



Princes Mews, Royston

PHASE I SITE APPRAISAL

July 2026

for

Kain Miller

Ref. 26.417 PMR-XX-XX-RP-G-0001-Rev01

<i>Issued for</i>	<i>Originator</i>	<i>Checker</i>	<i>Approved</i>	<i>Date</i>
Rev 00	Chris Storey	John Baron	Chris Storey	28.07.26
Rev 01	John Baron	John Baron	John Baron	25.08.26

Contents

1.0	Introduction	3
2.0	Site Setting	4
3.0	Phase I Conceptual Model.....	8
4.0	Preliminary Recommendations	12
5.0	Further Works	13

Appendix A	Figures
Appendix B	Historical Maps
Appendix C	Environmental Data Reports

1.0 Introduction

1.1 Commission

AJP Midlands Ltd (AJP) has been appointed by Kain Miller (Client) to produce a Phase I Site Appraisal for their site known as 'Princes Mews, Royston' here in referred to as 'the Site'. A site location plan is included in Appendix A.

1.2 Proposed Development

It is understood that the site is to be developed to provide six residential properties with associated private gardens and parking along with public parking area. Proposed development plans are presented in Appendix A.

1.3 Limitations

This report has been prepared for the client and their appointed agents only and should not be relied upon by any third party without the written permission of AJP Midlands Ltd (AJP). If any unauthorised third party comes into possession of this report, they rely on it at their own risk and the authors do not owe them any Duty of Care or Skill. It is based on and limited to an assessment of the information and ground conditions identified here.

The environmental data pack and maps were based on a previously supplied red line plan, which incorporated a larger site area as such may include references to elements that are not within the updated redline area, however findings of this report have been update on the basis of the updated red line plan area.

1.4 Aim of Phase I Site Appraisal

The client's specific requirements were to provide a Phase I Site Appraisal for the site supplemented with an environmental data report. The principal objectives are as follows:

- Obtain information about the likely soil and groundwater conditions within the area of the site.
- Determine the possible ground related geotechnical and contamination hazards within the site boundaries that may affect any future proposed development.
- Provide advice on further works required for the cost-effective reduction of risks to the development and procedures likely to satisfy regulators.
- Provide advice on further works (if required).

1.5 Information Sources

This Phase I Site Appraisal is based on published geological and environmental information supplemented by historical mapping (Appendix B) and an environmental data report (Appendix C).

2.0 Site Setting

2.1 Site Description

The site is in Royston town centre. It is centered at OS grid reference TL 35487 40663. The nearest postcode is SG8 9DL. Access to the site is via Princes Mews which runs along the eastern boundary of site. A site location plan is presented in Appendix A.

The site area is 0.16 ha, and the topography generally falls slightly to the north. The land is situated within a predominately residential area. The site is currently a car park with a surface covering of asphalt. There is no significant vegetation, or large mature trees present onsite with planting restricted to one small area in the southwestern part of the site. Retaining walls are present on the sites' southern and southwestern boundaries with the site being at a lower elevation than the surrounding land. The site is bounded to the east by Princes Mews beyond which is a recently constructed retirement living complex. Beyond the retaining wall on the southern boundary Earls Hill Gardens (road) is present with residential properties beyond. Residential properties are also present to the west of the site, comprising traditional housing adjacent to the southern part of the western boundary. On a wider scale the site is within a mainly residential town centre location with local shops along the main high street approximately 100m east of the site.

2.2 Site History

The following tables details the relevant historical features for the site and surrounding area.

Year	Site	Surrounding Area
1877-1887	The site forms part of brewery that extends offsite to the east and northwest. Around half of the site is covered with buildings.	The site is within a predominately residential town centre area, the only industrial/commercial land use is the Brewery that covers the site and the area to the east and northwest. An old chalk is marked approx. 200m northwest of the site.
1898-1903	No significant changes are recorded.	No significant changes are recorded.
1919-1923	No significant changes are recorded.	An engineering works is marked approx. 250m west of the site. Increased residential end use is shown in the wider area.
1937-1938	No significant changes are recorded.	Allotments are marked approx. 200m west of site. Further infill residential development has occurred in general area.
1947-1948	No significant changes are recorded.	The western extent of the allotments to the west are now marked as a nursery with a number of glasshouses.
1959-1966	No significant changes are recorded.	No significant changes are recorded.
1971-1973	The brewery is now labelled as a sweets factory with the buildings in the south reconfigured and extended slightly.	The allotments/nursery to the west has been redeveloped with residential housing. The engineering works 250m west have expanded with an additional larger building, and are now marked as an electronic engineering works. The former brewery buildings directly to the northwest of the site have been replaced by a garage and a further garage is marked to the north of the site beyond Baldock Street. The buildings north of the site have been demolished and replaced with a car park.
1978-1982	The former brewery/sweet factory buildings are no longer present on the site.	All the former brewery/sweet factory buildings to the east of the site are no longer present.
1985	The entire site now appears to be in use as a carpark.	A new road (Princes Mews) has been constructed to the east of the site. A large, unlabelled structure has been constructed in the former brewery/sweet factory to the east of the site and is understood to retail supermarket store. An

		electricity substation is marked just north of the site.
1988-1995	No significant changes are recorded.	The garage to the north of the site is no longer marked.
2001-2003	No significant changes are recorded.	No significant changes are recorded.
2010	No significant changes are recorded.	No significant changes are recorded.
2015	No significant changes are recorded.	No significant changes are recorded.
2025	No significant changes are recorded.	No significant changes are recorded.

The historical maps reviewed are presented in Appendix B.

2.3 Geology

The site is not recorded by the BGS to be underlain by Made Ground. However, given the history of development on-site there is likely to be an unknown thickness of Made Ground present.

The site is not recorded as underlain by Superficial Deposits. The bedrock geology below the site is recorded as the Holywell Nodular Chalk Formation which is mainly characterized by hard nodular chalks, thin flaser marls, and rich shell debris.

There are 3no. BGS boreholes recorded within 250m of the site. Two of these are recorded within the former brewery to the east of the site and the other is approx. 224m southeast, none provide any information on the geological strata.

2.4 Radon

The site is an area where <1% of properties are above the action level, and as such radon protection measures will not be required.

2.5 Potential for Geological Hazards

The Groundsure report indicates the following potential hazard ratings for natural ground subsidence hazards:

- Shrink swell clays - Negligible.
- Running Sands - Negligible.
- Compressible Deposits - Negligible.
- Collapsible Deposits - Very Low.
- Landslides - Negligible.
- Ground Dissolution of Soluble Rocks - Negligible.

2.6 Mining and Ground Workings

The site is not in a coal mining reporting area.

There are 3no. BritPits records within 500m of the site. One of these relates to Royston Cave 161m east of the site, it records the commodity as chalk recovered from underground workings; however, further research indicates that Royston Cave is a man-made beehive shaped excavation approx. 5m in diameter with carvings on the walls and is theorised to have been used by the Knights Templar; as such this is not considered to be evidence of wide spread underground chalk mining in the area. The remaining BritPit entries related to surface chalk pits 187m northwest and 463m south of the site.

There are 6no. entries within the Groundsure report for surface ground workings within 250m of the site. All of these relate to the old chalk pit approx. 150m northwest of the site noted on the historical maps.

27 Hydrogeology and Hydrology

The bedrock geology beneath the site is recorded as a Principal Aquifer. The site is recorded as being within a Groundwater Source Protection Zone 1 (inner catchment).

There are 17no. records of groundwater abstractions within 2000m of the site. The nearest record is located 351m southwest and is an active record for potable water supply. There are two further active records 501m north and 656m south of the site, both are for potable water supply. All other remaining entries are recorded as historical and no longer active.

There is 1no. surface water abstraction record within 2000m of the site. This is a historical record for spray irrigation 1150m west of the site.

There are no surface water features within 250m of the site.

The site is not recorded as within a flood zone associated with surface water features.

28 Unexploded Ordnance

Risk maps for UXO provided by Zetica (<https://zeticauxo.com/guidance/risk-maps>) indicate that the site is in an area of moderate bomb risk and as such further assessment is recommended.

29 Environmental Data

There are 84no. records of historical industrial land uses within 500m of the site. On-site there are records for the Brewery noted on the historical maps. Offsite records within 250m include nursery (74-97m west), telephone exchange (80m north), fire station (128-155m west), old chalk pit (152m northwest), works (170-195m west) and foundry (299m north).

There are 21no. records of historical tanks within 500m of the site. The nearest record is 24m east for an unspecified tank on the map for 1971. Most of the offsite records are for unspecified tanks but also includes gas works and gasometers which are over 400m from the site and not considered to pose a risk.

There are 47no. historical energy features within 500m of the site. There is record of an electricity substation off site to the north from 1985. Other offsite records comprise mainly further electricity substations but also include the gasworks/gasometers noted above that are not considered to pose a risk.

There are 14no. historical garages recorded within 500m of the site. On of these is recorded as onsite; however, review of the historical maps indicates that this feature was just offsite to the northwest of the site and is likely captured by the data pack due to the accuracy of the data mapping. Further garages are noted 14-30m north, 62-65m east, 191-200m east and 454-467m north. The nearest petrol station is recorded as 172m southeast of the site and is marked as obsolete.

There are no records of any active or recent landfills within 500m of the site. However, there is 1no. record of historical landfill (EA/NRW/LW) within 500m of the site. It is located 422m south of the site. The licence is reported to have been surrendered and allowed for deposit of inert waste. Due to its distance from the site it is not considered to pose a contamination nor ground gas risk.

There are no records of historical waste sites within 500m of the site.

There are 28no. records of waste exemptions within 500m of the site. The nearest is 142m east and recorded as sorting and de-naturing of controlled drugs for disposal.

There are 26no. records of recent or current industrial land use within 250m of the site, this includes the electricity substation onsite. Offsite records comprise low risk uses that are not considered likely to pose a significant contamination risk.

There is a single record of contaminated land designated under part 2a located 455m northeast of the site, the record indicates that cyanide contamination was excavated and replaced with clean soil to protect groundwater with the works noted as being completed in 2009, it is likely this relates to the gas works sites noted above. Given the distance from the site and the recorded remedial measure this does not require further consideration.

There are no records of hazardous substance storage/usage within 500m of the site.

There are no records of historical licensed industrial activities within 500m of the site.

There are 3no. licensed pollutant releases (part A(2)/B) within 500m of the site. The nearest is located 78m northeast and relates to a petrol station.

There are no records for List 1 Dangerous Substances within 500m of the site.

There are no records of pollution incidents (EA/NRW) within 500m of the site.

The environmental data report obtained for the site is presented in Appendix C. The report does not highlight any additional significant features other than those discussed in other sections of this report.

3.0 Phase I Conceptual Model

3.1 Initial Conceptual Model and Preliminary Risk Assessment

The preceding desk study data has been assessed and a conceptual model produced in accordance with Land Contamination Risk Management (LCRM) guidance document. LCRM provides a technical framework for identifying and remediating contamination through the application of a risk management process.

The process requires the development of an initial conceptual site model (CSM) and preliminary risk assessment are based on information derived from the desk study to provide a qualitative assessment of risk posed to human health and environmental receptors from potential on and off-site sources of contamination as defined within Part IIA of the Environmental Protection Act (1990).

The CSM provides the relationship between the following three criteria:

- The presence of substances that may cause harm (source).
- The presence of a plausible pollutant linkage between the source and receptor (pathway).
- The presence of a receptor which may be harmed (receptor).

If all three criteria are present, or considered likely to be present at a site, they are identified as Potential Contaminant Linkages (PCLs) and they should be considered within the risk assessment process. For an 'unacceptable risk' to exist, it must be established that contamination has the potential to cause harm to susceptible targets, which requires scientific and technical knowledge.

EA R&D66 (2008) includes a risk classification system based on classification of consequence and probability. The table below shows a risk matrix, in which the likelihood or probability of each pollutant linkage being realised is ranked against the severity of the consequences. The result is the risk classification, based upon which risk management actions can be implemented. The individual sources, pathways and receptors identified are assessed against this risk matrix; potential pollutant linkages and associated risks are recorded.

		Severity of Consequence			
		Severe	Medium	Mild	Minor
Probability of pollutant linkage	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk

The definitions of the risk terminology are taken from CIRIA report C552 and are summarised as follows:

- **Very High Risk:** there is a high probability that severe harm could arise to a designated receptor from an identified source, or there is evidence that severe harm to a designated receptor is currently occurring. This level of risk is likely to result in a substantial liability and urgent investigation (if not already undertaken) and remediation are likely to be required.
- **High Risk:** harm is likely to arise to a designated receptor from an identified source. This level of risk is likely to result in a substantial liability, urgent investigation (if not already undertaken), short term remediation may be necessary are likely to be required in the long term.
- **Moderate Risk:** it is possible that harm could arise to a designated receptor from an identified source. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is

more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required, and some remediation may be required in the long term.

- **Low Risk:** it is possible that harm could arise to a designated receptor from an identified source, but it is likely that this harm, if realised, would at worst normally be mild. Further investigation should be considered, but is not necessarily required, to confirm the absence of contamination.
- **Very Low Risk:** there is a low possibility that harm could arise to the receptor. In the event of such harm being realised it is not likely to be severe. Further investigation should be considered, but is not necessarily required, to confirm the absence of contamination.

A pollutant linkage must be established before tests for probability and consequence are applied. If there is no pollutant linkage, then there is no potential risk and there is no need to apply tests for probability and consequence. The risk assessment needs to include a logical and transparent system to define categories of severity of consequence and probability of occurrence. The initial conceptual model and preliminary risk assessment are discussed below.

3.2 Potential On-site Sources of Contamination

Made Ground and residual contamination associated with the historic land use of the site as a brewery and sweets factory.

3.3 Potential Off-site Sources of Contamination

Historical industrial land use immediately offsite and within influencing distance of the site including brewery/sweet factory and garages have been identified. As the electricity substation north of the site was built in the 1980s it is considered unlikely that it contained PCBs as the use of these was restricted from the 1970s and banned from 1986.

3.4 Contaminants of Concern

Contaminants of concern associated with the historical on-site and near offsite uses and expected Made Ground are likely to include heavy metals, polyaromatic hydrocarbons (PAH), total petroleum hydrocarbons (TPH) and asbestos. Whilst it is considered unlikely that PCBs were used in the offsite electricity substation it is considered that testing for these should be undertaken.

3.5 Pathways

The potential pathways for migration of contamination sources to potential receptors relevant to this site are as follows:

Human Health

- Dermal contact, inhalation and/or ingestion of dust derived from contaminated soils.
- Inhalation of volatile soil vapours and ground gases.
- Migration of hazardous soil-gases via permeable strata or ducts/drains into future buildings.

Controlled Waters

- Leaching of contamination with subsequent vertical and/or lateral migration of mobile contaminants into controlled water receptors.

Buried Services/Property

- Direct contact of contaminants with existing or future buried services.
- Migration of hazardous soil-gases via permeable strata or ducts/drains into enclosed spaces.

3.6 Receptors

The following site-specific receptors are considered relevant:

Human Health

- Site users - end-users of the proposed residential development including site workers.
- Construction workers - personnel involved in the redevelopment works.

Controlled Waters

- Underlying bedrock (Principal Aquifer).

Buried Services / Property

- Building fabric and foundations/piles.

3.7 Conceptual Site Model

A preliminary qualitative assessment of the identified PCLs and associated risk ratings has been completed, and a summary is provided in the Table on the next page.

Source	Pathway	Receptor	Consequence	Probability	Risk Assessment and Justification
On-site sources - Made Ground from previous brewery/sweet factory and recent use as car park.	Dermal contact, inhalation and ingestion of contaminants in soil and soil derived dust	Future site users	Medium	Low Likelihood	Moderate / Low Risk: Made Ground is likely be present on site associated with the previous development. There is potential for contaminants of concern to be present in soils; and the proposed residential portion of the development of the site includes private gardens with hardstanding carparking covering the remainder of the site. Exposure of site end users via dermal contact with soils and inhalation and ingestion of contaminants in soil and soil derived dust will therefore be limited to the areas of private gardens.
		Site construction worker	Mild	Unlikely	Very Low Risk: Construction workers have a shorter exposure period, and risks shall be adequately mitigated by law, specifically the Construction Design Management (CDM) Regulations, 2015.
	Inhalation of volatile soil vapours and ground gas	Future site user/worker	Medium	Unlikely	Low Risk: Significant gas generating soils are not expected and gas sources are limited to onsite made ground deposits.
		Site construction worker			
	Inhalation of asbestos free fibres	Future site users	Severe	Unlikely	Moderate / Low Risk: Given that previous development has taken place on site it is possible that asbestos fibres could be present in the made ground.
		Site construction worker		Unlikely	Moderate / Low Risk: Construction workers have a shorter exposure period, and risks shall be adequately mitigated by law, specifically the Construction Design Management (CDM) Regulations, 2015.
	Leaching of contaminants from soil and vertical migration into groundwater	Groundwater within bedrock deposits (Principal Aquifer)	Mild	Low Likelihood	Low Risk: Contamination could impact the shallow groundwater within the underlying bedrock aquifer via percolation and lateral migration pathways; however, the previous industrial use of the site is not considered likely to have resulted in significant contamination.
Offsite sources - Historical industrial land use immediately offsite and within influencing distance of the site including garages, brewery/sweet factory and an electrical substation.	Permeation through water pipes of shallow contamination.	Future site user	Mild	Unlikely	Very Low Risk: Based on the historical land use the potential for sources of contamination which may permeate through potable supply pipes being present on site is very low.
	Percolation and lateral migration.	Future site user	Medium	Unlikely	Low Risk: Whilst offsite potential contamination sources have been identified the risk of migration of such on to site is considered very low.

4.0 Preliminary Recommendations

4.1 Contamination and Remediation

As detailed within the CSM, potential pollutant linkages have been identified at the site. A moderate to low risk has been assigned to end users and a very low risk for construction workers from soil contamination beneath the site, whilst a moderate/low risk has been assigned to the CSM with respect to asbestos and a low risk ground gas.

Low risks have also been identified with respect to controlled waters due to the limited potential for contamination the predominantly low permeability cohesive residual soils anticipated restricting infiltration and migration.

A ground investigation will be required to confirm this assessment, the scope of which is outlined in Section 5.

It should be noted that the following comments are based on the findings of this desk study and should be confirmed by intrusive investigation and chemical analysis. At this stage, it should be assumed:

- Clean capping in areas of soft landscaping comprising 600mm in private rear gardens and 300mm in front gardens and areas of public open space.
- Gas protection measures are unlikely to be required; however, this will be subject to change should significant thickness of Made Ground representing a potential ground gas source encountered during the site investigation.
- Source removal of grossly contaminated soil is unlikely to be required.

4.2 Geotechnical Considerations

The following comments and recommendations are based on the findings of this desk study. Generally, it is considered:

- The ground conditions are likely to comprise localised limited amounts of Made Ground overlying mainly residual soils of the weathered chalk bedrock which near surface are likely to be cohesive in nature.
- Based on the expected ground conditions traditional foundations should be suitable for the proposed development; however, should deep made ground or soft natural deposits be encountered piled or vibro replacement ground improvement may be required.
- Whilst the site may be underlain by cohesive soils the lack of mature trees and hedges close to proposed structures foundations indicate that tree influence will not have a significant impact on foundation depths
- Remnant foundations and structures may be present associated with the former brewery/sweet factory, removal of these structures if present may be required.
- Given the likely presence of made ground and anticipated predominantly cohesive nature of the residual soils, soakaway drainage is unlikely to be feasible for the proposed development.

5.0 Further Works

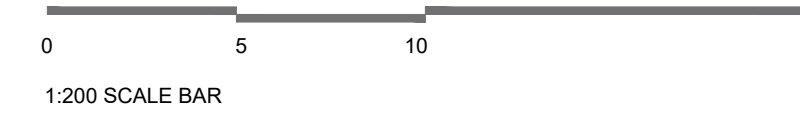
Further work will be necessary to establish a ground model and confirm the underlying ground conditions to confirm the recommendations detailed in Section 4 and should generally comprise:

- A window sampling borehole investigation to establish the sub-surface conditions, collect samples for analysis and permit the installation of ground gas monitoring wells.
- Chemical analysis of soils followed by risk assessment so that the risk to human health and controlled waters can be determined.
- Geotechnical and geochemical soils testing of the founding strata to assess strength and suitable grade(s) of buried concrete.
- A ground gas and groundwater monitoring program to assess its regime comprising of six visits over a minimum of a three-month period followed by a ground gas risk assessment.

This document should be submitted to the Planning Department of the Local Authority for comment and approval.

Appendix A

Figures



KEY			
	Site Boundary		Proposed New Trees
	Adjacent Owned Land Boundary		Proposed Lawn
	Existing brick boundary wall		ACO Rain Water Gardens / New Landscaping
	1.8M Timber Close boarded fence		Marshalls Permeable Block Paving - Pennant Grey
	Front access to dwelling		Marshalls Permeable Block Paving - Traditional
	Rear / Side access to dwelling		Paving to pedestrian area / patios
	Existing trees to be retained		



SITE PLAN
AS PROPOSED
1:200 @ A2

PROJECT NUMBER	DRAWING NUMBER	REVISION
0205	03_002	/

Notes

Copyright in this drawing remains the property of Kain Miller LTD.

Limited access available to North and West elevations, as a result all dimensions to be checked on site prior to manufacture, procurement or any site works. Client & Architect to be instructed immediately (prior to the above) of any discrepancies.

This drawing has been completed to support a full planning application only.

Prior to any works on site Client to appoint Structural Engineer independently of architectural appointment. Drawings to be read in conjunction with Structural Information, Design and Details issued under separate cover.

All works and specifications to be agreed between Contractor, Client to the satisfaction of the Building Control Officer prior to any work commencing on site.

CDM 2015: Drawing / Design Phase - Under CDM 2015 Regulations, the architect has not been appointed as Principal Designer and has been appointed to produce planning and Building Regulation drawings only. Upon submission of the Building Regulations application the architects appointment will terminate.

Construction Phase - Under CDM 2015 Regulations the architect is not administrating / running the build process, the CDM 2015 Principal Contractor and Client duties will be part of the Main Contractors responsibility and not the initial Principal Designer.

PROJECT

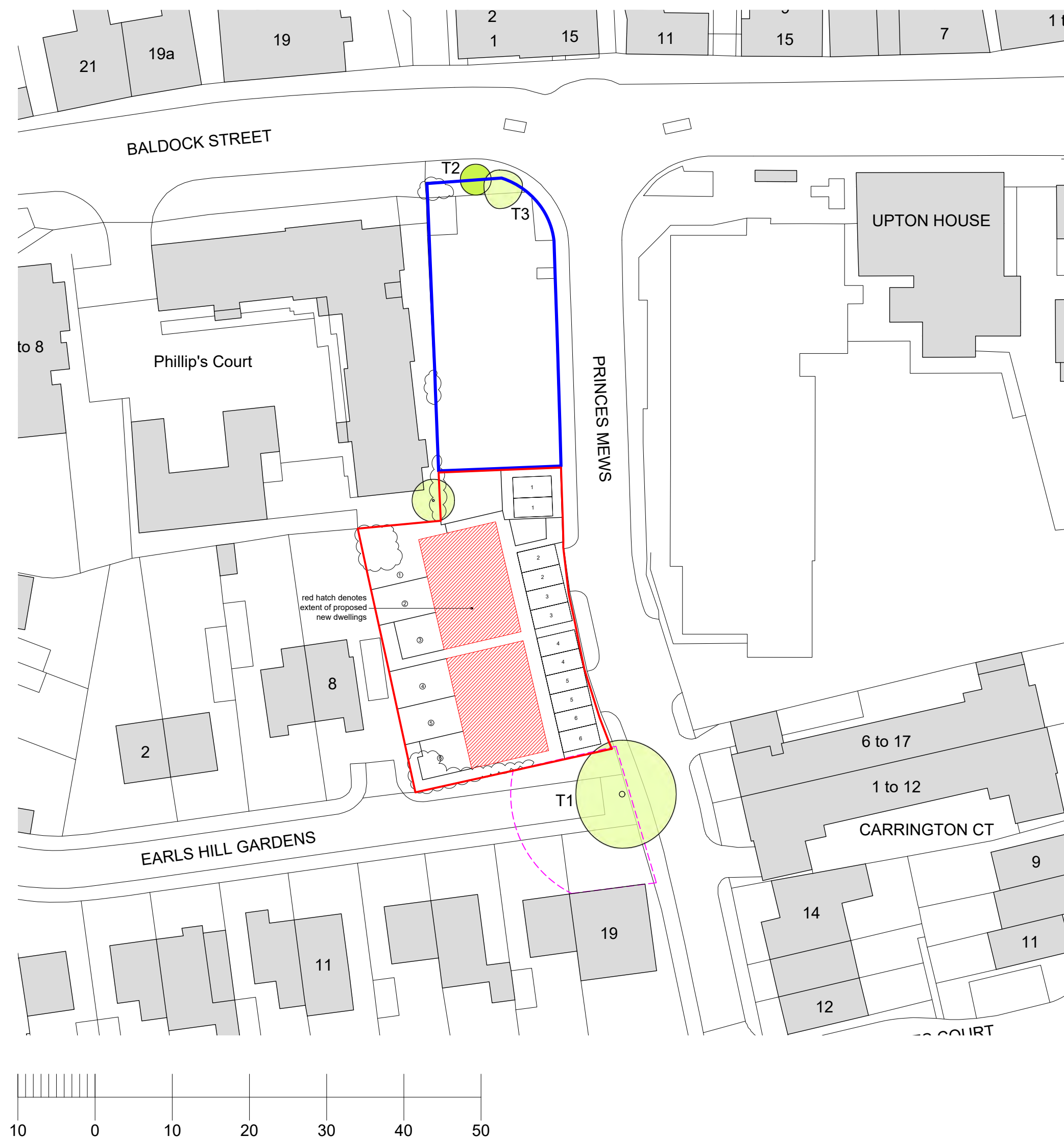
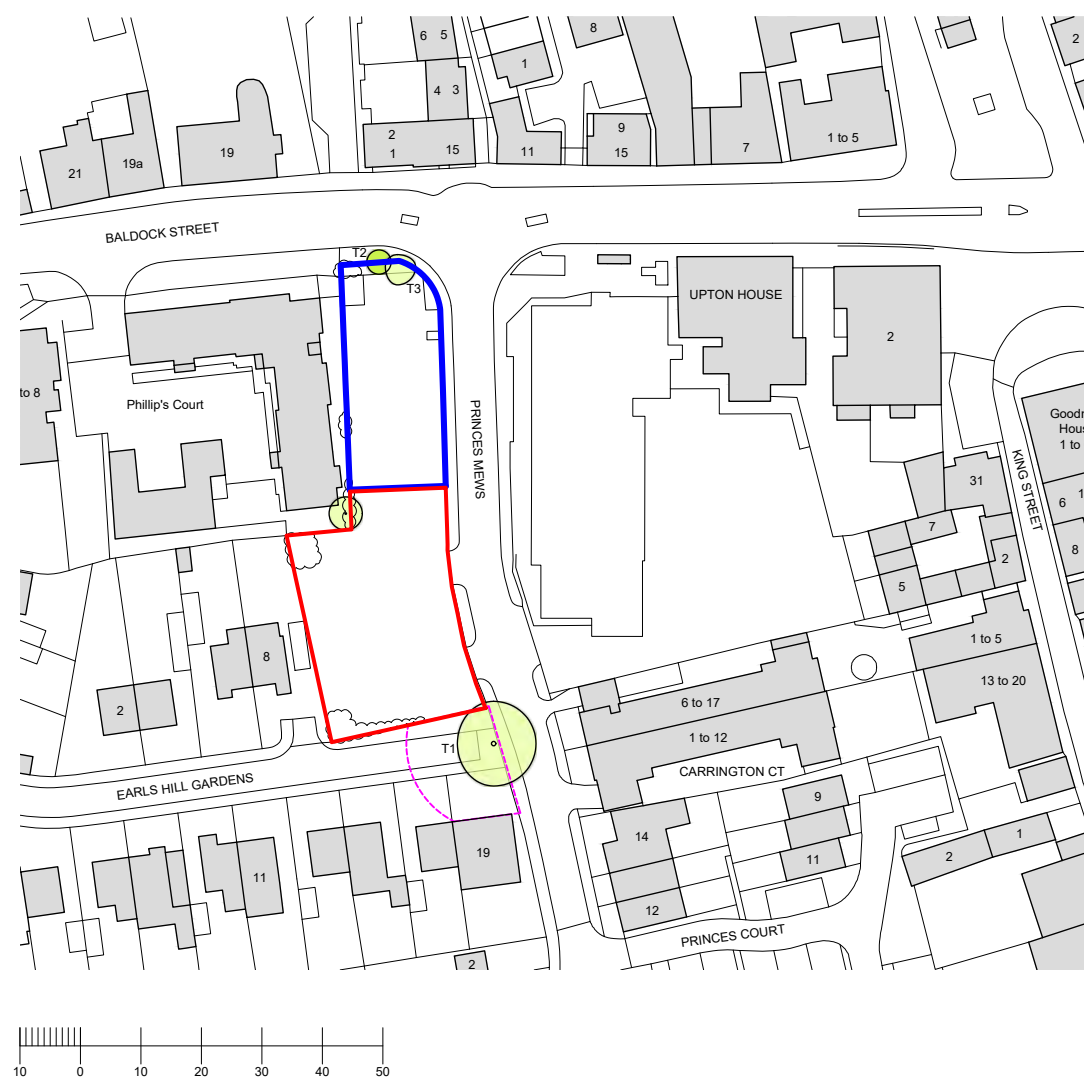
6 New 3-Bedroom Townhouses
Princes Mews, Royston
Kain Miller Ltd

DRAWING TITLE

SITE PLAN
As Proposed

DRAWN BY	CHECKED BY
VG	DK
SCALE	DATE
1:200 @ A2	August 2026

PROJECT NUMBER	DRAWING NUMBER
0205	03_002



Produced on 12 August 2026 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 535421 240574,535607 240582,535600 240740,535417 240739,535421 240574
Crown copyright and database rights 2026 OS 100054135. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (OS 100054135).
Data licence expires 12 August 2027. Unique plan reference: vx/1457991/1951029

LOCATION PLAN | AS EXISTING (1:1250)

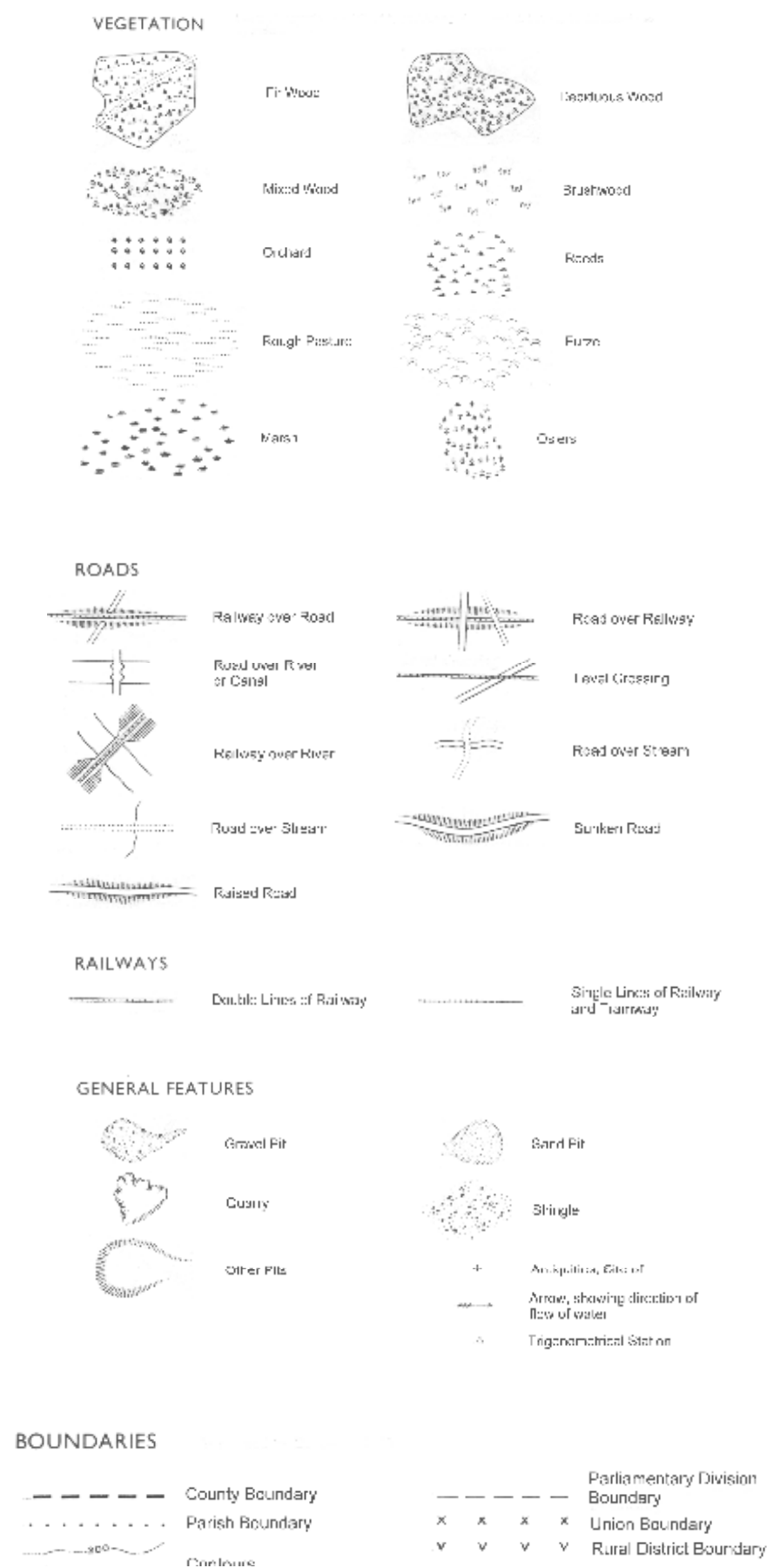
BLOCK SITE PLAN | AS PROPOSED (1:500)

PROJECT NUMBER 0205		DRAWING NUMBER 03_001		REVISION /
Notes				
Copyright in this drawing remains the property of Kain Miller LTD.				
Limited access available to North and West elevations, as a result all dimensions to be checked on site prior to manufacture, procurement or any site works. Client & Architect to be instructed immediately (prior to the above) of any discrepancies.				
This drawing has been completed to support a full planning application only.				
Prior to any works on site Client to appoint Structural Engineer independently of architectural appointment. Drawings to be read in conjunction with Structural Information, Design and Details issued under separate cover.				
All works and specifications to be agreed between Contractor, Client to the satisfaction of the Building Control Officer prior to any work commencing on site.				
CDM 2015: Drawing / Design Phase - Under CDM 2015 Regulations, the architect has not been appointed as Principal Designer and has been appointed to produce planning and Building Regulation drawings only. Upon submission of the Building Regulations application the architects appointment will terminate.				
Construction Phase - Under CDM 2015 Regulations the architect is not administrating / running the build process, the CDM 2015 Principal Contractor and Client duties will be part of the Main Contractors responsibility and not the initial Principal Designer.				
KainMiller ARCHITECTURE + DESIGN				
PROJECT				
6 New 3-Bedroom Townhouses Princes Mews, Royston Kain Miller Ltd				
DRAWING TITLE				
LOCATION PLAN & SITE PLAN As Existing & As Proposed				
DRAWN BY		CHECKED BY		
VG		DK		
SCALE		DATE		
1:250 / 1:500@ A2		August 2026		
PROJECT NUMBER		DRAWING NUMBER		
0205		03_001		

