



**Phase 1
Environmental Assessment Report**

**Land at St Ippolyts
Hitchin
Hertfordshire
SG4 7NL**

Date: 28th April 2026

Version 1

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EnviroSolution Ltd Document Verification

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Report Title	Phase 1 Environmental Site Assessment and Geotechnical Investigation Report		
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Prepared by	Tom Craig	Signature	
Checked by	Gemma Lucas	Signature	



Executive Summary

The preliminary environmental site assessment indicates that the site can be classified as low-moderate risk in terms of contamination and the risks to the identified receptors (e.g., human health and buildings) is low-moderate.

This classification is due to the demolition of a former building of unknown use and the potential for Made Ground associated with this to be present in the shallow soils. Potential contaminants include heavy metals, polyaromatic hydrocarbons and asbestos. Additionally, an electrical substation pre-dating the ban on polychlorinated biphenyls (PCBs) is present in the eastern area.

It is recommended a limited Phase 2 intrusive ground investigation is undertaken prior to site redevelopment to obtain additional information on the ground conditions and the contamination status. The investigation should be carried out by qualified and competent persons. The scope of works for the investigation will need to be submitted and approved by the local authority prior to the commencement of the Phase 2 intrusive works.

Disclaimer

This report has been prepared by EnviroSolution Ltd who has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant experienced in preparing reports of a similar scope.

However, to the extent that the report is based on or relies upon information contained in records, reports or other materials provided to EnviroSolution Ltd, which have not been independently produced or verified, EnviroSolution Ltd, gives no warranty, representation or assurance as to the accuracy or completeness of such information.

The scope of this report is restricted to potential ground contamination and its environmental impact; it does not cover above-ground hazards (e.g., asbestos in buildings), ecological sensitivities (e.g., bats), biological or horticultural hazards (e.g., Japanese Knotweed) or structural hazards (e.g., building stability) unless specifically referred to in the text of this report.

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1 Introduction

1.1 Background

EnviroSolution Ltd was commissioned to undertake a Phase 1 Environmental Site Assessment for a proposed residential development in St Ippolyts.

1.2 Objectives

The objective of the preliminary environmental site assessment was:

1. To provide a summary of the environmental setting and historical land use of the site and immediate surrounding area.
2. To obtain information on the ground conditions present beneath the site.
3. To develop a conceptual site model and complete a generic quantitative risk assessment to identify any environmental risks and liabilities associated with ground conditions at the site.

1.3 Scope of Work

To achieve the objectives, the following scope of work was completed:

1. A desk-based study of the site comprising a review of available environmental information for the site such as geological and hydrogeological data and historical land use information.
2. A site walkover survey.
3. Assessment of potential hazards and constraints during construction and longer term.

This work has been devised to generally comply with the relevant principles and requirements of the following legalisation and guidance:

- Part IIA of the Environmental Protection Act, 1990 and Section 57 of the Environmental Act 1995;
- Contaminated Land (England) (Amendment) Regulations 2012 and Contaminated Land Statutory Guidance (DEFRA, April 2012);
- National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019);
- BS10175: 2026 “Investigation of Potentially Contaminated Sites- Code of Practice”; and
- Environment Agency (2020) Land Contamination Risk Management Report LCRM “How to assess and manage the risks from land contamination”.

1.4 Information Sources

Historical Ordnance Survey maps have been obtained from historical records, ranging from 1886 to 2025. These maps provide high quality information on historical site use.

The British Geological Survey Geoindex database has been used to provide information on geo-environmental aspects of the site and the immediate surrounding area such as geological, hydrogeological and hydrological data.

The Environment Agency website (www.gov.uk/government/organisations/environment-agency) and Magic website (www.magic.gov.uk) was also used to obtain environmental information.

Industry Profiles produced by the Department of the Environment were utilised to obtain information on processes, materials and wastes associated potential contaminative land uses near the site.

Readily available information sources have been used to produce this desk-based study. Additional information may be requested by the Local Planning Authority (e.g. local authority environmental information)

2 The Site

2.1 Site Location

The site is located at Land at St Ippolyts, Hitchin, Hertfordshire, SG4 7NL. The British National Grid Reference for the approximate site centre is GR: 519265 227200.

The site location is shown on **Figure 1** in **Appendix A**.

2.2 Site Description

The site description is aided by the completion of a walkover survey conducted by EnviroSolution on the 18th of March 2026. The site photographs are included in **Appendix B**.

The site is roughly rectangular in shape and has an approximate area of 4,750 square meters. The site lies to the west of London Road, just north of The Crescent.

The site is predominantly rough pasture and has recently been cleared of overgrowth.

An electrical substation is located in the eastern area of the site.

The topography of the site is generally flat at an elevation of about 84m aOD.

There are no petrol filling stations located within 250m of the site.

The existing site plan is shown on **Figure 2** which is included in **Appendix A**.

2.3 Development Proposals

It is understood that the development proposal includes the construction of 5 no. residential dwellings. Plans include road access, garages and soft landscaping.

The development proposal is shown in **Figure 3** in **Appendix A**.

2.4 Site History

The development site and surrounding area has been reviewed with reference to historical Ordnance Survey (OS) maps. The history of the site and immediate surrounding area is summarised in Table 1. Copies of the historical OS maps are included in **Appendix C**. A search buffer of 250m has been used.

Table 1 - Historic Mapping Review

Date	Scale	On Site	Off Site
1881	1:2,500	The site is undeveloped and lies within a field.	Surrounding land largely undeveloped with sparse cottages. Small pond 125m north. Sand pit 250m northwest of the site.
1898	1:2,500	No significant change.	Sand pit disused.
1924	1:2,500	Building of unknown use built in southern central area.	Pump 220m north. Residential development directly south.
1946	1:10,560	No significant change.	Residential development 80m west.
1960	1:10,000	No significant change.	Engineering works 250m southeast of the site.
1976	1:10,000	No significant change.	Foundry 250m southeast of the site.
1981	1:2,500	Building demolished. Electrical substation built in eastern area.	Sewage works 190m northeast of the site. Allotment gardens 100m southwest of the site.
1992	1:2,500	No significant change.	No significant change.
2000	1:2,500	No significant change.	No significant change.
2006	1:10,000	No significant change.	No significant change.
2025	1:10,000	No significant change.	No significant change.

3 Environmental Setting

3.1 Geology

Geological maps of the area indicate that the area is directly underlain by glaciofluvial superficial deposits, deposited during the Pleistocene. Glaciofluvial deposits generally consist of chalky sands and gravels. The drift thickness in the locality is thought to be substantial.

The underlying bedrock consists of the Zigzag Chalk. The Zigzag Chalk Formation generally consists of mostly firm, pale grey to off-white blocky chalk with a lower part characterised by rhythmic alternations of marls and marly chalks with firm white chalk.

There are no geological faults located within a 1km radius of the site boundary.

A BGS borehole log (ref: TL12NE248) has been obtained from BGS online records from 280m east of the site. The borehole shows 10m of interbedded peat, clay and gravel overlying 8.2m of sands and gravels, 10m of clay, 12m of silty sand and interbedded clays and silty sands.

A copy of the geological maps is included in **Appendix D**. A copy of the BGS borehole log is included in **Appendix E**.

3.2 Radon

The site lies within an elevated band of radon potential where it is estimated that between 1-3% of properties are above the action level (medium risk). Basic radon protection measures are not required.

3.3 Coal Mining Activity

The site does not fall within a Coal Mining area defined by the Mining Remediation Authority and does not lie within a Development High Risk Area. Therefore, the ground stability risks posed by historic coal mining can be considered to be negligible.

3.4 Hydrogeology

The superficial glaciofluvial deposits are designated as a Secondary A Aquifer, defined as; permeable rock layer or drift deposit capable of supporting water supplies at a local rather than strategic scale.

The underlying bedrock of the Zigzag Chalk Formation is classified as a Principal Aquifer, defined as; geology that exhibit high irregular and/or fracture permeability. They usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

The site is located within a Zone III Total Catchment Source Protection Zone.

The site is located in an area with medium-high risk of groundwater vulnerability.

There are no records of groundwater abstraction licenses located within a 1km radius of the site.

A copy of the hydrogeological maps is included in **Appendix F**.

3.5 Hydrology

There are significant surface water features located within a 1km radius of the site.

Ippolyts Brook is located 280m east of the site.

3.6 Flood Risk

The site lies within a Flood Zone 1 (low probability), land assessed as having less than a 1 in 1,000 annual probability of river flooding (0.01%) in any year (low risk). The completion of a detailed Flood Risk Assessment is not deemed necessary for this site.

A copy of the flood risk map is included in **Appendix G**.

3.7 Waste Management Facilities

There are 2 no. records of historic landfill sites within a 1km radius of the site. The historic landfill site information is summarised in Table 2 below:

Table 2 – Historic Landfill Summary

Landfill Site	Operation Dates	Waste Type	Distance from Site
Maydencroft Manor	No Information	No Information	660m NW
Maydencroft Manor	No Information	No Information	790m NW
Maydencroft Manor	No Information	No Information	905m NW
Maydencroft Manor	No Information	No Information	945m NW
Tittendell	1964 – 1975	Inert, Industrial, Commercial, Household	960m SE

A copy of the historic landfill map is included in **Appendix H**.

There are no records of sites located within a 1km radius of the site operating under an environmental permit for waste operations.

3.8 Environmental Permits, Incidents and Registers

There are a number of records of sites located within a 1km radius of the development site operating under an environmental permit for discharges to water and groundwater. The nearest permit is held by Anglian Water Services Limited 180m north of the site for a pumping station.

There is a single record of an environmental pollution incident recorded by the Environment Agency having occurred within a 1km radius of the site. The incident occurred 260m northeast of the site and was caused by sewage materials impacting water.

There are no records of sites operating under an environmental installation permit located within a 1km radius of the development site.

3.9 Designated Environmentally Sensitive Sites

There are 2 no. records of a designated environmentally sensitive site located within a 1km radius of the site. The designations are summarised in Table 3 below:

Table 3 – Environmental Designation Summary

Designation	Distance	Details
Nitrate Vulnerable Zones	On Site	The site is located in a Nitrate Vulnerable Zone.
Greenbelt	On Site	The site lies within Greenbelt designated land.

A copy of the environmental designations is included in **Appendix I**.

4 Preliminary Conceptual Site Model

4.1 Introduction

In order to assess the environmental risks present, a preliminary conceptual model has been developed for the site. This model has been developed using best practice guidelines in conjunction with the current assessment framework taking into account the development proposals. This preliminary conceptual model is based on the gathered desk-based information (e.g. historical OS data and data sourced from the EA, Geoindex and Magic databases).

The conceptual site model is a representation of the hypothesised relationships between sources, pathways and receptors which allows the identification of potential pollutant linkages and whether these linkages have the potential to comprise significant harm and/or pollution of controlled waters in relation to the site. This model comprises three elements:

Source – the key pollutant hazards associated with the site

Receptor – the key targets at risk from the sources

Pathway – the means by which the contaminant can cause harm to the receptor

If all three elements are present, then a potential pollutant linkage exists, and this may require further assessment.

4.2 Potential Contamination Sources

The site has historically remained undeveloped until around the early 1920s when a building of unknown use was built in the central area. This building was demolished in the 1970s / 1980s. Given the demolition on site, there could be the potential for Made Ground to be present. Potential contaminants include heavy metals, polyaromatic hydrocarbons and asbestos.

Additionally, an electrical substation which remains present was built in the 1970s / 1980s. Given the age of the substation, the use of polychlorinated biphenyls (PCBs) cannot be discounted.

Off-site land uses include an engineering works, sewage works, sand pit and allotment gardens. However, it is considered that these land uses can be discounted due to the distance from site (>100m), with many being >200m from the site.

4.3 Receptors

The potential receptors considered to be at risk from soil and groundwater contamination associated with the site are summarised in Table 4 below:

Table 4 - Receptor Description

Receptor	Details
Human (On Site)	- Construction workers - Future site users - Site visitors
Human (Off Site)	- Adjacent site users
Controlled Waters	- Secondary A Aquifer - Principal Aquifer - Ippolyts Brook - Zone III SPZ
Building/ construction materials	- Foundations and buried services

4.4 Pathways

The potential exposure pathways linking contamination with the receptors identified above are summarised in Table 5 below:

Table 5 - Exposure Pathways Summary

Receptor	Details of Exposure Pathway
Human (on-site)	- Direct ingestion of contaminated soil/groundwater - Dermal contact with soil/groundwater - Inhalation of gases and vapours
Human (off-site)	- Inhalation of fibres and particulates - Inhalation of migrating gases and vapours
Controlled waters	- Vertical and lateral migration of dissolved phase contaminants via preferential pathways to underlying groundwater aquifers and surface waters
Building/construction	- Buried materials/services - Contact with contaminated soil and/or groundwater

4.5 Potential Pollution Linkages

4.5.1 Human Health

It is understood that the development proposal includes the construction of 5 no. residential dwellings. Plans include road access, garages and soft landscaping. This is considered to be a sensitive end use.

The presence of buildings and hardstanding would eliminate the risk of exposure, via the dermal contact and ingestion pathways to future site users to any ground contamination that may remain following development.

There could be a potential risk of exposure to any ground contamination that remains following redevelopment in any areas of soft landscaping (i.e., gardens), to future site users, via all possible exposure pathways.

Any ground gases (i.e. methane and carbon dioxide) and vapours that are present within the soils beneath the site could potentially ingress into the houses through preferential pathways (e.g. service entry points). Therefore, there would be a risk of exposure via inhalation to future site users.

There is the potential for construction workers and adjacent land users to be exposed to soil and groundwater contamination during site redevelopment. However, the use of appropriate PPE and the adoption of suitable Health and Safety methods will help to reduce the risks posed to human health during this work.

4.5.2 Controlled Waters

The site is directly underlain by superficial glaciofluvial deposits which local boreholes show to comprise interbedded clays and silty sands, more cohesive than would generally be expected. It is considered that this unit will act as an impermeable barrier, limiting the migration of any contaminants at the surface to the underlying groundwater aquifer or controlled surface water features.

It is considered that the Ippolyts Brook is located at a sufficient distance from the site (>280m) to be unaffected by any potential contaminants which may be present.

No sensitive potable groundwater abstractions are located within a 1km radius of the site boundary.

The site is situated within a Zone III Total Catchment Source Protection Zone.

The risk to controlled waters is considered to be negligible.

4.5.3 Building/Construction Materials/ Buried Services

The presence of any soil and groundwater contaminants beneath the site could potentially impact on construction materials for the new development, such as below ground structures and services. Concrete foundations are particularly sensitive to aggressive ground conditions, i.e. sulphate attack.

If ground gases and vapour are present in the soil beneath the site, then there would be the potential risk of ingress into the new properties which could present a risk of explosion.

4.6 Preliminary Hazard Assessment

A preliminary hazard assessment is presented in Table 6. The preliminary hazard assessment is a qualitative assessment of the risks posed by each potential pollutant linkage described above and is used to identify the requirement for additional work (e.g. intrusive ground investigation).

Table 6 – Preliminary Hazard Assessment

Source 1	Pathway	Receptor	Likelihood	Effect	Risk	Assessment
Contaminated soil	Ingestion (via soil dust), inhalation (via soil dust and vapours), ingestion through dirty hands, dermal contact with soil/water.	Future site users Adjacent site users Construction workers	2	3	Low – Moderate	On-site source potential identified. Areas of soft landscaping provide exposure pathway to future site receptors.
Contaminated soil groundwater	Direct contact	Buildings/services	2	3	Low – Moderate	On-site source potential identified. Proposed foundations in direct contact with potentially contaminated soils.
Contaminated groundwater	Downward or lateral migration	Secondary A Aquifer Principal Aquifer Ippolyts Brook Zone III SPZ	1	3	Low	Minor on-site source potential identified. No sensitive surface waters and no nearby potable abstractions identified. Impermeable clay soils limit migration potential to groundwater or sensitive surface waters.
Ground gas / vapours	Inhalation, ingress into buildings	Buildings / services Future site users Adjacent site users Construction workers	1	4	Low	No significant ground gas source identified. Site located within a low probability area for naturally occurring radon gas.

Using Risk Matrix (Table 7) Degree of Risk (R) = Likelihood (L) x Effect (E)

Table 7 - Risk Matrix, Degree of Risk (R) = Likelihood (L) x Effect (E)

Likelihood	Description	Probability	Effect (E)	Description
5	Almost certain	>70%		
4	Probable	50-70%	4	Severe
3	Likely	30-50%	3	Medium
2	Unlikely	10-30%	2	Mild
1	Negligible	<10%	1	Minor
Risk (R)	Risk Level	Action		
1-5	Low	None required		
6-10	Moderate	Further assessment via Phase 2 intrusive ground investigation.		
>10	High	Further assessment via Phase 2 intrusive ground investigation.		

5 Conclusions and Recommendations

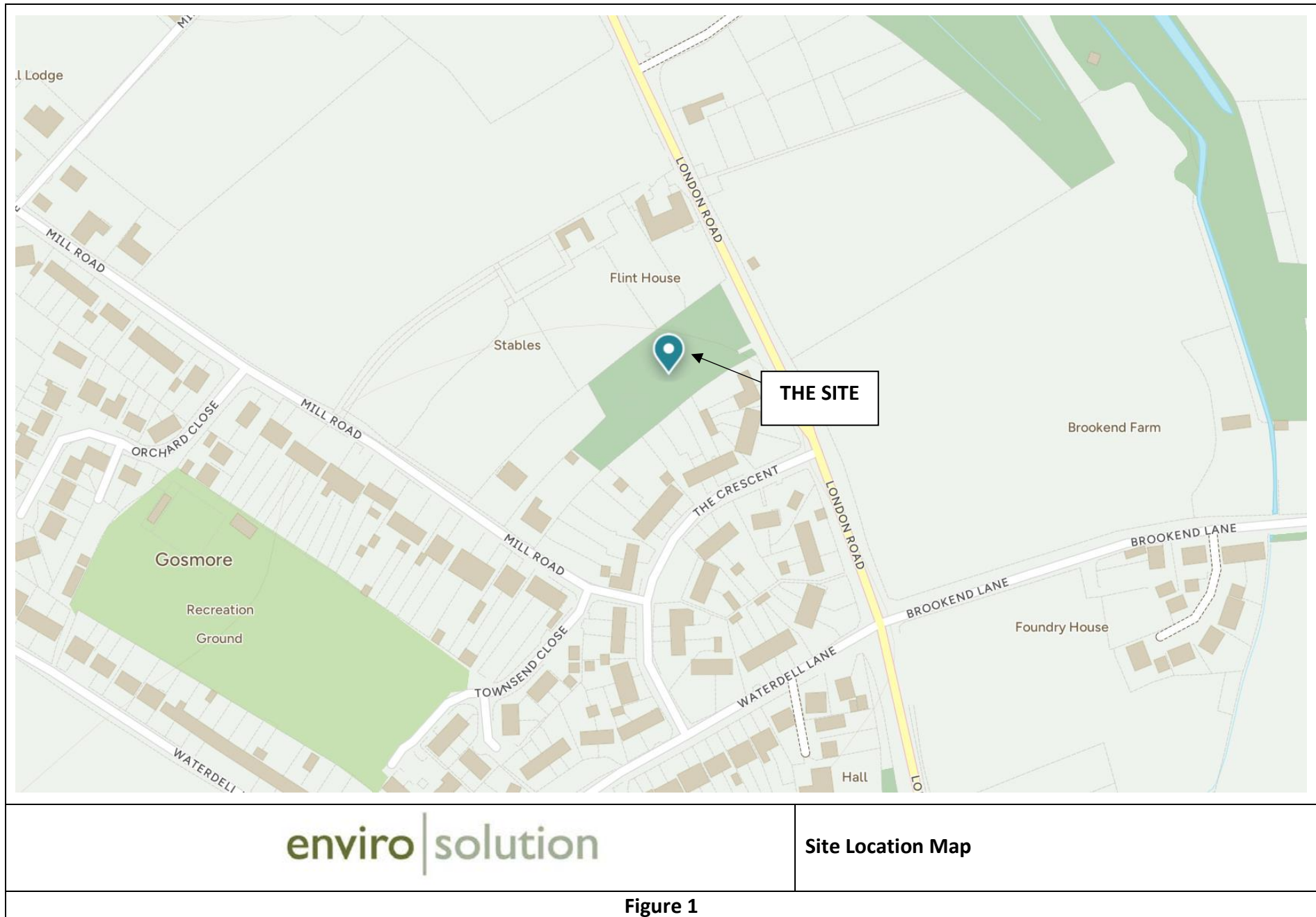
The preliminary environmental site assessment indicates that the site can be classified as low-moderate risk in terms of contamination and the risks to the identified receptors (e.g., human health and buildings) is low-moderate.

