



Desk Based Geoenvironmental and Geotechnical Site Assessment

Starwood House
Avenue One
Letchworth Garden City
Hertfordshire
SG6 2TT

March 2025

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Executive Summary

TRC Companies Limited (TRC) was commissioned by Letchworth Investment LLP (the 'Client') to undertake a Tier 1 Desk Based Geoenvironmental and Geotechnical Site Assessment at Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2TT (hereafter referred to as the 'Site').

This Executive Summary is part of the complete report; and findings, opinions or conclusions in this Executive Summary are made in context with the complete report. TRC recommends that the user reads the entire report for all supporting information related to findings opinions and conclusions.

Executive Summary	
Site Details	
Client	Letchworth Investment LLP
Site Address & Grid Reference	Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2TT Easting 523280, Northing 232950
Site Area	2.59 ha
Proposed Development	The proposed development plan indicates a commercial/industrial end use consisting of two buildings comprised of three units with surrounding hardstanding and soft landscaping.
Site Setting	
Current Site Use	The Site currently comprises a data centre with offices and associated car park along with soft landscaping surrounding the site.
Site History	Earliest available mapping (1880) shows that the Site comprised agricultural fields. By the 1960s, infrastructure associated with the adjacent "Metal Works" and tank overlaps within the site boundary. By the early 1980s, the Site was redeveloped to contain two new buildings and associated tanks. By the late 1980s and early 1990s, the Site was redeveloped again to a data centre with offices and associated car park, reflecting its current land use.
Expected Geology	Made Ground – Anticipated to be present due to past developments. Superficial Deposits – Not expected. Bedrock geology – Holywell Nodular Chalk Formation and New Pit Chalk Formation (Undifferentiated) Chalk.
Expected Hydrogeology	Bedrock geology – Unconfined - Principal Aquifer. The Site lies within a groundwater source protection zone 1. According to previous site investigation information the groundwater flow direction is assumed to flow to the northwest. Groundwater is therefore considered to be moderately sensitive to contamination. The Envirocheck report indicates limited potential for groundwater flooding to occur.
Expected Hydrology	The nearest surface water feature is a small pond (Western Lake) located 38metres (m) northwest of the Site. Western Lake sits above the level of the Site, and considering that groundwater is circa 19m bgl, Western Lake is unlikely to be in hydraulic continuity with groundwater beneath the Site. Surface water is therefore not considered sensitive to contamination.

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	The Site is located within Flood Zone 1. The annual risk of flooding from surface water is high. The flood risk from rivers and sea is low.
Mining	The Site is not in an area affected by coal mining. The Site is not in an area affected by any other mining activity.
Radon	Less than 1% of homes are above the Action Level, as such no special precautions are required.
Unexploded Ordnance Risk Assessment	The UXO risk at the Site is “low”.
Environmental Assessment	
Initial Conceptual Site Model	On Site: The Made Ground from previous developments, tanks, and previous operations at the Site could be a source of asbestos fibres in soil, heavy metals, polycyclic aromatic hydrocarbons (PAH), total petroleum hydrocarbons (TPH), polychlorinated biphenyls (PCB), ground gases and/or organic vapours. Off Site: Tanks and industrial/commercial developments in the area are a potential source of heavy metals, PAH, TPH, PCB and ground gases/organic vapour. Potentially complete contaminant linkages have been identified and are considered to pose a potential risk to the identified receptors.
Geotechnical Assessment	
Geotechnical Hazards	The following potential geotechnical hazards have been identified: • Made Ground is locally expected to depths of at least 4.80m below ground level (bgl); • Buried obstructions, such as old foundations, cobbles in Made Ground, flints in chalk; • Ground conditions aggressive to buried concrete; • Potential dissolution features in Chalk; A foundation risk assessment and consultation with the Environment Agency is likely to be required for any construction works in chalk.
Summary and Conclusions	
Based on this assessment it is considered that the former land uses could potentially impact the underlying soil and groundwater conditions. Potentially complete contaminant linkages have been identified and are considered to pose a potential risk to the identified receptors. A number of potential geotechnical hazards are anticipated associated with the proposed development.	
Recommendations	
A ground investigation should be designed, implemented, and reported by a competent person, in accordance with LCRM 2020 (amended 2023), BS10175:2011 (+A2:2017), BS5930:2015 (+A1:2020), and Eurocode 7 Part 2 (and the associated national annex), and in accordance with current relevant technical guidance. The ground investigation should confirm the geology, groundwater regime and engineering properties of the underlying ground. Further, it should target the identified potential contaminant linkages	

Executive Summary

and ensure that the geotechnical hazards identified in this report are assessed with focus on the proposed development.

