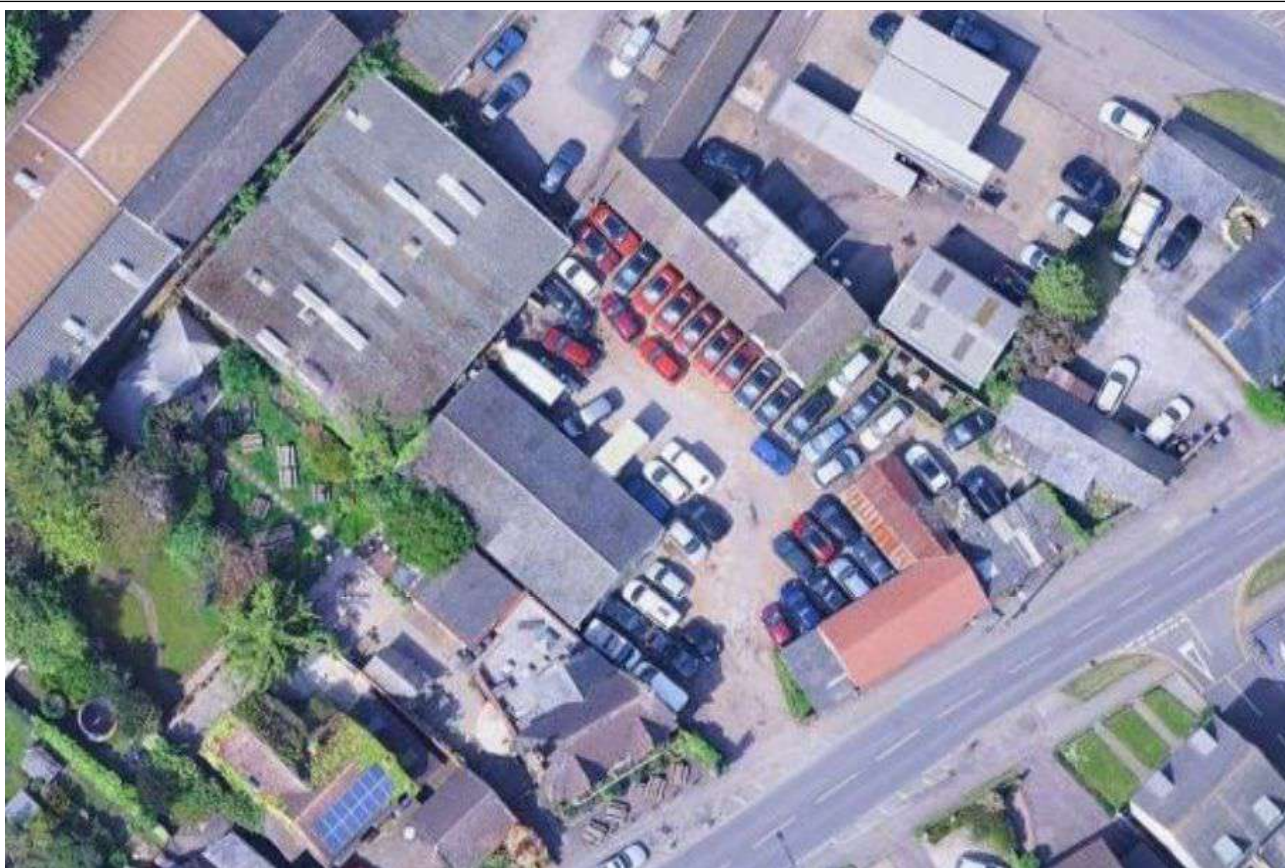


**Dean's Yard, South Road,
Baldock**



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PHASE ONE ENVIRONMENTAL ASSESSMENT REPORT (PRELIMINARY RISK ASSESSMENT)



Report Prepared By:

A handwritten signature in black ink, appearing to read 'James Edley'.

James Edley

Report Reviewed By:

A handwritten signature in black ink, appearing to read 'Steven Partridge'.

Steven Partridge

Client: Baldock Operations Ltd

Subadra Consulting Ltd. Registered in
England No. 4586038
Registered Office 13 Triangle Business
Park, Stoke Mandeville, HP22 5BL

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**Dean's Yard, South Road,
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Phase I Environmental Assessment – Summary

Environmental Site Sensitivity

The site is located in an area of high environmental sensitivity. Geology maps indicate underlying geology comprises Alluvial Fan Deposits (sand and silt) overlying the Holywell Nodular Chalk and New Pit Chalk Formations (chalk with flints, with discrete marl and flint seams throughout). The Alluvium is designated as a Secondary Aquifer and the deeper Chalk as a Principal Aquifer.

The site lies within a designated Source Protection Zone (Zone II / Outer); these are designated areas around drinking water sources / abstractions where land use and activities are managed (usually by the EA) to prevent contamination and protect water quality. The SPZ is likely to be associated with a public water abstraction located ~1,350m to the south-west and is likely to draw from the deeper chalk Principal Aquifer.

The nearest surface water is an unnamed stream / drainage ditch, located ~560m to the east and we have not identified any surface water abstractions that we consider to be at-risk of impact from any shallow contamination that may be present beneath the site.

We have not identified any records relating to previous ground investigations having been carried out at the site. However, local borehole records indicate the Alluvium may be absent (or present in a limited thickness), with chalk present at or near surface. Made Ground may also be present at shallow depths. Groundwater is likely to be present at depths of ~11.5m, although this record dates back to 1935 and groundwater levels may have changed (due to altered pumping regimes from nearby water abstractions).

Review of Site History and Potential Contaminant Sources

Our historical review indicates that the site has been in use as an engineering works and/or a vehicle repair workshop for >75 years.

We have not identified any records that indicate there have been any significant pollution incidents at the site. However, site activities may have led to localised shallow contamination. Made Ground may be present at the site and could also constitute a potential source of contamination. There is also an electricity sub-station on-site. Pollutants associated with these activities include: oils, fuels, solvents, asbestos, PCBs etc

We have not identified any significant sources of hazardous ground gases associated with the site. The site is therefore unlikely to be at-risk of impact from concentrations of hazardous ground gases.

Conclusions

Based on the results of our desk-top review, we have identified various potential sources of contamination or potentially contaminative activities associated with the site and our qualitative assessment has confirmed that a viable pollutant linkage(s) may exist.

Due to the sensitivity of the site's location, we consider that an environmental investigation is required to verify whether shallow soils and the underlying chalk aquifer have been impacted as a result of the site's extended use as an engineering works and/or vehicle repair workshop.

Our recommendations relating to the site's proposed redevelopment are presented on the following page.

Your attention is drawn to the Notice to Interested Parties included as Attachment One

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List of Attachments

Attachment One: Notice to Interested Parties
Attachment Two: Historical Maps

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1 Introduction

1.1 The Purpose of This Assessment

The site is located on South Road in Baldock and comprises a vehicle repair and maintenance workshop. We understand that Baldock Operations Ltd proposes to redevelop the site for residential end-use.

We have been commissioned by Baldock Operations Ltd to undertake a Phase One Environmental Report (also known as a Preliminary Risk Assessment), which we understand is to be submitted to the local planning authority in support of the application for the site's redevelopment.

The purpose of this assessment was to develop an initial conceptual site model of the site and establish whether or not there are potentially unacceptable risks to sensitive receptors from potential contaminants that may be present in the soil and/or groundwater under the site. We have not carried out any intrusive investigation of the site and have made no measurements of actual contamination levels that may be present.

Our environmental assessment was undertaken in accordance with the guidelines presented in the Environment Agency (Published 2020, last updated 2023) 'Land contamination risk management (LCRM)' documents and Environment Agency (2016) Guiding principles for land contamination (GPLC).

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

1.2 The Scope of This Assessment

Our assessment included:

- A review of geological, hydrogeological and hydrological information to establish environmental sensitivities at the site and in its vicinity;
- A review of available historical information to determine the historical use of the site and its immediate surroundings;
- A review of photos provided by the client, to assist in identifying visual signs of pollution or potentially polluting activities;
- Compilation of a Conceptual Site Model and completion of a Qualitative Risk Assessment;
- Preparation of this report, presenting our findings and conclusions, and any recommendations for further work that we consider appropriate.

The findings and opinions in this review are based upon information obtained from the sources outlined above. Information obtained from third parties has been accepted at face value however we do not guarantee its authenticity. Where practicable the information provided was confirmed from a secondary source such as the review of available municipal records.

All the activities comprising this assessment were carried out in accordance with the procedures set out in our Quality Manual.

1.3 Previous Reports Relating to the Site

We do not hold, and have not been provided with any, previous reports relating to the site.

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1.4 Proposed Development Plans

Proposed Developments	We understand that Baldock Operations Ltd proposes to demolish the existing building and redevelop the site for residential end use. The development will include 9 no. dwellings, with associated access, parking, and landscaping/gardens. A site plan showing the proposed development plan is provided below.
Active Planning Applications	A planning application for the site's redevelopment (application ref. 25/02204/FP) has been submitted to North Herts Council and a Decision is currently pending. We understand, however, that based on pre-application discussions, the Council requires the completion of an environmental assessment to establish whether the site's historical use as a workshop has led to significant impact (and if so, propose measures to remediate the contamination and/or mitigate risk to future site users). We understand that this report is therefore to be submitted in support of the planning application for the site's redevelopment, as detailed above. Whilst our assessment has not been compiled to directly satisfy any specific planning conditions the information contained in this report may assist in satisfying any such requirements, although further works may be required.



Table One: Proposed Development Plans

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2 Desk Study Information

2.1 Site Description, Location and Setting

Site Description	The site is located on South Road in Baldock and comprises a series of commercial buildings, one of which is used as vehicle repair and maintenance workshop. Numerous vehicles, in various states of repair, were present at the site, as were a number of waste drums and equipment associated with workshop activities (based on the photos provided by the client). We also understand that the site has been used for vehicle sales in the past. There is an electricity sub-station along the north-east boundary. The site is relatively flat with no pronounced slope. A selection of photos indicating site use are provided below, showing the location of buildings, yard area and interior of one of the buildings (currently disused). The remaining two workshop buildings are currently leased to a third party and access to the internal areas was not possible.		
Grid Reference	525100 233540	Location	The site is located on South Road, ~700m to the south-east of Baldock town centre. An OS map showing the site's location is provided on page 8
Elevation (approx)	~70m AOD		
Size (approx)	0.20ha		

Note: site description obtained from review of Google Streetview images

Table Two: Site Location and Setting



Photograph One: Site view from South Road, with main workshop on left hand side.

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Photograph Two: Main workshop building, currently in use for vehicle maintenance / repair, located towards the western end of the site.



Photograph Three: Workshop building located to the rear (northern end) of the site. Currently no obvious signs of use.



Photograph Four / Five: Interior of workshop building nearest South Road (towards eastern corner of the site). Currently not in use, other than for storage of old car parts (waste?).



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Photograph Six: Courtyard area in centre of site.
Covered with gravel (i.e. No hardstanding)



Photograph Seven: Electrical sub-station, just
beyond site boundary.