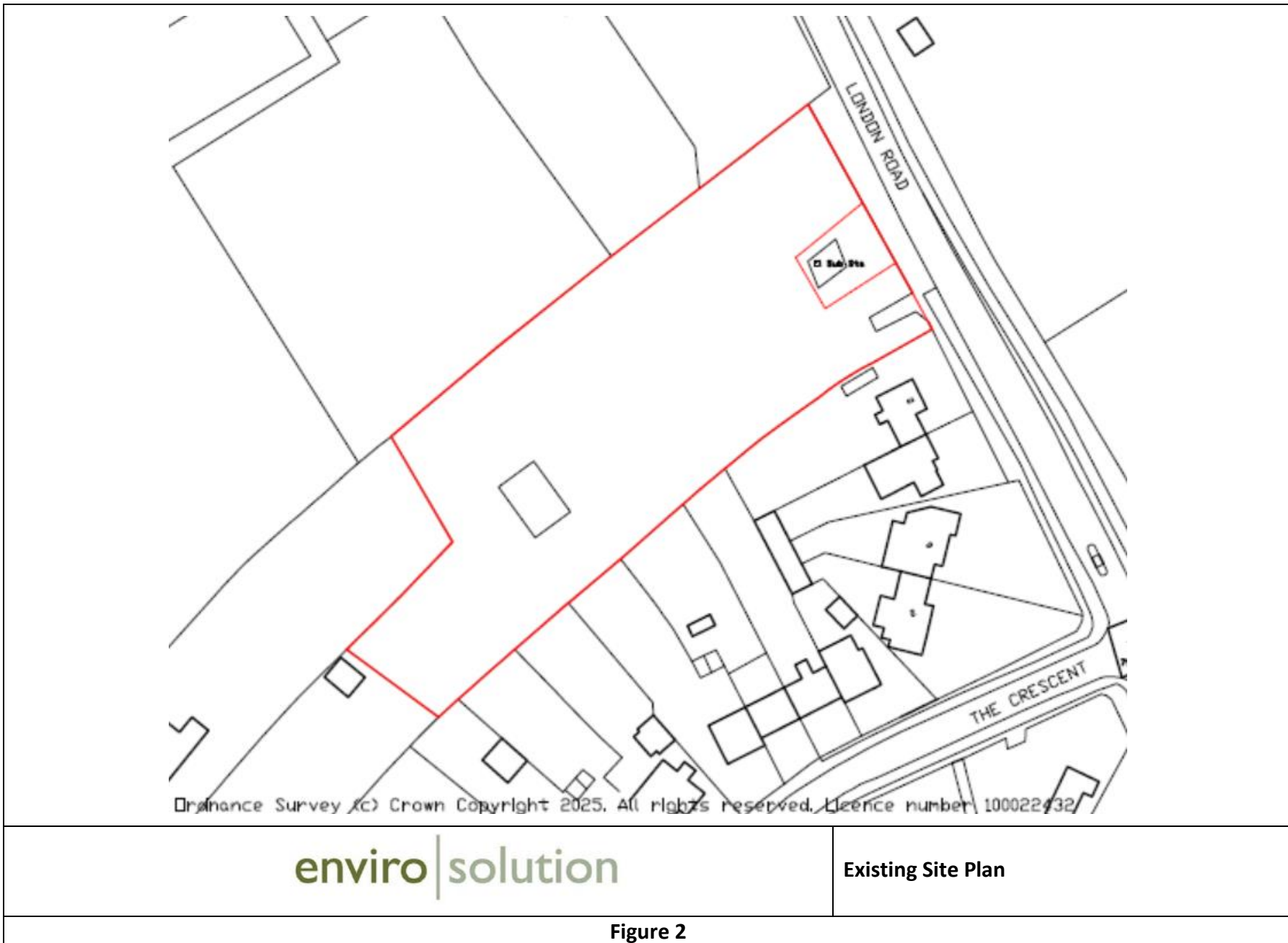
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APPENDICES

Appendix A – Site Location and Site Plan







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Proposed Development Plan

Figure 3

Appendix B – Site Photographs



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View of site looking west



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View of site looking northwest



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View along southern boundary, looking west



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View looking east



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Row of mature trees along southern boundary



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Electrical substation compound



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Western boundary



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Entrance



enviro|solution

WS1



enviro|solution

WS2



enviro|solution

WS3



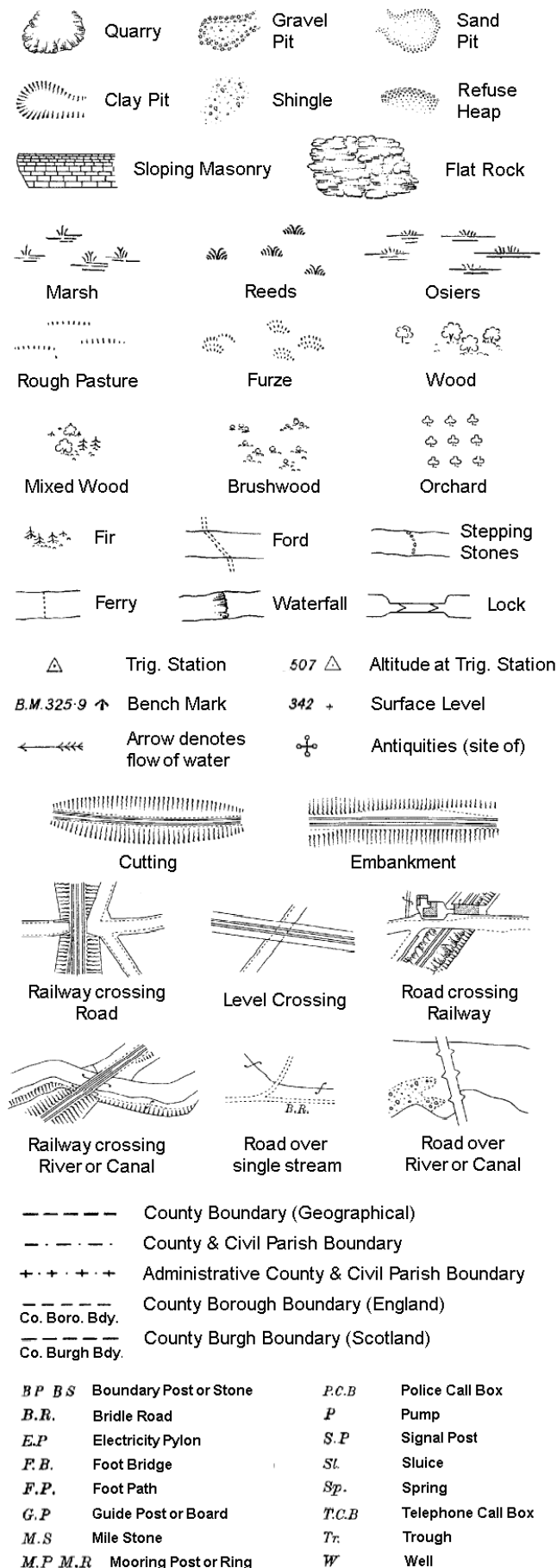
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WS4

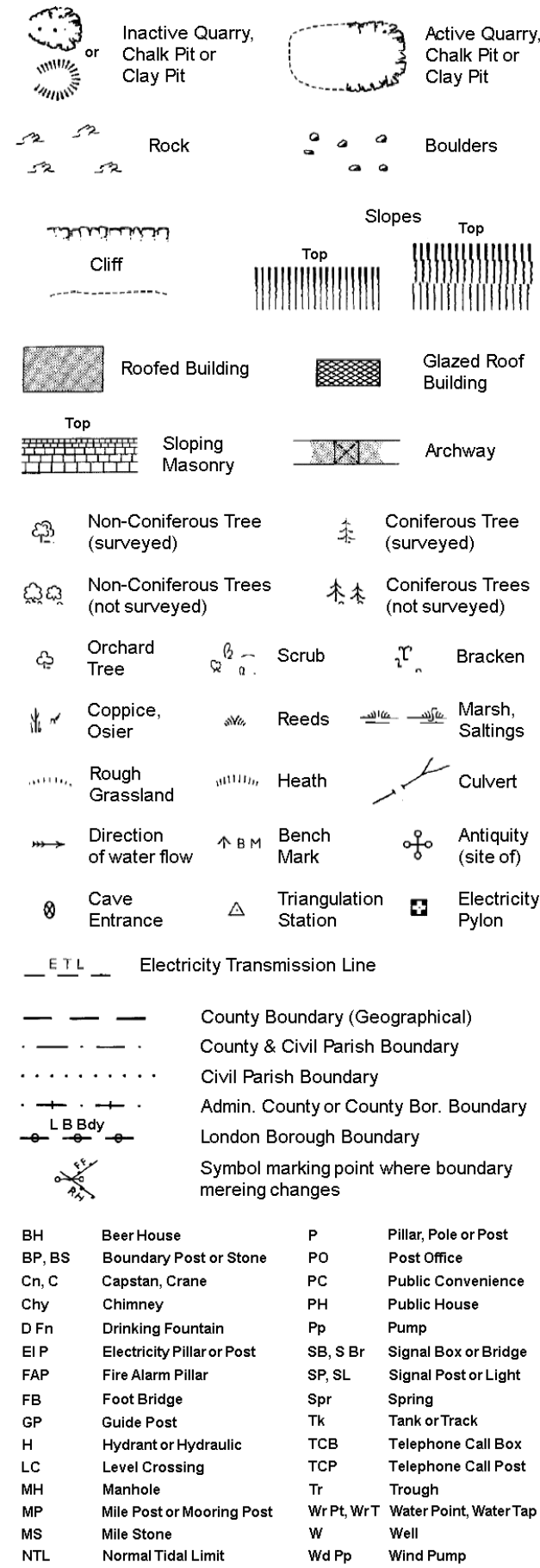
Appendix C - Historical Maps

Historical Mapping Legends

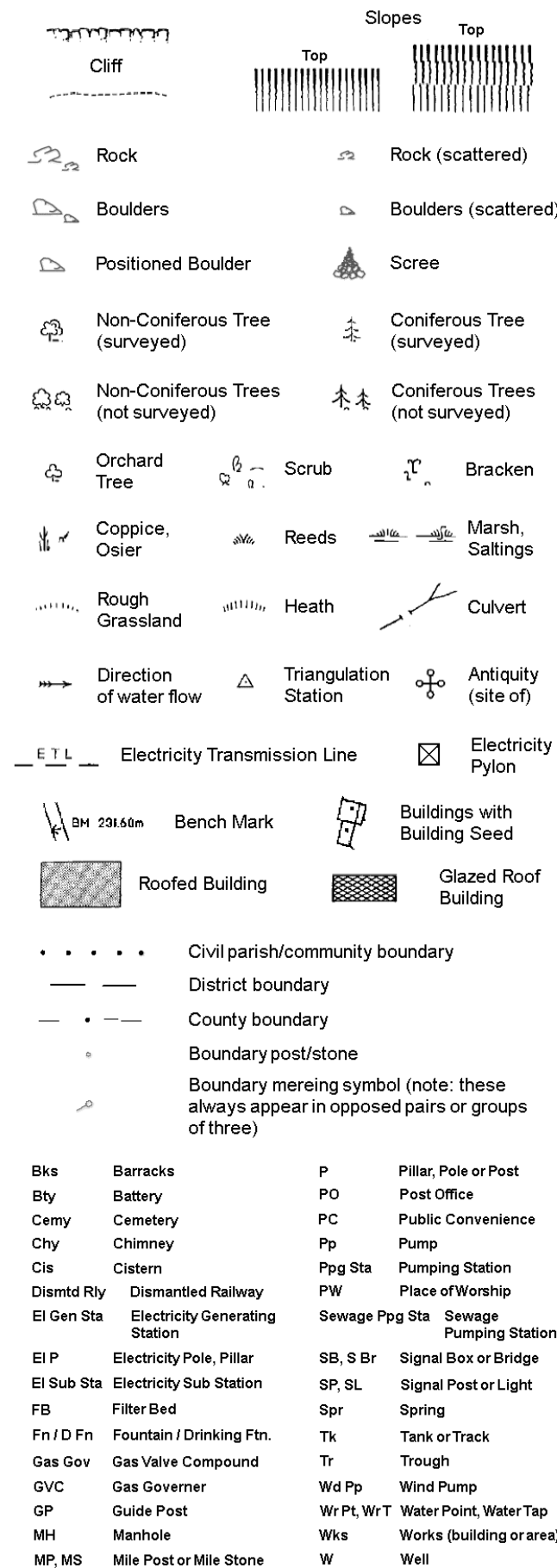
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



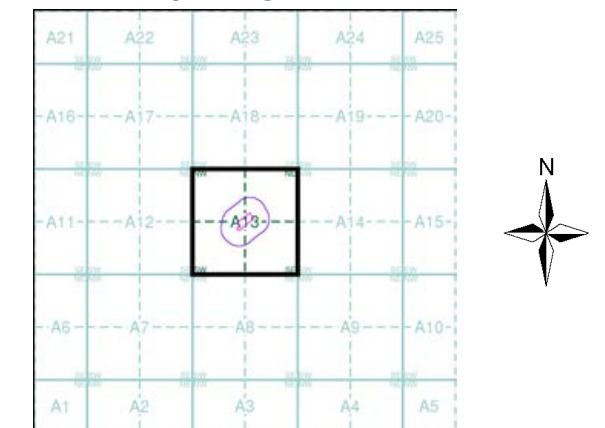
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hertfordshire	1:2,500	1881	2
Hertfordshire	1:2,500	1898	3
Hertfordshire	1:2,500	1924	4
Ordnance Survey Plan	1:1,250	1965	5
Additional SIMs	1:1,250	1965	6
Ordnance Survey Plan	1:2,500	1981	7
Additional SIMs	1:2,500	1981	8
Additional SIMs	1:1,250	1982	9
Large-Scale National Grid Data	1:1,250	1992	10
Large-Scale National Grid Data	1:2,500	1992	11
Additional SIMs	1:1,250	1992	12
Large-Scale National Grid Data	1:1,250	1993	13
Large-Scale National Grid Data	1:1,250	1993	14
Large-Scale National Grid Data	1:1,250	1995	15
Large-Scale National Grid Data	1:1,250	1995	16
Historical Aerial Photography	1:2,500	2000	17

Historical Map - Segment A13

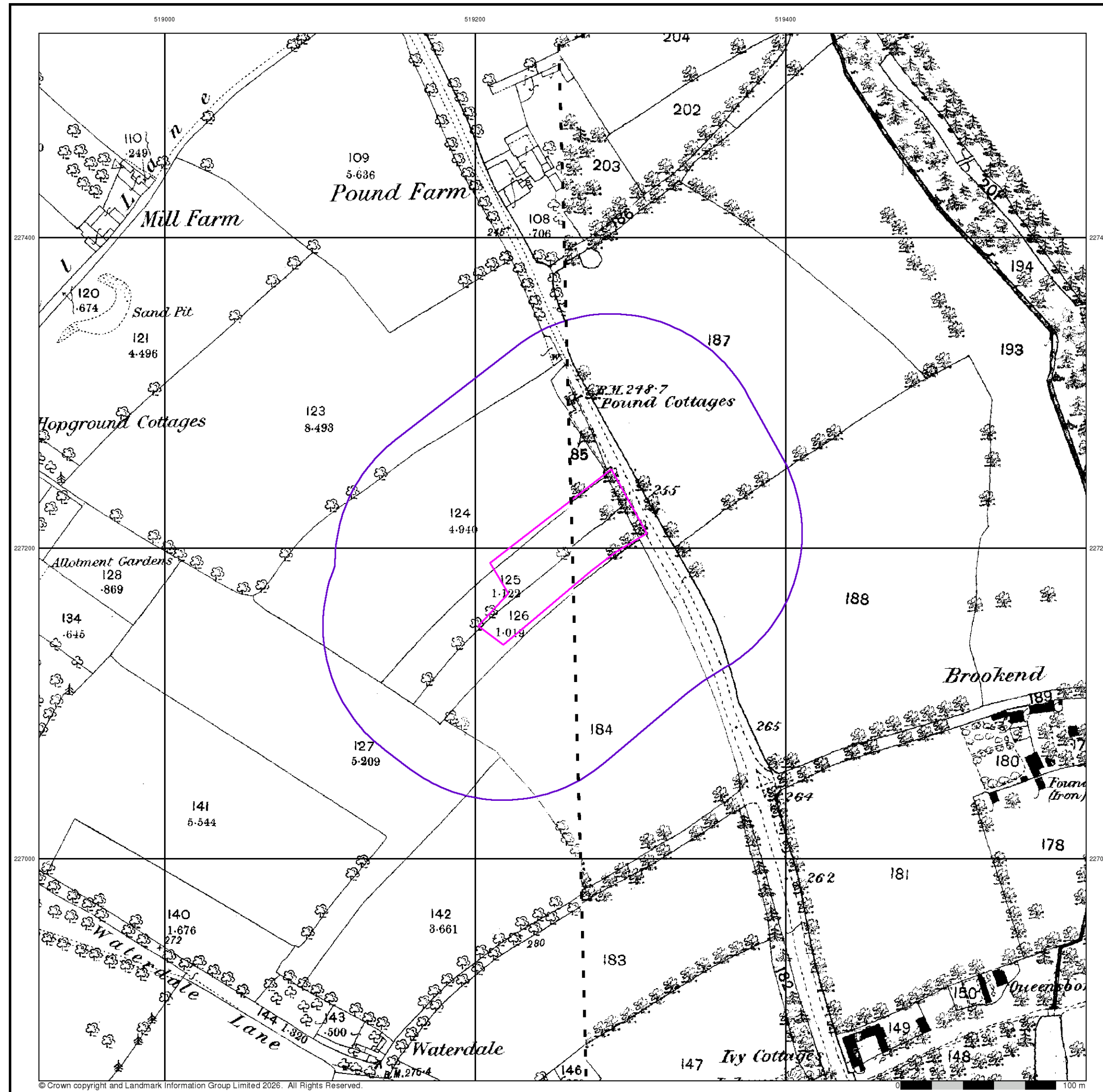


Order Details

Order Number: 397338441_1_1
Customer Ref: ES060326
National Grid Reference: 519250, 227190
Slice: A
Site Area (Ha): 0.5
Search Buffer (m): 100

Site Details

London Road, St. Ippolyts, Hitchin, SG4 7NL



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Hertfordshire

Published 1881

Source map scale - 1:2,500

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)

012_05 1881 1:2,500	012_06 1881 1:2,500
---------------------------	---------------------------

Historical Map - Segment A13

A grid map showing the location of Segment A13 within a larger grid. The grid is labeled with letters A1 to A25 and numbers 1 to 25. Segment A13 is highlighted in a pink box. A north arrow is located to the right of the grid.