Following the ground investigation, an intrusive Geoenvironmental and Geotechnical Site Assessment Report (Tier 2) should be prepared in order to update the conceptual site model and to determine the environmental characterisation of the Site. The Tier 2 report will include a geotechnical evaluation and provide geotechnical design recommendations for the proposed development.

An arborist survey and assessment is recommended to inform the foundation design for a future development.

1.0 Introduction

1.1 Appointment and Purpose

TRC Companies Limited (TRC) was commissioned by Letchworth Investment LLP (the 'Client') to undertake a Tier 1 Desk Based Geoenvironmental and Geotechnical Site Assessment at Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2TT (hereafter referred to as the 'Site').

A site location plan is presented as Figure 1 in Annex A.

This report has been prepared in accordance with TRC's proposal dated 20/12/2024 and the respective terms and conditions contained therein.

This Tier 1 report has been commissioned to assess environmental and geotechnical considerations, predominantly with respect to ground conditions at the Site, which will be used to aid due diligence, planning and design for a proposed commercial/industrial development, as discussed in the following section.

1.2 Proposed Development

The proposed development plan includes two large warehouses comprising three units. Units 1 and 2 have first floor offices adjacent to their northern boundary. A service yard is located adjacent to the west of Units 1 and 2, and adjacent to the southern boundary of Unit 3. Car parking is located to the north of Unit 3, and soft landscaping is present along the site boundaries.

Based on the above and the anticipated site-specific ground conditions presented in this report, the proposed development is considered to fall into geotechnical category 2 with respect to BS EN 1997 (Eurocode 7).

The end user sensitivity is considered to be "low" for the proposed commercial/industrial end use.

A proposed development plan is presented as Figure 2 in Annex A.

1.3 Available Information and Standards

This Tier 1 report presents the findings of a desk study based on the following information:

- Historical uses of the Site and surroundings;
- Current use and condition of the Site;
- Environmental setting in terms of geology, hydrogeology, hydrology and surrounding land uses, based on publicly available environmental records;
- Previous reports for the Site as listed in Section 3; and
- A Landmark Envirocheck Report (Annex B).

This Tier 1 report has been conducted with due regard to the following guidance:

- The National Planning Policy Framework;
- BS5930:2015 (+A1:2020) Code of Practice for Ground Investigations;
- BS EN 1997 Eurocode 7;
- BS10175:2011 (+A2:2017) Investigation of Potentially Contaminated Sites – Code of Practice; and,
- Land Contamination Risk Management (LCRM) 2020 (2023 update).

1.4 Significant Assumptions

This report presents TRC's observations, findings, and conclusions as they existed on the date that this report was issued. This report is subject to modification if TRC becomes aware of additional information after the date of issue of this report that is material to its findings and conclusions.

The reliability of information provided by others to TRC cannot be guaranteed to be accurate or complete. Performance of this Tier 1 report is intended to reduce, but not eliminate, uncertainty of geo-environmental and geotechnical conditions associated with the subject site; therefore, the findings and conclusions made in this report should not be construed to warrant or guarantee the subject site, or express or imply, including without limitation, warranties as to its marketability for a particular use. TRC found no reason to question the validity of information received unless explicitly noted elsewhere in this report.

1.5 User Reliance

This report was prepared for Letchworth Investment LLP. Reliance on the report by any other third party is subject to requesting and fully executing a reliance letter between TRC and the third party that acknowledges the TRC Standard Terms and Conditions with the Client, to the same extent as if they were the Client thereunder.