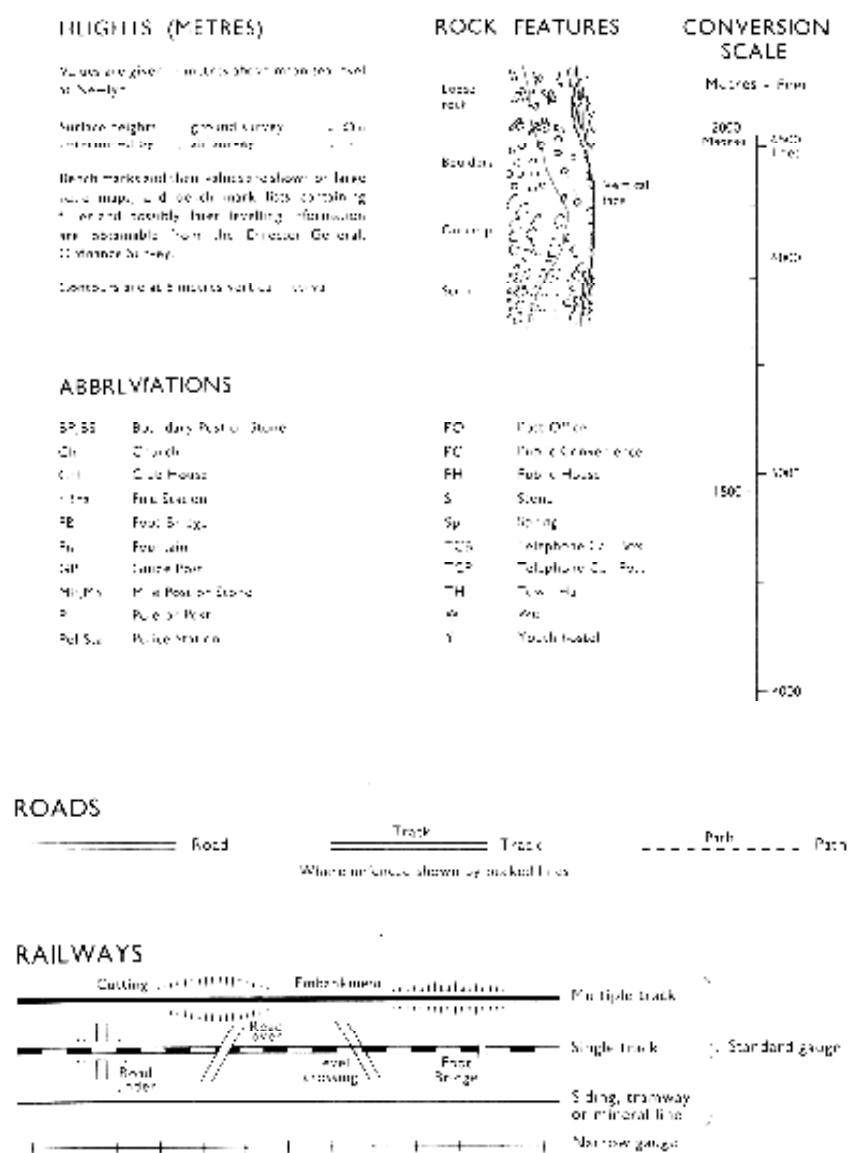
Appendix B

Historical Plans

County Series 1:10,560 scale



National Grid 1:10,000 scale



Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

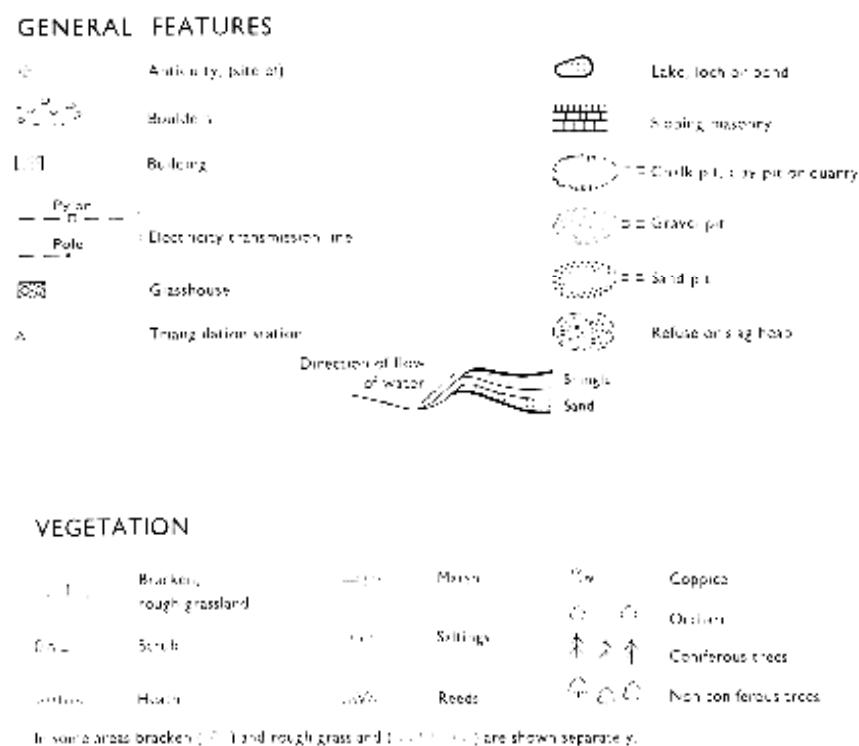
Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

If you have a query regarding any of the maps provided please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline

Tel 08444159000

groundsureinsight@groundsure.com
www.groundsure.com



County Series 1:2,500 scale

**National Grid 1:2,500 / 1:1,250
scale**



Historical Map Pack Legend

County Series

1:1,250 scale

~

1:1,250 scale
~

County Series & National Grid

1:2,500 scale

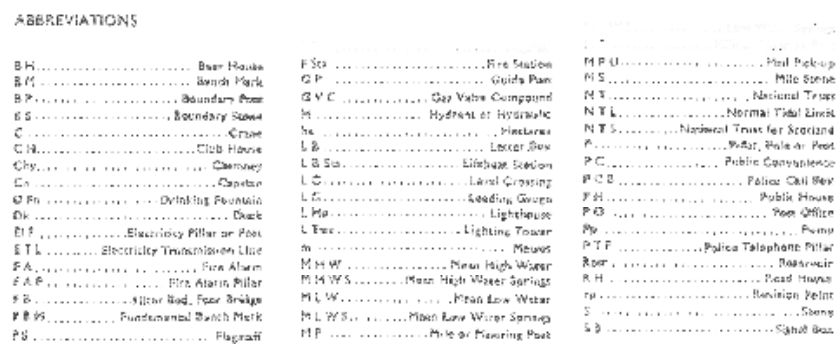
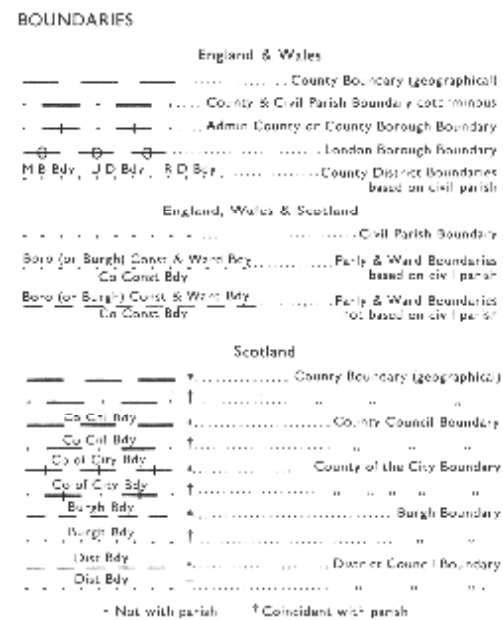
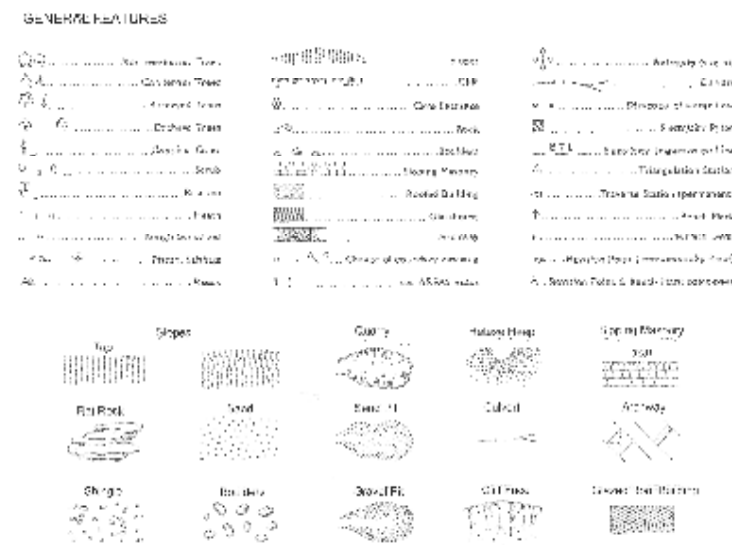
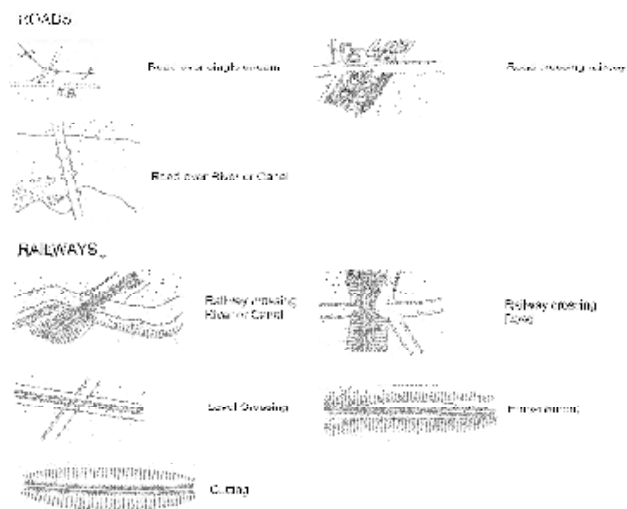
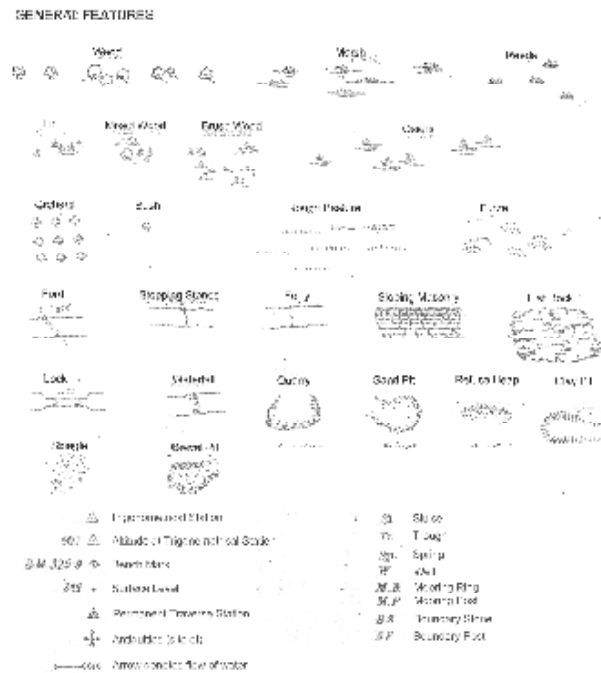
Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

If you have a query regarding any of the maps provided within this map pack, please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline:
Tel 08444159000

Tel 08444159000

groundsureinsight@groundsure.com
www.groundsure.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

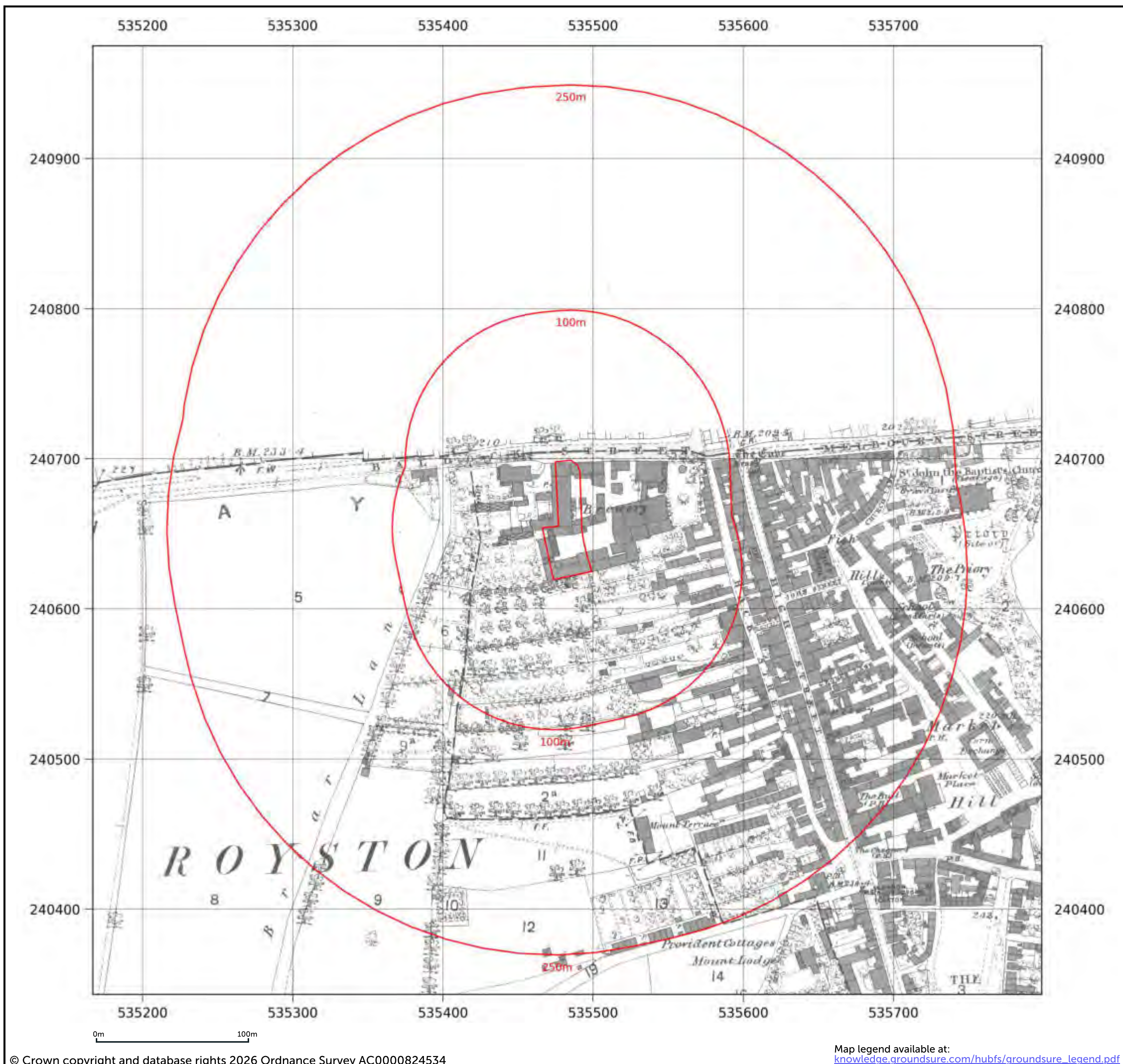
Map name:	County Series
Map date:	1877
Scale:	1:2,500
Printed at:	1:2,500



Date: 1877
Surveyed: 1877
Revised: 1877

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

Map name:	County Series
Map date:	1887
Scale:	1:2,500
Printed at:	1:2,500

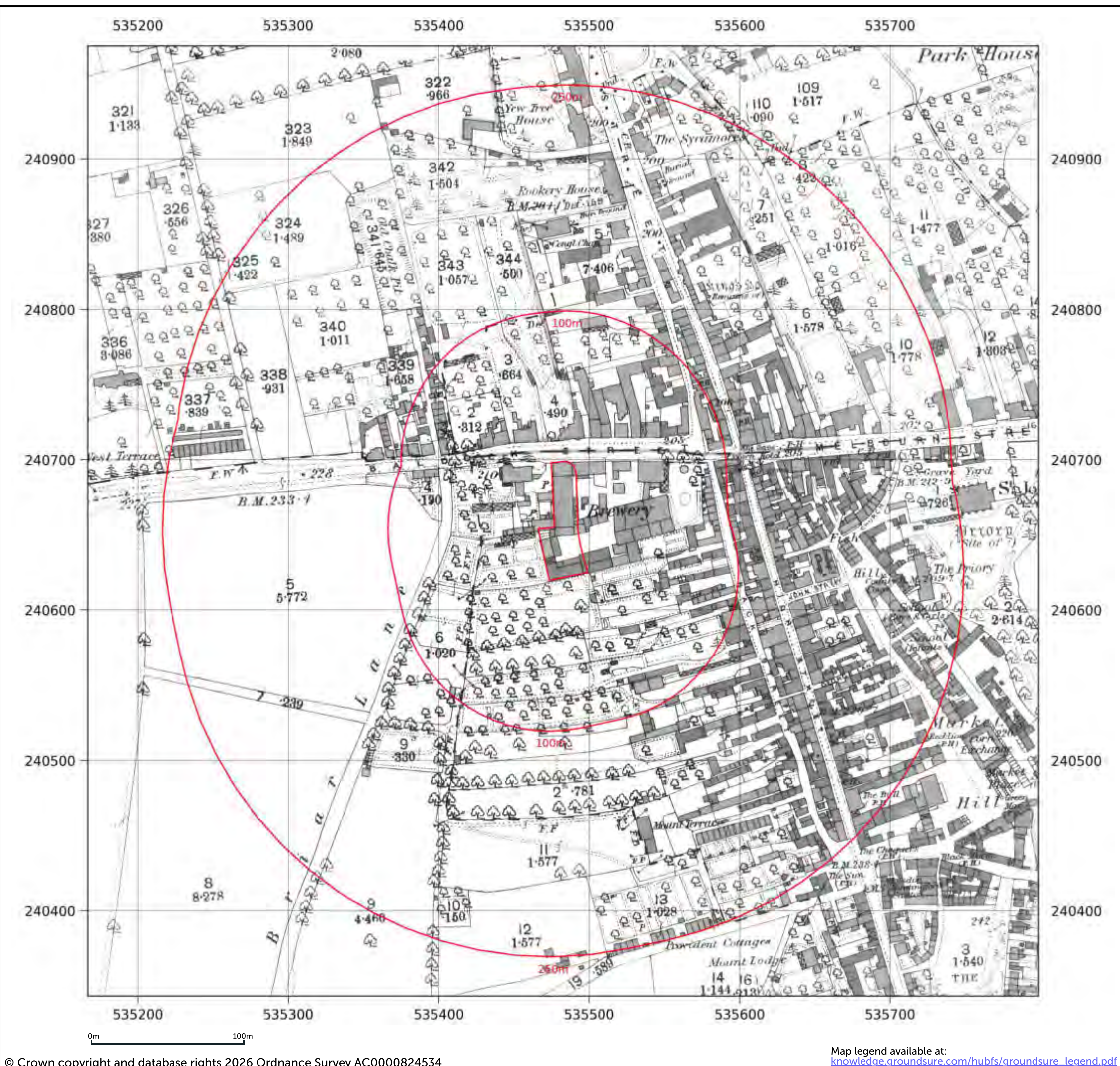


Date: 1887
Surveyed: 1887
Revised: 1887

Date: 1887
Surveyed: 1887
Revised: 1887

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

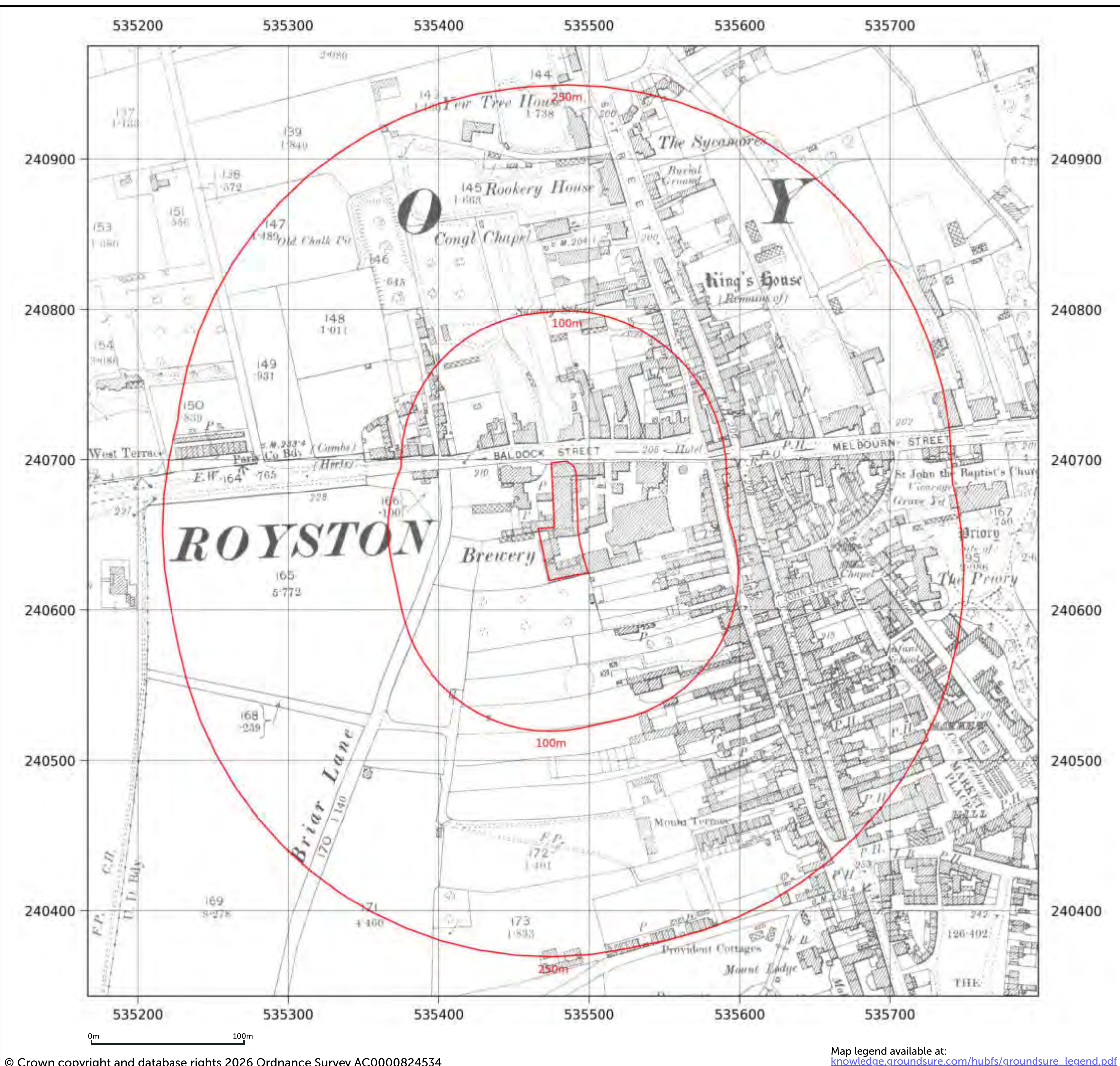
Map name:	County Series
Map date:	1898
Scale:	1:2,500
Printed at:	1:2,500



Date: 1898
Surveyed: 1898
Revised: 1898

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

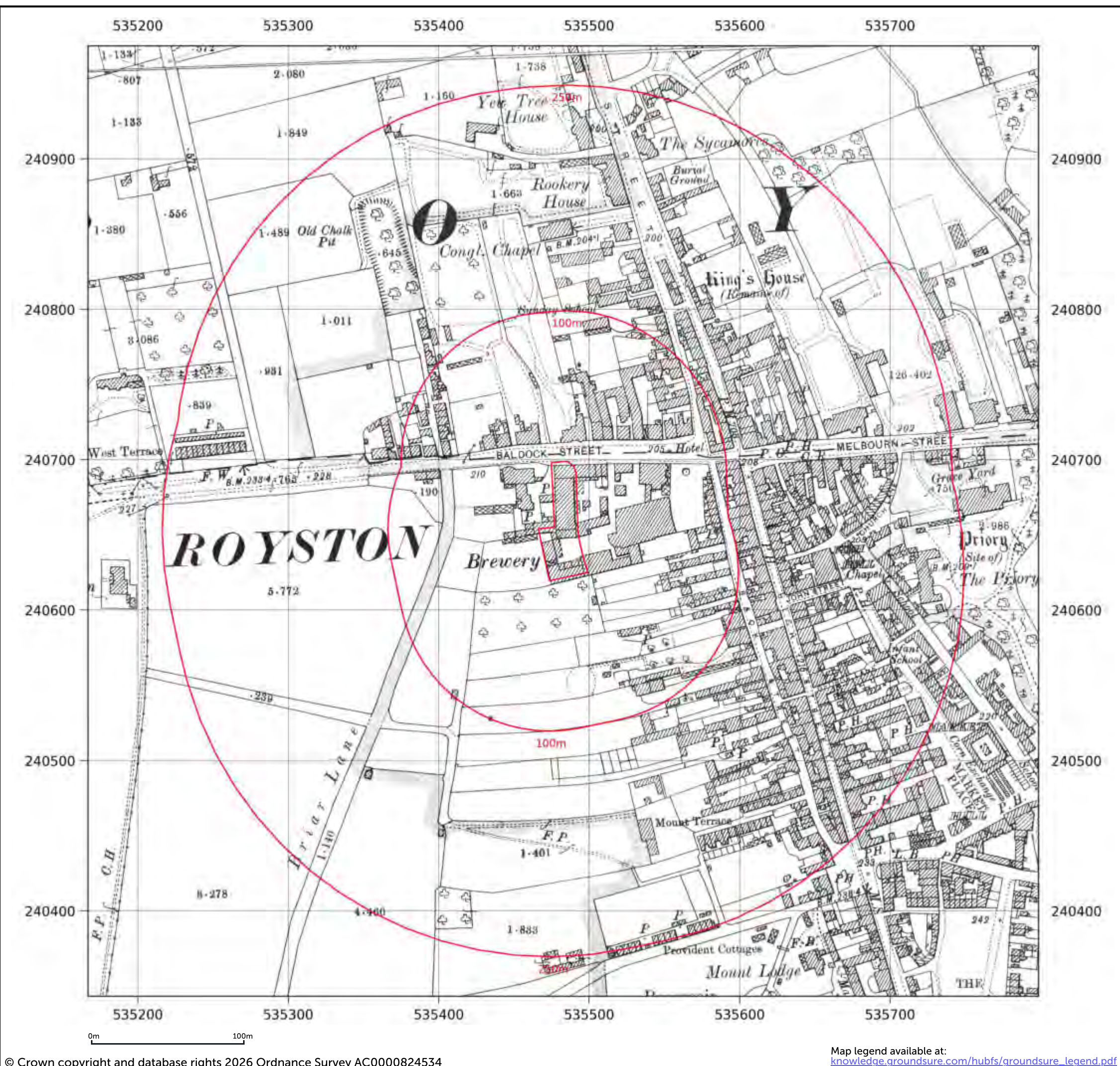
Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

Map name:	County Series
Map date:	1903
Scale:	1:2,500
Printed at:	1:2,500



Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

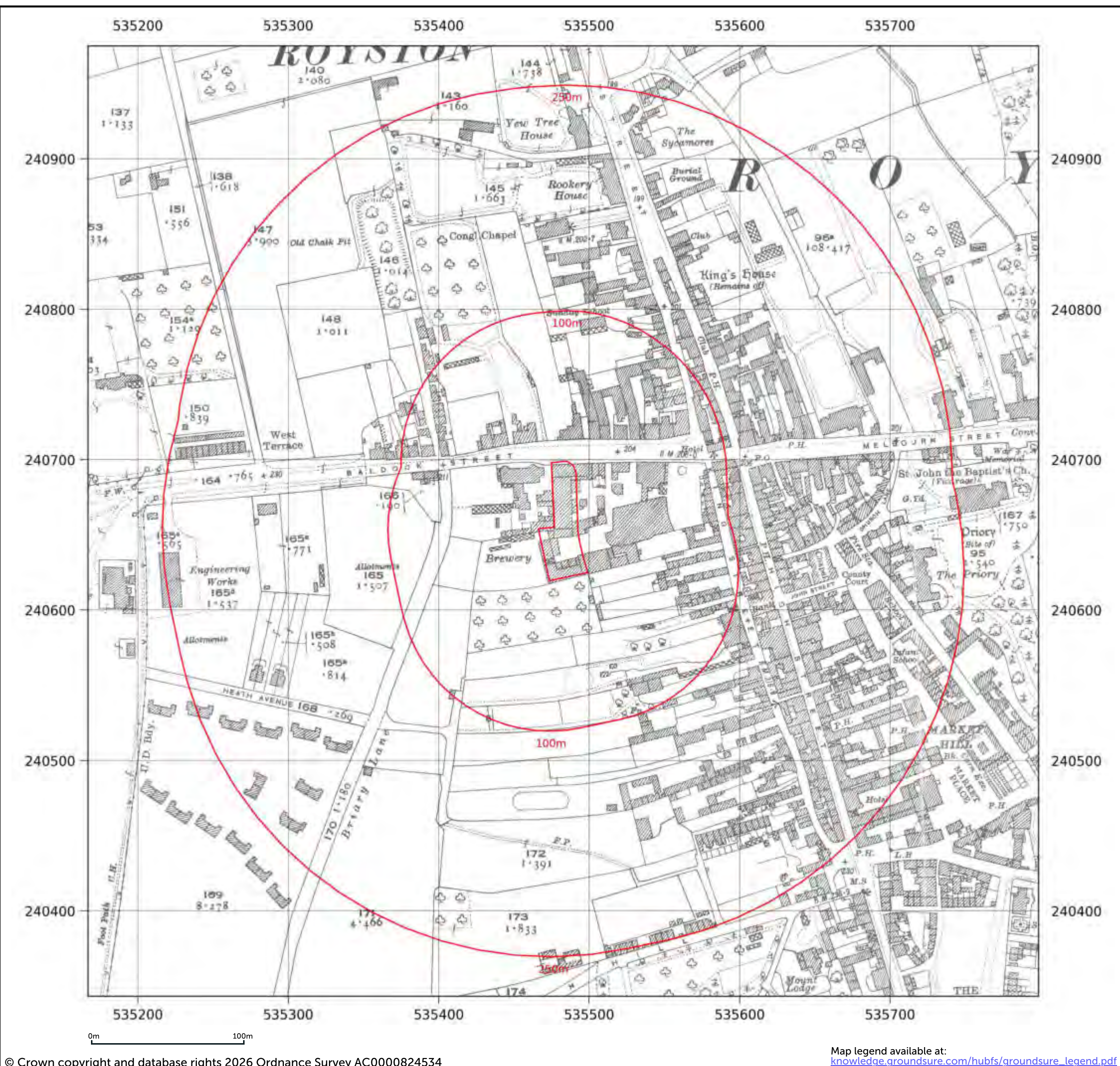
Map name:	County Series
Map date:	1923
Scale:	1:2,500
Printed at:	1:2,500



Date: 1923
Surveyed: 1923
Revised: 1923

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

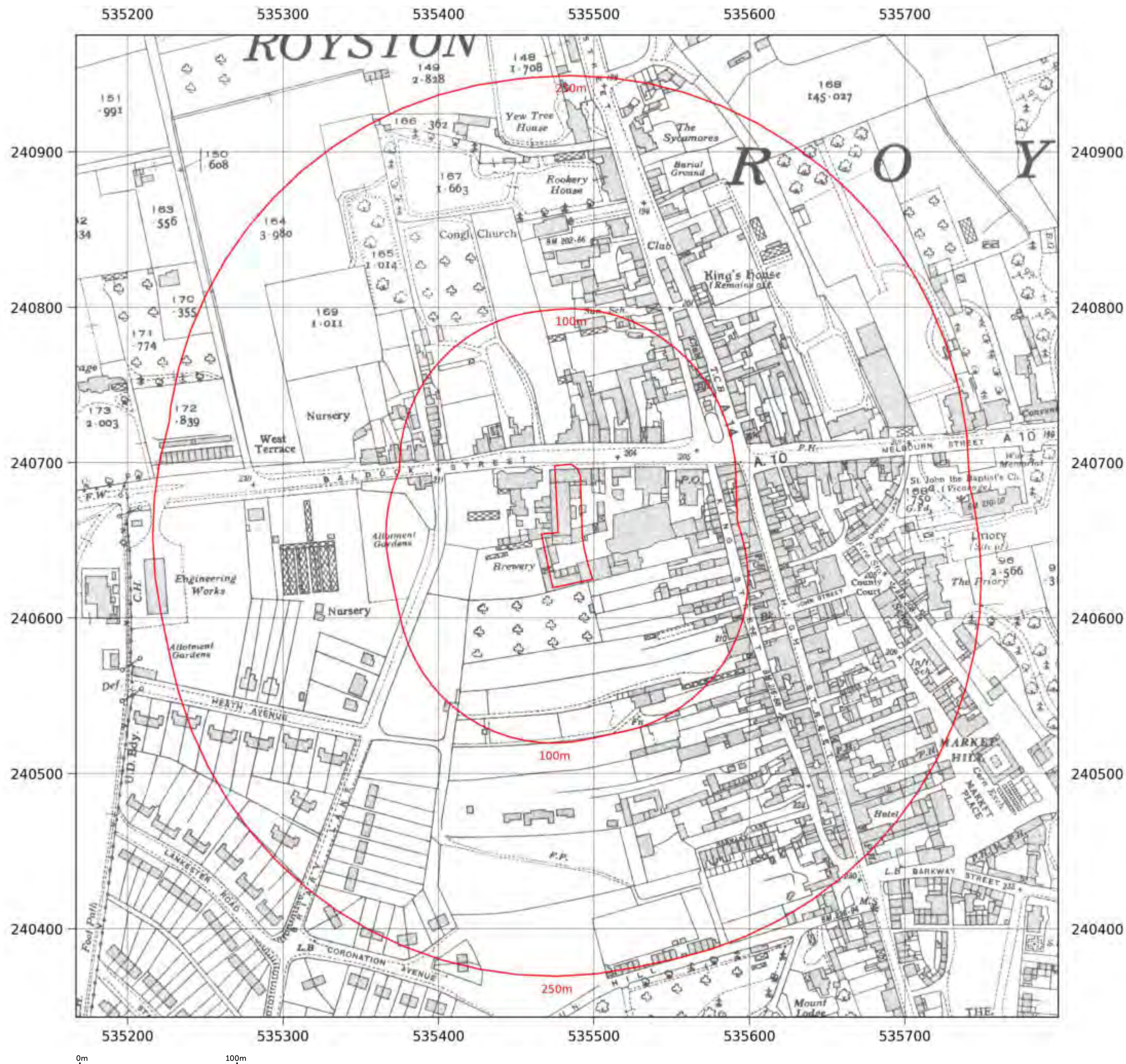
Map name:	County Series
Map date:	1937
Scale:	1:2,500
Printed at:	1:2,500



Date: 1937
Surveyed: 1937
Revised: 1937

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

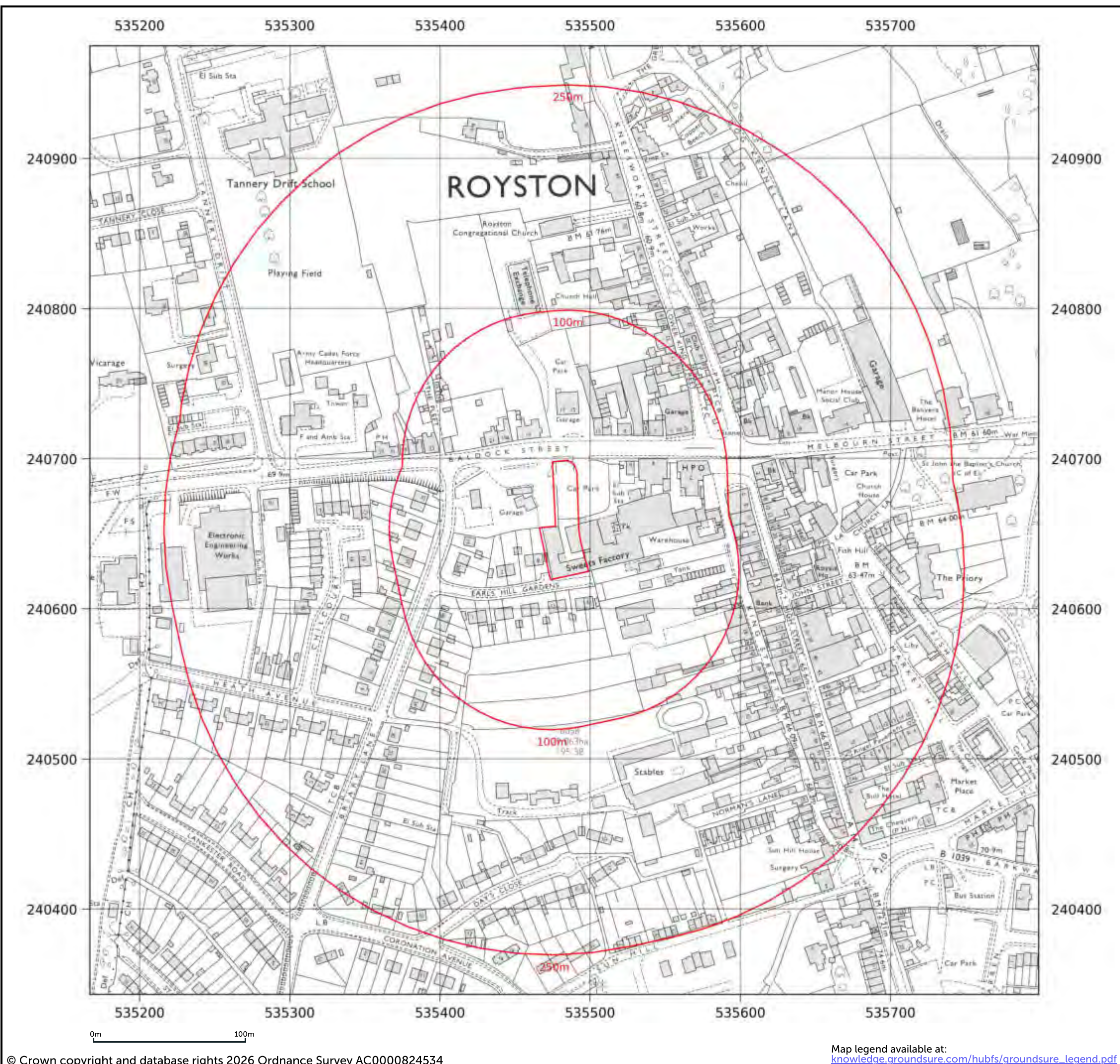
Map name:	National Grid
Map date:	1971
Scale:	1:2,500
Printed at:	1:2,500