Order Details

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Customer Ref:	ES060326
National Grid Reference:	519250, 227190
Slice:	A
Site Area (Ha):	0.5
Search Buffer (m):	100

Site Details

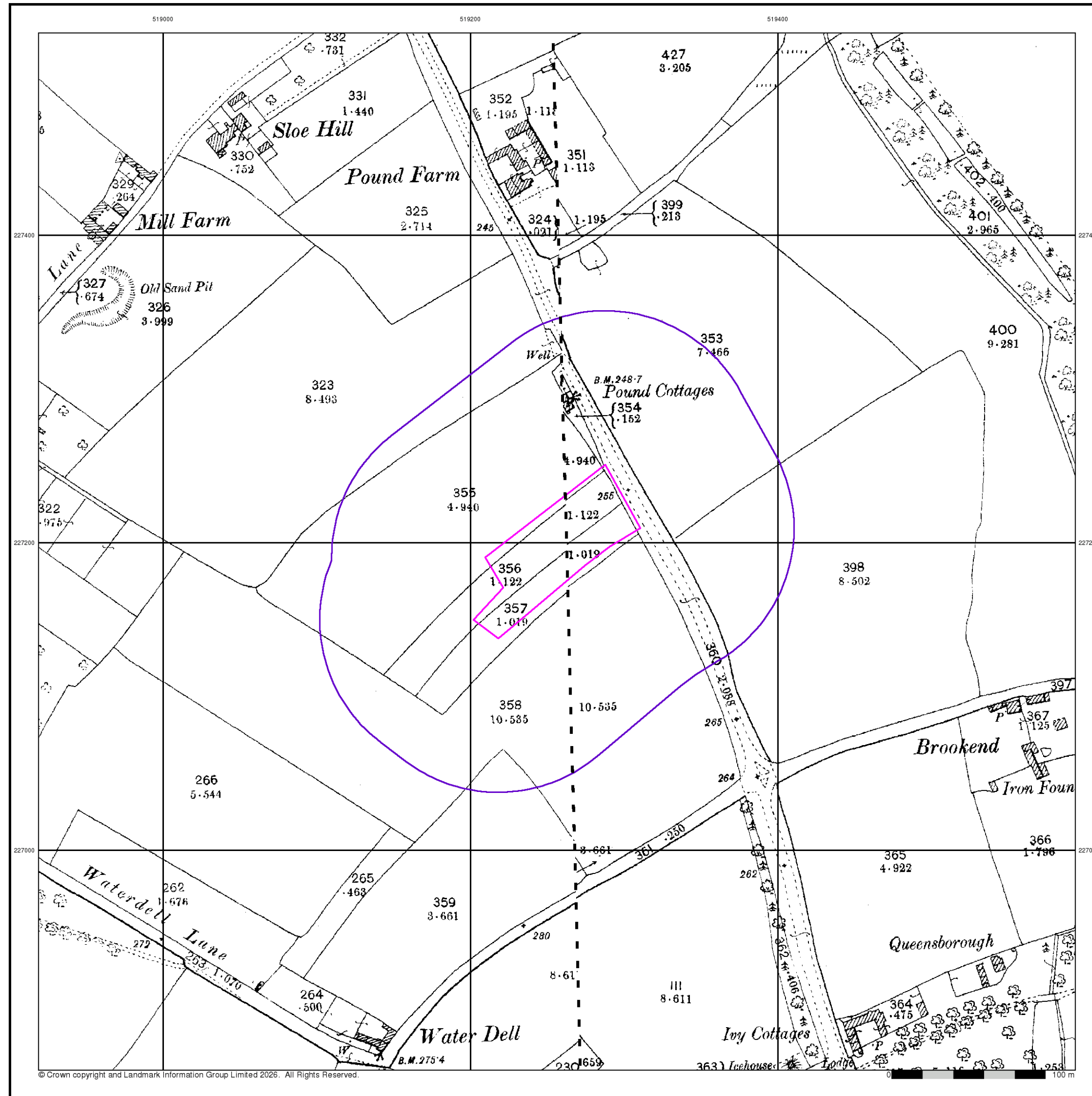
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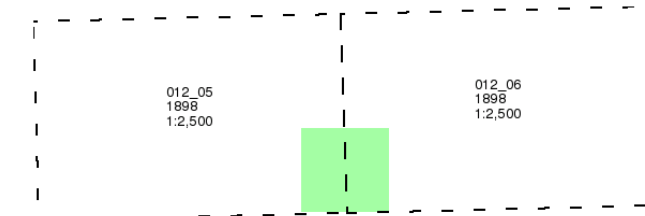
Hertfordshire

Published 1898

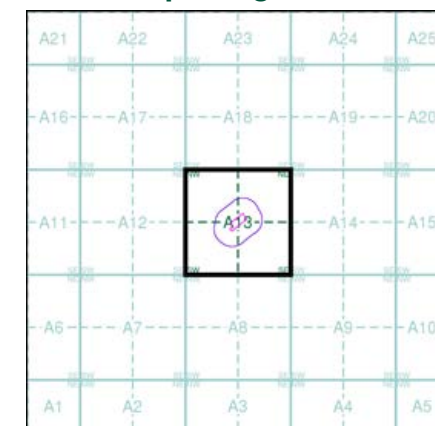
Source map scale - 1:2,500

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

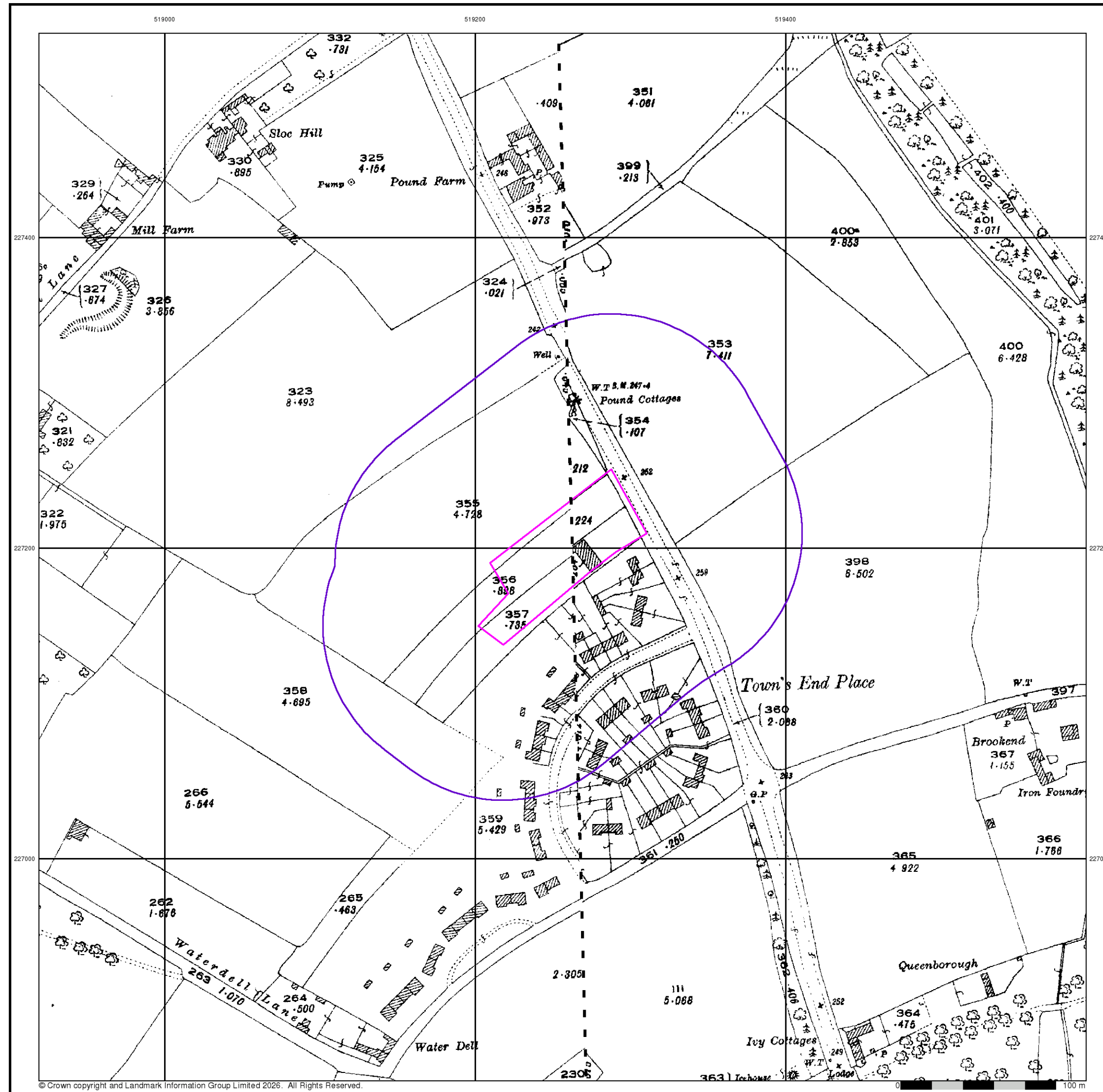


Order Details

Order Number: 397338441_1_1
Customer Ref: ES060326
National Grid Reference: 519250, 227190
Slice: A
Site Area (Ha): 0.5
Search Buffer (m): 100

Site Details

London Road, St. Ippolyts, Hitchin, SG4 7NL



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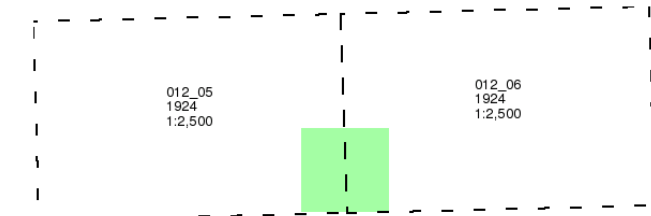
Hertfordshire

Published 1924

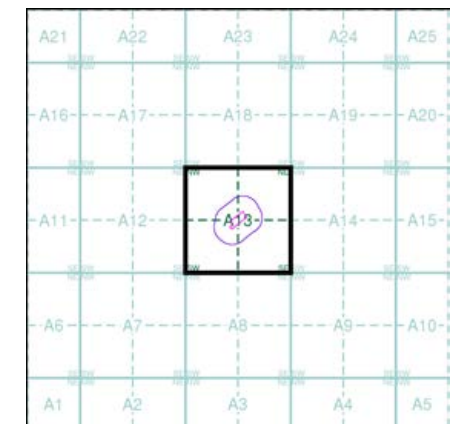
Source map scale - 1:2,500

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.

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Historical Map - Segment A13

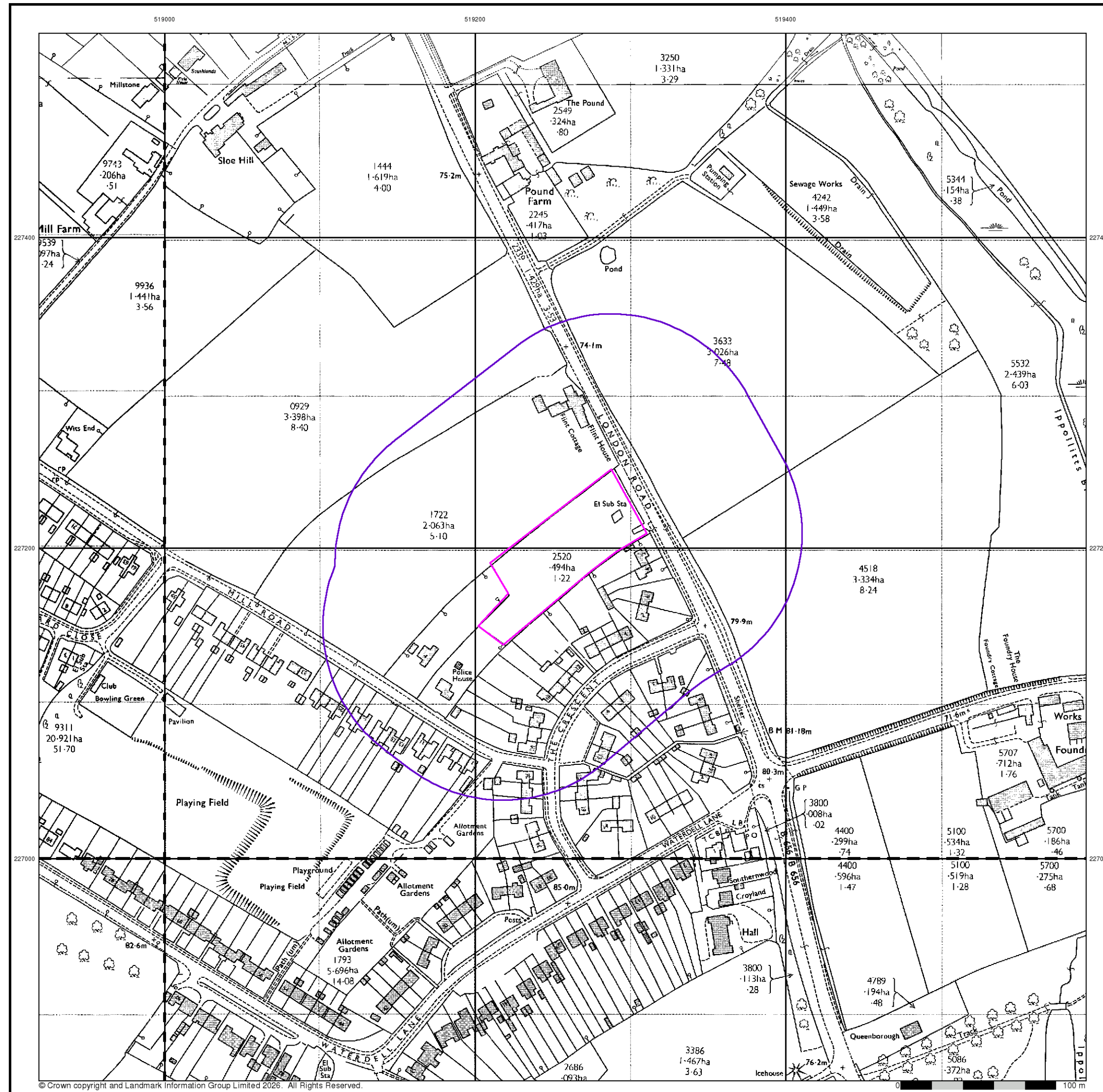


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Site Area (Ha): 0.5
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Site Details

London Road, St. Ippolyts, Hitchin, SG4 7NL



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Ordnance Survey Plan

Published 1981

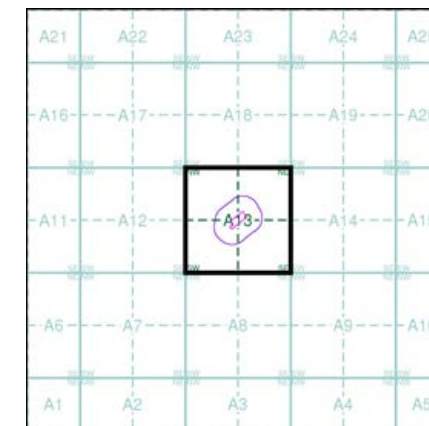
Source map scale - 1:2,500

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)

TL1827 1981 1:2,500	TL1927 1981 1:2,500
TL1826 1981 1:2,500	TL1926 1981 1:2,500

Historical Map - Segment A13

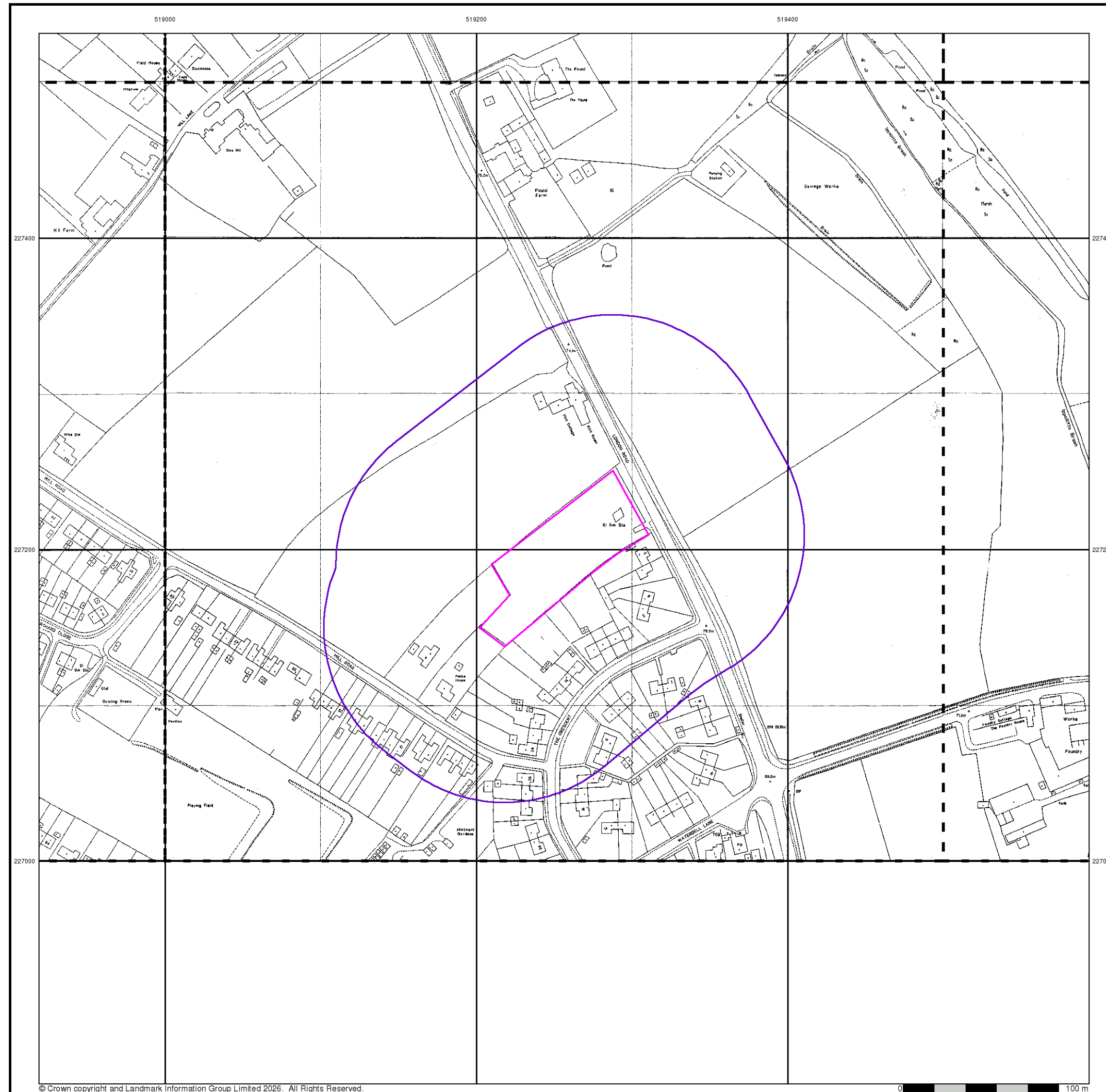


Order Details

Order Number: 397338441_1_1
Customer Ref: ES060326
National Grid Reference: 519250, 227190
Slice: A
Site Area (Ha): 0.5
Search Buffer (m): 100

Site Details

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A horizontal scale bar with a black background. It has white rectangular segments. The number '0' is at the left end, and '100 μm ' is at the right end.