TRC has been provided with information from third parties for information purposes only and without representation or warranty, express or implied as to its accuracy or completeness and without any liability on such third parties part to revise or update the information. Where reliance has been provided by third parties to potential purchasers this is noted in our report.

2.0 Site Location and Description

2.1 Site Location

The Site comprises an approximate 2.59 ha plot of land located at Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2TT centred on National Grid Reference Easting 523280, Northing 232950, situated approximately 1.5 km east from Letchworth Garden City railway station.

The Site location is presented as Figure 1 in Annex A.

2.2 Site Description

2.2.1 Site Walkover

A site walkover was performed on 12th March 2025 by a TRC engineer, Ms. Lauren Sadowski. The following summary has been provided.

Site shape and area – The Site is a 2.59 ha, rectangular parcel of land situated approximately 1.5km east of Letchworth Garden City Train Station.

Site use – The Site currently comprises a vacant data centre with offices, with an associated car park in the north-eastern portion of the Site and soft landscaping around the perimeter of the Site. At the time of writing this assessment, the demolition contractor, Demcom had recently mobilised to Site to undertake demolition works inside the Site building.

Buildings – The Site contains a large single storey data centre with offices. The building appeared to have had several extensions.

External areas – There is car park in the north-eastern portion of the Site, which contains hardstanding. Soft landscaped areas are present around the perimeter of the Site. The soft landscaped areas are behind a fence.

Topography – The Site's ground elevation is approximately 81m aOD. The Site is generally flat, with slopes upward around the perimeter of the Site. The soft landscaping in the south-eastern portion of the Site appears slightly higher in elevation by approximately 0.3m and is slightly uneven.

Surface water features – No surface water features were identified at the Site.

Vegetation – There appears to be mature/semi mature trees and vegetation bordering the site boundary.

Boundaries – A metal fence surrounds the Site on all boundaries.

Access – The Site can be accessed from Avenue One from the northwest corner of the Site.

Utilities/services – According to the demolition contractor, the electricity has been cut at the Site. There were power cables and security cameras present along the western Site boundary. No soakaways, gas markers, stop valves were identified.

Infrastructure – One aboveground storage tank was identified adjacent to the north-west of the building. It appeared to have been empty at the time of the walkover. The tank had a 1,000 gallons (approximately 4,500 litres) capacity and may have contained diesel. No obvious staining was observed.

A cooling system, extractor fans, glycol pumps, and pressure systems.

An electricity substation was identified in the northern portion of the Site.

2.3 Surrounding Area

The Site is located within an area of predominantly commercial/industrial land uses. Land uses in the immediate vicinity include the following principal features:

Table 2.1: Summary of Surrounding Land Use

Direction	Land Use
North	The Site is bound to the north by adjacent large warehouses and associated car park with hardstanding.
East	The Site is bound to the east by Third Avenue and a Sainsbury's superstore with associated petrol filling station, car park and hardstanding.
South	The Site is bound to the south by Second Avenue and beyond this are various industrial/commercial properties.
West	The Site is bound to the west by Avenue One and by large industrial/commercial warehouses with associated hardstanding to the southwest. To the northwest, a builder's merchants yard is present.

2.4 Summary

TRC has noted the following potential sources of contamination when reviewing available satellite imagery and undertaking a site walkover:

- Anticipated presence of Made Ground due to past developments.
- The presence of an electricity substation on the northern portion of the Site
- The presence of an active petrol filling station 15m to the east of the Site.

TRC has noted the following potential geotechnical hazards when reviewing available satellite imagery:

- Anticipated presence of Made Ground due to past developments;
- Anticipated presence of underground obstructions including utilities and existing building foundations; and,
- Presence of trees and potential for ground desiccation in case cohesive soils of volume change potential are present on-site.

3.0 Previous Assessment, Investigations or Remediation

The following site specific assessments have been reviewed and are referred to in this report.