Date: 1971
 Surveyed: 1970
 Revised: 1970
 Copyright: 1971
 Levelled: 1968

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

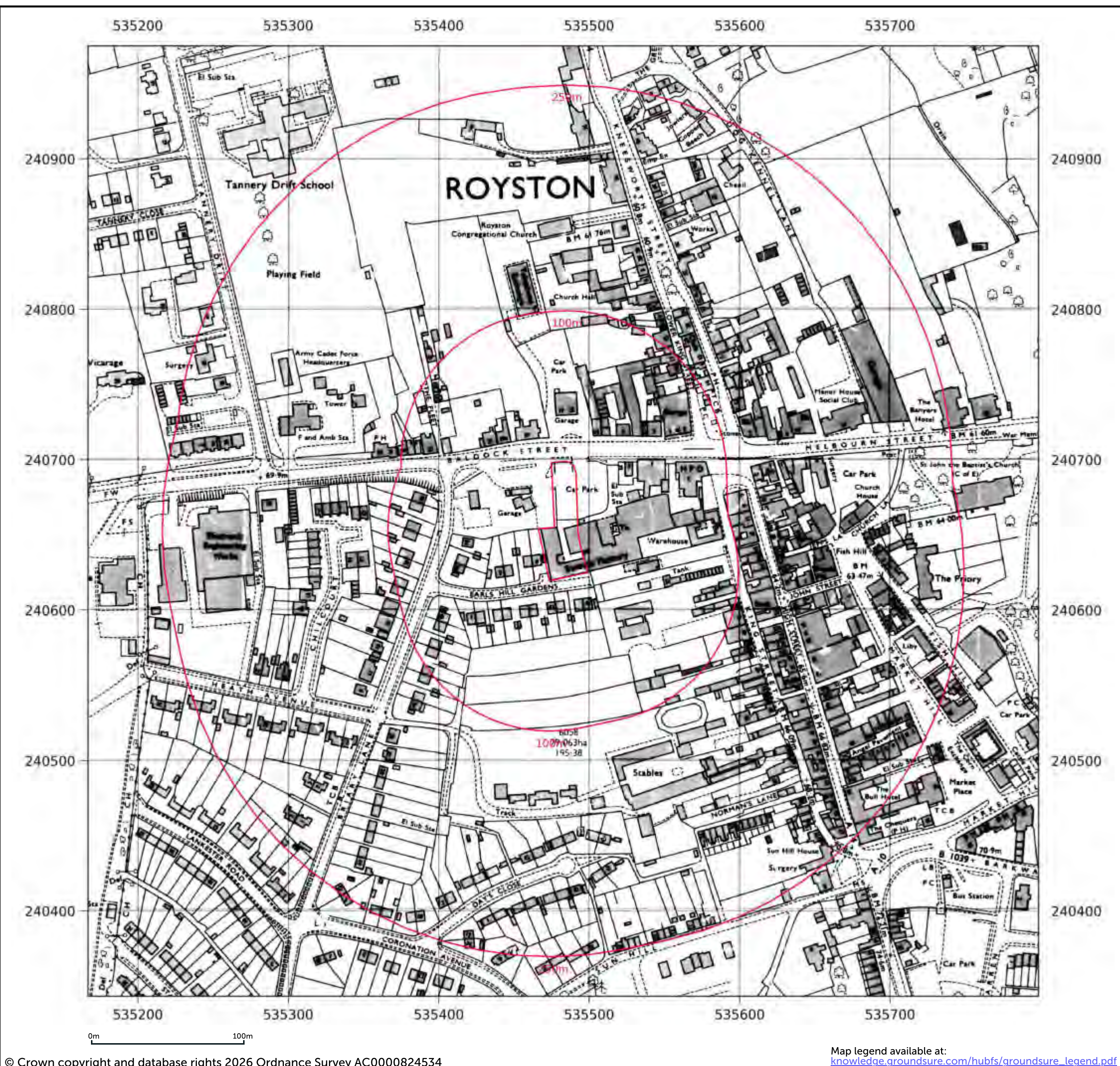
Map name:	National Grid
Map date:	1971
Scale:	1:2,500
Printed at:	1:2,500



Date: 1971

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with



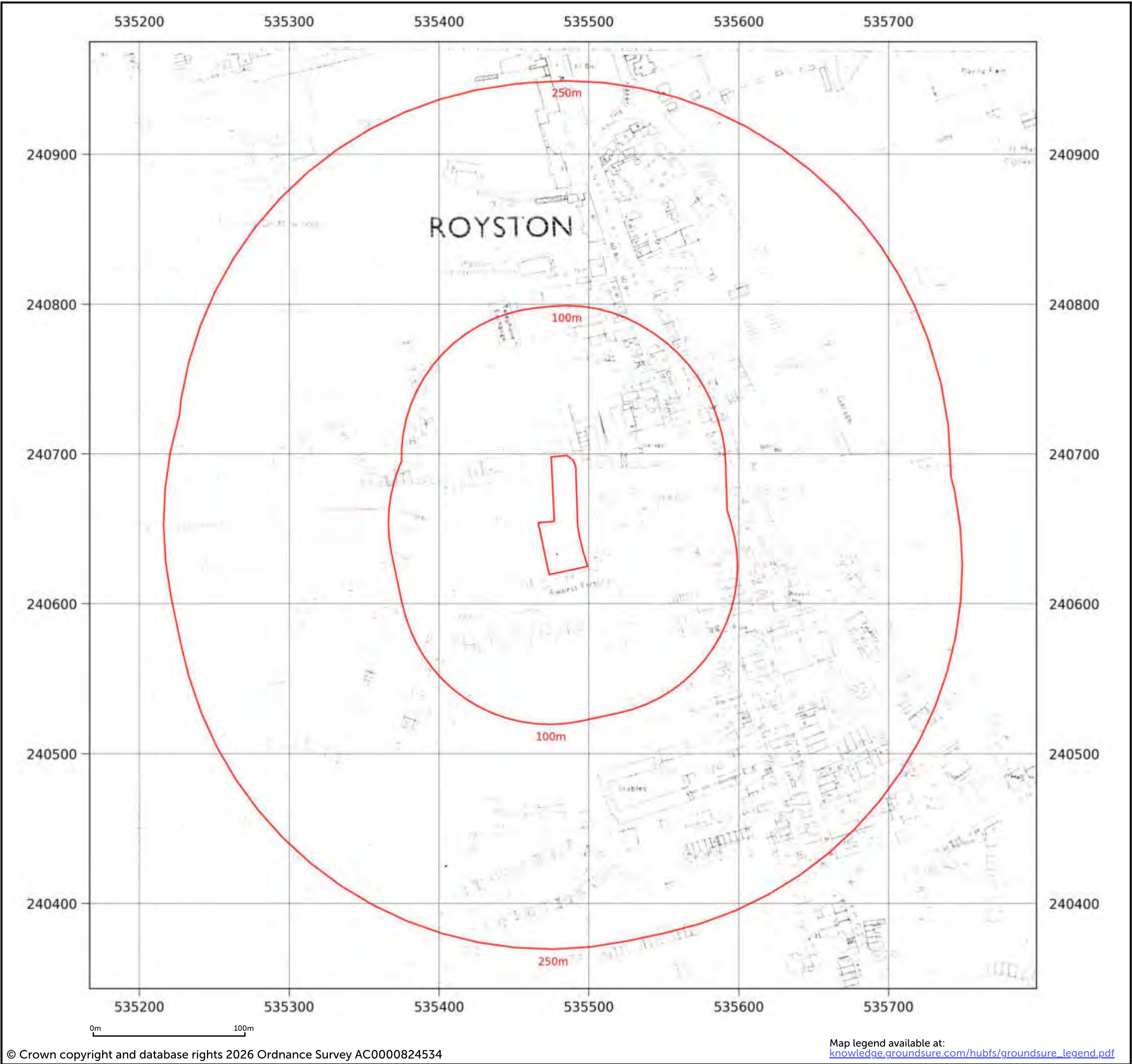
Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

Map name:	National Grid
Map date:	1973
Scale:	1:2,500
Printed at:	1:2,500



Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

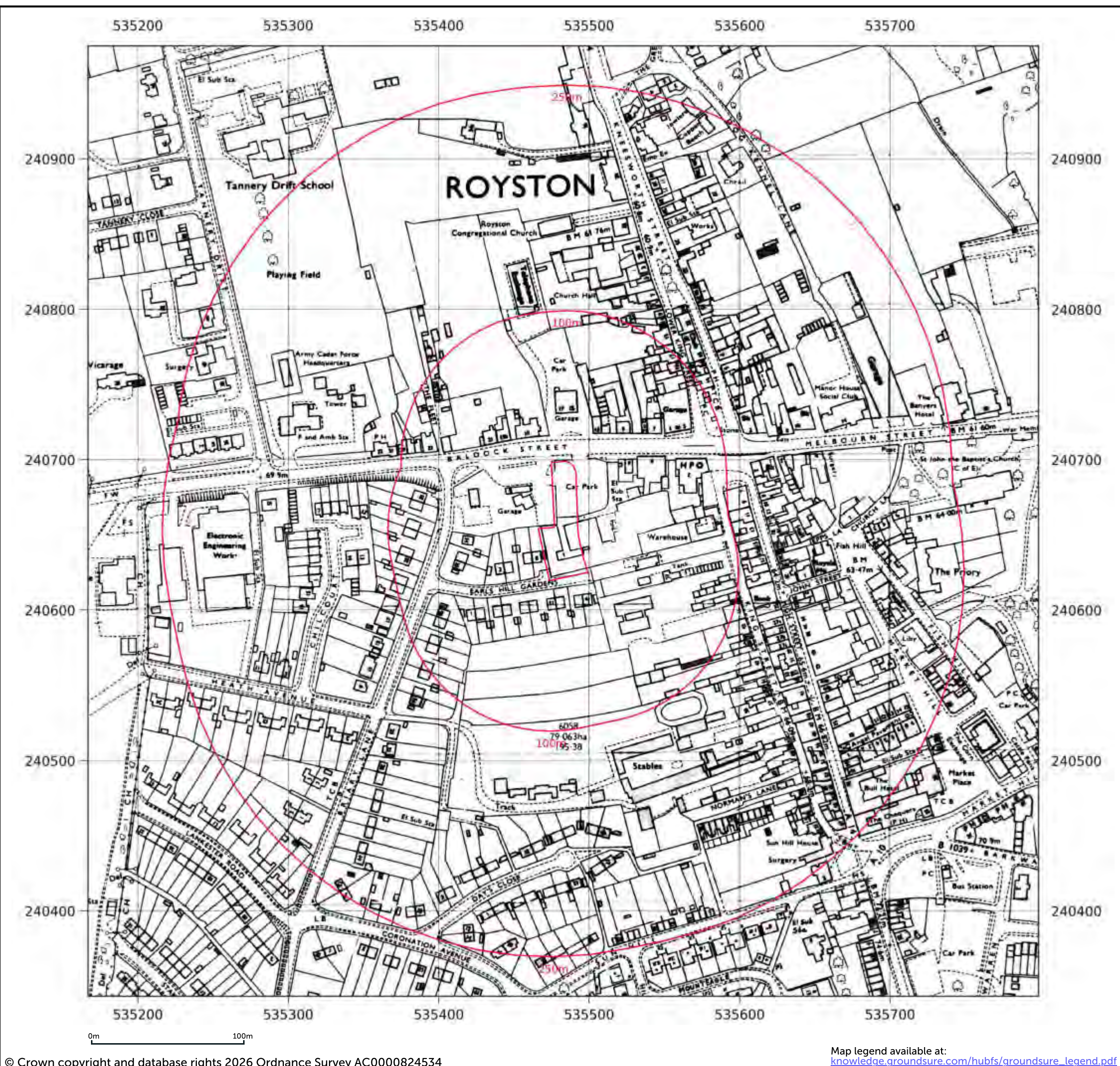
Map name:	National Grid
Map date:	1978
Scale:	1:2,500
Printed at:	1:2,500



Date: 1978
Copyright: 1978

Contact us with any questions at:

geo-customersupport@idoxgroup.com



Map name:	National Grid
Map date:	1982
Scale:	1:2,500
Printed at:	1:2,500



Contact us with any questions at:
geo-customersupport@idoxgroup.com

In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

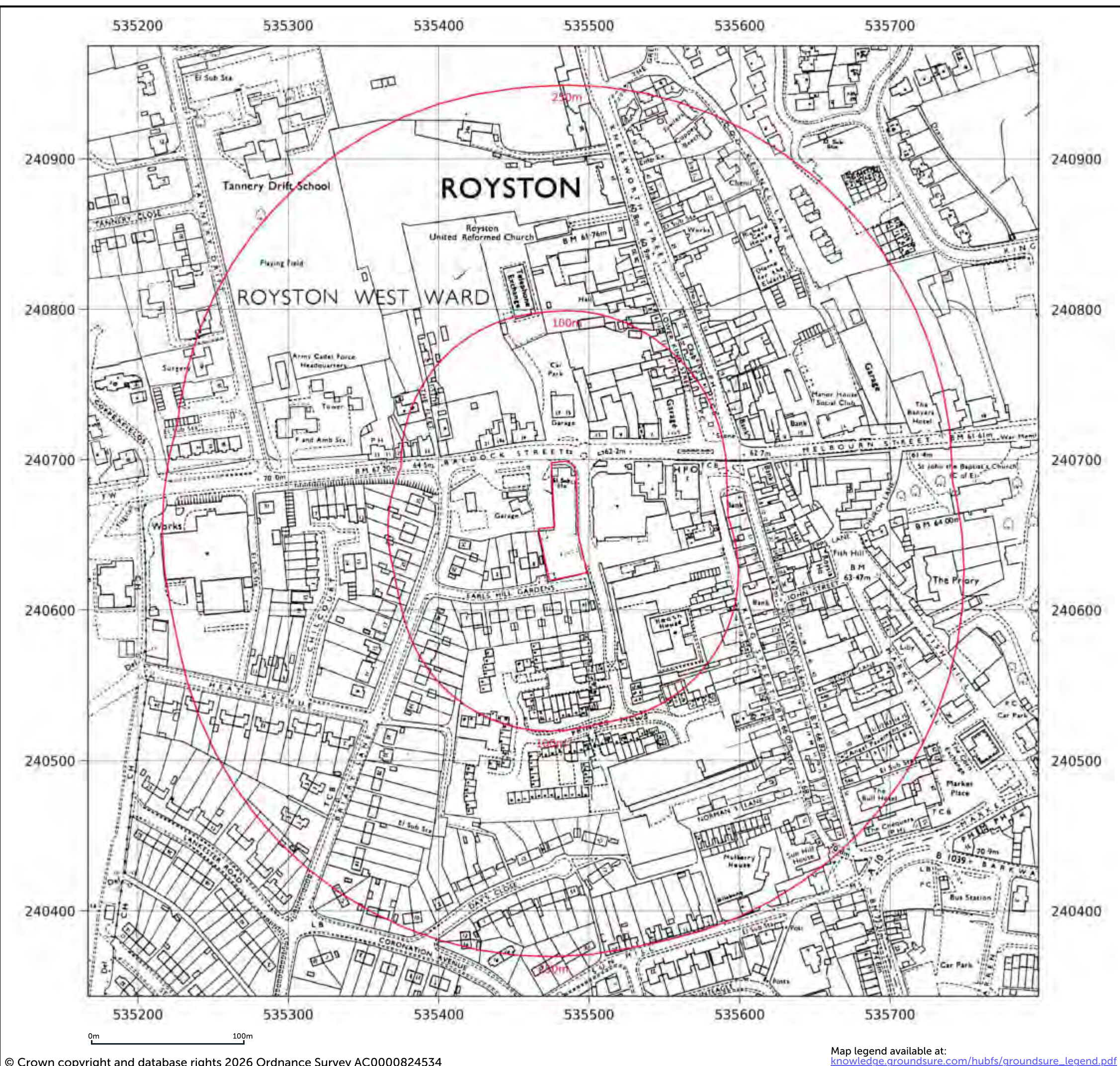
Map name:	National Grid
Map date:	1985
Scale:	1:2,500
Printed at:	1:2,500



Date: 1985
 Surveyed: 1977
 Revised: 1985
 Copyright: 1985
 Levelled: 1972

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

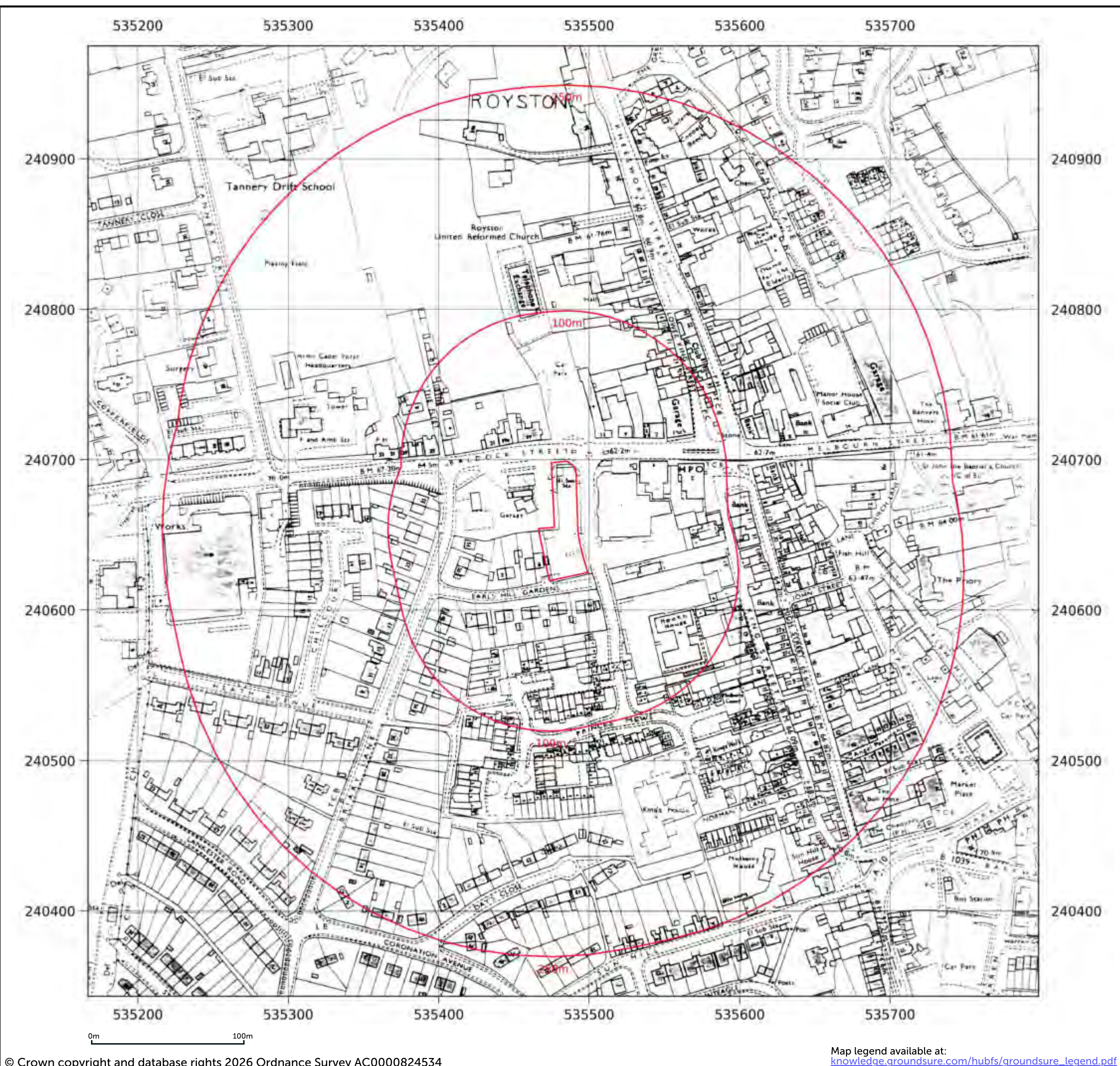
Map name:	National Grid
Map date:	1989
Scale:	1:2,500
Printed at:	1:2,500



Date: 1989
 Surveyed: 1977
 Revised: 1989
 Copyright: 1989
 Levelled: 1972

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

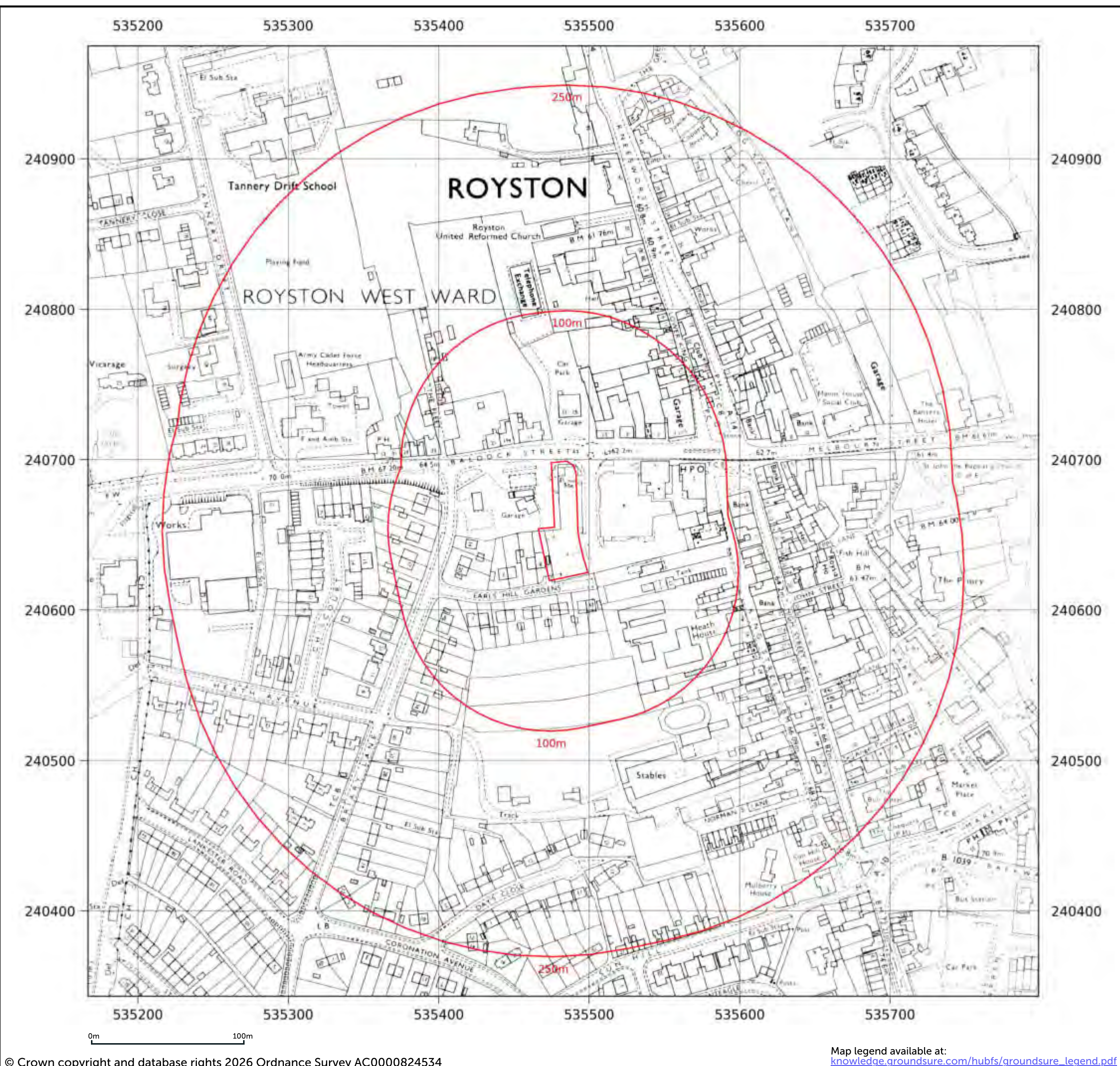
Map name:	National Grid
Map date:	1990
Scale:	1:2,500
Printed at:	1:2,500



Date: 1990
Copyright: 1990

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

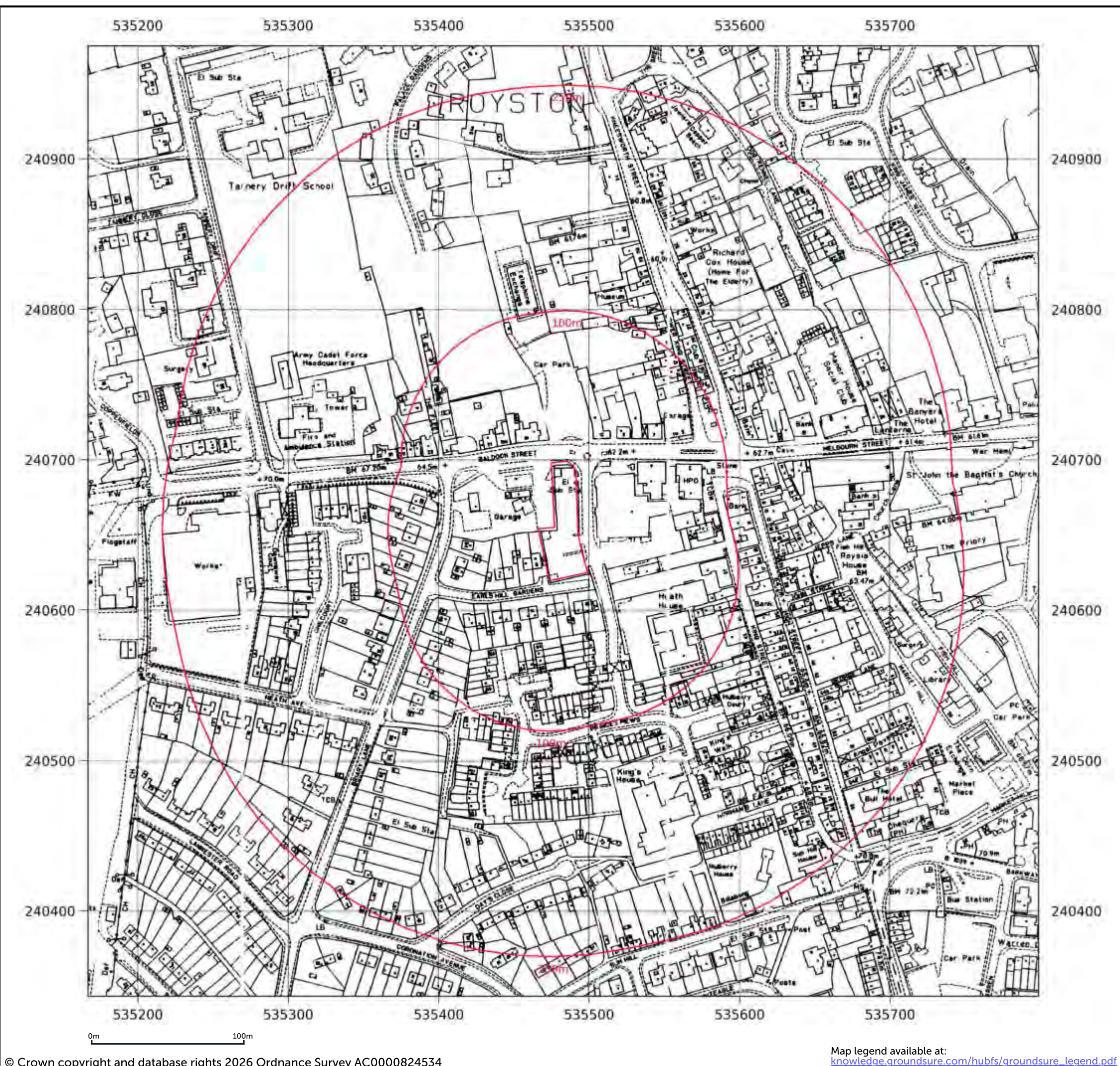
Map name:	National Grid
Map date:	1993
Scale:	1:2,500
Printed at:	1:2,500



Date: 1993
Copyright: 1993

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

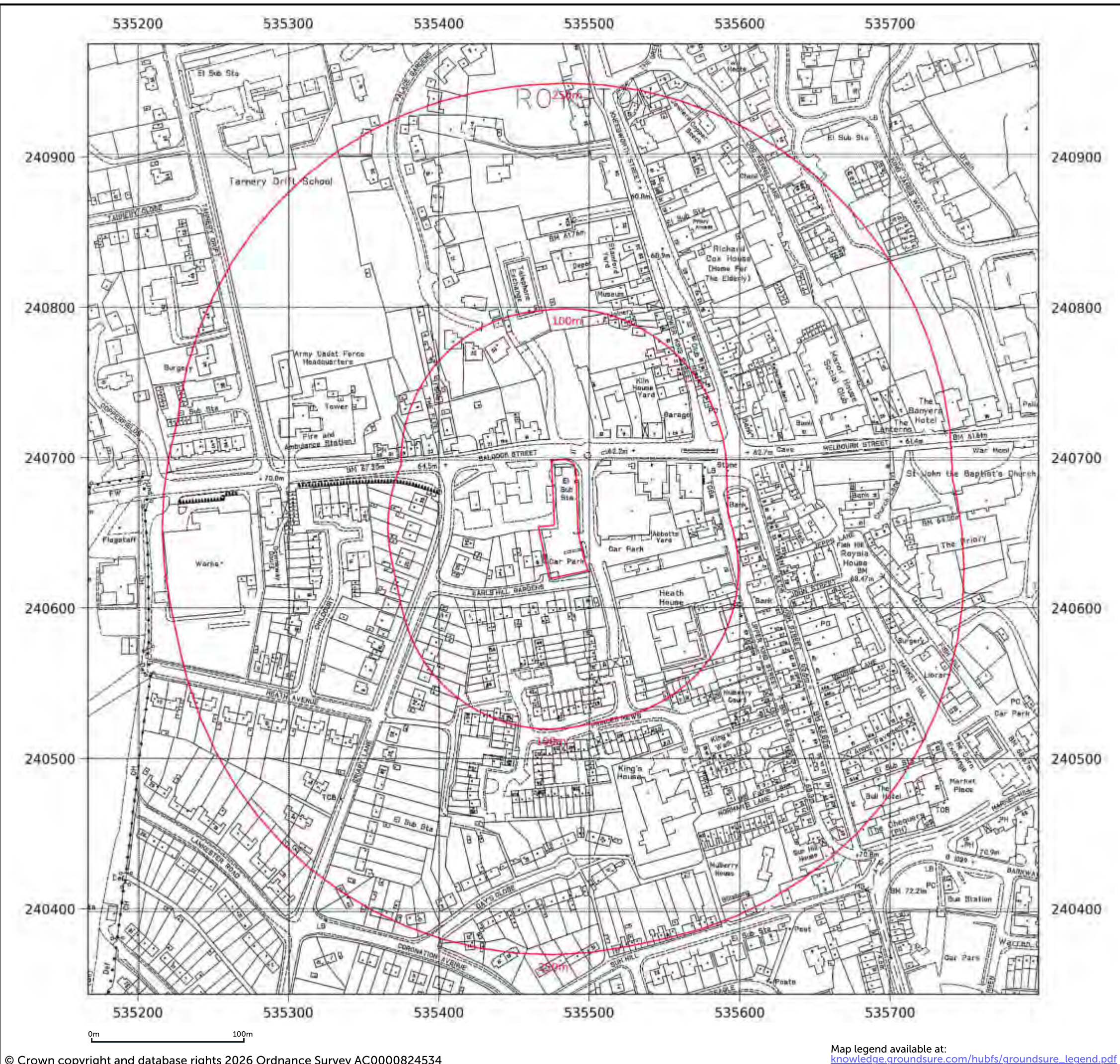
Map name:	National Grid
Map date:	1995
Scale:	1:2,500
Printed at:	1:2,500



Date: 1995
Surveyed: 1995
Revised: 1995
Copyright: 1995

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

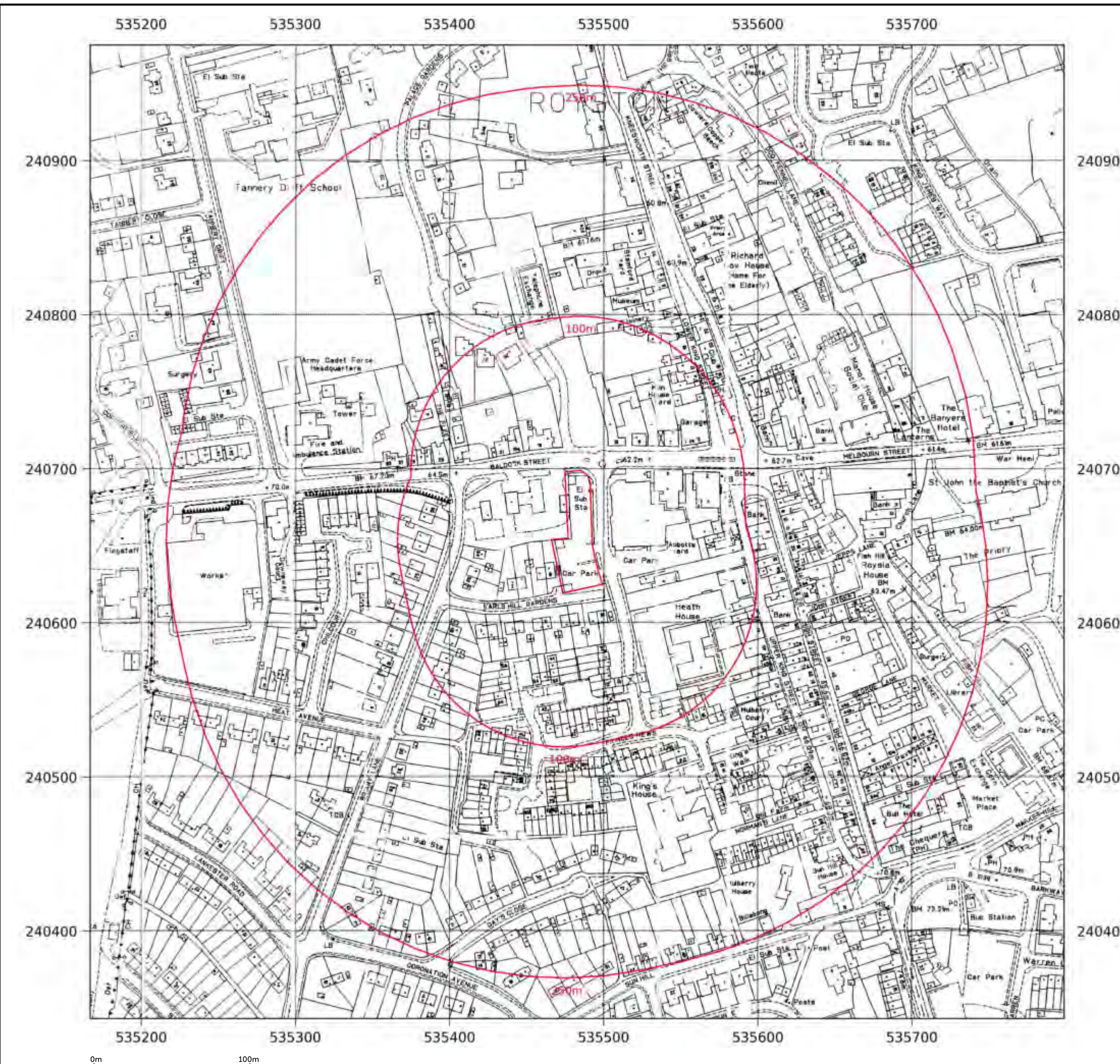
Map name:	National Grid
Map date:	1995
Scale:	1:2,500
Printed at:	1:2,500