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Large-Scale National Grid Data

Published 1992

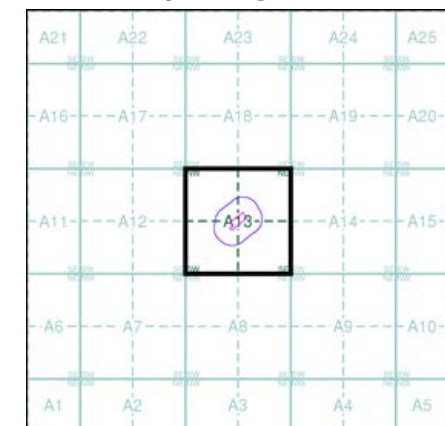
Source map scale - 1:1,250

'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)

TL1827NE 1992 1:1,250	TL1927NW 1992 1:1,250	TL1927NE 1992 1:1,250
TL1827SE 1992 1:1,250	TL1927SW 1992 1:1,250	TL1927SE 1992 1:1,250

Historical Map - Segment A13



Order Details

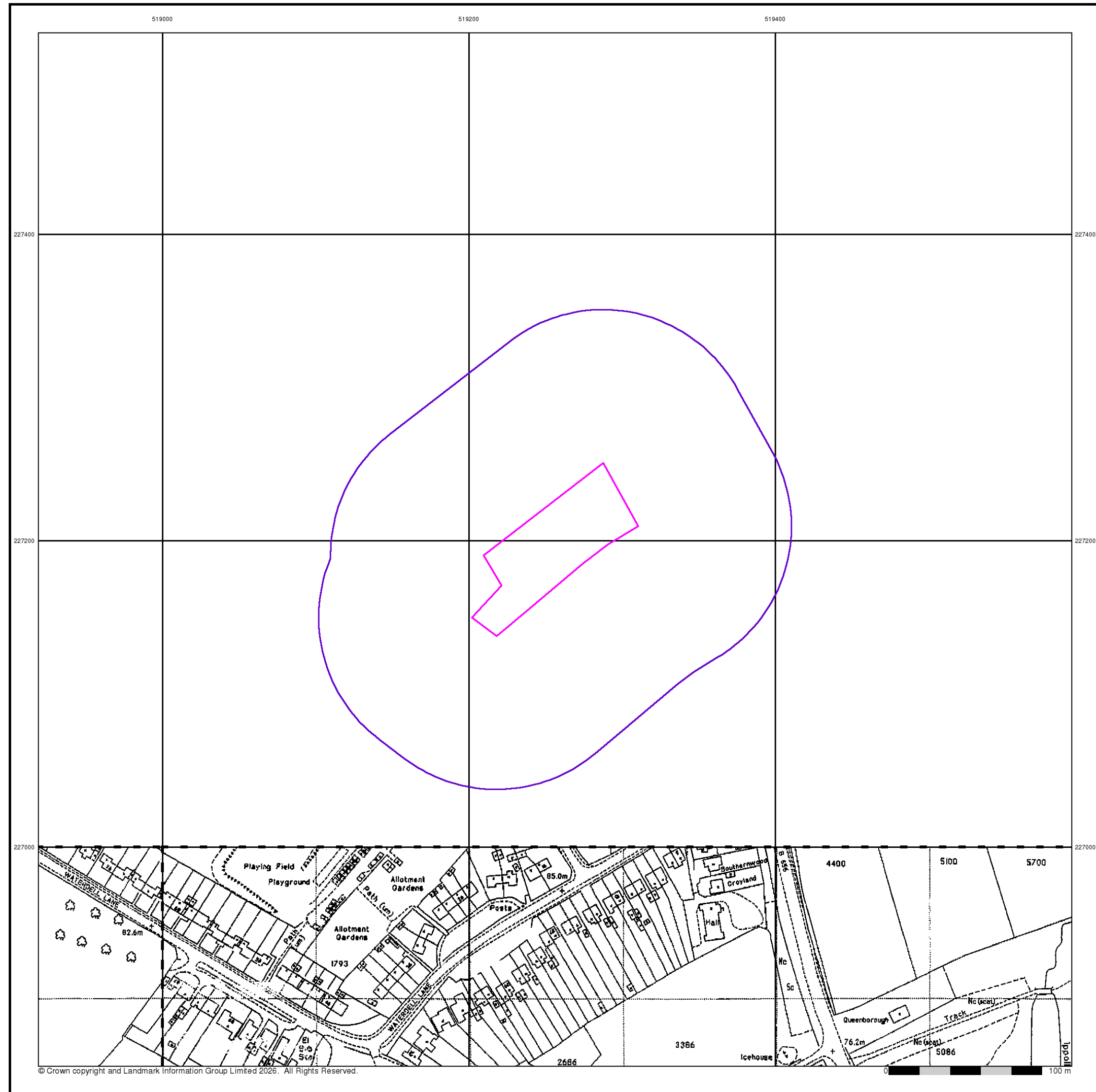
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National Grid Reference: 519250, 227190
Slice: A
Site Area (Ha): 0.5
Search Buffer (m): 100

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Large-Scale National Grid Data

Published 1992

Source map scale - 1:2,500

'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)

TL 1826
1992
1:2,500

TL 1926
1992
1:2,500

Historical Map - Segment A13

Order Details

Order Number:	397338441_1_1
Customer Ref:	ES060326
National Grid Reference:	519250, 227190
Slice:	A
Site Area (Ha):	0.5
Search Buffer (m):	100

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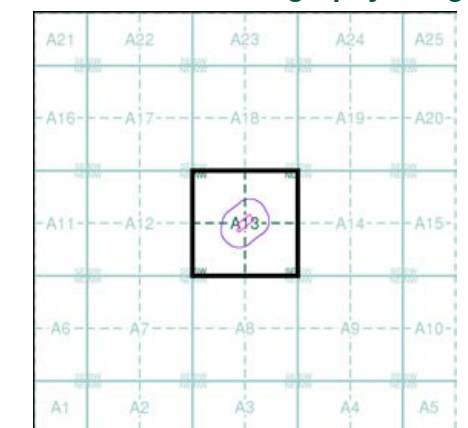


Historical Aerial Photography

Published 2000

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



Order Details

Order Number: 397338441_1_1
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Slice: A
Site Area (Ha): 0.5
Search Buffer (m): 100

Site Details

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Ch Church		Post Office
	CH Club House		Public Convenience
	F E Sta Fire Engine Station		Public House
	FB Foot Bridge		Signal Box
	Fn Fountain		Spring
	GP Guide Post		Telephone Call Box
	MP Mile Post		Telephone Call Post
	MS Mile Stone		Well

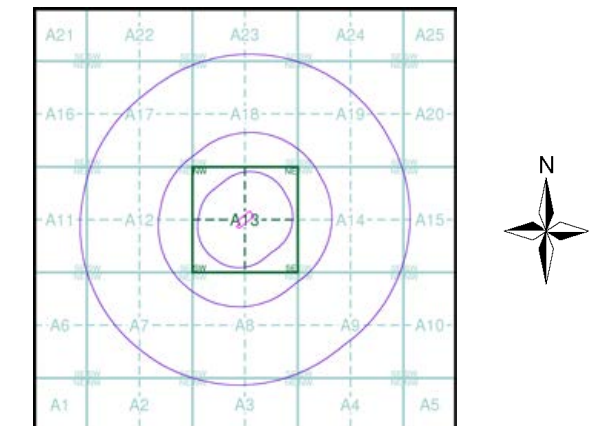
1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	MHW(S) Mean high water (springs)		MLW(S) Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hertfordshire	1:10,560	1884	2
Hertfordshire	1:10,560	1899	3
Hertfordshire	1:10,560	1924 - 1925	4
Hertfordshire	1:10,560	1924	5
Hertfordshire	1:10,560	1946	6
Hertfordshire	1:10,560	1947 - 1950	7
Ordnance Survey Plan	1:10,000	1960	8
Ordnance Survey Plan	1:10,000	1964	9
Ordnance Survey Plan	1:10,000	1976	10
Ordnance Survey Plan	1:10,000	1981 - 1982	11
Ordnance Survey Plan	1:10,000	1992	12
10K Raster Mapping	1:10,000	1999	13
10K Raster Mapping	1:10,000	2006	14
VectorMap Local	1:10,000	2025	15

Historical Map - Slice A

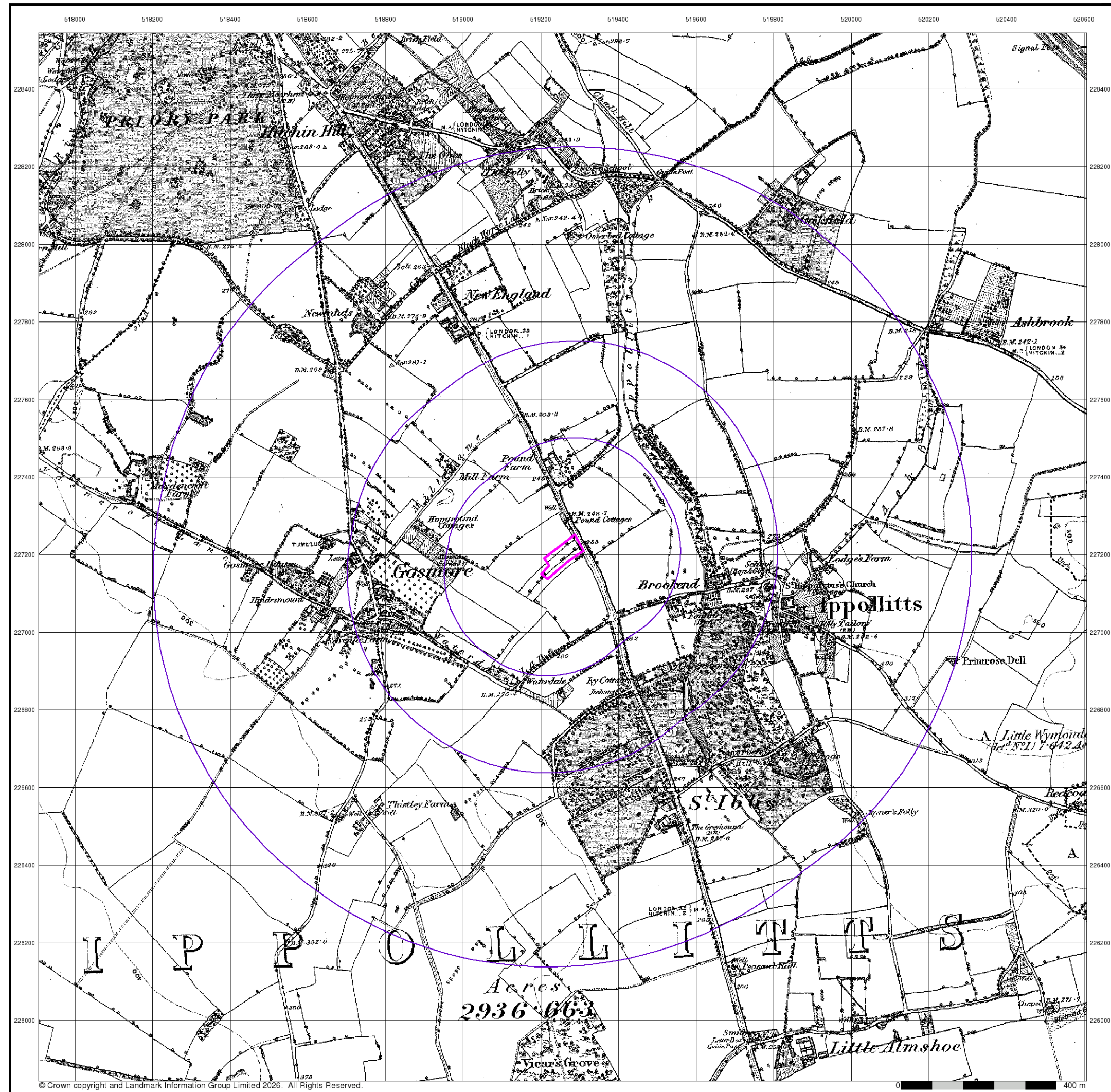


Order Details

Order Number: 397338441_1_1
Customer Ref: ES060326
National Grid Reference: 519250, 227190
Slice: A
Site Area (Ha): 0.5
Search Buffer (m): 1000

Site Details

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Hertfordshire

Published 1884

Source map scale - 1:10,560

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Map Name(s) and Date(s)

01200
1884
1:10,560

Historical Map - Slice A

Order Details

Order Number:	397338441_1_1
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National Grid Reference:	519250, 227190
Slice:	A
Site Area (Ha):	0.5
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Site Details

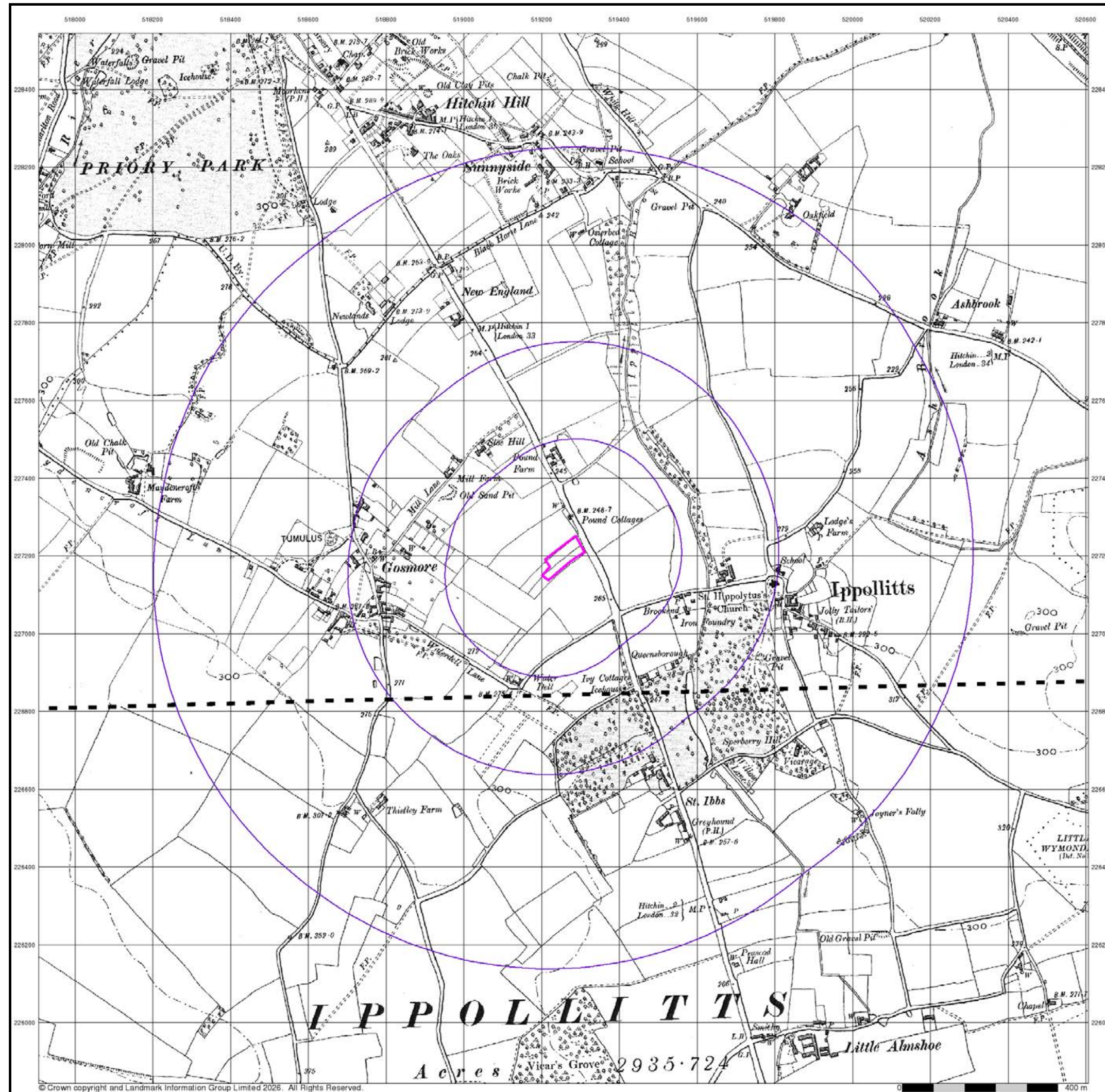
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Hertfordshire

Published 1899

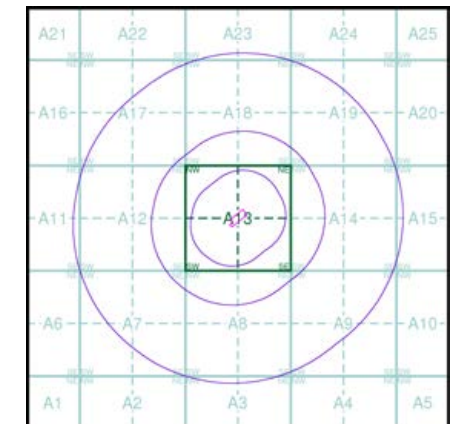
Source map scale - 1:10,560

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

012NW
1899
1:10,560
012SW
1899
1:10,560

Historical Map - Slice A



Order Details

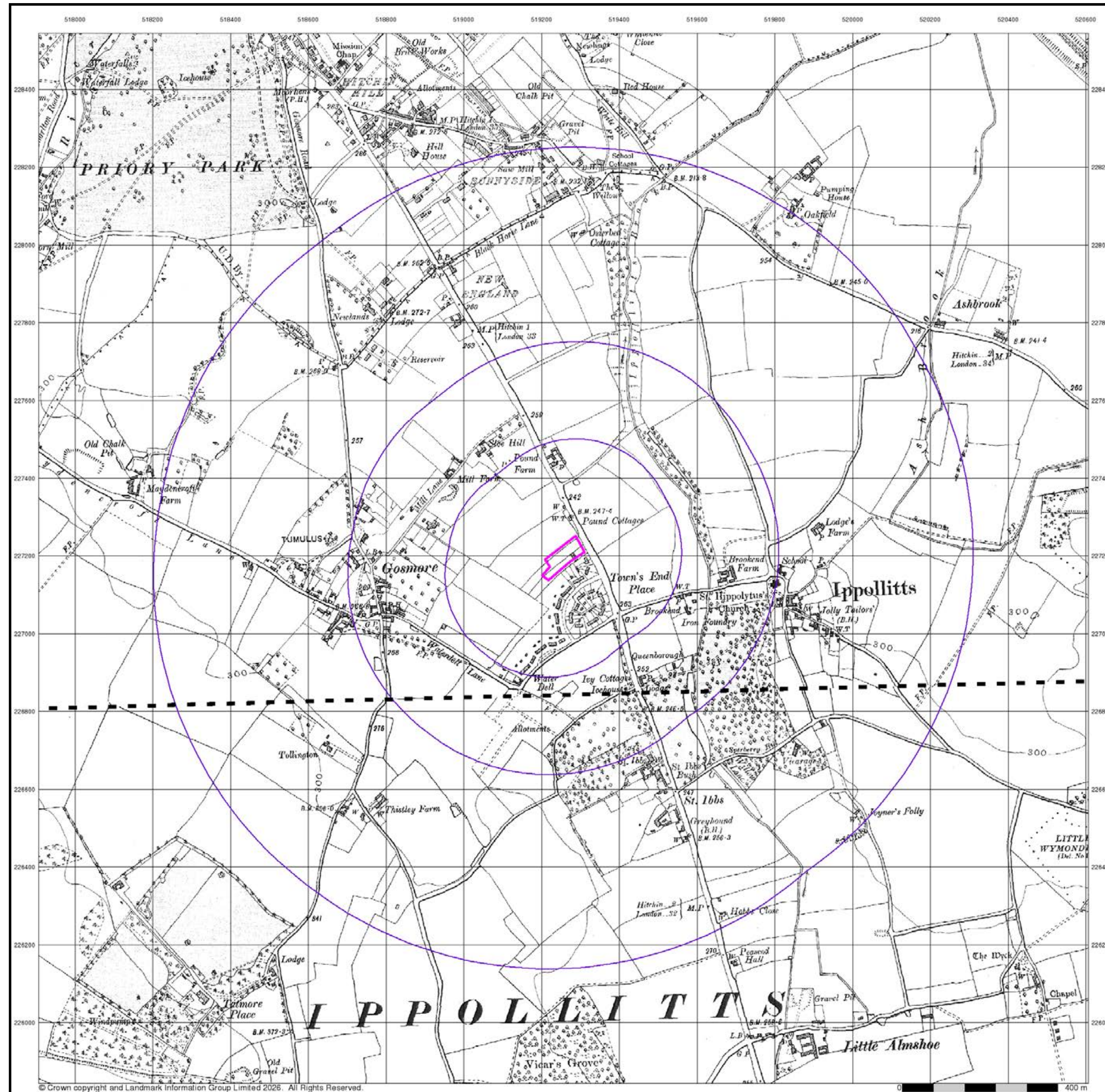
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Hertfordshire