Table 3.1: Summary of Previous Site Assessments

Report Details	Summary of Geoenvironmental and Geotechnical Findings
“Tesco Starwood House, Letchworth – Phase 1 Environmental Site Assessment”, Version 1, January 8th 2024, ARCADIS	The overall aim of the environmental assessment process was to support the divestment of the Site, providing a baseline assessment of geo-environmental conditions including the subsurface beneath the Site. The key objectives from the report were: • To examine whether there had been potentially contaminative uses on the Site or nearby land and identify Potential Areas of Concern through desk top study; • To carry out a site walkover to provide additional information to support the development of a conceptual site model (CSM); and, • To prepare a Preliminary Risk Assessment report to identify potentially active contaminant linkages. The report concluded that there has been limited notable potentially contaminative development across most of the Site since the earliest historical mapping dating to 1880. There were previous industrial buildings relating to steel and metal works as well as the traveling crane located on Site. The report noted two underground storage tanks which were decommissioned in 2017 but were understood to contain diesel fuel. One of the decommissioned tanks was removed from Site, but the other remained on Site. The report concluded that several off-site land uses represent potential sources of contamination, including industrial and commercial land uses around the vicinity of the Site. Minimal environmental testing was undertaken on the Site previously. Arcadis undertook soil sampling on the Site in 2017 during the tank decommissioning process; however, this was limited to testing of stockpiles and excavation of the sole underground storage tank removed from the north of the Site. The data results concluded that there were no raised concentrations of hydrocarbons above Arcadis general assessment criteria protective of human health and controlled waters. No other known historical environmental investigations have been undertaken at the Site. The report stated that the Site is located within source protection zone (SPZ) 1. The report concludes that groundwater within the bedrock geology of Holywell Nodular Formation and New Pitt Chalk Formation are classified as a Principal Aquifer. The report also noted a potable water abstraction located 261m south of the Site. A geotechnical assessment was not part of this investigation and report.
“Geo-environmental Ground Investigation Report”, Version 1, April 2024, ARCADIS	The overall aim of the report was to undertake an initial assessment of the presence, composition, and extent of potential contamination beneath the surface of the Site, and collected geotechnical information regarding subsurface conditions to support future leaseholders with planning redevelopment works. The scope of works for this geo-environmental ground investigation included:

Report Details	Summary of Geoenvironmental and Geotechnical Findings
	• A detailed UXO Risk Assessment for the Site; • Risk assessments including preparation of a Health and Safety Plan for site works; • Commission and supervision of full topographic and utility survey undertaken by Arcadis approved specialist contractor before intrusive works. The scope of works for the intrusive investigation included: • Concrete coring of all proposed drilling locations; • Hand pitting to 1.20m below ground level prior to drilling; • Drilling of 3 no. dynamic sampling/rotary drilling boreholes up to 30m below ground level (bgl) with in-situ geotechnical testing; • Collection of soil samples at regular interval for environmental and geotechnical laboratory testing; • Soil waste disposal; • Development of newly installed monitoring wells; • Waste water disposal; • Groundwater monitoring and sampling of all newly installed monitoring locations; and • Submission of groundwater samples for environmental laboratory testing. All three deep boreholes (BH101, BH102, BH103) reached a target depth of 30m bgl. Six more exploratory hole locations were abandoned at shallow depths while excavating the starter/inspection pits between 0.31m bgl and 1.04m bgl due to refusal on concrete obstruction. A groundwater monitoring well was installed at each of the three successfully drilled boreholes. The geology encountered during the site investigation was Made Ground to a maximum depth of 1.45 m bgl, which was underlain by very weak, light Chalk. The Holywell Nodular Chalk Formation and New Pit Chalk Formation (Undifferentiated) was encountered to a maximum depth of 30.00m bgl. Groundwater strikes were observed at 18.9 m bgl in BH101. Groundwater was measured resting between 24.80m bgl (BH102) to 19.07 m bgl (BH103) during the groundwater monitoring and sampling works. Groundwater monitoring found resting levels at depths from 19.068m bgl to 24.230m bgl. Soil samples were analysed for Total Petroleum Hydrocarbons (TPH) using the Criteria Working Group (CWG) method, fuel additives, pollutants regulated by the United States Environmental Protection Agency (US EPA), Polycyclic Aromatic Hydrocarbons (PAHs), Polychlorinated Biphenyls (PCBs), Contaminated Land Exposure Assessment (CLEA) metals, Hexavalent Chromium (Cr(VI)), Sulfate (SO₄²⁻), a comprehensive Waste Acceptance Criteria (WAC) analysis, an asbestos screen, and pH levels. Groundwater samples were tested for TPH (CWG), PAHs, Volatile Organic Compounds (VOCs), CLEA metals, Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), Methyl Tertiary-Butyl Ether (MTBE), Tertiary Amyl Methyl Ether (TAME), Diisopropyl Ether (DIPE), Tert-Butyl Alcohol (TBA), and Ethanol.

