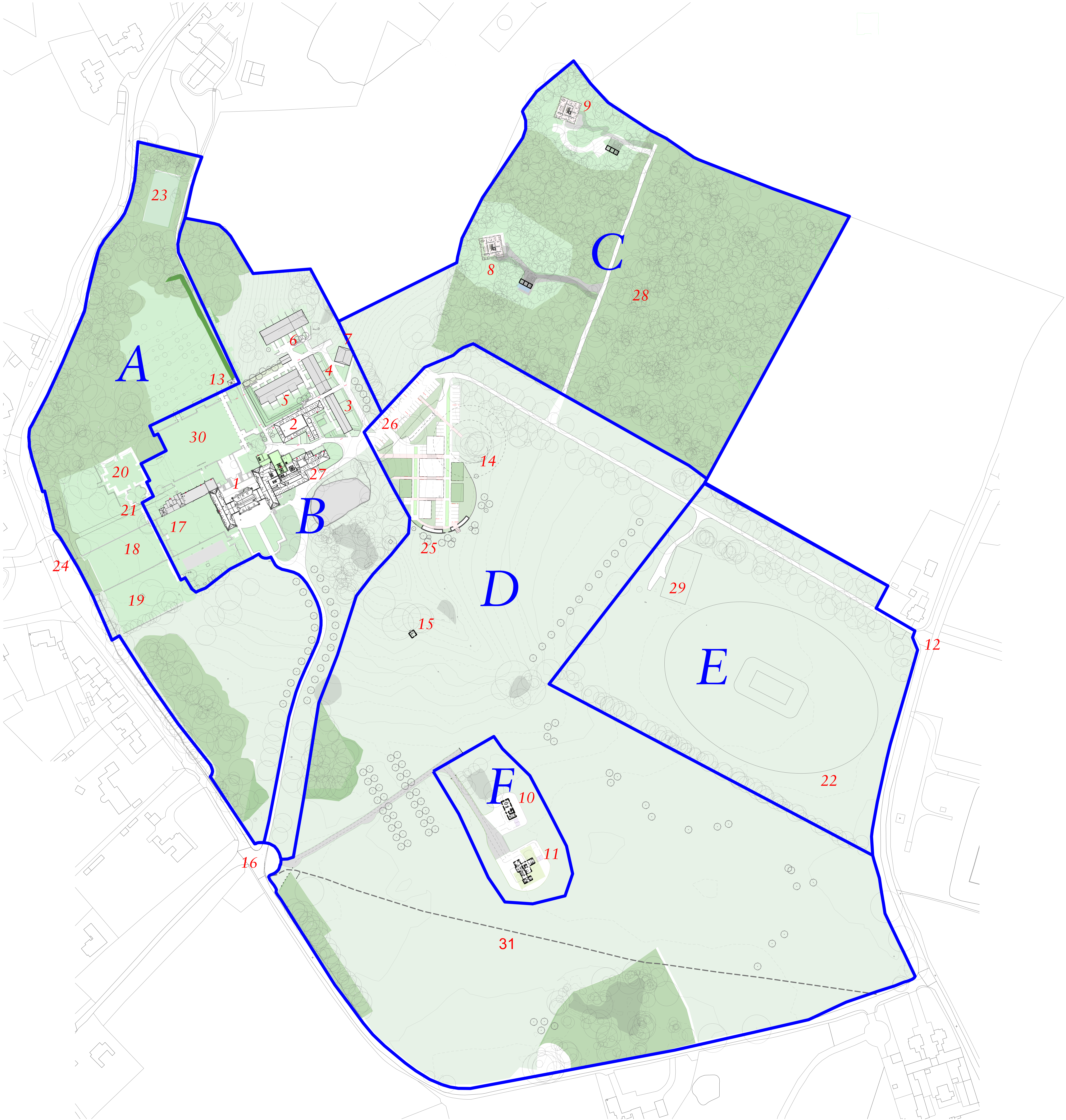
26. Existing Parking

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

ELLENMAN

AND

POWERS

ARCHITECTS

TLD

L

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

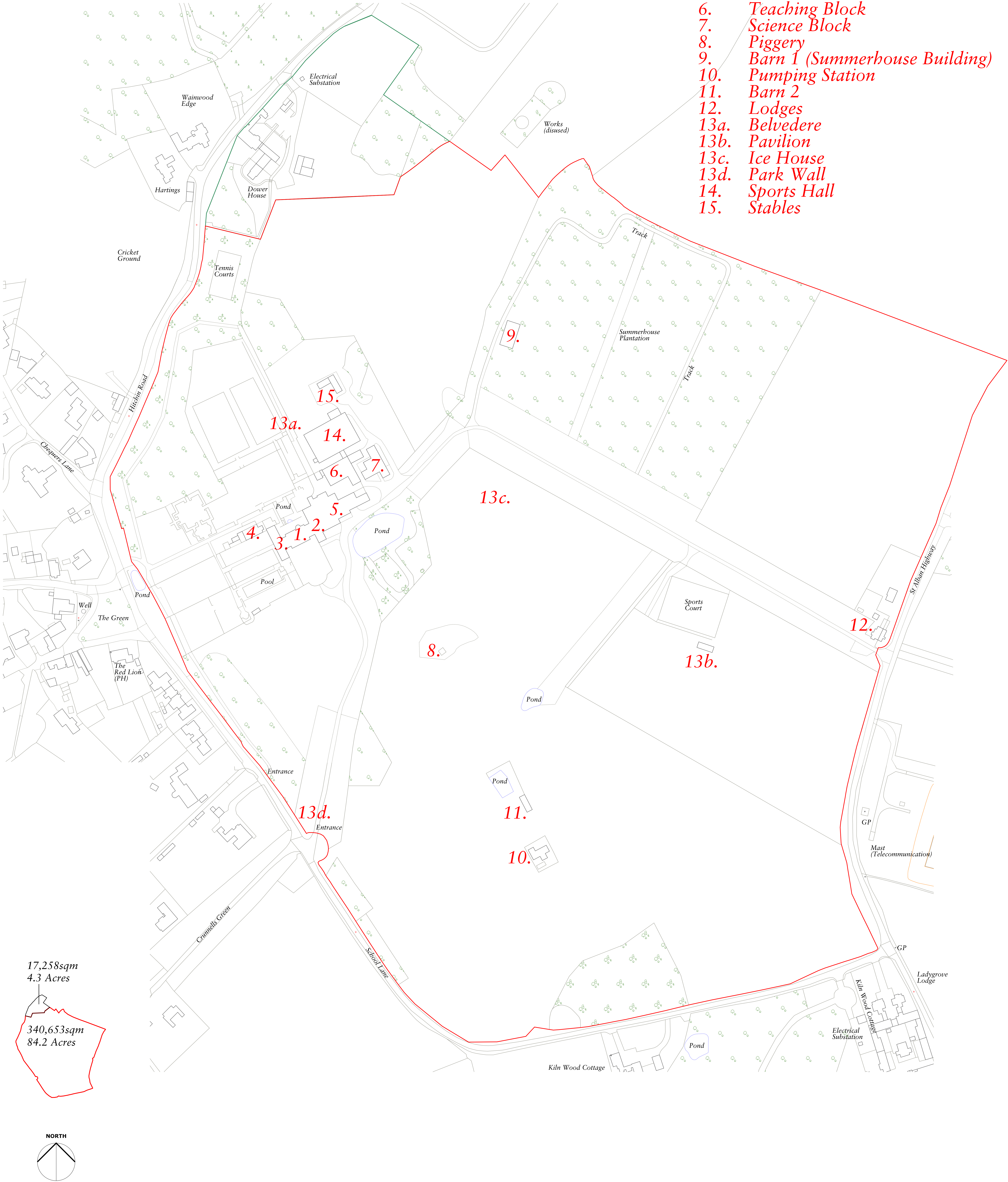
Date
08.05.24

Revision
P01

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

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 Status Revision Date Revision Notes

641 0001 1:1000 Information / 16.08.23

DRAFT

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Appendix B – Site Photographs



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



Figure 2: View down the south-western site boundary facing north-west.



Figure 3: Outbuilding on the western boundary of the site facing south-west.



Figure 4: View of the metal frame structure in the southernmost lawn area facing east.



Figure 5: View of the disused barbecue in the southernmost lawn area facing north.



Figure 6: View down the western site boundary facing north-west.



Figure 7: Limited Made Ground along the western site boundary.



Figure 8: View of the felled wood facing north-west.



Figure 9: View of the metal container used for the burning of felled wood facing north.



Figure 10: View of the tennis court facing north-west.



Figure 11: View of the orchard in the east of the site facing south-west.



Figure 12: Outbuilding to the south-east of the orchard facing east.



Area A, Temple Dinsley, Preston, Hitchin, Hertfordshire, SG4 7RT

Appendix C – Groundsure Report

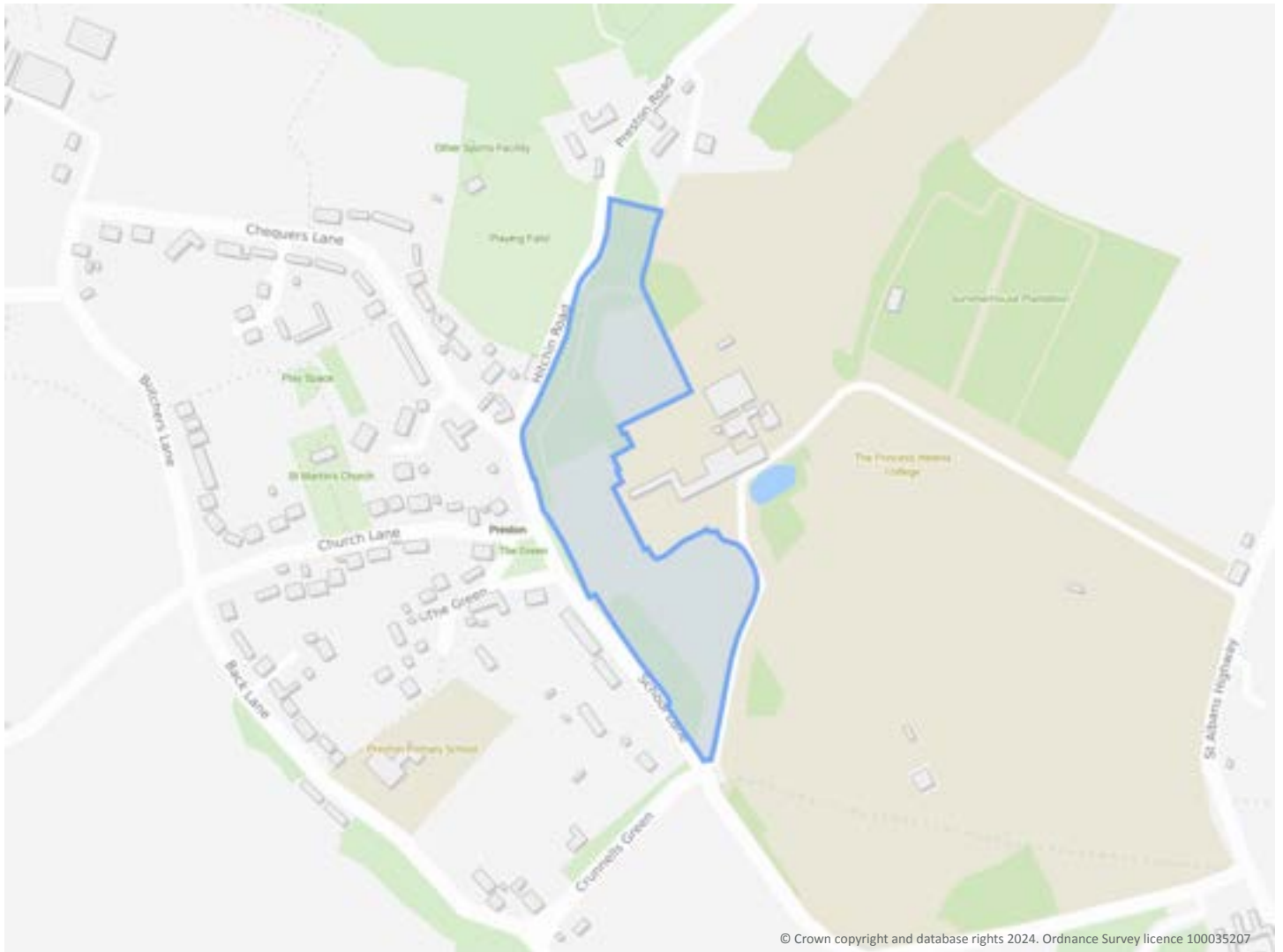
Area A, Temple Dinsley, Preston, Hitchin, Hertfordshire, SG4 7RT

Order Details

Date: 13/05/2024
Your ref: IE24/050
Our Ref: GS-4E5-PW6-QVF-B5N

Site Details

Location: 518121 224799
Area: 3.84 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	16	11	-
17 >	1.2 >	Historical tanks >	0	0	2	1	-
17 >	1.3 >	Historical energy features >	0	1	0	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	25	12	-
21 >	2.2 >	Historical tanks >	0	0	3	1	-
21 >	2.3 >	Historical energy features >	0	3	0	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 >	0	0	2	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	1	2	-	-
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	-



27	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	-
28	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 >	Licensed Discharges to controlled waters >	0	0	0	2	-
29	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	-
30	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	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
34 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
36 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
38 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39 >	5.6 >	Groundwater abstractions >	0	0	0	0	11
42 >	5.7 >	Surface water abstractions >	0	0	0	0	3
43 >	5.8 >	Potable abstractions >	0	0	0	0	4
44 >	5.9 >	Source Protection Zones >	1	0	0	0	-
44	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	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 >	0	1	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	4	15
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 >	3	1	0	0	6
60 >	10.17 >	SSSI Impact Risk Zones >	4	-	-	-	-
63 >	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 >	0	7	15	-	-
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 >	0	0	2	-	-
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 >	4	1	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	0	3	-
76 >	14.3 >	Superficial geology (10k) >	2	1	4	5	-

77	14.4	Landslip (10k)	0	0	0	0	-
78 >	14.5 >	Bedrock geology (10k) >	2	1	3	0	-
79	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	15.1 >	50k Availability >	Identified (within 500m)				
81	15.2	Artificial and made ground (50k)	0	0	0	0	-
81	15.3	Artificial ground permeability (50k)	0	0	-	-	-
82 >	15.4 >	Superficial geology (50k) >	1	2	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) >	1	1	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	1	1	-	-
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 >	Very 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 >	0	11	14	-	-
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	-



99 >	18.6 >	Non-coal mining >	2	0	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	-
100	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)				
101	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 >	4	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



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Capture Date: 15/06/2022

Site Area: 3.84ha



Recent site history - 2019 aerial photograph



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Capture Date: 14/09/2019

Site Area: 3.84ha



Recent site history - 2015 aerial photograph



Capture Date: 03/07/2015

Site Area: 3.84ha



Recent site history - 2010 aerial photograph



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Capture Date: 27/04/2010

Site Area: 3.84ha



Recent site history - 1999 aerial photograph



Capture Date: 27/05/1999

Site Area: 3.84ha



OS MasterMap site plan



Site Area: 3.84ha



1 Past land use



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

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1.1 Historical industrial land uses

Records within 500m

27

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	103m W	Smithy	1881	2059217



ID	Location	Land use	Dates present	Group ID
A	121m W	Filling Station	1971	2046872
B	159m SE	Pumping Station	1922 - 1938	2076313
B	162m SE	Pumping Station	1922	2106768
B	163m SE	Pumping Station	1879	2114305
C	177m NW	Wind Pump	1922 - 1938	2118415
C	190m W	Filter Beds	1971	2050534
D	211m NE	Sewage Tanks	1922 - 1938	2117944
D	213m NE	Sewage Tanks	1879	2121824
E	227m SE	Unspecified Pit	1951	2068363
D	228m NE	Unspecified Tank	1980 - 1991	2074991
E	233m SE	Unspecified Pit	1922	2078506
E	233m SE	Unspecified Pit	1938	2104424
E	234m SE	Unspecified Pit	1922	2086042
E	235m SE	Unspecified Pit	1879	2116911
2	241m SW	Builder's Yard	1971	2062157
F	250m NE	Unspecified Pit	1938	2107751
F	251m NE	Unspecified Pit	1922	2112903
F	252m NE	Unspecified Pit	1959	2072979
F	252m NE	Unspecified Pit	1922	2094274
F	253m NE	Unspecified Pit	1879	2082161
3	254m SE	Unspecified Pit	1881	2040903
4	301m S	Unspecified Tank	1897	2044035
G	327m SE	Unspecified Pit	1881	2040906
5	327m W	Pump House	1971	2048893
G	352m SE	Unspecified Pit	1881	2040908
G	365m SE	Unspecified Pit	1881	2040907

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
D	207m NE	Sewage Tanks	1924	347739
D	225m NE	Unspecified Tank	1979 - 1992	351219
H	497m 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	14m W	Electricity Substation	1971 - 1999	237709
H	472m 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
A	121m 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



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- 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

37

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	103m W	Smithy	1881	2059217
B	121m W	Filling Station	1971	2046872
C	159m SE	Pumping Station	1938	2076313



ID	Location	Land Use	Date	Group ID
C	161m SE	Pumping Station	1922	2076313
C	162m SE	Pumping Station	1922	2106768
C	162m SE	Pumping Station	1922	2106768
C	163m SE	Pumping Station	1879	2114305
D	177m NW	Wind Pump	1922	2118415
D	177m NW	Wind Pump	1922	2118415
D	178m NW	Wind Pump	1938	2118415
D	190m W	Filter Beds	1971	2050534
E	211m NE	Sewage Tanks	1938	2117944
E	212m NE	Sewage Tanks	1922	2117944
E	212m NE	Sewage Tanks	1922	2117944
E	212m NE	Sewage Tanks	1922	2117944
E	213m NE	Sewage Tanks	1879	2121824
F	227m SE	Unspecified Pit	1951	2068363
E	228m NE	Unspecified Tank	1991	2074991
E	228m NE	Unspecified Tank	1980	2074991
F	233m SE	Unspecified Pit	1922	2078506
F	233m SE	Unspecified Pit	1938	2104424
F	234m SE	Unspecified Pit	1922	2086042
F	234m SE	Unspecified Pit	1922	2086042
F	235m SE	Unspecified Pit	1879	2116911
1	241m SW	Builder's Yard	1971	2062157
G	250m NE	Unspecified Pit	1938	2107751
G	251m NE	Unspecified Pit	1922	2112903
G	251m NE	Unspecified Pit	1922	2112903
G	252m NE	Unspecified Pit	1959	2072979
G	252m NE	Unspecified Pit	1922	2094274
G	253m NE	Unspecified Pit	1879	2082161



ID	Location	Land Use	Date	Group ID
2	254m SE	Unspecified Pit	1881	2040903
3	301m S	Unspecified Tank	1897	2044035
H	327m SE	Unspecified Pit	1881	2040906
4	327m W	Pump House	1971	2048893
H	352m SE	Unspecified Pit	1881	2040908
H	365m SE	Unspecified Pit	1881	2040907

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
E	207m NE	Sewage Tanks	1924	347739
E	225m NE	Unspecified Tank	1992	351219
E	225m NE	Unspecified Tank	1979	351219
I	497m 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	14m W	Electricity Substation	1996	237709



ID	Location	Land Use	Date	Group ID
A	14m W	Electricity Substation	1999	237709
A	15m W	Electricity Substation	1971	237709
I	472m SE	Electricity Substation	1996	238231
I	472m 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
B	121m 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	68m E	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	68m E	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

3

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	14m W	Electricity Sub Station	Hertfordshire, SG4	Electrical Features	Infrastructure and Facilities
2	135m N	Electricity Sub Station	Hertfordshire, SG4	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
3	136m SE	Pumping Station (Disused)	Hertfordshire, SG4	Water Pumping Stations	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	
4	250m 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
5	285m 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: -

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



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

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	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
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	13m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	43m SE	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	95m NE	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	108m 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
7	216m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
8	362m 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	481m 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.



