



STAGE 1, TIER 1 PRELIMINARY RISK ASSESSMENT

AT
**20 WHITEHORSE STREET
BALDOCK
HERTFORDSHIRE
SG7 6QN**

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Report Title:	Stage 1, Tier 1 Preliminary Risk Assessment 20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN
Report Reference No.:	LQ1205-PRA

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	Version 1		
Remarks	1 st Issue		
Date	01/08/2025		
Prepared by:	Joshua Bailey		
Reviewed	Paul Brewer		



Document Control

Section	Release/Amendment summary	Issue	Date
All	Version 1	1.0	



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Site Plans

Site Location Plan – Drawing No. PP-CoachHo-S1 dated February 2024 by Pope & Pykerman.

Proposed Site Plan - Drawing No. RSD-22-33 P01 Rev C dated June 2022 by Redshed Design.

Appendix

APPENDIX 01	STUDY LIMITATIONS
APPENDIX 02	GROUNDSURE REPORT
APPENDIX 03	HISTORICAL MAPS
APPENDIX 04	SITE PHOTOGRAPHS
APPENDIX 05	STATUTORY AUTHORITY CONSULTATION



1. INTRODUCTION

Kalex Limited was commissioned by Frank Pope (the client), via a written instruction, to undertake a Stage 1, Tier 1 PRA with a site inspection in support of an application for development at 20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN (the site).

Development proposals are for the erection of two 2-bed dwellings and associated parking following demolition of existing building (ref. 22/03296/FP dated 13th June 2025).

The Environmental and Community Protection Committee (DBC) was consulted and commented upon planning application number: 22/03296/1 – 20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN and the full correspondence can be seen in **Appendix 05**. In view of the readily available records held by the council for the site, the DBC has recommended that the following condition is attached to any planning consent granted for the outline application as proposed:

“Land Contamination Condition

(a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of written information allowing a preliminary environmental risk assessment to be undertaken, which allows the creation of a Conceptual Site Model which indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites), with a view to determining the presence of contamination likely to be harmful to human health, and the built and natural environment.

(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

(i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;

(ii) The results from the application of an appropriate risk assessment methodology

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.”

This report comprises a review of desk-based information (preliminary risk assessment) and site walk over to support the application.

Limitations to the study are presented in **Appendix 01**.



2. ENVIRONMENTAL ASSESSMENT FRAMEWORK

The Land Contamination: Risk Management (LCRM) Guidance (EA, April 2021) outlines how to assess if there is unacceptable risk and to recommend which options are the most suitable to manage the risk through the implementation of remediation, if necessary. The guidance is based upon The Model Procedures for the Management of Land Contamination, CLR 11, and was developed to provide a technical framework for risk management when dealing with land affected by contamination.

The process involves identifying, deciding on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK. Environmental assessors use a Source-Pathway-Receptor (SPR) style Conceptual Site Model (CSM) when determining the risk posed by a potentially contaminated site. For potential risk to arise each stage of the SPR linkage must be present, plausible, and significant.

Our approach follows the framework provided in the new guidance, the stages, and tiers of which can be briefly summarised as follows:

Stage 1 Risk Assessment (RA)

- Tier 1: Preliminary Risk Assessment (PRA, can include Exploratory Investigation)
- Tier 2: Site Investigation and Generic Quantitative Risk Assessment (GQRA)
- Tier 3: Detailed Quantitative Risk Assessment (DQRA)

Stage 2 Options Appraisal (OA)

- Decide if sufficient up to date information is available.
- Tier 1: Identify feasible remediation options.
- Tier 2: Detailed evaluation of options.
- Tier 3: Selection of final remediation option.

Stage 3 Remediation Strategy (RS)

- Tier 1: Develop a Remediation Strategy.
- Tier 2: Remediation and Verification.
- Tier 3: Long term monitoring and maintenance (if required).

Based on the above, under the LCRM guidance this would be considered a Stage 1, Tier 1 Preliminary Risk Assessment (PRA).



3. PHASE 1 DESK STUDY

3.1 SOURCES OF INFORMATION

Kalex obtained information from the sources presented in **Table 3-1**.

Table 3-1
Information Sources

Information Type	Source
General topography and site setting	Ordnance Survey (OS) 1:10,000, Ordnance Survey County Series 1:2,500, and Geology Maps 1:50,000 series. Site Walkover Survey.
Site and background information, Hydrogeology and Geology	Groundsure Report – Enviro + Geo Insight: reference GS-RYL-1VT-CO2-OO2 British Geological Survey www.bgs.ac.uk Local Authority liaison

3.2 SITE LOCATION & ENVIRONMENTAL SETTING

Information on the site's location and physical setting are presented in **Table 3-2** below. Information was obtained from the Groundsure report in **Appendix 02**.

Table 3-2
Site Location & Environmental Setting

Site Address:	20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN
National Grid:	524570, 233939
Site Location and Current Use:	The proposed development site comprises a circa 0.05ha parcel of land roughly square in shape within the historic market town of Baldock located within North Hertfordshire, approximately located 0.2 miles south of the main Baldock train station. The site is vacant and currently comprises a disused existing structure, associated parking, and gardens.
Surrounding Land Uses:	Site is located to rear of 20 Whitehorse Street, which is the main Highstreet in the historic market town of Baldock. As such, the surrounding land use is predominantly a mix of commercial (ground floor store fronts), residential flats, and associated gardens.
Geology, Hydrogeology, Hydrology:	- Superficial Deposits: No records outlining the superficial geology underlying site were available. However, it was noted that Dry Valley Head Deposits (Clay, Silt, Sand, and Gravel) are present 157m NE of site and Alluvial Fan Deposits (Sand and Silt) are present 221m E of site. - Bedrock: Holywell Nodular Chalk Formation & New Pit Chalk Formation (Undifferentiated). - The superficial geology identified surrounding site is classified as either 'Secondary A' aquifer (Alluvial Fan Deposits) or 'Secondary Undifferentiated' aquifer (Dry Valley Head Deposits) and the bedrock geology is classed as 'Principal' aquifer. These are generally aquifers formerly classified as major aquifers. - The site is located within an EA groundwater Source Protection Zone (SPZ), outer catchment zone (Type 2 SPZ).



	• There are three active potable groundwater abstractions identified within 2km. The closest identified potable abstraction is a direct ground water source named Bowring, Letchworth and located 1,474m south of site. • There were no surface water abstractions identified within 2km of site.
Ecologically Sensitive Sites:	• The site is located within two nitrate vulnerable zones (NVZ) – Great Ouse NVZ (surface water) and Anglian Chalk (Groundwater). • There are no Sites of Specific Scientific Interest (SSSI) within 2km of site. • There are no National Nature Reserve (NNR) locations noted within 2km of site. • There is a single designated areas of ancient woodland located within 2km of site. The unnamed entry is located 1,777m south-east of site and is assigned as ancient & semi-natural woodland.



3.3 SITE HISTORY

The results of research into the site history are summarised in **Table 3-3** below. Historical maps are reproduced in **Appendix 03**.

Table 3-3
Site History Summary Table

Date	On-Site	Off-Site
1880	Site comprises a circa 0.05ha parcel of land roughly square in shape within the historic market town of Baldock. At the earliest available mappings, an L-shaped structure is present on site running through the centre down to the south-west corner.	The site is bounded to the north by the main Highstreet (Whitehorse Street) and associated residential and commercial properties. To the east and south of site there is undeveloped woodland/orchards and further afield undeveloped agricultural land.
1898	No significant change.	No significant change.
1922	The map now shows the L-shaped structure as two smaller structures. An L-shaped structure in the SW corner of site and a smaller square shaped structure on the NE boundary.	No significant change.
1932	No significant change.	No significant change.
1962-67	No significant change.	Land to the east as started to undergo development with residential units, a telephone exchange, and allotment gardens now present.
1975-1977	No significant change.	The land to the east, formerly occupied by allotment gardens, has now been developed into more residential properties.
1984-1986	No significant change.	No significant change.
1993-1994	No significant change.	The land immediately south and east has now been developed. Site is now bounded in all directions by a mix of residential and commercial units.
2003	No significant change.	No significant change.

In summary, since the earliest available mappings dating back to the early 1880's, the main structure has been present on site. Anecdotal evidence provided by the landowner suggests that during the 1800's and early 1900's this would have been occupied as a stable associated with the Inns present on the Highstreet. It is thought to have been undergone repairs during the early 1900's to replace the timber structure with Arlesey bricks, which remains in the present day. During the 1980's the property was rented by a local solicitor who used the structure as a document archive for the main offices on the Highstreet. More recently, up to 2022 a private tenant was renting the property from the current landowner and using the structure for storage. Since 2022, the barn and site have remained vacant. Off-site during the same timeframe the site has always been surrounded by a mix of residential and commercial units associated with the town centre of Baldock. During the 1900's a significant amount of development has occurred to the previously unoccupied land to the east and south of site.



3.4 LAND USE AND SURROUNDING ACTIVITIES

The site and surrounding areas have been assessed for potential contaminating activity from the Groundsure report in **Appendix 02**. The results of the search are summarized in **Table 3-4**.

Table 3-4
Environmental Data Search Results

Authorisations, Incidents & Registers (500m)	Number	Distance	Direction	Comments
Entries in the contaminated land register.	0	-	-	-
IPC authorisations.	0	-	-	-
Part A(1) and IPPC permits.	0	-	-	-
Part A(2) and Part B permits.	5	97m 210m 213m 357m 367m	W N N NW NW	The closest recorded Part B permit is allocated to New Look Dry Cleaners located 97m W of site – it is a current Part B permit. The two permits circa 210m N of site relate to historical Part B permits for the respraying of road vehicles. The two permits 357m and 367m NW of site have both been revoked relating to coating processes and waste oil burning.
COMAH & NIHHS sites.	0	-	-	-
Radioactive substances authorisations.	0	-	-	-
Licensed discharge consents.	6	384m 438m 438m 469m 469m 469m	NW NW NW NW NW NW	The closest licensed discharge consent located at Norton Road, 384m NW, relates to sewage discharges – sewer storm overflow (permit ref: AW1NF3217) and was revoked in 2008. The remaining consents relate to miscellaneous discharge into the river Ivel and sewage discharges onto land.
EA recorded pollution incidents.	4	328m 441m 444m 446m	N NW NW NW	The closest recorded incident to site was located 328m north in July 2001, the pollutant was general biodegradable materials and wastes, and the incident was assigned a mix of category 3 (minor impact) and category 4 (no impact). The remaining 3 incidents circa 440m NW of site are all sewage related incidents and were assigned a mix of category 3 (minor impact) and category 4 (no impact).
Historic Industrial Land Uses	123	43m 69m 153m	SE W E	The closest entry was located 43m SE of site and was historically a Brewery in the 1890's. Approx. 69m W of site a graveyard has been noted present in the late 1800's. 153m E of site a telephone exchange was present between 1980-1984. Several entries between 285-317m N of site relate to the infrastructure (sidings, cuttings, building, etc.) associated with the main rail line and stations in Baldock.



Landfill and Waste Sites (500m)	Number	Distance	Direction	Comments
Operational landfill sites.	0	-	-	-
Historic landfill sites.	0	-	-	-
Waste treatment, transfer, or disposal sites / EA licensed waste sites.	0	-	-	-
EA licensed waste sites.	0	-	-	-
Ground Working Features	Number	Distance	Direction	Comments
Natural cavities. (500m)	0	-	-	-
British pits. (500m)	0	-	-	-
Surface ground working features. (250m)	3	69m 118m 139m	W SW W	All three entries are related to graveyards located W/SW of site.
Underground working features. (1000m)	0	-	-	-
Non-coal mining features. (250m)	1	0m	-	The entry located on-site was assigned as a Class A chalk underground mine workings.
Mining activities. (1000m)	0	-	-	-

Distance and direction to the closest entry. Radius of the search from the boundary of the site in brackets.

Current Land Uses	Number	Distance	Direction	Comments
Current Potentially contaminating industrial sites. (0m)	0	-	-	-
Current Potentially contaminating industrial sites. (250m)	10	61m 66m 87m	N S N	The closest entry, located 61m N of site, relates to The Print Factory which primarily trades published goods. 66m S of site a vehicle repair, testing, and servicing centre named Quenbys was identified. Four electricity substations were identified within 250m, the closest of which being 87m N of site.
Petrol/fuel sites. (500m)	0	-	-	-

Distance and direction to the closest entry. Radius of the search from the boundary of the site in brackets.

3.5 LOCAL AUTHORITY CONSULTATION

On the 04th of July 2025 an Environmental Information Regulations Request (EIRR) form was submitted to North Hertfordshire County Council (NHCC) for records held relating to land at '20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN'. At the time of issue, the information request has had no response from NHCC.

Furthermore, the Environment Agency (EA) were consulted for any records relating to the groundwater regime at '20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN'. The EA responded on 28th of July 2025 and noted that the information requested relating to the groundwater regimen may be accessible online as open data. Within the response the EA recommended reviewing the latest guidance for land contamination risk management and using online BGS hydrogeological maps. In a subsequent email on the 29th of July 2025 a list of available information sources was provided.

A full record of the responses from both EFDC and the EA can be seen in **Appendix 05**.



3.6 SITE WALKOVER SURVEY

Details of the walkover undertaken in July 2025 are presented in **Table 3-5** and a photographic record of the site walkover is in **Appendix 04**.

Table 3-5
Reconnaissance

Feature	Description
Topography	The site is generally level, with a subtle rise in elevation towards the north site boundary.
Surfacing	Large parts of site are covered by grassed lawns which appear to be in good health considering the time of year and lack of recent rainfall. The surfacing within the main existing structure comprises concrete hardstanding in the western half, in the eastern half the floor retains the historic cobbled stones. There is a thin strip of tarmac, acting as an access route, that runs from the site entrance through to a small parking area behind the existing structure.
Activities	Formerly, the site has acted as a stable for historic inns located on the High Street. More recently, the land has been rented by a private tenant, and the existing structure was used for storage. The site is currently disused. However, there was evidence of a historic fire pit in the centre of site, which is assumed to have occurred during the time site has been vacant.
Buildings	The site comprises a circa 0.05ha parcel of roughly square land within the historic market town of Baldock. The main existing structure is located towards the southern boundary of site. The existing structure was found to be in poor condition with several areas of collapsing brickwork and most windows are without glass windowpanes. The roof is missing a large section on the north-east facing side. Inside the existing structure, there is evidence that the barn has been used for storage of tools and equipment for repair and maintenance works. The landowner had recently had an asbestos survey of the entire site. An asbestos survey was beyond the scope of this survey, but during the site reconnaissance, no suspect asbestos containing materials were seen.
Vegetation	Towards the site perimeter there was some ruderal vegetation that was overgrown, most notably towards the northern perimeter of site. There was a mature tree present adjacent to site on the northern boundary. For a detailed review, see the arboriculturist report.
Services	There were two drain covers noted in the floor of the stables to the eastern half of the existing structure. It was noted by the landowner that this is possibly associated with a decommissioned old drainage pipe which runs under the existing structure and towards the High Street.
Tanks	No aboveground storage tanks (AST's) were identified during the site walkover.
Interceptors	None seen during site walkover.
Surface Water	There was no surface water seen on site during the walkover survey.
Observations	A small area in the centre of site under a pile of disused wood waste was noted to have an ashy appearance. The vegetation growth in this location was dissimilar to the rest of site and as such it is thought this has potentially been used as a fire pit historically. No waste skips noted on site. However, there was plenty of litter and disused construction waste e.g., wood, bricks, tiles, pipes, windows stored on site. It is assumed these will be removed prior to construction works beginning. There were some common DIY chemicals/paints stored within the existing structure. It appeared these were stored in their original containers and placed on a secure storage unit on an area of hardstanding.



3.7 PRELIMINARY CONCEPTUAL SITE MODEL

Potential risks from contamination have been assessed using the source-pathway-receptor method whereby a risk is only realized if elements of all three are present.

Several ,potential on-site sources of contamination identified at the site are identified in **Table 3-6**. Significant off-site sources were not identified.

Table 3-6
Sources

Potential Source	Potential Contaminants
Onsite burning of waste	PAH, TPH, Metals
Onsite, small-scale, light industrial activities (storage barn)	PAH, TPH, Metals, VOCs

3.7.1 RECEPTORS

Potential receptors are thought to include those listed in **Table 3-7**.

Table 3-7
Receptors

Name	Details
Human health: Site Users – residents, visitors	Site is proposed for residential redevelopment (increased sensitivity)
Controlled Waters	Bedrock – Holywell Nodular Chalk Formation & New Pit Chalk Formation, principal aquifer
Buildings	New buildings proposed on site
Landscape Planting	New vegetation as part of the development
Domestic pets	New pets as part of the completed development
Water pipes	New water supplies to the properties

3.7.2 PATHWAYS

Potential pathways for the migration of contaminants are presented in **Table 3-8**.