Report Details	Summary of Geoenvironmental and Geotechnical Findings
	Geotechnical samples were tested for natural moisture content, intact dry density, saturation moisture content, and porosity. The results of the Arcadis ground investigation recorded no evidence for organic contamination in the boreholes. No asbestos was detected in the samples taken, however asbestos may still be present on site in shallow soil. No visual or olfactory evidence of contamination was observed in soil and groundwater samples collected from BH101, BH102, and BH103. No measurable thickness of LNAPL was observed in any of the groundwater samples collected. PID readings in all 3 boreholes were <1 ppmV. Asbestos containing material (ACM) was not detected in any of the Made Ground soil samples. A UXO Desk Study & Risk Assessment report, dated 21st December 2023 prepared by Zetica for Arcadis, indicated 'low' UXO risk for the Site. No geotechnical assessment was included in the report.

4.0 Review of Site Data

4.1 Environmental Setting

The environmental setting of the Site can influence the susceptibility to, and relative magnitude of, environmental and geotechnical impacts and liabilities associated with on and off-site sources of contamination and geotechnical hazards.

The following sections present a summary of environmental and geotechnical reviews conducted on available records.

4.1.1 Geology

The following information has been reviewed:

- The British Geological Survey (BGS) geological map, scale 1:50,000, Sheet 221, Hitchin, 1995;
- The BGS website;
- BGS historical boreholes with reference no.:
 - BGS ID: 534770, BGS Reference: TL23SW135;
 - BGS ID: 534924, BGS Reference: TL23SW289;
- The Landmark Envirocheck Report (Annex B); and,
- The historic site investigation / assessment reports discussed previously.

Based on the above information, the Site is underlain by variable thickness of Made Ground over Chalk at depth.

The anticipated site geology is summarised in Table 4.1.

Table 4.1: Summary of Anticipated Geology

Strata	Depth to Base (m bgl)	Depth to Base (m aOD)*	Thickness (m)	Typical Description
Made Ground	1.50/4.80	79.50 to 76.20	1.50 to 4.80	Heterogeneous mix of sandy, gravelly clay with brick fragments and concrete obstructions.
Holywell Nodular Chalk Formation and New Pit Chalk Formation (Undifferentiated) Chalk	>57	<24	Unknown	White to greyish-white, nodular and firm to moderately hard chalk with sporadic marl seams and flint bands. Typically fossiliferous, with varying degrees of bioturbation.

* Ground level is at approximately 81m aOD according to Google Earth aerial imagery.

4.1.2 Mining

The Landmark Envirocheck indicates that the Site is not within an area that may be affected by coal mining. The Site is not in an area affected by any other mining activity.

4.1.3 Radon

BGS records indicate that the Site is in a lower probability radon area where less than 1% of homes are estimated to be at or above the Action Level. On this basis, the BGS states that “no radon protective measures are necessary in the construction of new dwellings or extensions”.

4.1.4 Seismicity

The national foreword to BS EN 1998-1:2004+A1:2013 'Eurocode 8: Design of Structures for Earthquake Resistance – Part 1' states that there are no requirements in the UK to consider seismic loading, and the whole of the UK may be considered an area of very low seismicity in which the provisions of EN 1998 need not apply.

4.1.5 Hydrogeology

British Geological Survey (BGS) geological mapping and hydrogeological mapping presented by DEFRA (MAGIC website) indicate the following hydrogeological information for the Site:

Table 4.2: Summary of Hydrogeology

Geology	Geological Description	Aquifer Status	Aquifer Description
Bedrock: Holywell Nodular Chalk Formation and New Pit Chalk Formation (Undifferentiated) Chalk	Chalk	Principal Aquifer	Geological strata that exhibit high intergranular and/or fracture permeability. They usually provide a high level of water storage and can support water supply and/or base flow to rivers, lakes and wetlands on a strategic scale.