Published 1924 - 1925

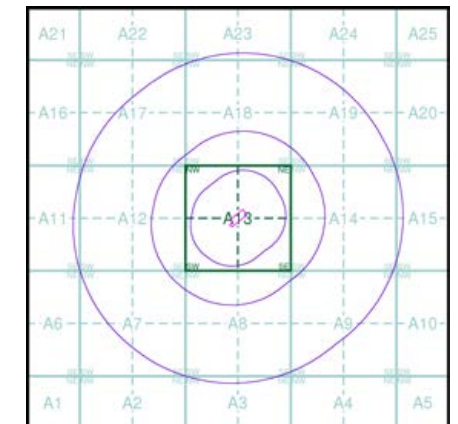
Source map scale - 1:10,560

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

012NW
1925
1:10,560
012SW
1924
1:10,560

Historical Map - Slice A

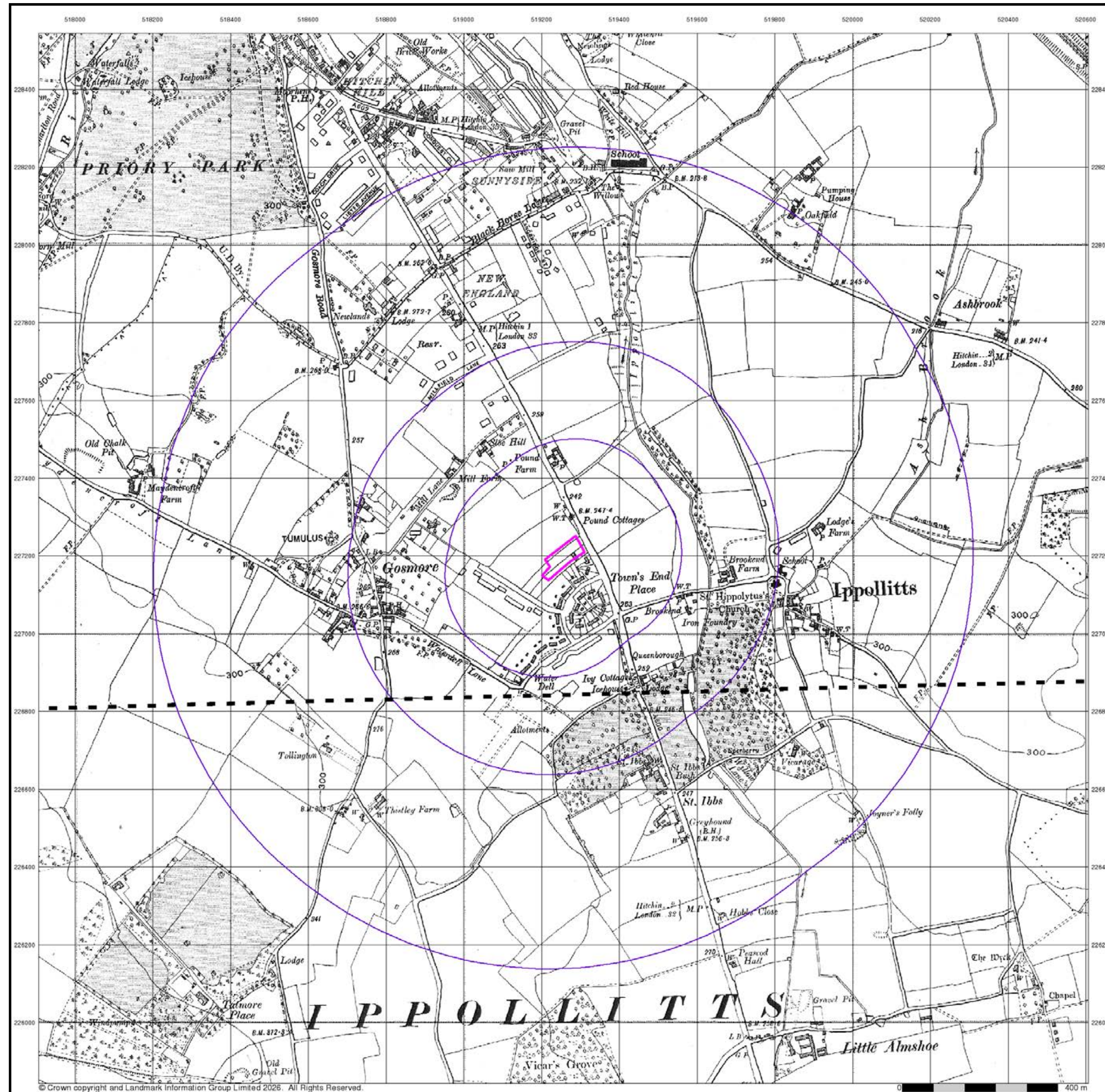


Order Details

Order Number: 397338441_1_1
Customer Ref: ES060326
National Grid Reference: 519250, 227190
Slice: A
Site Area (Ha): 0.5
Search Buffer (m): 1000

Site Details

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Hertfordshire

Published 1946

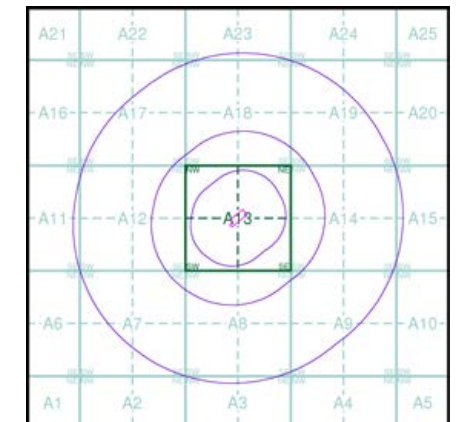
Source map scale - 1:10,560

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

012NW
1946
1:10,560
012SW
1946
1:10,560

Historical Map - Slice A



Order Details

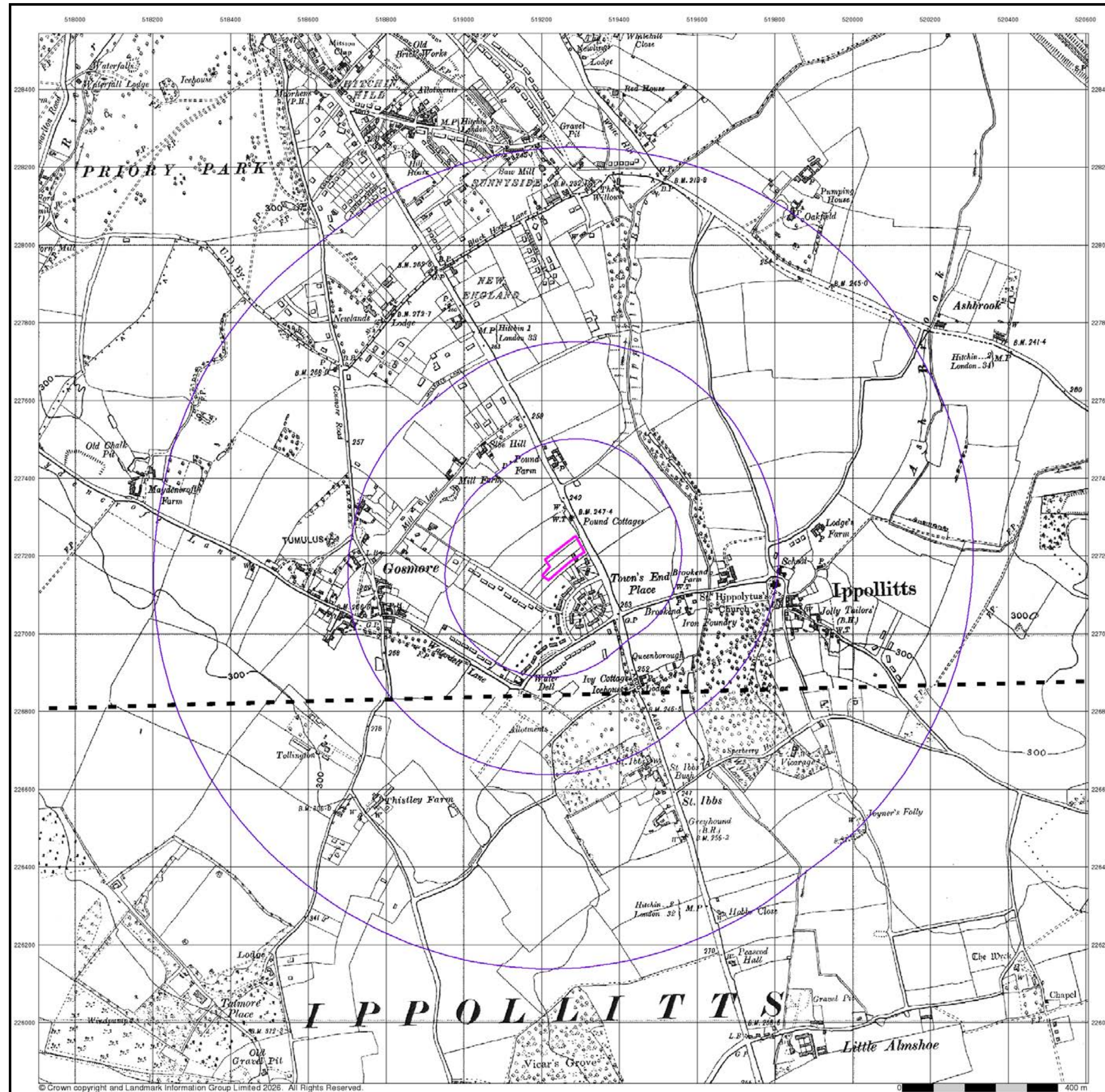
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Site Area (Ha): 0.5
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Hertfordshire

Published 1947 - 1950

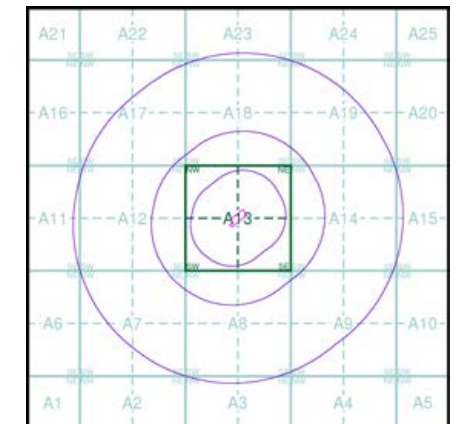
Source map scale - 1:10,560

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Map Name(s) and Date(s)

012NW
1950
1:10,560
012SW
1947
1:10,560

Historical Map - Slice A



Order Details

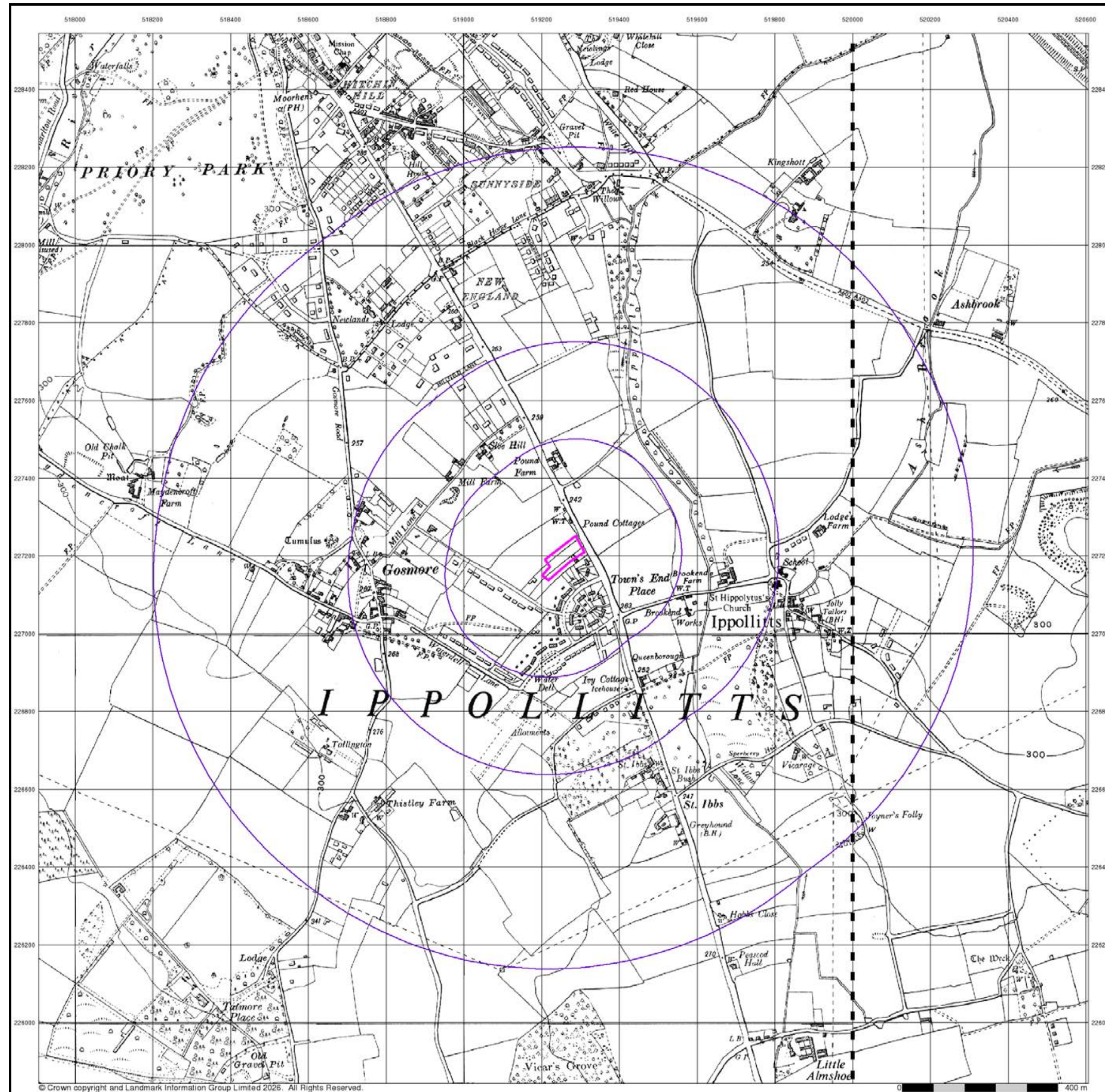
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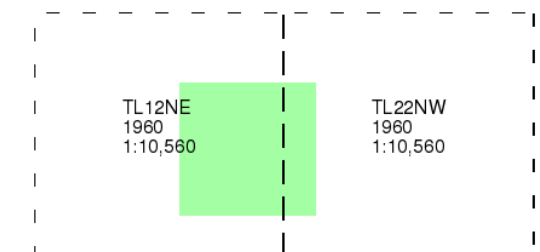
Ordnance Survey Plan

Published 1960

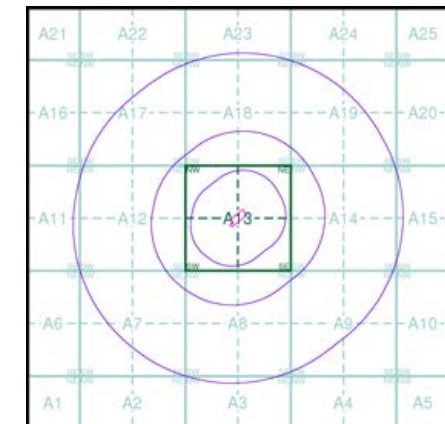
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

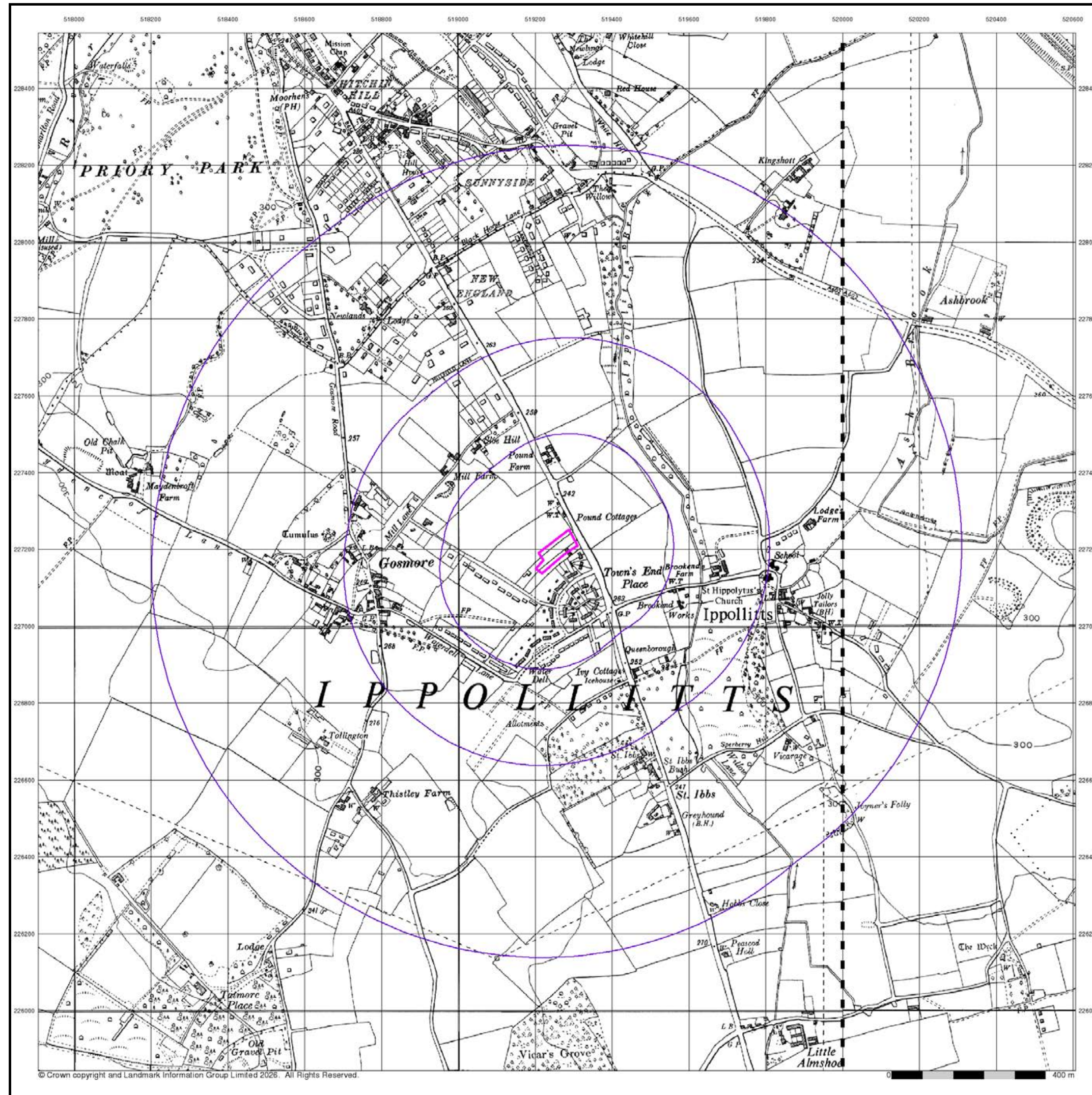
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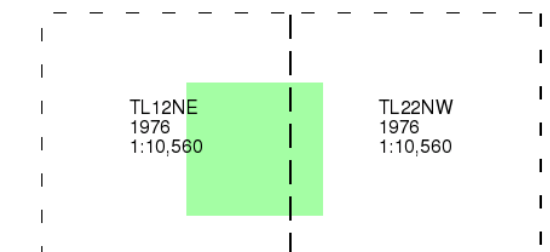
Ordnance Survey Plan

Published 1976

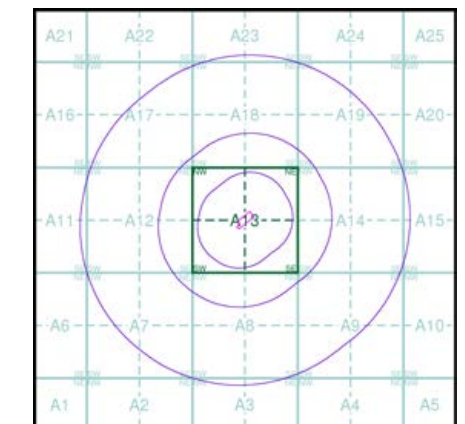
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