Bedrock aquifer



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

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5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 34](#) >

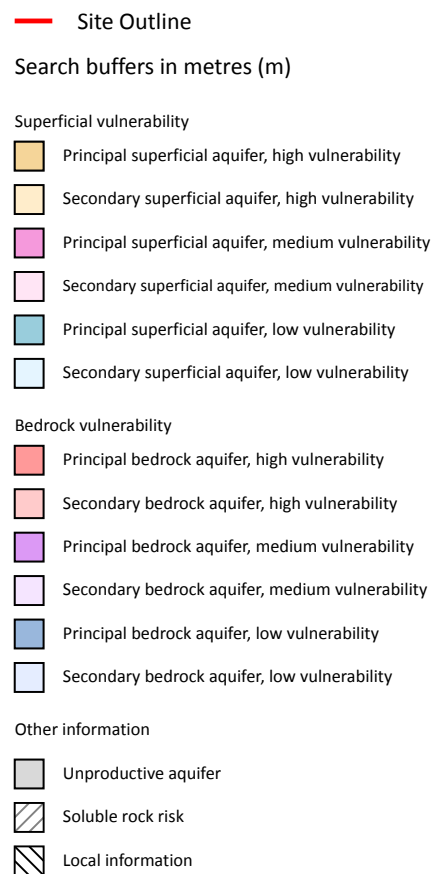
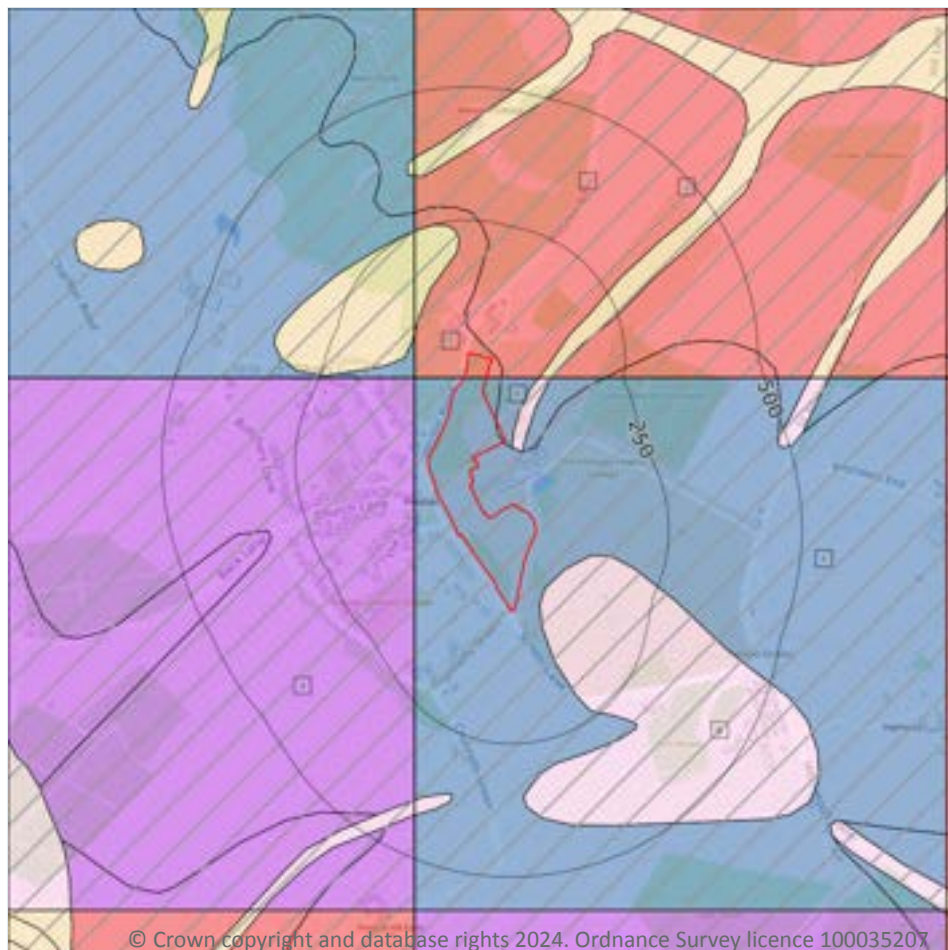
ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers



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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

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
1	On site	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
A	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
B	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
3	7m 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
B	12m NE	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
4	25m W	Summary Classification: Principal bedrock aquifer - Medium 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: Medium Aquifer type: Principal Flow mechanism: Well connected fractures
B	35m NE	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



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
6	43m SE	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

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	2
------------------------	----------

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
2	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.	5.0%
A	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



- 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	672m 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	672m 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: -
-	953m 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: -
-	1775m 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: -
-	1775m 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	
-	1780m 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: -
-	1802m 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: -
-	1835m 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: -
-	1851m 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: -
-	1880m 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	
-	1880m 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	
-	1023m 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: -
-	1597m 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	
-	1597m 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	672m 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: -
-	1597m 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	
-	1780m 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: -
-	1880m 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
1	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
-	2546m 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
2	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

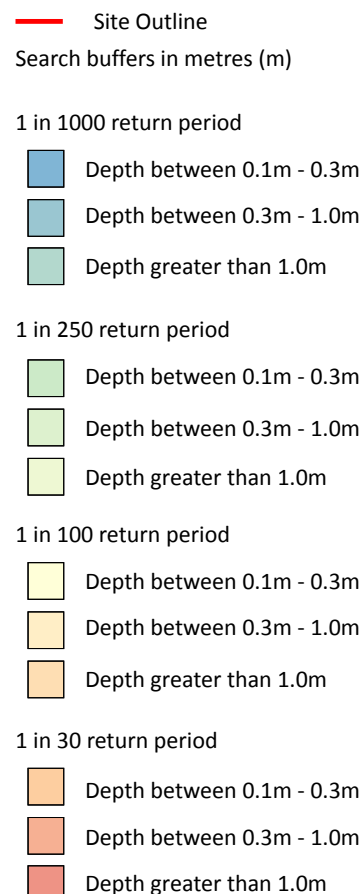
0

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



8.1 Surface water flooding

Highest risk on site

Negligible

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	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

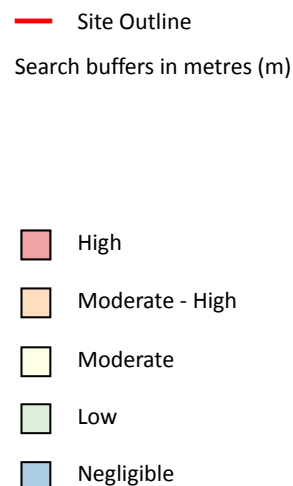
This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



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9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

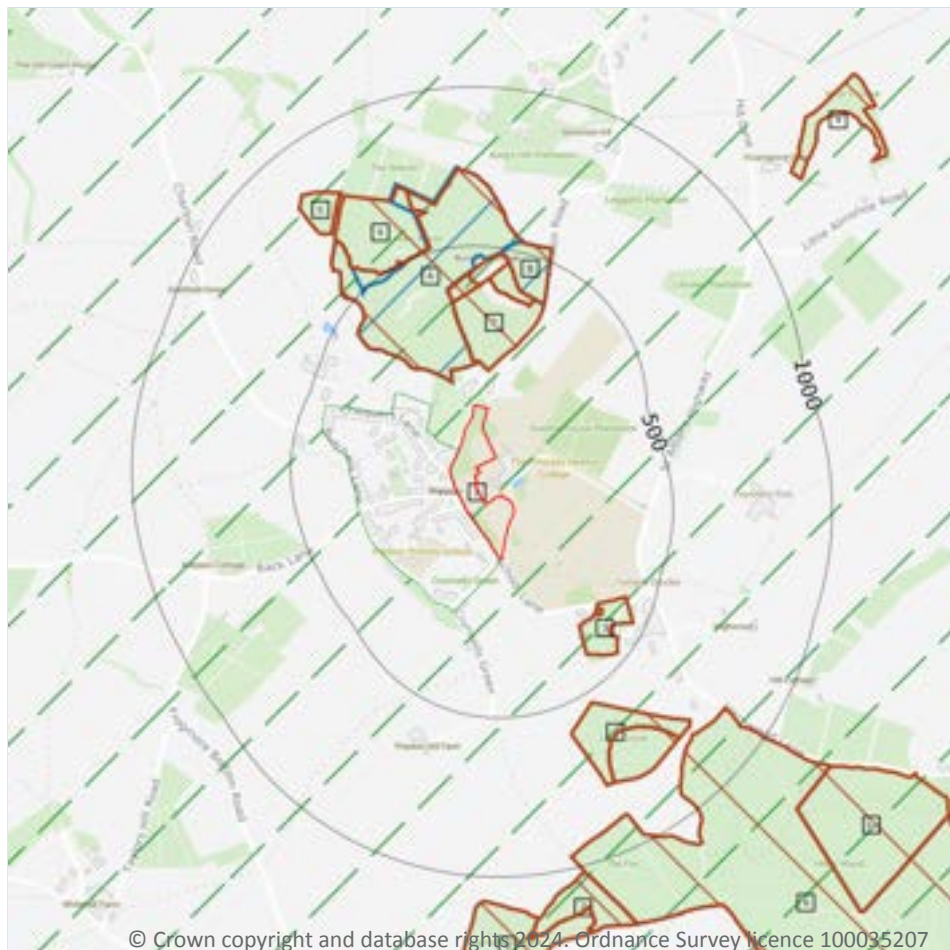
Low

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

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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	100m N	Wain Wood	Natural England



ID	Location	Name	Data source
B	371m 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
A	100m N	Unknown	Ancient & Semi-Natural Woodland
2	116m N	Unknown	Ancient Replanted Woodland
3	322m SE	Unknown	Ancient Replanted Woodland
A	329m N	Unknown	Ancient Replanted Woodland
B	347m N	Unknown	Ancient Replanted Woodland
4	494m N	Unknown	Ancient Replanted Woodland
C	535m SE	Hitch/hearnsfield Woods	Ancient Replanted Woodland
C	656m SE	Hitch/hearnsfield Woods	Ancient & Semi-Natural Woodland
5	701m NW	Unknown	Ancient & Semi-Natural Woodland
6	816m SE	Hitch/hearnsfield Woods	Ancient & Semi-Natural Woodland
7	1019m S	Hitch/hearnsfield Woods	Ancient Replanted Woodland
8	1078m S	Hitch/hearnsfield Woods	Ancient & Semi-Natural Woodland
9	1210m NE	Vicars Grove	Ancient & Semi-Natural Woodland
10	1216m SE	Hitch/hearnsfield Woods	Ancient Replanted Woodland
-	1312m S	Hitch/hearnsfield Woods	Ancient Replanted Woodland
-	1336m S	Pinfold Wood	Ancient Replanted Woodland



ID	Location	Name	Woodland Type
-	1358m S	Pinfold Wood	Ancient & Semi-Natural Woodland
-	1359m S	Foxholes Wood	Ancient & Semi-Natural Woodland
-	1431m W	Stony Wood	Ancient Replanted Woodland
-	1558m W	Deans Wood	Ancient Replanted Woodland
-	1880m 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

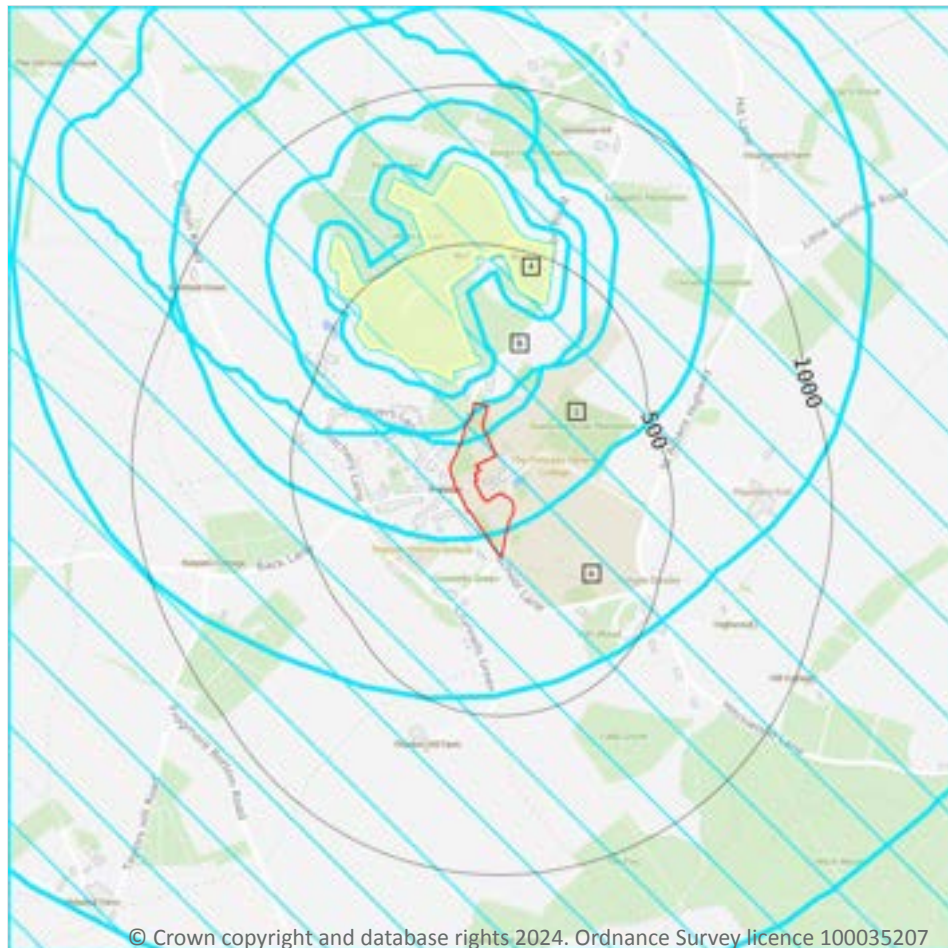
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Great Ouse NVZ	Surface Water	391	Existing
On site	Luton Chalk	Groundwater	146	Existing
On site	Anglian Chalk	Groundwater	71	Existing
16m S	LEE NVZ	Surface Water	443	Existing
935m N	Great Ouse NVZ	Surface Water	391	Existing
935m N	Anglian Chalk	Groundwater	71	Existing
1787m NW	LEE NVZ	Surface Water	443	Existing
1787m NW	Luton Chalk	Groundwater	146	Existing
1882m NW	Great Ouse NVZ	Surface Water	391	Existing
1886m 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

4

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 .
B	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. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. 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. Discharges - Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. 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: 100m 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

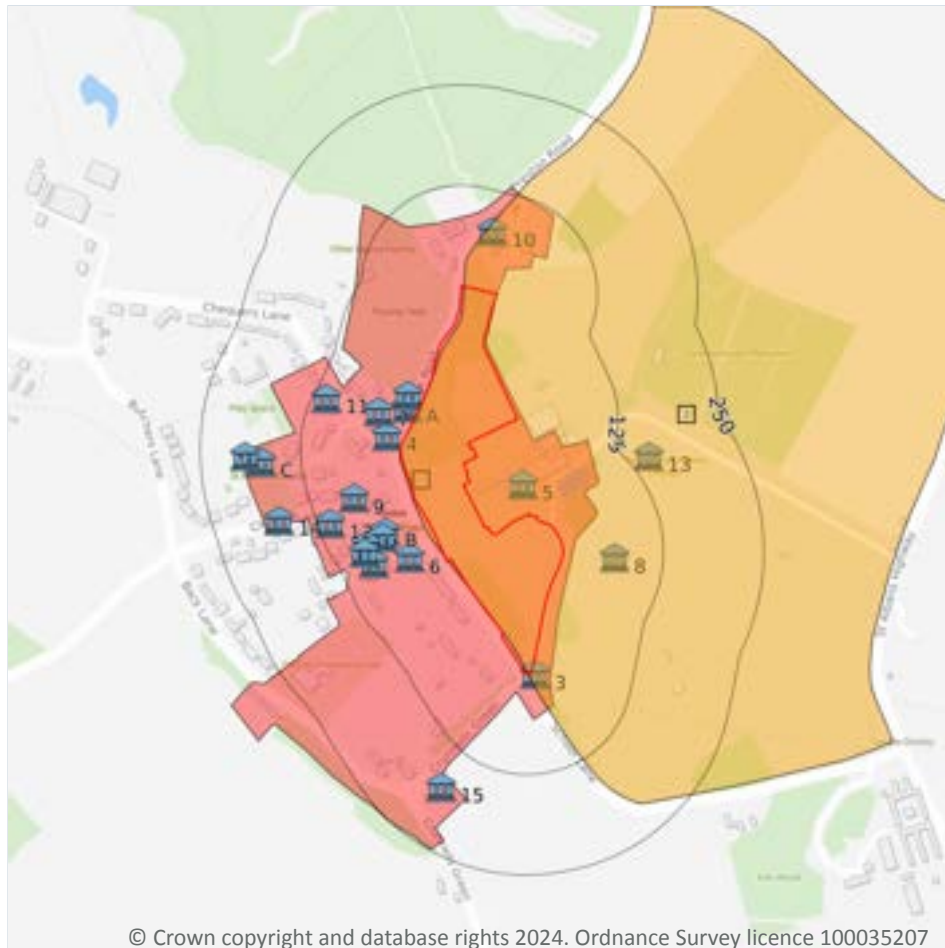
ID: 4
Location: 371m N
SSSI name: Wain Wood
Unit name: Wains Wood
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

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

22

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
3	5m 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
A	14m NW	Barn On Roadside Now Garage To Spindle Cottage	II	1102428	08/02/1988
A	19m NW	Spindle Cottage	II	1176712	08/02/1988
4	21m NW	The Chequers With Wall And Outhouses Fronting Chequer Lane	II	1307773	08/02/1988



ID	Location	Name	Grade	Reference Number	Listed date
5	38m E	Princess Helena College, Temple Dinsley, With Terraces, Steps, Walls, Railings, Gates, Pergolas, And Garden Buildings	II*	1307766	09/06/1952
6	41m SW	The Red Lion Public House	II	1102425	26/08/1981
7	44m NW	Sadleirs End	II	1347463	08/02/1988
B	52m SW	Well, Wellhead Gear And Wellhouse	II	1176692	08/02/1988
B	60m SW	K6 Telephone Kiosk	II	1103249	19/07/1988
8	65m 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
9	72m W	St Martin's Place	II	1102421	08/02/1988
10	75m N	The Dower House, Princess Helena College	II	1102427	08/02/1988
B	81m SW	Vine Cottage	II	1347482	08/02/1988
B	84m SW	Laburnam Lodge	II	1347481	08/02/1988
B	88m SW	Fig Tree Cottage	II	1102426	08/02/1988
11	109m NW	Chequers Cottages, Numbers 1 To 6 Inclusive And 3 Linked Rear Outhouses	II	1176623	14/01/1977
12	110m W	The Old Forge	II	1102422	08/02/1988
13	149m 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
14	169m W	Lychgate To Churchyard Of Church Of St Martin	II	1102461	08/02/1988
C	174m W	Church Of St Martin (Church Of England)	II	1176631	08/02/1988
15	176m S	Crunnells Green Cottage	II	1102423	08/02/1988
C	194m W	Mausoleum In North West Corner Of Churchyard At Church Of St Martin	II	1102420	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
1	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
----------------------------	----------

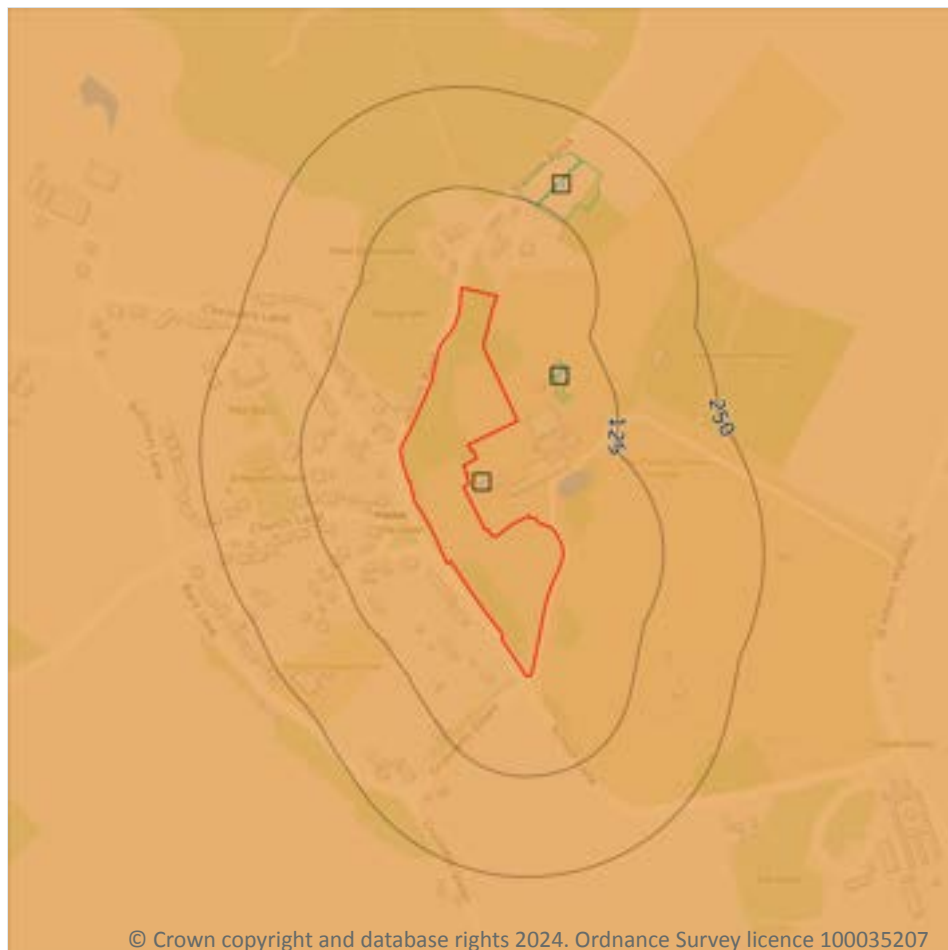
Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the 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
2	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

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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	58m NE	Selective Fell/Thin (Conditional)	017/47/17-18	25/05/2017
3	121m 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
11m SE	AG00421077	Entry Level plus Higher Level Stewardship	01/09/2013	31/08/2023
148m 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
131m NW	1238807	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
246m 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

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	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
3	2m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	83m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	100m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%, ENSIS L1)
6	134m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	148m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
8	148m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	156m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	219m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	222m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	226m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	235m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	238m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	246m 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	On site	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

3

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.