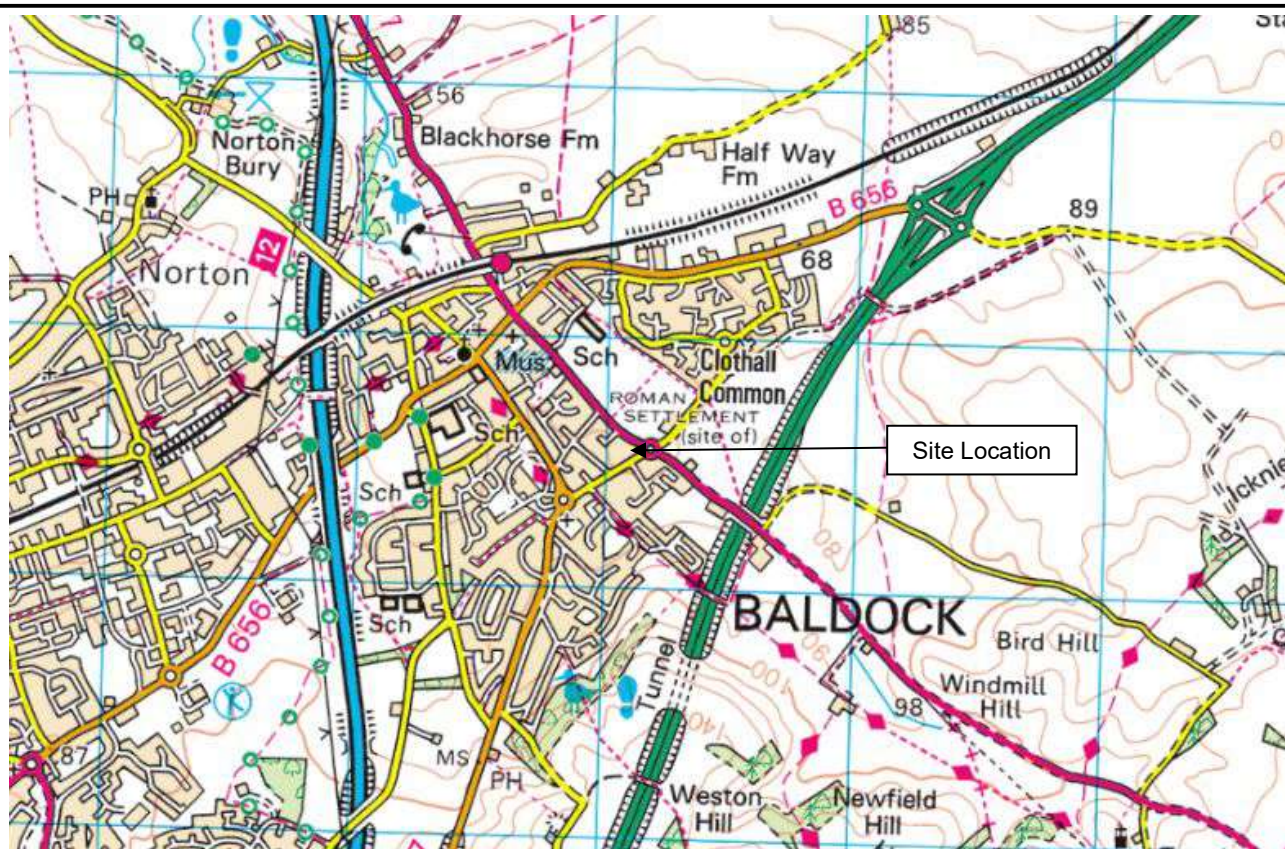


Figure One: Site Location Map

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Figure Two: Aerial Photograph Showing Site and Surrounding Area

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Direction	Details
North-east	Vehicle repair workshop / MOT test centre (and former filling station) (>5m), Clothall Road (~35m) and then fields (>45m).
East	Residential property (detached) at the junction of Clothall Road and South Road (<5m), with allotments beyond (>70m).
South / south-east	Residential properties with gardens across South Road (>15m).
South-west	Residential properties with gardens (>5m).
North-west	Works / factory (<5m) manufacturing metal components for the marine industry, with residential properties beyond (>20m).

Table Three: Surrounding Land Use

2.2 Geology, Hydrogeology and Hydrology

	Geological Unit	Description	Estimated Thickness	Data Source
Drift Geology	Alluvial Fan Deposits	Sand and silt	<10m	British Geological Survey (BGS)
Solid Geology	Holywell Nodular Chalk and New Pit Chalk Formations	Chalk with flints, with discrete marl and flint seams throughout.	>50m	
	Gault Formation	Mudstone	>50m	
Existing Investigation Data	BGS borehole ref. TL23SE10 constructed 150m to the north-east of the site, records underlying geology to comprise chalk from surface (despite being in an area shown with Alluvial Fan Deposits at surface), with flints recorded from 11.5m onwards and marl seams from 19m onwards. The underlying Gault was recorded at ~55m.			

Table Four: Regional Geology

	Geological Unit	Aquifer Classification	Groundwater Vulnerability	Data Source
Drift Geology	Alluvial Fan Deposits	Secondary Aquifer (Class A)	Moderate	Environment Agency
Solid Geology	Chalk Formations	Principal Aquifer	High	
	Gault Formation	Unproductive Stratum	N/A	
Existing Data	The BGS borehole referenced above recorded groundwater resting groundwater levels at 11.5m below ground level, within the chalk.			BGS

Table Five: Regional Hydrogeology

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	Description	Distance	Direction	Data Source
Surface Water Features	Unnamed stream / drainage ditch	~560m	East	Ordnance Survey

Table Six: Regional Hydrology

Abstraction	Groundwater	Surface Water	
Nearest	No licensed abstractions recorded within 1km. However, there are two historical abstractions located within 150m of the site (to north / north-east), with groundwater abstracted from the chalk and used for irrigation, but the license for these have been revoked. There are also numerous 'Wells' shown on historical maps (most dating back to ~1900s), some in close proximity to the site. We have found no evidence that any of these remain active, but it is possible that some of surrounding properties maintain a private supply.	None recorded within 1km	
Nearest Public Water Supply	Nearest public abstraction is located ~1,350m to the south-west and is likely to draw from the deeper chalk Principal Aquifer.		
Source Protection Zone	Source Protection Zones are designated areas around drinking water sources / abstractions where land use and activities are managed (usually by the EA) to prevent contamination and protect water quality. The site lies within a designated Source Protection Zone (Zone II / Outer). The SPZ is likely to be associated with the abstraction highlighted in the table above (although there may be additional abstractions that impact on the hydro-geological regime in the vicinity of the site).		
Site located in an Environment Agency defined 'Drinking Water Safeguard Zone'		Surface Water	Yes
		Groundwater	No

Data sourced from Environment Agency

Table Seven: Nearest Surface and Groundwater Abstractions

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2.3 Site History

2.3.1 Historical Maps

Date	Review of Map – Description of Land Use at Site and in the Immediate Surrounding Area	Potentially Contaminative Land-use	
		On-site	Off-site
1880 (1:2,500 Scale)	The site is shown largely undeveloped. There are a couple of small buildings in the eastern corner of the site, likely associated with the adjacent residential property (Prospect House). South Road forms the southern boundary and Clothall Road is shown to the north (~30m). There is a public house directly to the south-east and then residential properties (along the northern side of South Road and more generally to the east). The land to the north (beyond Clothall Road), to the east and south (beyond South Road) is shown as fields.	None identified	None identified
1898, 1922, 1937 (1:2,500 Scale)	By 1898 there are two further buildings shown, one along the rear (NW) boundary and a second along the southern boundary. However, the site use is not indicated. There are no other significant developments shown to the site. There is general in-filling of the land to the north-west and west with residential properties, and a plant nursery shown to the north-east (~100m).		
1967, 1974 (1:2,500 Scale)	The number/size/location of site buildings remains the same as previously, the site is now denoted as an 'Engineering Works'. The land to the north (previously Prospect House) is now shown as a 'Garage' (likely comprising workshop activities and fuel storage/sales). There are also residential properties now shown along the southern side of South Road to the south.	Engineering Works - potential for a range of pollutants including: oils, fuels, solvents, asbestos etc	Retail filling station / garage - potential for a range of pollutants including: oils, fuels, solvents, asbestos etc
1988, 1993 (1:2,500 Scale) 1999 (Aerial photo)	The buildings along the southern and eastern boundary remain present, but the small building to the rear of the site has been replaced with a new large square building (the workshop exists today). The garage to the north-east remains present, although there have been some minor changes to building size / layout etc. By 1993 the land to the south of South Road has been extensively developed with residential housing.		

Copies of representative historical maps are included as Attachment Two

Table Eight: Historical Maps Review

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2.3.2 Planning Records

Date	Application Number	Local Planning Authority – Planning Records (from North Herts Council planning portal)	Evidence of Development
May 1993	93/00482/1	Alterations to building including removal of cladding and new roller shutter doors / windows	Approved with conditions - unknown if implemented
December 2022	22/03131/FP	Continued use of workshop (Unit 3) as a car dealership with 12 car parking spaces	Approved with conditions (likely implemented)
September 2025	25/02204/FP	Redevelopment of site with 9 no. dwellings following demolition of existing buildings, to include access, parking, and landscaping	Current application (decision pending)

Note: Additional planning applications may have been identified which are not considered pertinent to this assessment.

Table Nine: Summary of Online Planning Records

2.3.3 Anecdotal Information / Other Historical Information

We have identified the following aerial photograph, reported to have been taken in the 1960s, which shows the site as an engineering works. Several of the existing site buildings are shown, including the workshops along the southern and western boundaries. Various wagons / trucks are present also.



Source Local history society website

Figure Three Aerial Photograph Showing Site in 1960s

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2.4 Additional Information

2.4.1 Review of Permits and Regulatory Actions

Permit/ License Type	Date and Permit Reference	Details	Issuing Authority
Discharge Consent	November 1989 Prcaf01619	Location: Tesco Store, High Street, Baldock (437m / west). Discharge type: Surface water Receiving water: Land / soakaway (groundwater) Status: Unknown	Environment Agency
Local Authority Pollution Prevention and Control	February 1999 Epa/10931/ 05/P1	Location: Tesco Petrol Station, High Street, Baldock (383m / south-west). Process: PG1/14 Petrol Filling Station. Status: Permitted	North Hertfordshire District Council
	March 2002 Epa/10965/ 05/P1	Location: Whitehorse Service Station, Clothall Road (subject site). Process: PG1/14 Petrol Filling Station. Status: Permitted	

Table Ten: Current or Past Permits or Licences (within 250m)

2.4.2 Recorded Pollution Incidents

We have not identified any pollution incidents associated with the site or the surrounding area (<250m).

2.4.3 Preliminary Flood Risk Assessment

Flood Risk	Flood Risk	Data Source
Rivers and Sea	The site lies within Flood Zone 1. Land and property within a Flood Zone 1 are defined as having a low probability of flooding.	Environment Agency
Groundwater at Surface	The BGS has indicated that there is limited potential for groundwater flooding to occur at the site.	BGS
Note	A flood risk assessment has been prepared for the site, in support of the planning application for the proposed development. The report was carried out by Civilistic Consulting Engineers, on behalf of J P & S Services Ltd, in August 2025. The report concludes that, provided the proposed flood mitigation measures are adopted during construction, the site's flood risk category is considered to be 'Low' or 'Very Low Risk' for all flood sources. The report also provides recommendations for various sustainable drainage measures, comprising a combination of permeable paving and attenuation (via geo-cellular tanks) followed by infiltration to ground (via soakaways).	

Table Eleven: Preliminary Flood Risk Assessment

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2.4.4 Preliminary Hazardous Ground Gas Risk Assessment

Risk	Description	Data Source
Radon Risk	The site is located in an area where the National Radiological Protection Board have determined that <1% houses exceed the recommended Action Level for radon for existing homes in the UK of 200Bqm-3 (averaged over a year). The site is therefore in an area of low radon risk and no radon protective measures are necessary in the construction of properties.	Public Health England
Nearest Landfill	The Environment Agency records show that there are no current or past landfill sites within 250m of the site.	Environment Agency
Degradable material within Made Ground	Made Ground may be present beneath the site and may constitute a potential source of ground gas, if organic material is present.	Historical Maps
Peat and organic matter within alluvial deposits	The Alluvial Fan Deposits are unlikely to contain substantial amounts of organic material (due to the depositional environment by which they were formed) and are therefore unlikely to represent a significant source of ground gas.	BGS
Degradation of spilled or leaked petroleum hydrocarbons	The site is a vehicle repair workshop and has previously been used as an engineering works, giving rise to the potential for hydrocarbon impact of shallow soils and/or groundwater. Any hydrocarbon impact is likely to degrade, over time, leading to the potential for ground gas generation.	Historical Maps
Natural deposits (e.g. coal measure strata).	Whilst under certain environments (e.g. Where acidic rainfall is prevalent), chalk bedrock can generate low quantities of ground gas (notably carbon dioxide); however, the chalk is not generally considered a significant source of hazardous ground gas.	BGS
Organic rich silt formed in water bodies	No source identified.	Ordnance Survey maps
Conclusions	Whilst we have identified various potential sources of hazardous ground gases associated with the site, we consider the likelihood of there being significant quantities of ground gas being generated beneath the site is low.	

Table Twelve: Hazardous Ground Gas Risk

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2.4.5 Geo-Hazards

Risk	Description	Data Source
Instability Associated with Coal Mining	The site is not located in an area considered to be at potential risk from coal mining.	Mining Remediation Authority
Unexploded Ordnance	The site has been classified as being at 'low' risk of unexploded ordnance.	Zetica Ltd

Table Thirteen: Coal Mining and UXO Risk

3 Preliminary Risk Assessment

3.1 Conceptual Site Model

We have used the information presented in the previous sections of this report to create an outline Conceptual Site Model for the site. We have reviewed potential contaminants and their receptors together with any possible pathways that may link them. The resulting pollutant linkages are summarised below.