Table 3-8
Pathways

Name	Details
Human Health: Direct Contact	Dermal contact, ingestion and inhalation of soil and dust of shallow surface soils plus inhalation of soil dust.
Underground preferential pathways e.g., service routes	Migration of contaminants through the backfill to utilities.
Lateral migration in groundwater	Dissolution of contaminants in groundwater and lateral migration.

3.7.3 POTENTIAL CONTAMINANT LINKAGES

From the preliminary assessment, potential contaminant sources exist with the potential to cause harm to the identified receptors. These have been summarized in **Table 3-9** Preliminary Conceptual Site Model (CSM).



August 2025

Source	Pathways	Receptors	Likelihood	Severity	Risk Rating	Comment
Potential for inorganic and low volatility organic contaminants to be present within the subsurface soils.	Dermal contact, soil and soil dust ingestion, and inhalation of soil dust.	End users.	Likely	Medium	Moderate	Based on the previous activities at the site (small-scale, light industrial storage), the severity of consequence to human health of inorganic contaminants in the near surface soils associated with the site and associated activities is medium. The probability of the linkage associated with the increased sensitivity of the proposed residential redevelopment is likely.
	Consumption of home grown produce.	End users.				
	Root uptake of soluble contaminants.	Landscape planting.	Unlikely	Minor	Very Low	Based on the previous activities at the site (small-scale, light industrial storage), the severity of consequences of inorganic contaminants in the near surface soil associated with the site and associated activities is minor. The probability of a linkage associated with the proposed residential development is unlikely based on the vegetation growth observed onsite during the walk over survey, which appeared to be in good health with no obvious signs of inhibited growth.
	Intake of soil contaminants by animals.	Domestic pets or livestock.	Likely	Mild	Low/Moderate	The severity of consequence is mild. The possibility that domestic pets may be kept on site is likely.
	Ingress into standard PE water supply pipes, and subsequent ingestion.	End users.	Unlikely	Medium	Low	The probability of ingress of inorganic contaminants and low volatility organic contaminants into standard PE water pipes is unlikely.
	Building materials in direct contact with aggressive ground.	Site buildings.	Unlikely	Medium	Low	There is a very low to negligible risk associated with a range of ground stability hazards at the site.
	Dissolution into pore water or shallow ground water, and subsequent migration.	Groundwater. SD and BR – Secondary A & principal aquifer.	Likely	Medium	Moderate	Geological mapping of the area indicates that any near surface soil is anticipated to be directly underlain by either Alluvial Fan Deposits (Secondary A) or Dry Valley Head Deposits (Secondary Undifferentiated) followed by Hollywell Nodular & New Pit Chalk Formations, both designated as a principal aquifer. Furthermore, the site is located within an EA groundwater protection zone (SPZ) outer catchment zone (Type 2 SPZ). There are three active potable groundwater abstractions identified within 2km of site, the closest of which being 1,474m south of site. As such, the likelihood of a linkage is likely.



Source	Pathways	Receptors	Likelihood	Severity	Risk Rating	Comment
Potential for volatile organic contaminants to be present within the subsurface soils.	Dermal contact, soil and soil dust ingestion, and inhalation of soil dust.	End users.	Likely	Medium	Moderate	Based on the previous activities at the site (small-scale, light industrial storage), the severity of consequence to human health of organic contaminants in the near surface soils associated with the site and associated activities is medium. Furthermore, during the site walkover, an area of charred ground and ashes was encountered indicating a fire or burning on site. The probability of the linkage associated with the proposed residential redevelopment is likely.
	Consumption of home grown produce.	End users.				
	Root uptake of soluble contaminants.	Landscape planting.	Unlikely	Mild	Very Low	Volatile organic contaminants are not directly toxic to plants unless free product is present and disrupting water uptake. Hence, the risk is considered very low.
	Intake of soil contaminants by animals.	Domestic pets or livestock.	Likely	Medium	Low/Moderate	The severity of consequence is mild. The possibility that domestic pets may be kept on site is likely.
	Inhalation of vapours	End users.	Unlikely	Medium	Low	There were no sources of organic contaminants (e.g., AST or UST) at the site and there was no visual or olfactory evidence of organic contamination in the near surface soil at the site. The likelihood of a linkage is therefore unlikely.
	Ingress into standard PE water supply pipes, and subsequent ingestion.	End users.	Likely	Medium	Moderate	Based on the previous activities at the site (small-scale, light industrial storage) the probability of ingress of organic contaminants into standard PE pipes is considered likely.
	Dissolution into pore water or shallow ground water, and subsequent migration.	Groundwater. SD and BR – Secondary A & principal aquifer.	Likely	Medium	Moderate	Geological mapping of the area indicates that any near surface soil is anticipated to be directly underlain by either Alluvial Fan Deposits (Secondary A) or Dry Valley Head Deposits (Secondary Undifferentiated) followed by Hollywell Nodular & New Pit Chalk Formations, both designated as a principal aquifer. Furthermore, the site is located within an EA groundwater protection zone (SPZ) outer catchment zone (Type 2 SPZ). There are three active potable groundwater abstractions identified within 2km of site, the closest of which being 1,474m south of site. As such, the likelihood of a linkage is likely.



Source	Pathways	Receptors	Likelihood	Severity	Risk Rating	Comment
Potential for dissolved phase contaminants to be present within shallow groundwater.	Lateral and vertical groundwater movement via natural or artificial flow paths.	Groundwater. BR –Principal aquifer.	Likely	Mild	Low/Moderate	Geological mapping of the area indicates that any near surface soil is anticipated to be directly underlain by either Alluvial Fan Deposits (Secondary A) or Dry Valley Head Deposits (Secondary Undifferentiated) followed by Hollywell Nodular & New Pit Chalk Formations, both designated as a principal aquifer. Furthermore, the site is located within an EA groundwater protection zone (SPZ) outer catchment zone (Type 2 SPZ). There are three active potable groundwater abstractions identified within 2km of site, the closest of which being 1,474m south of site. As such, the likelihood of a linkage is likely.
Potential for radon within the subsurface	Lateral migration towards onsite buildings with a potential to cause long term health effects.	Occupants of onsite buildings	Unlikely	Mild	Very Low	The area lies in an area where <1% of homes are at or above the UK radon action level. Radon protection measures are not required.
Potential for elevated levels of methane to be present in the subsurface soils	Lateral and vertical migration into onsite buildings with potential to cause an explosion.	Occupants of onsite buildings	Unlikely	Medium	Low	The site walkover did not identify any unusual areas of depressions or raised ground that would indicate filling. Two areas of artificial deposits (infilled land) were noted within 500m of site. Both entries are likely associated with the rail line situated approximately 300m north of site. Considering, the size and distance from the site, none of these are considered to represent a plausible source of ground gas that could migrate to and/or have a detrimental impact at the site. As such, a ground gas SPL is considered unlikely.
Potential for elevated levels of carbon dioxide to be present in the subsurface soils	Lateral and vertical migration into onsite buildings with potential to cause asphyxiation.	Occupants of onsite buildings	Unlikely	Medium		



4. CONCLUSIONS AND RECOMMENDATIONS

4.1 CONCLUSIONS

No potentially contaminative activities have been identified at, or in the vicinity of the site. The earliest available mapping dating back to the early 1880's, shows the main structure has been present on site. Anecdotal evidence provided by the landowner suggests that during the 1800's and early 1900's this would have been occupied as a stable associated with the Inns present on the Highstreet. It is thought to have been undergone repairs during the early 1900's to replace the timber structure with Arlesey bricks, which remains in the present day. During the 1980's the property was rented by a local solicitor who used the structure as a document archive for the main offices on the Highstreet. More recently, up to 2022 a private tenant was renting the property from the current landowner and using the structure for storage. Since 2022, the barn and site have remained vacant. Off-site during the same timeframe the site has always been surrounded by a mix of residential and commercial units associated with the town centre of Baldock. During the 1900's a significant amount of development has occurred to the previously unoccupied land to the east and south of site.

4.1.1 GROUND GAS

There were no recorded areas of infilled land on site and there is no evidence of off-site landfilling. During the desktop study with the exception of an area of made ground associated with the rail line and associated sidings approximately 310m to the N and small area of landscaped ground situated approximately 291m to the S, there were no records of worked, infilled, and disturbed grounds identified within 500m of site.

The site walkover did not identify any unusual areas e.g., depressions, raised ground, anthropogenic materials that would indicate filling and there were no other signs e.g., vegetation die back.

As such, due to the absence of a plausible source of ground gas the SPL is not considered to be active.

4.1.2 SOIL

The CSM has concluded that the near surface soils at the site are a very low to moderate risk to end users in the context of the proposed development. This is due to the use of some parts of the site for light industrial activities (e.g., storage of equipment and materials etc. and an isolated area where burning had taken place). As such, we consider that further investigation (e.g., Tier 2 site investigation) is required to test the conclusions of the CSM and depending on its findings a Stage 3 remedial strategy may or may not be recommended.

4.1.3 SUMMARY

The risk of potentially significant harm being caused to potentially sensitive receptors by the impact of the potential environmental hazards identified at the site in its current state with regards to the proposed end use ranges from VERY LOW to MODERATE with the overall average being LOW/MODERATE.

The risk of the site being classified as contaminated land by the local authority under the provisions of the statutory guidance made under Part IIA of the Environmental Protection Act (1990) is LOW.

Due to the presence of potential sources of contamination outlined in the above CSM, sensitive receptors, and possible pathways between the two, a Stage 1, Tier 2 site investigation and GQRA should be undertaken to confirm the qualitative assessment, refine the preliminary CSM and determine the requirement for and scope of additional investigative works, and/or any remedial measures to be incorporated into the development. The Stage 1, Tier 2 site investigation and GQRA will be required to:

- Assess the presence, extent, and significance of potential contaminants in the subsurface strata associated with former activities at the site.
- Assess the significance of potential impacts on sensitive receptors at or adjacent to the site.
- Assess the requirement for remedial measures to be implemented at the site as part of the development.



- Assess the potential environmental liabilities and consequences associated with the development of the site.
- Identify requirements for further works, including the design of any additional investigation, a GQRA and remedial measures, if deemed necessary.

The site investigation should be undertaken in accordance with BS 10175:2011+A2:2017 (2017), the findings should be subject to a GQRA to determine the potential presence and extent of the potential SPL identified at the site and therefore the requirement for any additional investigation or remedial measures to be incorporated into the development.

The whole site covers an area of 0.05ha (500m²), which includes the stable building. It is possible that there will be requirements for other field investigations (e.g., geotechnical, archaeological, ecological etc.) to be undertaken to inform other aspects of the proposed development. Therefore, there is a possibility to integrate any such investigations. The degree of integration should be based upon the findings of a preliminary investigation, and any integrated field investigations should be designed so that it does not compromise the requirements of either investigation.

Typical densities of sampling grids can vary from 25m to 50m centres for exploratory investigations and 10m to 25m centres for detailed investigations. A greater sampling density may be required where:

- Heterogeneous contamination is indicated.
- Contamination concentrations identified during an earlier investigation are close to the critical levels of interest.
- A high level of confidence is required for the outcome of a risk assessment.
- Delineation is required along the edges of known areas of contamination.
- The “averaging area” is small.

4.2 RECOMMENDATIONS

4.2.1 Exploratory Investigation

We would recommend commencing the field work with an exploratory investigation across the whole site, the objectives of which are:

- To test the conceptual model of contamination and site characteristics.
- To obtain further information in relation to potential sources of contamination, likely pathways, and features of immediate concern.
- To obtain further information on the geology, geochemistry, soil, hydrogeology, and hydrology of the site.
- To provide further information to aid the design of the detailed investigation, including health and safety aspects.
- To provide data for a review of the conceptual model and to update the risk assessment.

4.2.2 Scope of Works

Based on an investigation area of 0.05ha, an investigation at 10m centres would generate circa five exploratory positions. Given our understanding of the site and the proposed development we would assume that each exploratory hole, for assessment of potential contamination, will need to extend through any superficial surface soil/made ground and into the underlying natural ground and would assume that in most cases this will necessitate the exploratory holes extending to a depth of circa 2mbgl. Should the soil conditions vary significantly when investigated onsite or additional sources of contamination (e.g., fuel AST etc.) then it may be necessary to increase the depth and/or number of exploratory hole locations.

4.2.3 Sampling and In-Situ Testing

During excavation of the exploratory holes a geo-environmental engineer should attend the site to assess the physical nature of the subsurface profile, which should be described through a combination of visual and olfactory observations and detections. Soil descriptions should be in accordance with BSI (2020). The assessment of soils for volatile organic compounds



by visual and olfactory means should be supplemented with the use of a Tiger LT PID (or similar) in accordance with the procedures discussed in the Kalex protocol. During the site investigation soil samples should be recovered from representative depths throughout the subsurface profiles from each of the exploratory locations. Of the soil samples collected from the five sampling locations we would anticipate selecting up to circa eight soil samples (being a mixture of near surface soil/made ground and underlying natural ground) for analysis at a UKAS/MCERTS accredited laboratory. A proportion of the samples should be submitted for a broad screen of total potential contaminants including those PCoC discussed in Section 2.1.3 and as detailed in the table below:

Metals / Semi Metals		Hydrocarbons	Non-metals
▪ Antimony	▪ Copper	▪ Speciated PAH	▪ Cyanide (Total & Free)
▪ Arsenic	▪ Lead	▪ Speciated TPH	▪ Sulphate (Total & Water Soluble)
▪ Barium	▪ Mercury	▪ Pheno (Monohydric)	▪ Sulphide
▪ Beryllium	▪ Molybdenum	▪ VOC (PID Headspace)	▪ pH
▪ Boron	▪ Nickel		▪ Total Organic Carbon
▪ Cadmium	▪ Selenium		▪ Asbestos
▪ Chromium (Cr ^{III})	▪ Vanadium		
▪ Chromium (Cr ^{VI})	▪ Zinc		

If deemed necessary and based upon the material encountered and/or in-situ monitoring, additional samples from the investigation may also be tested for PCB, BTEX, MTBE, VOC, SVOC, herbicides and/or pesticides. Due to the presence of controlled water receptors samples returning elevated total concentrations should be submitted for leachate testing to determine the potential mobility of the contaminants. Groundwork associated with the development (e.g., foundations etc.) may generate soils that are excess to requirements, thus needing disposal offsite as waste. As such a proportion of the samples should be tested (e.g., leaching to BS EN 12457) to demonstrate compliance with waste acceptance criteria (WAC) in accordance with the Landfill Directive and UK waste management regulations.

4.2.4 Environmental Monitoring

Based on the findings of the CSM (absence of landfill or infilled ground in proximity of the site), ground gas has not been identified as a SPL. As such, environmental monitoring is not deemed necessary. If, however, during the ground investigation, evidence of infilled ground and/or the presence of organic horizons deemed a potential source of ground gas/vapours are encountered, then additional consideration should be given to the potential risks from ground gas, which may warrant the installation of one or more monitoring well followed by a programme of gas monitoring, the scope of which would be outlined in the conclusion of the investigation report.

4.3 Other Considerations

4.3.1 Integrated Investigations

A very low to negligible risk is allocated to a range of ground stability hazards. However, a geotechnical investigation may be required to further assess such risks in terms of foundation design etc. It is also possible that other field investigations (e.g., archaeological, ecological, flood risk assessment etc.) will be required to inform other aspects of the proposed development and we would recommend that where possible the investigations are integrated with the contaminated land investigations to ensure efficiencies are maximised.

4.3.2 Asbestos Containing Materials

Suspected ACMs are possible given the former presence of agricultural buildings onsite. As such, prior to any demolition works commencing onsite a materials/asbestos survey would be required. If identified, any ACM would require measures to be implemented during the works to ensure its safe management and/or removal during the development. All records should be retained.