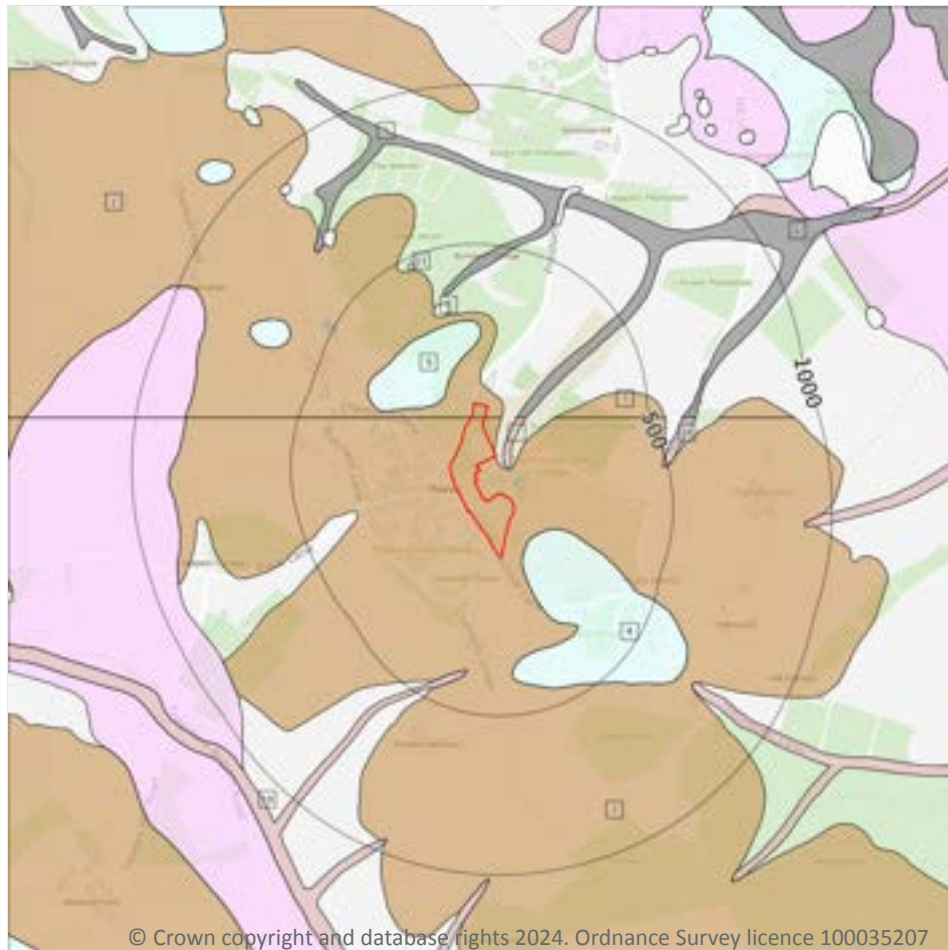
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 75 >](#)

ID	Location	LEX Code	Description	Rock description
1	254m NE	WGR-VOID	Worked Ground (Undivided)	Void
2	288m N	WGR-VOID	Worked Ground (Undivided)	Void
3	460m 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

12

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	CWF-DMTN	Clay-with-flints Formation - Diamicton	Diamicton
2	On site	CWF-XCZSV	Clay-with-flints Formation - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
3	23m NE	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel



ID	Location	LEX Code	Description	Rock description
4	65m SE	TILMP-DMTN	Till, Mid Pleistocene - Diamicton	Diamicton
5	94m N	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton
6	96m NE	DVY-XCZSV	Dry Valley Deposits - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
7	213m NE	CWF-DMTN	Clay-with-flints Formation - Diamicton	Diamicton
8	288m N	SUPNM-UNKNOWN	Superficial Theme Not Mapped [for Digital Map Use Only] - Unknown/unclassified Entry	Unknown/unclassified Entry
9	351m N	DVY-XCZSV	Dry Valley Deposits - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
10	370m S	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
11	460m N	SUPNM-UNKNOWN	Superficial Theme Not Mapped [for Digital Map Use Only] - Unknown/unclassified Entry	Unknown/unclassified Entry
12	488m E	HEAD-XCZSV	Head - 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

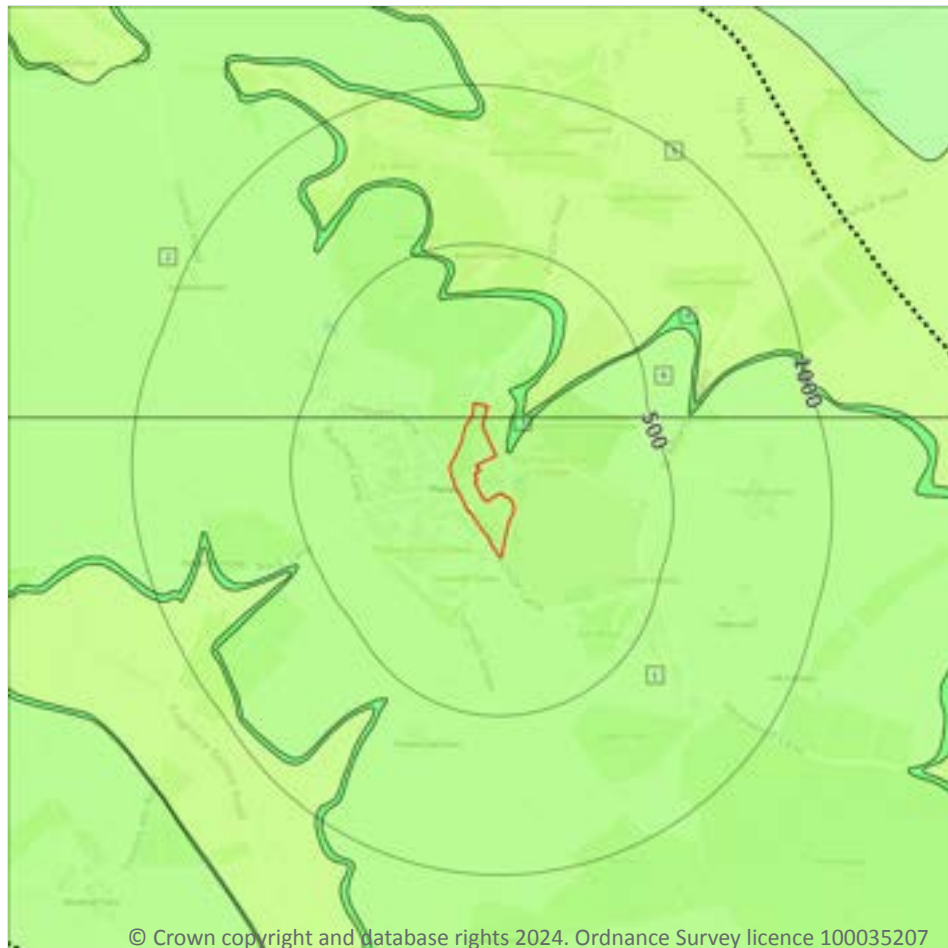
0

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	LESE-CHLK	Lewes Nodular Chalk Formation And Seaford Chalk Formation (undifferentiated) - Chalk	Santonian Age - Turonian Age
3	37m NE	TRK-CHLK	Top Rock Bed - Chalk	Coniacian Age - Turonian Age



ID	Location	LEX Code	Description	Rock age
4	82m N	CKR-CHLK	Chalk Rock Member - Chalk	Turonian Age
5	111m NE	HNCK-CHLK	Holywell Nodular Chalk Formation And New Pit Chalk Formation (undifferentiated) - Chalk	Turonian Age - Cenomanian Age
6	144m 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	CWF-XCZSV	CLAY-WITH-FLINTS FORMATION	CLAY, SILT, SAND AND GRAVEL
2	13m NE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
3	43m SE	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON



ID	Location	LEX Code	Description	Rock description
4	108m NW	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON
5	362m 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	4
---------------------------	----------

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
13m NE	Mixed	High	Very Low
43m SE	Mixed	Moderate	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)

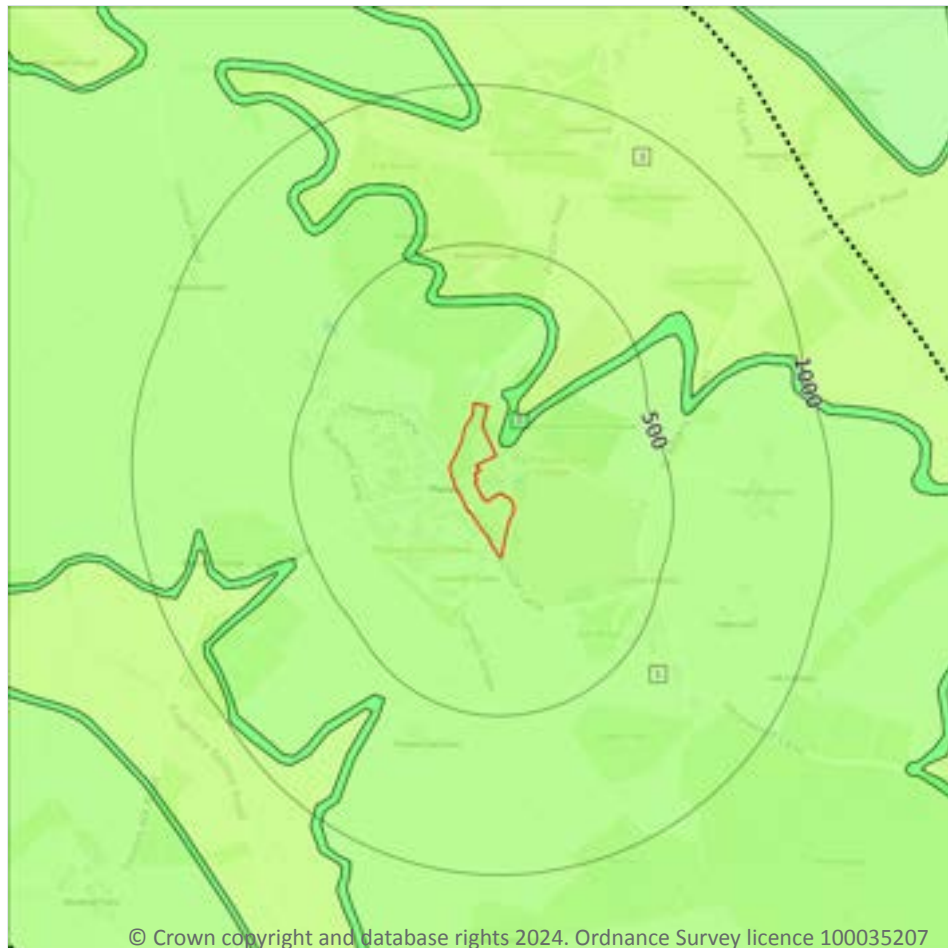
Records within 50m	0
---------------------------	----------

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	LESE-CHLK	LEWES NODULAR CHALK FORMATION AND SEAFORD CHALK FORMATION (UNDIFFERENTIATED) - CHALK	TURONIAN
2	28m NE	CKR-CHLK	CHALK ROCK MEMBER - CHALK	TURONIAN
3	93m NE	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

3

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
28m NE	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



— 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.

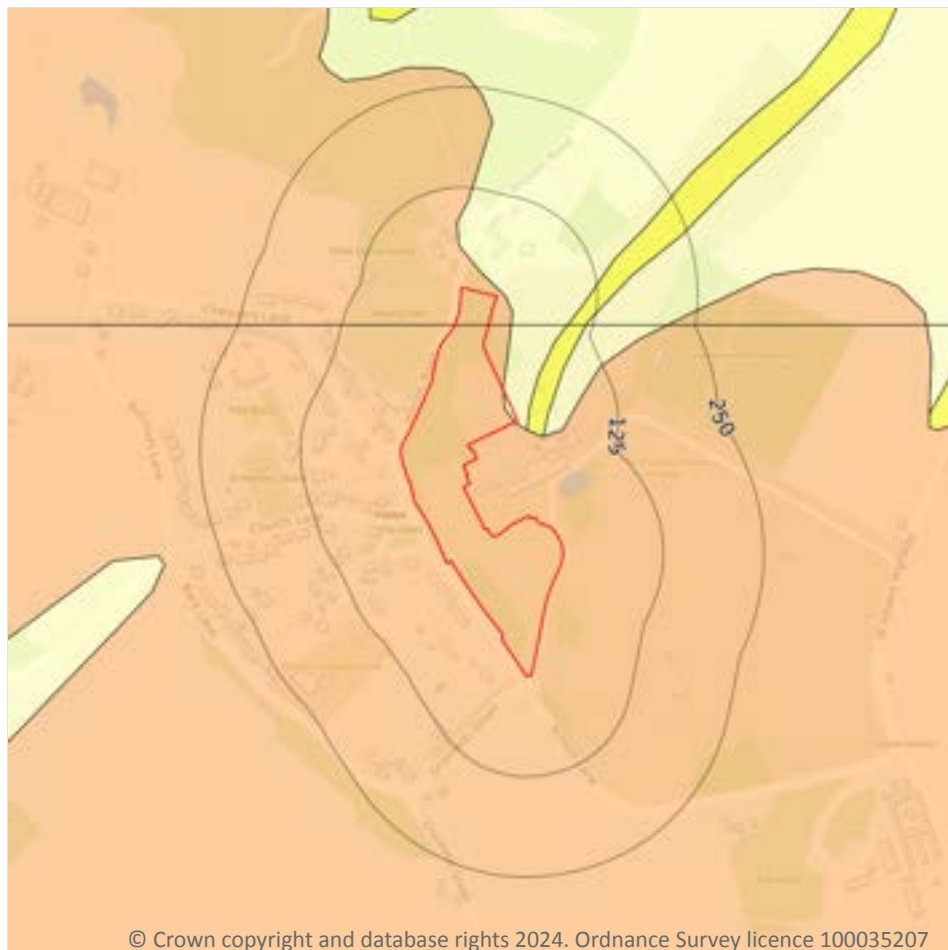
Features are displayed on the Boreholes map on [page 86](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	44m SW	518010 224750	PRESTON VILLAGE WELL	-1.0	N	528433 ↗
2	175m 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



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

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17.1 Shrink swell clays

Records within 50m

5

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	Low	Ground conditions predominantly medium plasticity.
7m N	Negligible	Ground conditions predominantly non-plastic.

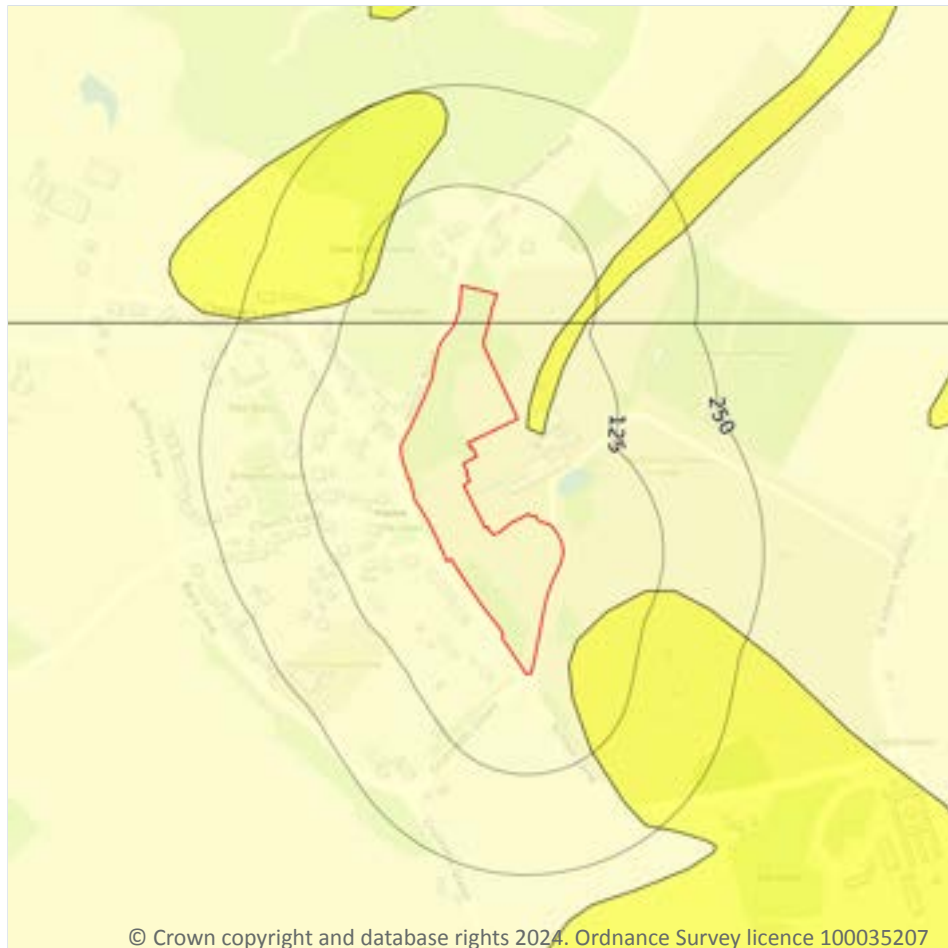


Location	Hazard rating	Details
13m NE	Very low	Ground conditions predominantly low plasticity.
35m NE	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

3

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
13m NE	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
43m SE	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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.

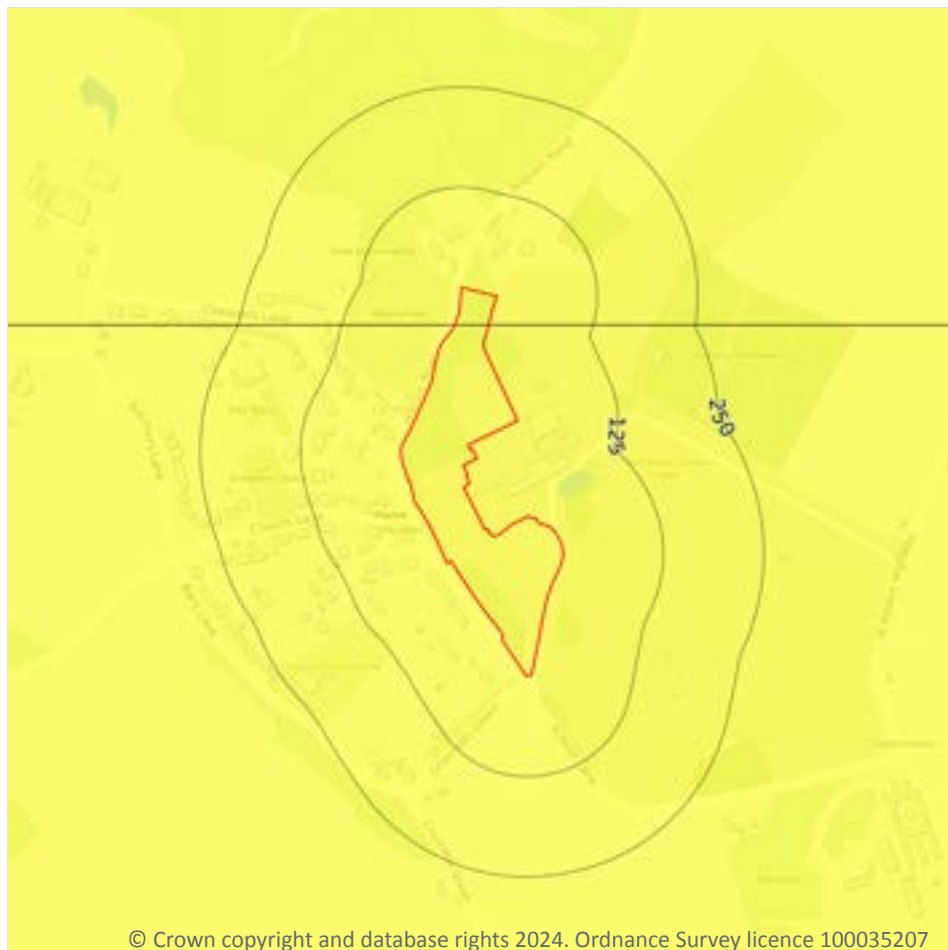
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 91](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

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17.4 Collapsible deposits

Records within 50m

1

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

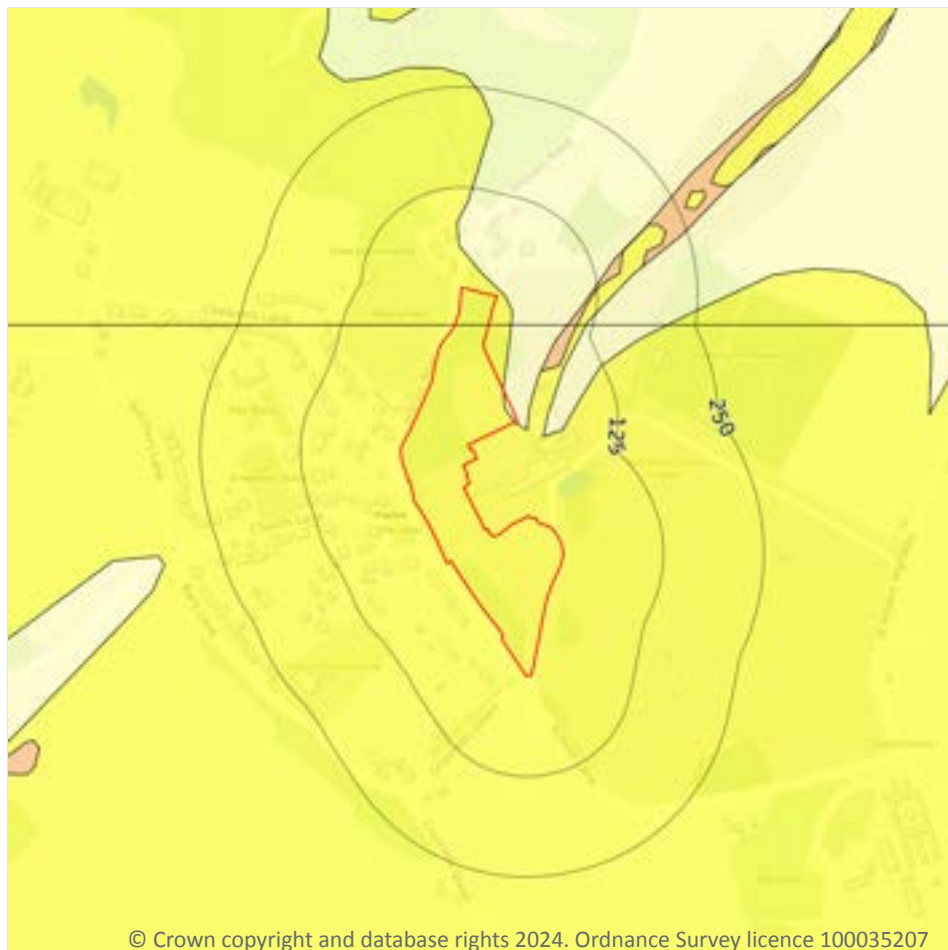
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 92 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

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17.5 Landslides

Records within 50m

4

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.