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Contaminant	Pathway	Receptor	Viable Pollutant Linkage	
Site has been in use as an engineering works / vehicle repair workshop for >75 years. The site has been used for vehicle sales, more recently. We have not identified any records that indicate there have been any significant pollution incidents at the site. However, these activities may have led to localised shallow contamination. Potential Made Ground may be present at the site and could also constitute a potential source of contamination. There is also an electricity sub-station on-site. Pollutants associated with these activities include: oils, fuels, solvents, asbestos, PCBs etc	Ingestion and dermal contact	Future residents	Possible - subject to concentrations of any contaminants in shallow soils	
	Permeation of volatile contaminants into drinking water supply service pipes		Possible - subject to concentrations of any volatile contaminants in shallow soil (groundwater is likely to be too deep to act as a contamination source leading to the impact of site users).	
	Volatilisation of hydrocarbons to indoor/outdoor air (either direct from soils or dissolved in groundwater)			
	Off-site migration of hydrocarbons: volatilisation to indoor air (vapours from on-site soils or via lateral migration of dissolved compounds)	Adjacent commercial and residential properties (including public house, which may have a basement)		
	Downward migration of contaminants to groundwater	Alluvium - Secondary Aquifer	Possible - subject to concentrations of any volatile contaminants in shallow soil	
		Chalk Formations - Principal Aquifer		
	Off-site migration of contaminants dissolved in groundwater leading to direct impact of environmental receptors	Groundwater abstractions - public abstraction (1.35km) and associated SPZ (II)	Possible - by definition of being located within an SPZ, any contamination in groundwater could migrate to and impact the abstraction	
			Unnamed steam / drainage ditch (~560m / east)	Unlikely - no viable migration pathway identified due to absence of shallow groundwater
			Surface water abstractions	No - no viable receptor identified
Off-site sources of contamination (e.g. Adjacent former filling station)	On-site migration of contaminants dissolved in groundwater	Future residents	Unlikely - groundwater is likely to be too deep to act as a contamination source leading to the impact of site users.	
Hazardous Ground Gases	Accumulation of ground gas in shallow soils and permeation into buildings		Unlikely - no substantial source(s) of ground gas identified, risk to future site users considered low	
Table Fourteen: Conceptual Site Model				

Table Fourteen: Conceptual Site Model

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4 Conclusions and Recommendations

Review of Environmental Site Sensitivity	The site is located in an area of high environmental sensitivity. Geology maps indicate underlying geology comprises Alluvial Fan Deposits (sand and silt) overlying the Holywell Nodular Chalk and New Pit Chalk Formations (chalk with flints, with discrete marl and flint seams throughout). The Alluvium is designated as a Secondary Aquifer and the deeper Chalk as a Principal Aquifer. The site lies within a designated Source Protection Zone (Zone II / Outer); these are designated areas around drinking water sources / abstractions where land use and activities are managed (usually by the EA) to prevent contamination and protect water quality. The SPZ is likely to be associated with a public water abstraction located ~1,350m to the south-west and is likely to draw from the deeper chalk Principal Aquifer. The nearest surface water is an unnamed stream / drainage ditch, located ~560m to the east and we have not identified any surface water abstractions that we consider to be at-risk of impact from any shallow contamination that may be present beneath the site. We have not identified any records relating to previous ground investigations having been carried out at the site. However, local borehole records indicate the Alluvium may be absent (or present in a limited thickness), with chalk present at or near surface. Made Ground may also be present at shallow depths. Groundwater is likely to be present at depths of ~11.5m, although this record dates back to 1935 and groundwater levels may have changed (due to altered pumping regimes from nearby water abstractions).
Review of Site History and Potential Contaminant Sources	Our historical review indicates that the site has been in use as an engineering works and/or a vehicle repair workshop for >75 years. We have not identified any records that indicate there have been any significant pollution incidents at the site. However, site activities may have led to localised shallow contamination. Made Ground may be present at the site and could also constitute a potential source of contamination. There is also an electricity sub-station on-site. Pollutants associated with these activities include: oils, fuels, solvents, asbestos, PCBs etc We have not identified any significant sources of hazardous ground gases associated with the site. The site is therefore unlikely to be at-risk of impact from concentrations of hazardous ground gases.
Conclusions	Based on the results of our desk-top review, we have identified various potential sources of contamination or potentially contaminative activities associated with the site and our qualitative assessment has confirmed that a viable pollutant linkage(s) may exist. Due to the sensitivity of the site's location, we consider that an environmental investigation is required to verify whether shallow soils and the underlying chalk aquifer have been impacted as a result of the site's extended use as an engineering works and/or vehicle repair workshop. Our recommendations relating to the site's proposed redevelopment are presented on the following page.

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

Table Fifteen: Environmental Conclusions

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We make the following recommendations relating to the proposed development:

Environmental Investigation and Risk Assessment	We recommend that a Phase II environmental investigation is undertaken to allow an assessment of the underlying ground conditions to determine if potentially complete pollution linkages are present. Given the nature of past site activities, any contamination that may exist is most likely to be present as localised hot-spots, beneath the existing hardstanding and/or potentially beneath buildings. We therefore recommend that the most effective means of investigating the site is via the combination of: ➤ A pollution watching brief during all demolition activities; followed by ➤ A trial pit investigation, carried out once all site buildings have been demolished and removed from site. This strategy will allow access to all parts of the site and reduce the risk of contamination being 'missed'. Contaminants of concern that should be analysed for include, but may not be limited to: metals, asbestos, hydrocarbons, volatile organic compounds, polycyclic aromatic hydrocarbons, asbestos, total organic carbon (TOC) and PCBs. The results of our environmental investigation will be used to complete an environmental risk assessment, to ascertain whether the concentrations of any potential contaminants of concern pose a significant risk to site users and/or the water environment, and will enable the development of a remedial strategy (if considered necessary). If significant contamination is encountered, extending beneath the base of the trial pits, further investigation in the form of deep boreholes extending into the chalk aquifer, to enable the collection of groundwater samples, is likely to be required. However, in the absence of a demonstrable soil of contamination in shallow soils, we consider this to be unnecessary. If significant organic material is observed during the trial pit investigation and/or elevated TOC concentration recorded in samples collected, we will need to revise our preliminary ground gas risk assessment (and we may need to implement a gas monitoring program).
Geotechnical investigation	As part of the environmental investigation, we recommend that geotechnical testing be completed in order to provide information regarding soil properties, aggressive ground conditions, waste classification etc .
Soakaway Testing	We recommend that infiltration testing be carried out, in accordance with BRE Digest 365, in order to provide data to assist with the design of the site's drainage scheme.
Arboricultural survey	We recommend that an arboricultural survey and geotechnical laboratory testing of shallow soils be completed (if cohesive soils are encountered) and specialist advice sought to confirm if the trees will influence foundation design.
Dissolution Features	Whilst the site is located in an area considered 'low risk' with respect to dissolution features, we recommend that the contractors carrying out groundworks be notified of this potential hazard and any reports of solution features being reported directly to the structural engineer.

able continued on the following page...

Client: Baldock Operations Ltd	Phase One Environmental Desk Study Report	Report	IN25198 CL 001
		Date	September 2025
		Page	19

**Dean's Yard, South Road,
Baldock**



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

Table continued from the previous page.

Waste Disposal	All waste materials, such as oil drums / containers, any above ground tanks etc should be removed from site prior to demolition, to mitigate the risk of pollution incidents.
Pre-demolition Asbestos Survey	In line with current best practice, asbestos and ACM should be assumed to be present until proven otherwise, this includes the consideration of the potential for asbestos to be present within the shallow soils on the site. As such, an asbestos survey of all site buildings must be undertaken prior to demolition in order to determine whether asbestos containing materials are present and, if so, to determine a suitable remedial strategy for their removal. We recommend that surveying and any removal/remediation is completed by a specialist contractor.
Waste Classification	The site owner/waste producer has a responsibility to ensure that all waste generated is fully characterised (prior to leaving site), safely transported and disposed of correctly. Classification should be carried out using the characterisation assessment and analysis described within the Environment Agency's technical guidance 'Waste Classification (WM3, 1st edition 2015). A registered waste haulage contractor must transport all waste and all waste must be disposed of at an appropriately licensed disposal site.
Contamination Risk to Construction Workers	We recommend that the <i>potential</i> for the presence of shallow soil contamination (and subsequently the result of our environmental investigation when made available) be communicated to any contractors carrying out groundworks at the site, so that these risks may be incorporated into their Construction Environmental Management Plan.
Regulator Consultation	We recommend that this report is submitted to the local planning authority in support of the application for the site's redevelopment with residential properties.

Table Sixteen: Recommendations

Client: Baldock Operations Ltd	Phase One Environmental Desk Study Report	Report	IN25198 CL 001
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**ATTACHMENT ONE:
NOTICE TO INTERESTED PARTIES**

NOTICE TO INTERESTED PARTIES

The purpose of our work is to provide general information on the environmental and/or geotechnical conditions existing at the site And related to soil and/or groundwater. The Client or others specified the scope of the investigation And the validity of our conclusions is limited by the scope of work specified. We are not responsible for any such limitations or omissions.

Where stated in this report, we have used information supplied by third parties. While we have evaluated As far as possible the validity Of this information, we cannot guarantee its accuracy In any way whatsoever.

No investigation technique is capable Of completely identifying all Of the contaminants that might be present In the soil or groundwater under a site. Where specified In our report, we have examined the ground by constructing a number of boreholes and/or trial pits. We recovered samples of soil and/or groundwater from available exposures.

The depth And spacing of our sampling locations were selected To ensure With a reasonable probability that they would be representative Of the actual conditions across the whole site. However, safety considerations relating to existing site infrastructure may have restricted our ability To investigate all potential contaminant sources. Specifically, we were unable To investigate the soil And groundwater condition immediately adjacent To the underground structures and/or buried services. These limitations must be borne In mind When considering the conclusions reached In this report.

Soil is intrinsically variable and the spread Of contaminants within the soil is therefore subject to a degree Of non-uniformity. For these reasons no sampling technique can completely eliminate the possibility of obtaining samples that are not representative Of the actual conditions. Our sampling techniques are intended To reduce the possibility to an acceptable level, within the limits imposed by the budget and scope of the investigation.

Groundwater levels and soil vapour levels that we report were accurate at the time of the investigation. Groundwater And soil vapour levels are variable. Long term monitoring may be required to ensure that the levels recorded during our investigation are representative of long term and possible 'worst case' conditions. In accepting our recommendations and/or conclusions the Client acknowledges that further, more detailed investigation could allow a more accurate assessment of site conditions to be made and that this would reduce any consequential risk to the Client.

Our investigation was carried out to assess the significance of contamination resulting from use of the site as identified in this report. Unless we have indicated otherwise, no assessment of the potential impact of any other previous uses has been made. No investigation was carried out to determine whether or not any deleterious or hazardous materials (such as asbestos) have been used in the construction of the buildings present on the site. Unless otherwise stated no investigation or assessment has been made of the presence or otherwise of invasive plant species including but not limited to Japanese Knotweed.

Unless specifically stated otherwise, we have not assessed the effect of any proposed future construction activities on existing structures on or near to the site. Nor, unless stated otherwise, have we assessed the likely effect of trees on existing or proposed structures on or near the site.

We do not accept any responsibility for the cost of remedial works or other costs incurred in whatever way whatsoever as a result of any omissions, errors or other shortcomings in this report unless we have been given reasonable opportunity to verify ourselves that such faults exist and we have been given a reasonable opportunity to carry out works to remedy such faults ourselves using the most practicable means available to us. We do not accept liability for any consequential losses incurred by you while either we or others carry out any remedial works we deem necessary.

This report has been prepared for the Client, as specified on the cover page of this report. We do not accept any liability whatsoever to any other third parties unless explicitly agreed by us in writing. In accepting our recommendations and/or conclusions the Client accepts that the terms of our appointment were as detailed in the Proposal, or Proposals, that we provided to the Client before being appointed and that these terms supersede and have precedence over any other terms and/or conditions set out in any contracts agreed between ourselves and the Client, regardless of when such terms and/or conditions were agreed to by us and/or signed by us even if such contracts contain terms that contradict this.