4.4 REGULATORY APPROVAL

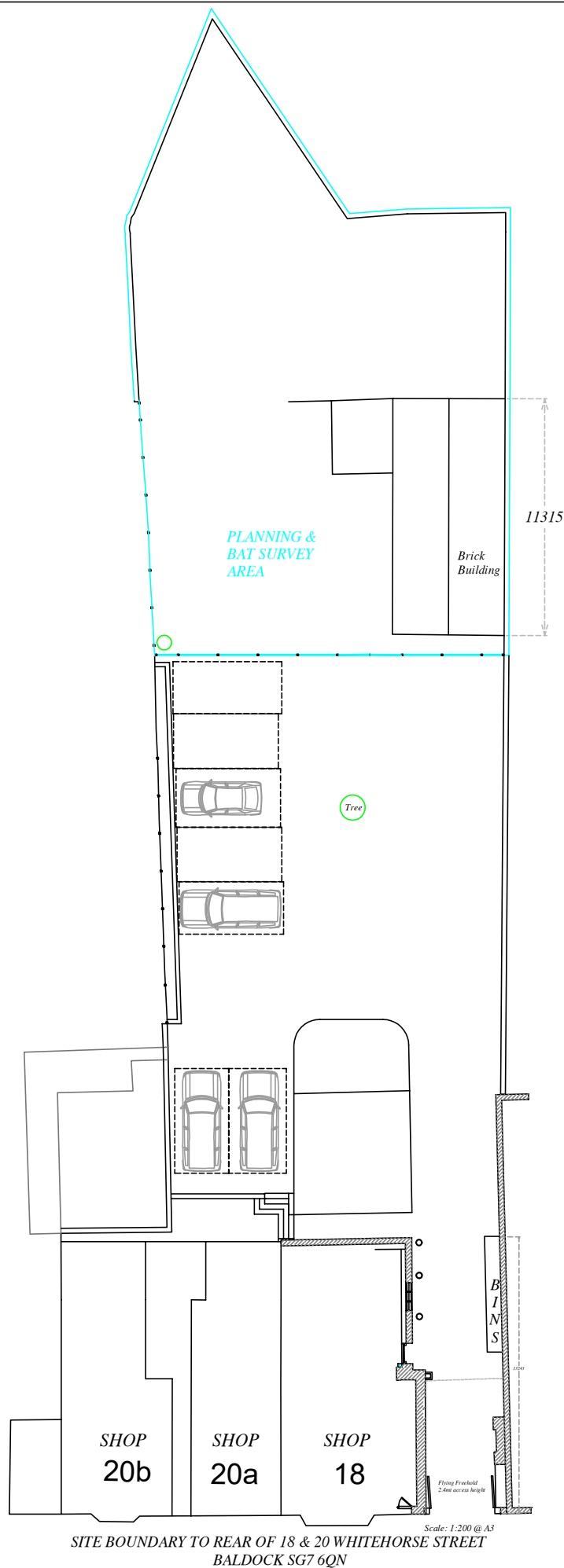
We would recommend that formal approval be sought from the local authority with regards to the recommendations contained within this report prior to commencing with future phases of investigation and/or development of the site.



SITE PLANS

Site Location Plan – Drawing No. PP-CoachHo-S1 dated February 2024 by Pope & Pykerman.

Proposed Site Plan - Drawing No. RSD-22-33 P01 Rev C dated June 2022 by Redshed Design.



<i>Pope & Pykerman</i> 9 Norton Green, Stevenage Herts. SG1 2DP Tel. 07707 993056 frank@ppcm.uk	
Drawing: SITE SURVEY For BATS	
Client: F. Pope S. Pykerman	
Drawing No: PP-CoachHo-S1	Rev _
Scale: 1 : 200 @ A3	Date: 15 Feb 24
S1	



Frank Pope - Stage 1, Tier 1 Preliminary Risk Assessment
20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN
August 2025

APPENDIX 01

Study Limitations



Limitations and Use of this Report

IMPORTANT: This section should be read before reliance is placed on any of the opinions, advice, recommendations or conclusions set out in this report.

This report has been prepared for the purpose of providing advice to the client pursuant to its appointment of Kalex Limited (Kalex) to act as a consultant.

Save for the client no duty is undertaken or warranty or representation made to any party in respect of the opinions, advice, recommendations or conclusions herein set out.

All work carried out in preparing this report has used, and is based upon, our professional knowledge and understanding of the current relevant English and European Community standards, approved codes of practice, technology and legislation.

Changes in the above may cause the opinion, advice, recommendations or conclusions set out in this report to become inappropriate or incorrect. However, in giving its opinions, advice, recommendations and conclusions, Kalex has considered pending changes to environmental legislation and regulations of which it is currently aware. Following delivery of this report, we will have no obligation to advise the client of any such changes, or of their repercussions.

Kalex acknowledges that it is being retained, in part, because of its knowledge and experience with respect to environmental matters. Kalex will consider and analyse all information provided to it in the context of our knowledge and experience and all other relevant information known to us. To the extent that the information provided to us is not inconsistent or incompatible therewith, Kalex shall be entitled to rely upon and assume, without independent verification, the accuracy and completeness of such information.

The content of this report represents the professional opinion of experienced environmental consultants. Kalex does not provide specialist legal advice and the advice of lawyers may be required.

In the summary and recommendations sections of this report, Kalex has set out our key findings and provided a summary and overview of our advice, opinions and recommendations. However, other parts of this report will often indicate the limitations of the information obtained by Kalex and therefore any advice, opinions or recommendations set out in the executive summary, summary and recommendations sections ought not to be relied upon unless they are considered in the context of the whole report.

The assessments made in this report are based on the ground conditions as revealed by walkover survey and/or intrusive investigations, together with the results of any field or laboratory testing or chemical analysis undertaken and other relevant data which may have been obtained including previous site investigations. In any event, ground contamination often exists as small discrete areas of contamination (hot spots) and there can be no certainty that any or all such areas have been located and/or sampled.

There may be special conditions appertaining to the site which have not been taken into account in the report. The assessment may be subject to amendment in light of additional information becoming available.

Where any data supplied by the client or from other sources, including that from previous site investigations, have been used it has been assumed that the information is correct. No responsibility can be accepted by Kalex for inaccuracies within the data supplied by other parties.

Whilst the report may express an opinion on possible ground conditions between or beyond trial pit or borehole locations, or on the possible presence of features based on either visual, verbal or published evidence this is for guidance only and no liability can be accepted for the accuracy thereof.

Comments on groundwater conditions are based on observations made at the time of the investigation unless otherwise stated. Groundwater conditions may vary due to seasonal or other effects.



This report is prepared and written in the context of the agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in legislation may necessitate a reinterpretation of the report in whole or part after its original submission.

The copyright in the written materials shall remain the property of Kalex but with a royalty-free perpetual license to the client deemed to be granted on payment in full to Kalex by the client of the outstanding amounts.

These terms apply in addition to the Kalex standard terms of engagement (or in addition to another written contract which may be in place instead thereof) unless specifically agreed in writing (In the event of a conflict between these terms and the said standard terms of engagement the said standard terms of engagement shall prevail). In the absence of such a written contract the standard terms of engagement will apply.

Kalex maintains adequate insurance cover for public liability and professional indemnity. However, we are unable to accept liability for asbestos related matters. Our work must not be taken as sufficient to identify the presence or absence of asbestos in or on the ground. In placing a contract with us the client accepts the restriction on asbestos. If we find or strongly suspect asbestos is or may be present in or on the ground we will inform the client and advise specialist investigation. The client agrees that they shall not bring any claim personally against any director / employee or consultant to us in respect of loss or damage suffered by the client arising out of this contract.



Frank Pope - Stage 1, Tier 1 Preliminary Risk Assessment
20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN
August 2025

APPENDIX 02

Groundsure Report

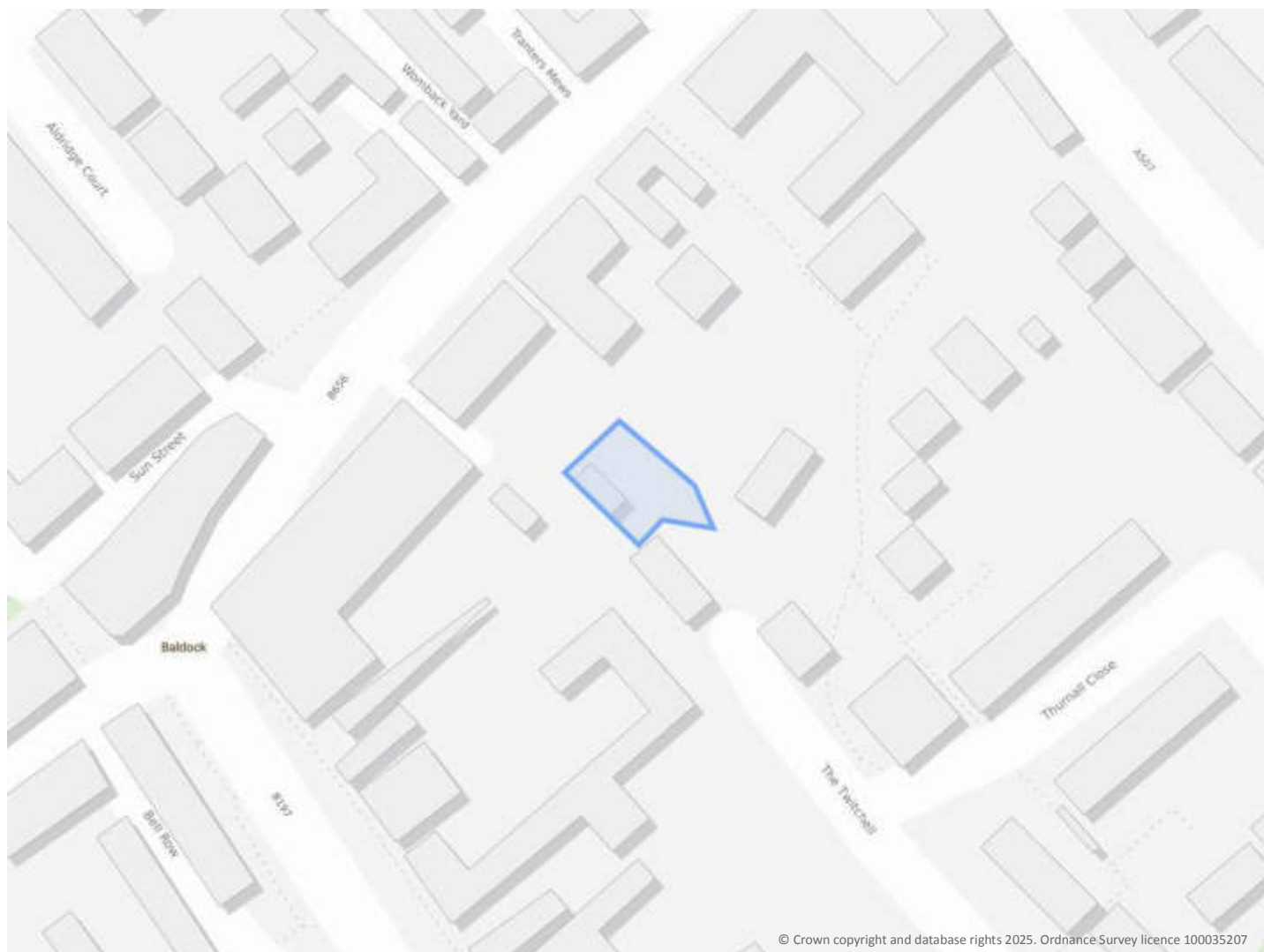
20, WHITEHORSE STREET, BALDOCK, HERTFORDSHIRE, SG7 6QN

Order Details

Date: 04/07/2025
Your ref: LQ1205-20 Whitehorse Street
Our Ref: GS-RYL-1VT-CO2-002

Site Details

Location: 524570 233939
Area: 0.05 ha
Authority: [North Hertfordshire District Council](#) ↗



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Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#)

[Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	2	13	108	-
20 >	1.2 >	Historical tanks >	0	0	0	14	-
21 >	1.3 >	Historical energy features >	0	0	5	15	-
22	1.4	Historical petrol stations	0	0	0	0	-
22 >	1.5 >	Historical garages >	0	1	7	1	-
23	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
24 >	2.1 >	Historical industrial land uses >	0	2	18	136	-
30 >	2.2 >	Historical tanks >	0	0	0	21	-
31 >	2.3 >	Historical energy features >	0	0	8	27	-
33	2.4	Historical petrol stations	0	0	0	0	-
33 >	2.5 >	Historical garages >	0	1	15	2	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
35	3.1	Active or recent landfill	0	0	0	0	-
35	3.2	Historical landfill (BGS records)	0	0	0	0	-
35	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
35	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
35	3.5	Historical waste sites	0	0	0	0	-
36	3.6	Licensed waste sites	0	0	0	0	-
36	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
37 >	4.1 >	Recent industrial land uses >	0	0	10	-	-
38	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
38	4.3	Current or recent petrol stations	0	0	0	0	-
38	4.4	Electricity cables	0	0	0	0	-
39	4.5	Gas pipelines	0	0	0	0	-



39	4.6	Sites determined as Contaminated Land	0	0	0	0	-
39	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
39	4.8	Regulated explosive sites	0	0	0	0	-
39	4.9	Hazardous substance storage/usage	0	0	0	0	-
40	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
40	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
40 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	3	2	-
41	4.13	Radioactive Substance Authorisations	0	0	0	0	-
41 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	6	-
42	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
42 >	4.16 >	<u>Pollutant release to public sewer ></u>	0	0	0	1	-
43	4.17	List 1 Dangerous Substances	0	0	0	0	-
43 >	4.18 >	<u>List 2 Dangerous Substances ></u>	0	0	1	1	-
43 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	4	-
44	4.20	Pollution inventory substances	0	0	0	0	-
44	4.21	Pollution inventory waste transfers	0	0	0	0	-
44	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
45 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
47 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
49 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
50 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
50	5.5	Groundwater vulnerability- local information	None (within 0m)				
51 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	3
52	5.7	Surface water abstractions	0	0	0	0	0
53 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	3
53 >	5.9 >	<u>Source Protection Zones ></u>	1	0	0	1	-
54	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m



55 >	6.1 >	Water Network (OS MasterMap) >	0	0	1	-	-
56	6.2	Surface water features	0	0	0	-	-
56 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
56 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
57 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
58	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
58	7.2	Historical Flood Events	0	0	0	-	-
58	7.3	Flood Defences	0	0	0	-	-
59	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
59	7.5	Flood Storage Areas	0	0	0	-	-
60 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
61 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
62 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
64 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
65	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
66	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
66	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
66	10.4	Special Protection Areas (SPA)	0	0	0	0	0
66	10.5	National Nature Reserves (NNR)	0	0	0	0	0
67 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	1	1
67 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
67	10.8	Biosphere Reserves	0	0	0	0	0
68	10.9	Forest Parks	0	0	0	0	0
68	10.10	Marine Conservation Zones	0	0	0	0	0
68 >	10.11 >	Green Belt >	0	0	0	1	0



68	10.12	Proposed Ramsar sites	0	0	0	0	0
69	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
69	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
69	10.15	Nitrate Sensitive Areas	0	0	0	0	0
69 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	2	0
71 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
72	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
73	11.1	World Heritage Sites	0	0	0	-	-
74	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
74	11.3	National Parks	0	0	0	-	-
74 >	11.4 >	Listed Buildings >	0	6	78	-	-
77 >	11.5 >	Conservation Areas >	1	0	0	-	-
78 >	11.6 >	Scheduled Ancient Monuments >	0	0	1	-	-
78	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
79 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
80	12.2	Open Access Land	0	0	0	-	-
80	12.3	Tree Felling Licences	0	0	0	-	-
80	12.4	Environmental Stewardship Schemes	0	0	0	-	-
80	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
81	13.1	Priority Habitat Inventory	0	0	0	-	-
81 >	13.2 >	Habitat Networks >	0	0	1	-	-
82	13.3	Open Mosaic Habitat	0	0	0	-	-
82	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	14.1 >	10k Availability >	Identified (within 500m)				
84 >	14.2 >	Artificial and made ground (10k) >	0	0	0	4	-



86 >	14.3 >	Superficial geology (10k) >	0	0	2	8	-
87	14.4	Landslip (10k)	0	0	0	0	-
88 >	14.5 >	Bedrock geology (10k) >	1	0	1	2	-
89	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	15.1 >	50k Availability >	Identified (within 500m)				
91 >	15.2 >	Artificial and made ground (50k) >	0	0	0	2	-
92	15.3	Artificial ground permeability (50k)	0	0	-	-	-
93 >	15.4 >	Superficial geology (50k) >	0	0	2	3	-
94	15.5	Superficial permeability (50k)	None (within 50m)				
94	15.6	Landslip (50k)	0	0	0	0	-
94	15.7	Landslip permeability (50k)	None (within 50m)				
95 >	15.8 >	Bedrock geology (50k) >	1	0	0	2	-
96 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
96	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
97 >	16.1 >	BGS Boreholes >	0	0	5	-	-
Page	Section	Natural ground subsidence >					
99 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
100 >	17.2 >	Running sands >	Negligible (within 50m)				
101 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
102 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
103 >	17.5 >	Landslides >	Negligible (within 50m)				
104 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
106	18.1	BritPits	0	0	0	0	-
107 >	18.2 >	Surface ground workings >	0	0	3	-	-
107	18.3	Underground workings	0	0	0	0	0
107	18.4	Underground mining extents	0	0	0	0	-