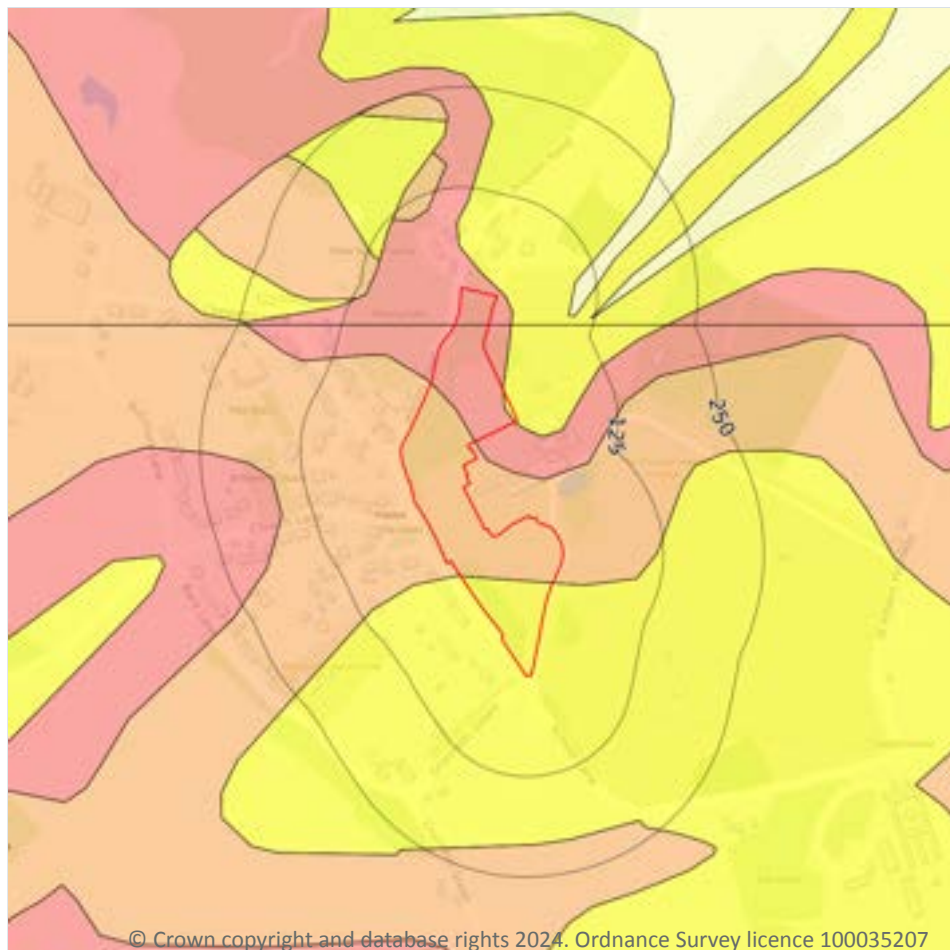


Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
7m N	Negligible	Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
35m NE	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.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

4

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.
7m 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

25

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	4m S	Pond	1922	1:10560
A	4m S	Pond	1922	1:10560
B	31m E	Pond	1881	1:10560
B	35m E	Ponds	1951	1:10560
B	35m E	Ponds	1973	1:10000
B	36m E	Ponds	1938	1:10560
B	36m E	Ponds	1922	1:10560
B	36m E	Ponds	1922	1:10560
B	38m E	Pond	1879	1:10560
B	38m E	Pond	1922	1:10560
B	38m E	Pond	1897	1:10560
C	169m NW	Reservoir	1879	1:10560
C	170m NW	Reservoir	1922	1:10560
C	190m W	Filter Beds	1971	1:2500
D	211m NE	Sewage Tanks	1938	1:10560
D	212m NE	Sewage Tanks	1922	1:10560
D	212m NE	Sewage Tanks	1922	1:10560
D	212m NE	Sewage Tanks	1922	1:10560
D	213m NE	Sewage Tanks	1879	1:10560
E	227m SE	Unspecified Pit	1951	1:10560
E	233m SE	Unspecified Pit	1922	1:10560
E	233m SE	Unspecified Pit	1938	1:10560
E	234m SE	Unspecified Pit	1922	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
E	234m SE	Unspecified Pit	1922	1:10560
E	235m SE	Unspecified Pit	1879	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

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	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.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

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

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

This data is sourced from The Coal Authority.

18.9 Researched mining

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

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

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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

18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
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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.

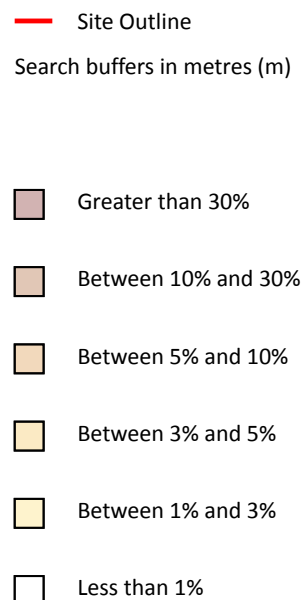
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over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

13

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	15 - 30 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
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
7m 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
13m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
26m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
26m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
27m 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
28m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
30m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
35m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg



Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
43m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

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

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

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

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 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

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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_1
Grid Ref: 518126, 224491

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

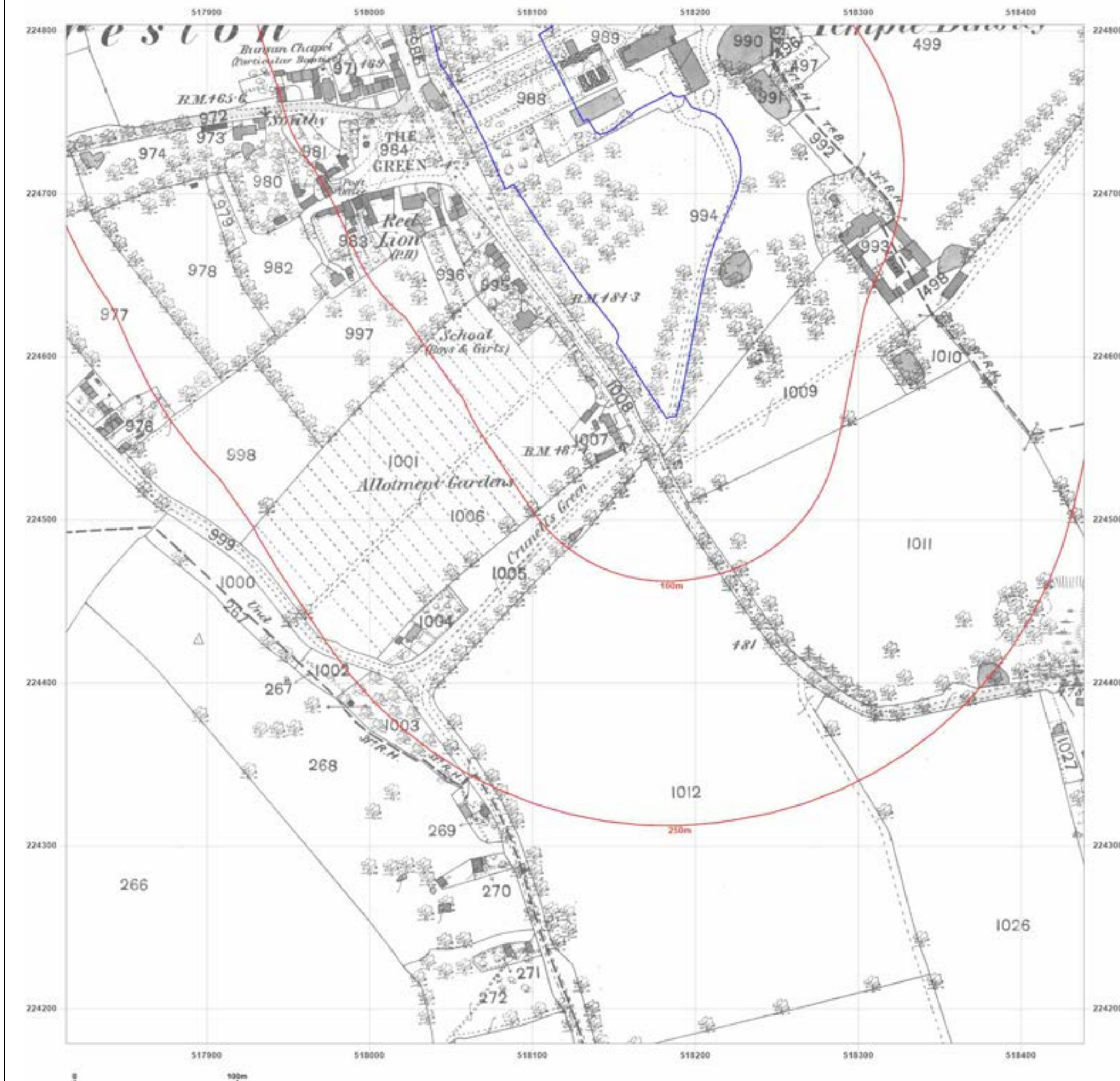


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_1
Grid Ref: 518126, 224491

Map Name: County Series

Map date: 1898

Scale: 1:2,500

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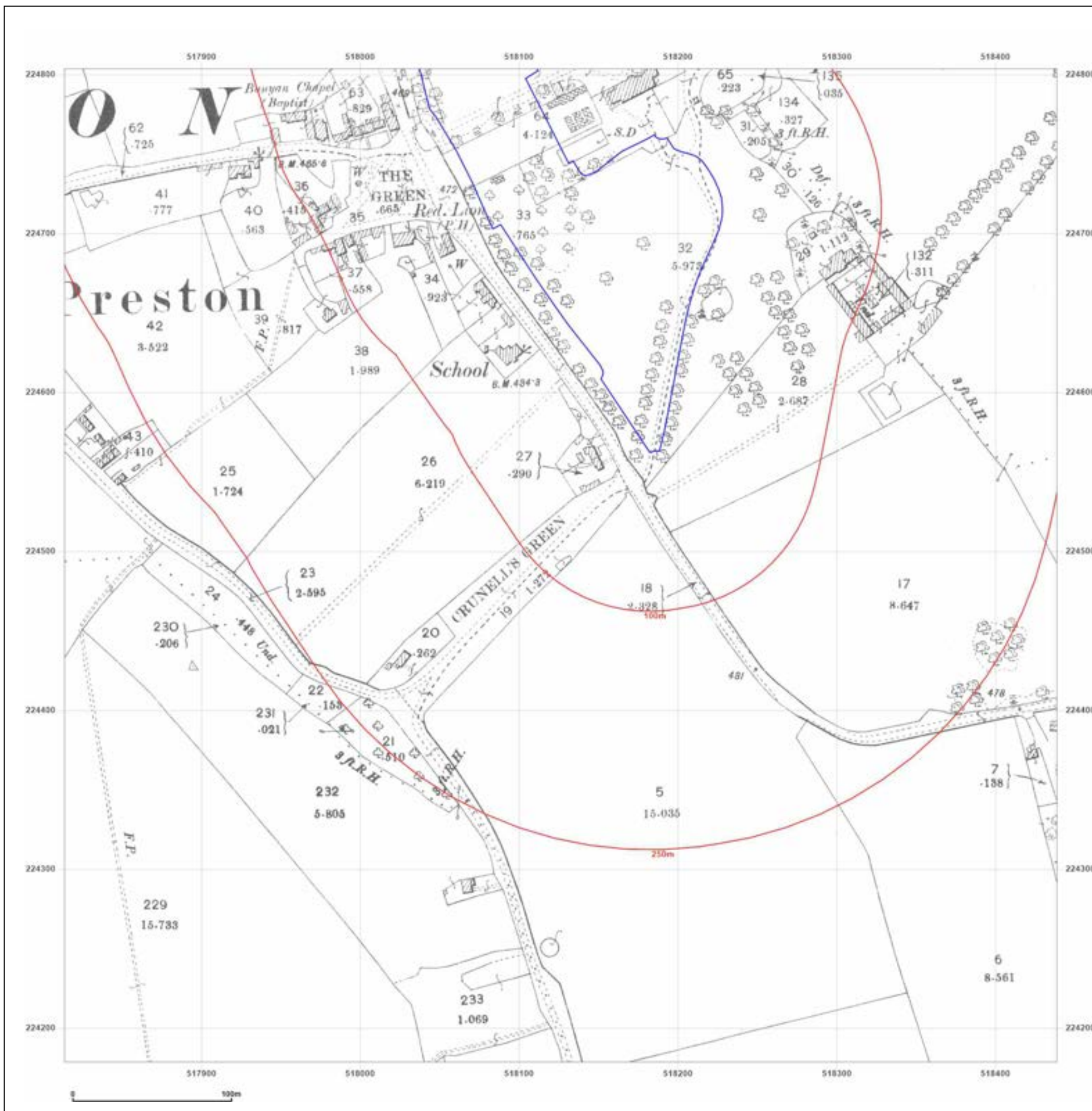


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_1
Grid Ref: 518126, 224491

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

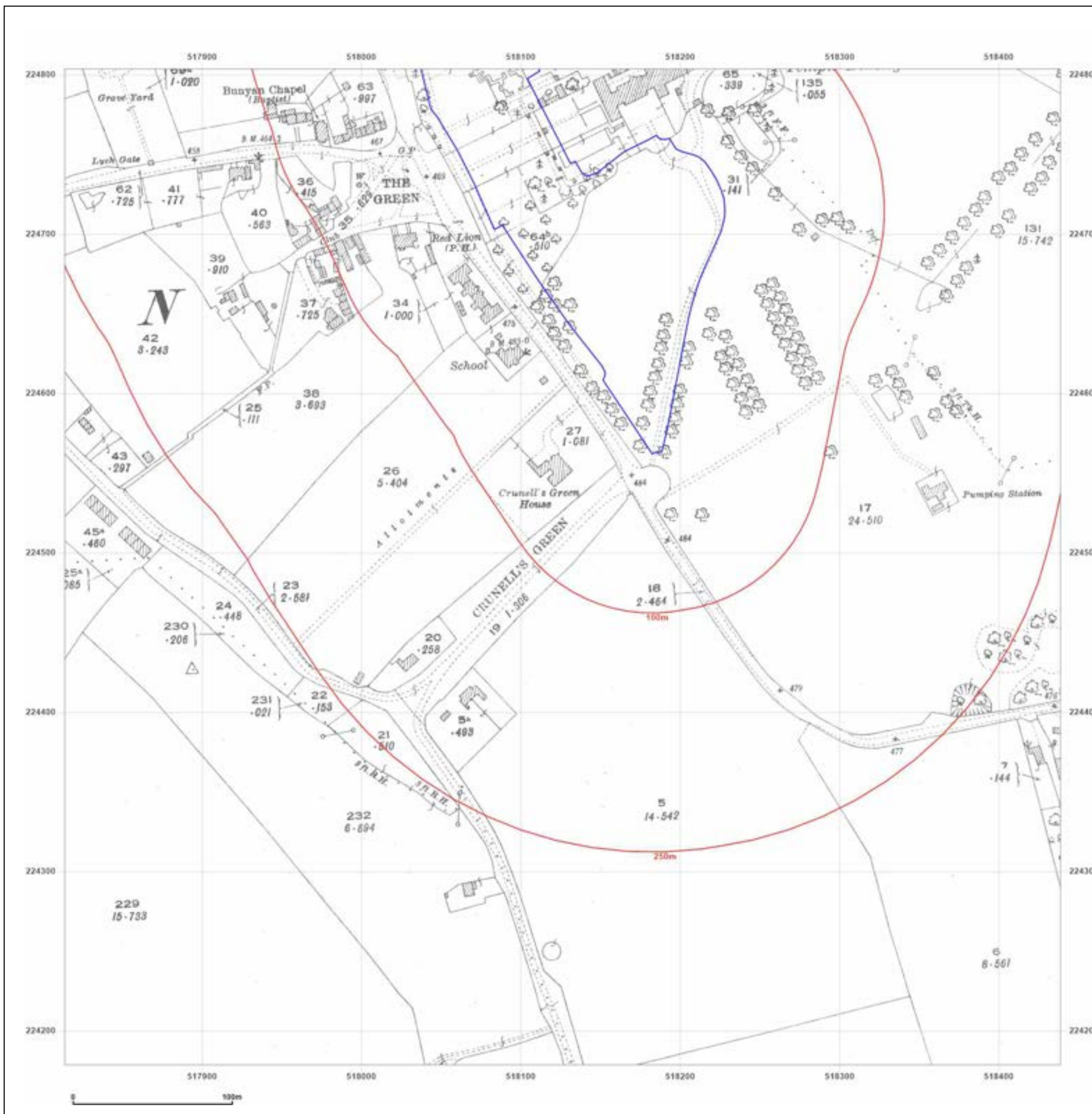


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_1
Grid Ref: 518126, 224491

Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1971
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Copyright 1972
Levelled 1958