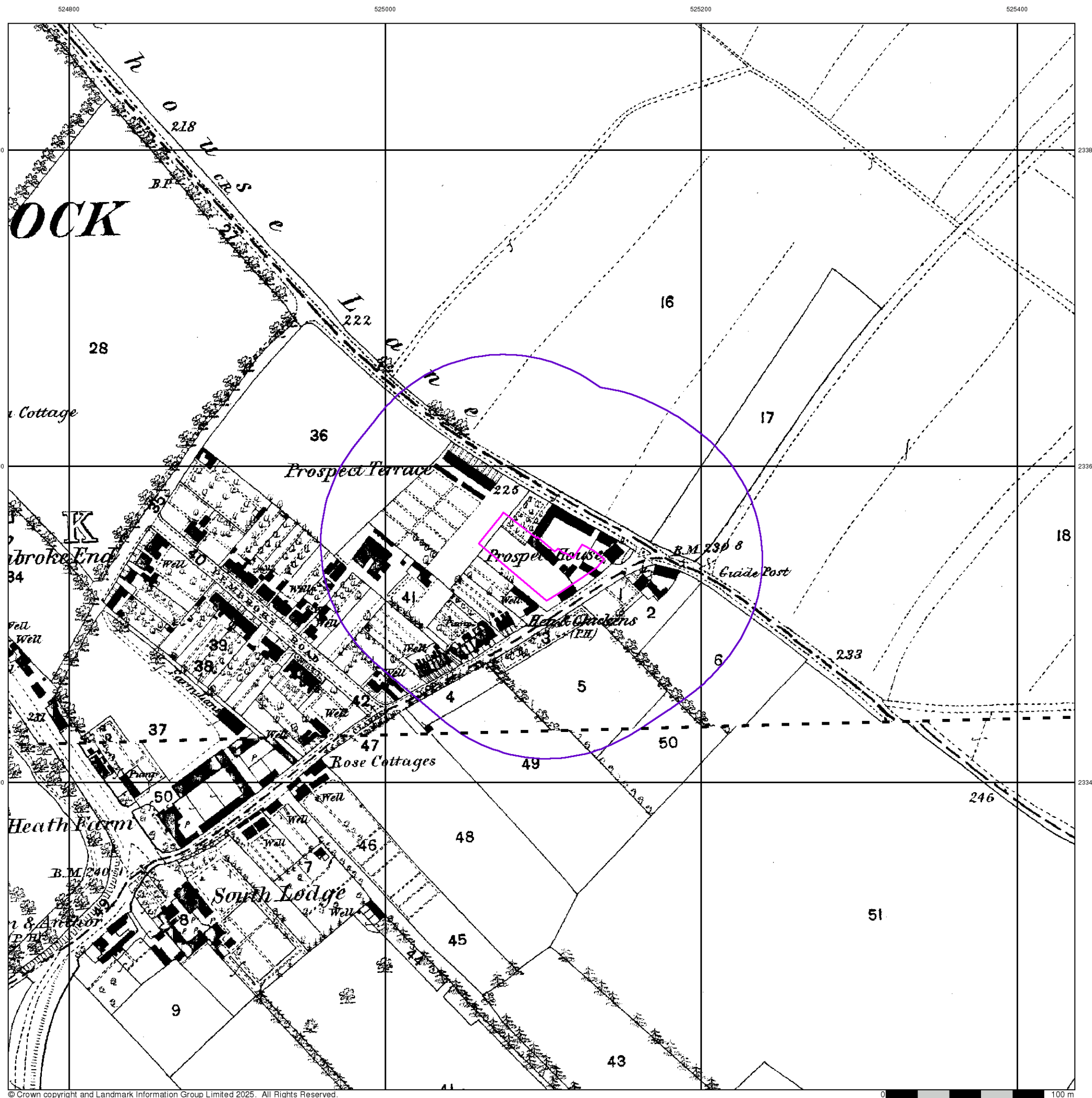
Neither the whole nor any part of this report, or any reference to it, may be included in any published document circular or statement or published in any way without our prior written approval.

This report and its contents, together with any supporting correspondence or other documentation, remain the property of Subadra Consulting Limited until paid for in full. The copyright to this report remains vested in Subadra Consulting Ltd at all times.

Client: Baldock Operations Ltd

Report	IN25198 CL 001
Date	October 2025
Page	Attachment One - 2

ATTACHMENT TWO:
HISTORICAL MAPS



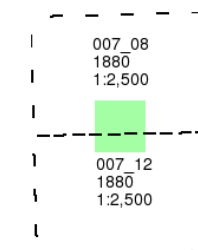
Hertfordshire

Published 1880

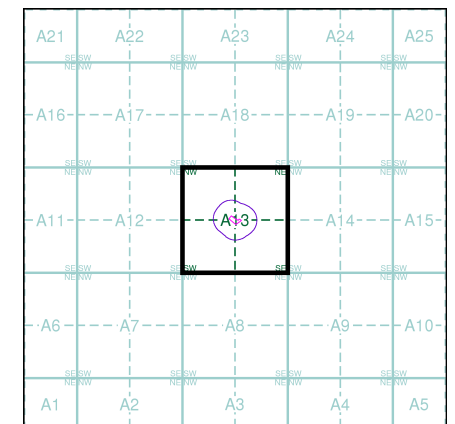
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

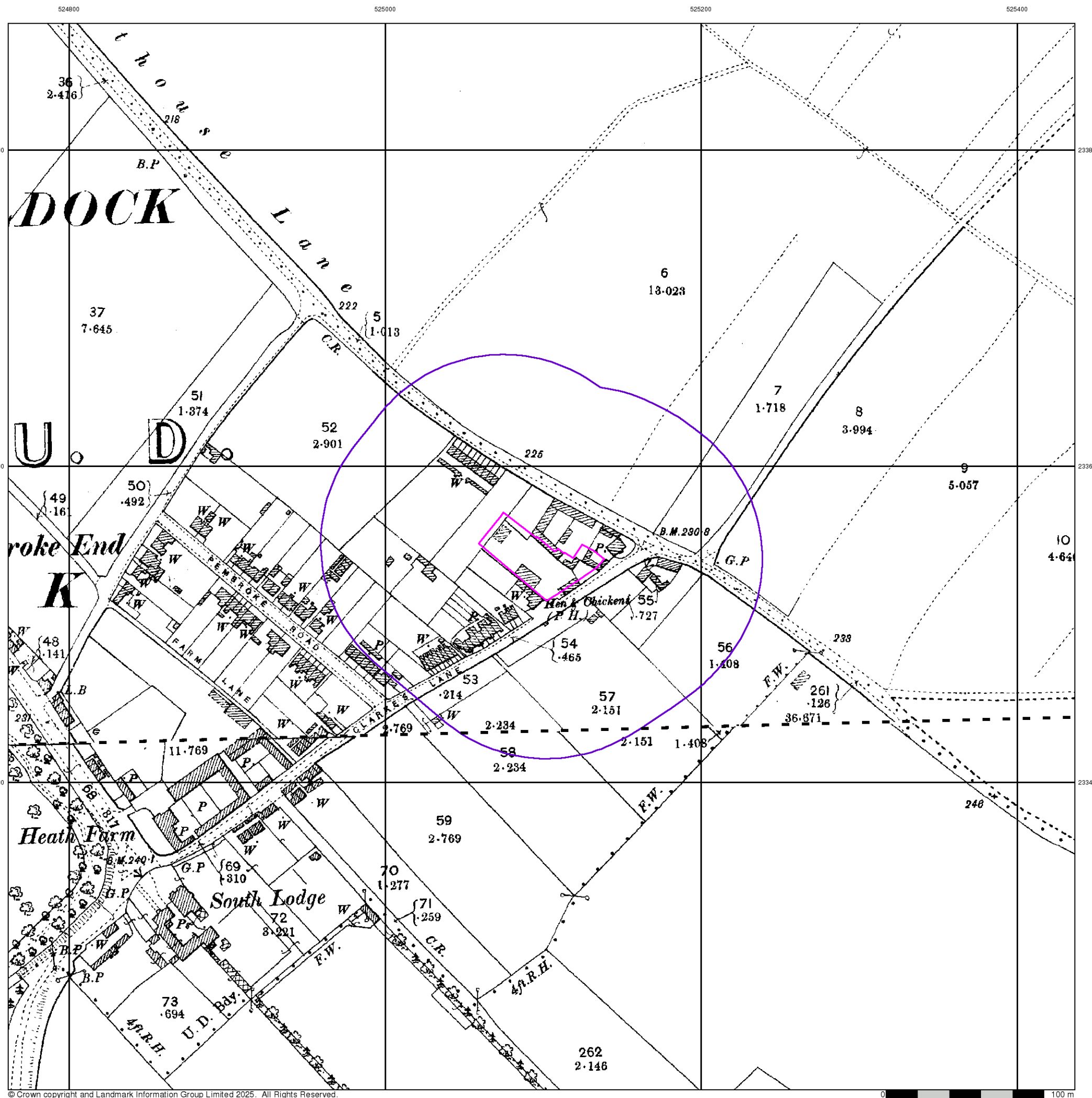
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Search Buffer (m): 100

Site Details

Deans Yard, BALDOCK, SG7 6BZ

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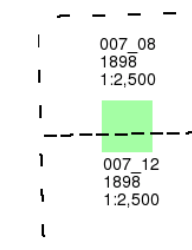
Hertfordshire

Published 1898

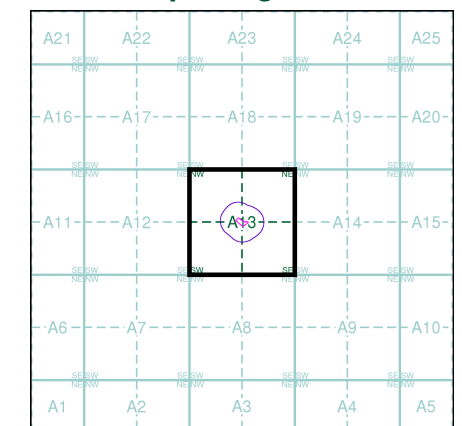
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Map Name(s) and Date(s)



Historical Map - Segment A13



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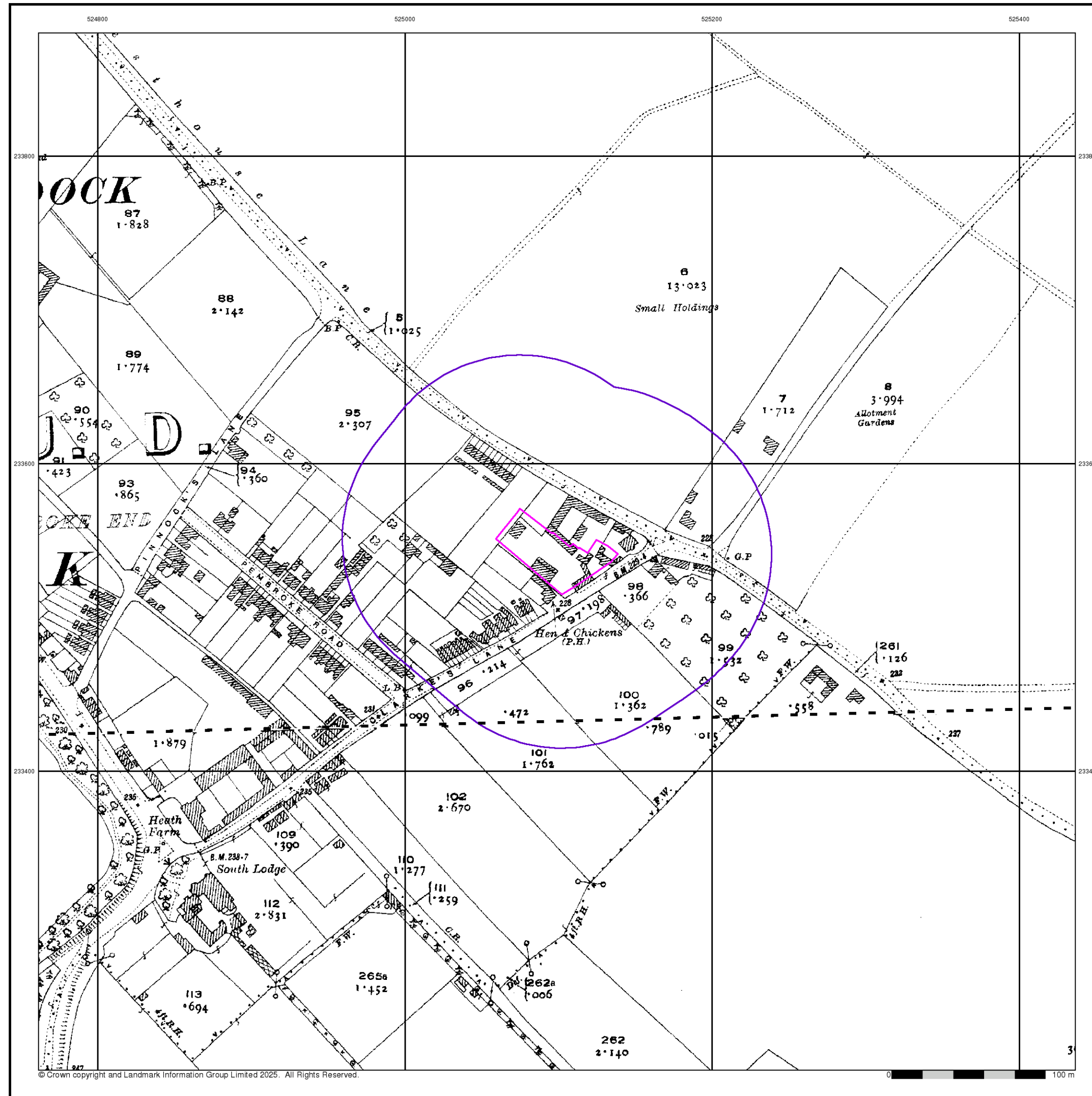
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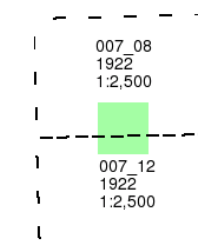
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Published 1922