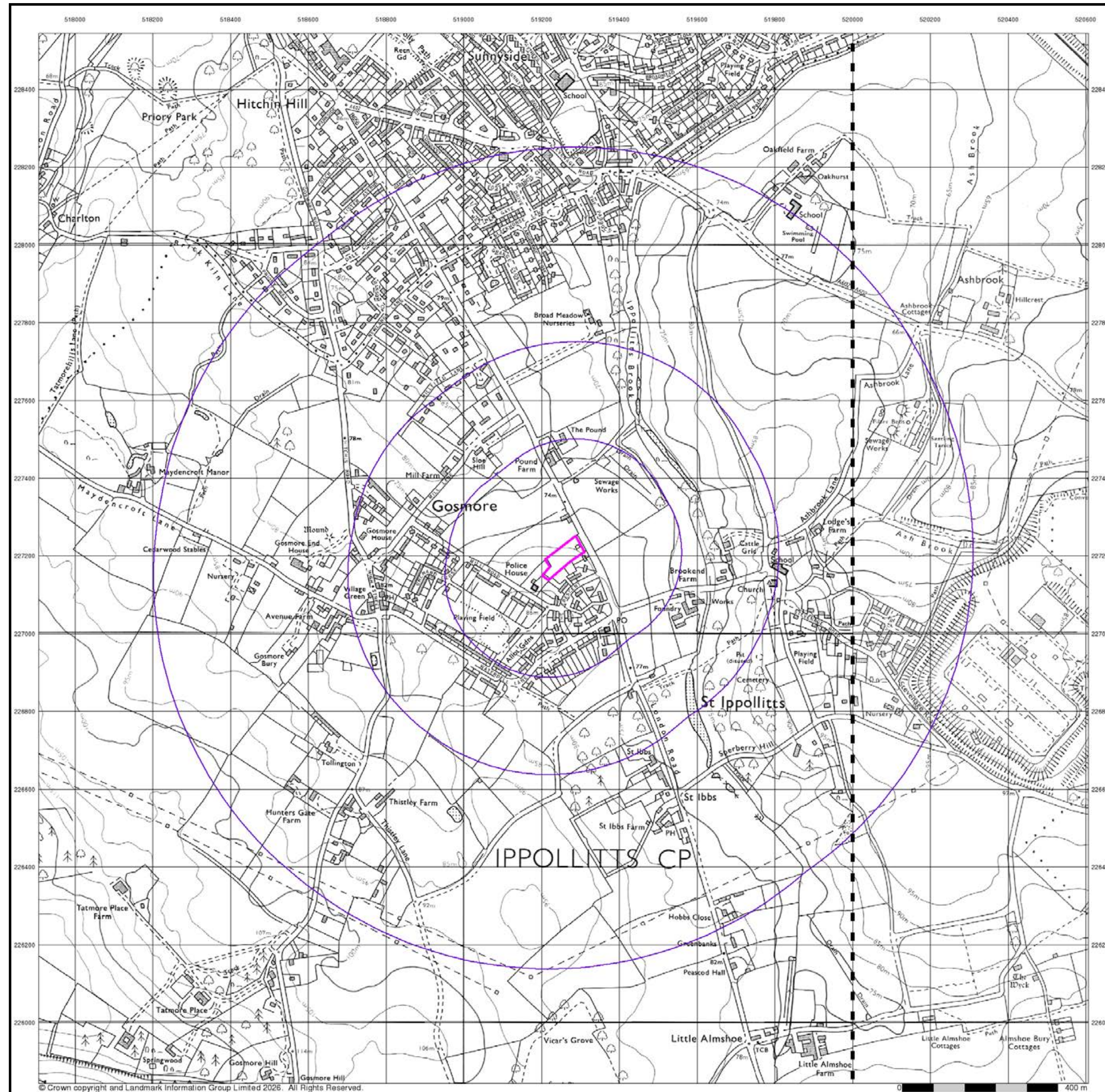
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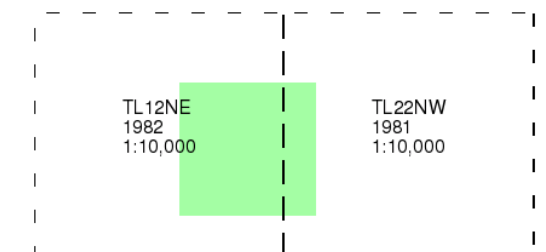
Ordnance Survey Plan

Published 1981 - 1982

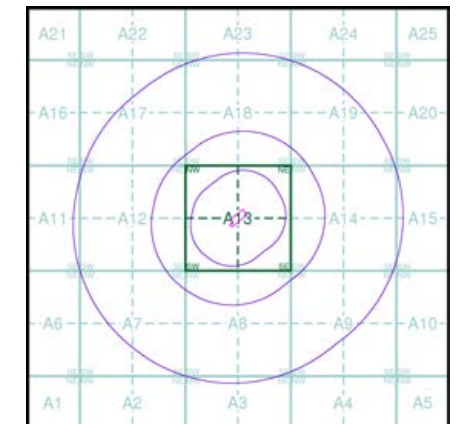
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A

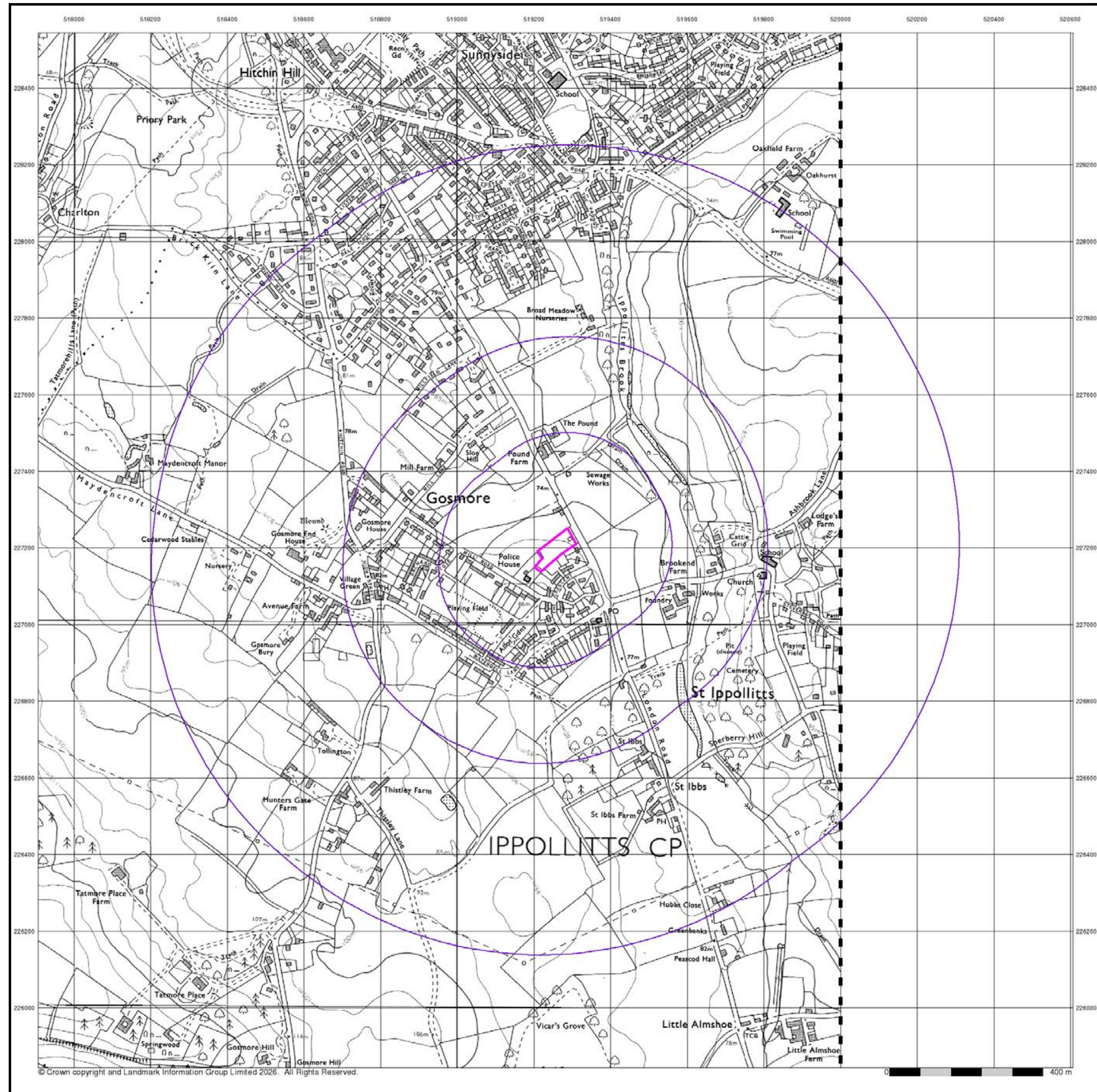


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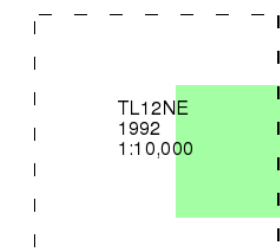
Ordnance Survey Plan

Published 1992

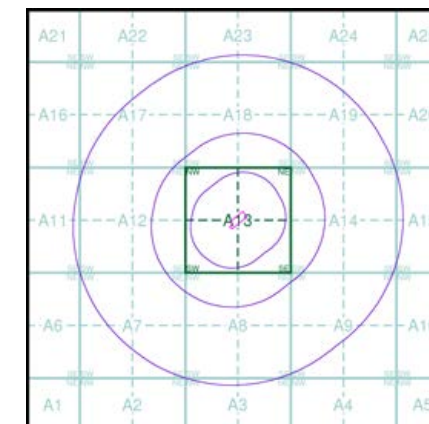
Source map scale - 1:10,000

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

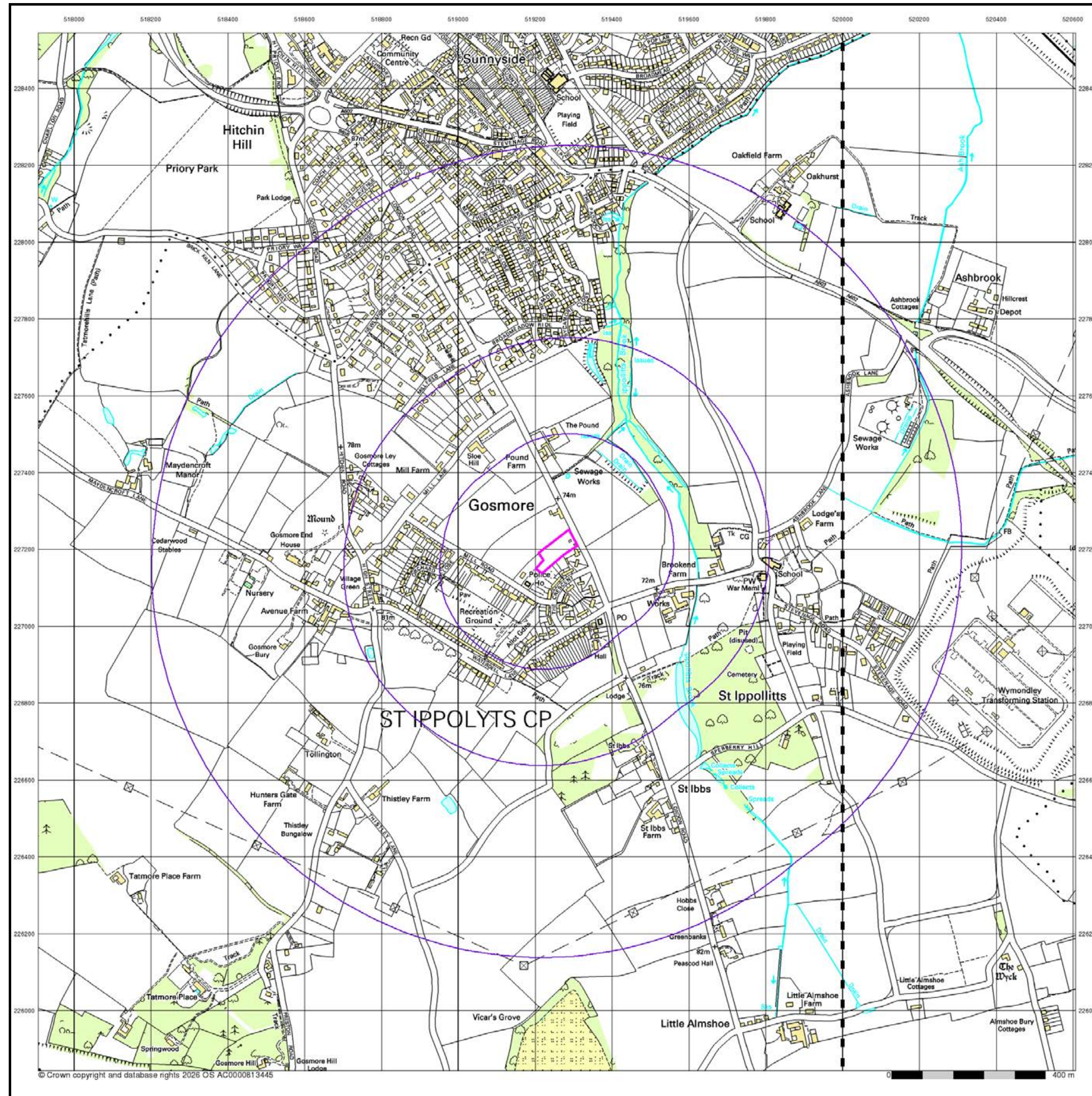
Order Number: 397338441_1_1
Customer Ref: ES060326
National Grid Reference: 519250, 227190
Slice: A
Site Area (Ha): 0.5
Search Buffer (m): 1000

Site Details

London Road, St. Ippolyts, Hitchin, SG4 7NL

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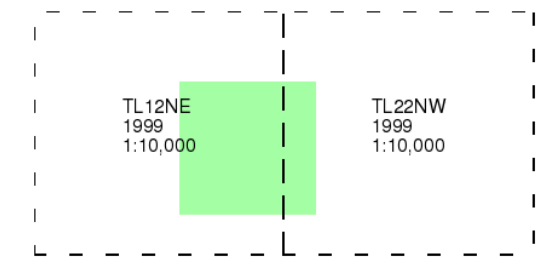
10k Raster Mapping

Published 1999

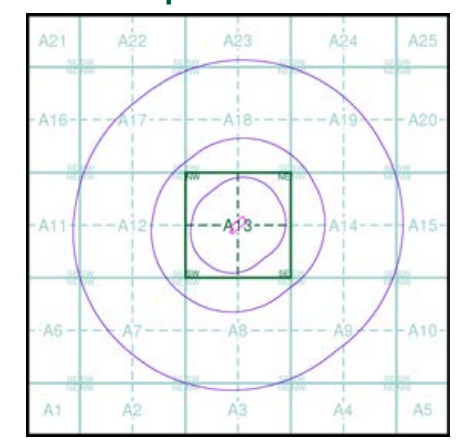
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

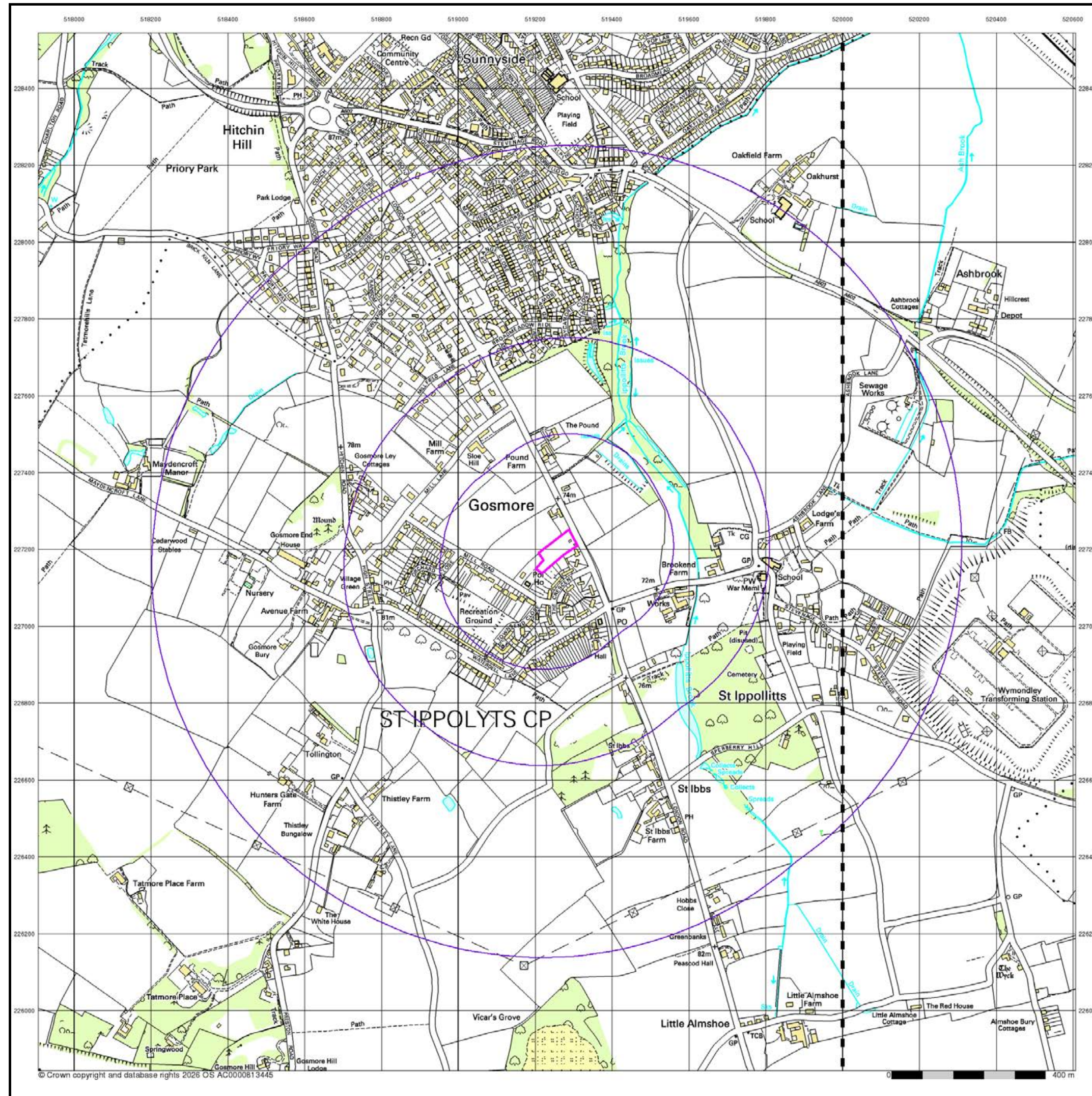
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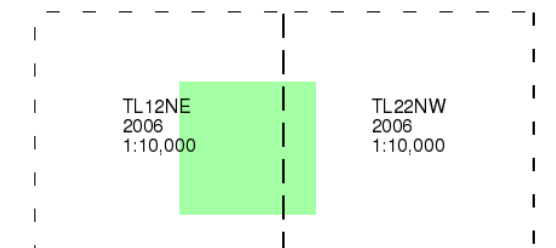
10k Raster Mapping

Published 2006

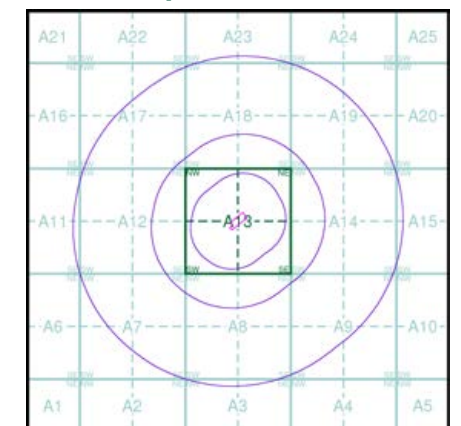
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