Date: 1995
Copyright: 1995

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

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



Date: 2003

Contact us with any questions at:
geo-customersupport@idoxgroup.com



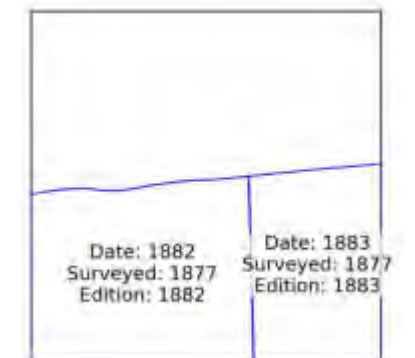
In partnership with

EMAPSITE™

Geospatial advantage from Idox

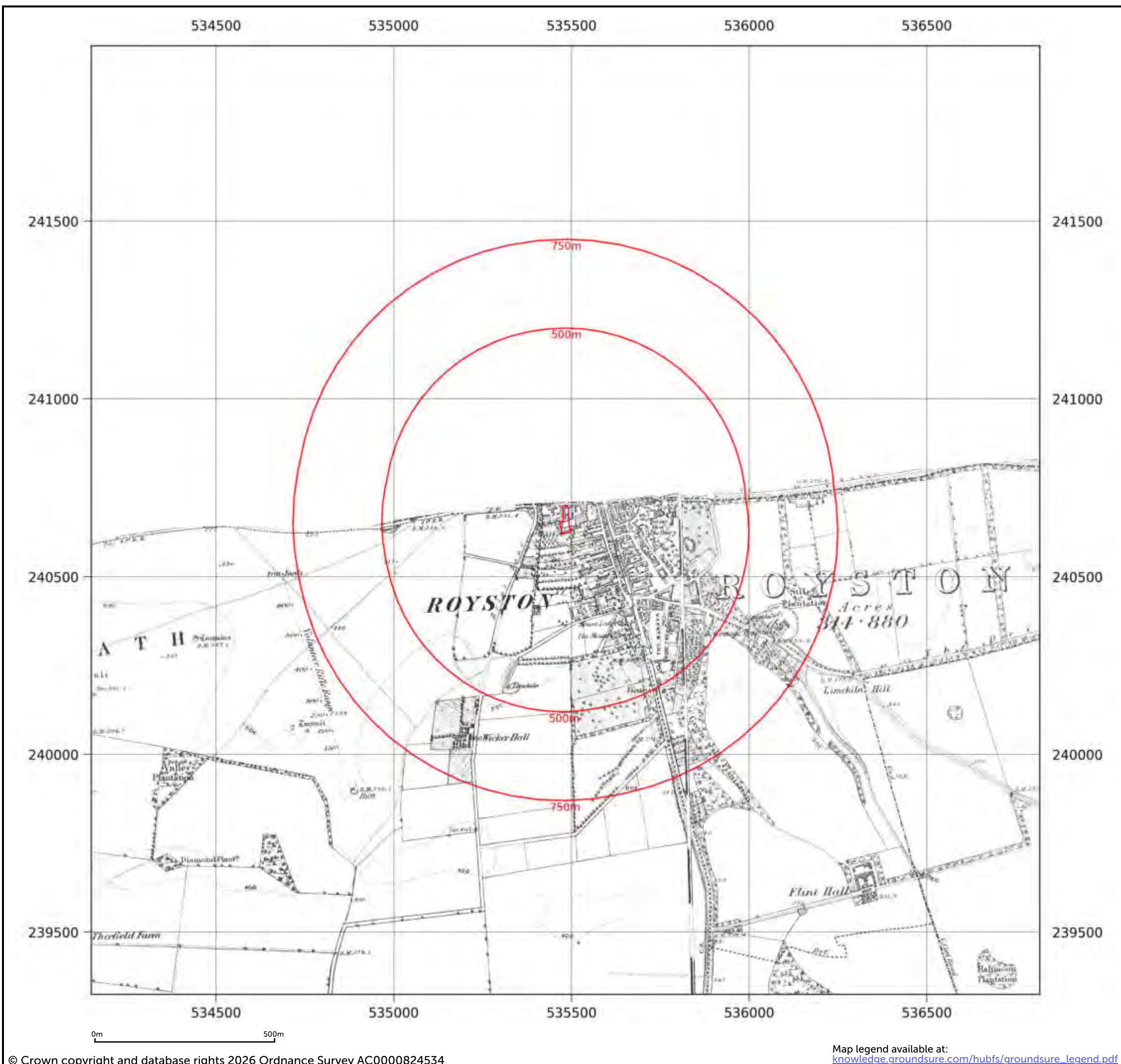
Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

Map name:	County Series
Map date:	1882-1883
Scale:	1:10,560
Printed at:	1:10,560



Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

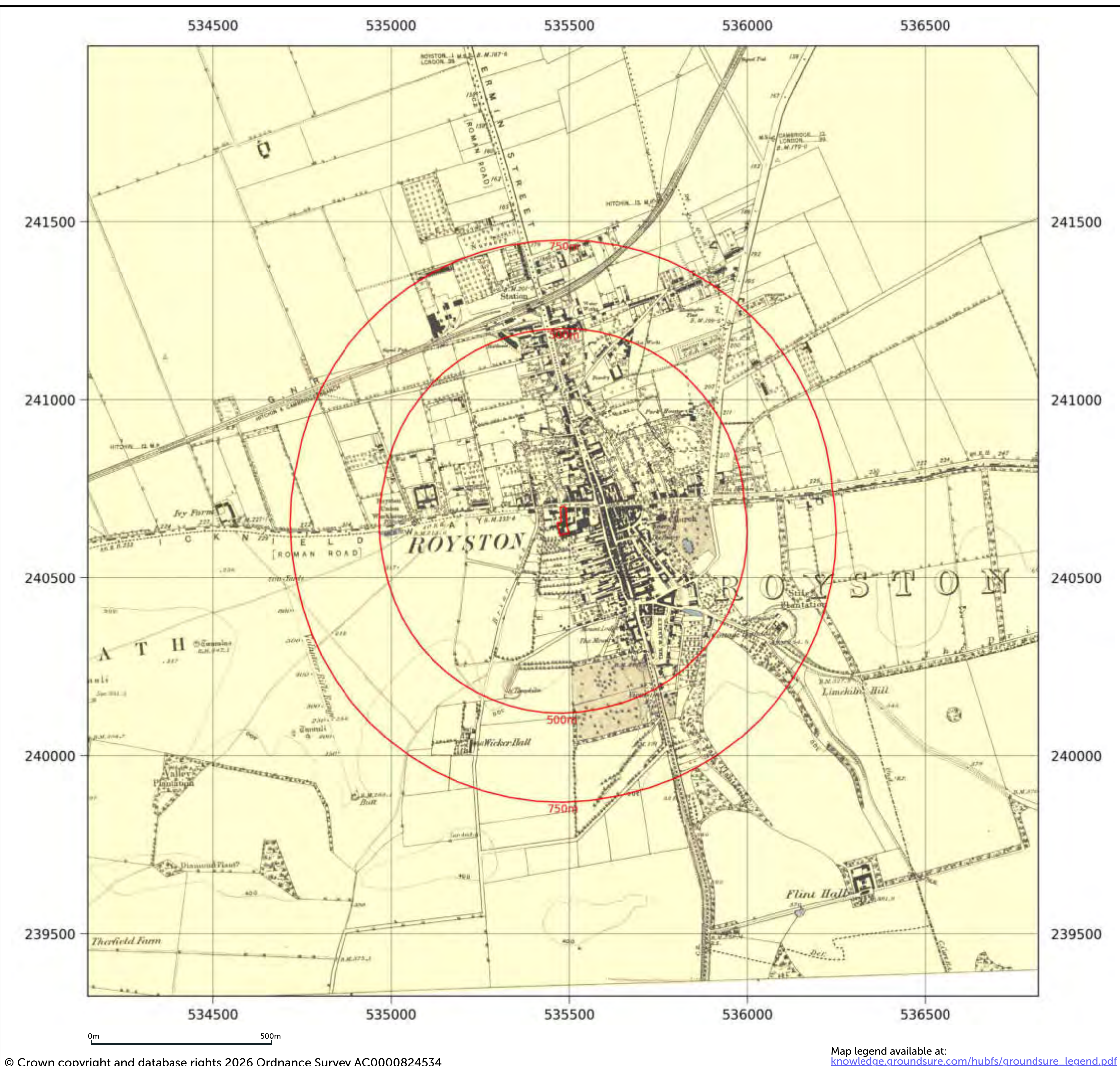
Map name:	County Series
Map date:	1886
Scale:	1:10,560
Printed at:	1:10,560



Date: 1886
Surveyed: 1886
Revised: 1886

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

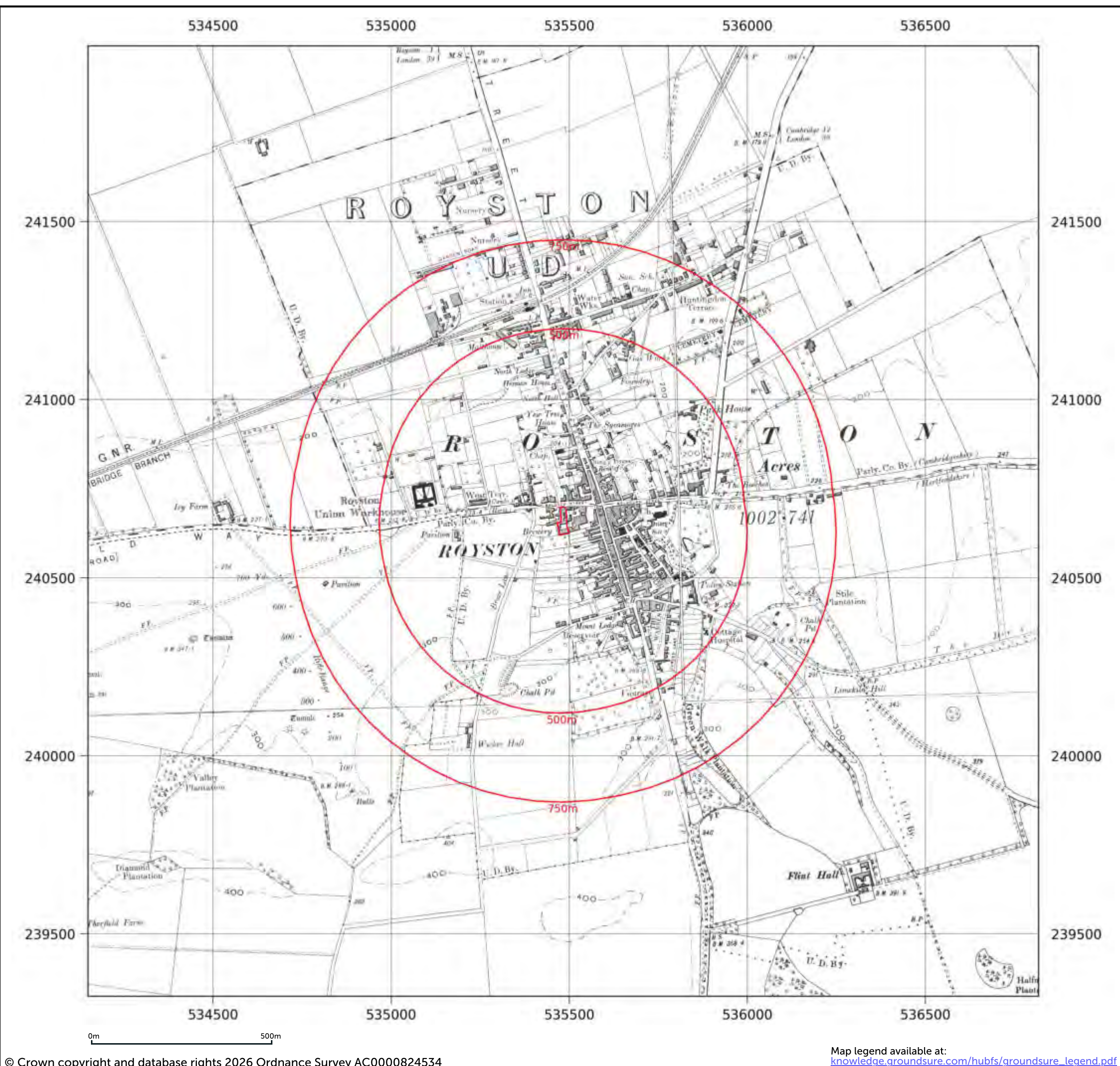
Map name:	County Series
Map date:	1896-1899
Scale:	1:10,560
Printed at:	1:10,560



Date: 1897 Surveyed: 1877 Revised: 1897	Date: 1899 Surveyed: 1886 Revised: 1899
Date: 1896 Surveyed: 1877 Revised: 1896	Date: 1899 Surveyed: 1877 Revised: 1899

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

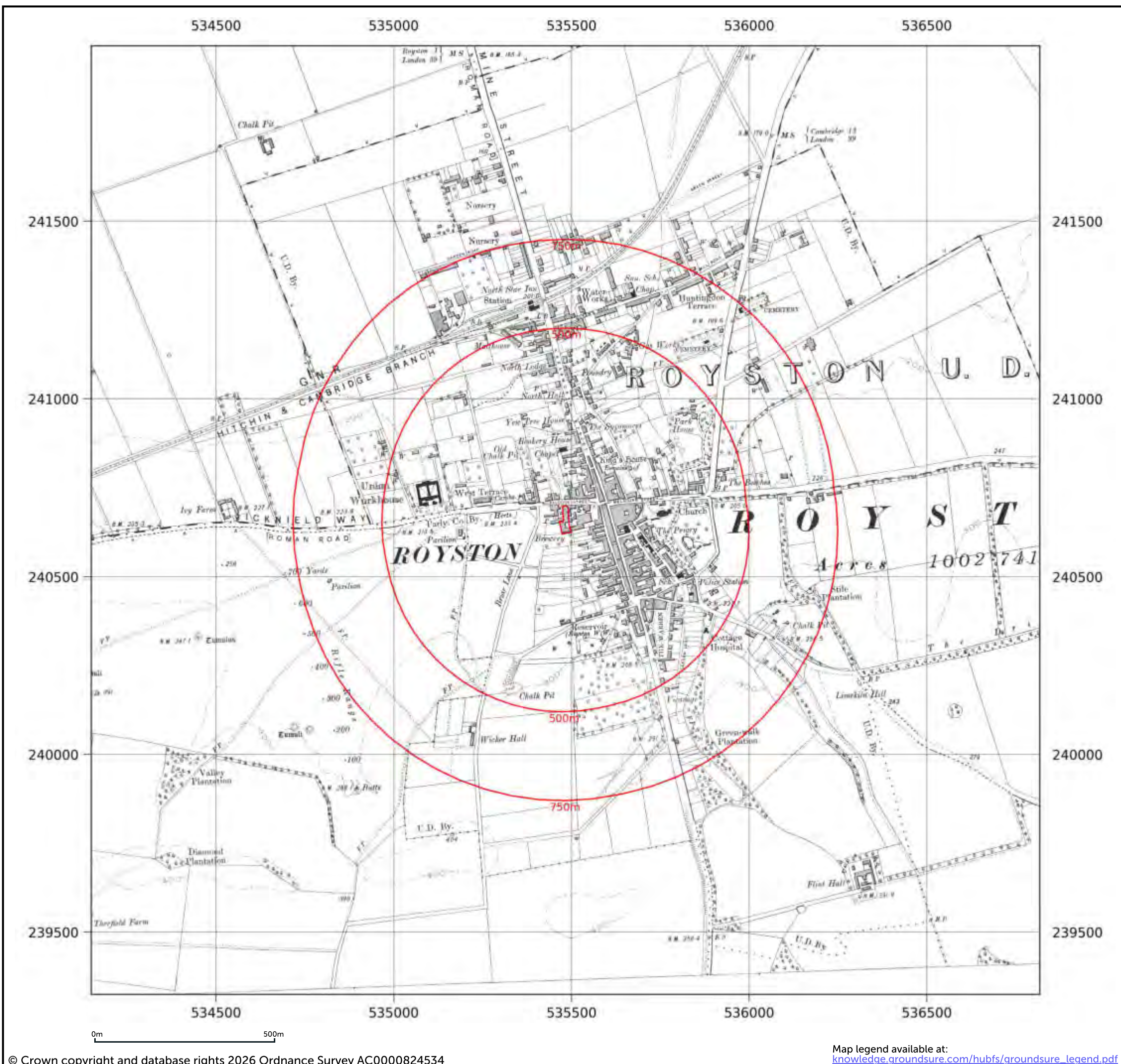
Map name:	County Series
Map date:	1901
Scale:	1:10,560
Printed at:	1:10,560



Date: 1901
Surveyed: 1885
Revised: 1901

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

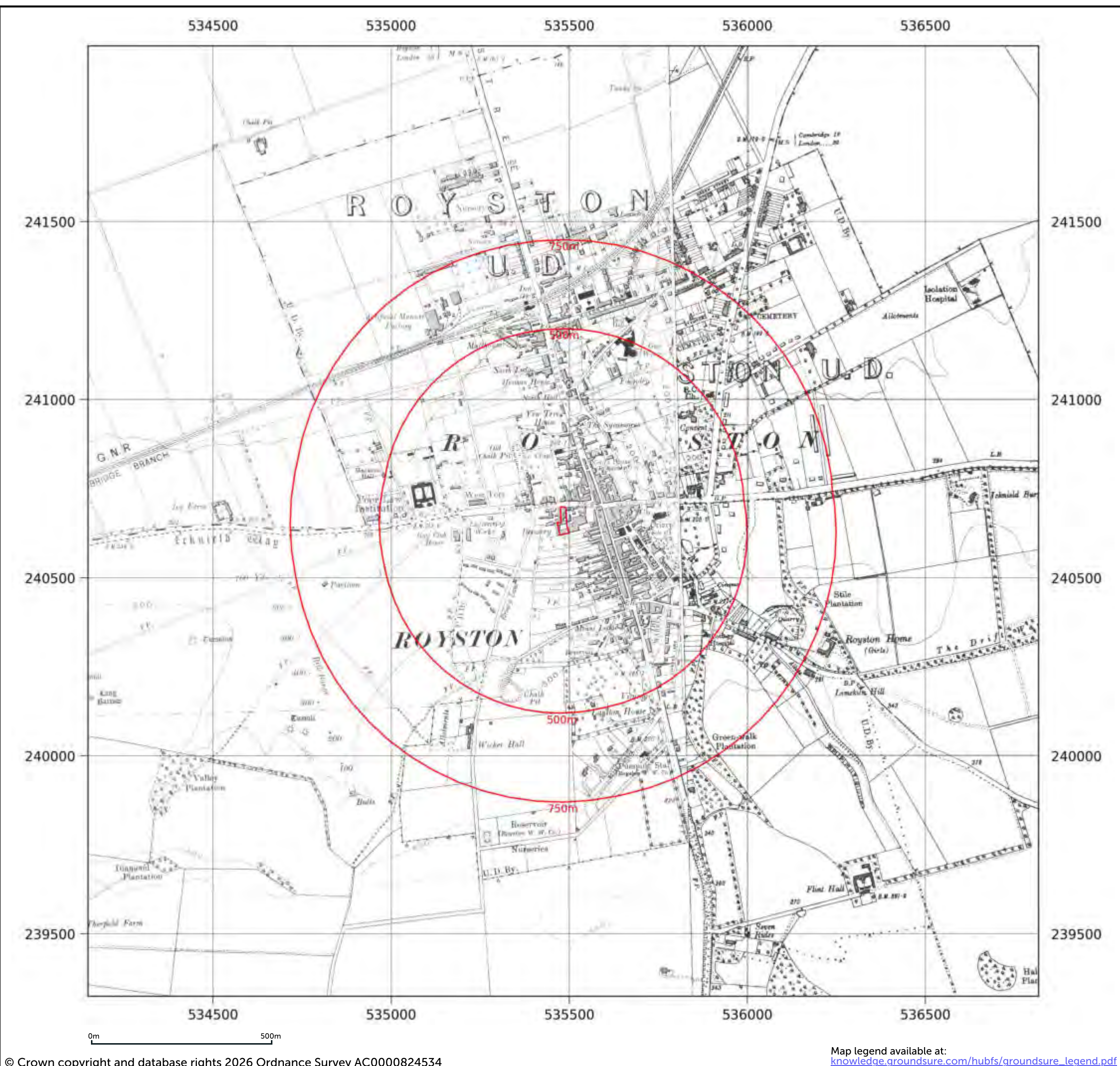
Map name:	County Series
Map date:	1919-1922
Scale:	1:10,560
Printed at:	1:10,560



Date: 1922 Surveyed: 1885 Revised: 1922	Date: 1919 Surveyed: 1876 Revised: 1919
Date: 1922 Surveyed: 1876 Revised: 1922	

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

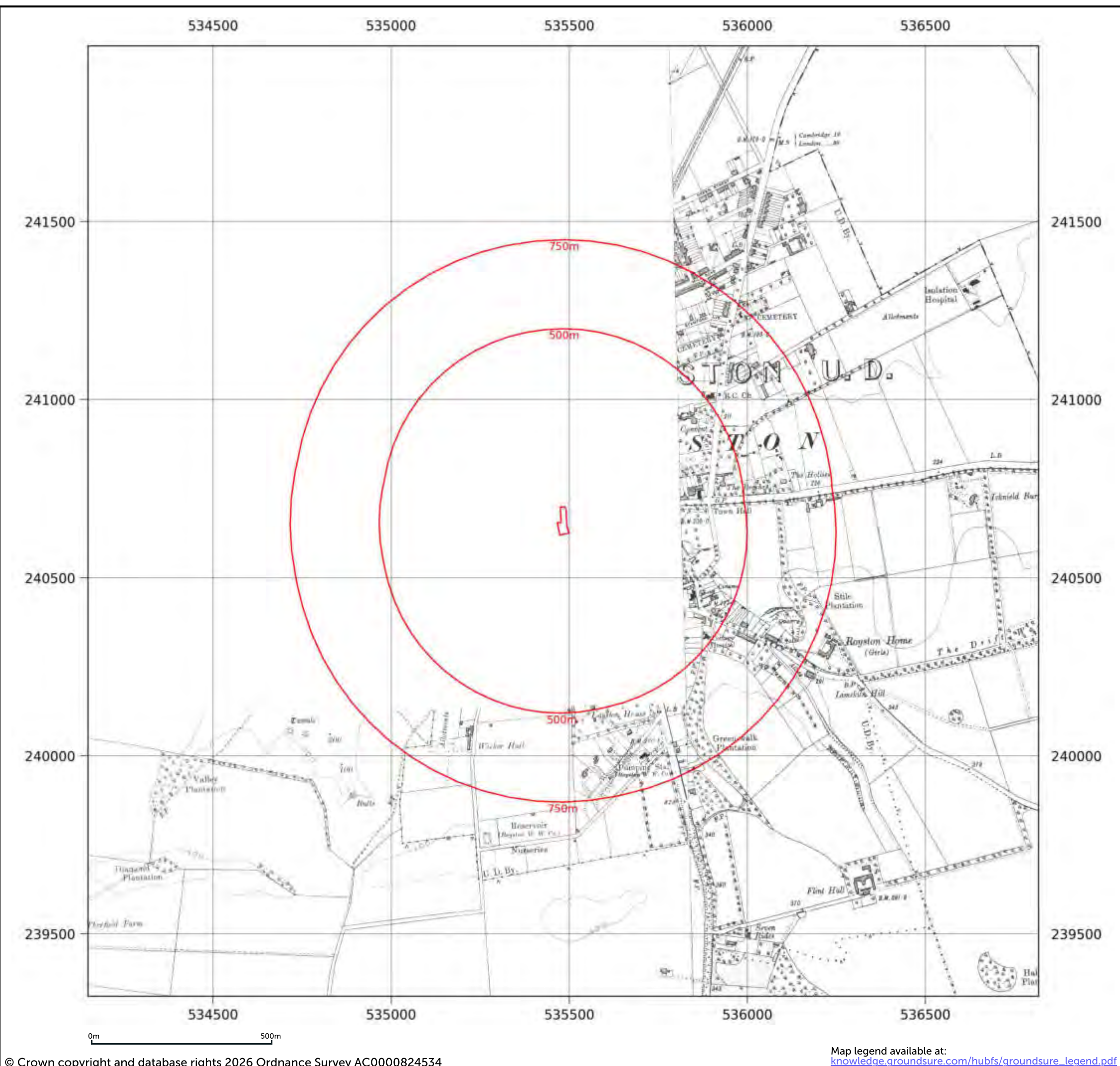
Map name:	County Series
Map date:	1919-1922
Scale:	1:10,560
Printed at:	1:10,560



Date: 1919 Surveyed: 1876 Revised: 1919	
Date: 1922 Surveyed: 1876 Revised: 1922	

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

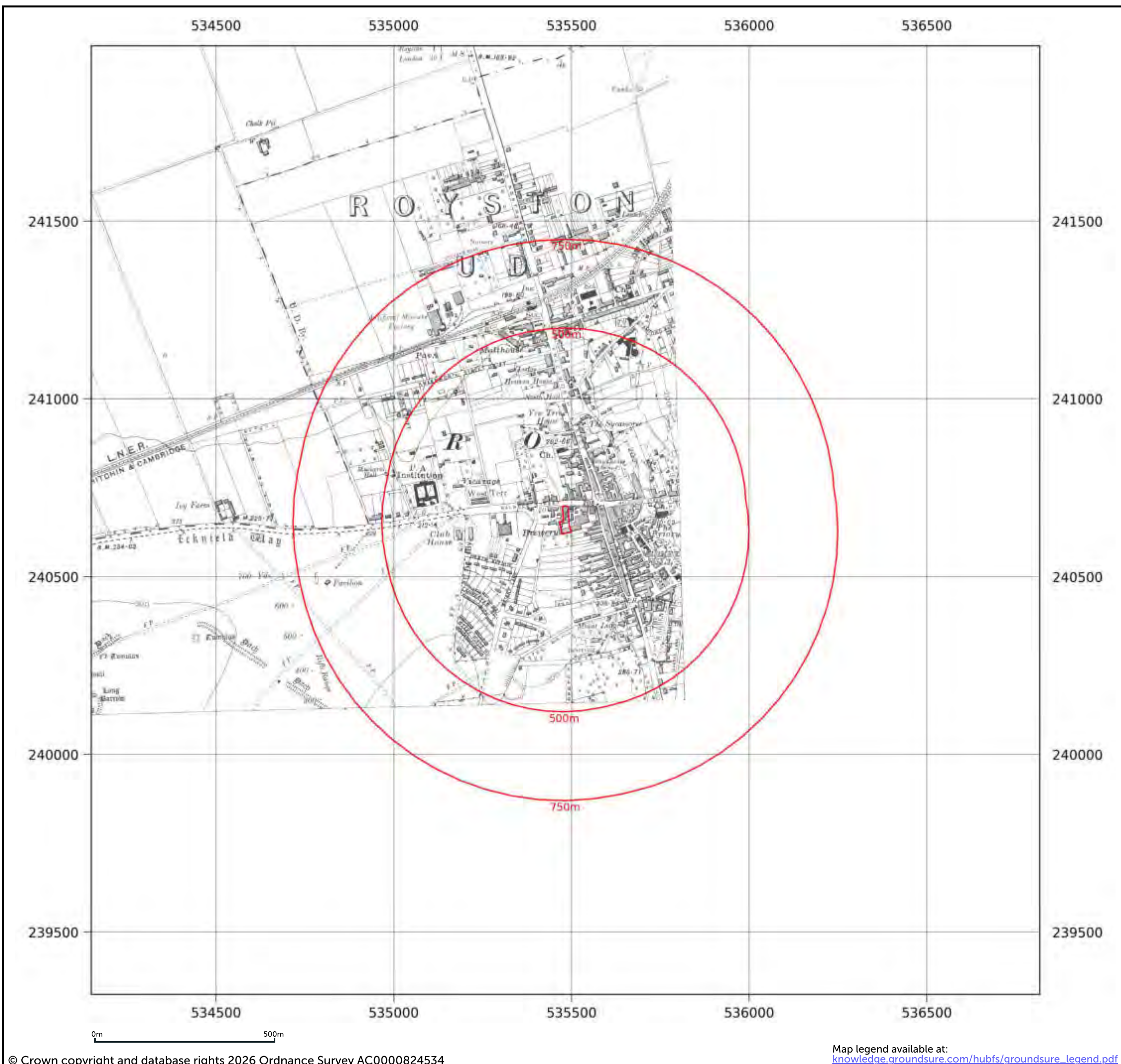
Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560



Date: 1938
 Surveyed: 1885
 Revised: 1938
 Edition: 1938

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

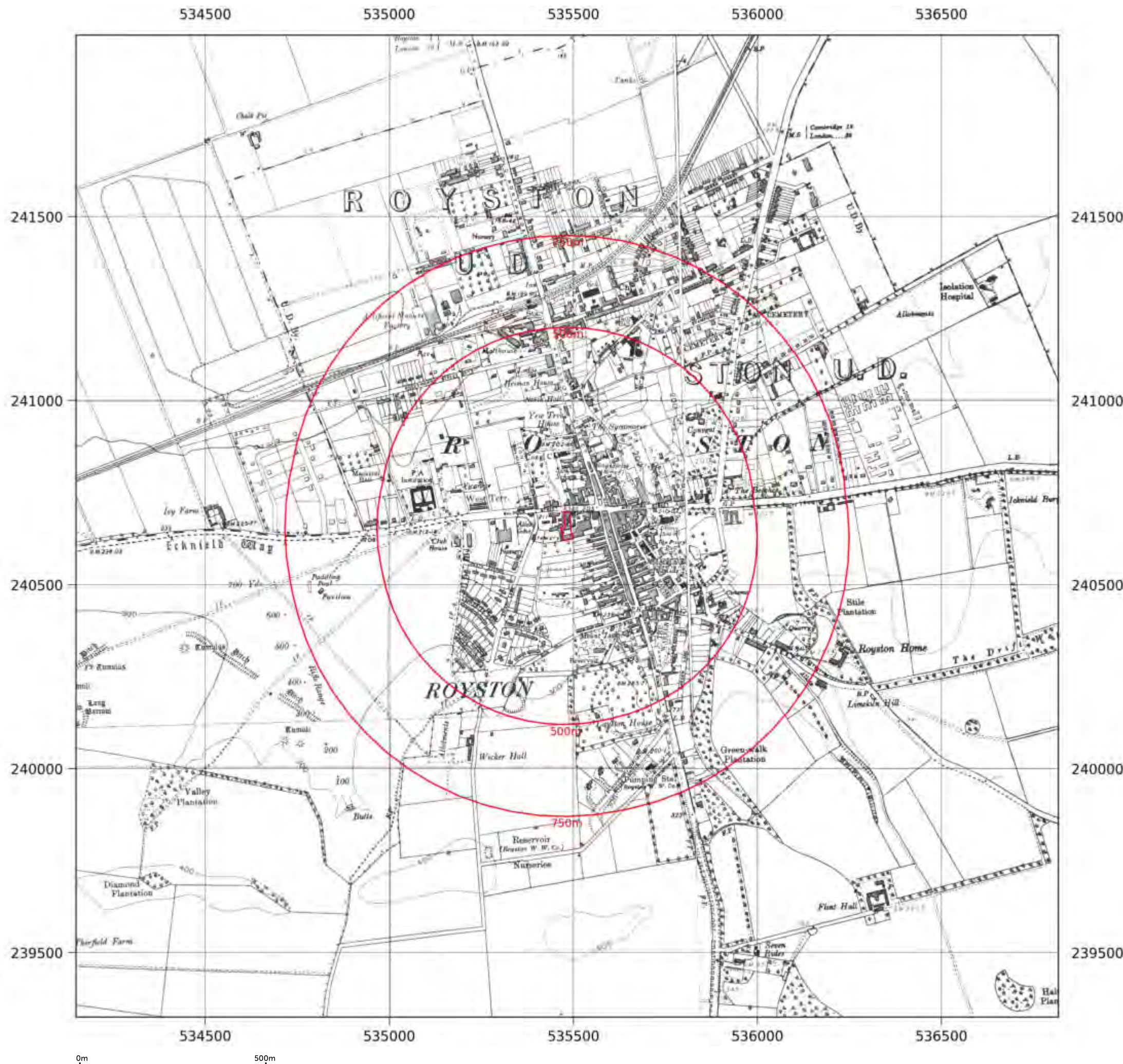
Map name:	County Series
Map date:	1947-1948
Scale:	1:10,560
Printed at:	1:10,560



Date: 1947 Surveyed: 1885 Revised: 1947	Date: 1948 Surveyed: 1876 Revised: 1948
Date: 1947 Surveyed: 1876 Revised: 1947	

Contact us with any questions at:

geo-customersupport@idoxgroup.com



Map legend available at:
knowledge.groundsurre.com/hubfs/groundsurre_legend.pdf

In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

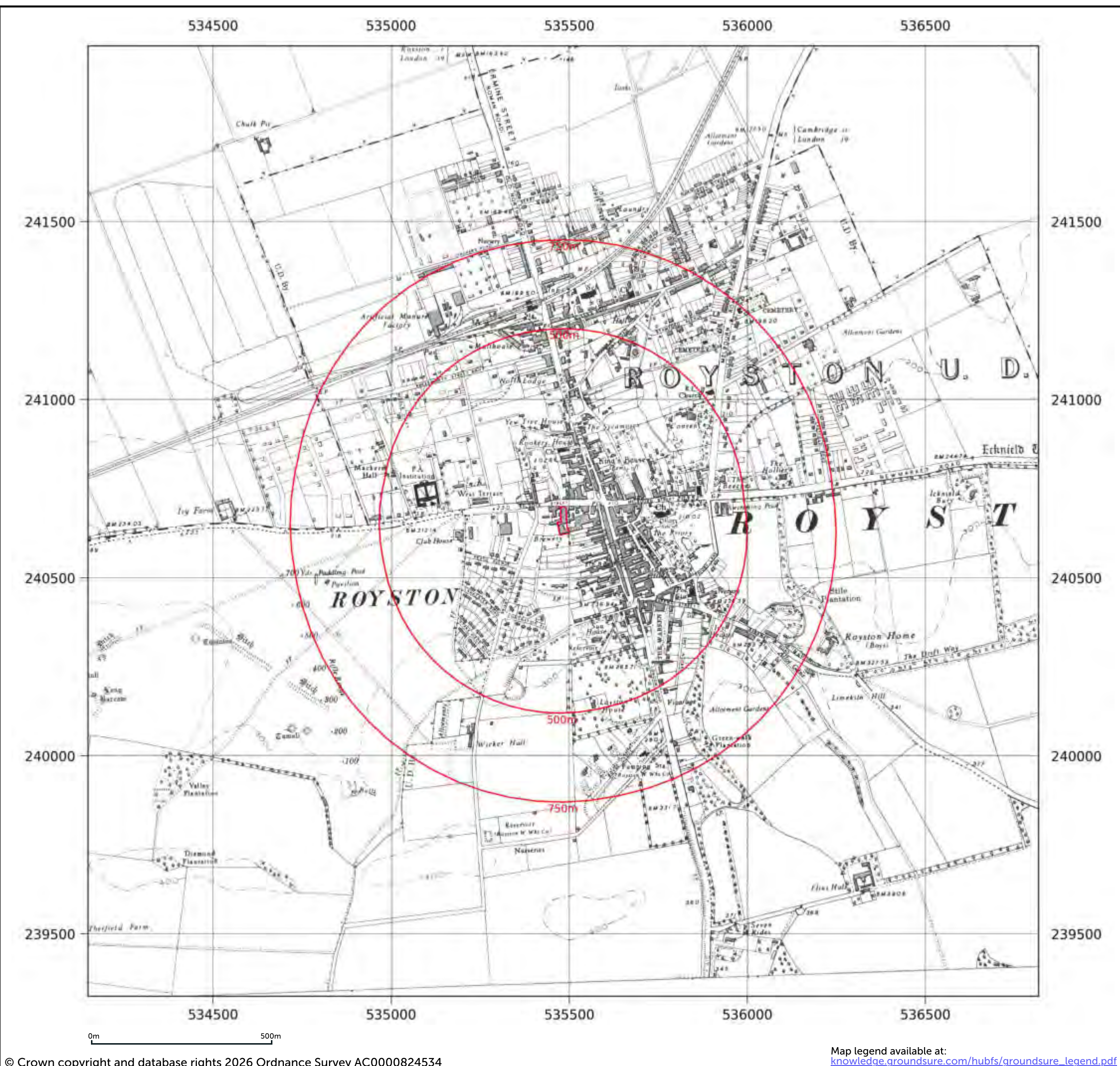
Map name:	County Series
Map date:	1948
Scale:	1:10,560
Printed at:	1:10,560