The Site lies within groundwater source protection zone 1.

The nearest active groundwater abstraction is 262m south of the site and is for Affinity Water Limited for public water supply.

Groundwater was encountered in BGS borehole reference TL23SW135, BGS ID 534770. Groundwater encountered at 19m bgl. Groundwater was also encountered in the boreholes from the previous investigation. Specifically, groundwater was found during monitoring to rest at depths ranging from 24.80m bgl to 19.07m bgl, and associated groundwater elevations ranging from 56.34m AOD to 61.98 m AOD.

Based on the findings from the previous investigation at the Site the groundwater is assumed to flow to the northwest.

The Landmark Envirocheck report indicates limited potential for groundwater flooding to occur.

4.1.6 Hydrology

The nearest surface water feature is a small pond (Western Lake) located 38m northwest of the Site. Western Lake sits above the level of the Site, and considering that groundwater is circa 19m bgl, Western Lake is unlikely to be in hydraulic continuity with groundwater beneath the Site.

There is no active surface water abstraction within 500m of the site.

The Site is located within flood zone 1, meaning it has a low probability of flooding from rivers and the sea.

The annual risk of flooding from surface water is high. The risk from flooding from groundwater and reservoirs is considered unlikely in this area.

4.1.7 Sensitive Land Uses

There are two nitrate vulnerable zones located on-site. There is also an area of adopted green belt and an area of unadopted green belt located within 250m of the Site.

4.1.8 Summary of Site Sensitivity

The Site is considered to be of “high” environmental sensitivity, based on the following key factors:

- The published geology indicates that the Site is underlain by variable Made Ground with Holywell Nodular Chalk Formation and New Pit Chalk Formation (Undifferentiated) Chalk beneath at depth;
- The Holywell Nodular Chalk Formation and New Pit Chalk Formation (Undifferentiated) Chalk are a Principal Aquifer;
- The Site lies in source protection zone 1;
- The published geology of the Site indicates that the Principal Aquifer is unconfined;
- The nearest groundwater abstraction is for potable water and lies 262m south of the Site; and,
- The nearest surface water feature is Western Lake and lies 38m northwest of the Site however it is unlikely to be hydraulic conductivity with groundwater beneath the Site.

4.2 Environmental Regulatory Database Review

The following environmental data have been obtained from a Landmark Envirocheck Report (Annex B), which includes a search of databases held by regulatory bodies including the EA, BGS, the Department for the Environment, Food and Rural Affairs (DEFRA), City, District and Borough Councils and County Councils.

The table below summarises key features identified on-site and within the 500m search radius.

Table 4.3: Summary of Environmental Regulatory Database Review

Database	On-Site	0-500m	Description
Agency and Hydrological			
Enforcement and Prohibition Notices	0	1	316 m W, Location – Works Road, Letchworth, Hertfordshire, SG6 1LT. Permit Reference – 10 th February 1995.
Integrated Pollution Controls	0	5	235 m NW, Location – Works Road, Letchworth, Hertfordshire, SG6 1LT. Permit Reference – BD9653. Dated - 24 th November 1998.
			238 m NW, Location – Works Road, Letchworth, Hertfordshire, SG6 1LT. Permit Reference - AY7917. Dated – 18 th July 1997.
			242 m NW, Location – Works Road, Letchworth, Hertfordshire, SG6 1LT. Permit Reference - AO0113. Dated – 25 th November 1994.
			284 m N, Location – Works Road, Letchworth, Hertfordshire, SG6 3LP. Permit Reference - AN6302. Dated – 20 th June 1994.
			285 m N, Location – Works Road, Letchworth, Hertfordshire, SG6 1LP. Permit Reference - Bj3462. Dated – 29 th March 2001.