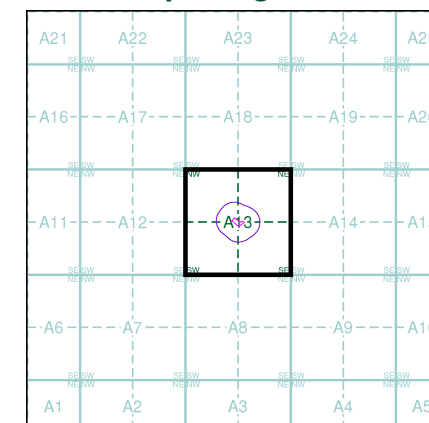
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Map Name(s) and Date(s)



Historical Map - Segment A13



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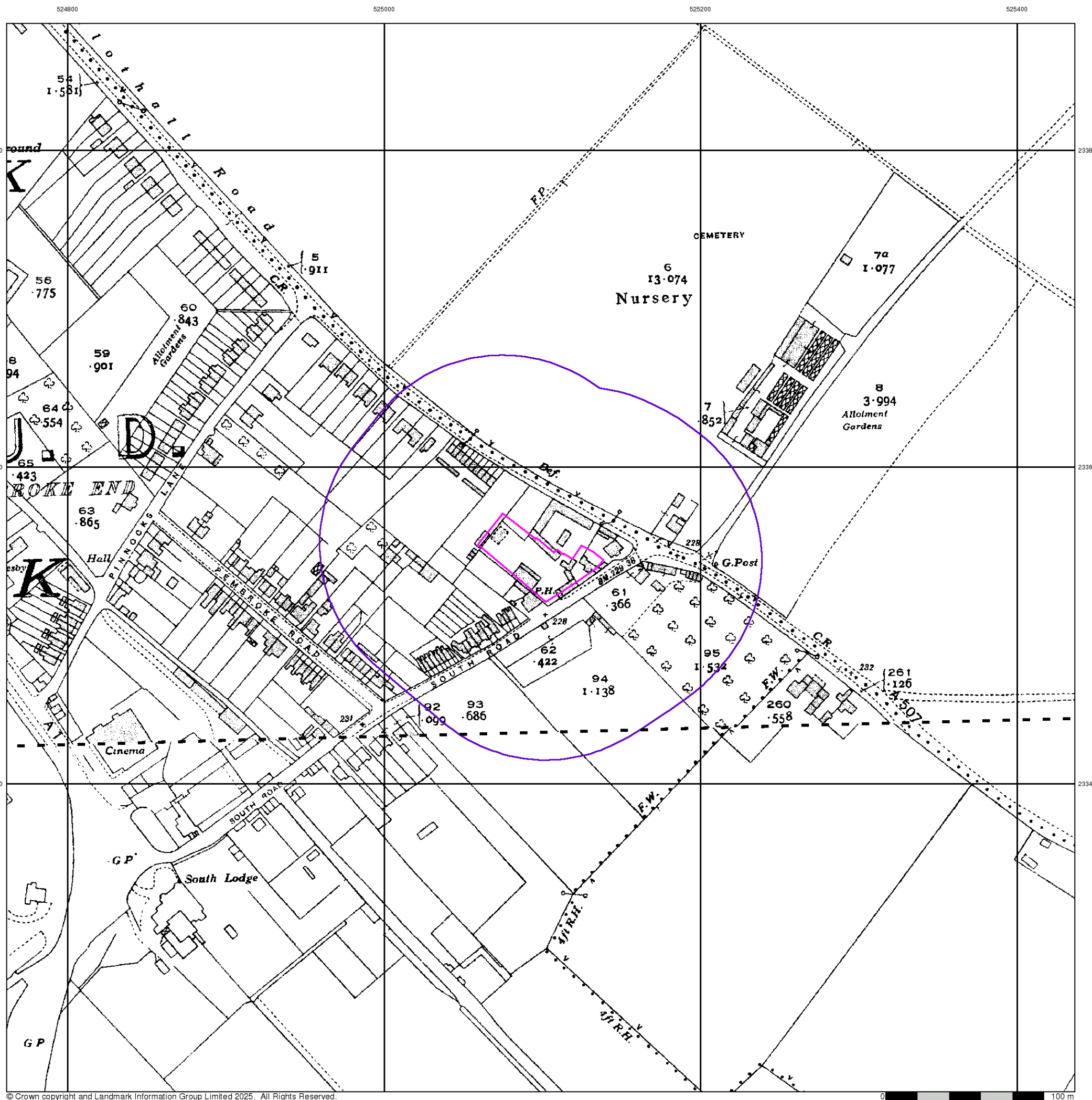
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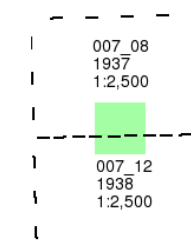
Hertfordshire

Published 1937 - 1938

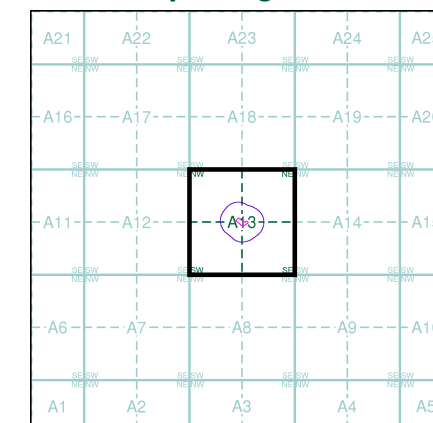
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Map Name(s) and Date(s)



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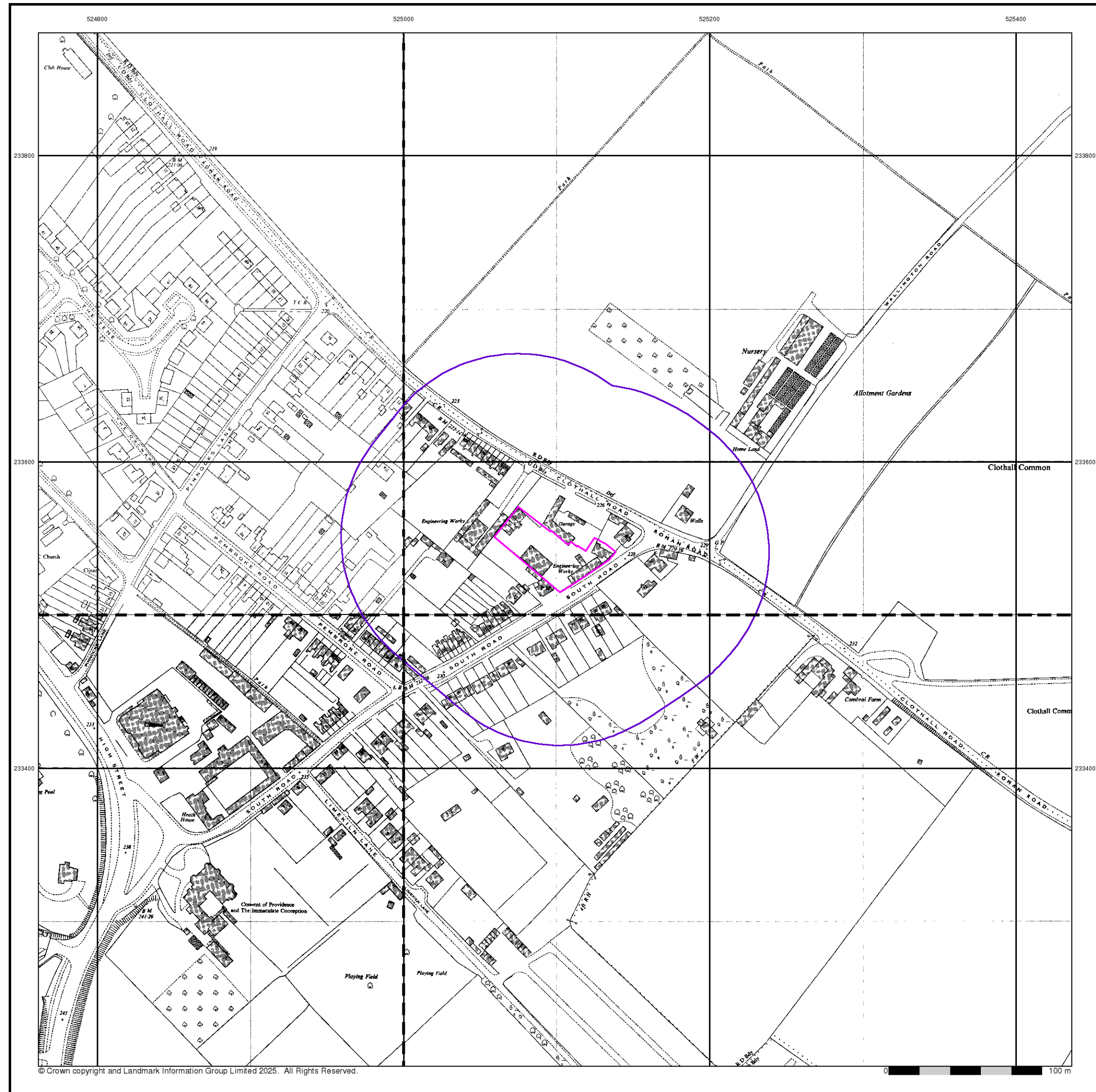
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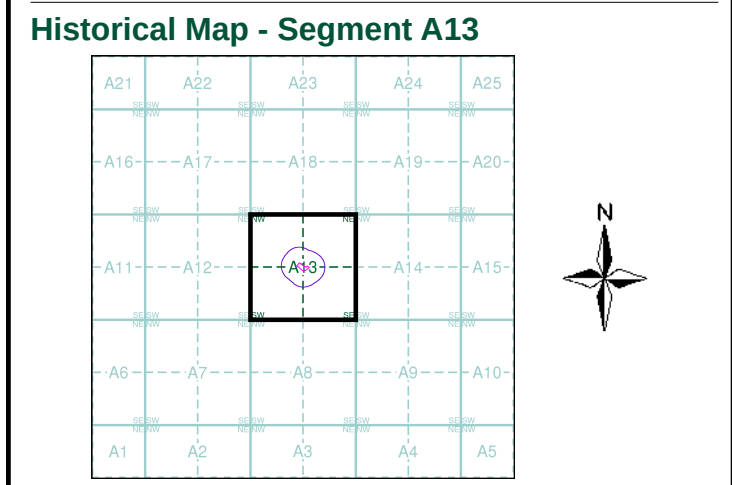