Date: 1948
Surveyed: 1885
Revised: 1948
Edition: 1948

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

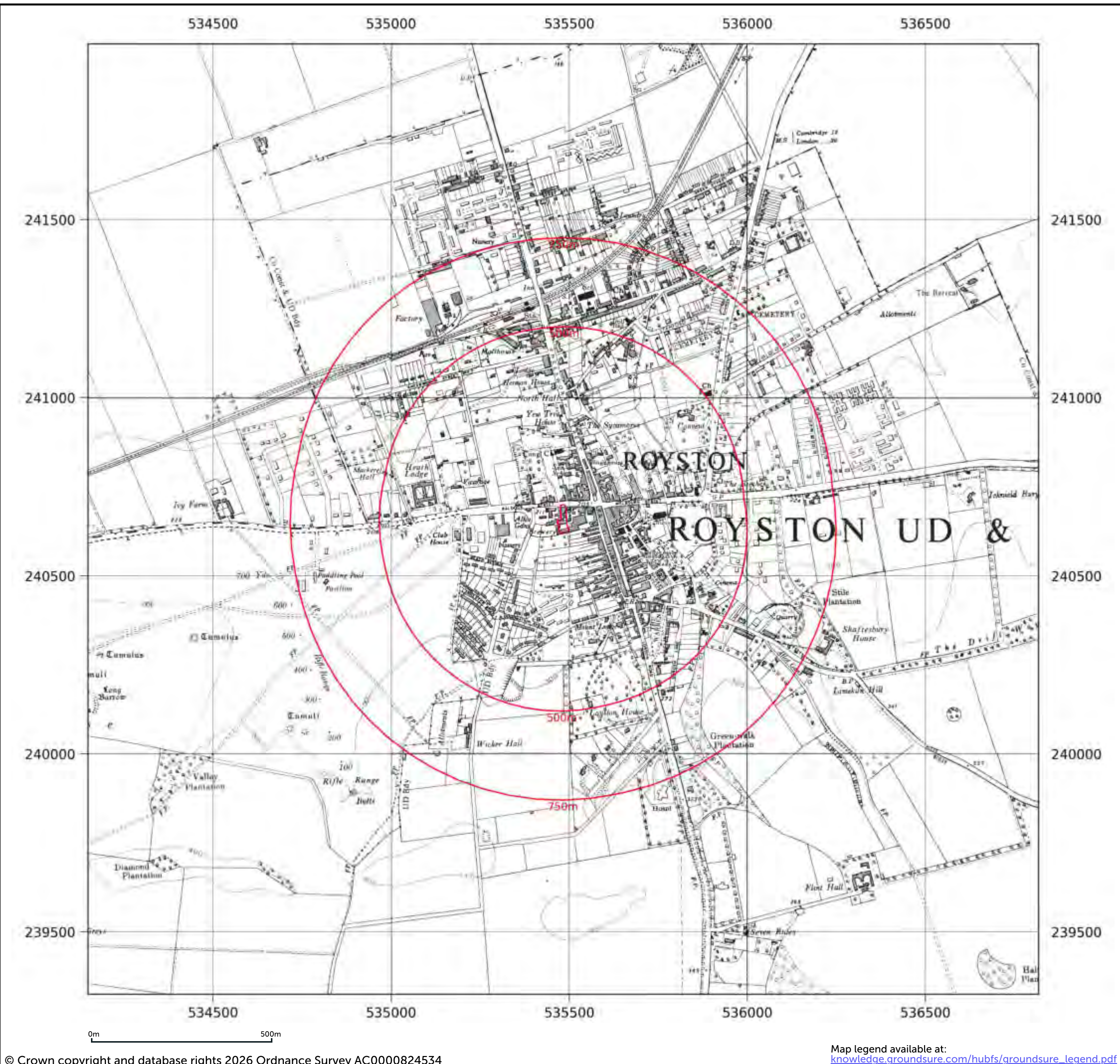
Map name:	Provisional
Map date:	1959-1960
Scale:	1:10,560
Printed at:	1:10,560

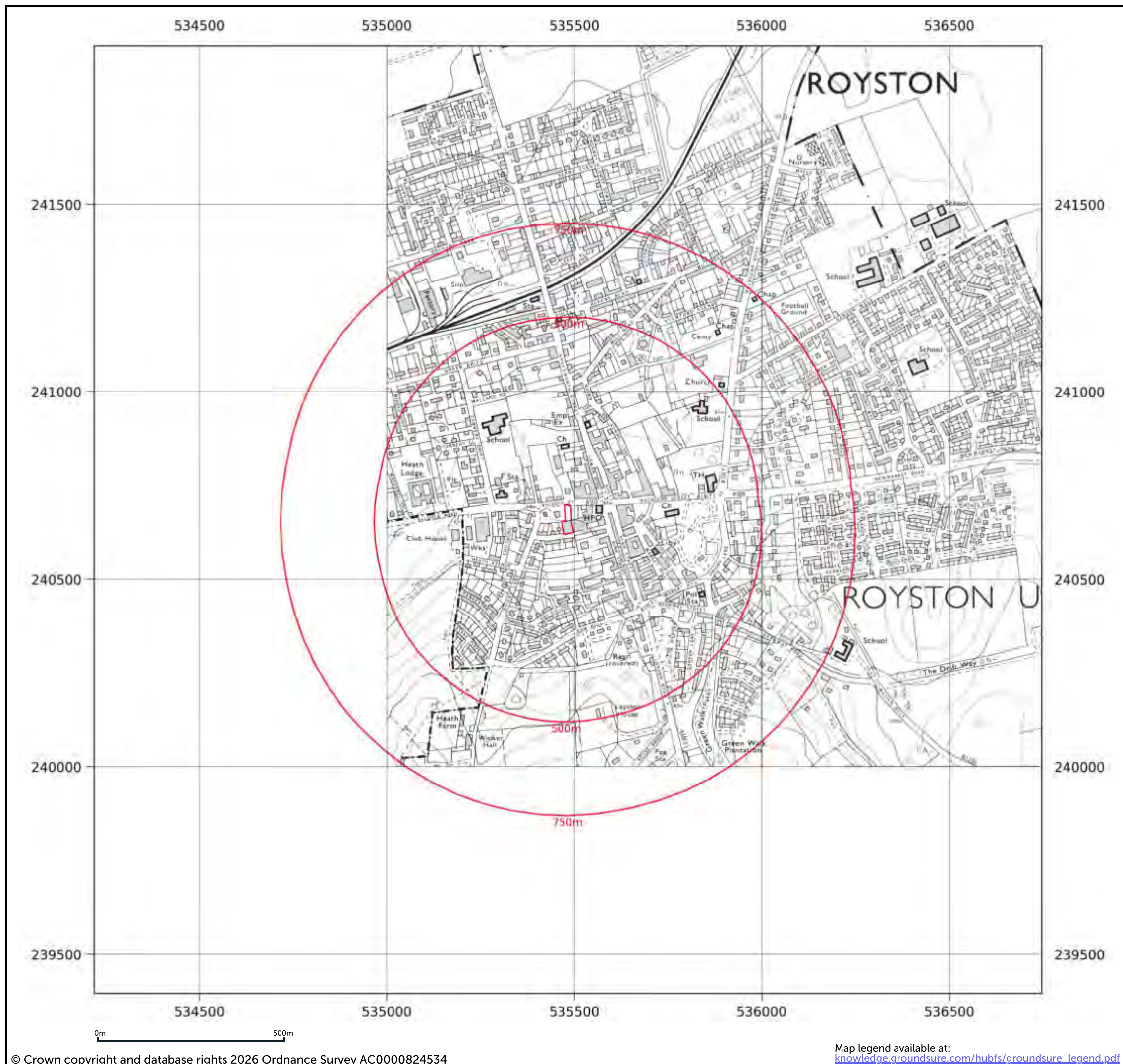


Date: 1960 Surveyed: 1953 Revised: 1953 Copyright: 1960	Date: 1959 Revised: 1959
Date: 1960 Surveyed: 1953 Revised: 1953 Copyright: 1960	Date: 1960 Surveyed: 1952 Revised: 1952 Copyright: 1960

Contact us with any questions at:

geo-customersupport@idoxgroup.com





In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL		
Client ref:	EMS_1118558_1408621		
Report ref:	EMS-1118558_1401780		
Grid ref:	535482.85, 240655.3		
Production date:	28 July 2026		

Map name:	National Grid		
Map date:	1973		
Scale:	1:10,000		
Printed at:	1:10,000		



Date: 1973
 Surveyed: 1972
 Revised: 1973
 Copyright: 1973
 Levelled: 1972

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

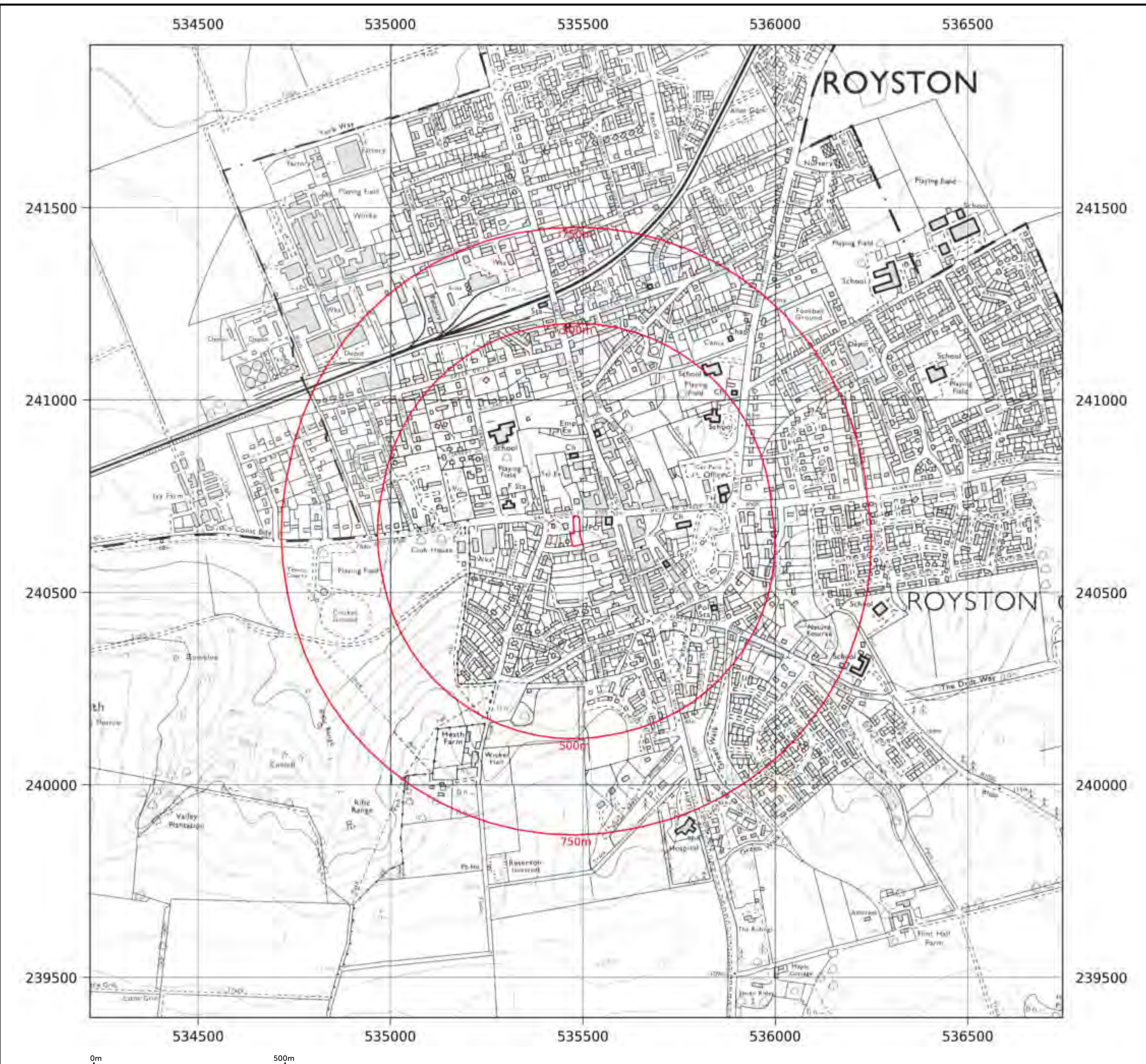
Map name:	National Grid
Map date:	1979-1982
Scale:	1:10,000
Printed at:	1:10,000

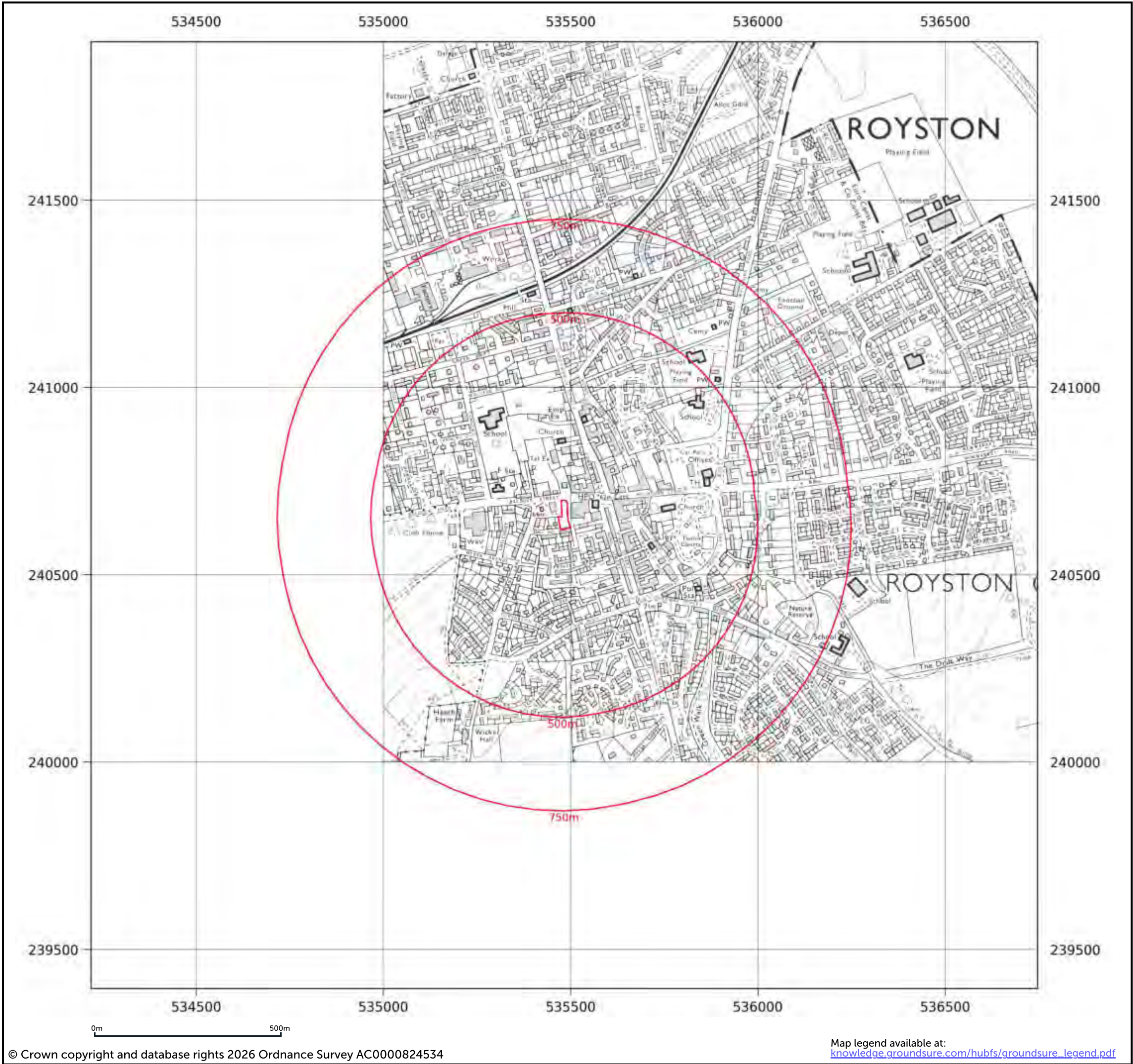


Date: 1979 Surveyed: 1974 Revised: 1979 Copyright: 1979 Levelled: 1972	Date: 1980 Surveyed: 1978 Revised: 1979 Copyright: 1980 Levelled: 1972
Date: 1982 Surveyed: 1974 Revised: 1982	Date: 1982 Surveyed: 1975 Revised: 1982

Contact us with any questions at:

geo-customersupport@idoxgroup.com





In partnership with



Geospatial advantage from Idox

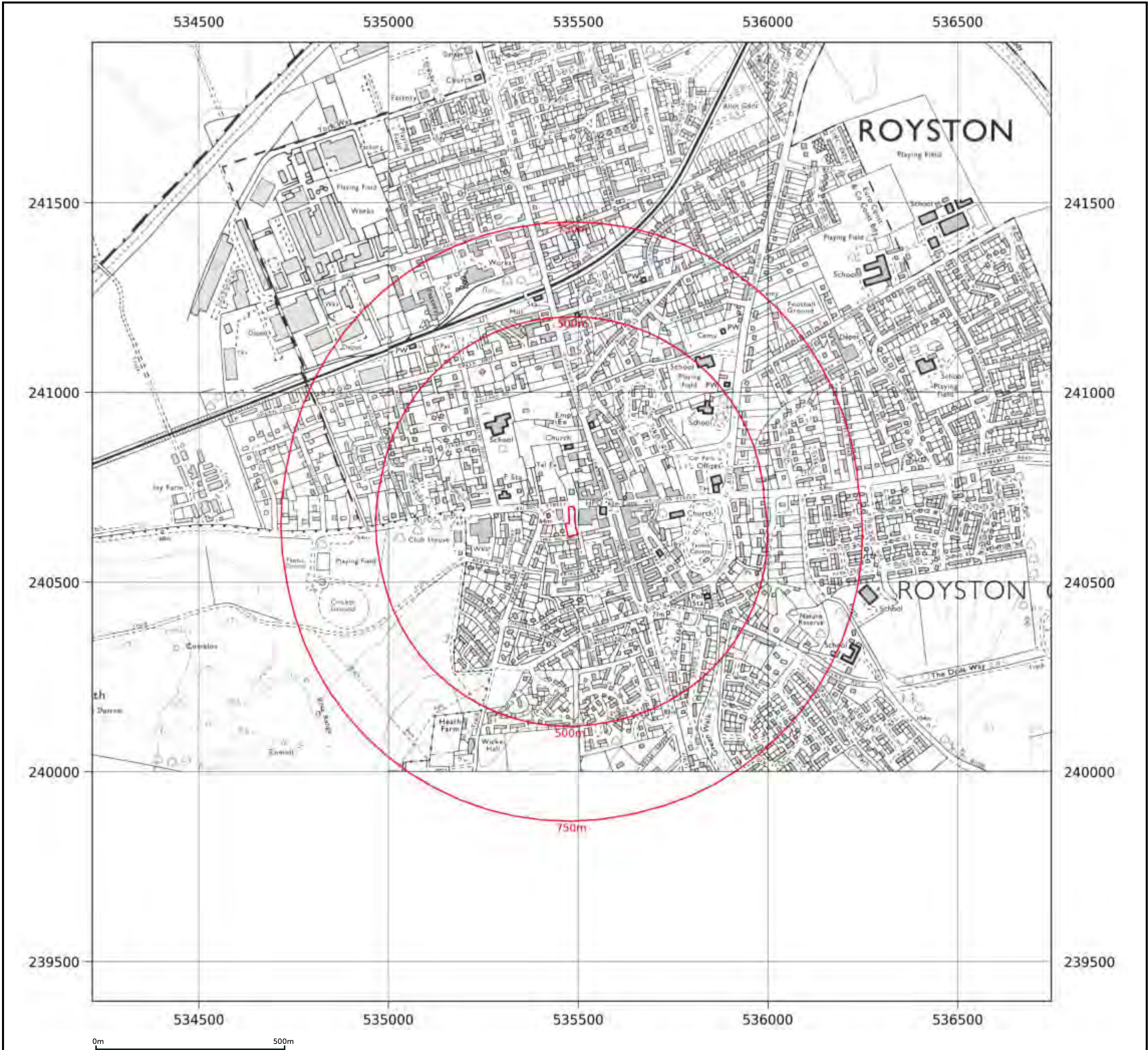
Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

Map name:	National Grid
Map date:	1985
Scale:	1:10,000
Printed at:	1:10,000



Date: 1985
Surveyed: 1983
Revised: 1985

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with



Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

Map name:	National Grid
Map date:	1988-1992
Scale:	1:10,000
Printed at:	1:10,000



Date: 1992 Surveyed: 1974 Revised: 1992	Date: 1988 Surveyed: 1983 Revised: 1988
---	---

Contact us with any questions at:
geo-customersupport@idoxgroup.com

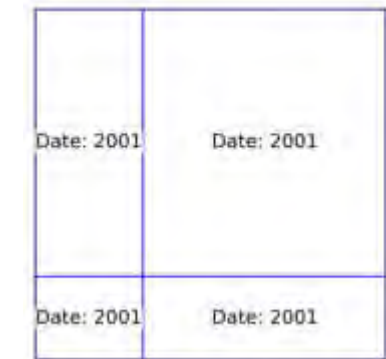
In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

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



Contact us with any questions at:
geo-customersupport@idoxgroup.com



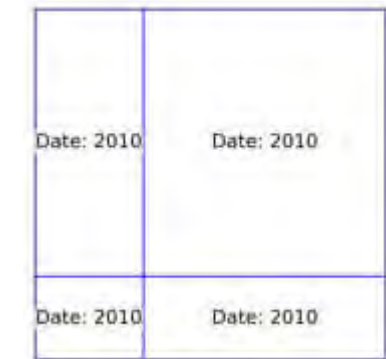
In partnership with

EMAPSITE™

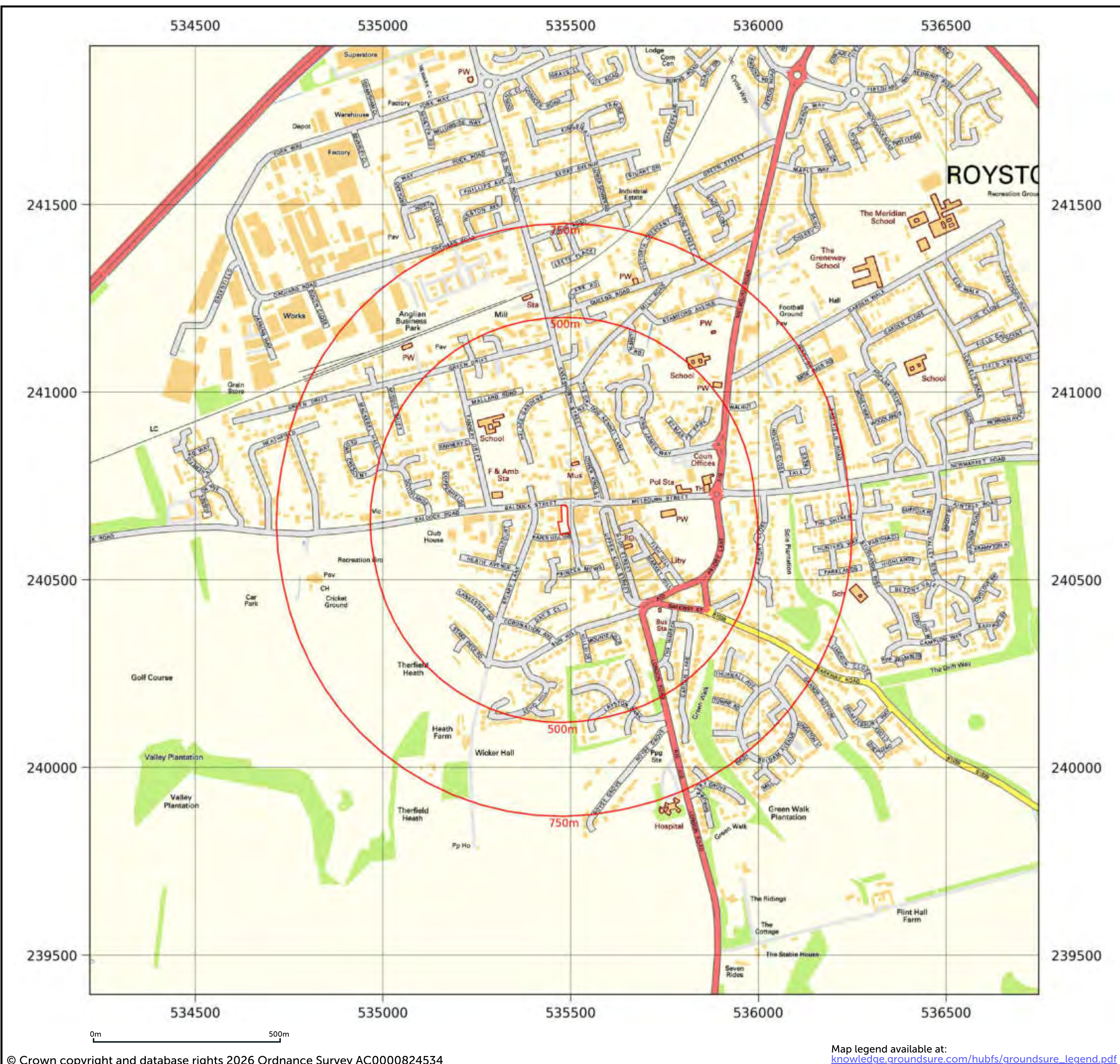
Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

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



Contact us with any questions at:
geo-customersupport@idoxgroup.com



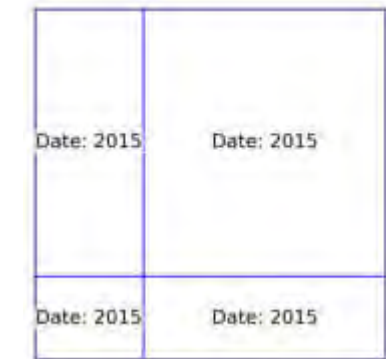
In partnership with

EMAPSITE™

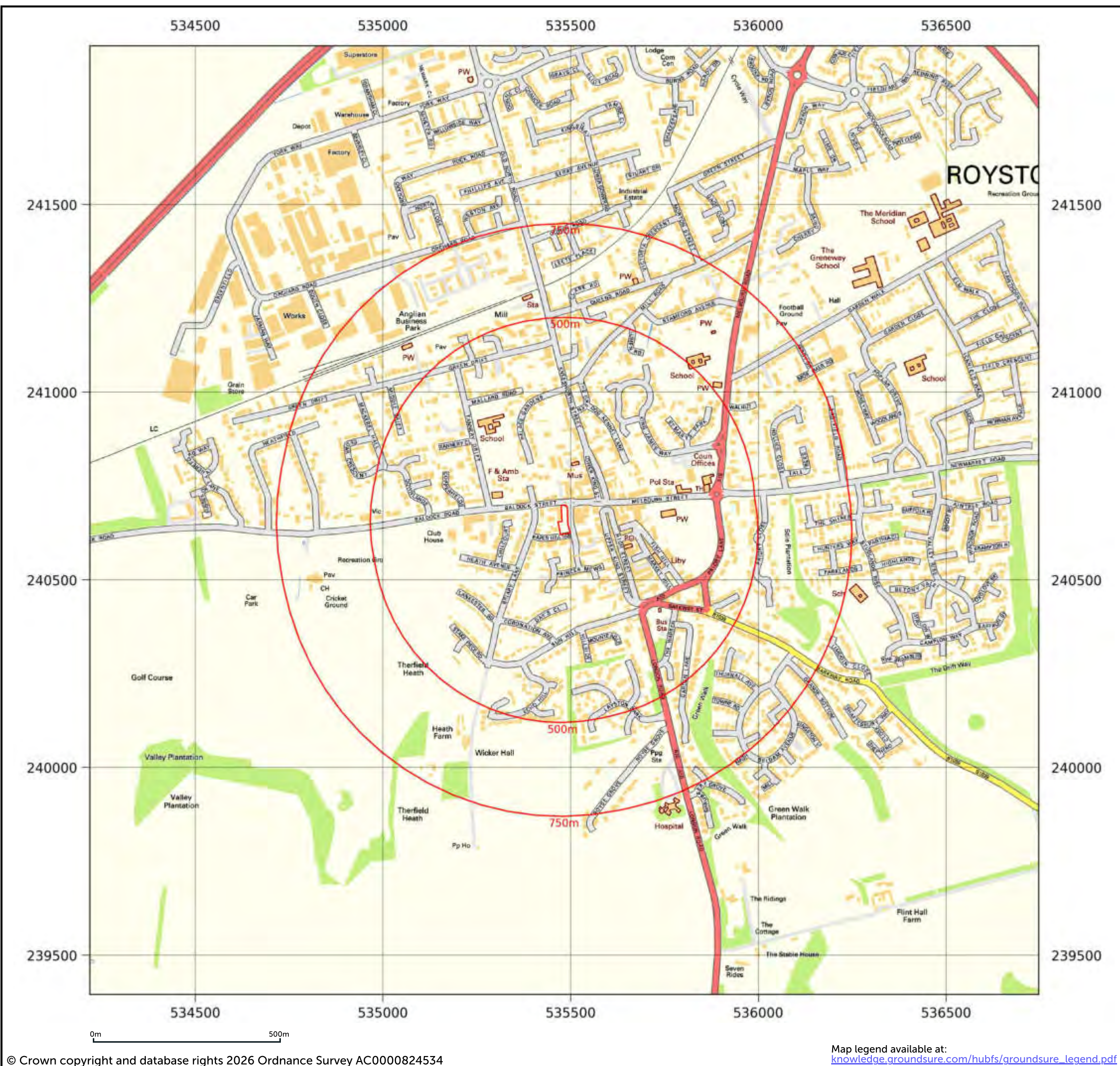
Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000



Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	Princess Mews, Royston, SG8 9DL
Client ref:	EMS_1118558_1408621
Report ref:	EMS-1118558_1401780
Grid ref:	535482.85, 240655.3
Production date:	28 July 2026

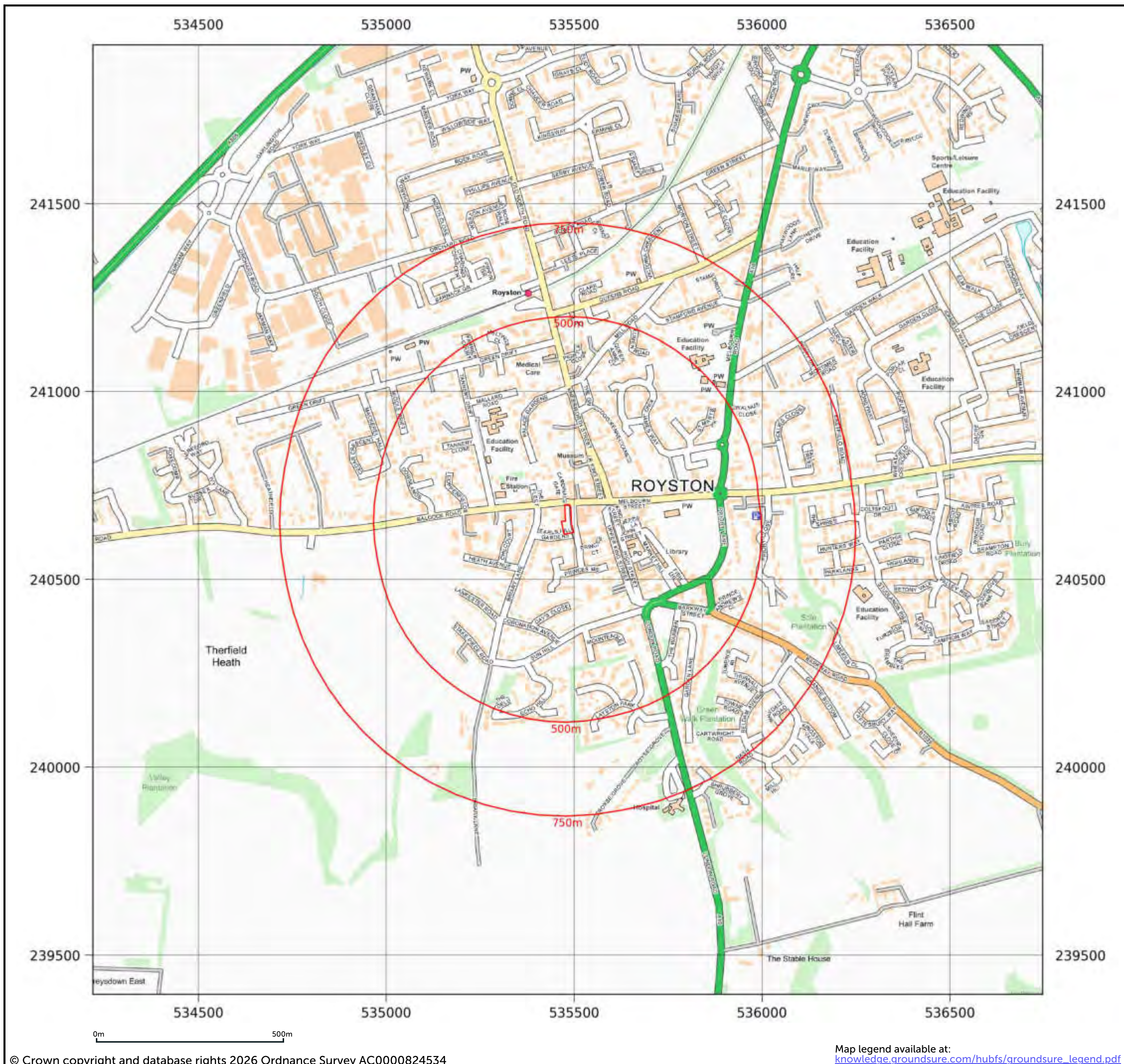
Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000



Date: 2025	Date: 2025
Date: 2025	Date: 2025

Contact us with any questions at:

geo-customersupport@idoxgroup.com



Appendix C

Environmental Data Report

Princess Mews, Royston, SG8 9DL

Order Details

Date: 28/07/2026
Your ref: EMS_1118558_1408621
Our Ref: EMS-1118558_1401781

Site Details

Location: 535482 240655
Area: 0.16 ha
Authority: [North Hertfordshire District Council](#) ↗

Site plan



Quick Links

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

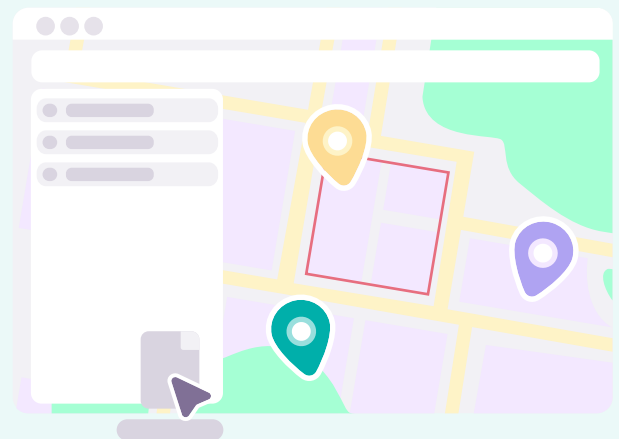
[Insight User Guide](#) ↗

Interrogate this site with GIS data!

Insight data can also be purchased in GIS format to visualise and analyse the data

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Geopackage format allows easy load into several GIS applications

Access to Groundsure Insight GIS data is purchased on a 12 month licence.