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

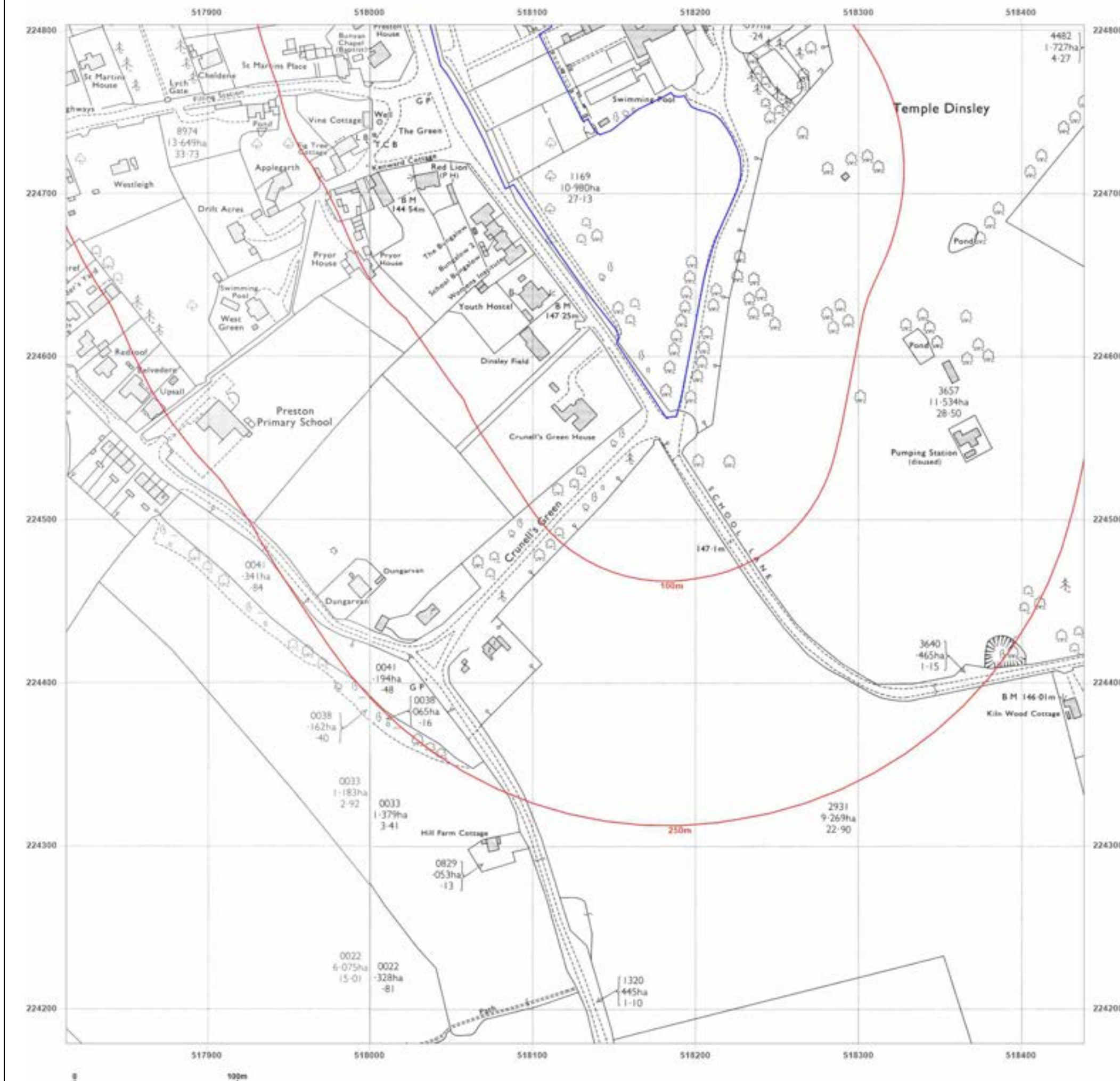


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_1
Grid Ref: 518126, 224491

Map Name: National Grid

Map date: 1972-1973

Scale: 1:2,500

Printed at: 1:2,500



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Revised N/A
Edition N/A
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Surveyed N/A
Revised N/A
Edition N/A
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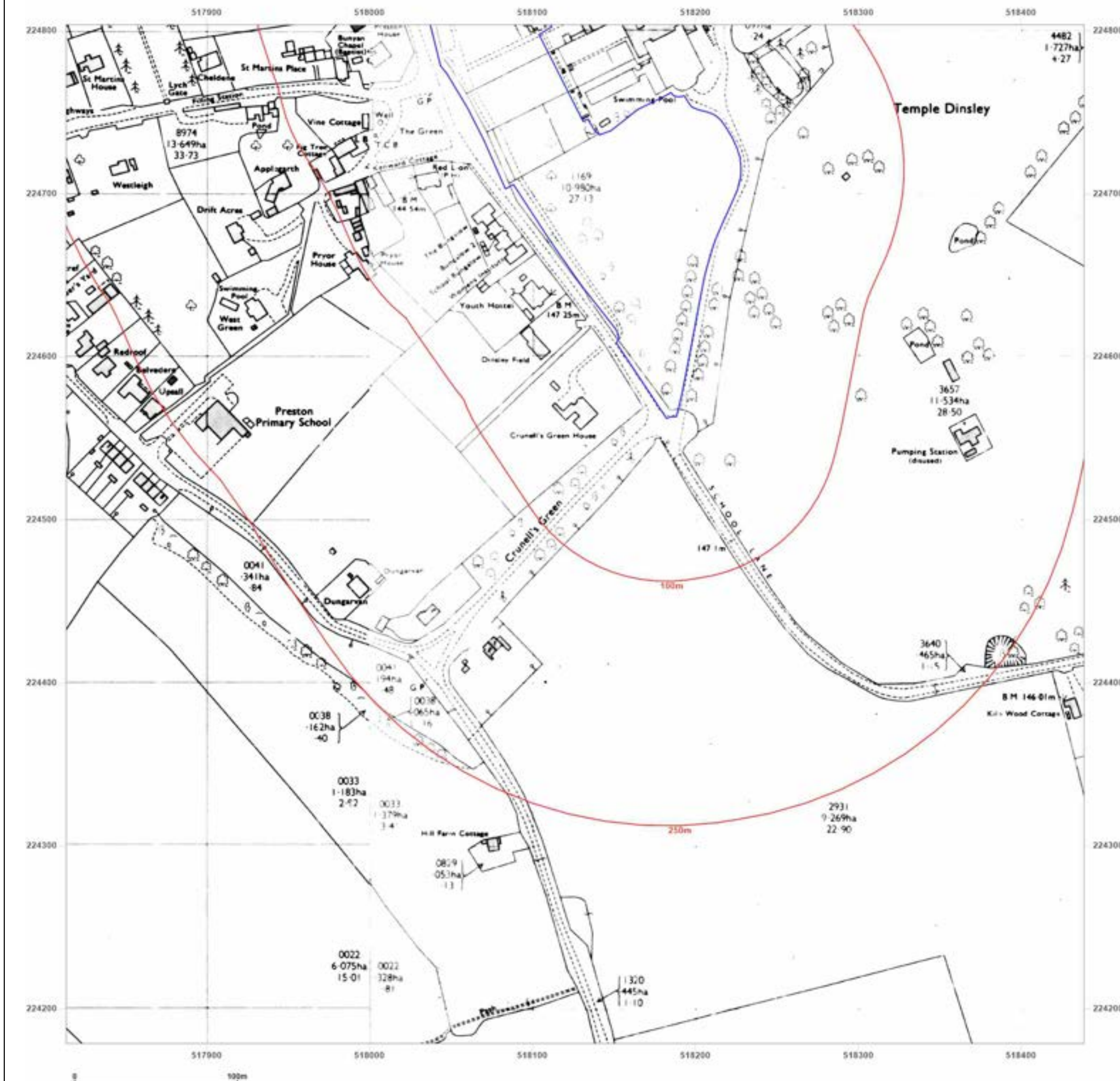


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_1
Grid Ref: 518126, 224491

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1958
Revised 1986
Edition N/A
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Levelled 1958

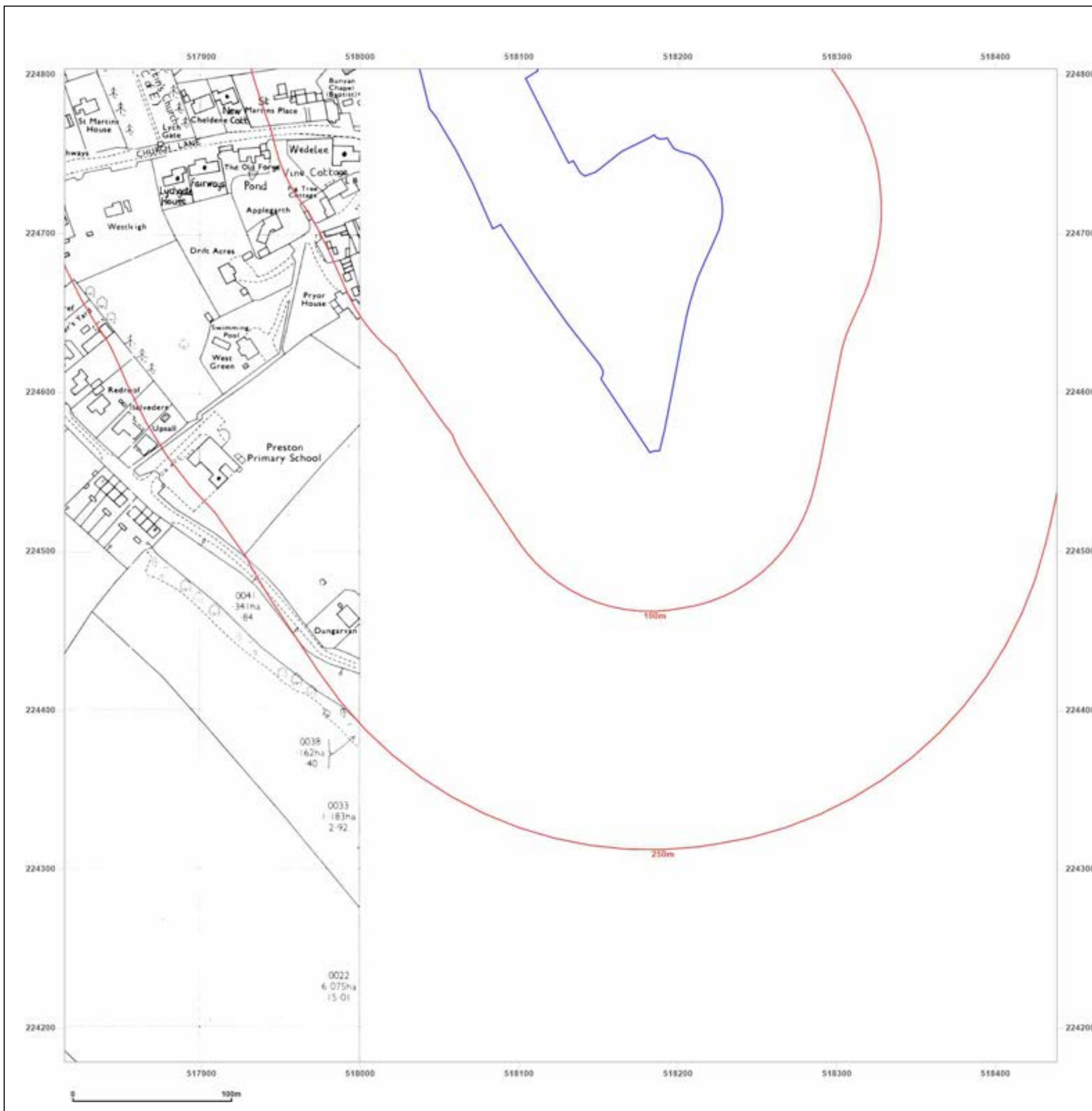


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Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_1
Grid Ref: 518126, 224491

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



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Revised N/A
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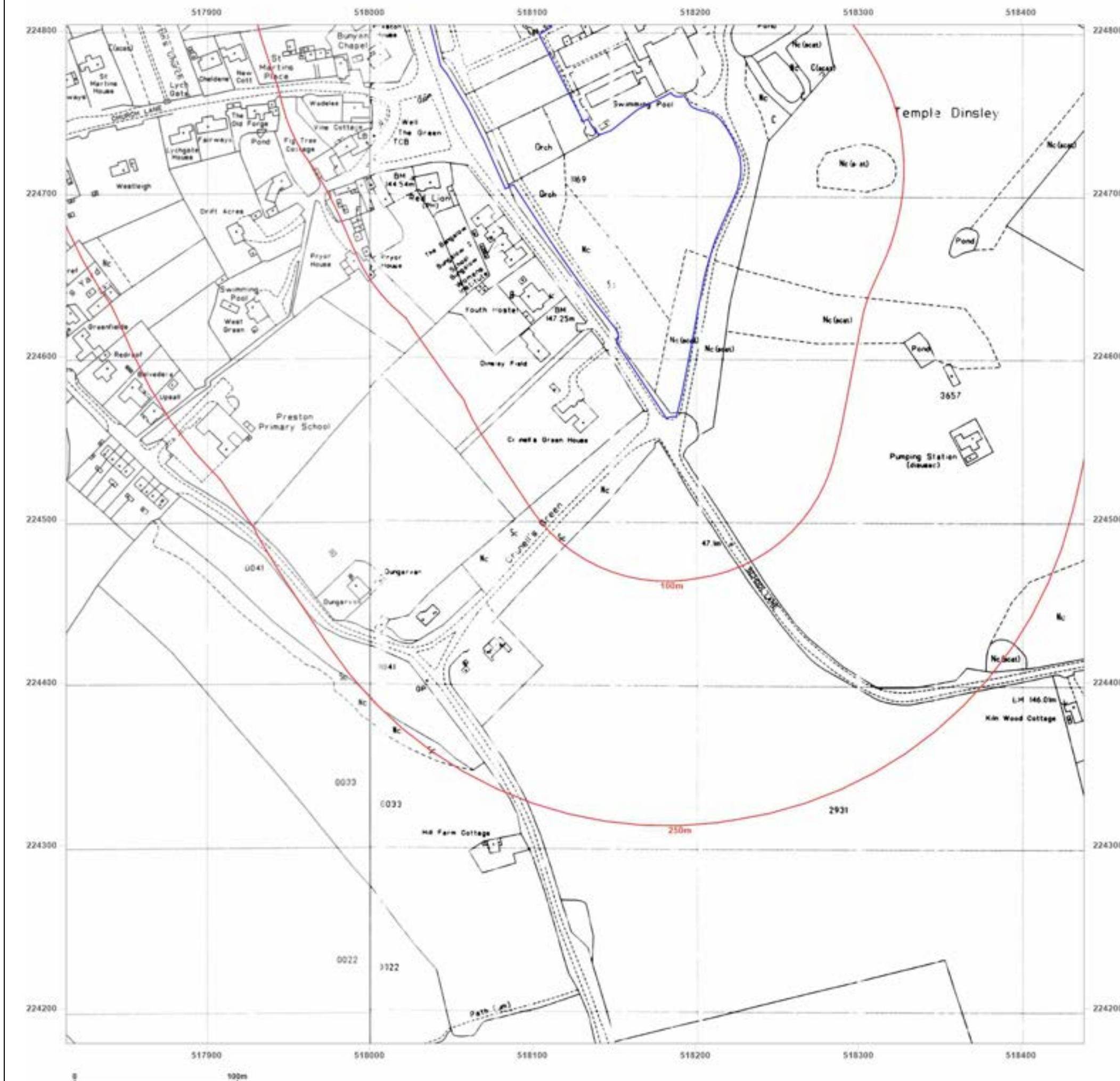


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_2
Grid Ref: 518126, 225116

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



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

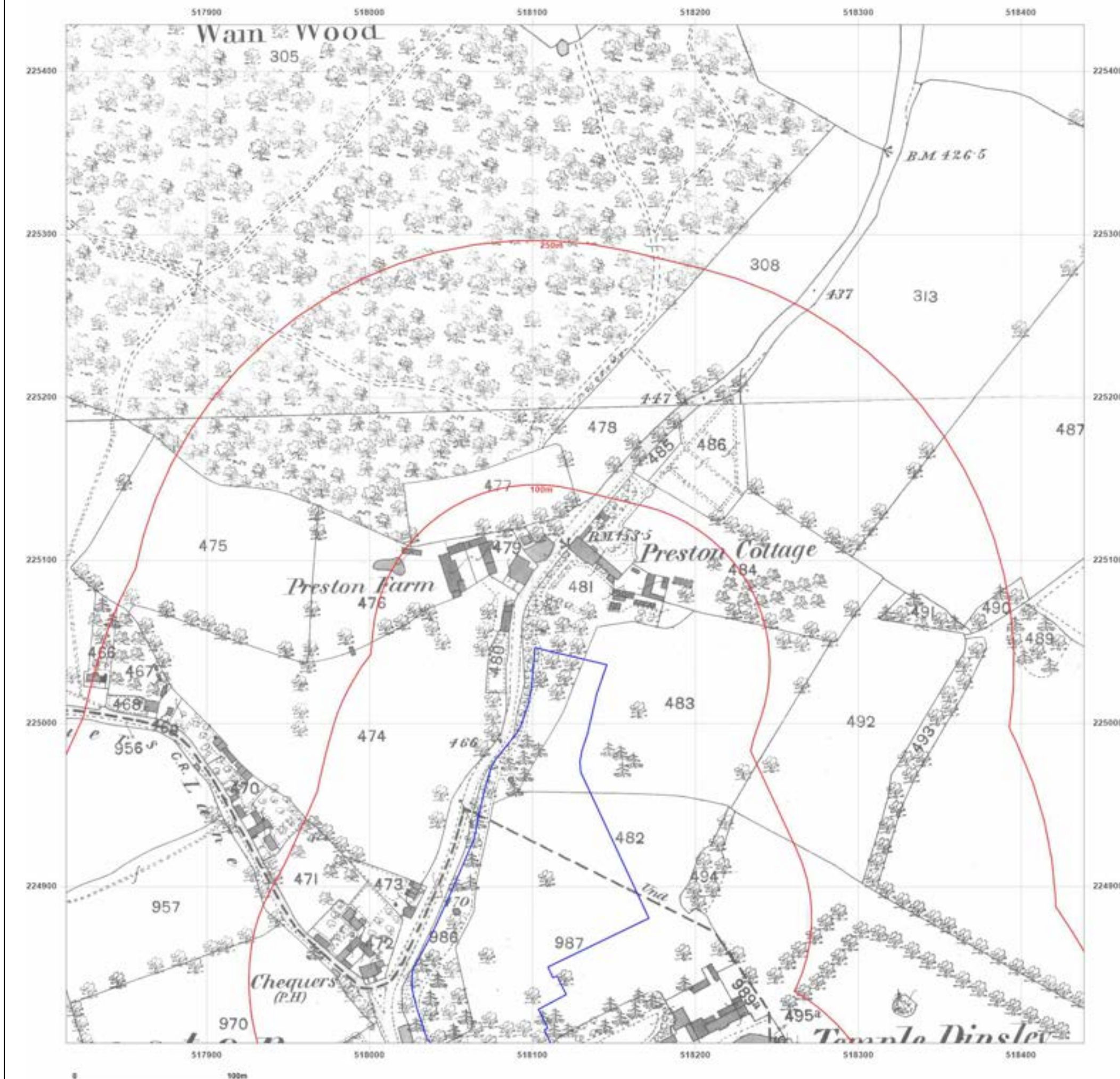


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Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_2
Grid Ref: 518126, 225116

Map Name: County Series

Map date: 1898

Scale: 1:2,500

Printed at: 1:2,500



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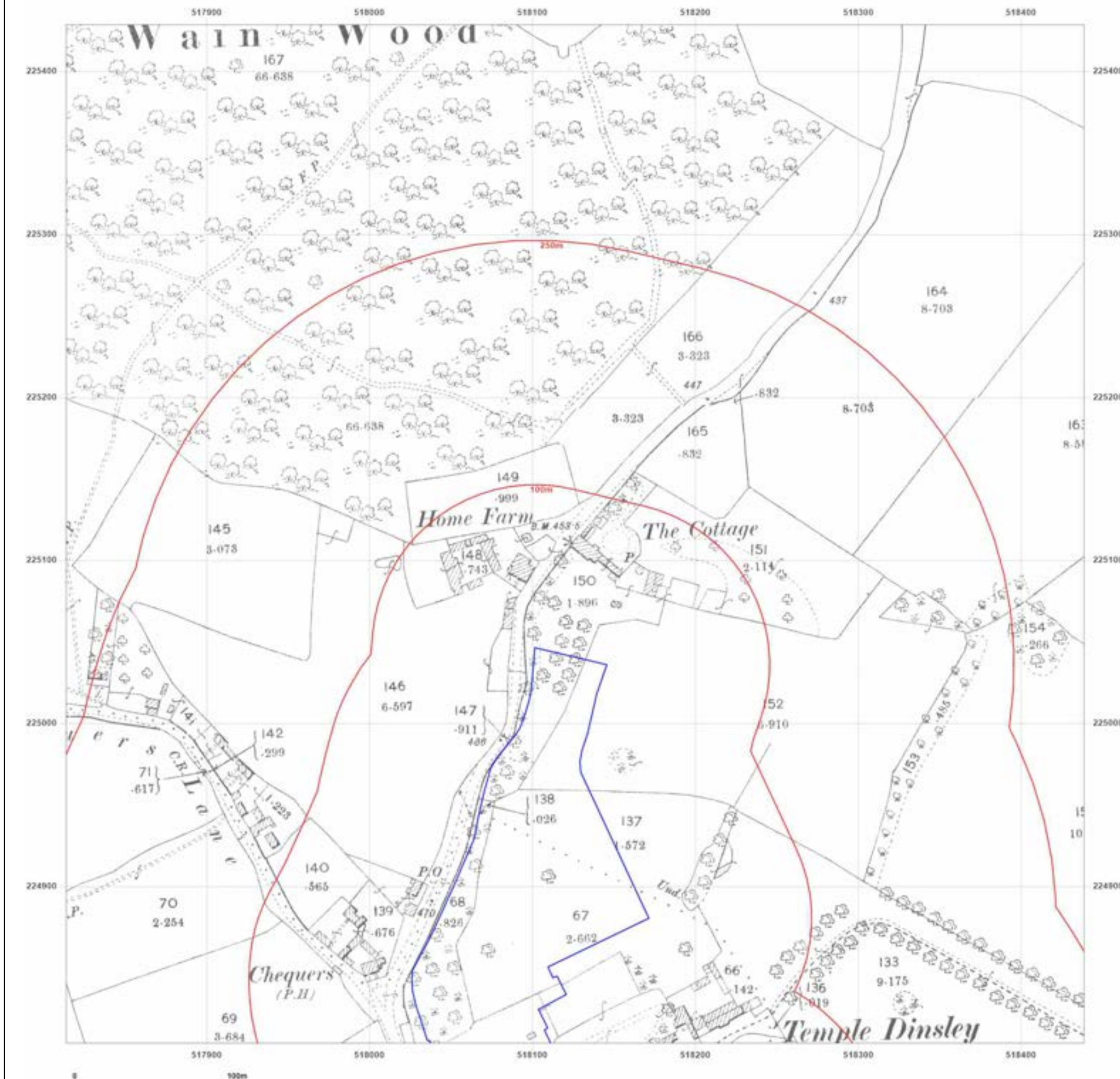


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Grid Ref: 518126, 225116

Map Name: County Series

Map date: 1924

Scale: 1:2,500

Printed at: 1:2,500



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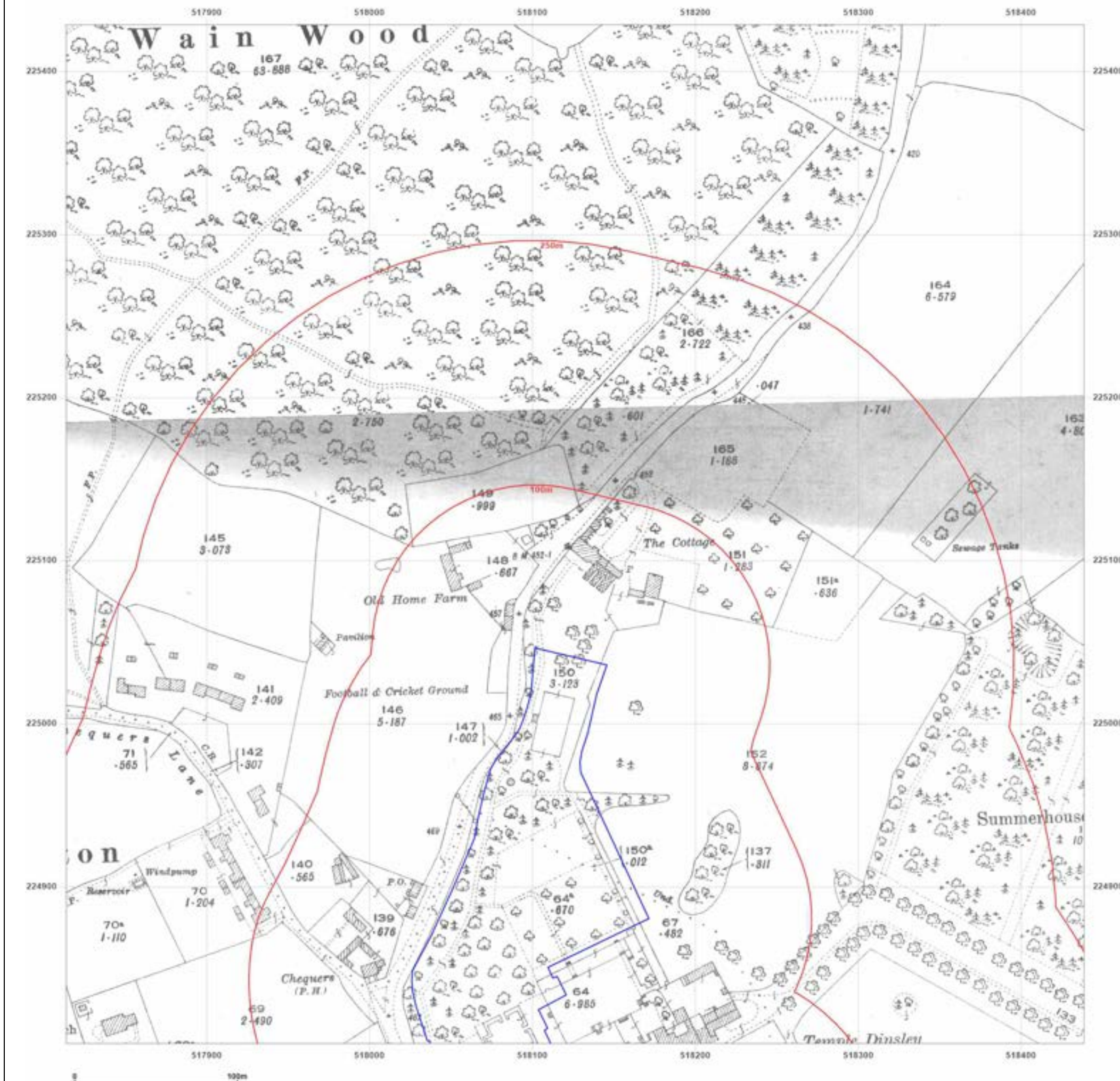