Ordnance Survey Plan
Published 1967
Source map scale - 1:1,250

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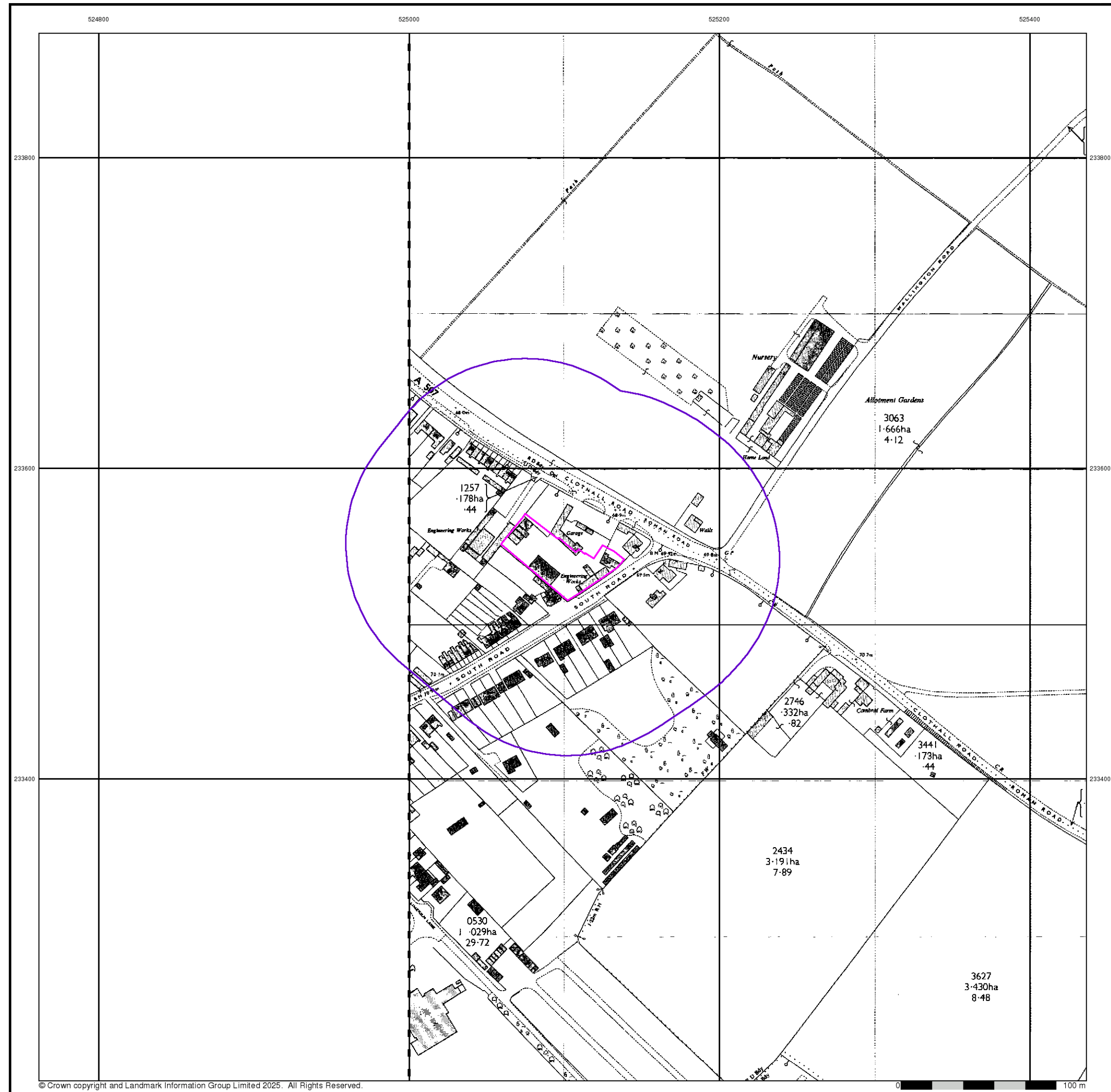
Map Name(s) and Date(s)

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TL2433SE 1967 1:1,250	TL2533SW 1967 1:1,250



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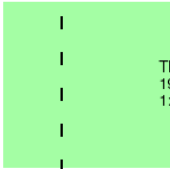
Site Details
Deans Yard, BALDOCK, SG7 6BZ



Ordnance Survey Plan
Published 1974
Source map scale - 1:2,500

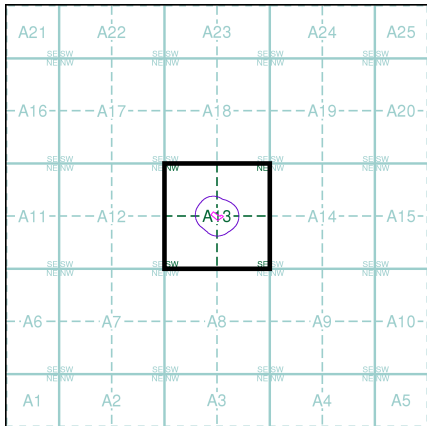
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Map Name(s) and Date(s)



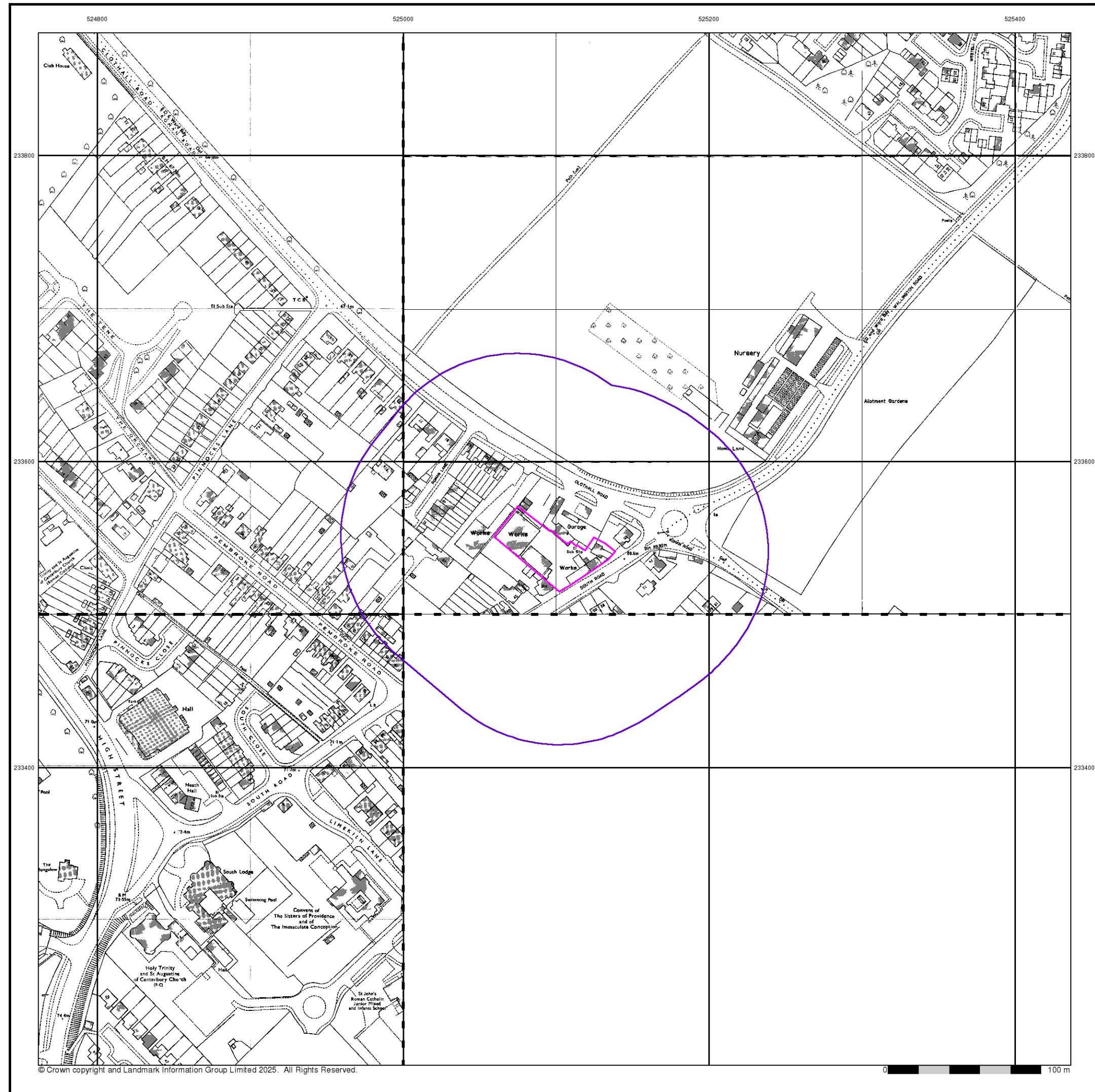
TL2533
1974
1:2,500

Historical Map - Segment A13



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Deans Yard, BALDOCK, SG7 6BZ

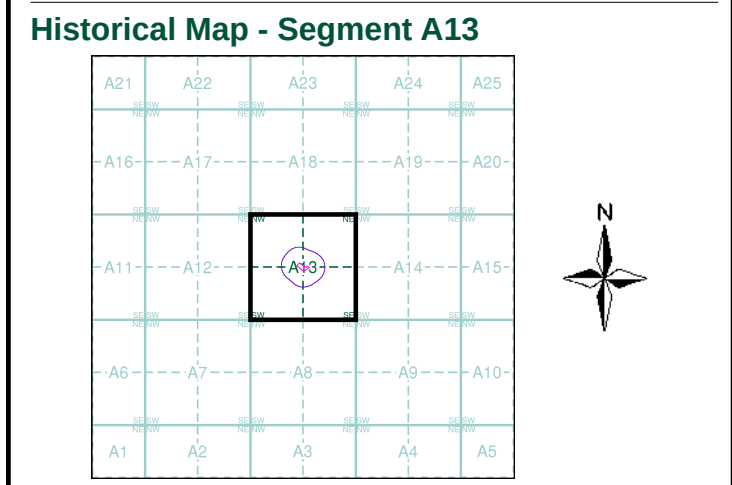


Ordnance Survey Plan
Published 1975 - 1988
Source map scale - 1:1,250

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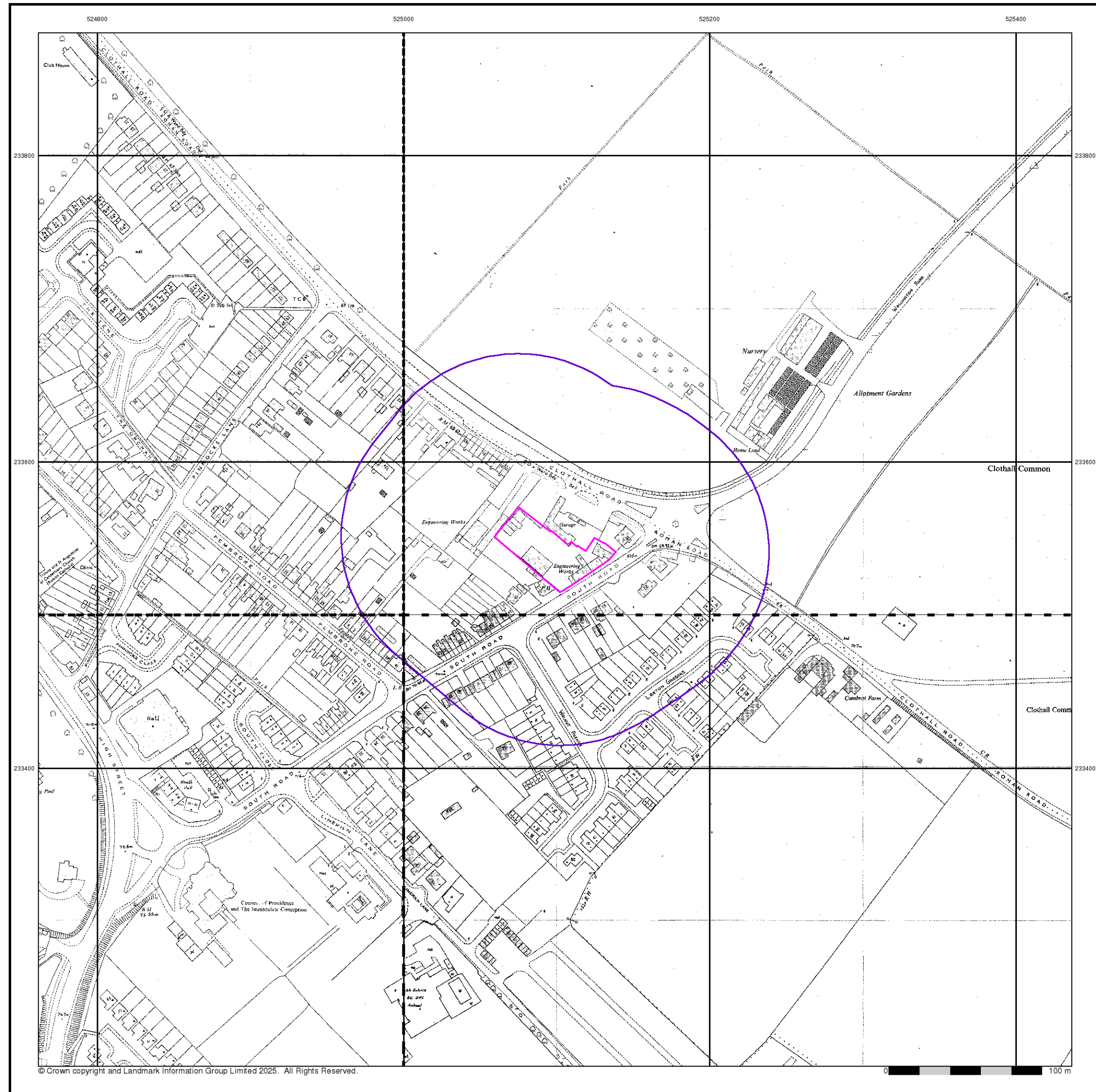
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TL2433SE 1981 1:1,250	