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 >	5	0	15	64	-
19 >	1.2 >	Historical tanks >	0	1	5	15	-
20 >	1.3 >	Historical energy features >	3	2	9	33	-
22	1.4	Historical petrol stations	0	0	0	0	-
22 >	1.5 >	Historical garages >	1	4	6	3	-
23	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
24 >	2.1 >	Historical industrial land uses >	6	0	21	79	-
28 >	2.2 >	Historical tanks >	0	1	6	17	-
30 >	2.3 >	Historical energy features >	8	2	25	75	-
34	2.4	Historical petrol stations	0	0	0	0	-
34 >	2.5 >	Historical garages >	4	5	12	11	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
36	3.1	Active or recent landfill	0	0	0	0	-
36	3.2	Historical landfill (BGS records)	0	0	0	0	-
37	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
37 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
37	3.5	Historical waste sites	0	0	0	0	-
37	3.6	Licensed waste sites	0	0	0	0	-
38 >	3.7 >	Waste exemptions >	0	0	2	26	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
40 >	4.1 >	Recent industrial land uses >	1	0	25	-	-
42	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
42 >	4.3 >	Current or recent petrol stations >	0	0	1	0	-
43 >	4.4 >	Sites determined as Contaminated Land >	0	0	0	1	-
43	4.5	Control of Major Accident Hazards (COMAH)	0	0	0	0	-



43	4.6	Regulated explosive sites	0	0	0	0	-
43	4.7	Hazardous substance storage/usage	0	0	0	0	-
44	4.8	Historical licensed industrial activities (IPC)	0	0	0	0	-
44	4.9	Licensed industrial activities (Part A(1))	0	0	0	0	-
44 >	4.10 >	Licensed pollutant release (Part A(2)/B) >	0	0	2	1	-
45	4.11	Radioactive Substance Authorisations	0	0	0	0	-
45 >	4.12 >	Licensed Discharges to controlled waters >	0	0	0	1	-
45	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
45	4.14	Pollutant release to public sewer	0	0	0	0	-
46	4.15	List 1 Dangerous Substances	0	0	0	0	-
46	4.16	List 2 Dangerous Substances	0	0	0	0	-
46	4.17	Pollution Incidents (EA/NRW)	0	0	0	0	-
46	4.18	Pollution inventory substances	0	0	0	0	-
46	4.19	Pollution inventory waste transfers	0	0	0	0	-
47	4.20	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
48 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
50 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
52 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
53 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
53	5.5	Groundwater vulnerability- local information	None (within 0m)				
54 >	5.6 >	Groundwater abstractions >	0	0	0	1	16
58 >	5.7 >	Surface water abstractions >	0	0	0	0	1
59 >	5.8 >	Potable abstractions >	0	0	0	1	2
60 >	5.9 >	Source Protection Zones >	1	1	1	0	-
60	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
61	6.1	Water Network (OS NGD)	0	0	0	-	-
61	6.2	Surface water features	0	0	0	-	-

62 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
62 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
63 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
64	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
64	7.2	Historical Flood Events	0	0	0	-	-
64	7.3	Flood Defences	0	0	0	-	-
65	7.4	Flood Storage Areas	0	0	0	-	-
66	7.5	Flood Zone 2	None (within 50m)				
66	7.6	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
67 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
69 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	1	2
71	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
71	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
71	10.4	Special Protection Areas (SPA)	0	0	0	0	0
71	10.5	National Nature Reserves (NNR)	0	0	0	0	0
72 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	1	1
72	10.7	Designated Ancient Woodland	0	0	0	0	0
72	10.8	Biosphere Reserves	0	0	0	0	0
73	10.9	Forest Parks	0	0	0	0	0
73	10.10	Marine Conservation Zones	0	0	0	0	0
73	10.11	Green Belt	0	0	0	0	0
73	10.12	Proposed Ramsar sites	0	0	0	0	0
73	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
74	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0



74	10.15	Nitrate Sensitive Areas	0	0	0	0	0
74 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	0	3
75 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
76 >	10.18 >	SSSI Units >	0	0	0	1	6
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
79	11.1	World Heritage Sites	0	0	0	-	-
80	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
80	11.3	National Parks	0	0	0	-	-
80 >	11.4 >	Listed Buildings >	0	4	82	-	-
84 >	11.5 >	Conservation Areas >	1	0	0	-	-
84 >	11.6 >	Scheduled Ancient Monuments >	0	0	1	-	-
84	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
85 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
86	12.2	Open Access Land	0	0	0	-	-
86	12.3	Tree Felling Licences	0	0	0	-	-
86	12.4	Environmental Stewardship Schemes	0	0	0	-	-
86	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
87	13.1	Priority Habitat Inventory	0	0	0	-	-
87 >	13.2 >	Habitat Networks >	1	0	1	-	-
88	13.3	Open Mosaic Habitat	0	0	0	-	-
88	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
89 >	14.1 >	10k Availability >	Identified (within 500m)				
90 >	14.2 >	Artificial and made ground (10k) >	0	0	1	0	-
91 >	14.3 >	Superficial geology (10k) >	0	0	1	3	-
92	14.4	Landslip (10k)	0	0	0	0	-
93 >	14.5 >	Bedrock geology (10k) >	1	0	1	1	-

94	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
95 >	15.1 >	50k Availability >	Identified (within 500m)				
96	15.2	Artificial and made ground (50k)	0	0	0	0	-
96	15.3	Artificial ground permeability (50k)	0	0	-	-	-
97 >	15.4 >	Superficial geology (50k) >	0	0	1	2	-
98	15.5	Superficial permeability (50k)	None (within 50m)				
98	15.6	Landslip (50k)	0	0	0	0	-
98	15.7	Landslip permeability (50k)	None (within 50m)				
99 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
100 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
100	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
101 >	16.1 >	BGS Boreholes >	0	2	1	-	-
Page	Section	Natural ground subsidence >					
103 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
104 >	17.2 >	Running sands >	Negligible (within 50m)				
105 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
106 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
107 >	17.5 >	Landslides >	Negligible (within 50m)				
108 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
110 >	18.1 >	BritPits >	0	0	2	1	-
111 >	18.2 >	Surface ground workings >	0	0	6	-	-
112	18.3	Underground workings	0	0	0	0	0
112	18.4	Underground mining extents	0	0	0	0	-
112	18.5	Historical Mineral Planning Areas	0	0	0	0	-
113 >	18.6 >	Non-coal mining >	1	0	2	2	2
114	18.7	JPB mining areas	None (within 0m)				



114	18.8	The Coal Authority non-coal mining	0	0	0	0	-
114 >	18.9 >	Researched mining >	0	2	1	0	-
114	18.10	Mining record office plans	0	0	0	0	-
115	18.11	BGS mine plans	0	0	0	0	-
115	18.12	Coal mining	None (within 0m)				
115	18.13	Brine areas	None (within 0m)				
115	18.14	Gypsum areas	None (within 0m)				
115	18.15	Tin mining	None (within 0m)				
116	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
117	19.1	Natural cavities	0	0	0	0	-
118 >	19.2 >	Mining cavities >	0	0	3	0	2
118	19.3	Reported recent incidents	0	0	0	0	-
118	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
119 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
121 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
121	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
121	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
122	22.1	Underground railways (London)	0	0	0	-	-
122	22.2	Underground railways (Non-London)	0	0	0	-	-
122	22.3	Railway tunnels	0	0	0	-	-
122	22.4	Historical railway and tunnel features	0	0	0	-	-
122	22.5	Royal Mail tunnels	0	0	0	-	-
123	22.6	Historical railways	0	0	0	-	-
123	22.7	Railways	0	0	0	-	-
123	22.8	Crossrail 2	0	0	0	0	-



Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 06/04/2021

Site Area: 0.16ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 28 July 2026

Recent site history - 2018 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 03/08/2018

Site Area: 0.16ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 28 July 2026

Recent site history - 2007 aerial photograph



Capture Date: 23/05/2007

Site Area: 0.16ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 28 July 2026

Recent site history - 2000 aerial photograph



Capture Date: 08/06/2000

Site Area: 0.16ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 28 July 2026

Recent site history - 1999 aerial photograph



Capture Date: 18/07/1999

Site Area: 0.16ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 28 July 2026

The map displays a residential area with several streets and buildings. A red outline highlights a 'Car Park' area. A north arrow is located in the top right corner. The map includes labels for 'BALDOCK STREET', 'EARLS HILL GARDENS', 'Phillip's Court', 'Dunedin House', 'ESS', 'Car Park', 'Upton House', 'Sillence Ct', 'Carrington Ct', and 'PRINCES COURT'. Various house numbers are also visible, such as 1 to 8, 19, 21, 19a, 15, 11, 7, 12, 25, 12.5, 54, 50, 2, 8, 11, 19, 14, 12, 11, 9, 6 to 17, 1 to 12, and 11 to 19. A '62.2m Shelter' is marked with a red crosshair. The map is a topographic representation with different colors for buildings, roads, and green spaces.



1 Past land use



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

© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

1.1 Historical industrial land uses

Records within 500m

84

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	On site	Brewery	1947 - 1948	2098011



ID	Location	Land use	Dates present	Group ID
A	On site	Brewery	1901	2122113
A	On site	Brewery	1959	2127488
A	On site	Brewery	1922	2128335
A	On site	Brewery	1897	2150585
C	74m W	Nursery	1959	2123647
D	79m N	Telephone Exchange	1980	2143235
D	81m N	Telephone Exchange	1985 - 1988	2104868
C	97m W	Nursery	1947	2098704
C	98m W	Brewery	1938	2092132
E	128m W	Fire Station	1985 - 1988	2143841
F	151m NW	Unspecified Pit	1959	2101981
F	152m NW	Old Chalk Pit	1901 - 1922	2141324
E	155m W	Fire Station	1973 - 1980	2096047
F	157m NW	Unspecified Pit	1947	2122252
F	157m NW	Unspecified Pit	1938	2106844
C	170m W	Unspecified Works	1973	2133997
C	185m W	Unspecified Works	1985 - 1988	2110856
C	194m W	Engineering Works	1922	2092197
C	195m W	Unspecified Works	1980	2138562
4	299m N	Unspecified Foundry	1901	2084659
K	305m S	Unspecified Tank	1897	2081445
5	306m W	Unspecified Workhouse	1901	2124421
L	310m W	Unspecified Workhouse	1886 - 1897	2146250
K	322m S	Unspecified Tank	1897	2081446
6	322m S	Unspecified Tank	1897	2081367
O	364m SE	Police Station	1948	2108335
O	364m SE	Police Station	1985 - 1988	2136859
O	370m SE	Police Station	1973 - 1980	2128722



ID	Location	Land use	Dates present	Group ID
P	372m S	Chalk Pit	1897	2115611
O	373m SE	Police Station	1901	2102365
P	373m S	Unspecified Ground Workings	1901	2090741
P	377m S	Chalk Pit	1901 - 1922	2101055
P	378m S	Unspecified Pits	1886	2090127
Q	378m N	Malthouse	1959	2120792
R	380m N	Unspecified Foundry	1897	2120415
R	380m N	Unspecified Foundry	1922	2129008
R	383m N	Unspecified Foundry	1886	2130579
S	396m NE	Unspecified Commercial/Industrial	1959	2124965
S	402m NE	Unspecified Commercial/Industrial	1947	2122717
S	402m NE	Gas Works	1897	2127831
7	405m E	Police Station	1899	2091631
8	406m SE	Nursery	1948	2084803
S	415m NE	Gas Works	1901 - 1922	2125949
S	419m NE	Unspecified Commercial/Industrial	1948	2131755
P	422m S	Unspecified Pit	1948	2148787
P	431m S	Unspecified Pit	1938	2104078
P	431m S	Unspecified Pit	1947	2126147
P	433m S	Unspecified Pit	1959	2146560
Q	434m N	Unspecified Malthouse	1897	2136322
Q	434m N	Unspecified Malthouse	1947	2156029
Q	434m N	Unspecified Malthouse	1922	2128091
P	436m S	Unspecified Pit	1882	2109695
U	438m SE	Hospital	1886	2106031
S	442m N	Unspecified Commercial/Industrial	1938	2127805
Q	450m N	Malthouse	1886	2103282
Q	450m N	Malthouse	1938	2127004



ID	Location	Land use	Dates present	Group ID
S	454m NE	Unspecified Commercial/Industrial	1973 - 1980	2129928
Q	455m N	Malthouse	1948	2120053
P	455m S	Lime Kiln	1886	2083816
S	457m NE	Unspecified Tank	1959	2151667
P	457m S	Lime Kiln	1882	2083815
S	460m NE	Unspecified Tanks	1938 - 1947	2155313
S	461m NE	Unspecified Tank	1973 - 1980	2131255
U	461m SE	Hospital	1899	2106902
S	462m NE	Gasometer	1922	2093649
U	463m SE	Hospital	1901	2110136
U	464m SE	Hospital	1883	2112938
U	464m SE	Hospitals	1919	2082440
S	468m NE	Unspecified Tank	1948	2121268
S	478m NE	Unspecified Tank	1959	2081325
S	479m N	Gas Works	1886	2152038
W	486m N	Railway Sidings	1959	2117744
W	486m N	Railway Sidings	1922	2115734
S	487m NE	Gasometer	1897	2093650
W	489m N	Railway Sidings	1897 - 1901	2131507
Q	489m N	Unspecified Commercial/Industrial	1938	2072729
S	490m N	Gasometer	1886 - 1897	2149298
S	491m NE	Unspecified Tank	1901	2118827
S	491m NE	Unspecified Tank	1948	2119546
Q	492m N	Unspecified Mill	1985 - 1988	2112125
W	492m N	Railway Sidings	1938 - 1947	2128081
S	498m N	Gasometer	1886	2093648
S	499m NE	Unspecified Tank	1973 - 1980	2140758

This data is sourced from Ordnance Survey® / Groundsure.



1.2 Historical tanks

Records within 500m

21

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

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

ID	Location	Land use	Dates present	Group ID
A	24m E	Unspecified Tank	1971	362404
B	62m E	Unspecified Tank	1971 - 1982	371757
A	63m N	Unspecified Tank	1903	362406
B	63m E	Unspecified Tank	1990	374136
A	65m E	Unspecified Tank	1877	367777
A	65m E	Unspecified Tank	1923	369090
S	413m NE	Gas Works	1923	367020
S	441m N	Gas Works	1898 - 1903	372992
S	443m N	Gas Works	1887	368875
S	456m NE	Gasholder Station	1971	358994
S	460m NE	Gasometer	1923	360945
S	460m NE	Unspecified Tank	1937	362401
S	464m NE	Gasholders	1971	360795
S	464m NE	Gas Holder	1978	360808
S	484m NE	Gasometer	1898	360944
S	485m NE	Unspecified Tank	1923 - 1937	373750
S	488m NE	Gasometers	1903	372159
S	488m N	Gasometer	1898	360943
S	490m N	Gasometers	1887	373919
S	500m NE	Gasholders	1971	360794
S	500m NE	Gas Holder	1978	360809



This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

47

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
A	On site	Electricity Substation	1985 - 1990	254776
A	On site	Electricity Substation	1985 - 1990	261019
A	On site	Electricity Substation	1995 - 1997	262181
A	34m E	Electricity Substation	1971	249998
A	42m E	Electricity Substation	1982	250001
1	170m SW	Electricity Substation	1971 - 1997	263457
G	170m N	Electricity Substation	1985 - 1990	258688
G	184m NE	Electricity Substation	1995 - 1997	252499
G	184m NE	Electricity Substation	1971 - 1982	264407
C	190m W	Electricity Substation	1990	258706
C	192m W	Electricity Substation	1971 - 1985	258854
I	235m W	Electricity Substation	1971 - 1982	253232
I	237m W	Electricity Substation	1995 - 1997	264008
I	238m W	Electricity Substation	1985 - 1990	261555
2	250m SE	Electricity Substation	1971 - 1997	258978
J	265m SE	Electricity Substation	1985 - 1990	258123
J	265m SE	Electricity Substation	1995 - 1997	263682
J	267m SE	Electricity Substation	1982	259560
3	272m NE	Electricity Substation	1985 - 1997	257948
M	347m NW	Electricity Substation	1985 - 1997	252311



ID	Location	Land use	Dates present	Group ID
M	348m NW	Electricity Substation	1971 - 1982	259962
N	358m SW	Electricity Substation	1995 - 1997	262488
N	360m SW	Electricity Substation	1971 - 1982	254062
L	361m W	Electricity Substation	1985 - 1990	263380
N	362m SW	Electricity Substation	1985 - 1990	264974
L	400m W	Electricity Substation	1971 - 1982	260284
L	400m W	Electricity Substation	1995 - 1997	254652
S	413m NE	Gas Works	1923	258473
T	438m SE	Electricity Substation	1985 - 1990	256731
T	439m SE	Electricity Substation	1971 - 1982	255285
T	440m SE	Electricity Substation	1995 - 1997	263500
S	441m N	Gas Works	1898 - 1903	251412
S	443m N	Gas Works	1887	251554
V	452m N	Electricity Substation	1994 - 1997	255893
V	455m N	Electricity Substation	1985 - 1992	259943
S	456m NE	Gas Distribution Station	1978	250628
S	456m NE	Gasholder Station	1971	250906
S	460m NE	Gasometer	1923	250749
S	464m NE	Gasholders	1971	250770
S	464m NE	Gas Holder	1978	250938
P	482m S	Electricity Substation	1985 - 1997	257499
S	484m NE	Gasometer	1898	250748
S	488m NE	Gasometers	1903	251853
S	488m N	Gasometer	1898	250747
S	490m N	Gasometers	1887	264914
S	500m NE	Gasholders	1971	250771
S	500m NE	Gas Holder	1978	250939

This data is sourced from Ordnance Survey® / Groundsure.



1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

14

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

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

ID	Location	Land use	Dates present	Group ID
A	On site	Garage	1982 - 1990	78883
A	1m NW	Garage	1971	78250
A	14m N	Garage	1990	80067
A	30m N	Garage	1985	79655
A	31m N	Garage	1971 - 1982	79757
A	62m E	Garage	1985 - 1990	77736
A	63m E	Garage	1971 - 1982	80607
A	65m E	Garage	1995 - 1997	78319
H	191m NE	Garage	1985 - 1989	80049
H	198m E	Garage	1971 - 1982	80544
H	199m E	Garage	1990	78521
Q	454m N	Garage	1985 - 1997	77780
Q	457m N	Garage	1978	80279
Q	467m N	Garage	1971	79134



This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

2.1 Historical industrial land uses

Records within 500m

106

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 24](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Brewery	1901	2122113
A	On site	Brewery	1947	2098011
A	On site	Brewery	1922	2128335

ID	Location	Land Use	Date	Group ID
A	On site	Brewery	1897	2150585
A	On site	Brewery	1959	2127488
A	On site	Brewery	1948	2098011
C	74m W	Nursery	1959	2123647
D	79m N	Telephone Exchange	1980	2143235
D	81m N	Telephone Exchange	1988	2104868
D	81m N	Telephone Exchange	1985	2104868
C	97m W	Nursery	1947	2098704
C	98m W	Brewery	1938	2092132
E	128m W	Fire Station	1988	2143841
E	128m W	Fire Station	1985	2143841
F	151m NW	Unspecified Pit	1959	2101981
F	152m NW	Old Chalk Pit	1901	2141324
E	155m W	Fire Station	1973	2096047
E	155m W	Fire Station	1980	2096047
F	157m NW	Unspecified Pit	1947	2122252
F	157m NW	Old Chalk Pit	1922	2141324
F	157m NW	Unspecified Pit	1938	2106844
F	157m NW	Unspecified Pit	1938	2106844
C	170m W	Unspecified Works	1973	2133997
C	185m W	Unspecified Works	1988	2110856
C	185m W	Unspecified Works	1985	2110856
C	194m W	Engineering Works	1922	2092197
C	195m W	Unspecified Works	1980	2138562
1	299m N	Unspecified Foundry	1901	2084659
N	305m S	Unspecified Tank	1897	2081445
O	306m W	Unspecified Workhouse	1901	2124421
O	310m W	Unspecified Workhouse	1897	2146250



ID	Location	Land Use	Date	Group ID
N	322m S	Unspecified Tank	1897	2081446
2	322m S	Unspecified Tank	1897	2081367
O	331m W	Unspecified Workhouse	1886	2146250
R	364m SE	Police Station	1948	2108335
R	364m SE	Police Station	1988	2136859
R	364m SE	Police Station	1985	2136859
R	370m SE	Police Station	1973	2128722
R	370m SE	Police Station	1980	2128722
S	372m S	Chalk Pit	1897	2115611
R	373m SE	Police Station	1901	2102365
S	373m S	Unspecified Ground Workings	1901	2090741
S	377m S	Chalk Pit	1922	2101055
S	378m S	Unspecified Pits	1886	2090127
T	378m N	Malthouse	1959	2120792
U	380m N	Unspecified Foundry	1922	2129008
U	380m N	Unspecified Foundry	1897	2120415
U	383m N	Unspecified Foundry	1886	2130579
V	396m NE	Unspecified Commercial/Industrial	1959	2124965
V	402m NE	Unspecified Commercial/Industrial	1947	2122717
V	402m NE	Gas Works	1897	2127831
3	405m E	Police Station	1899	2091631
4	406m SE	Nursery	1948	2084803
V	415m NE	Gas Works	1922	2125949
V	419m NE	Unspecified Commercial/Industrial	1948	2131755
S	422m S	Unspecified Pit	1948	2148787
S	422m S	Unspecified Pit	1948	2148787
V	430m N	Gas Works	1901	2125949
S	431m S	Unspecified Pit	1938	2104078



ID	Location	Land Use	Date	Group ID
S	431m S	Unspecified Pit	1938	2104078
S	431m S	Unspecified Pit	1947	2126147
S	433m S	Unspecified Pit	1959	2146560
T	434m N	Unspecified Malthouse	1947	2156029
T	434m N	Unspecified Malthouse	1897	2136322
T	434m N	Unspecified Malthouse	1922	2128091
S	435m S	Chalk Pit	1901	2101055
S	436m S	Unspecified Pit	1882	2109695
X	438m SE	Hospital	1886	2106031
V	442m N	Unspecified Commercial/Industrial	1938	2127805
T	450m N	Malthouse	1886	2103282
T	450m N	Malthouse	1938	2127004
V	454m NE	Unspecified Commercial/Industrial	1973	2129928
V	454m NE	Unspecified Commercial/Industrial	1980	2129928
T	455m N	Malthouse	1948	2120053
S	455m S	Lime Kiln	1886	2083816
V	457m NE	Unspecified Tank	1959	2151667
S	457m S	Lime Kiln	1882	2083815
V	460m NE	Unspecified Tanks	1947	2155313
V	460m NE	Unspecified Tanks	1938	2155313
V	461m NE	Unspecified Tank	1973	2131255
V	461m NE	Unspecified Tank	1980	2131255
X	461m SE	Hospital	1899	2106902
V	462m NE	Gasometer	1922	2093649
X	463m SE	Hospital	1901	2110136
X	464m SE	Hospital	1883	2112938
X	464m SE	Hospitals	1919	2082440
V	468m NE	Unspecified Tank	1948	2121268



ID	Location	Land Use	Date	Group ID
V	478m NE	Unspecified Tank	1959	2081325
V	479m N	Gas Works	1886	2152038
Z	486m N	Railway Sidings	1959	2117744
Z	486m N	Railway Sidings	1922	2115734
V	487m NE	Gasometer	1897	2093650
Z	489m N	Railway Sidings	1897	2131507
T	489m N	Unspecified Commercial/Industrial	1938	2072729
V	490m N	Gasometer	1897	2149298
V	491m NE	Unspecified Tank	1901	2118827
V	491m NE	Unspecified Tank	1948	2119546
T	492m N	Unspecified Mill	1988	2112125
T	492m N	Unspecified Mill	1985	2112125
Z	492m N	Railway Sidings	1938	2128081
V	493m N	Gasometer	1886	2149298
Z	493m N	Railway Sidings	1901	2131507
Z	497m N	Railway Sidings	1947	2128081
V	498m N	Gasometer	1886	2093648
V	499m NE	Unspecified Tank	1973	2140758
V	499m NE	Unspecified Tank	1980	2140758

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

24

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 24 >](#)

ID	Location	Land Use	Date	Group ID
A	24m E	Unspecified Tank	1971	362404



ID	Location	Land Use	Date	Group ID
B	62m E	Unspecified Tank	1971	371757
B	62m E	Unspecified Tank	1982	371757
A	63m N	Unspecified Tank	1903	362406
B	63m E	Unspecified Tank	1990	374136
A	65m E	Unspecified Tank	1877	367777
A	65m E	Unspecified Tank	1923	369090
V	413m NE	Gas Works	1923	367020
V	441m N	Gas Works	1898	372992
V	443m N	Gas Works	1887	368875
V	443m N	Gas Works	1903	372992
V	456m NE	Gasholder Station	1971	358994
V	460m NE	Gasometer	1923	360945
V	460m NE	Unspecified Tank	1937	362401
V	464m NE	Gasholders	1971	360795
V	464m NE	Gas Holder	1978	360808
V	484m NE	Gasometer	1898	360944
V	485m NE	Unspecified Tank	1923	373750
V	485m NE	Unspecified Tank	1937	373750
V	488m NE	Gasometers	1903	372159
V	488m N	Gasometer	1898	360943
V	490m N	Gasometers	1887	373919
V	500m NE	Gasholders	1971	360794
V	500m NE	Gas Holder	1978	360809

This data is sourced from Ordnance Survey® / Groundsure.



2.3 Historical energy features

Records within 500m

110

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 24 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Electricity Substation	1985	254776
A	On site	Electricity Substation	1985	261019
A	On site	Electricity Substation	1989	261019
A	On site	Electricity Substation	1989	254776
A	On site	Electricity Substation	1990	261019
A	On site	Electricity Substation	1990	254776
A	On site	Electricity Substation	1997	262181
A	On site	Electricity Substation	1995	262181
A	34m E	Electricity Substation	1971	249998
A	42m E	Electricity Substation	1982	250001
G	170m SW	Electricity Substation	1997	263457
G	170m SW	Electricity Substation	1995	263457
H	170m N	Electricity Substation	1985	258688
H	170m N	Electricity Substation	1989	258688
H	170m N	Electricity Substation	1990	258688
G	171m SW	Electricity Substation	1971	263457
G	171m SW	Electricity Substation	1982	263457
G	172m SW	Electricity Substation	1985	263457
G	172m SW	Electricity Substation	1989	263457
G	172m SW	Electricity Substation	1990	263457
H	184m NE	Electricity Substation	1997	252499
H	184m NE	Electricity Substation	1995	252499
H	184m NE	Electricity Substation	1971	264407



ID	Location	Land Use	Date	Group ID
H	184m NE	Electricity Substation	1982	264407
C	190m W	Electricity Substation	1990	258706
C	192m W	Electricity Substation	1971	258854
C	192m W	Electricity Substation	1982	258854
C	193m W	Electricity Substation	1985	258854
J	235m W	Electricity Substation	1971	253232
J	235m W	Electricity Substation	1982	253232
J	237m W	Electricity Substation	1997	264008
J	237m W	Electricity Substation	1995	264008
J	238m W	Electricity Substation	1985	261555
J	238m W	Electricity Substation	1989	261555
J	238m W	Electricity Substation	1990	261555
K	250m SE	Electricity Substation	1985	258978
K	250m SE	Electricity Substation	1989	258978
K	250m SE	Electricity Substation	1990	258978
K	252m SE	Electricity Substation	1997	258978
K	252m SE	Electricity Substation	1995	258978
K	252m SE	Electricity Substation	1971	258978
K	252m SE	Electricity Substation	1982	258978
L	265m SE	Electricity Substation	1985	258123
L	265m SE	Electricity Substation	1989	258123
L	265m SE	Electricity Substation	1990	258123
L	265m SE	Electricity Substation	1997	263682
L	265m SE	Electricity Substation	1995	263682
L	267m SE	Electricity Substation	1982	259560
M	272m NE	Electricity Substation	1985	257948
M	272m NE	Electricity Substation	1989	257948
M	272m NE	Electricity Substation	1990	257948



ID	Location	Land Use	Date	Group ID
M	273m NE	Electricity Substation	1997	257948
M	273m NE	Electricity Substation	1995	257948
P	347m NW	Electricity Substation	1997	252311
P	347m NW	Electricity Substation	1995	252311
P	348m NW	Electricity Substation	1971	259962
P	348m NW	Electricity Substation	1982	259962
P	348m NW	Electricity Substation	1985	252311
P	348m NW	Electricity Substation	1989	252311
P	348m NW	Electricity Substation	1990	252311
Q	358m SW	Electricity Substation	1997	262488
Q	358m SW	Electricity Substation	1995	262488
Q	360m SW	Electricity Substation	1971	254062
Q	360m SW	Electricity Substation	1982	254062
O	361m W	Electricity Substation	1985	263380
O	361m W	Electricity Substation	1989	263380
O	361m W	Electricity Substation	1990	263380
Q	362m SW	Electricity Substation	1985	264974
Q	362m SW	Electricity Substation	1989	264974
Q	362m SW	Electricity Substation	1990	264974
O	400m W	Electricity Substation	1971	260284
O	400m W	Electricity Substation	1982	260284
O	400m W	Electricity Substation	1997	254652
O	400m W	Electricity Substation	1995	254652
V	413m NE	Gas Works	1923	258473
W	438m SE	Electricity Substation	1985	256731
W	438m SE	Electricity Substation	1989	256731
W	438m SE	Electricity Substation	1990	256731
W	439m SE	Electricity Substation	1971	255285



ID	Location	Land Use	Date	Group ID
W	439m SE	Electricity Substation	1982	255285
W	440m SE	Electricity Substation	1997	263500
W	440m SE	Electricity Substation	1995	263500
V	441m N	Gas Works	1898	251412
V	443m N	Gas Works	1887	251554
V	443m N	Gas Works	1903	251412
Y	452m N	Electricity Substation	1997	255893
Y	452m N	Electricity Substation	1994	255893
Y	452m N	Electricity Substation	1996	255893
Y	452m N	Electricity Substation	1995	255893
Y	452m N	Electricity Substation	1994	255893
Y	452m N	Electricity Substation	1995	255893
Y	455m N	Electricity Substation	1985	259943
Y	455m N	Electricity Substation	1992	259943
Y	455m N	Electricity Substation	1990	259943
V	456m NE	Gasholder Station	1971	250906
V	456m NE	Gas Distribution Station	1978	250628
V	460m NE	Gasometer	1923	250749
V	464m NE	Gasholders	1971	250770
V	464m NE	Gas Holder	1978	250938
S	482m S	Electricity Substation	1985	257499
S	482m S	Electricity Substation	1989	257499
S	482m S	Electricity Substation	1990	257499
S	483m S	Electricity Substation	1997	257499
S	483m S	Electricity Substation	1995	257499
V	484m NE	Gasometer	1898	250748
V	488m NE	Gasometers	1903	251853
V	488m N	Gasometer	1898	250747



ID	Location	Land Use	Date	Group ID
V	490m N	Gasometers	1887	264914
V	500m NE	Gasholders	1971	250771
V	500m NE	Gas Holder	1978	250939

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m

32

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

Features are displayed on the Past land use - un-grouped map on [page 24 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Garage	1989	78883
A	On site	Garage	1990	78883
A	On site	Garage	1982	78883
A	On site	Garage	1985	78883
A	1m NW	Garage	1971	78250
A	14m N	Garage	1990	80067
A	30m N	Garage	1985	79655
A	31m N	Garage	1971	79757
A	31m N	Garage	1982	79757
A	62m E	Garage	1989	77736



ID	Location	Land Use	Date	Group ID
A	62m E	Garage	1990	77736
A	62m E	Garage	1985	77736
A	63m E	Garage	1971	80607
A	63m E	Garage	1982	80607
A	65m E	Garage	1997	78319
A	65m E	Garage	1995	78319
I	191m NE	Garage	1989	80049
I	191m NE	Garage	1985	80049
I	198m E	Garage	1971	80544
I	198m E	Garage	1982	80544
I	199m E	Garage	1990	78521
T	454m N	Garage	1997	77780
T	454m N	Garage	1994	77780
T	454m N	Garage	1996	77780
T	454m N	Garage	1995	77780
T	454m N	Garage	1994	77780
T	454m N	Garage	1995	77780
T	456m N	Garage	1992	77780
T	456m N	Garage	1990	77780
T	456m N	Garage	1985	77780
T	457m N	Garage	1978	80279
T	467m N	Garage	1971	79134

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- 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

1

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.

Features are displayed on the Waste and landfill map on [page 36 >](#)

ID	Location	Details		
3	422m S	Site Address: Sun Hill Quarry, Royston, Hertfordshire Licence Holder Address: -	Waste Licence: Yes Site Reference: 82/138 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 21/06/1982 Licence Surrender: 16/08/1984	Operator: Hunting Gate Homes Limited Licence Holder: Hunting Gate Homes Limited First Recorded 01/07/1982 Last Recorded: 31/01/1984

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
28

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 36 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	142m E	10-12, High Street, Royston, Sg8 9ag	WEX472369	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
2	180m W	Therfield Heath, Royston Road, Royston, Sg8 5bg	WEX275278	Using waste exemption	Not on a farm	Use of waste in construction
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX242167	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX242167	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX242167	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX242167	Treating waste exemption	Not on a farm	Sorting mixed waste
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX242167	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX242167	Disposing of waste exemption	Not on a farm	Disposal by incineration
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX371468	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX371468	Disposing of waste exemption	Not on a farm	Disposal by incineration
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX371468	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX371468	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX371468	Storing waste exemption	Not on a farm	Storage of waste in secure containers



ID	Location	Site	Reference	Category	Sub-Category	Description
A	258m S	37, Sun Hill, Royston, Sg8 9au	WEX371468	Treating waste exemption	Not on a farm	Sorting mixed waste
B	283m W	-	WEX262169	Using waste exemption	Not on a farm	Use of waste in construction
B	283m W	Baldock Road, Royston, Sg8 5bg	WEX122372	Using waste exemption	Not on a farm	Use of waste in construction
B	283m W	Baldock Road, Royston, Sg8 5bg	WEX391954	Using waste exemption	Not on a farm	Use of waste in construction
C	344m E	Melbourn Street, Royston, Sg8 7bs	WEX141740	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	344m E	Melbourn Street, Royston, Sg8 7bs	WEX141740	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	344m E	Melbourn Street, Royston, Sg8 7bs	WEX282372	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	344m E	Melbourn Street, Royston, Sg8 7bs	WEX282372	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	344m E	Melbourn Street, Royston, Sg8 7bs	WEX411168	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	344m E	Melbourn Street, Royston, Sg8 7bs	WEX411168	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	344m E	Melbourn Street, Royston, Sg8 7bs	WEX427092	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	394m N	42, Kneesworth Street, Royston, Sg8 5aq	WEX178568	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	394m N	42, Kneesworth Street, Royston, Sg8 5aq	WEX316687	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	398m N	-	WEX382731	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
4	427m NE	Taylor French Development, Lumen Road, Royston, Sg8 7ag	WEX156052	Using waste exemption	Not on a farm	Use of waste in construction

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Sites determined as Contaminated Land
- ◆ Licensed pollutant release (Part A(2)/B)
- ◆ Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

26

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 40](#) >

ID	Location	Company	Address	Activity	Category
1	On site	Electricity Sub Station	Hertfordshire, SG8	Electrical Features	Infrastructure and Facilities
A	57m NE	The Listing	2 Kiln House Yard, Baldock Street, Royston, Hertfordshire, SG8 5AY	Published Goods	Industrial Products
2	118m NE	Kelly's Kitchen	7, Lower King Street, Royston, Hertfordshire, SG8 5AL	Baking and Confectionery	Foodstuffs



ID	Location	Company	Address	Activity	Category
3	118m N	Telephone Exchange	Hertfordshire, SG8	Telecommunications Features	Infrastructure and Facilities
B	126m E	Specsavers Hearcare	Specsavers Opticians, 27, High Street, Town Centre, Royston, Hertfordshire, SG8 9AA	Disability and Mobility Equipment	Consumer Products
B	129m SE	Readability	47, Upper King Street, Royston, Hertfordshire, SG8 9AZ	Office and Shop Equipment	Industrial Products
B	130m E	Specsavers Hearcare	27d, High Street, Royston, Hertfordshire, SG8 9AA	Disability and Mobility Equipment	Consumer Products
C	131m E	Field Interiors Ltd	6a, Melbourn Street, Royston, Hertfordshire, SG8 7BZ	Office and Shop Equipment	Industrial Products
C	131m E	Hanson Services Ltd	6a, Melbourn Street, Royston, Hertfordshire, SG8 7BZ	Demolition Services	Construction Services
D	155m W	Royston Ambulance Station	Hertfordshire, SG8	Ambulance and Medical Transportation Services	Health Support Services
D	163m NW	Army Cadet Force Headquarters	Hertfordshire, SG8	Armed Services	Central and Local Government
D	172m W	Royston Fire Station	Fire Station, Baldock Street, Royston, Hertfordshire, SG8 5BD	Fire Brigade Stations	Central and Local Government
B	173m SE	Safely	Sovereign Chamber, 42 Upper King Street, Royston, Hertfordshire, SG8	Electronic Equipment	Industrial Products
E	173m NE	Befixed Ltd	25, Kneesworth Street, Royston, Hertfordshire, SG8 5AB	Electrical Equipment Repair and Servicing	Repair and Servicing
E	173m NE	B A S	25, Kneesworth Street, Royston, Hertfordshire, SG8 5AB	Vehicle Parts and Accessories	Motoring
5	178m SW	Electricity Sub Station	Hertfordshire, SG8	Electrical Features	Infrastructure and Facilities
D	181m W	Mast (Telecommunication)	Hertfordshire, SG8	Telecommunications Features	Infrastructure and Facilities
E	187m NE	Electricity Sub Station	Hertfordshire, SG8	Electrical Features	Infrastructure and Facilities
E	200m NE	E W Fuel Management Ltd	27, Kneesworth Street, Royston, Hertfordshire, SG8 5AB	Measurement and Inspection Equipment	Industrial Products



ID	Location	Company	Address	Activity	Category
F	202m E	Anglia Quality Meat Association Ltd	8 The Lanterns, Melbourn Street, Royston, Hertfordshire, SG8 7BX	Livestock Markets	Food, Drink and Multi Item Retail
6	206m W	Electricity Sub Station	Hertfordshire, SG8	Electrical Features	Infrastructure and Facilities
B	209m SE	Caro Flow Ltd	11, Market Hill, Royston, Hertfordshire, SG8 9JL	Access Equipment	Industrial Products
7	210m SE	R E Rolph Garden & Pet Supplies	57, High Street, Royston, Hertfordshire, SG8 9AW	Animal Feeds, Pet Foods, Hay and Straw	Foodstuffs
F	211m E	Sipcam UK	The Lanterns, Melbourn Street, Royston, Hertfordshire, SG8 7BX	Colours, Chemicals and Water Softeners and Supplies	Industrial Products
E	217m N	P W Car Consultants Ltd	43, Kneesworth Street, Royston, Hertfordshire, SG8 5AB	Secondhand Vehicles	Motoring
8	243m W	Electricity Sub Station	Hertfordshire, SG8	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

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

Records within 250m	0
----------------------------	----------

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

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

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 40 >](#)

ID	Location	Company	Address	LPG	Status
4	172m SE	OBSOLETE	Baldock Street, Royston, Hertfordshire, SG8 5AY	Not Applicable	Obsolete

This data is sourced from Experian.