Database	On-Site	0-500m	Description
Integrated Pollution Prevention and Control	0	3	259 m N, Name – Carbon Processing Limited. Authority – Environment Agency, Anglian Region. Permit Reference – Br5566ip. Effective Date – 21st March 2005. 357 m E, Name – Conrad (Letchworth) Limited. Authority – Environment Agency, Thames Region. Permit Reference – HP3928SA. Effective Date – 4th March 2024. 357 m E, Name – Conrad (Lester Way) Limited. Authority – Environment Agency, Thames Region. Permit Reference – TP3025SX. Effective Date – 21st December 2023.

Database	On-Site	0-500m	Description
Local Authority Pollution Prevention and Controls	0	9	25 m NE, Name – Sainsbury’s Petrol Station. Authority – North Hertfordshire District Council, Environmental Health Department. Permit Reference – EPA/10953/P2. Effective Date – 11th January 2016. 76 m SW, Name – Rosengrens UK. Authority – North Hertfordshire District Council, Environmental Health Department. Permit Reference – Not Given. Effective Date – Not supplied. 262 m W, Name – Simum Casting Company Ltd. Authority – North Hertfordshire District Council, Environmental Health Department. Permit Reference – Epa/19920/03. Effective Date – 1st November 2003. 291 m N, Name – Showcard Group Ltd. Authority – North Hertfordshire District Council, Environmental Health Department. Permit Reference – Not Given. Status – Authorised. 334 m W, Name – Gelpas. Authority – North Hertfordshire District Council, Environmental Health Department. Permit Reference – Not Given. Status – Authorised. 349 m NE, Name – Benchmark Fabrications Ltd. Authority – North Hertfordshire District Council, Environmental Health Department. Permit Reference – EPA/01861/13/P1. Status – Permitted. 400 m W, Name – Susan Majlath. Authority – North Hertfordshire District Council, Environmental Health Department. Permit Reference – Not Given. Status – Authorised. 406 m N, Name – Alpha Stove Enamelling. Authority – North Hertfordshire District Council, Environmental Health Department. Permit Reference – Not Given. Status – Authorised. 443 m W, Name – Britton Gelpas Ltd. Authority – North Hertfordshire District Council, Environmental Health Department. Permit Reference – Not Given. Status – Authorised.

Database	On-Site	0-500m	Description
Pollution Incidents to Controlled Waters	0	3	206 m SE, Location – Kelvedon District. Authority – Environment Agency, Anglian Region. Incident Date – 1st October 1992. Incident Reference – 1452. Receiving water – Estuary. Incident severity – Category 3 – Minor Incident. 324 m NW, Location – Bedford District. Authority – Environment Agency, Anglian Region. Incident Date – 9th May 1997. Receiving water – Freshwater Stream/River. Incident severity – Category 3, Minor Incident. 375 m W, Location – Bedford District. Authority – Environment Agency, Anglian Region. Incident Date – 2nd May 1996. Receiving water – Freshwater stream/river. Incident severity – Category 3, Minor Incident.
Registered Radioactive Substances	0	2	136 M SW, Location – Dunhams Lane. Authority – Environment Agency, Anglian Region. Incident Date – 1st December 2003. Process type – Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7). 156 m S, Location – Thorn Security Ltd. Authority – Environment Agency, Anglian Region. Incident Date – 1st December 2003. Process type – Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7). Process type – Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7).
Waste			
Local Authority Landfill Coverage	2	0	Hertfordshire County Council and has supplied landfill data. North Hertfordshire District Council and has supplied landfill data.
Potentially Infilled Land (Non-Water)	0	1	498 m N, Unknown Filled Ground (pit, quarry, etc). Date of Mapping – 1986.
Registered Waste Treatment or Disposal Sites	0	1	304 m N, Site Location – Works Road, Letchworth, Hertfordshire. Site Category – Recovery – with reclamation. Waste source – no known restriction on source of waste. Dated – 1 st October 1992.
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)	0	2	214 m W, Name – Altro Ltd. Reference – 1896790. Type – Lower Tier. Status – Active. 230 m W, Name – Boc Limited. Reference – Not supplied. Type – Lower Tier. Status – Active.
Notification of Installations Handling Hazardous Substances (NIHHS)	0	1	326 m NW, Name – Transco. Status – Not Active.