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Site Details
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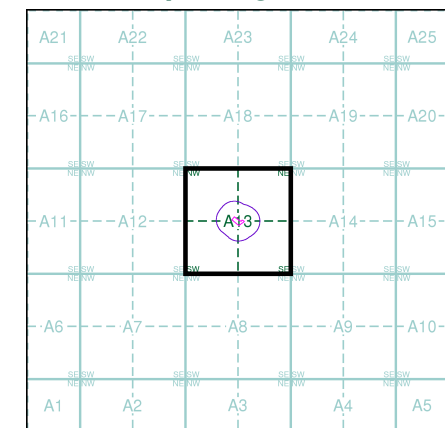
Additional SIMs
Published 1977 - 1978
Source map scale - 1:1,250

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Map Name(s) and Date(s)

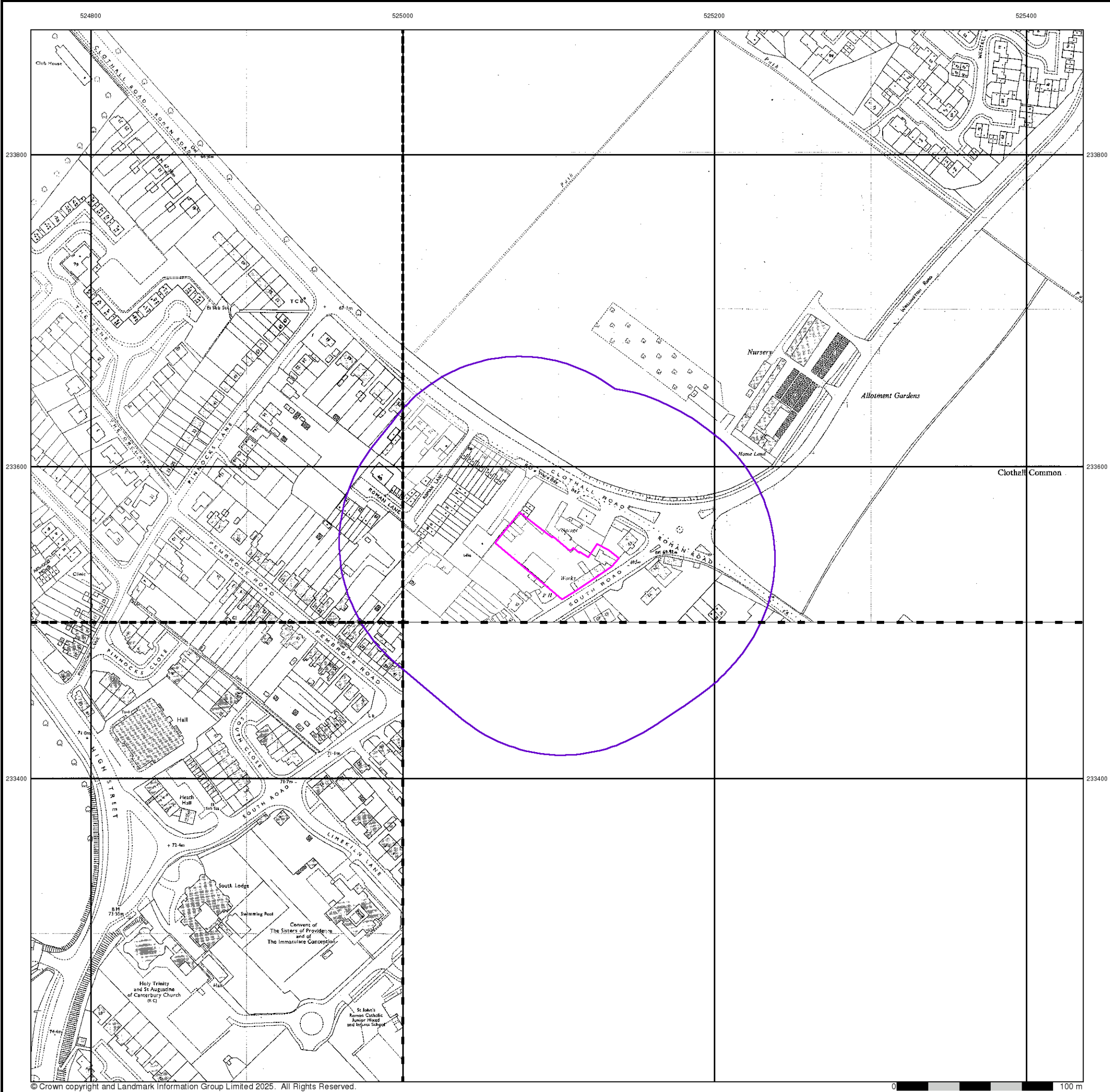
TL2433NE	TL2533NW
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1:1,250	1:1,250
TL2433SE	TL2533SW
1977	1978
1:1,250	1:1,250

Historical Map - Segment A13



Order Details
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Site Details
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Additional SIMs

Published 1983 - 1986

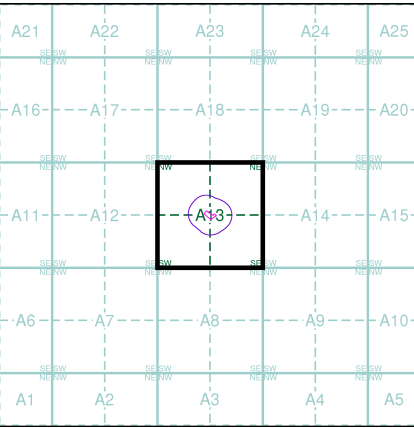
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The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

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1:1,250	1:1,250
TL2433SE	
1985	
1:1,250	

Historical Map - Segment A13



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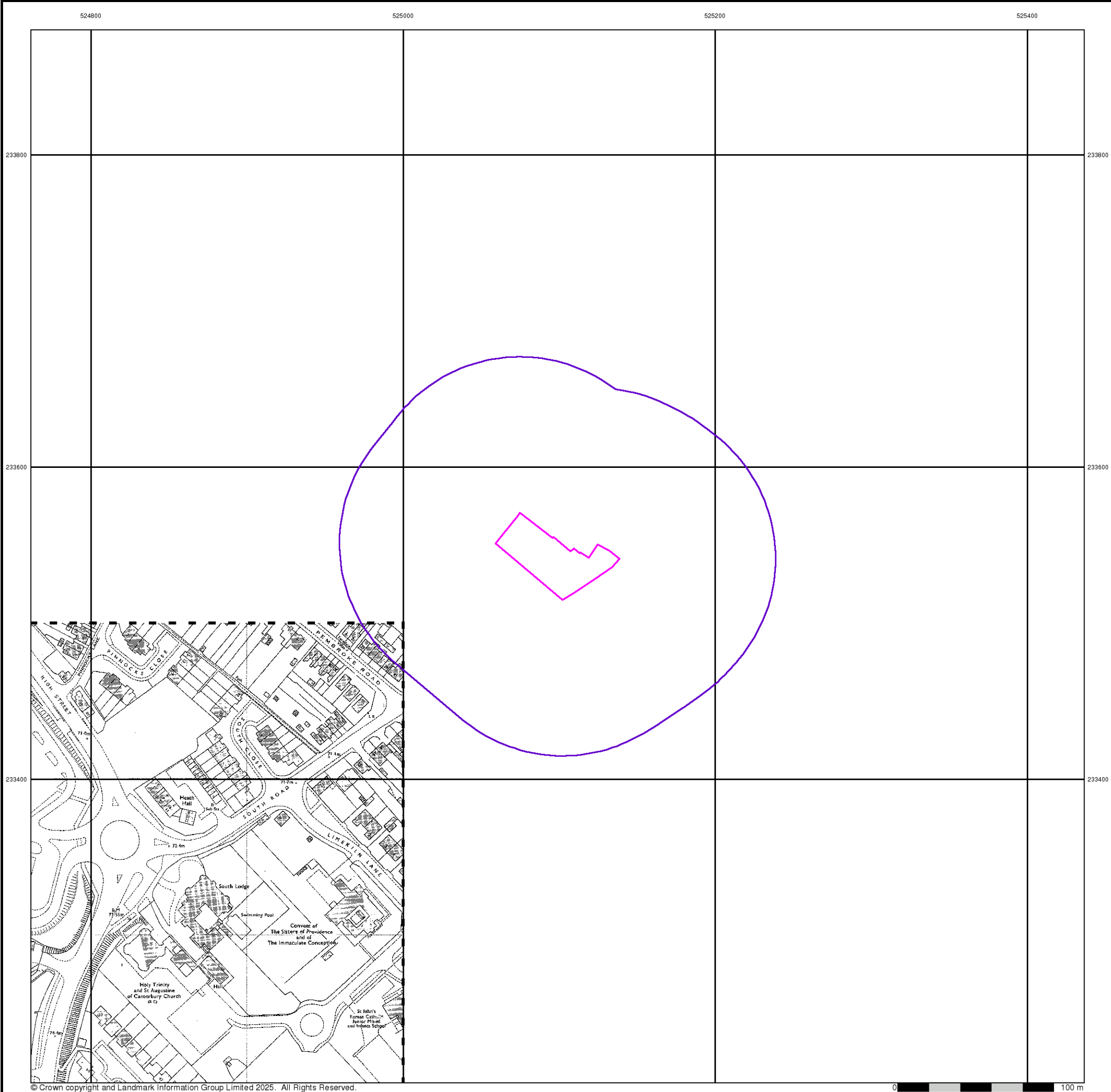
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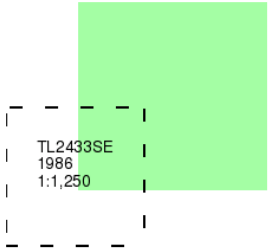
Additional SIMs

Published 1986

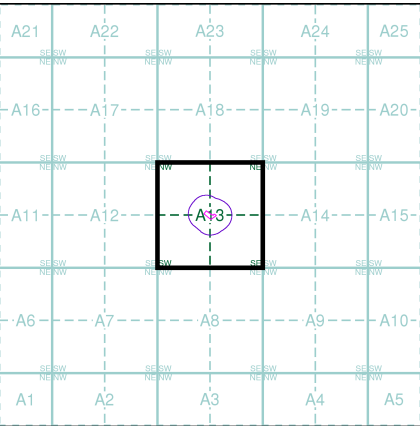
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The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

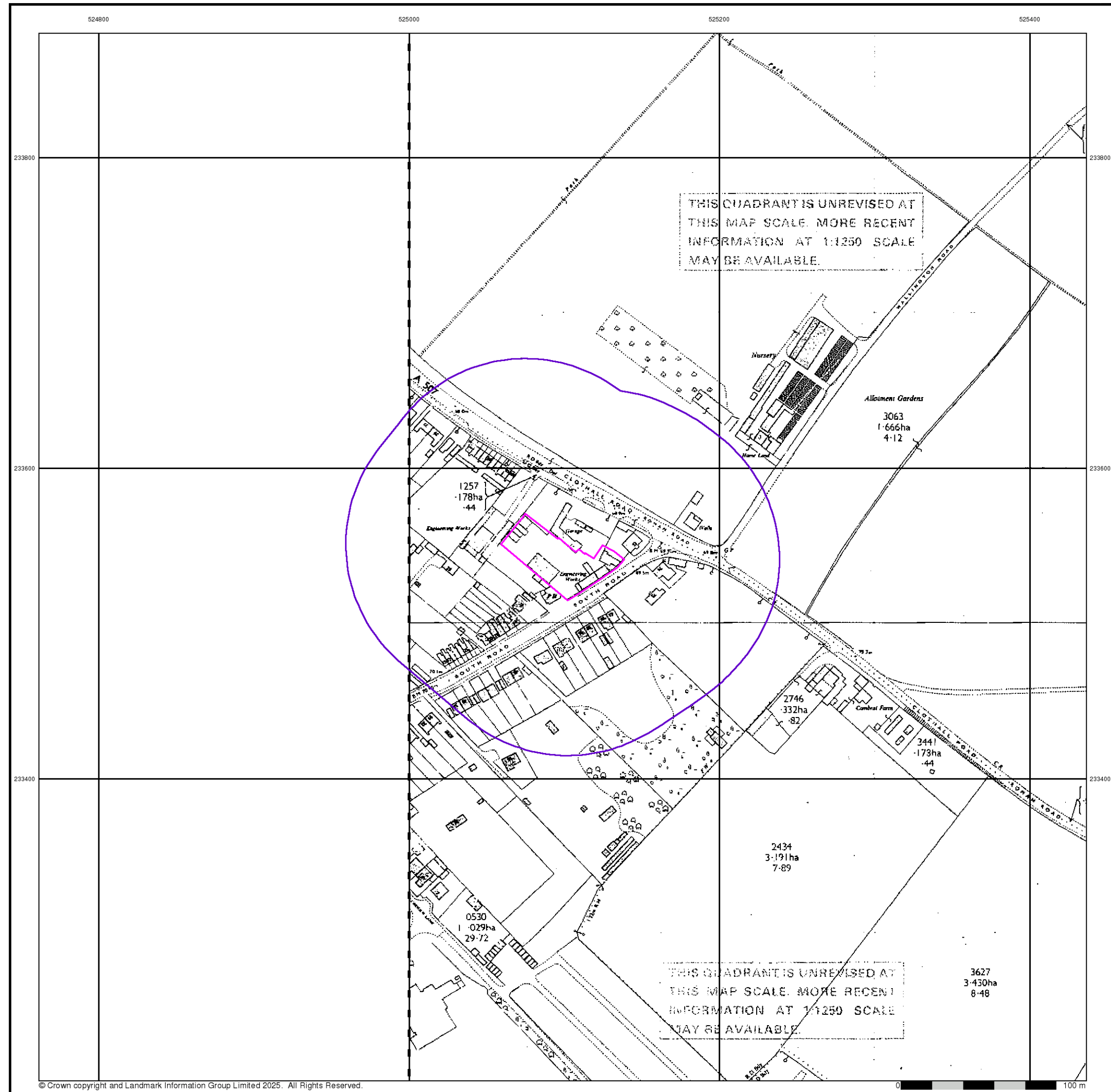
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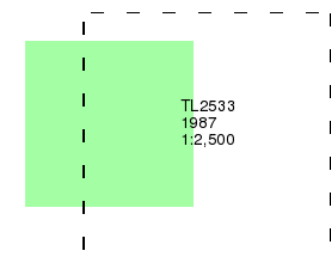
Additional SIMs