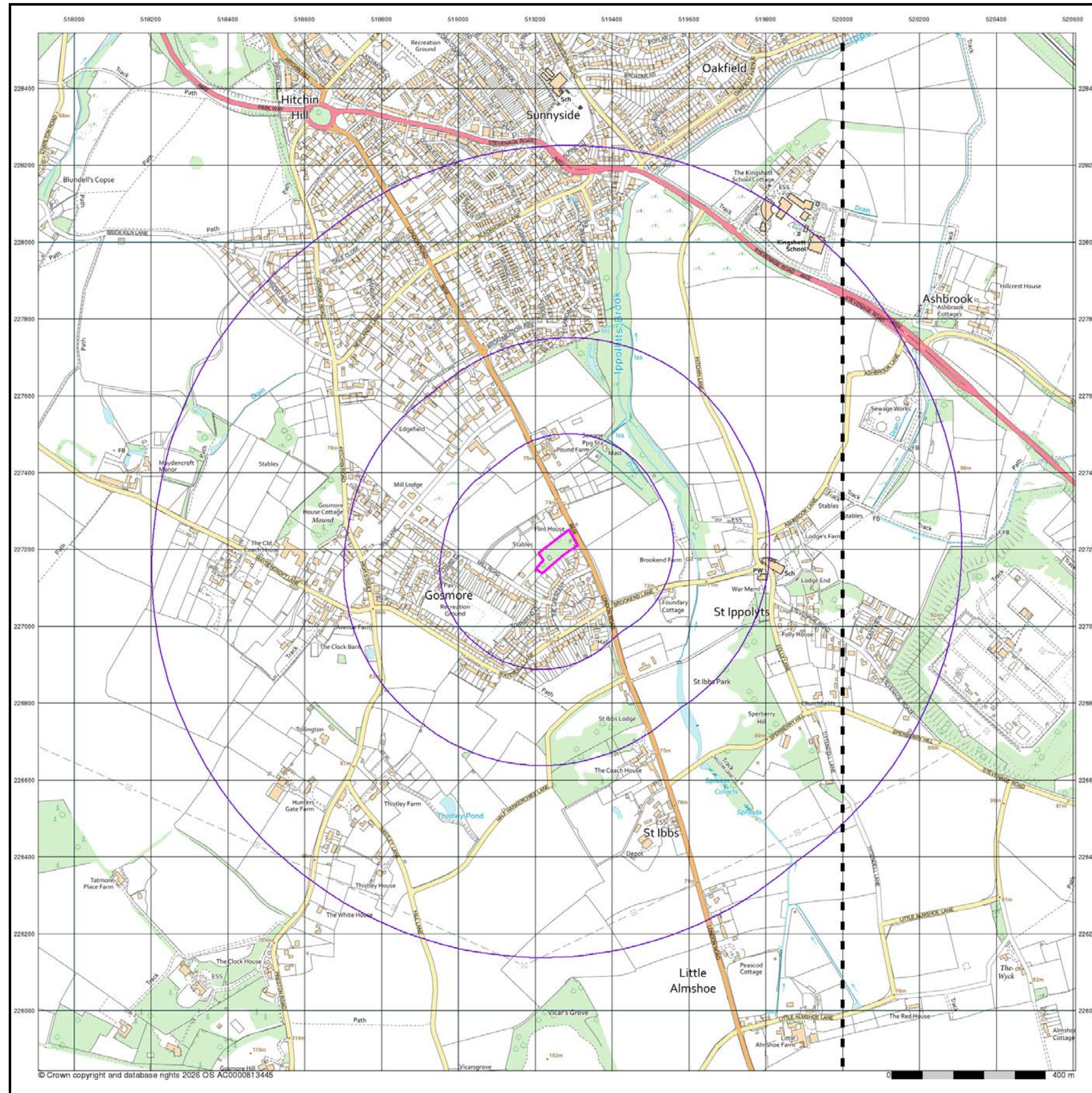
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Customer Ref: ES060326
National Grid Reference: 519250, 227190
Slice: A
Site Area (Ha): 0.5
Search Buffer (m): 1000

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VectorMap Local

Published 2025

Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

TL12NE
2025
Variable

TL22NW
2025
Variable

Historical Map - Slice A

N

Order Details

Order Number:

397338441_1_1

Customer Ref:

ES060326

National Grid Reference:

519250, 227190

Slice:

A

Site Area (Ha):

0.5

Search Buffer (m):

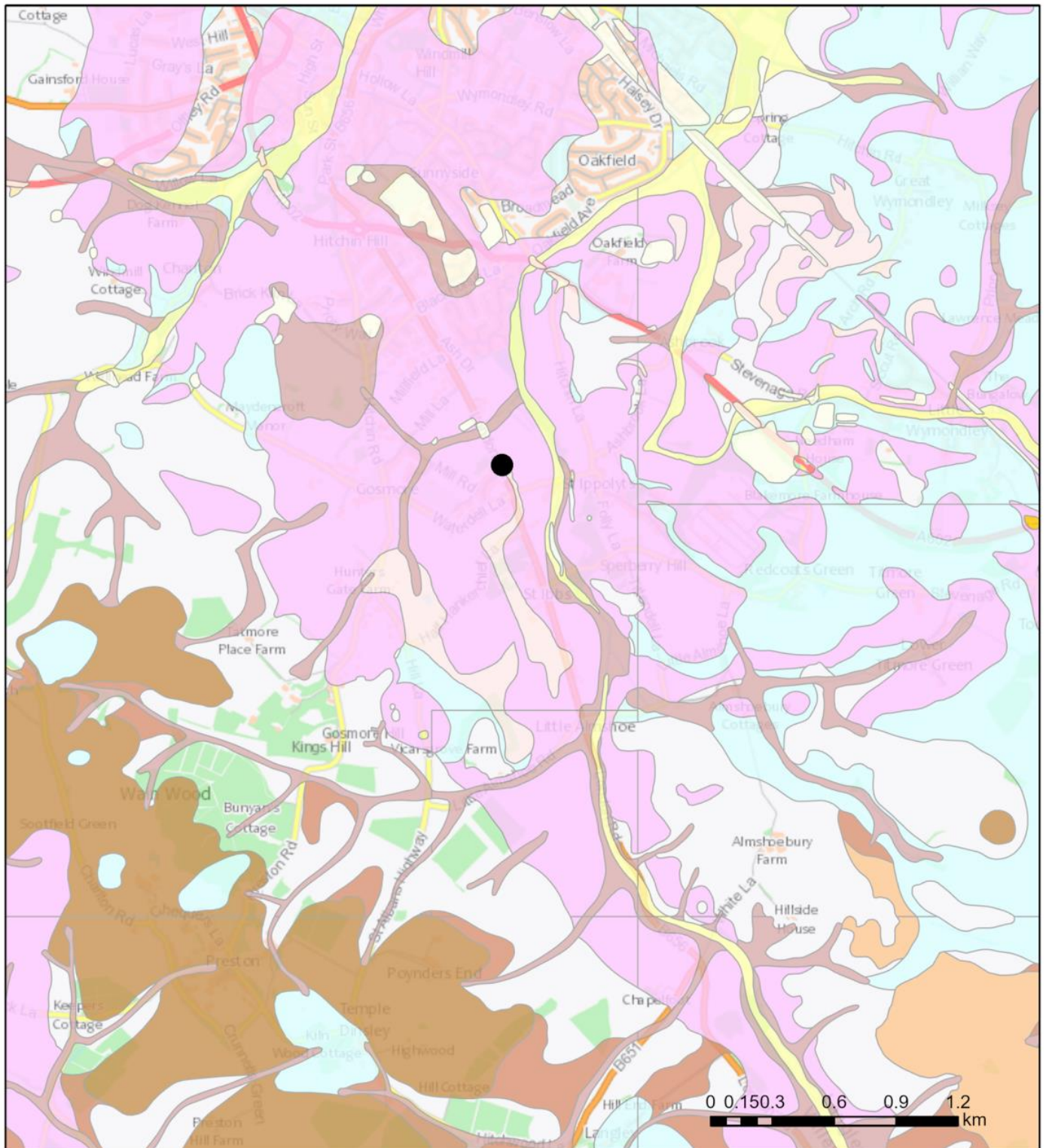
1000

Site Details

London Road, St. Ippolyts, Hitchin, SG4 7NL

Appendix D – Geological Maps

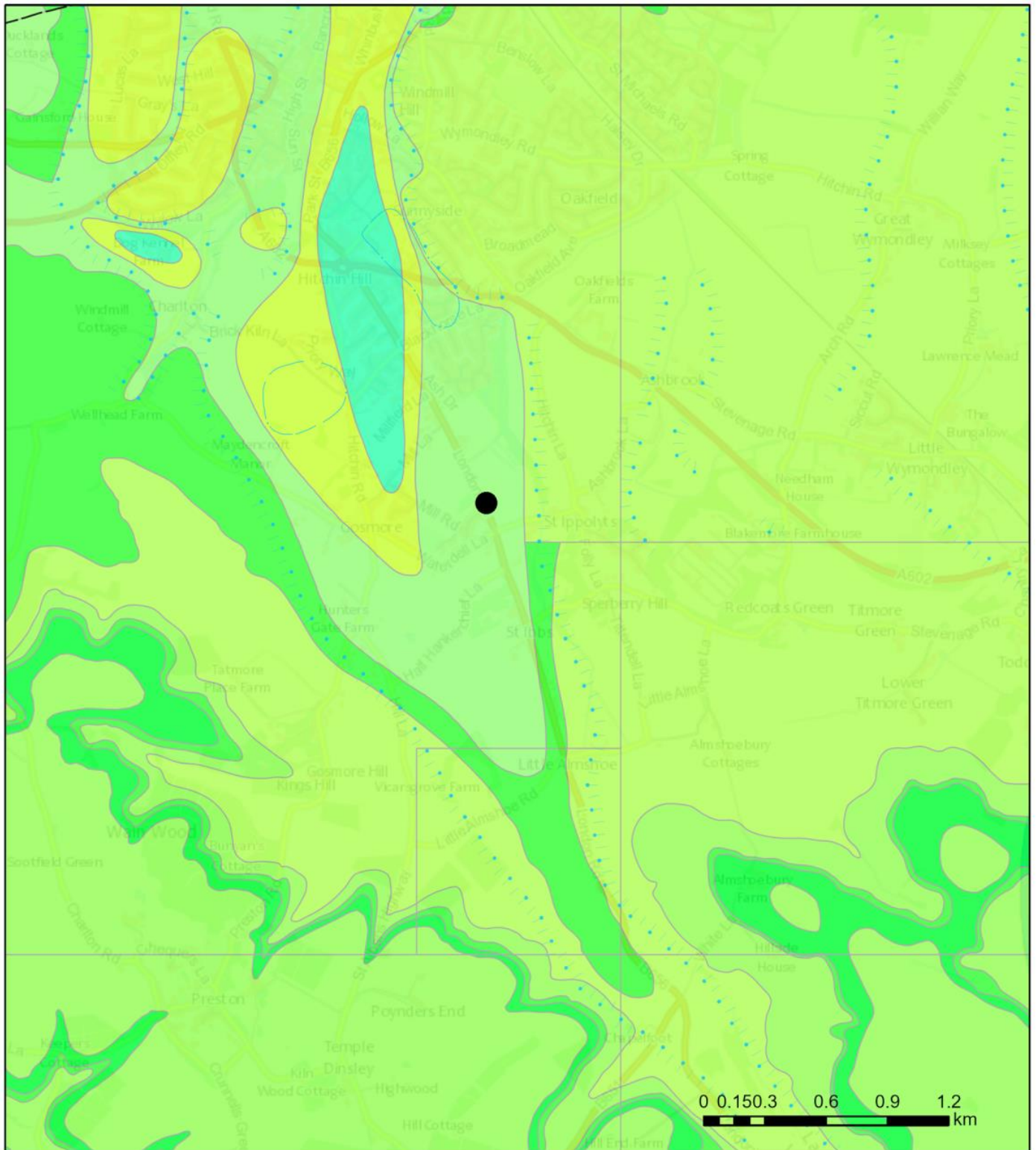
Superficial Geology



Superficial deposits 1:50,000 scale

	<u>Glaciofluvial deposits, Anglian-Sand and gravel</u>
	<u>Glaciofluvial deposits, Mid Pleistocene-Sand and gravel</u>
	<u>Glaciofluvial deposits-Sand and gravel</u>
	<u>Lowestoft Formation-Gravelly sandy clay</u>
	<u>Lowestoft Formation-Diamicton</u>
	<u>Glaciolacustrine deposits, Mid Pleistocene-Clay and silt</u>
	<u>Alluvium-Clay and silt</u>
	<u>Alluvium-Clay, silt, sand and gravel</u>
	<u>Dry valley deposits-Clay, silt, sand and gravel</u>
	<u>Head-Clay and silt</u>
	<u>Head-Clay, silt, sand and gravel</u>
	<u>River Terrace Deposits (Undifferentiated)-Clay, silt, sand and gravel</u>
	<u>River Terrace Deposits (Undifferentiated)-Sand and gravel</u>
	<u>Interglacial lacustrine deposits-Clay and silt</u>
	<u>Peat-Peat</u>
	<u>Head, 1-Clay, silt, sand and gravel</u>
	<u>Clay-with-flints Formation-Clay, silt, sand and gravel</u>
	<u>Interglacial deposits-Clay and silt</u>
	<u>Superficial Theme Not Mapped-Unknown/unclassified entry</u>

Bedrock Geology



Bedrock geology 1:50,000 scale

- [Gault Formation-Mudstone](#)
- [Zig Zag Chalk Formation-Chalk](#)
- [New Pit Chalk Formation-Chalk](#)
- [Holywell Nodular Chalk Formation and New Pit Chalk Formation \(undifferentiated\)-Chalk](#)
- [Lewes Nodular Chalk Formation-Chalk](#)
- [West Melbury Marly Chalk Formation-Chalk](#)
- [Chalk Rock Member-Chalk](#)
- [Holywell Nodular Chalk Formation-Chalk](#)
- [Melbourn Rock Member-Chalk](#)
- [Kensworth Nodular Chalk Member-Chalk](#)

Linear features 1:50,000 scale

- [Buried_channel_Margin](#)
- [Fault_Inf_Downthrow_unspecified](#)
- [Form_line](#)

Appendix E – BGS Borehole Records

Ref: TL12NE248

Anglian EA

221

TL12/136

TL12NE/248

ENVIRONMENT AGENCY - Central Area Well Sheet

Borehole/Well/Other (please specify) _____

Station I.D.: DB3

Occupier Address: _____

Tel.No: _____

Owner's Address: _____

Tel. No: _____

Station No: TL12/148

Nat. Grid. Ref: 1960 2720. (TL)

Aquifer Unit: _____

LEAP Area: _____

Licence No: _____ Expiry: _____

Customer File No: _____

BGS Ref: _____

Other Ref: _____

Abstraction Rate: _____
m³/h _____ m³/d _____ m³/a _____

Well Details

Ground Level: 70.683 MAOD Surveied? Y/N

Datum Level: _____ Y/N

Depth: 59.5m

Diameter: 50mm (casing)

Other Dimensions: _____

Status: Licensed/Domestic/Observed/Not in Use/Other

Status Details:
(incl. Purpose(s)) Investigation

Water Level: 69.52 m AOD Date: 24/3/03

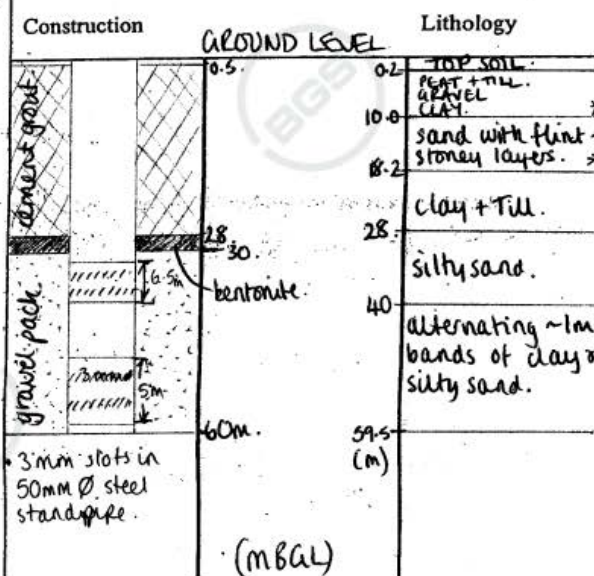
Drilled by: George W. Lack & Sons Ltd. Date: Dec '99

Pump Type: _____ Capacity: _____

Intake Depth: _____

Pump Test: _____ Date: _____

Strata Log And Construction Details (Well/Borehole)



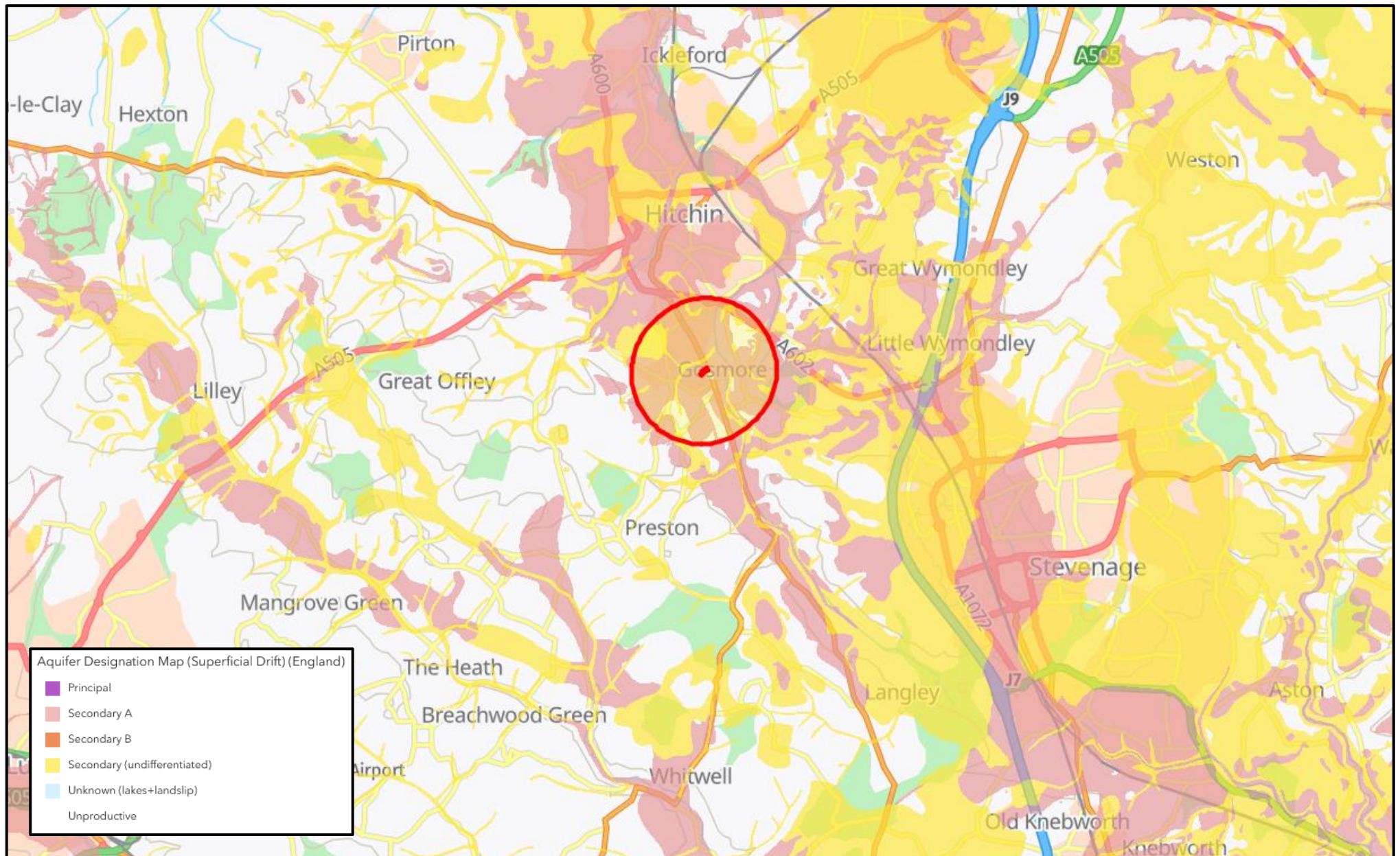
Source of Information:
Stevenson Drilling Report - TVW033