107	18.5	Historical Mineral Planning Areas	0	0	0	0	-
108 >	18.6 >	Non-coal mining >	1	0	0	1	0
108	18.7	JPB mining areas	None (within 0m)				
108	18.8	The Coal Authority non-coal mining	0	0	0	0	-
109	18.9	Researched mining	0	0	0	0	-
109	18.10	Mining record office plans	0	0	0	0	-
109	18.11	BGS mine plans	0	0	0	0	-
109	18.12	Coal mining	None (within 0m)				
109	18.13	Brine areas	None (within 0m)				
110	18.14	Gypsum areas	None (within 0m)				
110	18.15	Tin mining	None (within 0m)				
110	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
111	19.1	Natural cavities	0	0	0	0	-
111	19.2	Mining cavities	0	0	0	0	0
111	19.3	Reported recent incidents	0	0	0	0	-
111	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
113 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
115 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
115	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
115	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
116	22.1	Underground railways (London)	0	0	0	-	-
116	22.2	Underground railways (Non-London)	0	0	0	-	-
116	22.3	Railway tunnels	0	0	0	-	-
116	22.4	Historical railway and tunnel features	0	0	0	-	-
116	22.5	Royal Mail tunnels	0	0	0	-	-



117	22.6	Historical railways	0	0	0	-	-
117	22.7	Railways	0	0	0	-	-
117	22.8	Crossrail 2	0	0	0	0	-
117	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 27/05/2023

Site Area: 0.05ha



Recent site history - 2020 aerial photograph

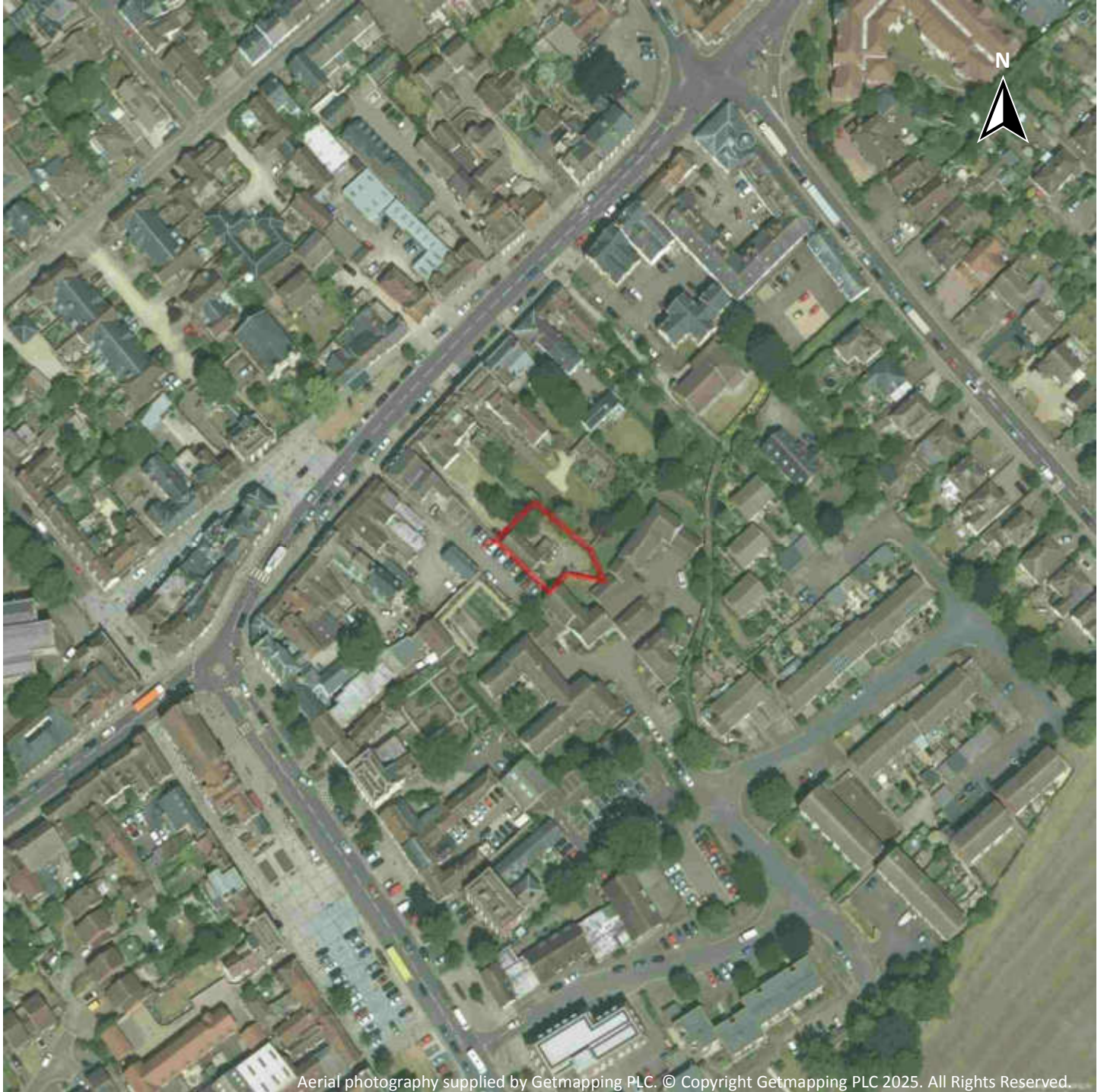


Capture Date: 07/04/2020

Site Area: 0.05ha



Recent site history - 2015 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 03/07/2015

Site Area: 0.05ha



Recent site history - 2007 aerial photograph



Capture Date: 16/11/2007

Site Area: 0.05ha



Recent site history - 1999 aerial photograph

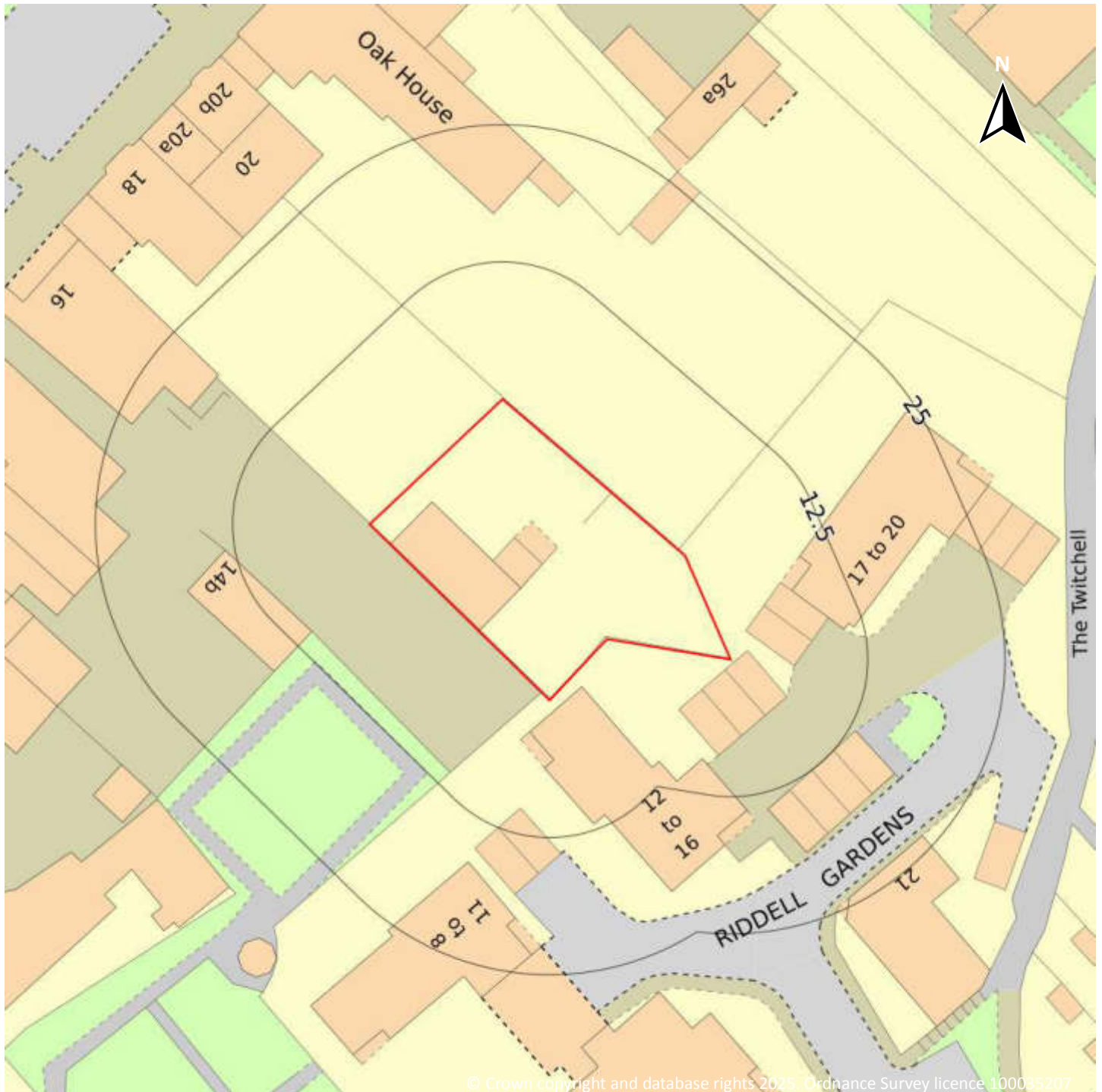


Capture Date: 09/06/1999

Site Area: 0.05ha



OS MasterMap site plan

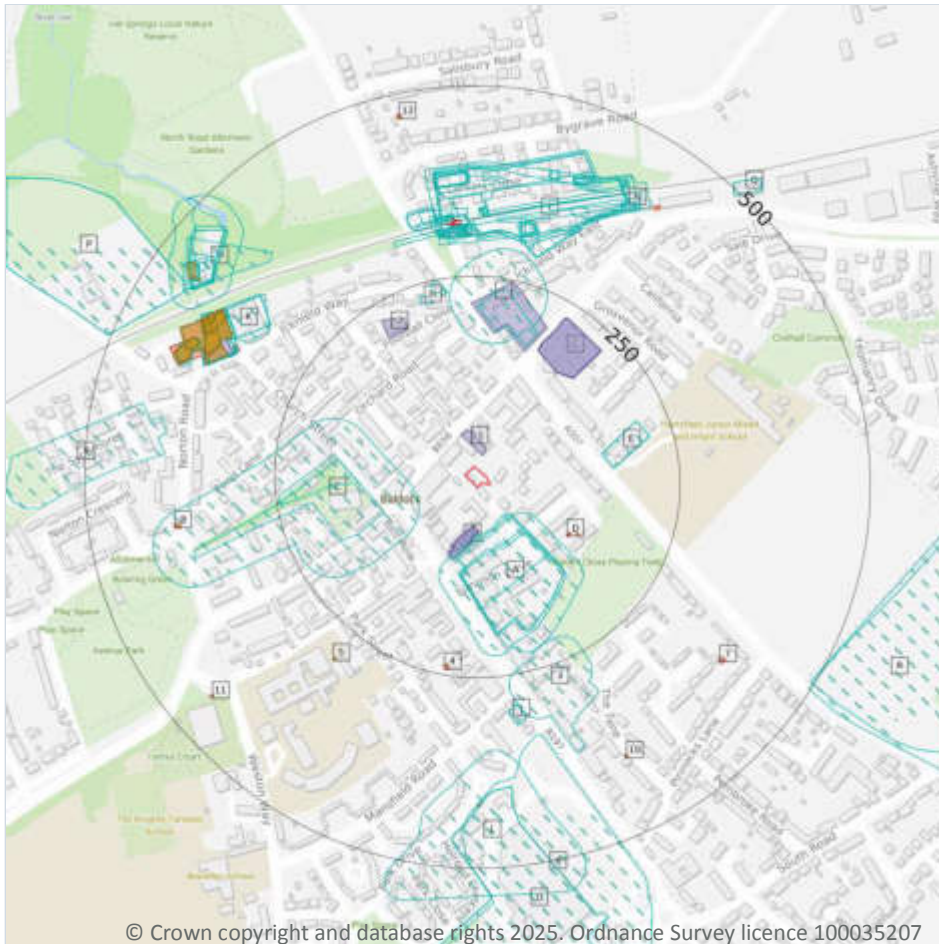


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Site Area: 0.05ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

123

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	43m SE	Brewery	1899	2138924



ID	Location	Land use	Dates present	Group ID
A	46m SE	Brewery	1960	2155600
A	51m SE	Brewery	1900	2097827
C	69m W	Grave Yard	1881	2151019
A	71m SE	Brewery	1920	2101248
A	78m SE	Brewery	1921 - 1938	2113135
C	118m SW	Grave Yard	1884	2113110
C	139m W	Grave Yard	1888	2156533
E	153m E	Telephone Exchange	1984	2116352
E	153m E	Telephone Exchange	1980	2148919
F	163m N	Engine	1899	2076911
F	172m NE	Unspecified Works	1980	2080022
3	219m SE	Malthouse	1899 - 1900	2121092
H	221m N	Smithy	1899 - 1900	2120603
H	229m N	Smithy	1881 - 1884	2102914
I	286m N	Railway Sidings	1881 - 1884	2137869
I	286m N	Railway Land	1888	2094731
J	289m S	Police Station	1980	2096656
J	289m S	Police Station	1984	2116152
I	294m N	Railway Sidings	1960	2132618
I	295m N	Railway Sidings	1921	2103079
I	295m N	Railway Sidings	1938	2153647
I	295m N	Railway Sidings	1937	2109733
I	300m N	Railway Station	1921 - 1938	2124190
I	301m N	Railway Station	1984	2109247
I	301m N	Railway Station	1960	2128205
I	301m N	Railway Station	1980	2136766
I	301m N	Railway Station	1881 - 1884	2129459
I	301m N	Railway Sidings	1899 - 1900	2104537



ID	Location	Land use	Dates present	Group ID
I	302m N	Railway Station	1920	2095939
I	303m N	Railway Station	1899 - 1900	2149702
I	307m N	Railway Station	1888	2118733
I	307m N	Railway Building	1921 - 1938	2129104
I	309m N	Railway Building	1960 - 1980	2155535
I	309m N	Railway Building	1884	2100490
I	309m N	Railway Building	1900	2154184
I	313m N	Railway Building	1881	2106969
I	317m N	Railway Sidings	1888	2133653
I	319m N	Cuttings	1921	2127965
I	319m N	Cuttings	1938	2146352
K	319m NW	Gas Works	1920 - 1921	2126171
I	321m N	Railway Buildings	1960	2153482
I	321m N	Railway Buildings	1899 - 1900	2121434
K	322m NW	Unspecified Works	1980	2109657
K	322m NW	Unspecified Works	1984	2131099
I	323m N	Railway Sidings	1920	2105960
I	323m N	Cuttings	1899	2138348
I	325m N	Railway Building	1937	2092715
I	326m N	Cuttings	1884	2153794
I	327m NE	Railway Building	1900	2092714
I	328m N	Railway Building	1937	2092716
I	330m N	Railway Sidings	1920	2146106
I	331m N	Railway Building	1900	2098532
I	331m N	Railway Building	1881 - 1884	2126853
I	331m N	Railway Building	1899	2105325
6	335m S	Unspecified Commercial/Industrial	1960	2072688
I	336m N	Railway Sidings	1888	2099066



ID	Location	Land use	Dates present	Group ID
K	339m NW	Gas Works	1881 - 1884	2134540
K	341m NW	Gas Works	1899 - 1900	2140319
K	345m NW	Unspecified Commercial/Industrial	1937	2072737
L	346m S	Photographic Material Factory	1921	2079766
I	353m N	Railway Building	1881 - 1884	2113782
K	365m NW	Gas Works	1888	2139233
I	368m N	Railway Building	1921 - 1938	2120004
I	369m N	Railway Building	1920	2148112
I	369m N	Unspecified Warehouse	1980	2094190
I	369m N	Railway Building	1960	2114770
I	370m N	Railway Building	1899 - 1900	2151002
K	373m NW	Unspecified Tank	1921	2104909
K	373m NW	Unspecified Tank	1938	2110901
I	375m N	Railway Building	1980	2092717
K	375m NW	Unspecified Tank	1937	2105262
K	376m NW	Gasometer	1899 - 1900	2114701
K	377m NW	Gasometer	1884	2125101
K	378m NW	Unspecified Tank	1938	2096020
K	378m NW	Unspecified Tank	1921	2155477
M	380m NW	Sewage Works	1920	2134747
K	380m NW	Unspecified Tanks	1900	2079434
K	381m NW	Gasometers	1888 - 1899	2146185
K	383m NW	Gasometer	1881 - 1884	2099159
K	384m NW	Unspecified Tank	1938 - 1960	2131413
K	386m NW	Unspecified Tank	1921	2155434
K	388m NW	Gasometer	1920	2093696
K	388m NW	Unspecified Tank	1937	2100789
K	389m NW	Unspecified Tank	1960	2139500