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Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_2
Grid Ref: 518126, 225116

Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500



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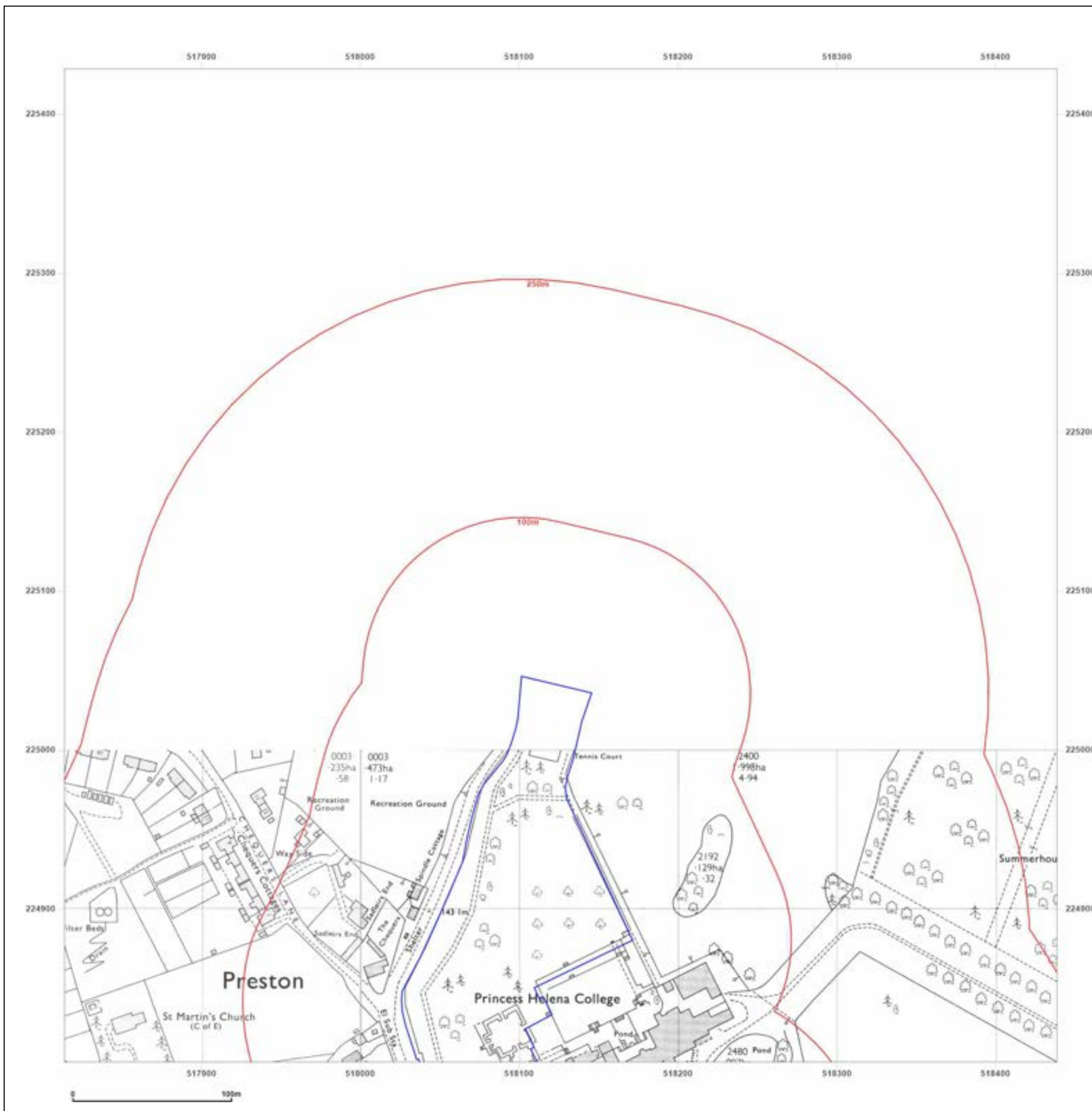


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Grid Ref: 518126, 225116

Map Name: National Grid

Map date: 1972-1973

Scale: 1:2,500

Printed at: 1:2,500



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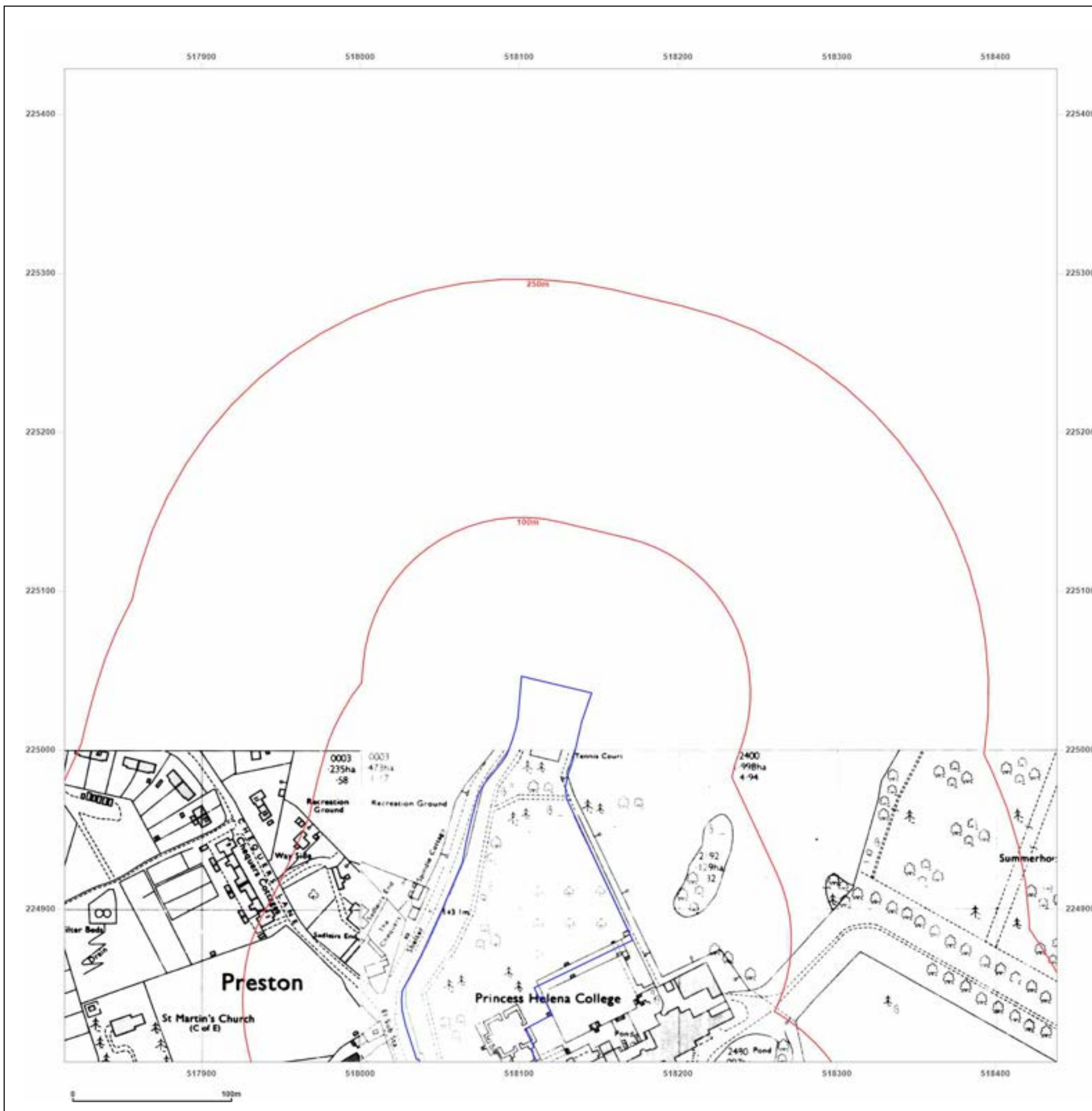


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_2
Grid Ref: 518126, 225116

Map Name: National Grid

Map date: 1979

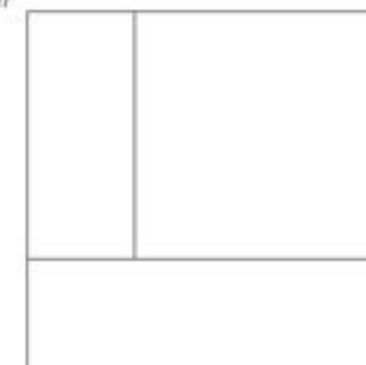
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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_2
Grid Ref: 518126, 225116

Map Name: National Grid

Map date: 1980-1981

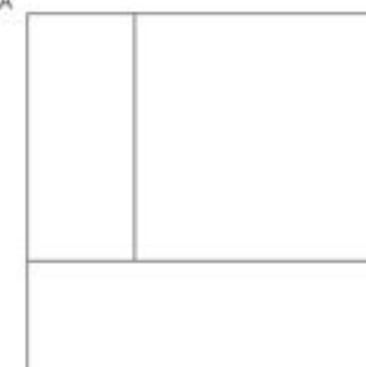
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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_LS_1_2
Grid Ref: 518126, 225116

Map Name: National Grid

Map date: 1992-1993

Scale: 1:2,500

Printed at: 1:2,500



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Revised N/A
Edition N/A
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Surveyed 1993
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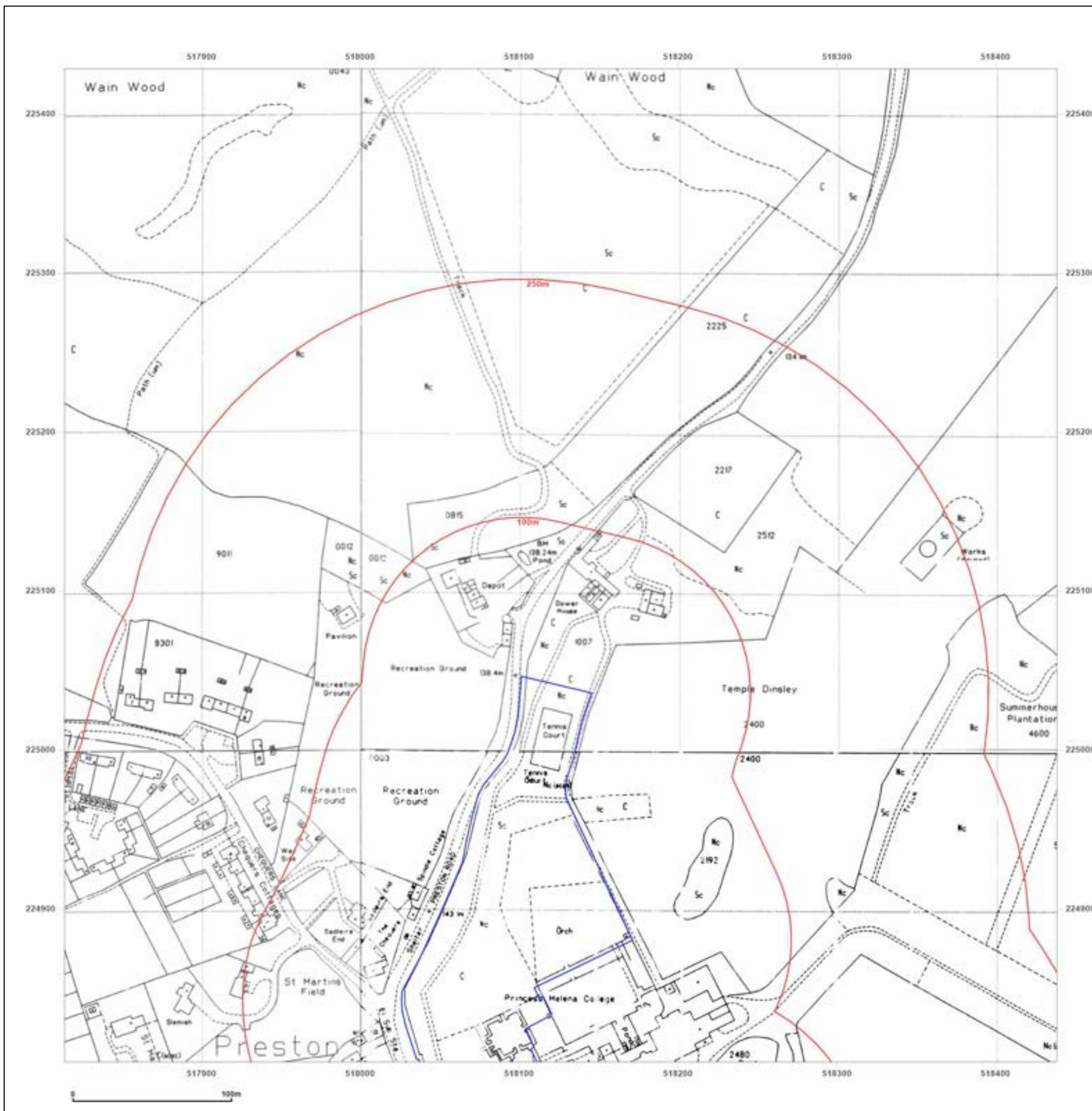


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_Landline_1_1
Grid Ref: 518126, 224654

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O_Landline_1_2
Grid Ref: 518126, 224954

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O40
Grid Ref: 518126, 224804

Map Name: County Series

Map date: 1897-1899

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
Copyright N/A
Levelled N/A

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

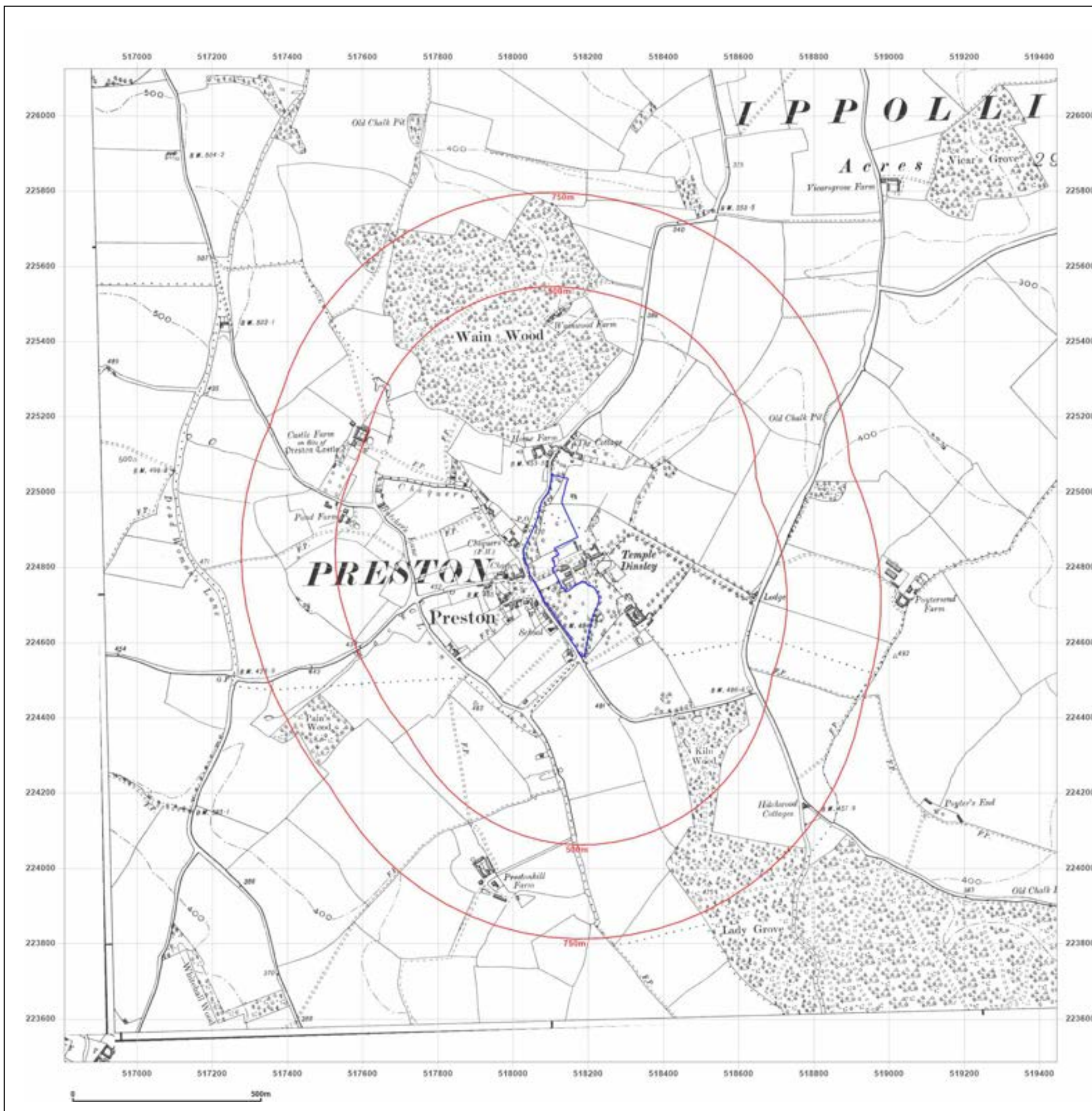


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O40
Grid Ref: 518126, 224804

Map Name: County Series

Map date: 1922-1925

Scale: 1:10,560

Printed at: 1:10,560



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

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

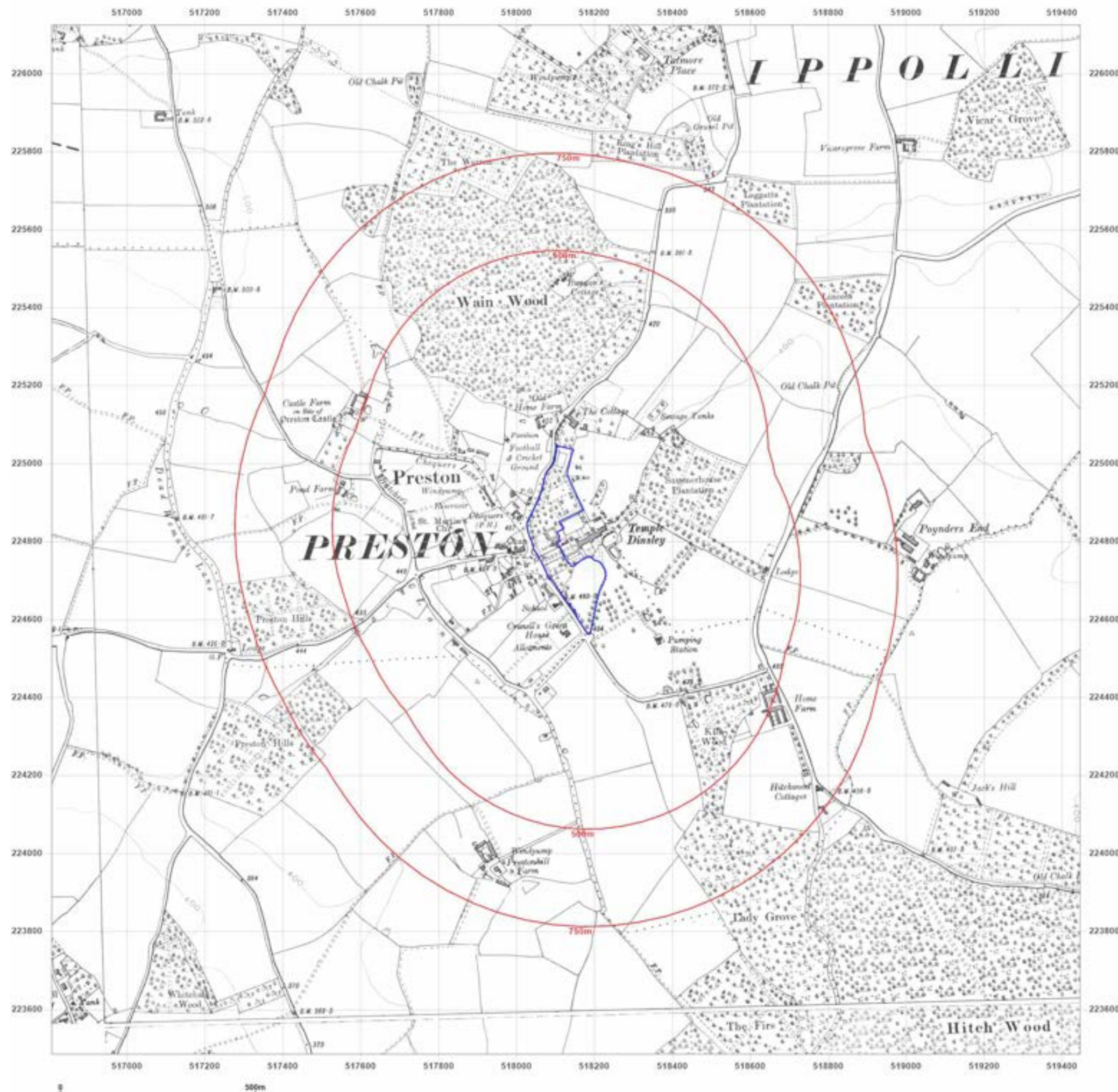


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O40
Grid Ref: 518126, 224804