GENERAL NOTES (groundwater or surface water influence/other reports/dipping access/reason for monitoring/restrictions if any)

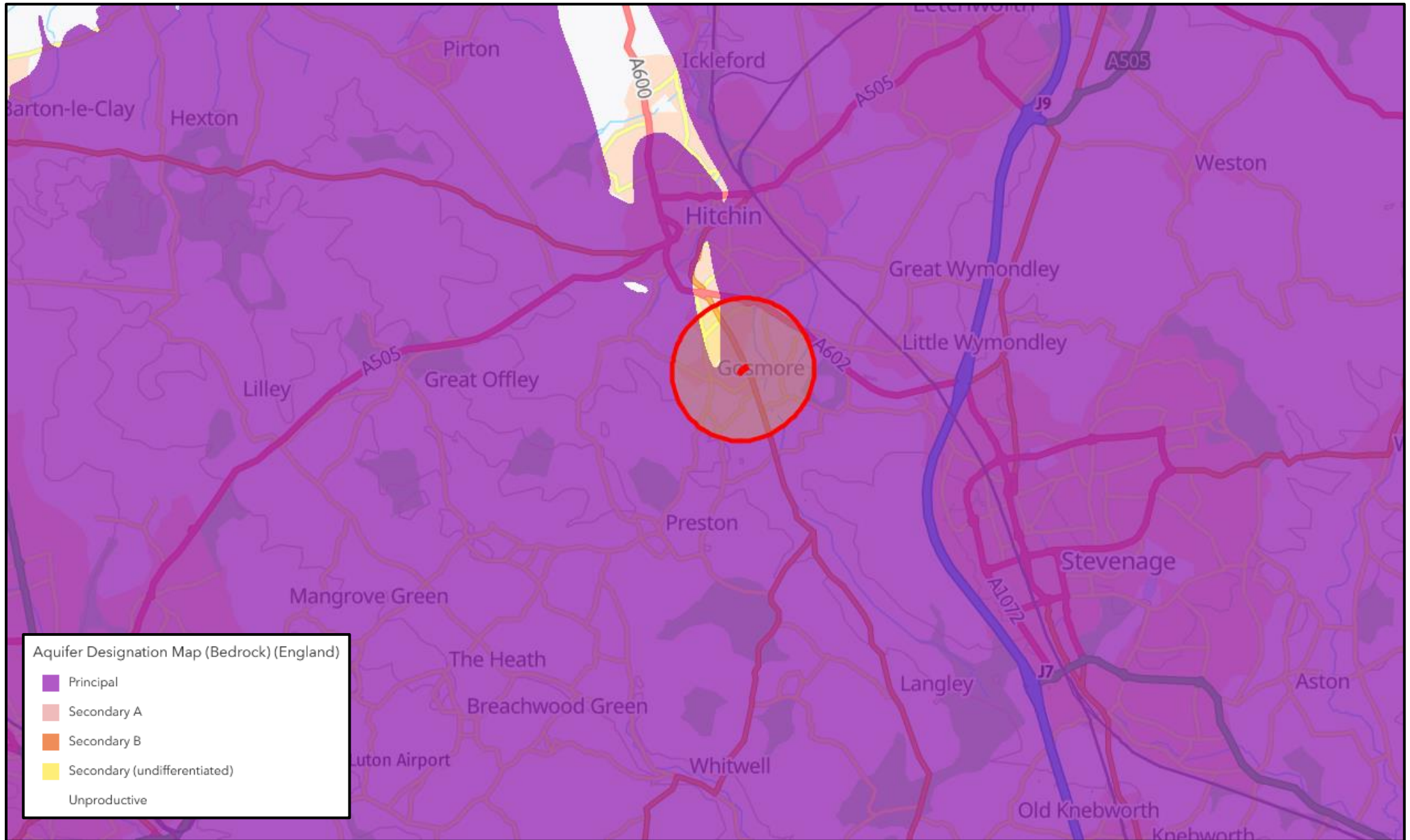
* groundwater encountered @ 2.45 mBAL, water rise 20cm in 20 minutes. Second strike @ 6.3 mBAL, rise 3.15 mBAL in 20 minutes.

Appendix F – Hydrogeology Maps

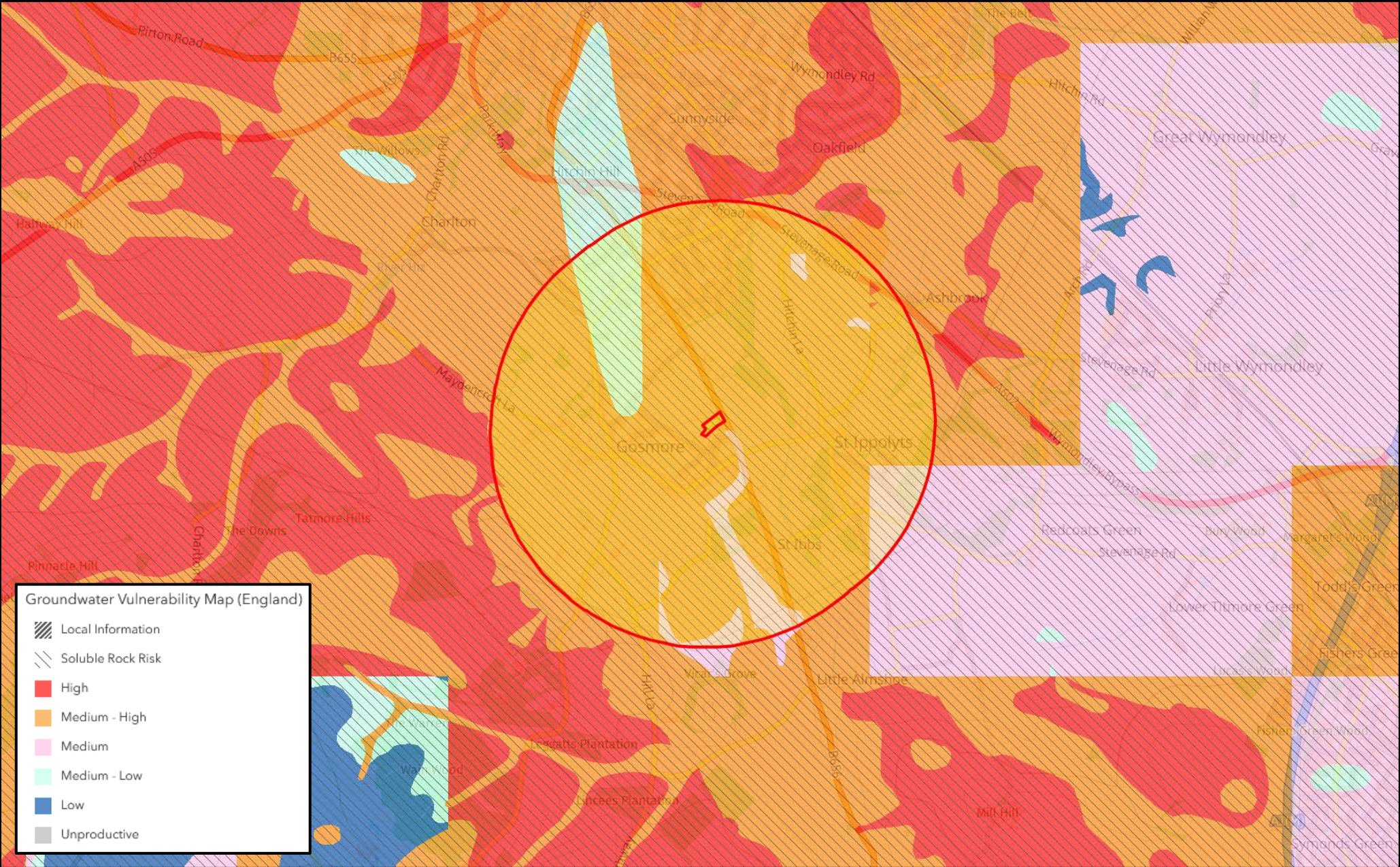
Superficial Aquifer



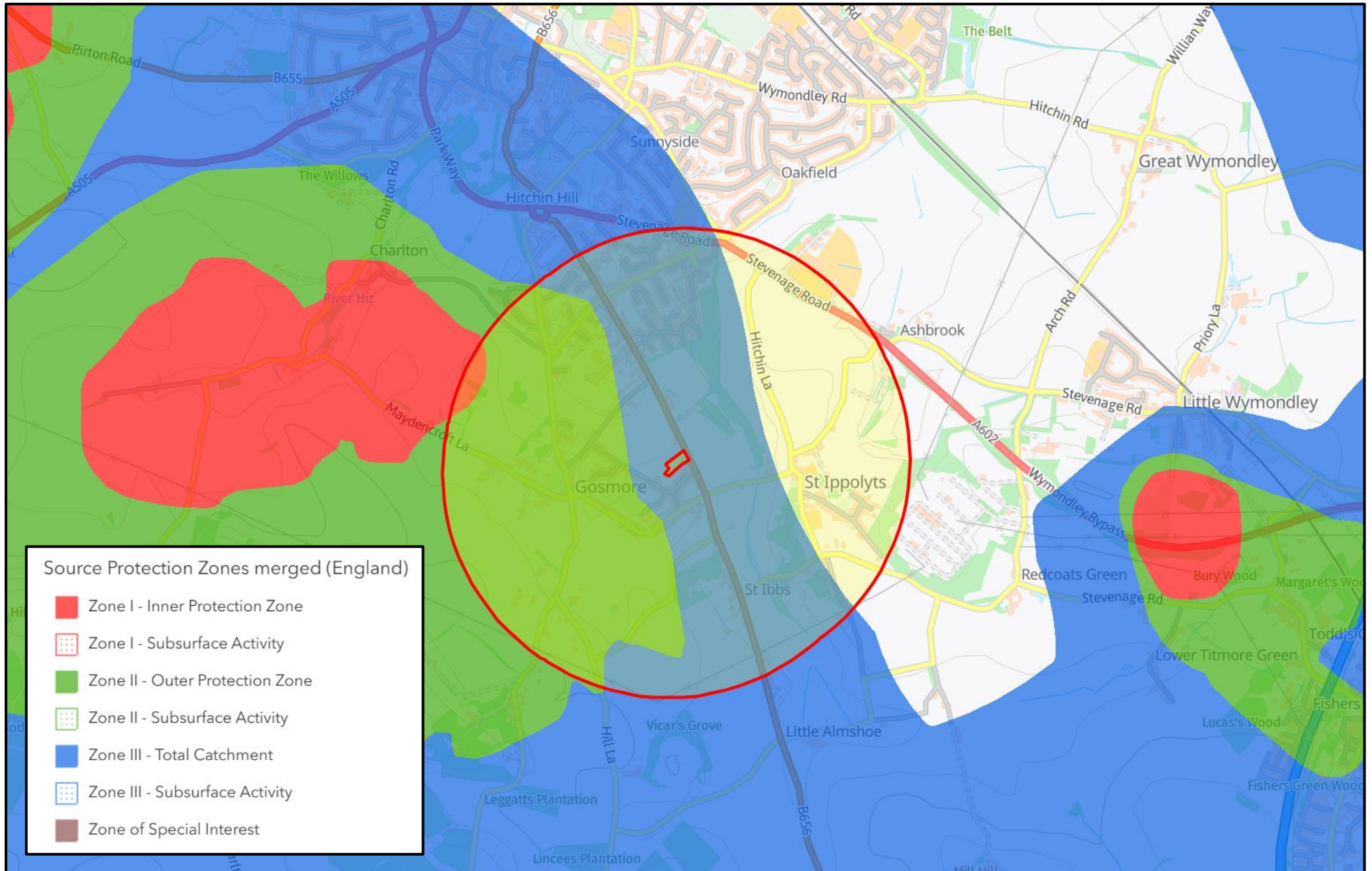
Bedrock Aquifer



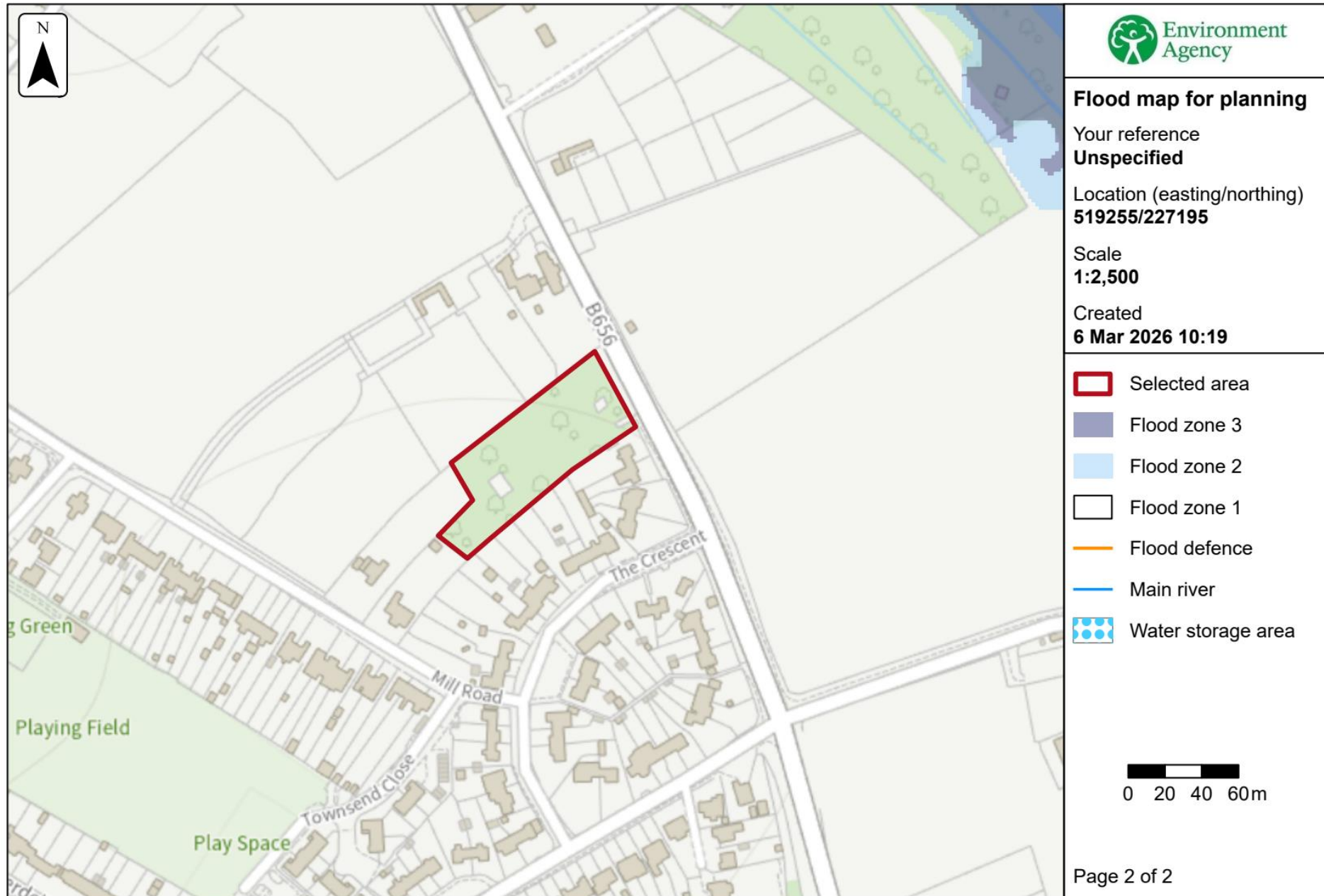
Groundwater Vulnerability



Source Protection Zones



Appendix G – Flood Risk Map



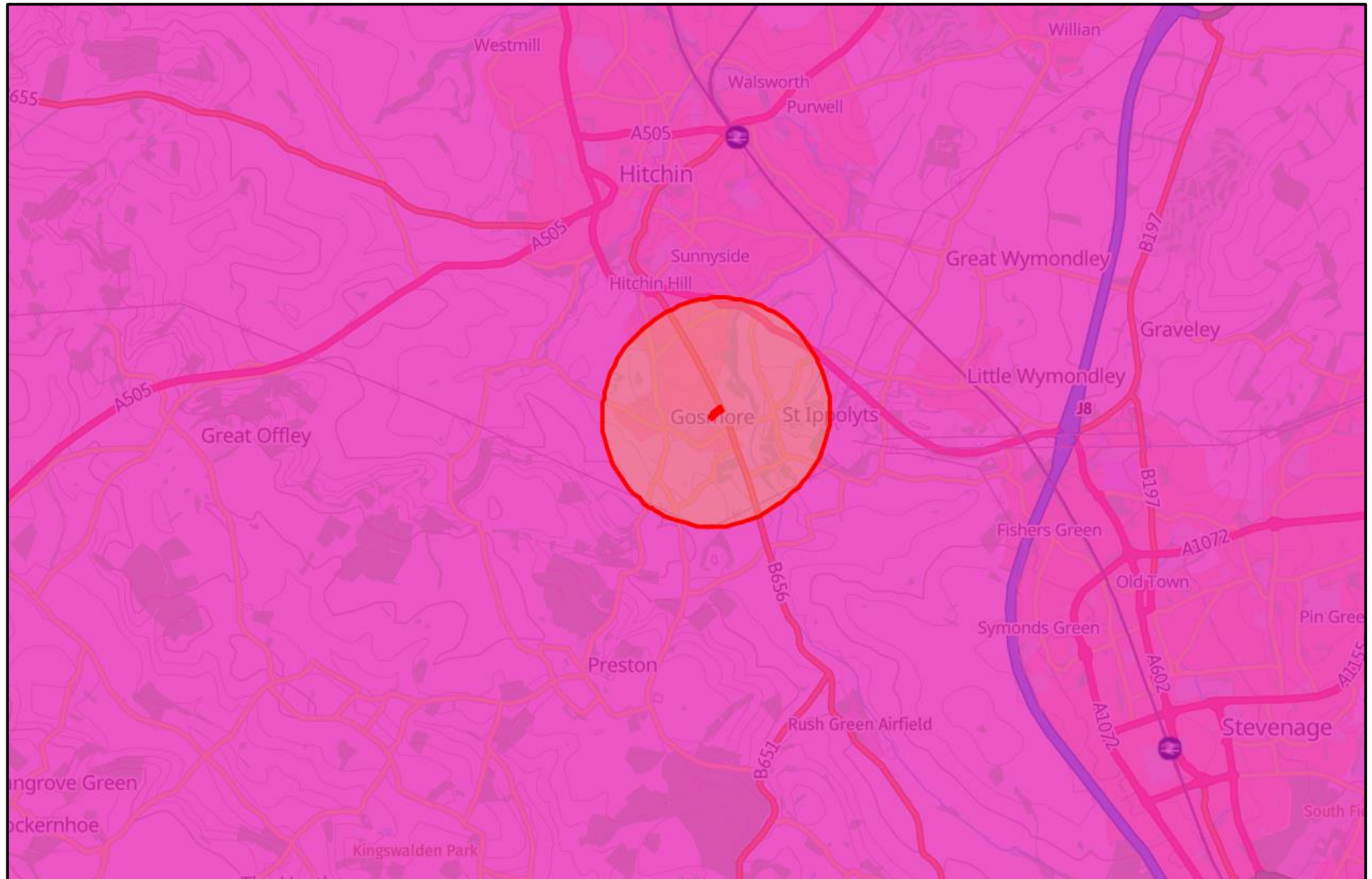
Appendix H – Landfill Map



Groundsure Landfill Map

Appendix I – Environmental Designations

Nitrate Vulnerable Zones



Greenbelt