ID	Location	Land use	Dates present	Group ID
N	389m NE	Railway Buildings	1881	2078800
I	390m N	Railway Building	1921 - 1960	2148058
I	391m N	Railway Building	1899 - 1900	2146135
K	392m NW	Gasometer	1881	2104506
I	392m N	Railway Building	1938	2136947
I	392m N	Railway Building	1921	2144639
K	392m NW	Unspecified Tank	1937	2116325
K	393m NW	Gas Holder	1980	2095989
K	393m NW	Gas Holder	1984	2108675
I	394m N	Railway Building	1920	2114239
I	395m N	Railway Building	1900	2099701
9	395m W	Cemetery	1960	2153296
N	395m NE	Railway Building	1900	2113071
O	395m S	Unspecified Factory	1984	2110468
O	395m S	Unspecified Factory	1980	2112824
M	396m NW	Sewage Works	1900	2143918
I	396m N	Railway Building	1899	2118637
N	398m NE	Railway Building	1884	2155838
N	415m NE	Railway Building	1899 - 1900	2108898
M	416m NW	Sewage Works	1884	2152159
N	416m NE	Railway Building	1960	2146797
M	418m NW	Unspecified Works	1960	2080105
M	418m NW	Sewage Pumping Station	1980	2118691
N	419m NE	Railway Building	1937	2133125
M	420m NW	Sewage Works	1881	2155097
M	420m NW	Sewage Works	1899	2134940
M	420m NW	Sewage Works	1937	2116872
M	433m NW	Unspecified Tank	1938	2144091



ID	Location	Land use	Dates present	Group ID
M	433m NW	Unspecified Tank	1921	2147734
M	433m NW	Unspecified Tank	1920	2106007
M	434m NW	Sewage Pumping Station	1984	2101932
M	436m NW	Unspecified Tank	1937	2115062
P	440m NW	Sewage Works	1921	2127492
P	440m NW	Sewage Works	1938	2137606
Q	494m NE	Unspecified Works	1984	2102219
Q	494m NE	Unspecified Works	1980	2118028
R	494m SE	Nursery	1981 - 1994	2137113
R	497m SE	Nursery	1951	2101693

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

14

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

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

ID	Location	Land use	Dates present	Group ID
5	290m SW	Unspecified Tank	1974 - 1986	370156
K	348m NW	Gas Works	1922	366383
K	355m NW	Gas Works	1898	374041
K	365m NW	Gas Works	1880	372174
K	376m NW	Unspecified Tank	1937	363940
K	376m NW	Tanks	1932	359861
K	376m NW	Gasometers	1898 - 1922	374893
K	384m NW	Gasometers	1880	366565



ID	Location	Land use	Dates present	Group ID
K	390m NW	Unspecified Tank	1922 - 1932	374120
K	391m NW	Unspecified Tank	1898	363938
K	391m NW	Tanks	1937	359862
K	393m NW	Gasholder	1967 - 1986	366495
M	431m NW	Unspecified Tank	1986	363937
M	438m NW	Unspecified Tank	1922 - 1937	374544

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

20

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

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

ID	Location	Land use	Dates present	Group ID
D	121m SE	Electricity Substation	1986	250186
D	130m SE	Electricity Substation	1975	254828
D	130m SE	Electricity Substation	1993	259992
D	130m SE	Electricity Substation	1996	264881
4	236m S	Electricity Substation	1975 - 1996	255686
K	339m NW	Electricity Substation	1986	250180
K	348m NW	Gas Works	1922	261747
K	355m NW	Gas Works	1898	262143
K	365m NW	Gas Works	1880	254125
K	376m NW	Gasometers	1898 - 1922	261712
K	379m NW	Gas Distribution Station	1986	250629
7	379m SE	Electricity Substation	1975 - 1996	257276



ID	Location	Land use	Dates present	Group ID
8	379m W	Electricity Substation	1974 - 1986	259402
K	384m NW	Gasometers	1880	258666
K	393m NW	Gasholder	1967 - 1986	258260
10	397m SE	Electricity Substation	1993 - 1996	252485
N	412m NE	Electricity Substation	1984 - 1996	254643
L	414m S	Electricity Substation	1996	250177
11	439m SW	Gas Governor	1985 - 1986	261620
12	468m N	Electricity Substation	1986	250179

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

9

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

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

ID	Location	Land use	Dates present	Group ID
1	18m NE	Garage	1975	77205
B	50m S	Garage	1967 - 1975	80391
B	50m S	Garage	1986	79844



ID	Location	Land use	Dates present	Group ID
B	51m S	Garage	1993 - 1996	79495
G	164m NE	Garage	1994 - 1996	77779
G	165m NE	Garage	1967 - 1984	77353
F	166m NE	Garage	1994 - 1996	79124
2	201m NW	Garage	1967 - 1986	80685
K	340m NW	Garage	1967 - 1986	77984

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

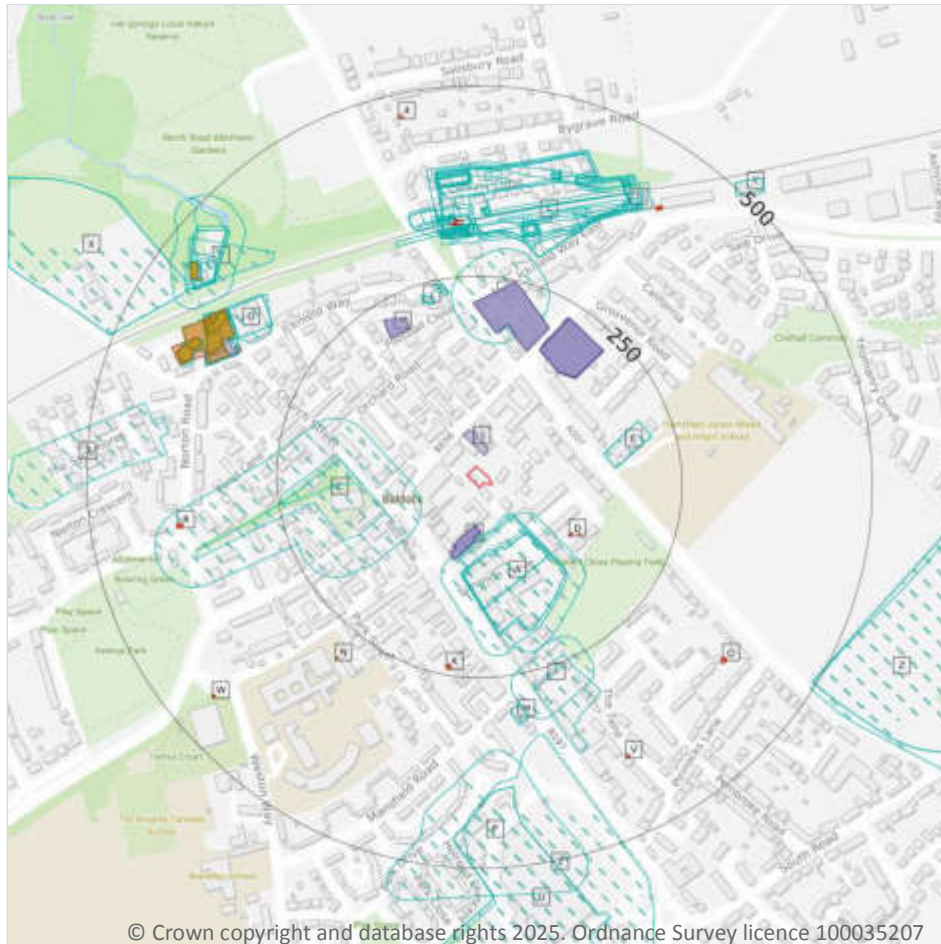
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

156

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land Use	Date	Group ID
A	43m SE	Brewery	1899	2138924
A	46m SE	Brewery	1960	2155600
A	51m SE	Brewery	1900	2097827



ID	Location	Land Use	Date	Group ID
C	69m W	Grave Yard	1881	2151019
A	71m SE	Brewery	1920	2101248
A	78m SE	Brewery	1938	2113135
A	78m SE	Brewery	1921	2113135
A	78m SE	Brewery	1937	2113135
C	118m SW	Grave Yard	1884	2113110
C	139m W	Grave Yard	1888	2156533
E	153m E	Telephone Exchange	1984	2116352
E	153m E	Telephone Exchange	1980	2148919
F	163m N	Engine	1899	2076911
F	172m NE	Unspecified Works	1980	2080022
I	219m SE	Malthouse	1900	2121092
J	221m N	Smithy	1900	2120603
J	221m N	Smithy	1899	2120603
J	229m N	Smithy	1884	2102914
J	234m N	Smithy	1881	2102914
I	242m SE	Malthouse	1899	2121092
L	286m N	Railway Sidings	1881	2137869
L	286m N	Railway Land	1888	2094731
M	289m S	Police Station	1984	2116152
M	289m S	Police Station	1980	2096656
L	294m N	Railway Sidings	1960	2132618
L	295m N	Railway Sidings	1938	2153647
L	295m N	Railway Sidings	1921	2103079
L	295m N	Railway Sidings	1937	2109733
L	300m N	Railway Station	1938	2124190
L	300m N	Railway Station	1921	2124190
L	301m N	Railway Station	1984	2109247



ID	Location	Land Use	Date	Group ID
L	301m N	Railway Station	1960	2128205
L	301m N	Railway Station	1980	2136766
L	301m N	Railway Station	1884	2129459
L	301m N	Railway Sidings	1900	2104537
L	302m N	Railway Station	1920	2095939
L	303m N	Railway Station	1900	2149702
L	303m N	Railway Station	1899	2149702
L	306m N	Railway Sidings	1899	2104537
L	306m N	Railway Sidings	1884	2137869
L	306m N	Railway Station	1881	2129459
L	306m N	Railway Station	1937	2124190
L	307m N	Railway Station	1888	2118733
L	307m N	Railway Building	1938	2129104
L	307m N	Railway Building	1921	2129104
L	309m N	Railway Building	1960	2155535
L	309m N	Railway Building	1980	2155535
L	309m N	Railway Building	1884	2100490
L	309m N	Railway Building	1900	2154184
L	313m N	Railway Building	1937	2129104
L	313m N	Railway Building	1881	2106969
L	317m N	Railway Sidings	1888	2133653
L	319m N	Cuttings	1938	2146352
L	319m N	Cuttings	1921	2127965
O	319m NW	Gas Works	1921	2126171
L	321m N	Railway Buildings	1960	2153482
L	321m N	Railway Buildings	1900	2121434
O	322m NW	Unspecified Works	1984	2131099
O	322m NW	Unspecified Works	1980	2109657



ID	Location	Land Use	Date	Group ID
L	323m N	Railway Sidings	1920	2105960
L	323m N	Cuttings	1899	2138348
L	325m N	Railway Building	1937	2092715
L	325m N	Railway Buildings	1899	2121434
L	326m N	Cuttings	1884	2153794
L	327m NE	Railway Building	1900	2092714
L	328m N	Railway Building	1937	2092716
L	330m N	Railway Sidings	1920	2146106
L	331m N	Railway Building	1900	2098532
L	331m N	Railway Building	1884	2126853
L	331m N	Railway Building	1899	2105325
2	335m S	Unspecified Commercial/Industrial	1960	2072688
L	335m N	Railway Building	1881	2126853
L	336m N	Railway Sidings	1888	2099066
O	339m NW	Gas Works	1884	2134540
O	341m NW	Gas Works	1900	2140319
O	341m NW	Gas Works	1920	2126171
O	345m NW	Unspecified Commercial/Industrial	1937	2072737
P	346m S	Photographic Material Factory	1921	2079766
L	353m N	Railway Building	1884	2113782
L	355m N	Railway Building	1881	2113782
O	356m NW	Gas Works	1899	2140319
O	364m NW	Gas Works	1881	2134540
O	365m NW	Gas Works	1888	2139233
L	368m N	Railway Building	1938	2120004
L	368m N	Railway Building	1921	2120004
L	369m N	Railway Building	1920	2148112
L	369m N	Railway Building	1960	2114770



ID	Location	Land Use	Date	Group ID
L	369m N	Unspecified Warehouse	1980	2094190
L	370m N	Railway Building	1900	2151002
L	371m N	Railway Building	1899	2151002
O	373m NW	Unspecified Tank	1938	2110901
O	373m NW	Unspecified Tank	1921	2104909
L	373m N	Railway Building	1937	2120004
L	375m N	Railway Building	1980	2092717
O	375m NW	Unspecified Tank	1937	2105262
O	376m NW	Gasometer	1900	2114701
O	377m NW	Gasometer	1899	2114701
O	377m NW	Gasometer	1884	2125101
O	378m NW	Unspecified Tank	1938	2096020
O	378m NW	Unspecified Tank	1921	2155477
S	380m NW	Sewage Works	1920	2134747
O	380m NW	Unspecified Tanks	1900	2079434
O	381m NW	Gasometers	1899	2146185
O	382m NW	Gasometers	1888	2146185
O	383m NW	Gasometer	1881	2099159
O	384m NW	Unspecified Tank	1960	2131413
O	385m NW	Gasometer	1884	2099159
O	386m NW	Unspecified Tank	1938	2131413
O	386m NW	Unspecified Tank	1921	2155434
O	388m NW	Gasometer	1920	2093696
O	388m NW	Unspecified Tank	1937	2100789
O	389m NW	Unspecified Tank	1960	2139500
T	389m NE	Railway Buildings	1881	2078800
L	390m N	Railway Building	1938	2148058
L	390m N	Railway Building	1921	2148058



ID	Location	Land Use	Date	Group ID
L	391m N	Railway Building	1960	2148058
L	391m N	Railway Building	1900	2146135
L	392m N	Railway Building	1899	2146135
O	392m NW	Gasometer	1881	2104506
L	392m N	Railway Building	1938	2136947
L	392m N	Railway Building	1921	2144639
O	392m NW	Unspecified Tank	1937	2116325
O	393m NW	Gas Holder	1984	2108675
O	393m NW	Gas Holder	1980	2095989
L	394m N	Railway Building	1937	2148058
L	394m N	Railway Building	1920	2114239
L	395m N	Railway Building	1900	2099701
3	395m W	Cemetery	1960	2153296
T	395m NE	Railway Building	1900	2113071
U	395m S	Unspecified Factory	1984	2110468
U	395m S	Unspecified Factory	1980	2112824
S	396m NW	Sewage Works	1900	2143918
L	396m N	Railway Building	1899	2118637
T	398m NE	Railway Building	1884	2155838
T	415m NE	Railway Building	1900	2108898
S	416m NW	Sewage Works	1884	2152159
T	416m NE	Railway Building	1960	2146797
T	417m NE	Railway Building	1899	2108898
S	418m NW	Unspecified Works	1960	2080105
S	418m NW	Sewage Pumping Station	1980	2118691
T	419m NE	Railway Building	1937	2133125
S	420m NW	Sewage Works	1881	2155097
S	420m NW	Sewage Works	1899	2134940



ID	Location	Land Use	Date	Group ID
S	420m NW	Sewage Works	1937	2116872
S	433m NW	Unspecified Tank	1938	2144091
S	433m NW	Unspecified Tank	1921	2147734
S	433m NW	Unspecified Tank	1920	2106007
S	434m NW	Sewage Pumping Station	1984	2101932
S	436m NW	Unspecified Tank	1937	2115062
X	440m NW	Sewage Works	1938	2137606
X	440m NW	Sewage Works	1921	2127492
Y	494m NE	Unspecified Works	1984	2102219
Y	494m NE	Unspecified Works	1980	2118028
Z	494m SE	Nursery	1994	2137113
Z	494m SE	Nursery	1981	2137113
Z	497m SE	Nursery	1951	2101693

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

21

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

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

ID	Location	Land Use	Date	Group ID
N	290m SW	Unspecified Tank	1974	370156
N	291m SW	Unspecified Tank	1986	370156
N	291m SW	Unspecified Tank	1985	370156
O	348m NW	Gas Works	1922	366383
O	355m NW	Gas Works	1898	374041
O	365m NW	Gas Works	1880	372174
O	376m NW	Unspecified Tank	1937	363940



ID	Location	Land Use	Date	Group ID
O	376m NW	Gasometers	1898	374893
O	376m NW	Gasometers	1922	374893
O	376m NW	Tanks	1932	359861
O	384m NW	Gasometers	1880	366565
O	390m NW	Unspecified Tank	1922	374120
O	390m NW	Unspecified Tank	1932	374120
O	391m NW	Unspecified Tank	1898	363938
O	391m NW	Tanks	1937	359862
O	393m NW	Gasholder	1986	366495
O	393m NW	Gasholder	1967	366495
S	431m NW	Unspecified Tank	1986	363937
S	438m NW	Unspecified Tank	1922	374544
S	438m NW	Unspecified Tank	1932	374544
S	438m NW	Unspecified Tank	1937	374544

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

35

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

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

ID	Location	Land Use	Date	Group ID
D	121m SE	Electricity Substation	1986	250186
D	130m SE	Electricity Substation	1975	254828
D	130m SE	Electricity Substation	1993	259992
D	130m SE	Electricity Substation	1996	264881
K	236m S	Electricity Substation	1986	255686
K	236m S	Electricity Substation	1993	255686



ID	Location	Land Use	Date	Group ID
K	236m S	Electricity Substation	1996	255686
K	236m S	Electricity Substation	1975	255686
O	339m NW	Electricity Substation	1986	250180
O	348m NW	Gas Works	1922	261747
O	355m NW	Gas Works	1898	262143
O	365m NW	Gas Works	1880	254125
O	376m NW	Gasometers	1898	261712
O	376m NW	Gasometers	1922	261712
O	379m NW	Gas Distribution Station	1986	250629
Q	379m SE	Electricity Substation	1986	257276
Q	379m SE	Electricity Substation	1993	257276
Q	379m SE	Electricity Substation	1996	257276
Q	379m SE	Electricity Substation	1975	257276
R	379m W	Electricity Substation	1986	259402
R	379m W	Electricity Substation	1985	259402
R	380m W	Electricity Substation	1974	259402
O	384m NW	Gasometers	1880	258666
O	393m NW	Gasholder	1986	258260
O	393m NW	Gasholder	1967	258260
V	397m SE	Electricity Substation	1993	252485
V	397m SE	Electricity Substation	1996	252485
T	412m NE	Electricity Substation	1995	254643
T	412m NE	Electricity Substation	1994	254643
T	412m NE	Electricity Substation	1996	254643
T	413m NE	Electricity Substation	1984	254643
P	414m S	Electricity Substation	1996	250177
W	439m SW	Gas Governor	1986	261620
W	439m SW	Gas Governor	1985	261620



ID	Location	Land Use	Date	Group ID
4	468m N	Electricity Substation	1986	250179

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

18

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

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

ID	Location	Land Use	Date	Group ID
1	18m NE	Garage	1975	77205
B	50m S	Garage	1975	80391
B	50m S	Garage	1967	80391
B	50m S	Garage	1986	79844
B	51m S	Garage	1993	79495
B	51m S	Garage	1996	79495
G	164m NE	Garage	1995	77779
G	164m NE	Garage	1994	77779
G	164m NE	Garage	1996	77779
G	165m NE	Garage	1984	77353
G	165m NE	Garage	1967	77353
F	166m NE	Garage	1995	79124



ID	Location	Land Use	Date	Group ID
F	166m NE	Garage	1994	79124
F	166m NE	Garage	1996	79124
H	201m NW	Garage	1986	80685
H	201m NW	Garage	1967	80685
O	340m NW	Garage	1986	77984
O	357m NW	Garage	1967	77984

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

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

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.