4.4 Sites determined as Contaminated Land

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 40 >](#)

ID	Location	Description	Site name	Category	Year identified
10	455m NE	Excavation of cyanide contamination and reinstatement with clean fill/soil to protect groundwater January-February 2012	Plots 3,5,6 at Lumen Road, Royston, Hertfordshire, SG8 7AG	Contaminated Land (Special Site - Remediated)	2009

This data is sourced from Local Authority records.

4.5 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.6 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.



4.8 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.9 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

3

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.

Features are displayed on the Current industrial land use map on [page 40 >](#)

ID	Location	Address	Details	
A	78m NE	Shell, Earles Hill, Royston, SG8 9DA	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
B	140m E	Johnsons Cleaners UK Ltd, 27d High Street, Royston, Hertfordshire, SG8 9AA	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
11	479m N	Royston Ford, 50 Kneesworth Street, Royston, Hertfordshire, SG8 5AH	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.



4.11 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.12 Licensed Discharges to controlled waters

Records within 500m

1

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 40](#) >

ID	Location	Address	Details	
9	455m NE	KING JAMES WAY PS, KING JAMES WAY, ROYSTON, HERTS, SG8 7EF	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: AW1NF1398 Permit Version: 1 Receiving Water: Royston Town Ditch	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 16/06/1983 Effective Date: 16/06/1983 Revocation Date: -

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

4.13 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.14 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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



4.15 List 1 Dangerous Substances

Records within 500m

0

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

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

4.16 List 2 Dangerous Substances

Records within 500m

0

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

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

4.17 Pollution Incidents (EA/NRW)

Records within 500m

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.

4.18 Pollution inventory substances

Records within 500m

0

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

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

4.19 Pollution inventory waste transfers

Records within 500m

0

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

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

4.20 Pollution inventory radioactive waste

Records within 500m

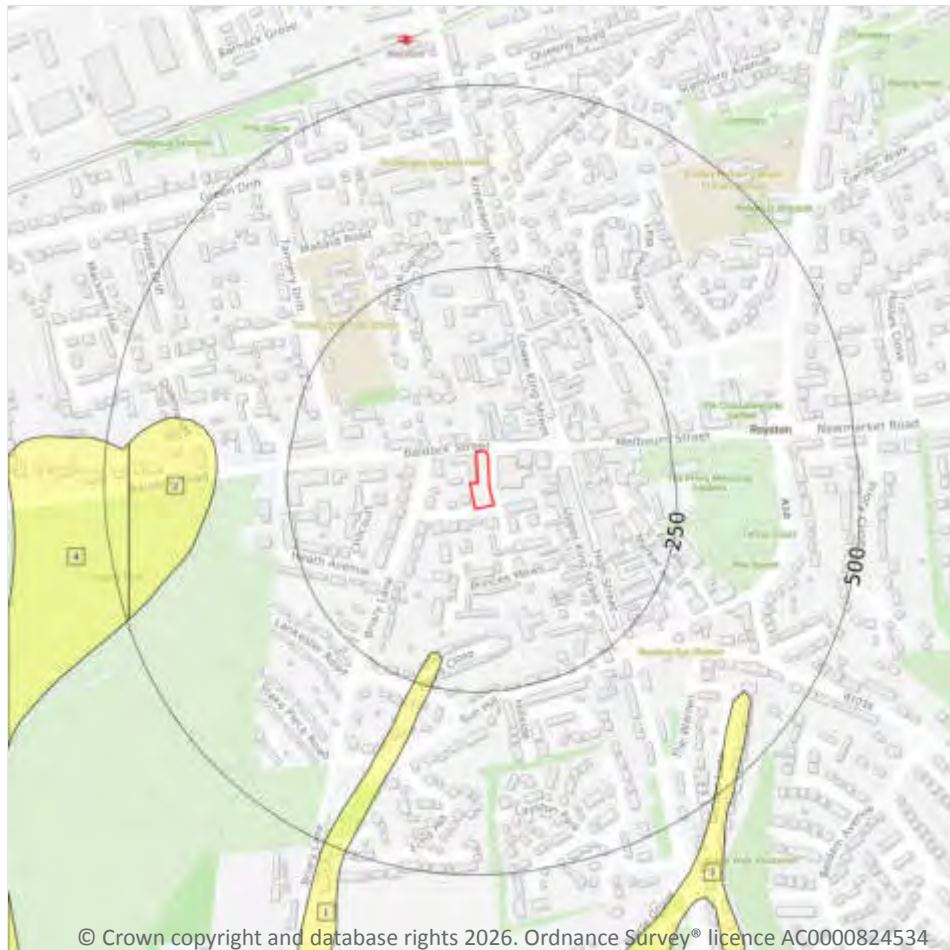
0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 48](#) >

ID	Location	Designation	Description
1	203m 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
2	346m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type



ID	Location	Designation	Description
3	423m 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
4	466m W	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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

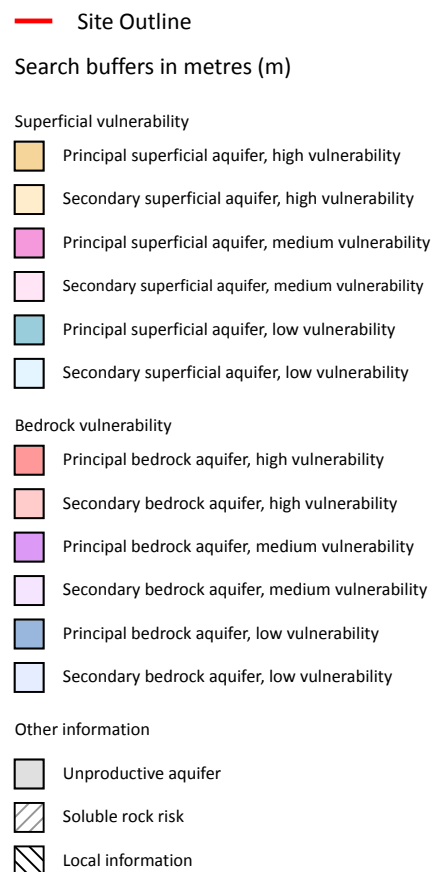
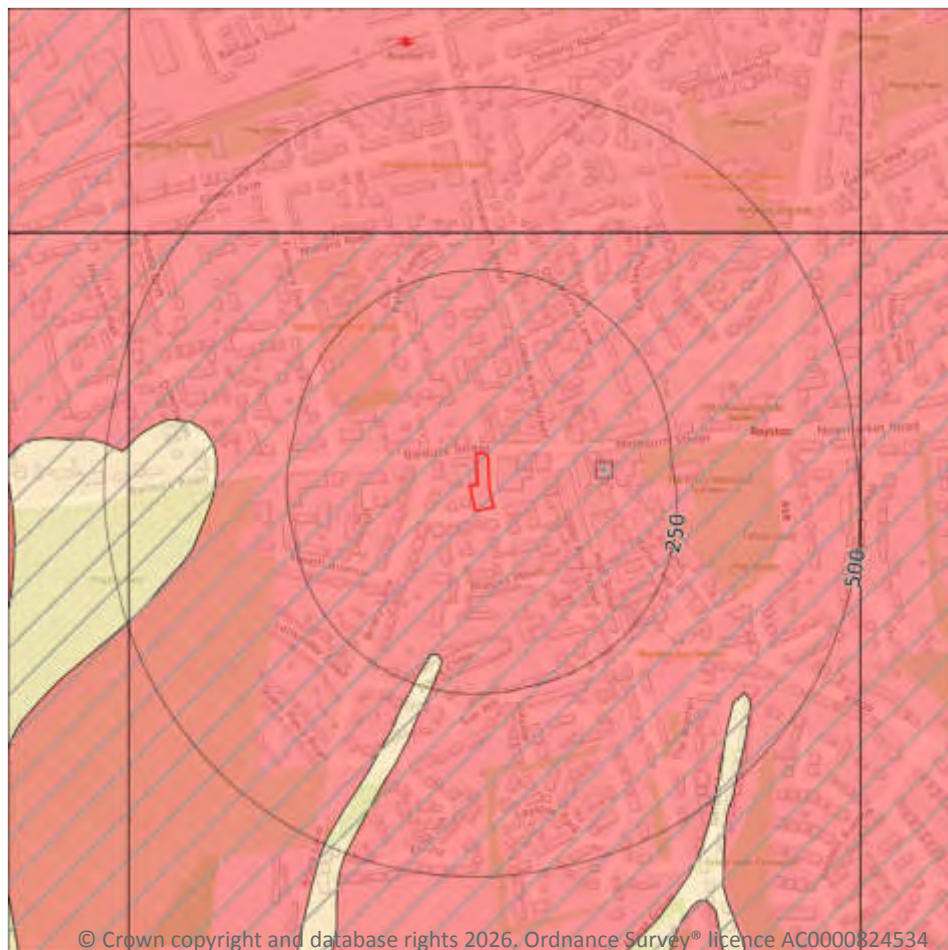
Features are displayed on the Bedrock aquifer map on [page 50](#) >

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	466m W	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

1

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 52](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
A	On site	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: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	5.0%

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

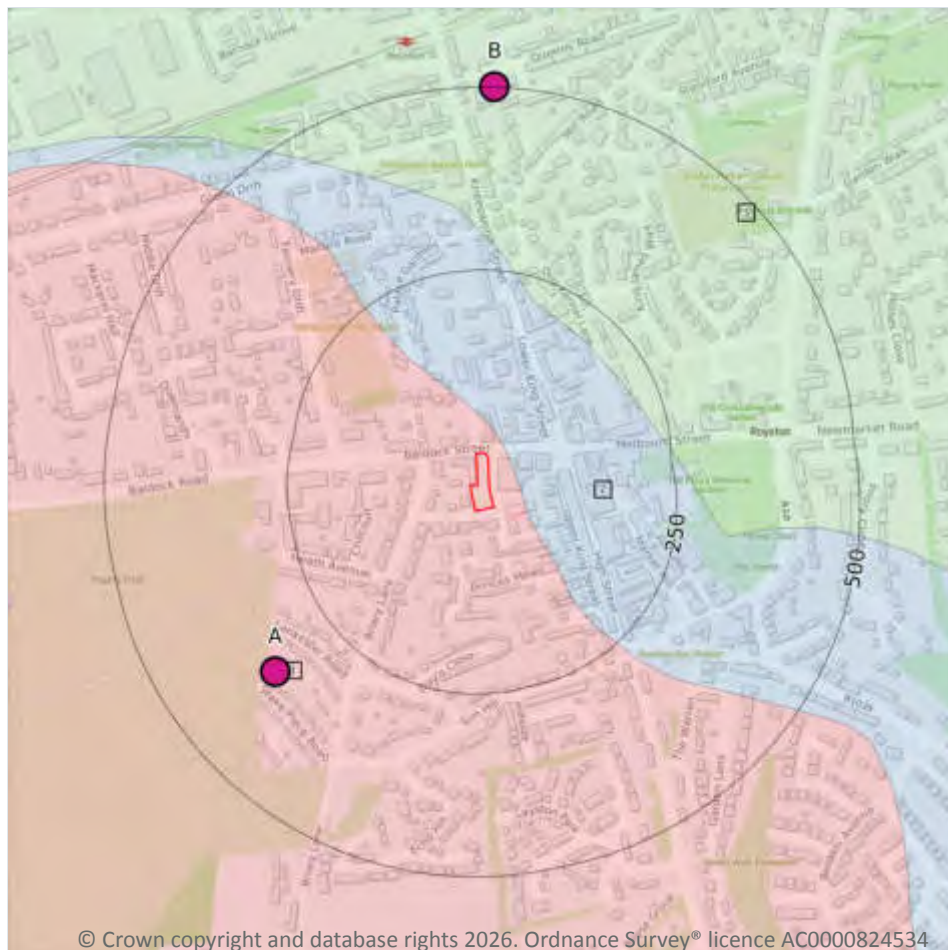
5.5 Groundwater vulnerability- local information

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
Point features
- 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

17

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 54](#) >

ID	Location	Details	
A	351m SW	Status: Active Licence No: 6/33/30/*G/0010 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: TWO BORES AT THERFIELD Data Type: Point Name: Affinity Water Limited Easting: 535200 Northing: 240400	Annual Volume (m ³): 1244467 Max Daily Volume (m ³): 4432 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
B	501m N	Status: Active Licence No: 6/33/30/*G/0008 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: QUEENS ROAD, ROYSTON Data Type: Point Name: Affinity Water Limited Easting: 535500 Northing: 241200	Annual Volume (m ³): 995596 Max Daily Volume (m ³): 2727 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2025 Version End Date: -
-	656m S	Status: Active Licence No: 6/33/30/*G/0008 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: LONDON ROAD, ROYSTON Data Type: Point Name: Affinity Water Limited Easting: 535700 Northing: 240000	Annual Volume (m ³): 995596 Max Daily Volume (m ³): 2727 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2025 Version End Date: -
-	1032m W	Status: Historical Licence No: 6/33/30/*G/0221 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT IVY FARM, ROYSTON Data Type: Point Name: J A CLAYTON LTD Easting: 534440 Northing: 240760	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/06/1996 Expiry Date: 31/10/2005 Issue No: 100 Version Start Date: 01/06/1996 Version End Date: -
-	1032m W	Status: Historical Licence No: 6/33/30/*G/0234 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT IVY FARM, ROYSTON Data Type: Point Name: N H P (UK) LTD Easting: 534440 Northing: 240760	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/09/2002 Expiry Date: 31/10/2005 Issue No: 1 Version Start Date: 02/09/2002 Version End Date: -



ID	Location	Details	
-	1032m W	Status: Historical Licence No: 6/33/30/*G/0237 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT IVY FARM, ROYSTON Data Type: Point Name: N H P (UK) LTD Easting: 534440 Northing: 240760	Annual Volume (m ³): 63600 Max Daily Volume (m ³): 818.2 Original Application No: - Original Start Date: 13/04/2006 Expiry Date: 31/03/2015 Issue No: 2 Version Start Date: 01/04/2009 Version End Date: -
-	1772m SW	Status: Historical Licence No: 6/33/30/*G/0016 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL SW OF ROYSTON Data Type: Point Name: DARLING Easting: 534100 Northing: 239500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1966 Version End Date: -
-	1772m SW	Status: Historical Licence No: 6/33/30/*G/0016 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE SW OF ROYSTON Data Type: Point Name: DARLING Easting: 534100 Northing: 239500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1966 Version End Date: -
-	1805m E	Status: Historical Licence No: 6/33/30/*G/0093 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL E OF ROYSTON Data Type: Point Name: NEWMAN Easting: 537300 Northing: 240500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1970 Version End Date: -
-	1926m W	Status: Historical Licence No: 6/33/30/*G/0195 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT LITLINGTON Data Type: Point Name: FORTE UK LTD Easting: 533560 Northing: 240380	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/12/1982 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1996 Version End Date: -



ID	Location	Details	
-	1962m W	Status: Historical Licence No: 6/33/30/*G/0173/R02 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WORK NO 35 BOREHOLE AT LITLINGTON - ABSTRACTION POINT 2 Data Type: Point Name: ENVIRONMENT AGENCY Easting: 533510 Northing: 240510	Annual Volume (m ³): 6867840 Max Daily Volume (m ³): 18816 Original Application No: NPS/WR/023425 Original Start Date: 01/04/2018 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -
-	1962m W	Status: Historical Licence No: 6/33/30/*G/0173 Details: Transfer Between Sources (Pre Water Act 2003) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WORK NO 35,BORE AT LITLINGTON Data Type: Point Name: ENVIRONMENT AGENCY Easting: 533510 Northing: 240510	Annual Volume (m ³): 3000000 Max Daily Volume (m ³): 11000 Original Application No: - Original Start Date: 25/07/1977 Expiry Date: 31/03/2015 Issue No: 101 Version Start Date: 17/05/2007 Version End Date: -
-	1962m W	Status: Historical Licence No: 6/33/30/*G/0173/R01 Details: Transfer Between Sources (Pre Water Act 2003) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WORK NO 35,BORE AT LITLINGTON Data Type: Point Name: ENVIRONMENT AGENCY Easting: 533510 Northing: 240510	Annual Volume (m ³): 6867840 Max Daily Volume (m ³): 18816 Original Application No: - Original Start Date: 13/07/2015 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 13/07/2015 Version End Date: -
-	1962m W	Status: Historical Licence No: 6/33/30/*G/0173/R02 Details: Transfer Between Sources (Pre Water Act 2003) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WORK NO 35 BOREHOLE AT LITLINGTON - ABSTRACTION POINT 2 Data Type: Point Name: ENVIRONMENT AGENCY Easting: 533510 Northing: 240510	Annual Volume (m ³): 6867840 Max Daily Volume (m ³): 18816 Original Application No: - Original Start Date: 01/04/2018 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -



ID	Location	Details	
-	1962m W	Status: Historical Licence No: 6/33/30/*G/0173/R02 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WORK NO 35 BOREHOLE AT LITLINGTON - ABSTRACTION POINT 2 Data Type: Point Name: ENVIRONMENT AGENCY Easting: 533510 Northing: 240510	Annual Volume (m ³): 6867840 Max Daily Volume (m ³): 18816 Original Application No: NPS/WR/023425 Original Start Date: 01/04/2018 Expiry Date: - Issue No: 1 Version Start Date: 01/04/2024 Version End Date: -
-	1962m W	Status: Active Licence No: 6/33/30/*G/0173/R03 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WORK NO 35 BOREHOLE AT LITLINGTON - ABSTRACTION POINT 2 Data Type: Point Name: ENVIRONMENT AGENCY Easting: 533511 Northing: 240489	Annual Volume (m ³): 6867840 Max Daily Volume (m ³): 18816 Original Application No: NPS/WR/039335 Original Start Date: 31/05/2024 Expiry Date: 31/03/2030 Issue No: 1 Version Start Date: 31/05/2024 Version End Date: -
-	1962m W	Status: Historical Licence No: 6/33/30/*G/0173/R03 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WORK NO 35 BOREHOLE AT LITLINGTON - ABSTRACTION POINT 2 Data Type: Point Name: ENVIRONMENT AGENCY Easting: 533511 Northing: 240489	Annual Volume (m ³): 6867840 Max Daily Volume (m ³): 18816 Original Application No: NPS/WR/039335 Original Start Date: 30/05/2024 Expiry Date: 31/03/2030 Issue No: 1 Version Start Date: 30/05/2024 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 54 >](#)



ID	Location	Details	
-	1150m W	Status: Historical Licence No: AN/033/0053/116/R01 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: DRAIN 2 AT KINGSLAND Data Type: Line Name: G R & P EASTON Easting: 534473 Northing: 299891	Annual Volume (m ³): 21136 Max Daily Volume (m ³): 1308 Original Application No: NPS/WR/041353 Original Start Date: 01/04/2025 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 01/04/2025 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	3
-----------------------------	----------

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 54 >](#)

ID	Location	Details	
A	351m SW	Status: Active Licence No: 6/33/30/*G/0010 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: TWO BORES AT THERFIELD Data Type: Point Name: Affinity Water Limited Easting: 535200 Northing: 240400	Annual Volume (m ³): 1244467 Max Daily Volume (m ³): 4432 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
B	501m N	Status: Active Licence No: 6/33/30/*G/0008 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: QUEENS ROAD, ROYSTON Data Type: Point Name: Affinity Water Limited Easting: 535500 Northing: 241200	Annual Volume (m ³): 995596 Max Daily Volume (m ³): 2727 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2025 Version End Date: -



ID	Location	Details	
-	656m S	Status: Active Licence No: 6/33/30/*G/0008 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: LONDON ROAD, ROYSTON Data Type: Point Name: Affinity Water Limited Easting: 535700 Northing: 240000	Annual Volume (m ³): 995596 Max Daily Volume (m ³): 2727 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2025 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	3
----------------------------	----------

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 54 >](#)

ID	Location	Type	Description
1	On site	1	Inner catchment
2	26m NE	2	Outer catchment
3	204m NE	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 NGD)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS NGD)

Records within 250m

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

0

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



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 61](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Mel	GB105033038060	Cam Rhee and Granta	Cam and Ely Ouse

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 61](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3935m NE	River	Mel	GB105033038060 ↗	No longer applicable	Does not require assessment	Moderate	2022

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



6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on [page 61](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Cam and Ely Ouse Chalk	GB40501G400500 ↗	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 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.5 Flood Zone 2

Records within 50m

0

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

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

7.6 Flood Zone 3

Records within 50m

0

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

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

8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

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

1 in 250 return period

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

1 in 100 return period

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

1 in 30 return period

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

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, Greater than 1.0m

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

Features are displayed on the Surface water flooding map on [page 67 >](#)

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



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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 69](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Local Nature Reserves (LNR)

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

3

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 70](#) >

ID	Location	Name	Data source
A	275m W	Therfield Heath SSSI	Natural England



ID	Location	Name	Data source
-	1806m NE	Holland Hall (Melbourn) Railway Cutting SSSI	Natural England
-	1823m W	Therfield Heath SSSI	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

2

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

Features are displayed on the Environmental designations map on [page 70 >](#)

ID	Location	Name	Data source
A	278m W	Therfield Heath	Natural England
-	1824m W	Therfield Heath	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

5

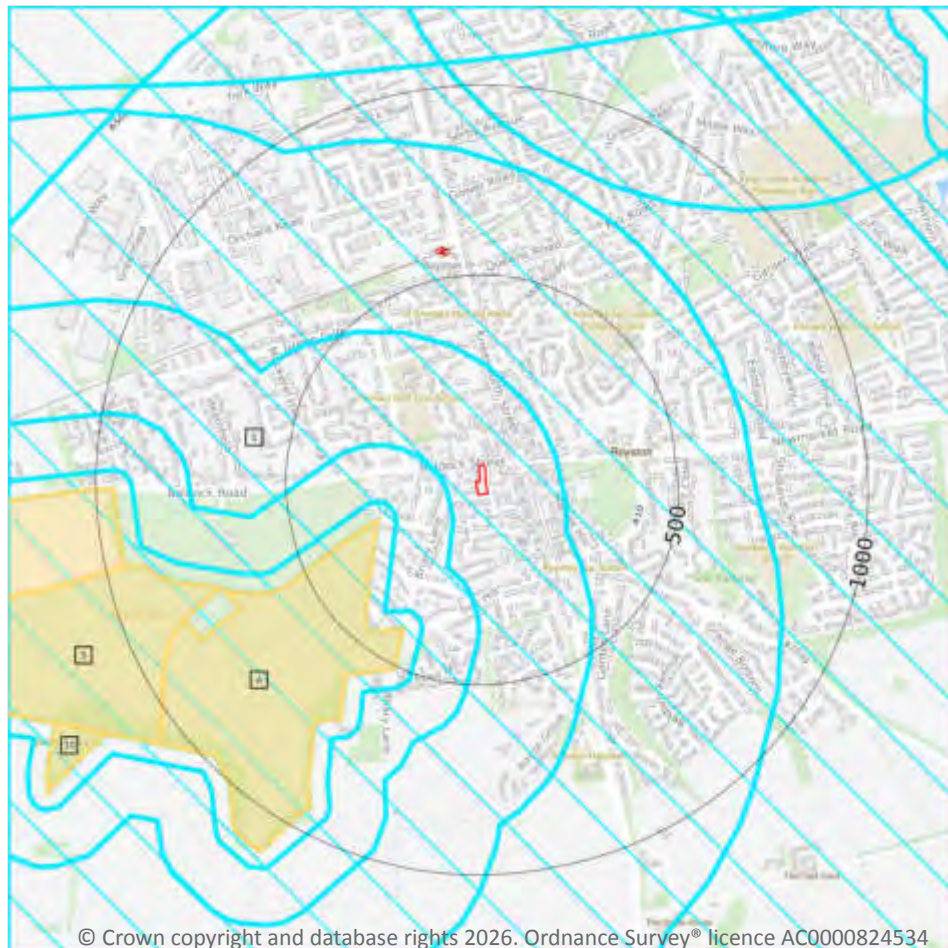
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Ely Ouse and Cut-off channel NVZ	Surface Water	390	Existing
On site	Anglian Chalk	Groundwater	71	Existing
1374m W	Ely Ouse and Cut-off channel NVZ	Surface Water	390	Existing
1374m W	Anglian Chalk	Groundwater	71	Existing
1824m W	Great Ouse NVZ	Surface Water	391	Existing

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



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 75 >](#)

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0303011211100&notes=&location=535493,239943%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

7

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 75 >](#)

ID: A
 Location: 275m W
 SSSI name: Therfield Heath
 Unit name: Lancaster Hill, Old Range And Butts
 Broad habitat: Calcareous Grassland - Lowland
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Butterflies which have experienced substantial declines - Lysandra coridon, Chalkhill Blue	Favourable	28/03/2024
Invert. assemblage F111 bare sand & chalk	Unfavourable - Recovering	05/07/2012
Invert. assemblage F112 open short sward	Unfavourable - Recovering	05/07/2012
Lowland calcareous grassland (CG3-5)	Unfavourable - No change	28/03/2024
Vascular plant assemblage	Unfavourable - Recovering	10/03/2025

ID: 5
 Location: 723m W
 SSSI name: Therfield Heath
 Unit name: Therfield Heath (East Of Therfield Rd)
 Broad habitat: Calcareous Grassland - Lowland
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Butterflies which have experienced substantial declines - Lysandra coridon, Chalkhill Blue	Favourable	28/03/2024
Invert. assemblage F111 bare sand & chalk	Unfavourable - Recovering	05/07/2012
Invert. assemblage F112 open short sward	Unfavourable - Recovering	05/07/2012
Lowland calcareous grassland (CG3-5)	Unfavourable - No change	28/03/2024



Feature name	Feature condition	Date of assessment
Vascular plant assemblage	Unfavourable - Recovering	10/03/2025

ID: 7
 Location: 947m W
 SSSI name: Therfield Heath
 Unit name: The Gallops
 Broad habitat: Calcareous Grassland - Lowland
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Butterflies which have experienced substantial declines - Lysandra coridon, Chalkhill Blue	Favourable	28/03/2024
Invert. assemblage F111 bare sand & chalk	Unfavourable - Recovering	05/07/2012
Invert. assemblage F112 open short sward	Unfavourable - Recovering	05/07/2012
Lowland calcareous grassland (CG3-5)	Unfavourable - No change	28/03/2024
Vascular plant assemblage	Unfavourable - Recovering	10/03/2025

ID: 10
 Location: 1163m SW
 SSSI name: Therfield Heath
 Unit name: Valley Plantation
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Unfavourable - No change	26/03/2024

ID: -
 Location: 1806m NE
 SSSI name: Holland Hall (Melbourn) Railway Cutting
 Unit name: 1
 Broad habitat: Calcareous Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:



Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Unfavourable - Recovering	26/08/2010

ID: -
 Location: 1823m W
 SSSI name: Therfield Heath
 Unit name: The Gallops
 Broad habitat: Calcareous Grassland - Lowland
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Butterflies which have experienced substantial declines - Lysandra coridon, Chalkhill Blue	Favourable	28/03/2024
Invert. assemblage F111 bare sand & chalk	Unfavourable - Recovering	05/07/2012
Invert. assemblage F112 open short sward	Unfavourable - Recovering	05/07/2012
Lowland calcareous grassland (CG3-5)	Unfavourable - No change	28/03/2024
Vascular plant assemblage	Unfavourable - Recovering	10/03/2025

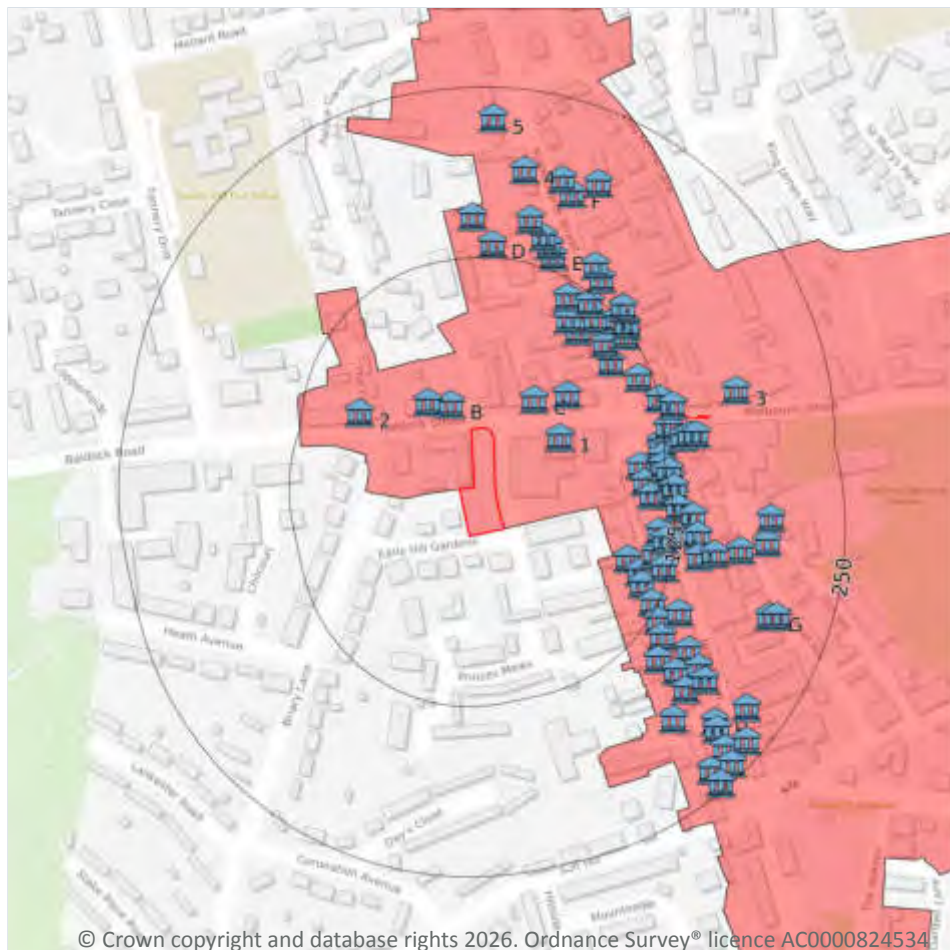
ID: -
 Location: 1847m W
 SSSI name: Therfield Heath
 Unit name: Therfield Heath (West Of Therfield Rd)
 Broad habitat: Calcareous Grassland - Lowland
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Butterflies which have experienced substantial declines - Lysandra coridon, Chalkhill Blue	Favourable	28/03/2024
Invert. assemblage F111 bare sand & chalk	Unfavourable - Recovering	05/07/2012
Invert. assemblage F112 open short sward	Unfavourable - Recovering	05/07/2012
Lowland calcareous grassland (CG3-5)	Unfavourable - No change	28/03/2024
Vascular plant assemblage	Unfavourable - Recovering	10/03/2025

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

86

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 79 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
B	23m NW	The Talmins	II	1102053	14/06/1964
B	38m NW	19a And 21, Baldock Street	II	1102054	11/06/1976
C	40m NE	9, Baldock Street	II	1347648	11/06/1976
1	49m E	4, Baldock Street	II*	1102056	11/06/1976
C	62m NE	7, Baldock Street	II	1102052	11/06/1976
2	83m W	23, Baldock Street	II	1102055	11/06/1976



ID	Location	Name	Grade	Reference Number	Listed date
A	94m E	Barns Adjoining North End Of Number 41	II	1102073	11/06/1976
A	98m NE	17 And 17a, Lower King Street	II	1102050	14/06/1964
A	100m NE	13, Lower King Street	II	1347646	14/06/1964
A	101m NE	The Coach And Horses Inn	II	1347640	11/06/1976
A	104m E	41, King Street	II	1347658	11/06/1976
A	106m NE	16, Kneesworth Street	II	1295665	11/06/1976
A	107m E	7 And 9, High Street	II	1174508	11/06/1976
A	109m E	11, High Street	II	1102066	11/06/1976
A	109m E	43 And 43a, King Street	II	1174582	14/06/1964
A	111m E	13, High Street	II	1102067	11/06/1976
A	112m E	Barclays Bank	II	1295729	11/06/1976
A	112m NE	18 And 20, Kneesworth Street	II	1102041	11/06/1976
A	113m NE	9 And 11, Lower King Street	II	1295619	11/06/1976
A	114m E	17 And 19, High Street	II	1174519	11/06/1976
A	115m E	2 And 3, Kneesworth Street	II	1102036	11/06/1976
A	118m E	21, High Street	II	1347654	11/06/1976
A	120m NE	22, Kneesworth Street	II	1102042	11/06/1976
A	120m E	25, High Street	II	1102068	11/06/1976
A	121m NE	7, Kneesworth Street	II	1102037	14/06/1964
A	122m SE	45, King Street	II	1102074	11/06/1976
A	123m E	4, High Street	II	1102061	11/06/1976
A	123m E	2, High Street	II	1347649	11/06/1976
A	123m E	6, High Street	II	1347650	11/06/1976
A	124m E	8, High Street	II	1102062	11/06/1976
A	124m NE	11, Kneesworth Street	II*	1347678	11/06/1976
A	125m E	4, Melbourn Street	II	1102010	11/06/1976
A	127m NE	9, Kneesworth Street	II*	1102038	11/06/1976
A	127m E	18 And 20, High Street	II	1102063	14/06/1964



ID	Location	Name	Grade	Reference Number	Listed date
A	127m E	12, High Street	II	1347651	11/06/1976
A	127m E	10, High Street	II	1295740	11/06/1976
A	128m E	Royston Cave	I	1102013	14/06/1976
A	128m E	14 And 16, High Street	II	1174467	11/06/1976
A	129m E	22 And 24, High Street	II	1102064	14/06/1964
A	131m SE	Number 47, Outbuildings At Rear Of Number 47	II	1102029	14/06/1964
A	133m NE	13, Kneesworth Street	II	1174630	11/06/1976
A	133m E	26a And 28, High Street	II	1347652	11/06/1976
A	133m E	6 And 8, Melbourn Street	II	1174748	11/06/1976
D	135m N	Barn Behind Numbers 28 And 30	II	1295667	11/06/1976
E	135m N	1 And 3, Lower King Street	II	1102049	14/06/1964
A	138m NE	17-21, Kneesworth Street	II*	1102039	14/06/1964
A	139m E	3, Melbourn Street	II	1102014	11/06/1976
A	139m E	26, High Street	II	1174490	11/06/1976
A	140m SE	49-53, King Street	II	1347677	14/06/1964
E	142m N	28, Kneesworth Street	II	1347641	14/06/1964
A	142m SE	29-39, High Street	II	1347655	14/06/1964
A	142m E	1, John Street	II	1174570	11/06/1976
A	144m E	5, Melbourn Street	II	1174788	14/06/1964
A	144m NE	23, Kneesworth Street	I	1295658	14/06/1964
A	144m E	30 And 32, High Street	II	1174499	11/06/1976
E	146m N	30, Kneesworth Street	II	1174679	14/06/1964
A	148m SE	55-59, King Street	II	1102030	14/06/1964
A	149m E	7-9, Melbourn Street	II	1102015	11/06/1976
A	155m E	2, John Street	II	1102072	11/06/1976
D	155m N	Former United Reformed Church	II	1347642	11/06/1976
E	157m N	32, Kneesworth Street	II	1102043	11/06/1976
A	162m SE	41, High Street	II	1174533	14/06/1964



ID	Location	Name	Grade	Reference Number	Listed date
A	164m SE	61, King Street	II	1102031	11/06/1976
A	174m E	Number 1, Including attached Shops On Right	II	1174725	11/06/1976
A	176m SE	43 And 45, High Street	II	1102069	14/06/1964
A	178m SE	63 And 65, King Street	II	1102032	14/06/1964
3	181m E	Royston Manor House	II*	1102011	14/06/1964
F	183m N	31, Kneesworth Street	II	1347639	11/06/1976
A	184m SE	45a, 47 And 49, High Street	II	1347656	14/06/1964
A	187m SE	67, King Street	II	1102033	11/06/1976
F	190m N	35-41, Kneesworth Street	II	1295663	11/06/1976
4	191m N	The Rookery	II	1174685	14/06/1964
A	193m E	Premises Occupied By Premier Travel Agency	II	1102009	02/07/1971
A	196m E	2, Fish Hill	II	1102059	11/06/1976
F	197m NE	Barn, Former Stables Occupied By H Kerr, Motor Body Repairs Behind Number 31	II	1102040	11/06/1976
G	204m E	4 George Lane	II	1102060	11/06/1976
H	210m SE	57, High Street	II	1102070	11/06/1976
G	210m E	9 Market Hill	II	1347647	11/06/1976
H	214m SE	59 And 61, High Street	II*	1174560	14/06/1964
H	221m SE	51-55, High Street	II	1174541	14/06/1964
5	227m N	Yew Tree House	II	1102044	14/06/1964
H	228m SE	63 And 65, High Street	II*	1102071	14/06/1964
H	233m SE	77, King Street	II	1102034	11/06/1976
H	236m SE	The Bull Hotel	II	1102065	11/06/1976
H	240m SE	67, High Street	II	1347657	14/06/1964
H	245m SE	Sun Hill House	II	1102035	11/06/1976

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 79 >](#)

ID	Location	Name	District	Date of designation
A	On site	Royston	North Hertfordshire	06/10/1969

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

11.6 Scheduled Ancient Monuments

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on [page 79 >](#)

ID	Location	Ancient monument name	Reference number
A	128m E	Royston Cave	1015594

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

11.7 Registered Parks and Gardens

Records within 250m

0

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

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



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

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 85](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

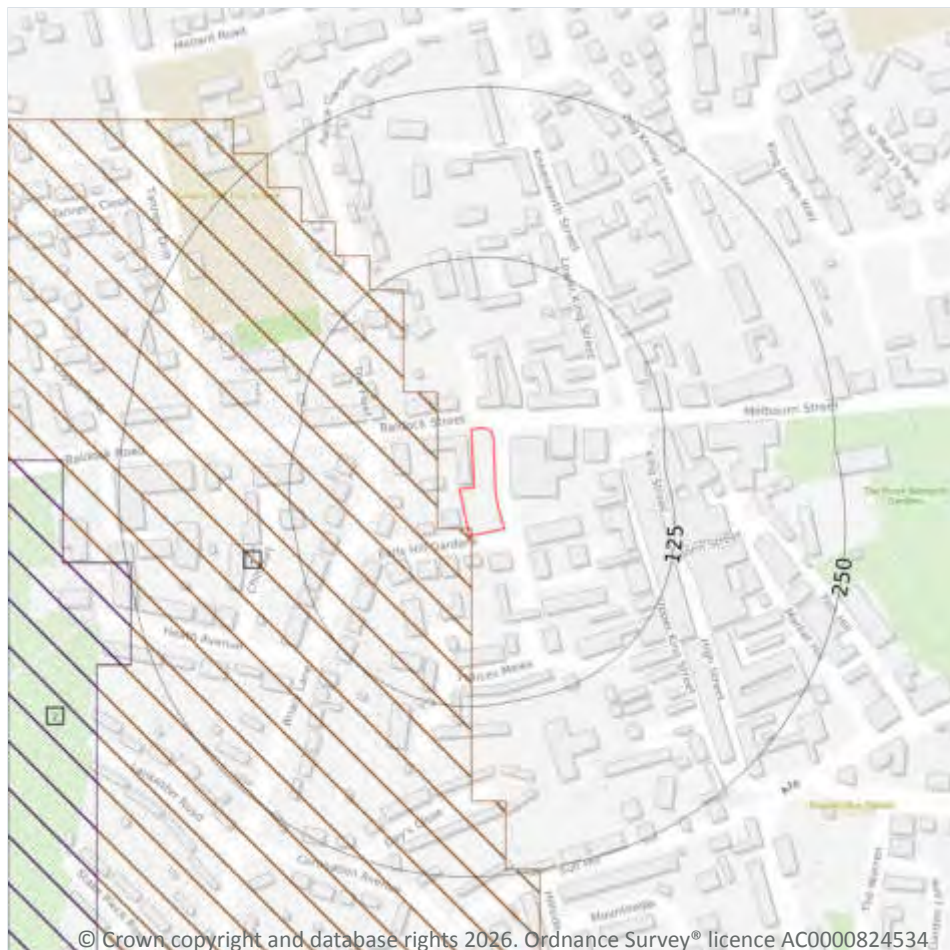
Records within 250m

0

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

This data is sourced from Natural England.