Map Name: County Series

Map date: 1922-1925

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1880
Revised 1922
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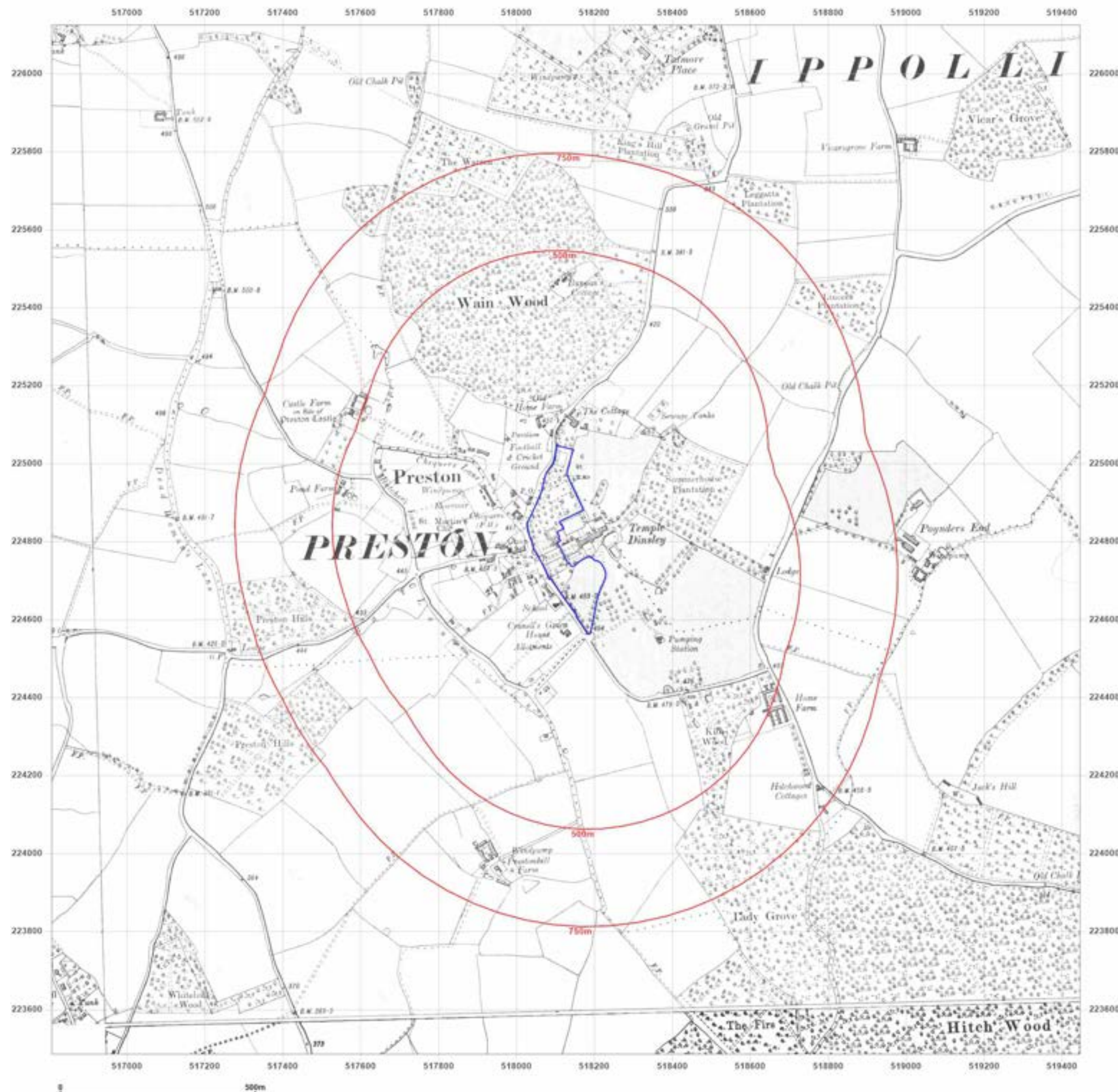


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O40
Grid Ref: 518126, 224804

Map Name: County Series

Map date: 1922-1925

Scale: 1:10,560

Printed at: 1:10,560



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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

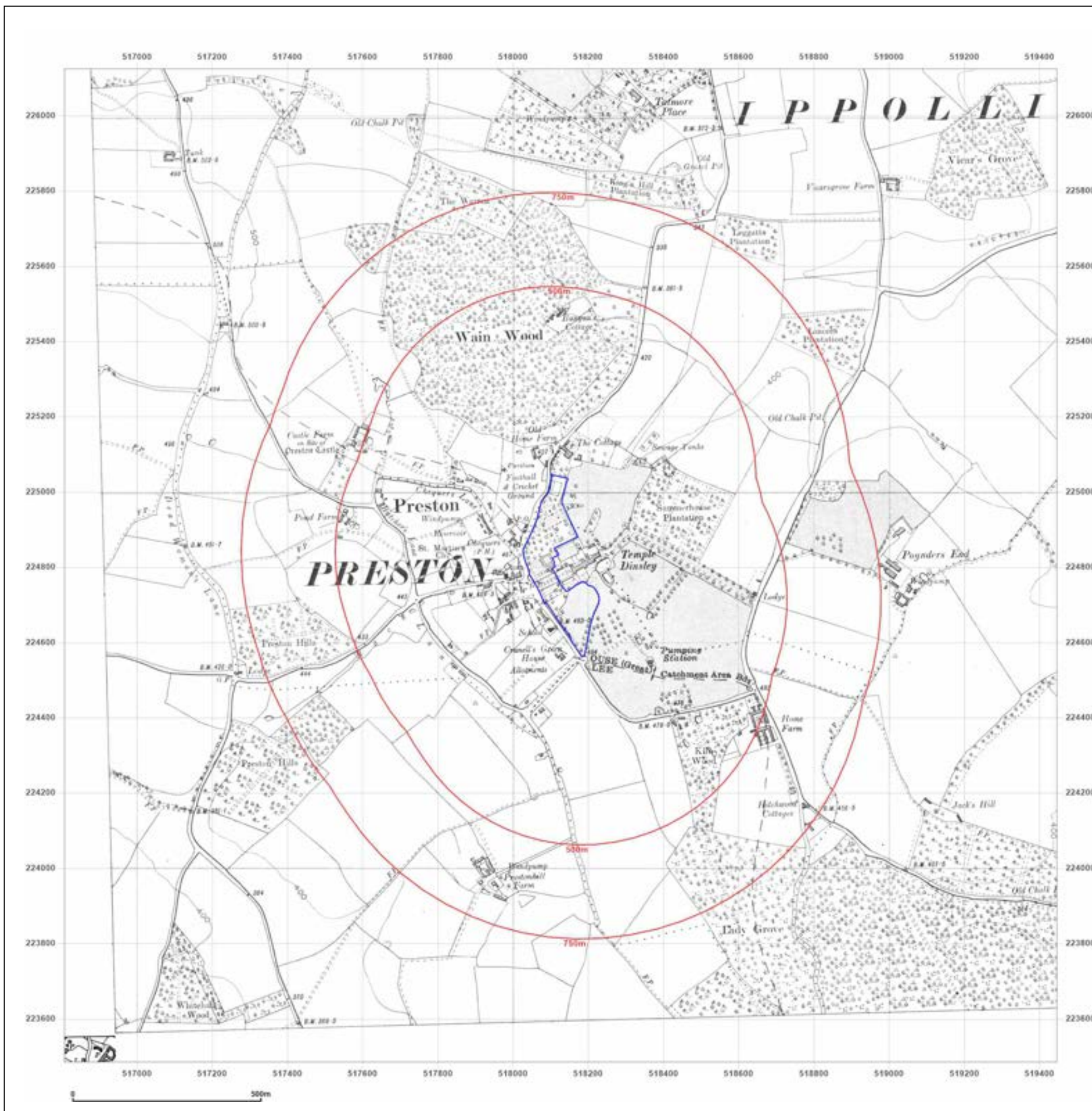


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Site Details:

Area A, Temple Dinsley, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O40
Grid Ref: 518126, 224804

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

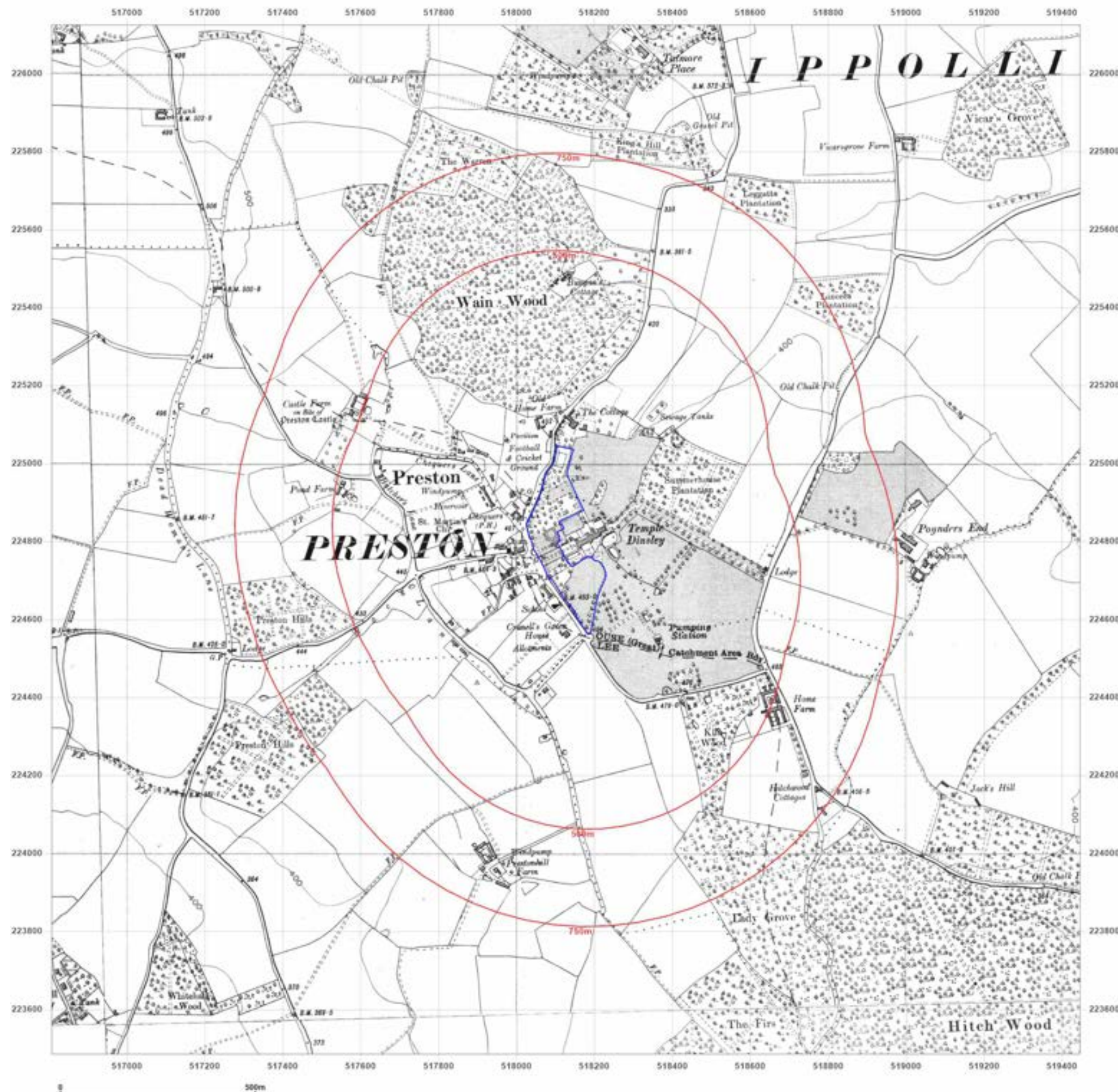


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Site Details:

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Hitchin, Hertfordshire, SG4 7RT

Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O40
Grid Ref: 518126, 224804

Map Name: County Series

Map date: 1947-1949

Scale: 1:10,560

Printed at: 1:10,560



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

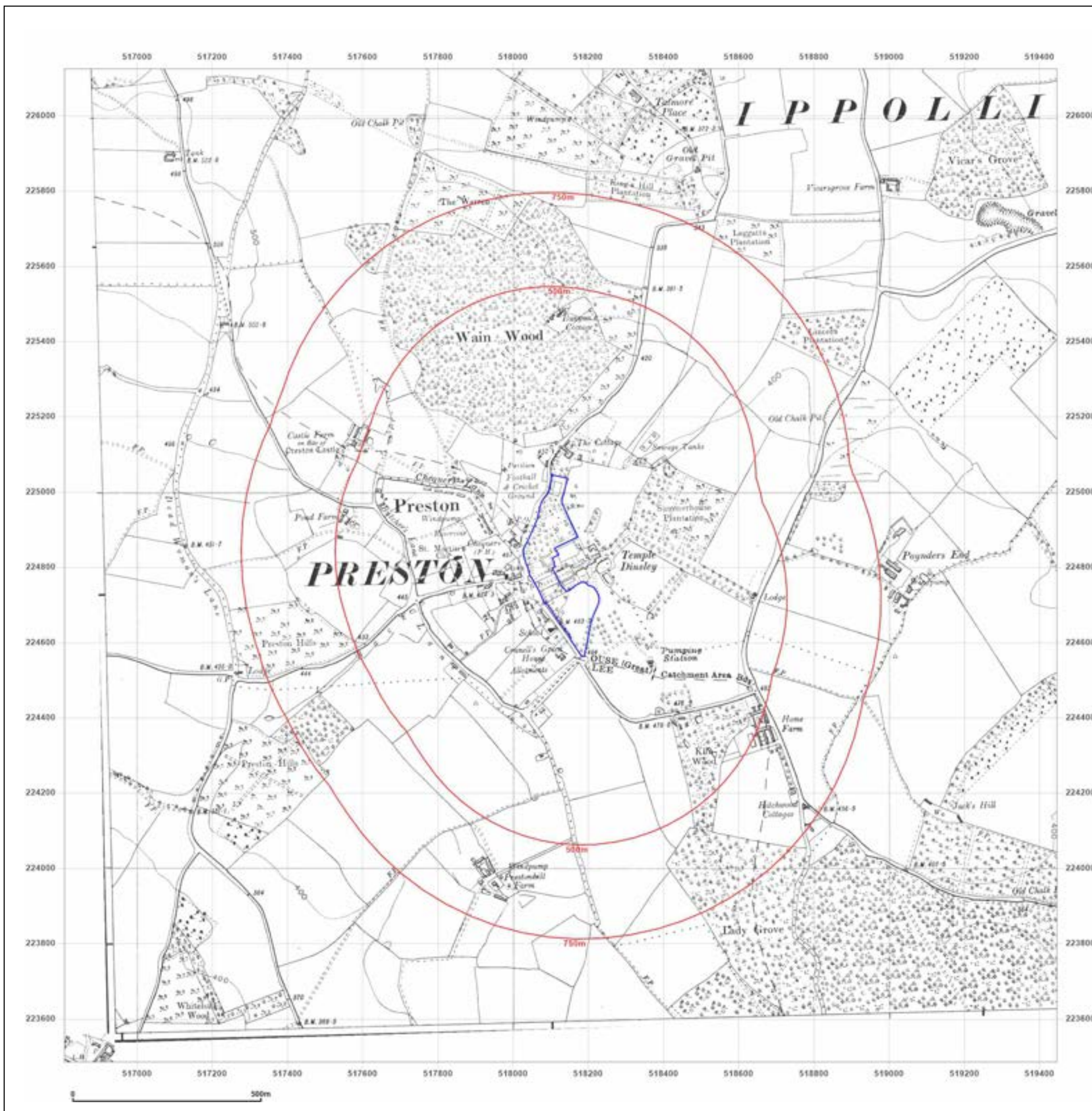


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Site Details:

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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O40
Grid Ref: 518126, 224804

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

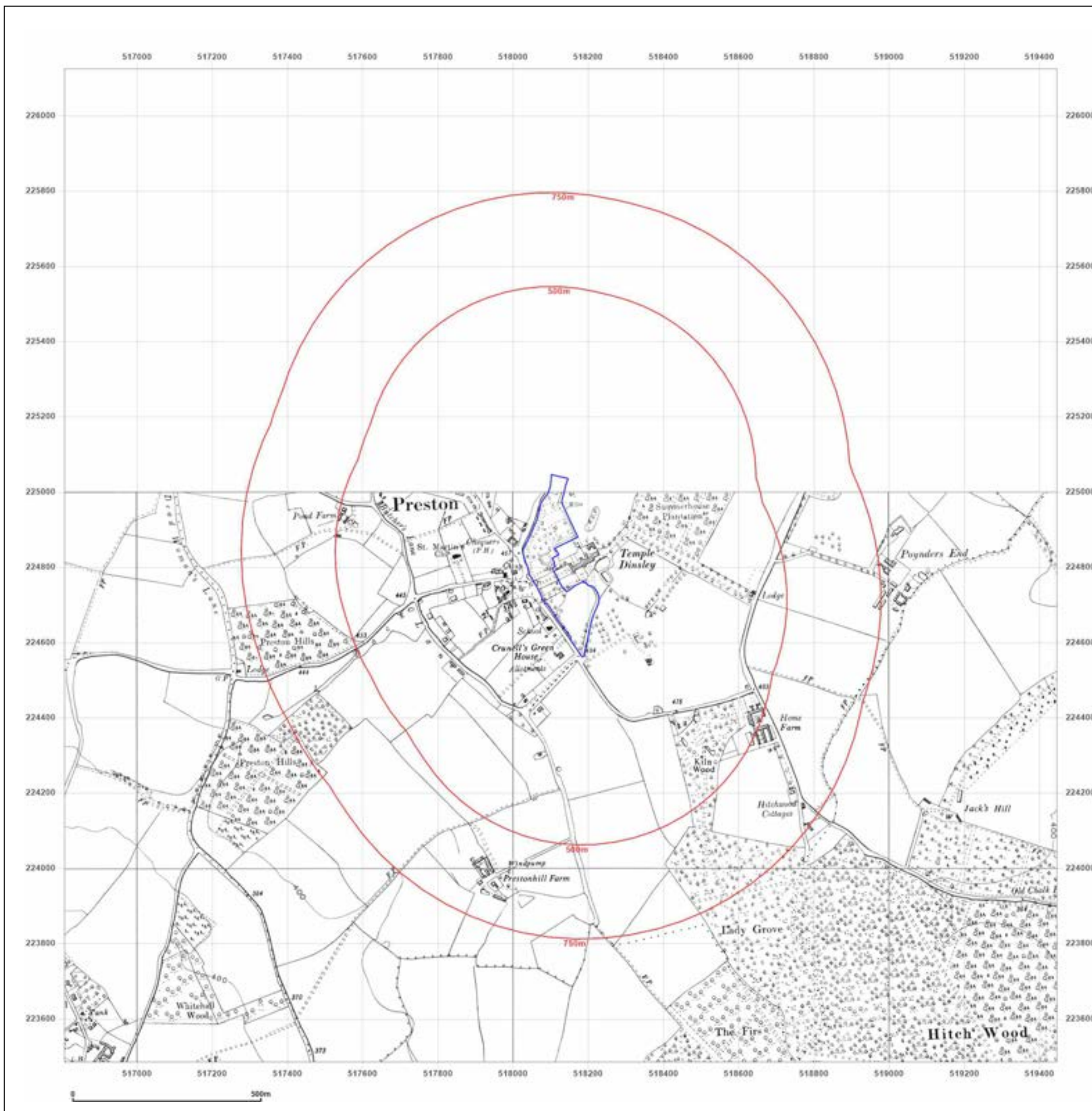


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Site Details:

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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O40
Grid Ref: 518126, 224804