3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

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

3.7 Waste exemptions

Records within 500m

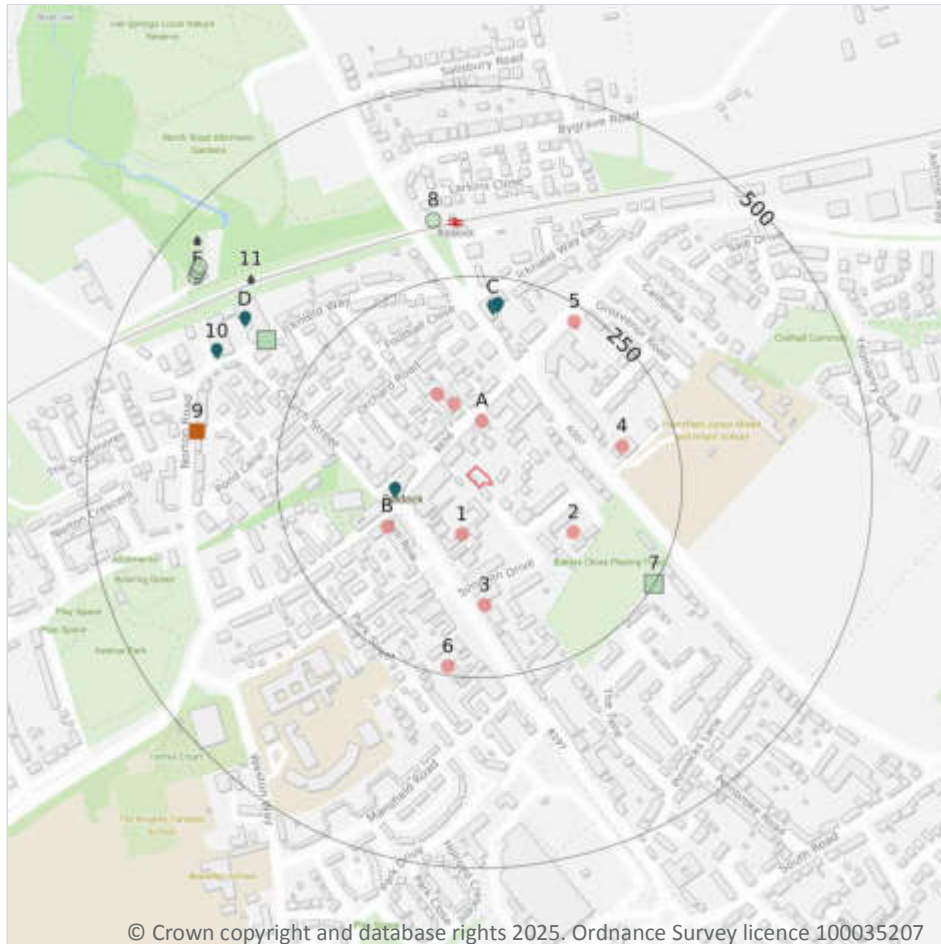
0

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollutant release to public sewer
- List 2 Dangerous Substances
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

10

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 37](#) >

ID	Location	Company	Address	Activity	Category
A	61m N	The Print Factory	32, Whitehorse Street, Baldock, Hertfordshire, SG7 6QQ	Published Goods	Industrial Products
1	66m S	Quenbys	13, High Street, Baldock, Hertfordshire, SG7 6AZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	87m N	Electricity Sub Station	Hertfordshire, SG7	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	108m NW	Primstone Electronics	27a, Whitehorse Street, Baldock, Hertfordshire, SG7 6QF	Electrical Components	Industrial Products
2	124m SE	Electricity Sub Station	Hertfordshire, SG7	Electrical Features	Infrastructure and Facilities
B	124m SW	Masons Domestic Appliances	1, Hitchin Street, Baldock, Hertfordshire, SG7 6AL	Electrical Equipment Repair and Servicing	Repair and Servicing
3	155m S	Displayplan	Clare House, High Street, Baldock, Hertfordshire, SG7 6BE	Office and Shop Equipment	Industrial Products
4	178m E	Telephone Exchange	Hertfordshire, SG7	Telecommunications Features	Infrastructure and Facilities
5	230m NE	Electricity Sub Station	Hertfordshire, SG7	Electrical Features	Infrastructure and Facilities
6	239m S	Electricity Sub Station	Hertfordshire, SG7	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

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

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.



4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

5

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 37](#) >

ID	Location	Address	Details	
B	97m W	New Look Dry Cleaners (formally Garment Care), 4 Sun Street, Baldock, Hertfordshire, SG7 6QA	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
C	210m N	Ensign Engineering, Station Road, Baldock, SG7 5BT	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
C	213m N	Nationwide Crash Repair Centres Ltd, Station Road, Baldock, Hertfordshire, SG7 5BT	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
D	357m NW	Lemin & Co (Product Finishers) Ltd, Icknield House, 46 Icknield Way, Baldock, SG7 5AN	Process: Coating Processes Status: Revoked Permit Type: Part B	Enforcement: Enforcement Notified Date of enforcement: 19/06/1905 Comment: Enforcement Notice regarding odour beyond the process boundary. Resolved

ID	Location	Address	Details	
10	367m NW	LTG Motors Ltd, 74 Icknield Way, Baldock, SG7 5AN	Process: Waste Oil Burner 0.4 MW Status: Revoked Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

6

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 37 >](#)

ID	Location	Address	Details	
11	384m NW	NORTONROADSP S,BALDOCK	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: AW1NF3217 Permit Version: 1 Receiving Water: River Ivel	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 26/07/1989 Effective Date: 26/07/1989 Revocation Date: 29/08/2008
E	438m NW	BALDOCKPSEO,B ALDOCK,HERTS,S G75BD	Effluent Type: MISCELLANEOUS DISCHARGES - EMERGENCY DISCHARGES Permit Number: AWCNF2121 Permit Version: 1 Receiving Water: Adj Ditch River Ivel	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 02/01/1990 Effective Date: 02/01/1990 Revocation Date: 30/06/1993
E	438m NW	BALDOCKPSEO,B ALDOCK,HERTS,S G75BD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: AW1NF836 Permit Version: 1 Receiving Water: River Ivel	Status: SURRENDERED UNDER EPR 2010 Issue date: 10/10/1969 Effective Date: 10/10/1969 Revocation Date: 24/11/2017



ID	Location	Address	Details	
E	469m NW	BALDOCKPS,BAL DOCK,HERTS,SG7 5BD	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: AWCLF10344 Permit Version: 1 Receiving Water: ONTO LAND	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 12/06/1992 Effective Date: 12/06/1992 Revocation Date: 21/12/2012
E	469m NW	BALDOCKPS,BAL DOCK,HERTS,SG7 5BD	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: AWCLF10344 Permit Version: 2 Receiving Water: ONTO LAND	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 24/06/2010 Effective Date: 22/12/2012 Revocation Date: -
E	469m NW	BALDOCKPS,BAL DOCK,HERTS,SG7 5BD	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: AWCLF10344 Permit Version: 2 Receiving Water: ONTO LAND	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 24/06/2010 Effective Date: 22/12/2012 Revocation Date: -

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.16 Pollutant release to public sewer

Records within 500m

1

Discharges of Special Category Effluents to the public sewer.

Features are displayed on the Current industrial land use map on [page 37](#) >

ID	Location	Address	Details	
9	359m W	LEMEN AND CO (CAMBRIDGE) LTD, ICKNIELD HOUSE, ICKNIELD WAY, BALDOCK, HERTFORDSHIRE, SG7 5AN	Permission reference: AG3223 Local Authority: NORTH HERTFORDSHIRE DISTRICT COUNCIL First received date: 01/06/2001	Last received date: 01/01/2018 Status: DEAD (APPLICATION)

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



4.17 List 1 Dangerous Substances

Records within 500m

0

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

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

4.18 List 2 Dangerous Substances

Records within 500m

2

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

Features are displayed on the Current industrial land use map on [page 37 >](#)

ID	Location	Name	Status	Receiving Water	Authorised Substances
7	250m SE	Tesco Store	Not Active	Na	pH
D	318m NW	Lemin & Co (product Finishers) Ltd	Active	Na	pH

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m

4

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 37 >](#)

ID	Location	Details	
8	328m N	Incident Date: 07/07/2001 Incident Identification: 14654 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
E	441m NW	Incident Date: 04/11/2002 Incident Identification: 118761 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)



ID	Location	Details	
E	444m NW	Incident Date: 07/10/2003 Incident Identification: 194850 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
E	446m NW	Incident Date: 05/08/2002 Incident Identification: 97740 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m

0

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

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

4.21 Pollution inventory waste transfers

Records within 500m

0

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

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

4.22 Pollution inventory radioactive waste

Records within 500m

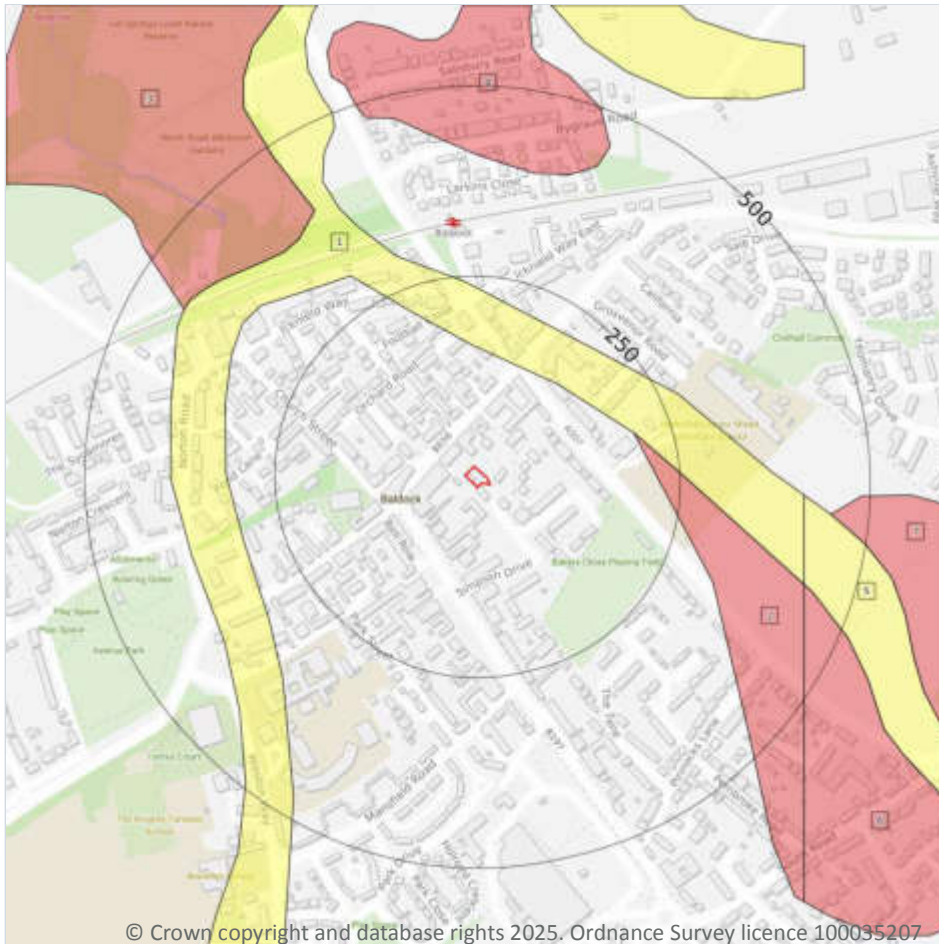
0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

7

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 45](#) >

ID	Location	Designation	Description
1	144m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	201m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



ID	Location	Designation	Description
3	376m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	393m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	413m E	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
6	433m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
7	450m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 47](#) >

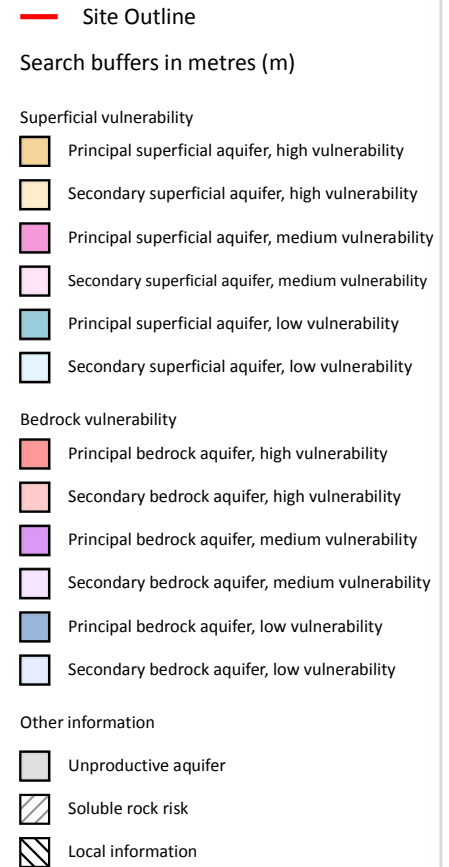
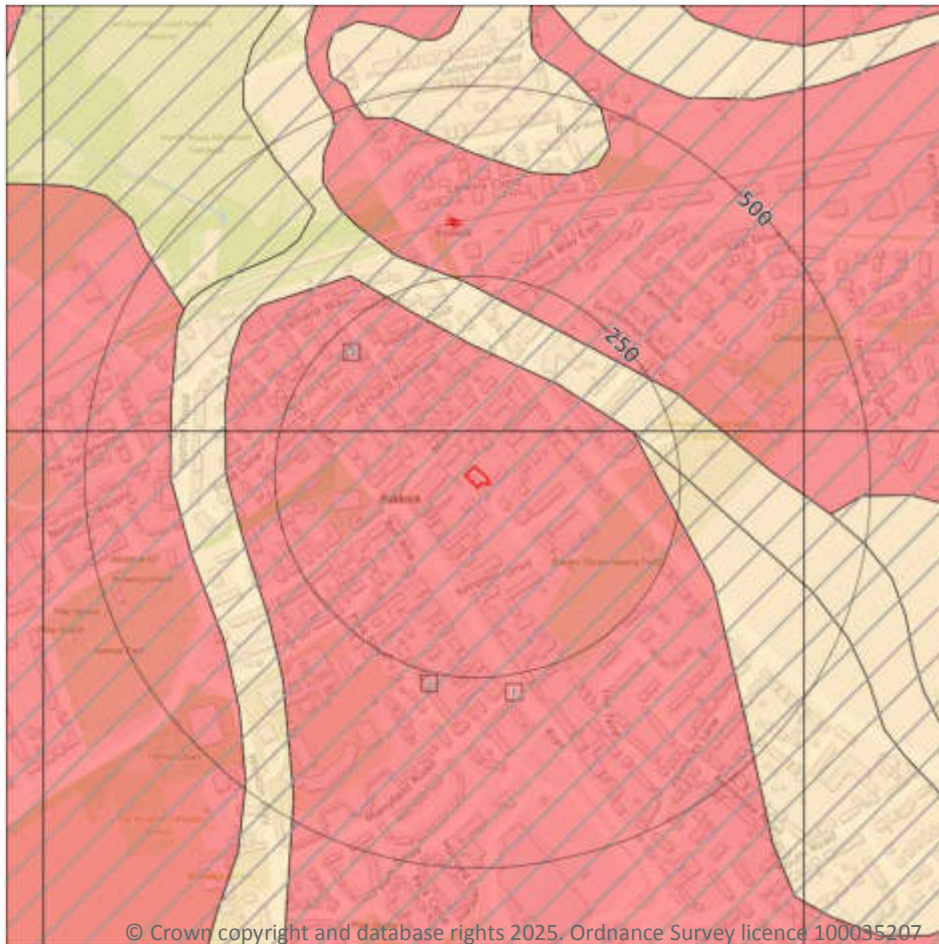
ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	413m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers



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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 49](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
3	46m N	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

1

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	13.0%

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

5.5 Groundwater vulnerability- local information

Records on site

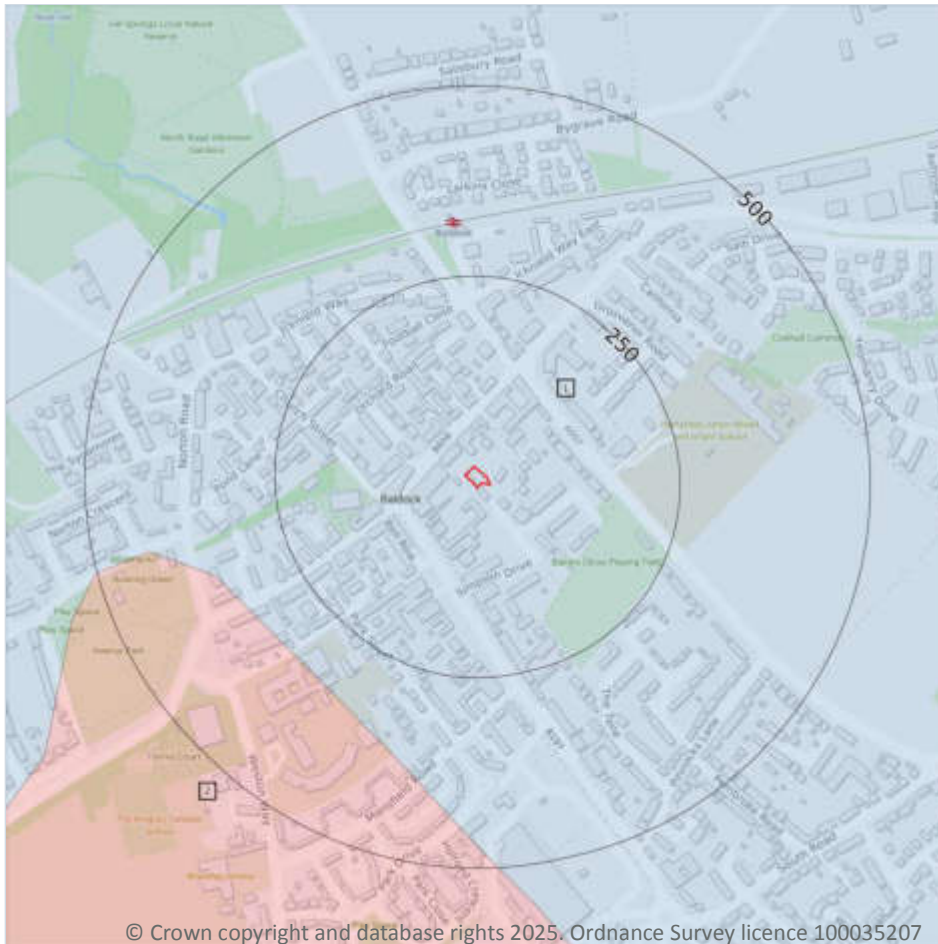
0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

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



Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

3

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 51](#) >



ID	Location	Details	
-	1474m S	Status: Active Licence No: 6/33/14/*G/0010 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOWRING, LETCHWORTH Data Type: Point Name: Affinity Water Limited Easting: 524200 Northing: 232500	Annual Volume (m ³): 5391674 Max Daily Volume (m ³): 20457 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
-	1550m S	Status: Active Licence No: 6/33/14/*G/0010 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: FULLER, LETCHWORTH Data Type: Point Name: Affinity Water Limited Easting: 524300 Northing: 232400	Annual Volume (m ³): 5391674 Max Daily Volume (m ³): 20457 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
-	1837m SW	Status: Active Licence No: 6/33/14/*G/0010 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BALDOCK ROAD, LETCHWORTH Data Type: Point Name: Affinity Water Limited Easting: 523300 Northing: 232600	Annual Volume (m ³): 5391674 Max Daily Volume (m ³): 20457 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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

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



5.8 Potable abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 51 >](#)

ID	Location	Details	
-	1474m S	Status: Active Licence No: 6/33/14/*G/0010 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOWRING,LETCHWORTH Data Type: Point Name: Affinity Water Limited Easting: 524200 Northing: 232500	Annual Volume (m ³): 5391674 Max Daily Volume (m ³): 20457 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
-	1550m S	Status: Active Licence No: 6/33/14/*G/0010 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: FULLER,LETCHWORTH Data Type: Point Name: Affinity Water Limited Easting: 524300 Northing: 232400	Annual Volume (m ³): 5391674 Max Daily Volume (m ³): 20457 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
-	1837m SW	Status: Active Licence No: 6/33/14/*G/0010 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BALDOCK ROAD,LETCHWORTH Data Type: Point Name: Affinity Water Limited Easting: 523300 Northing: 232600	Annual Volume (m ³): 5391674 Max Daily Volume (m ³): 20457 Original Application No: NPS/WR/011805 Original Start Date: 01/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m

2

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

Features are displayed on the Abstractions and Source Protection Zones map on [page 51 >](#)



ID	Location	Type	Description
1	On site	2	Outer catchment
2	325m SW	1	Inner catchment

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

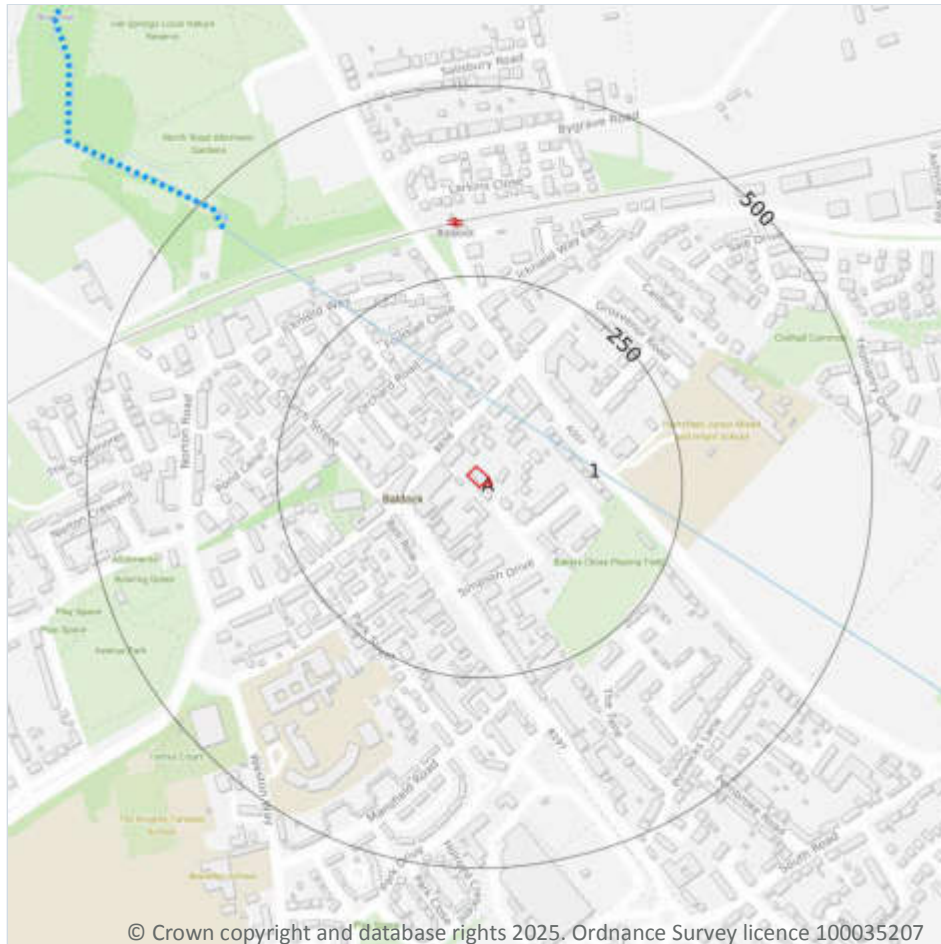
0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- - - - WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

1

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 55](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
1	83m NE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 55 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Ivel (US Henlow)	GB105033037720	Ivel	Ouse Upper and Bedford

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

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 55 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
4	456m NW	River	Ivel (US Henlow)	GB105033037720 ↗	Moderate	Fail	Good	2019

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



6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on [page 55](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Upper Bedford Ouse Chalk	GB40601G603000 ↗	Poor	Poor	Poor	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

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

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

7.5 Flood Storage Areas

Records within 250m

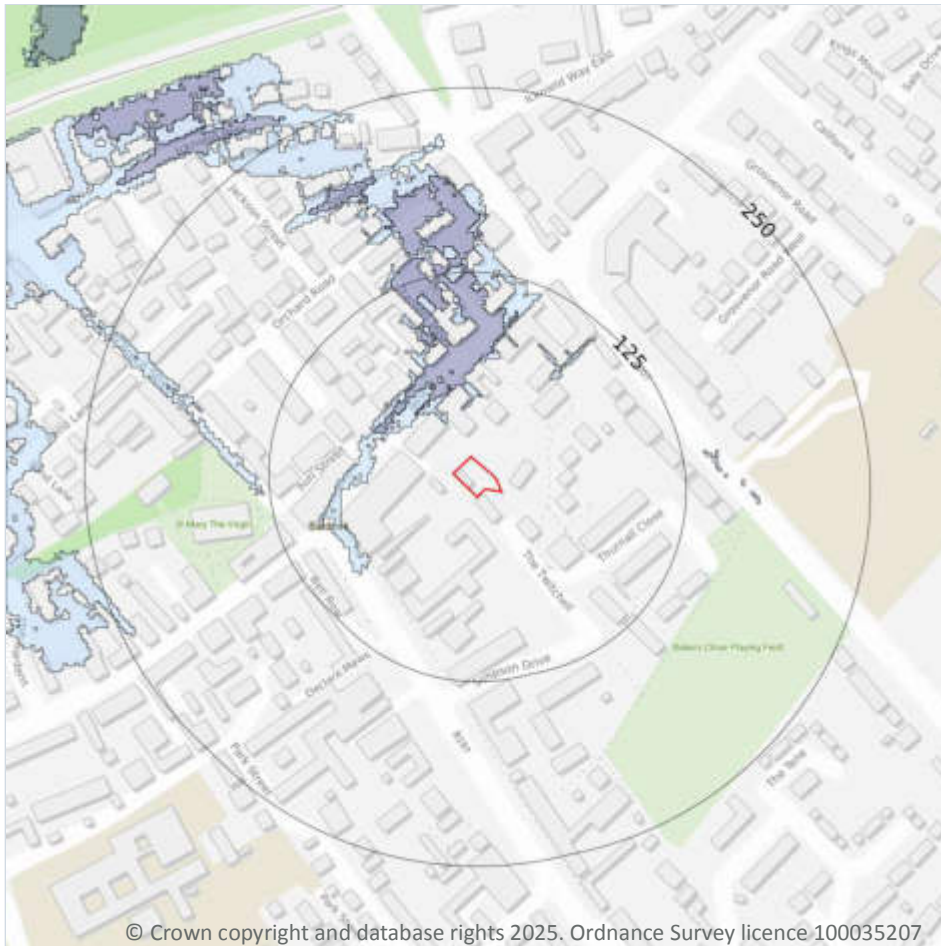
0

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

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



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 58](#) >

Location	Type
28m NW	Zone 2 - (Fluvial /Tidal Models)

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



7.7 Flood Zone 3

Records within 50m

1

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

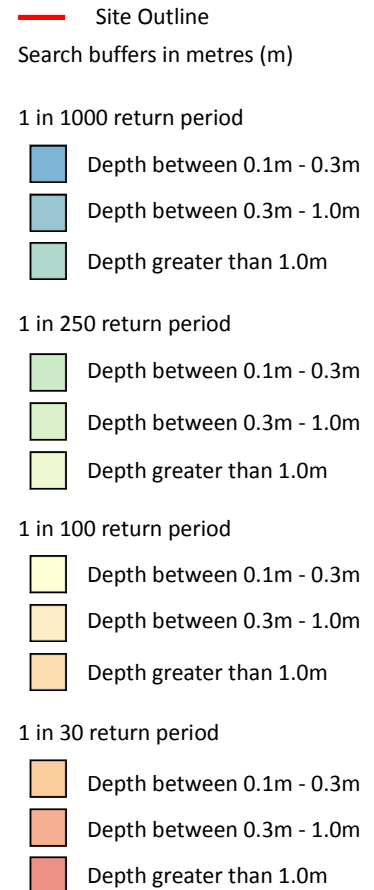
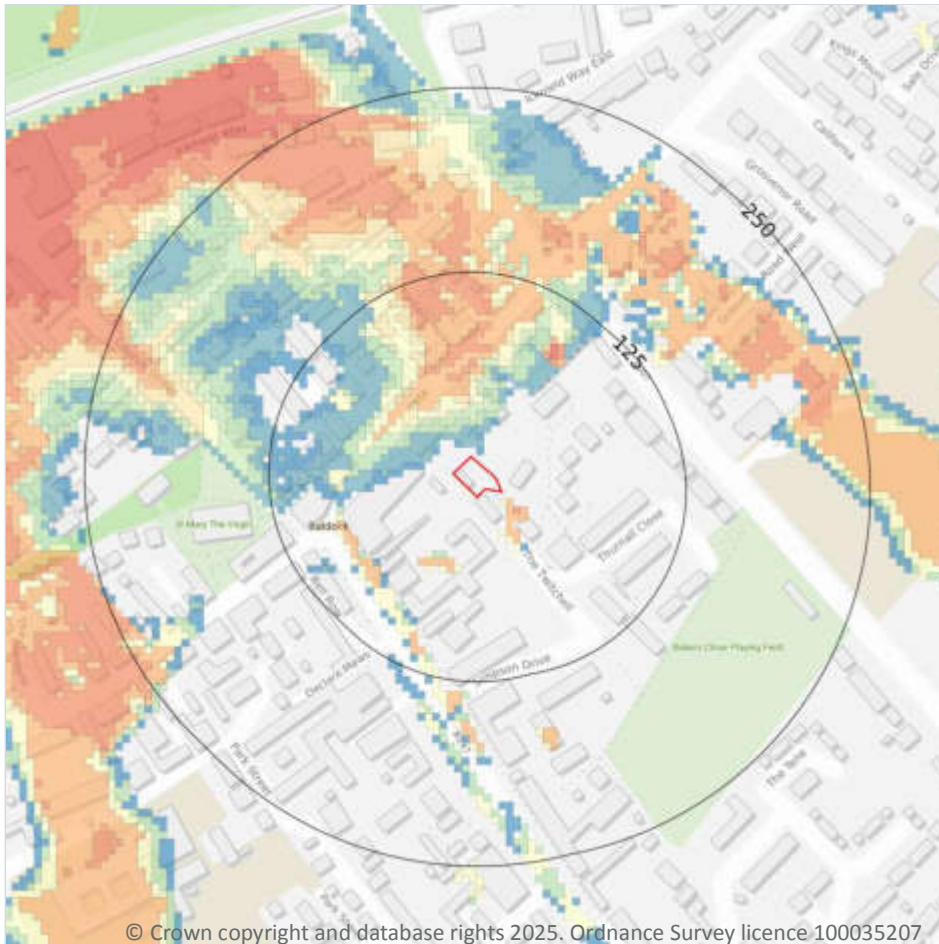
Features are displayed on the River and coastal flooding map on [page 58](#) >