13 Habitat designations



- 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

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

2

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.

Features are displayed on the Habitat designations map on [page 87 >](#)



ID	Location	Type	Habitat
1	On site	Network Enhancement Zone 2	Not specified
2	247m W	Primary Habitat	Lowland calcareous grassland

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 89](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TL34SE
2	466m W	Full	Full	Full	No coverage	TL34SW

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

1

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 90](#) >

ID	Location	LEX Code	Description	Rock description
1	138m NW	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

4

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 91](#) >

ID	Location	LEX Code	Description	Rock description
1	202m S	DVY-XCZSV	Dry Valley Deposits-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
2	345m W	DVY-XCZSV	Dry Valley Deposits-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
3	418m SE	DVY-XCZSV	Dry Valley Deposits-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
4	466m W	DVY-XCZSV	Dry Valley Deposits-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

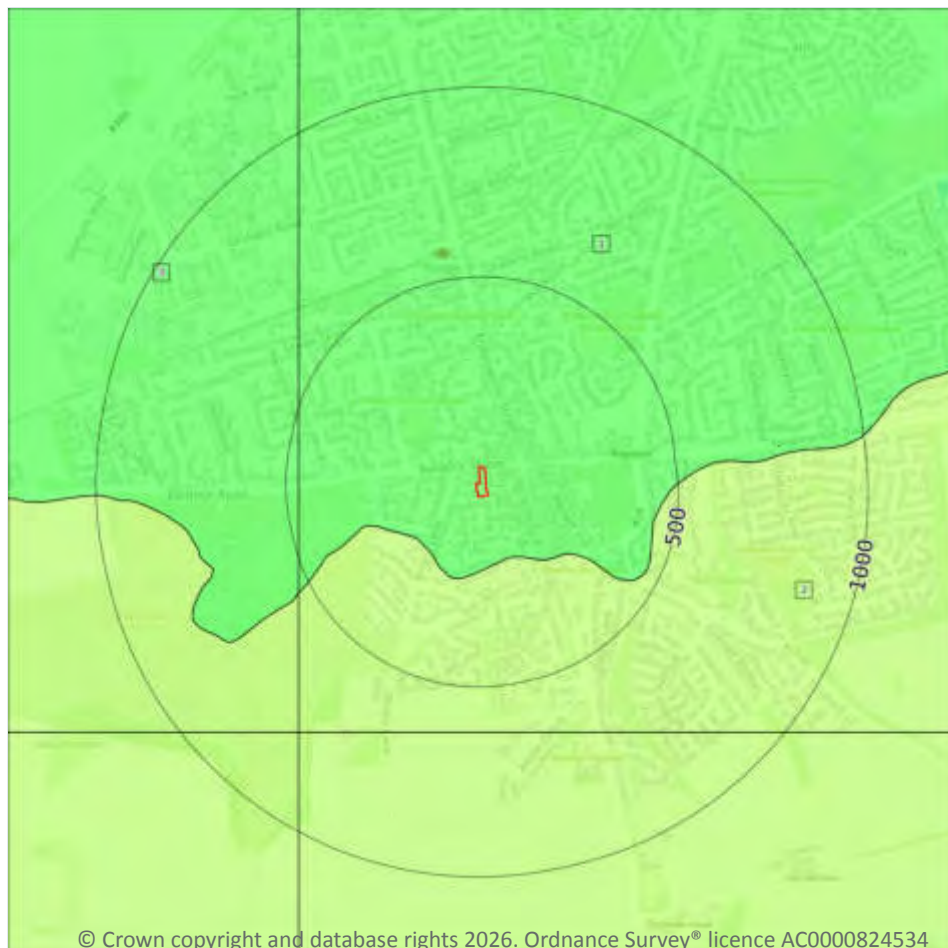
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

3

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 93](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	HCK-CHLK	Holywell Nodular Chalk Formation-Chalk	Cenomanian
2	174m S	NPCH-CHLK	New Pit Chalk Formation-Chalk	Turonian
3	466m W	HCK-CHLK	Holywell Nodular Chalk Formation-Chalk	Cenomanian

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 95](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW204_biggleswade_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

3

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 97](#) >

ID	Location	LEX Code	Description	Rock description
1	203m S	HEAD-XCZSV	Head	Clay, silt, sand and gravel
2	346m W	HEAD-XCZSV	Head	Clay, silt, sand and gravel



ID	Location	LEX Code	Description	Rock description
3	423m SE	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	0
--------------------	---

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).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

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

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

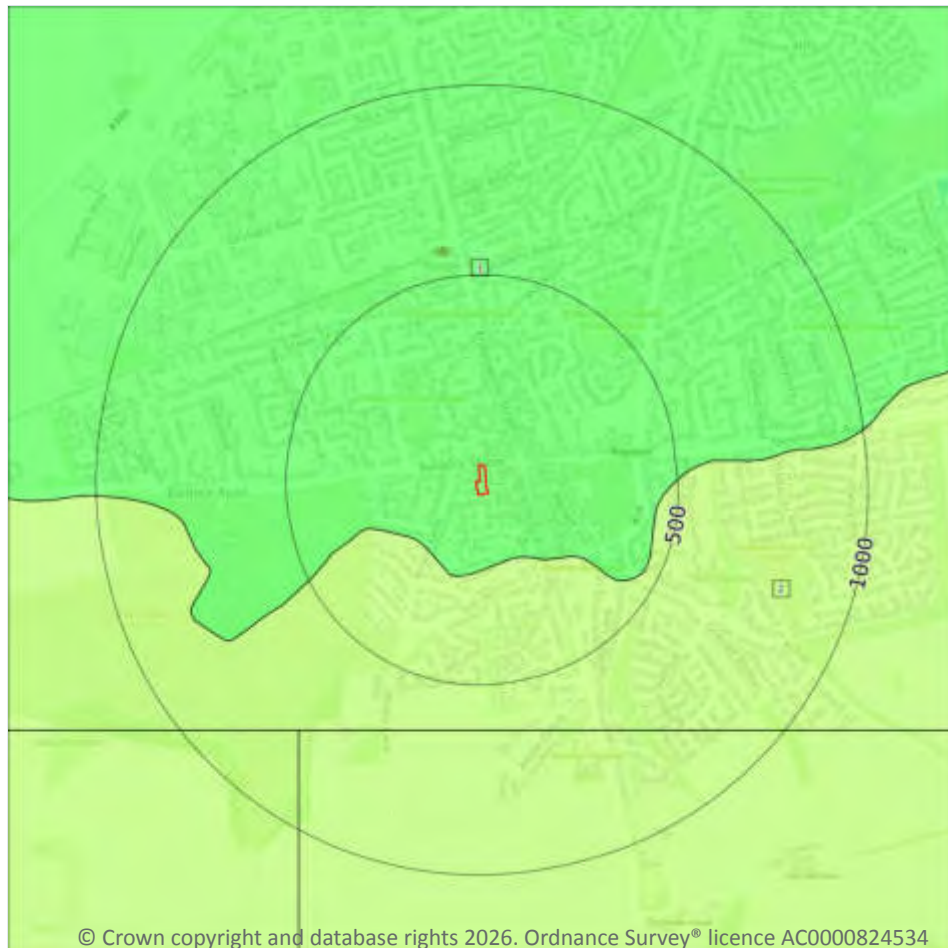
Records within 50m	0
--------------------	---

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 99](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	HCK-CHLK	Holywell Nodular Chalk Formation-Chalk	Cenomanian
2	183m S	NPCH-CHLK	New Pit Chalk Formation-Chalk	Turonian

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	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

© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

16.1 BGS Boreholes

Records within 250m

3

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 101](#) >

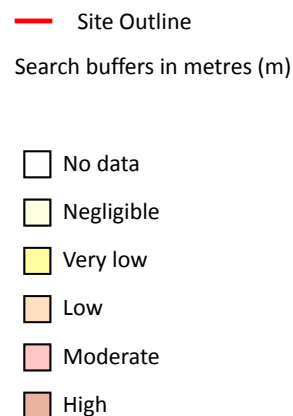
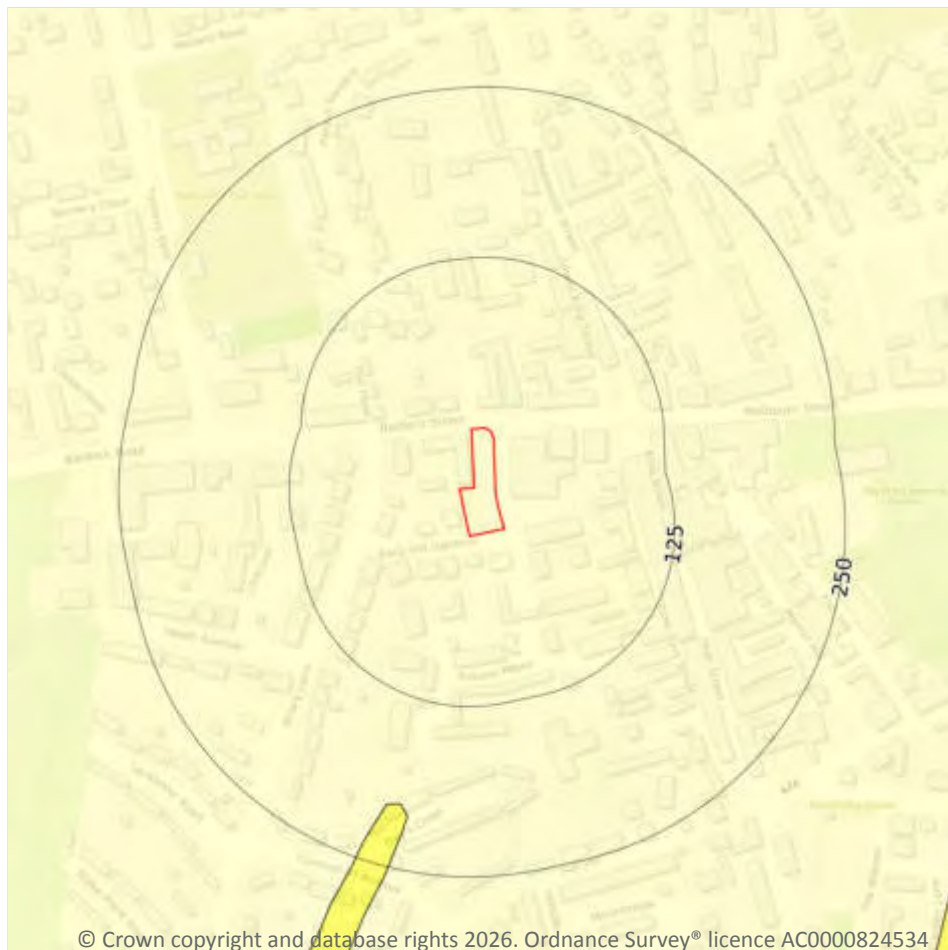
ID	Location	Grid reference	Name	Length	Confidential	Web link
1	12m E	535510 240630	ROYSTON BREWERY	42.98	N	538779 ↗
2	18m E	535510 240660	ROYSTON BREWERY	60.93	N	538780 ↗
3	224m SE	535670 240480	ROYSTON	45.72	N	538711 ↗



This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

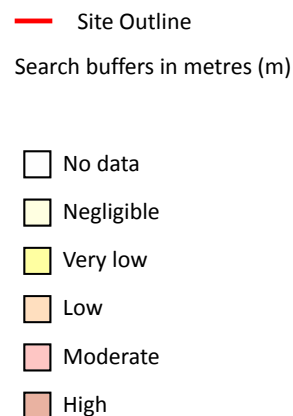
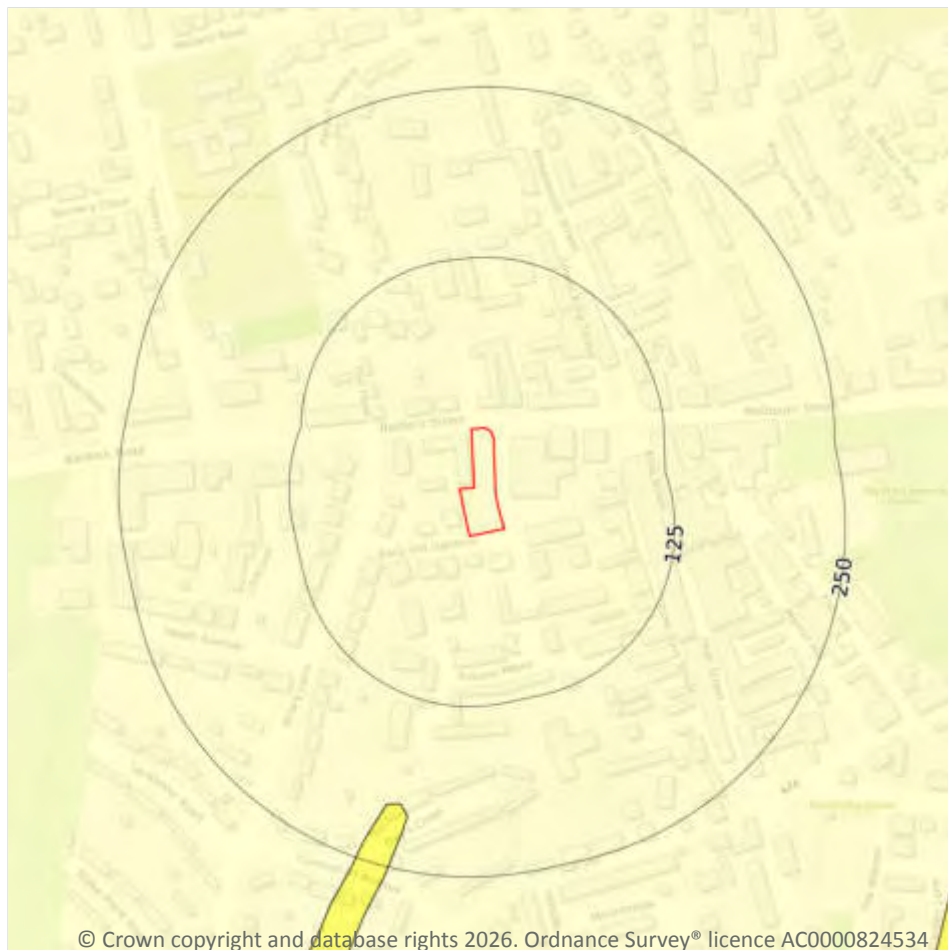
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 103](#) >

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

1

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 104 >](#)

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.

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.

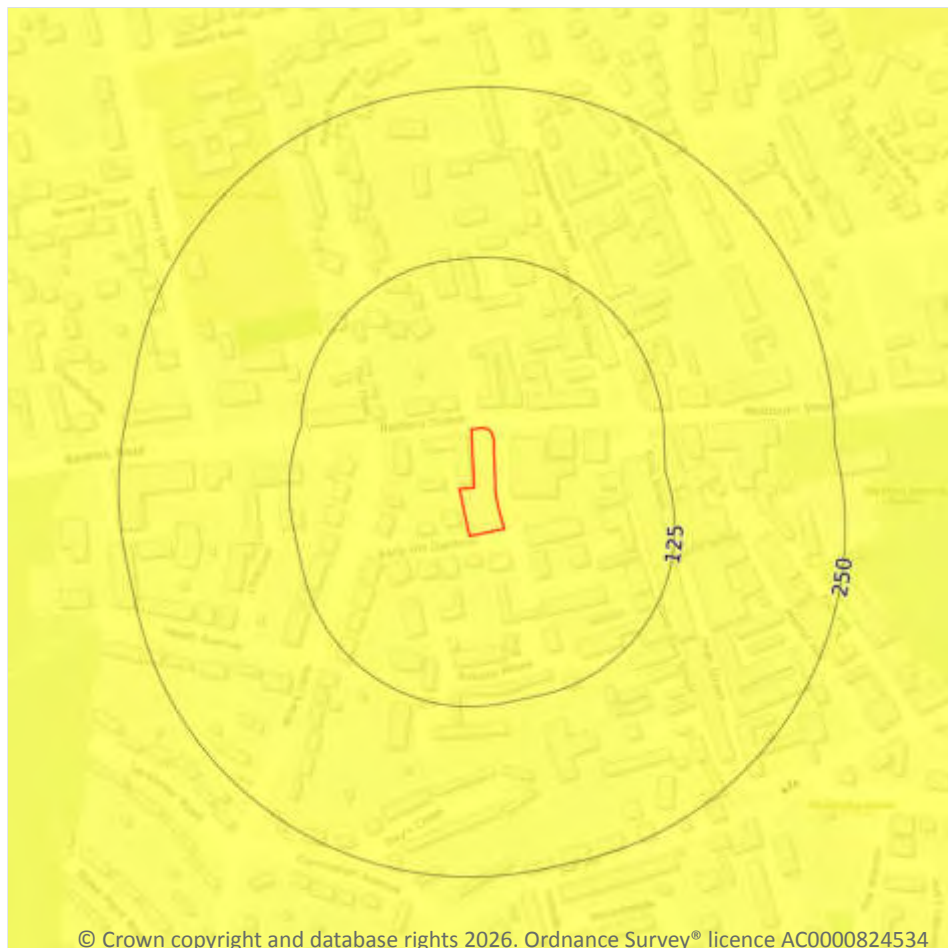
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 105 >](#)

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

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.

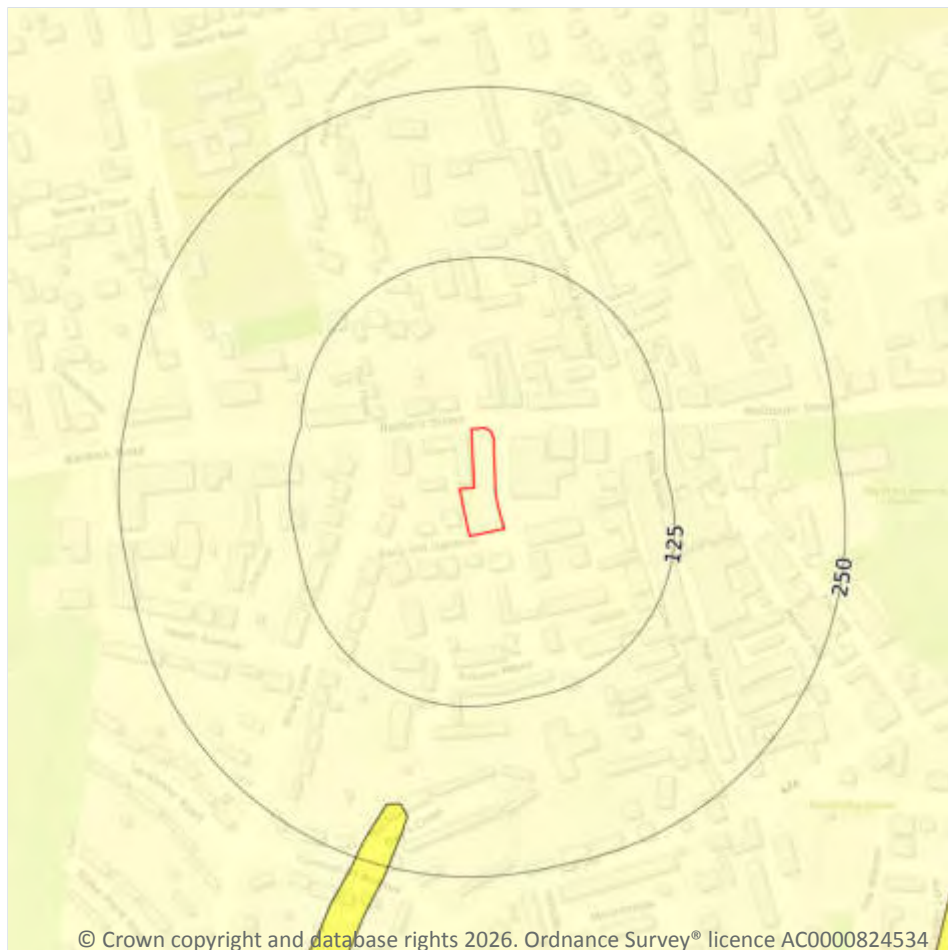
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 106 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



— Site Outline
Search buffers in metres (m)

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

17.5 Landslides

Records within 50m

1

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

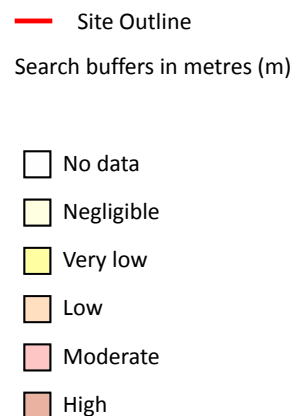
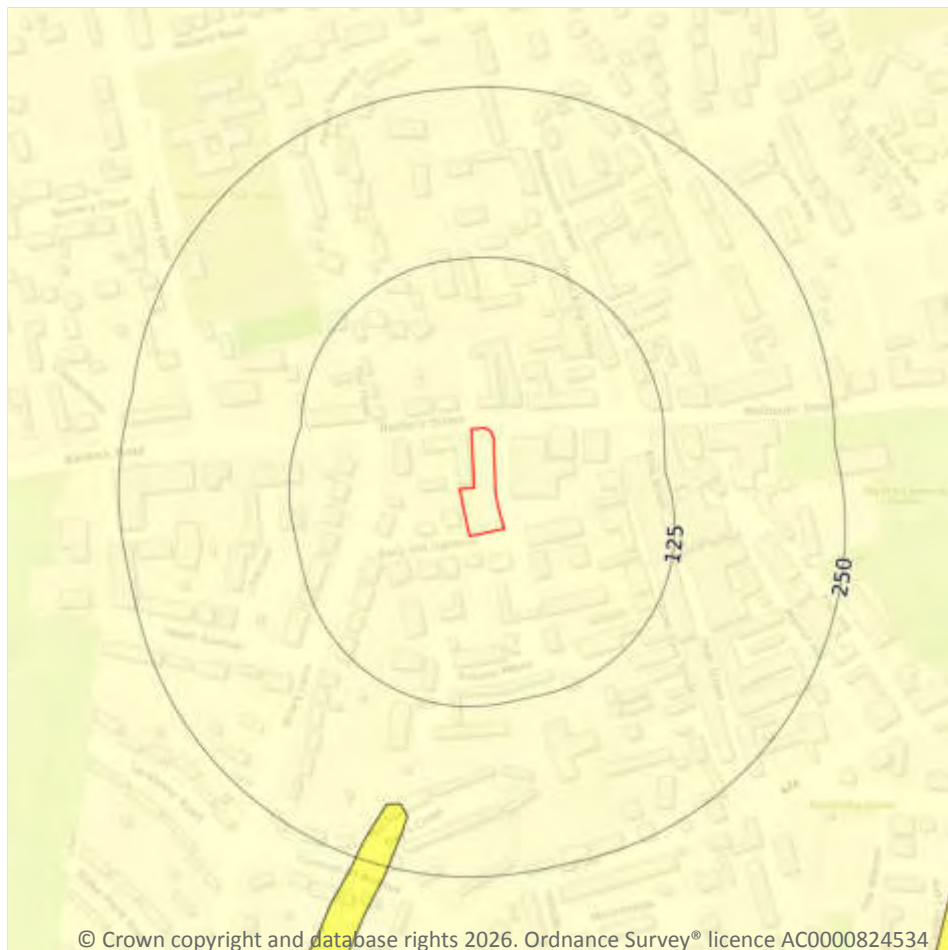
Features are displayed on the Natural ground subsidence - Landslides map on [page 107](#) >

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.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

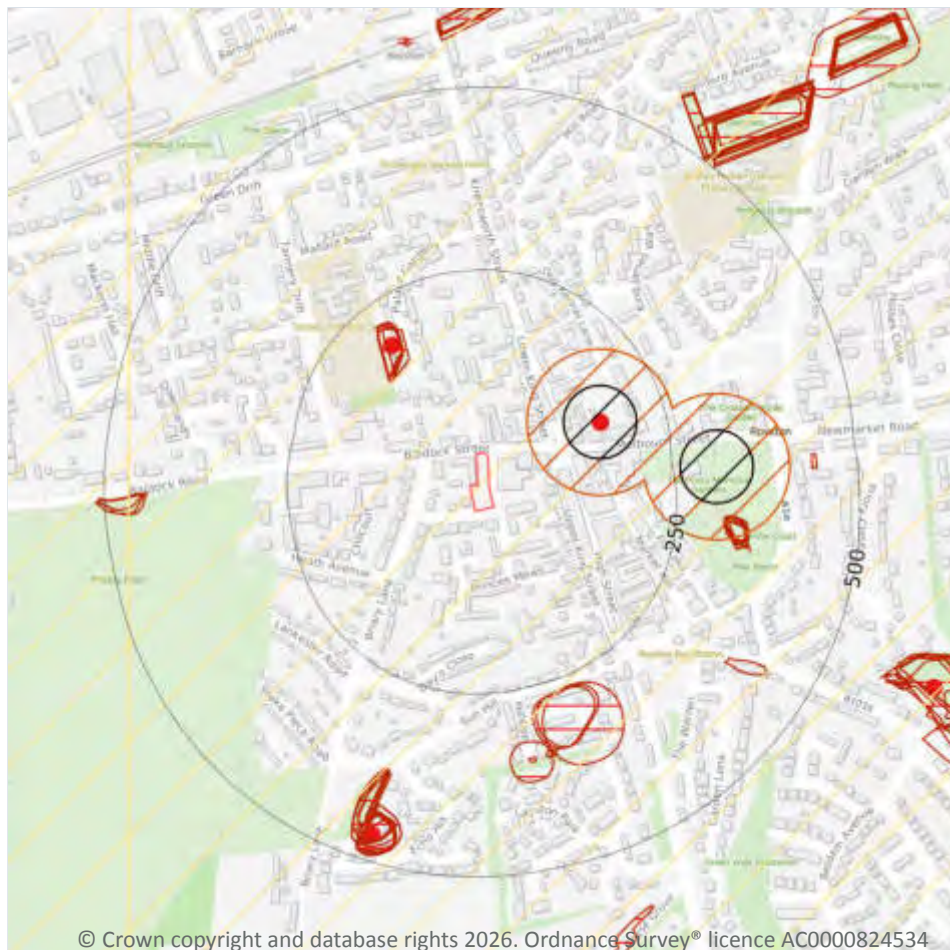
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 108 >](#)

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

This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

3

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.

Features are displayed on the Mining and ground workings map on [page 110](#) >

ID	Location	Details	Description
A	161m E	Name: Royston Cave Address: Melbourn Street, ROYSTON, Hertfordshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit, drift or incline. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun' Ee' - Scots). May also be locally termed 'Quarry' or 'Underground Quarry' when referring to sites extracting building stone (e.g. in Dorset and Wiltshire). The location given is that of the mine entrance and may be approximate for older sites shown on contemporaneous mapping by the Geological Survey used as the source document. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
B	187m NW	Name: Baldock Street Chalk Pit Address: ROYSTON, Hertfordshire Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
F	463m S	Name: Royston Chalk Pit Address: ROYSTON, Hertfordshire Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

6

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 110](#) >



ID	Location	Land Use	Year of mapping	Mapping scale
B	151m NW	Unspecified Pit	1959	1:10560
B	152m NW	Old Chalk Pit	1901	1:10560
B	157m NW	Unspecified Pit	1947	1:10560
B	157m NW	Old Chalk Pit	1922	1:10560
B	157m NW	Unspecified Pit	1938	1:10560
B	157m NW	Unspecified Pit	1938	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

7

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 110](#) >

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	61m E	Royston Cave	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
A	111m E	Royston Cave	Chalk	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
3	259m E	Royston Cave	Chalk	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
6	466m W	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.
-	620m S	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.
-	780m SW	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

3

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.

Location	Mineral type
28m E	Unspecified
40m E	Unspecified
75m E	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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



This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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

18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.



18.16 Clay mining

Records on site
0

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

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



19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents

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

5

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.

Features are displayed on the Ground cavities and sinkholes map on [page 117](#) >

ID	Location	Mine Address	Mineral
A	109m E	Royston, Hertfordshire	Chalk
A	147m E	Royston, Hertfordshire	Chalk
A	171m E	Royston Cave, Royston, Hertfordshire	Chalk
1	501m SW	Royston, Hertfordshire	Chalk
-	773m SE	Royston, Hertfordshire	Chalk

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

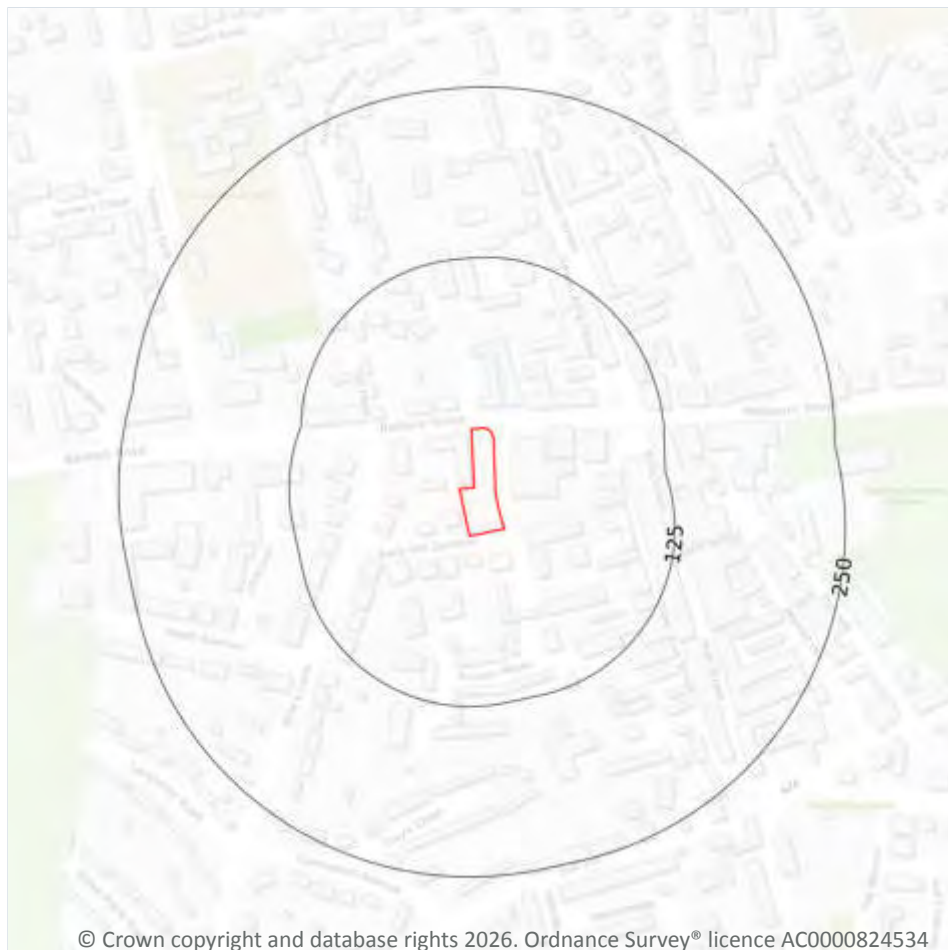
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising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

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

This data is sourced from Groundsure.



20 Radon



— Site Outline
Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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 119](#) >

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**2**

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 mg/kg
1m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m**0**

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m**0**

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London. Please note that the Crossrail 2 project has been temporarily suspended. It is possible funding will be received in the future, but there is no guarantee of this.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.