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

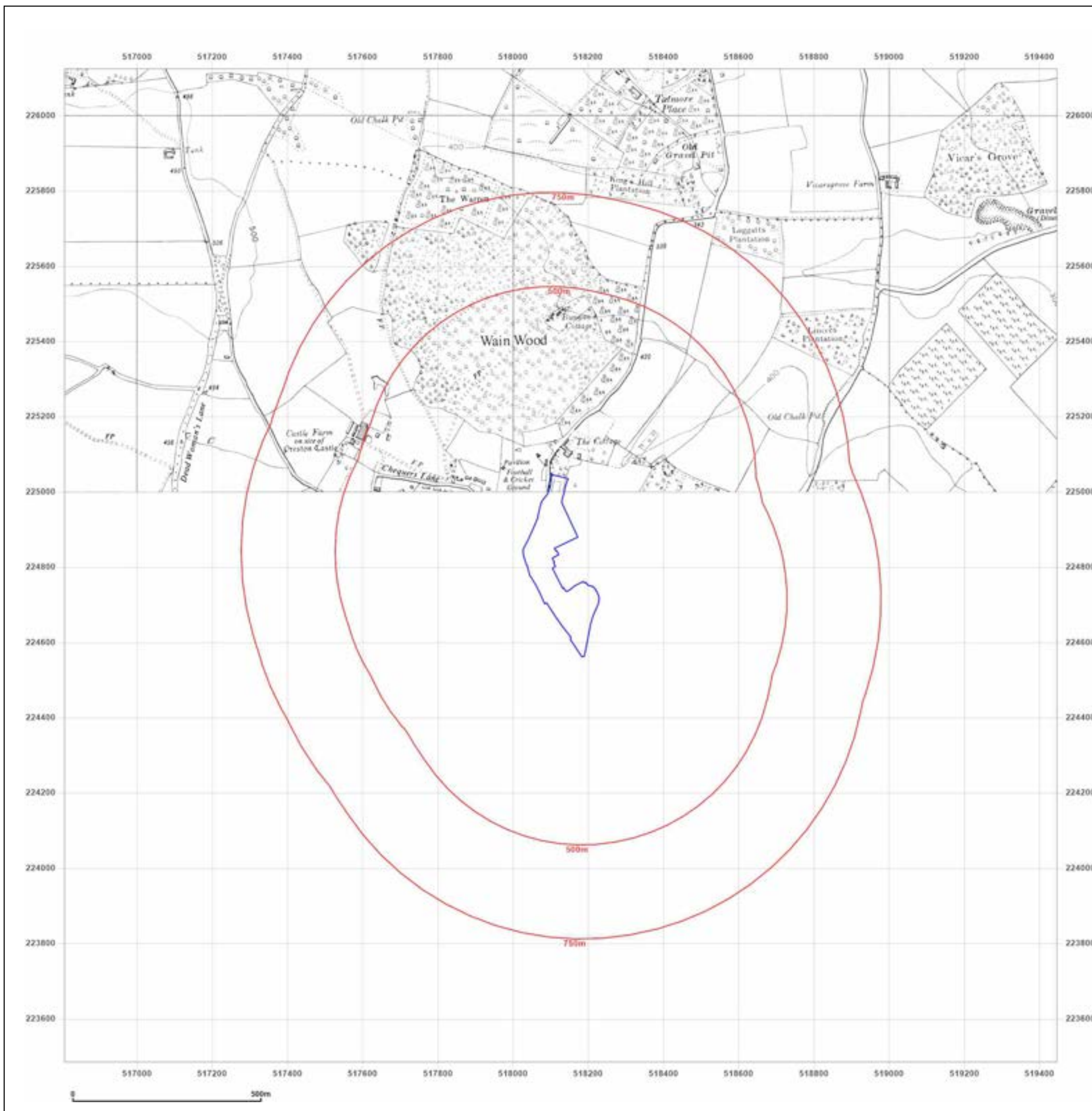


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Site Details:

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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O
Grid Ref: 518126, 224804

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

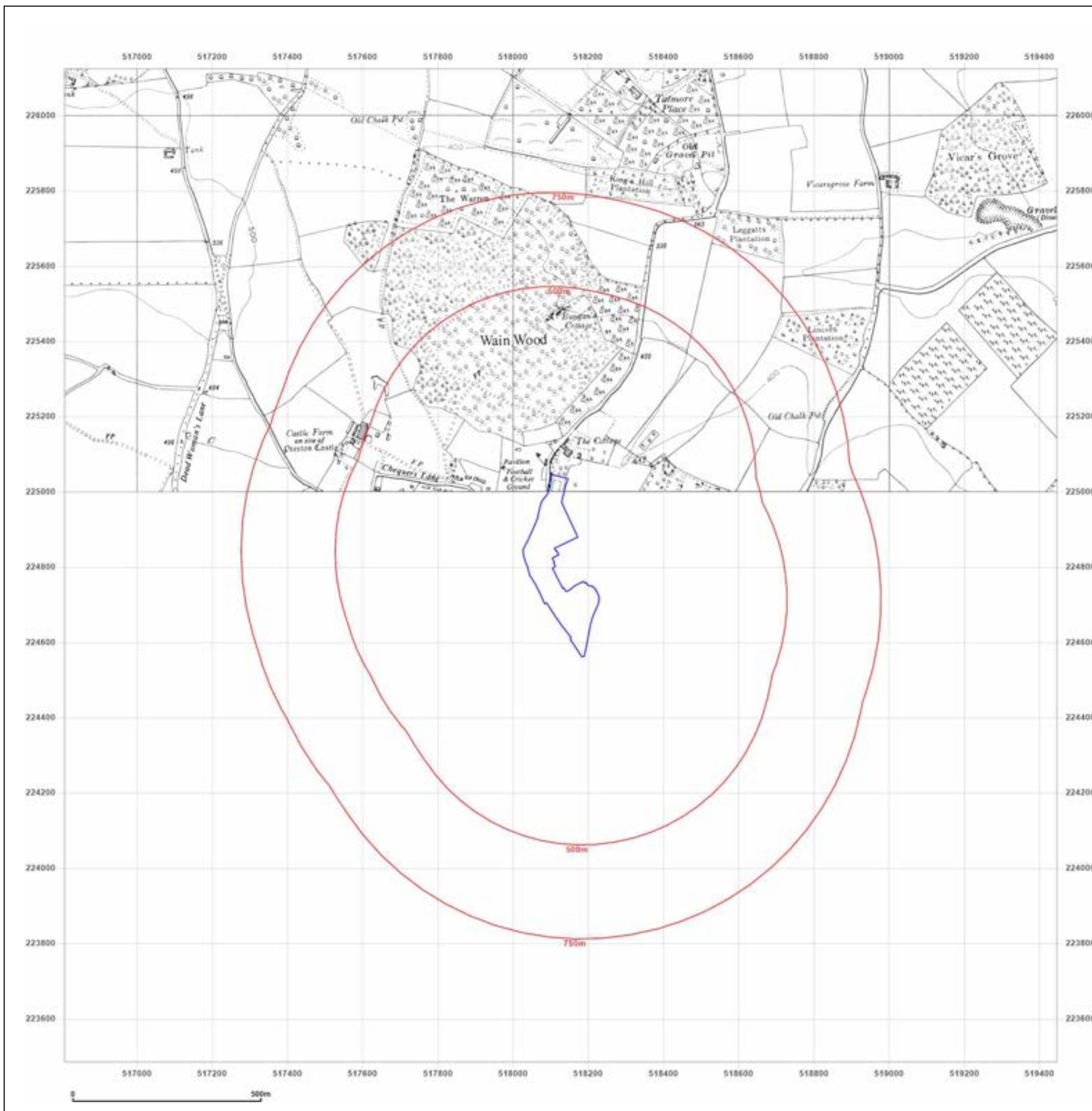


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Site Details:

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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O40
Grid Ref: 518126, 224804

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

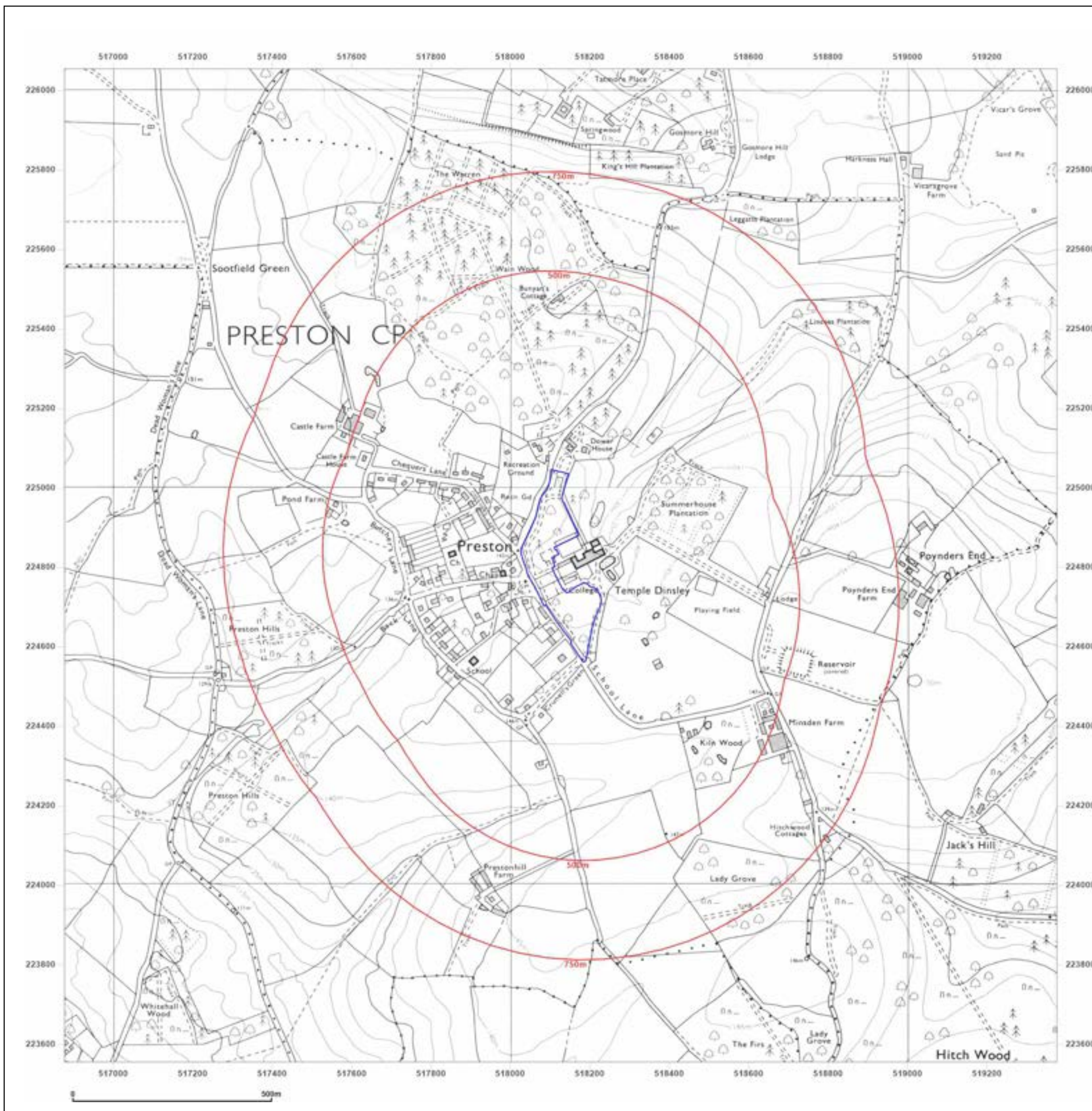


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Site Details:

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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O
Grid Ref: 518126, 224804

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

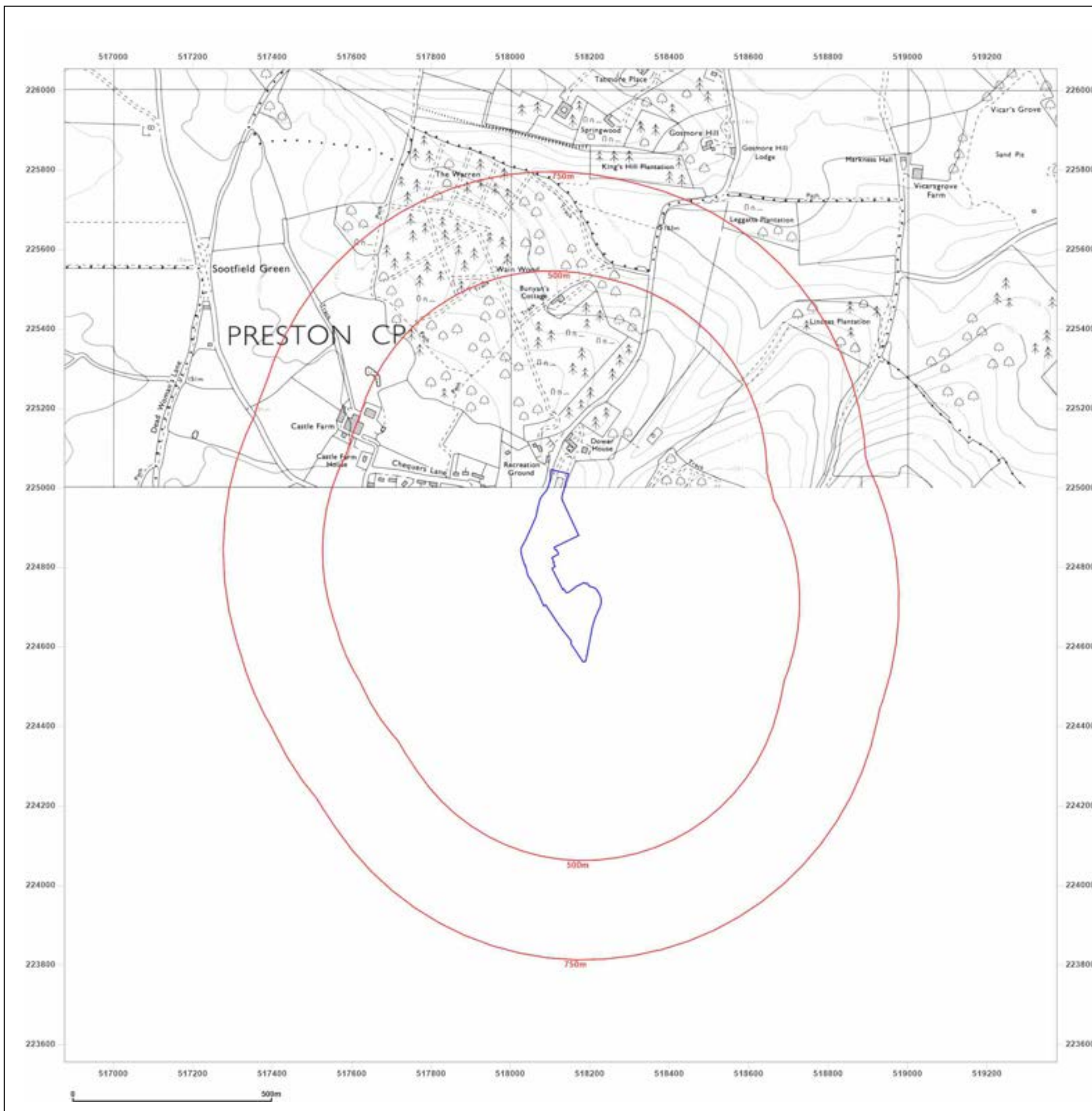


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O
Grid Ref: 518126, 224804

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

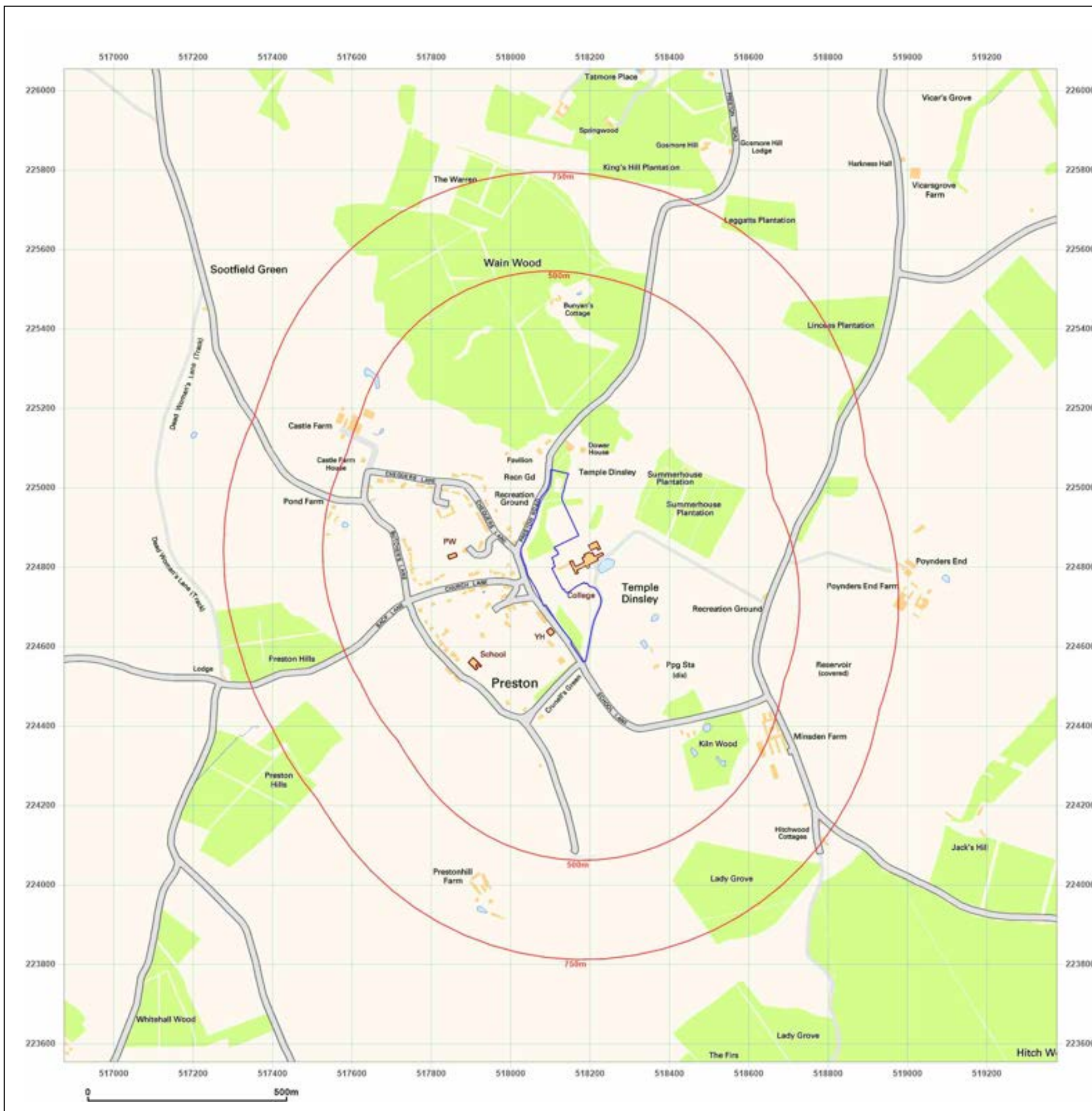


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O
Grid Ref: 518126, 224804

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

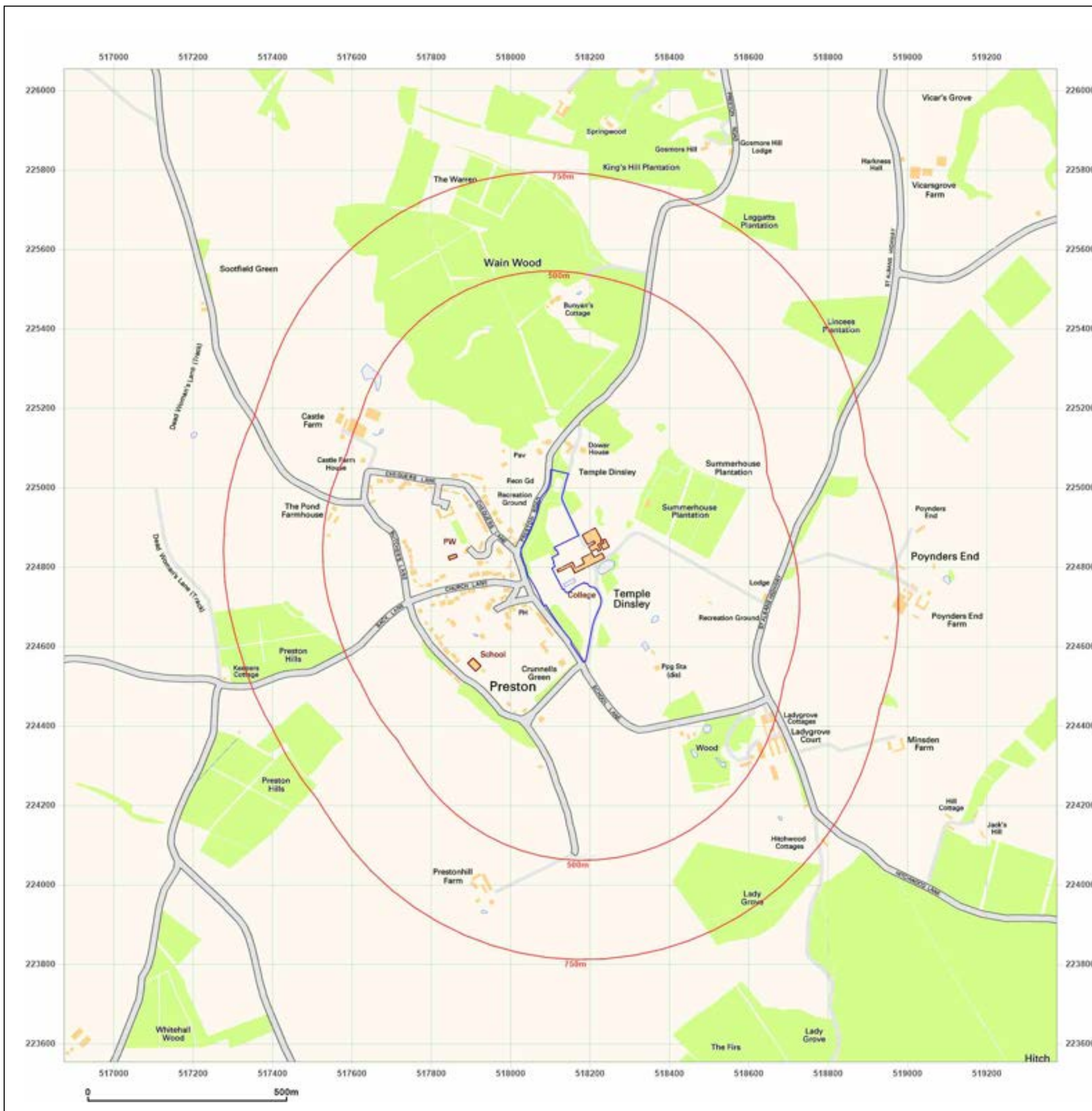


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Client Ref: IE24/050
Report Ref: GS-TRO-LFT-3XC-O4O
Grid Ref: 518126, 224804

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



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