Published 1987

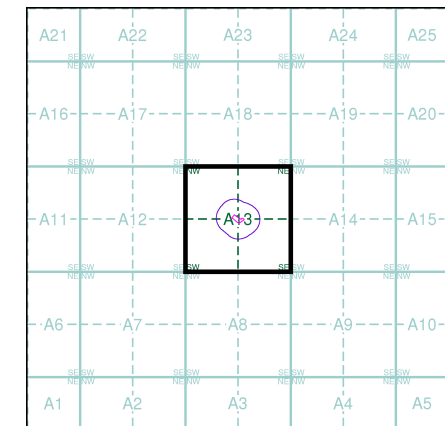
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

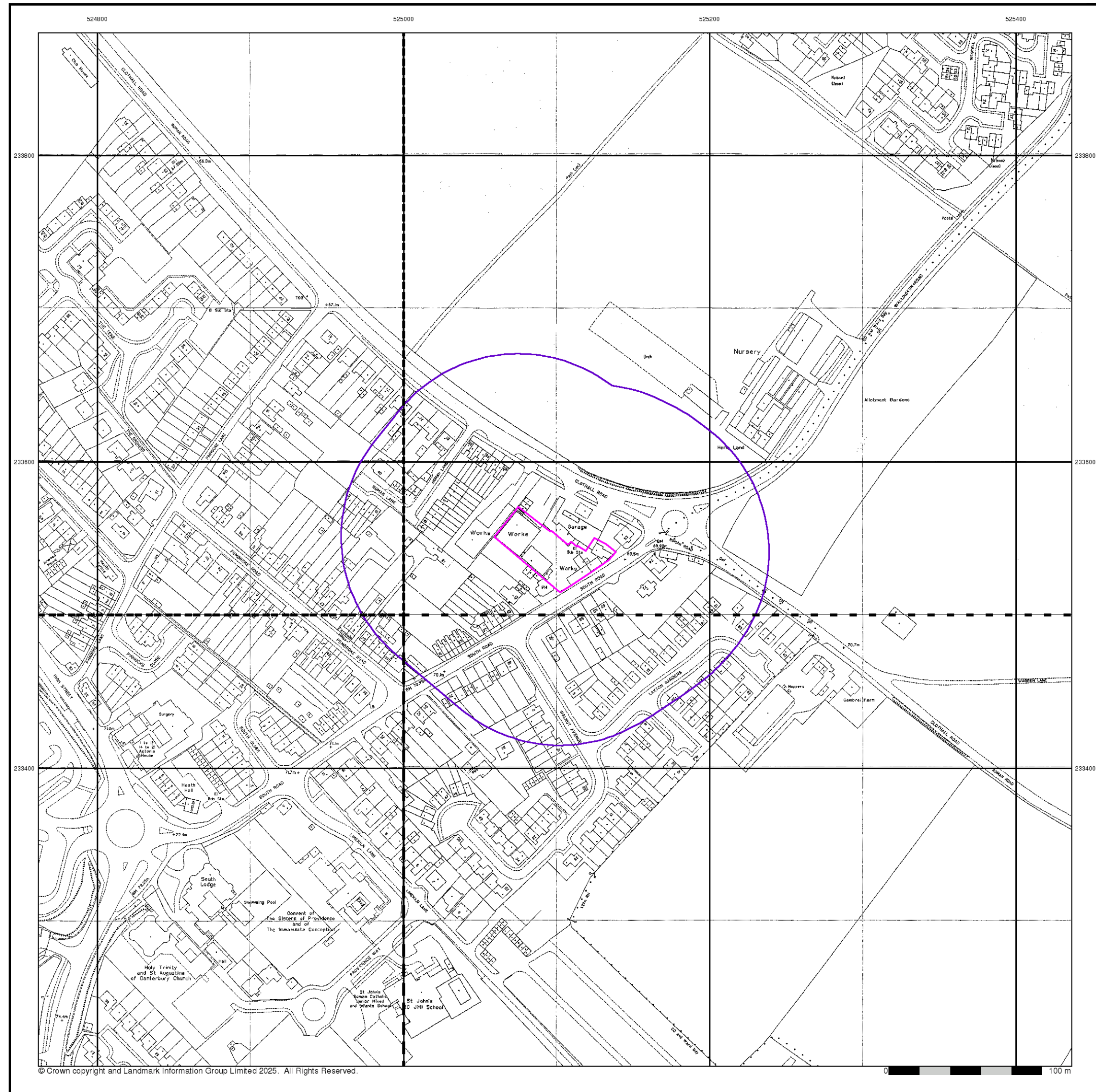
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Site Area (Ha): 0.19
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Large-Scale National Grid Data

Published 1993

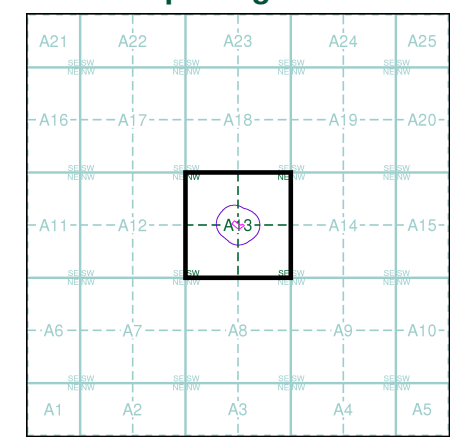
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

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TL2433SE 1993 1:1,250	TL2533SW 1993 1:1,250

Historical Map - Segment A13



Order Details

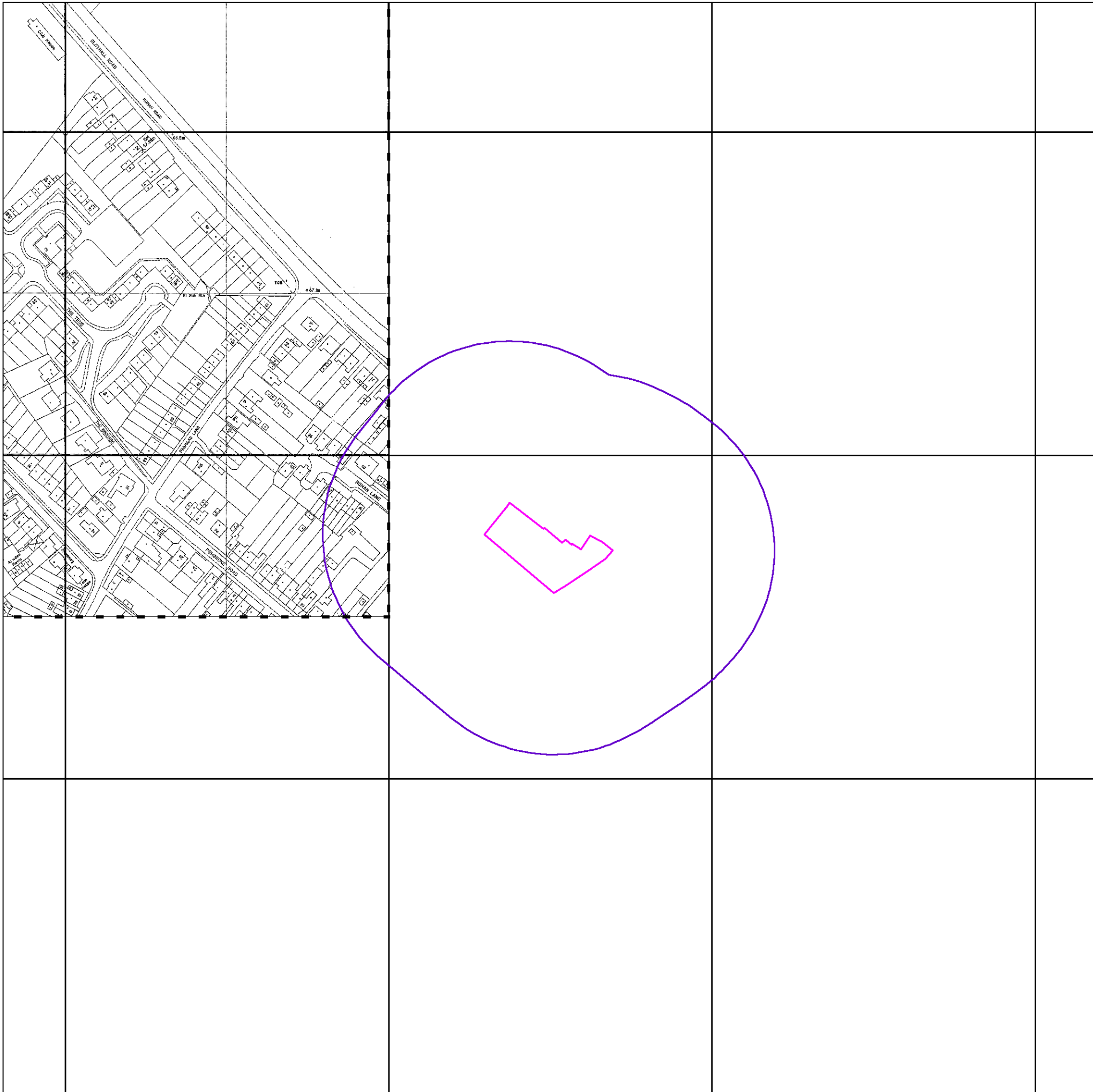
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Site Details

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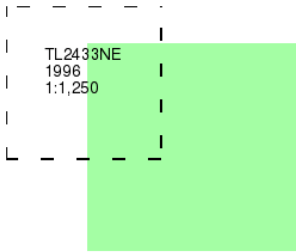
Large-Scale National Grid Data

Published 1996

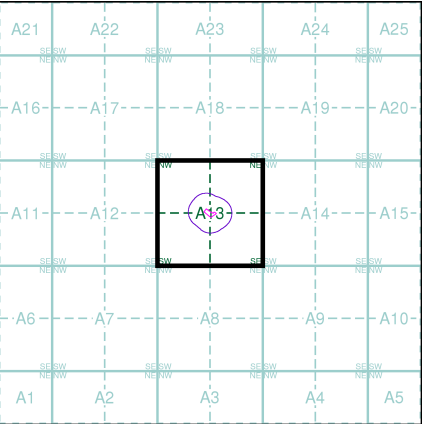
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:
Customer Ref:
National Grid Reference: 525100, 233540
Slice: A
Site Area (Ha): 0.19
Search Buffer (m): 100

Site Details

Deans Yard, BALDOCK, SG7 6BZ

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

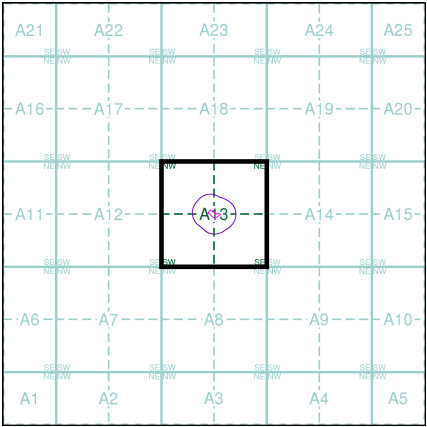


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



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