Location	Type
45m NW	Zone 3 - (Fluvial /Tidal Models)

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 62 >](#)

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 64 >](#)

This data is sourced from Ambiantal Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland
- ▨ Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

2

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency. Features are displayed on the Environmental designations map on [page 65 >](#)

ID	Location	Name	Data source
2	332m N	Ivel Springs	Natural England
3	989m SE	Weston Hill	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 65 >](#)

ID	Location	Name	Woodland Type
-	1777m SE	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m**0**

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

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

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

10.11 Green Belt

Records within 2000m**1**

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

Features are displayed on the Environmental designations map on [page 65 >](#)

ID	Location	Name	Local Authority name
1	332m N	London Green Belt	North Hertfordshire

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

10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**4**

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

Location	Name	Type	NVZ ID	Status
On site	Great Ouse NVZ	Surface Water	391	Existing

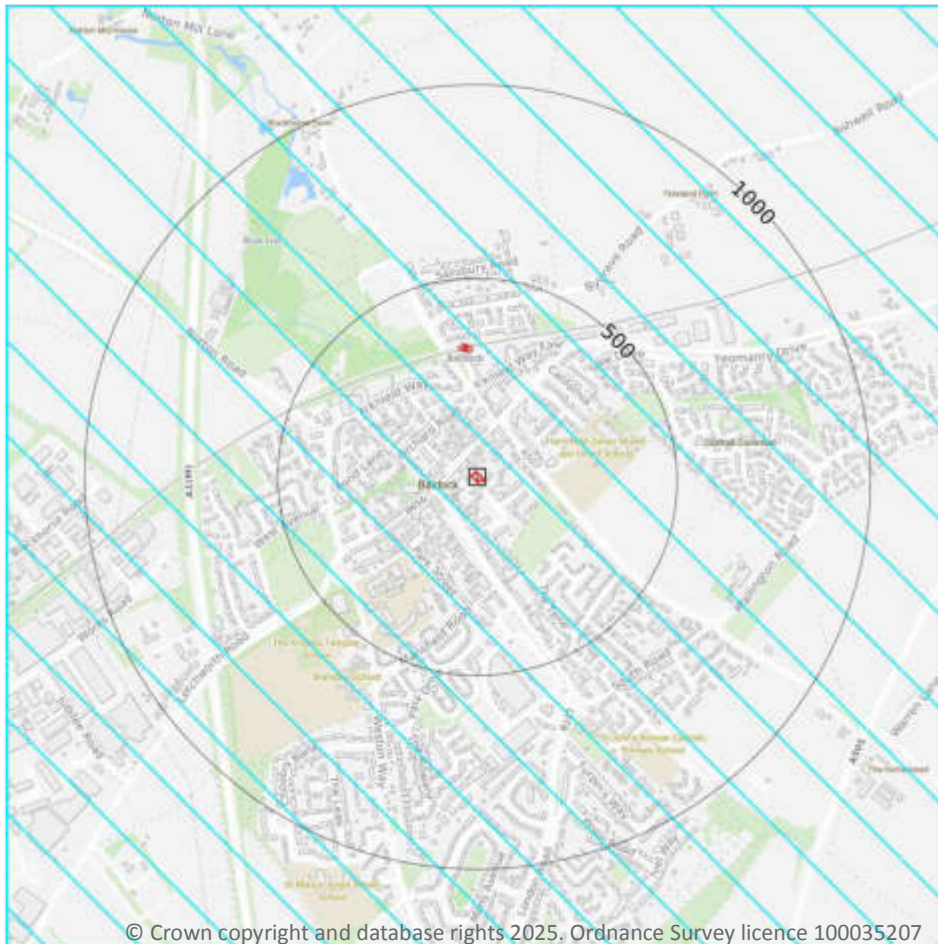


Location	Name	Type	NVZ ID	Status
On site	Anglian Chalk	Groundwater	71	Existing
462m W	Great Ouse NVZ	Surface Water	391	Existing
462m W	Anglian Chalk	Groundwater	71	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 71](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000000000&notes=&location=575042,236911%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

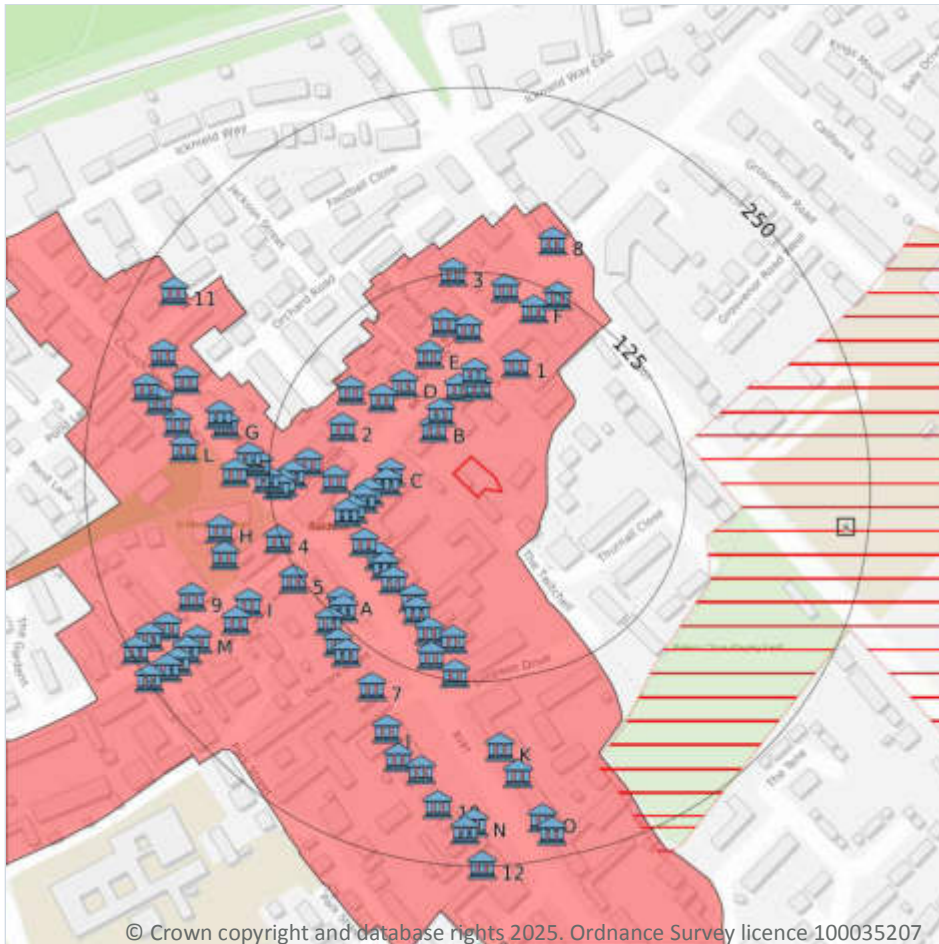
0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

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



11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

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

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

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

11.4 Listed Buildings

Records within 250m

84

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 73 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
B	31m NW	20 Whitehorse Street	II	1347629	15/08/1974
B	37m NW	Oak House	II	1175862	08/11/1949
C	42m W	10-14, Whitehorse Street	II	1347628	15/08/1974
C	46m W	8, Whitehorse Street	II	1175835	15/08/1974
B	48m N	24 And 26, Whitehorse Street	II	1102091	15/08/1974
B	49m N	28, Whitehorse Street	II	1102092	15/08/1974



ID	Location	Name	Grade	Reference Number	Listed date
B	57m N	30 And 32, Whitehorse Street	II	1308125	15/08/1974
C	59m W	6, Whitehorse Street	II	1102090	15/08/1974
C	64m W	4, Whitehorse Street	II	1102089	15/08/1974
D	67m NW	21, Whitehorse Street	II	1102087	15/08/1974
1	70m NE	18, Whitehorse Street	II	1308148	15/08/1974
D	71m NW	17 And 19, Whitehorse Street	II	1347625	15/08/1974
C	72m W	2, Whitehorse Street	II	1175807	15/08/1974
E	75m N	27 And 29, Whitehorse Street	II	1175770	15/08/1974
C	75m SW	5, High Street	II	1102097	15/08/1974
C	76m SW	3, High Street	II	1102096	15/08/1974
C	77m W	1, High Street	II	1102095	15/08/1974
C	77m SW	7, High Street	II	1102098	15/08/1974
C	80m SW	Halford House	II*	1102099	08/11/1949
C	80m W	7, Whitehorse Street	II	1175730	08/11/1949
C	81m SW	11, High Street	II	1102100	15/08/1974
2	82m NW	13, Whitehorse Street	II*	1102085	08/11/1949
C	86m SW	15, High Street	II	1102101	15/08/1974
E	87m N	33, Whitehorse Street	II	1102088	15/08/1974
D	89m NW	Methodist Church	II	1102086	15/08/1974
E	93m N	31, Whitehorse Street	II	1347626	08/11/1949
C	96m S	19, High Street	II	1347632	15/08/1974
C	98m S	Manor House	II*	1102102	08/11/1949
C	99m W	7, Sun Street	II	1175711	15/08/1974
F	109m NE	40 And 42, Whitehorse Street	II	1347630	15/08/1974
C	109m W	5, Sun Street	II	1347624	15/08/1974
C	112m S	K6 Telephone Kiosk In Front Of Number 21 (Manor House)	II	1224733	26/01/1989
A	115m SW	6 And 6a, High Street	II	1295312	15/08/1974
C	115m W	3 And 3a, Sun Street	II	1175696	15/08/1974



ID	Location	Name	Grade	Reference Number	Listed date
F	117m N	37 And 39, Whitehorse Street	II	1347627	15/08/1974
A	117m SW	8, High Street	II	1102107	15/08/1974
C	120m W	1, Sun Street	II	1102084	15/08/1974
C	120m S	Outbuilding East Of Number 21	II	1102103	15/08/1974
F	124m NE	44, Whitehorse Street	II	1102093	15/08/1974
3	126m N	35, Whitehorse Street	II	1175788	15/08/1974
4	126m W	The Old George And Dragon Hotel	II	1102077	15/08/1974
C	126m W	Nos 6 To 12 (Even) Church Street	II	1295382	15/08/1974
5	130m SW	1, 1b, 3 And 5, Hitchin Street	II	1347602	15/08/1974
A	130m SW	Number 12 (Includes Former Numbers 10 And 10a)	II	1175456	08/11/1949
C	132m W	14 And 16, Church Street	II	1102136	15/08/1974
A	136m SW	14, High Street	II	1347636	08/11/1949
A	138m SW	Manor House	II*	1102108	08/11/1949
C	139m W	18 And 20, Church Street	II	1347613	15/08/1974
7	147m SW	16, High Street	II	1249853	15/08/1974
C	148m W	Churchyard Wall Of Saint Mary's Church	II	1175212	15/08/1974
8	157m N	Raban Court	II	1347623	02/11/1954
G	158m W	22 And 24, Church Street	II	1175261	15/08/1974
H	163m W	Church Of Saint Mary	I	1347611	08/11/1949
G	163m W	26, Church Street	II	1102137	15/08/1974
I	164m SW	7, Hitchin Street	II	1102112	30/07/1974
H	165m W	Tomb Of William Clarkson	II	1394010	04/10/2010
J	169m S	20, High Street	II	1175472	15/08/1974
K	170m S	23 And 23a, High Street	II*	1347633	08/11/1949
I	178m SW	17 And 19, Hitchin Street	II	1308282	15/08/1974
L	183m W	The Cottage	II*	1102134	15/08/1974
J	184m S	24, High Street	II	1347637	08/11/1949
J	188m S	24a, High Street	II	1102109	15/08/1974



ID	Location	Name	Grade	Reference Number	Listed date
K	189m S	25, High Street	II	1175361	15/08/1974
L	190m W	3 And 5, Church Street	II*	1102135	08/11/1949
L	192m W	32 And 34, Church Street	II	1347614	15/08/1974
9	196m SW	Butterfield House	II*	1102078	15/08/1974
L	205m W	7 And 9, Church Street	II	1175228	15/08/1974
M	206m SW	23, Hitchin Street	II	1102113	15/08/1974
10	210m S	Pepper Court	II	1175491	15/08/1974
L	213m NW	42, Church Street	II	1347631	15/08/1974
M	216m SW	25, Hitchin Street	II	1308286	15/08/1974
L	216m W	11 And 13, Church Street	II	1347612	15/08/1974
M	220m SW	6, Hitchin Street	II	1102079	15/08/1974
N	220m S	Gateway And Wall In Front Of Wynne's Almhouses	II	1308303	15/08/1974
O	222m S	33, 35 And 35a, High Street	II	1102104	15/08/1974
N	225m S	Wynne's Almhouses	II	1102110	08/11/1949
11	226m NW	Premises Occupied By S G Street And Company Limited	II	1102083	15/08/1974
M	226m SW	27, Hitchin Street	II	1347603	08/11/1949
O	232m S	37 And 38b, High Street	II	1347634	15/08/1974
M	234m SW	8, Hitchin Street	II	1102080	15/08/1974
M	234m SW	29, Hitchin Street	II	1102114	15/08/1977
M	246m SW	10, Hitchin Street	II	1102081	15/08/1974
M	248m SW	Number 31 (Including Carriage Entrance Abutting On East)	II	1175582	08/11/1949
12	249m S	The White Lion Public House	II	1347638	15/08/1974

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

11.5 Conservation Areas

Records within 250m

1

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings.



All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on [page 73 >](#)

ID	Location	Name	District	Date of designation
A	On site	Baldock	North Hertfordshire	08/06/1970

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

11.6 Scheduled Ancient Monuments

Records within 250m	1
----------------------------	----------

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

Features are displayed on the Visual and cultural designations map on [page 73 >](#)

ID	Location	Ancient monument name	Reference number
6	130m E	Romano-British small town and Late Iron Age settlement at Baldock	1016305

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

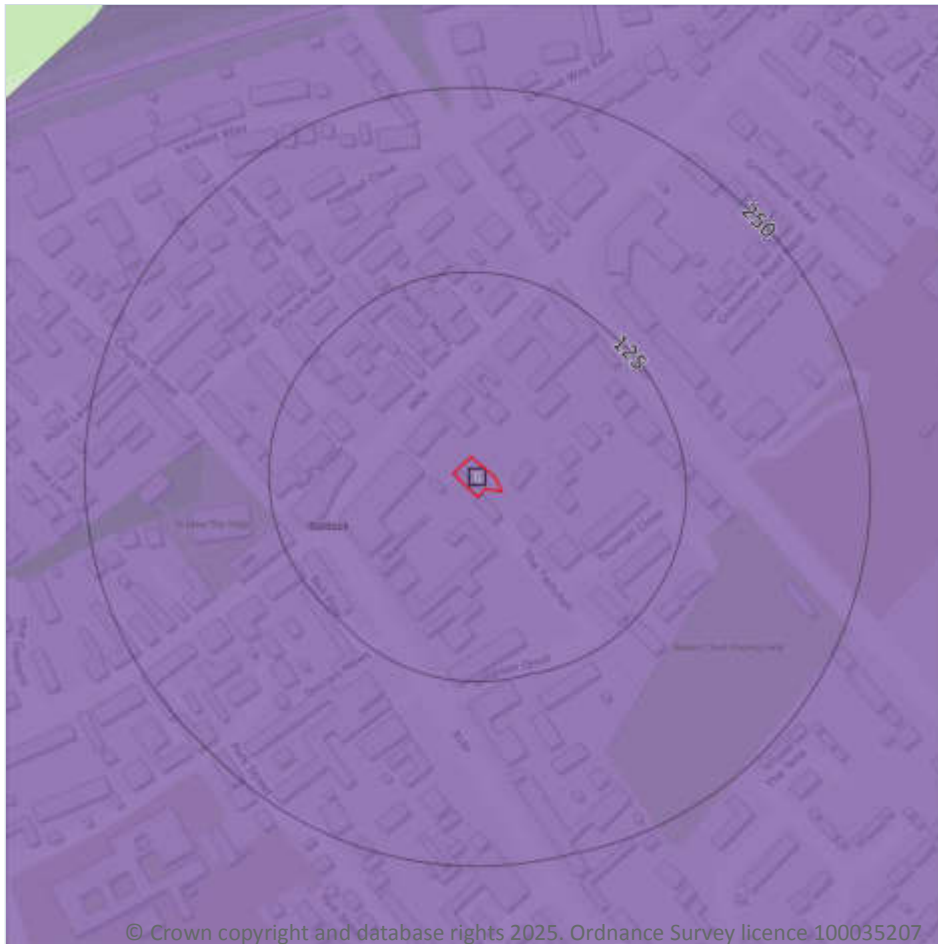
11.7 Registered Parks and Gardens

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

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

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

12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 79](#) >

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

1

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

Features are displayed on the Habitat designations map on [page 81 >](#)



ID	Location	Type	Habitat
1	185m NW	Network Enhancement Zone 2	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

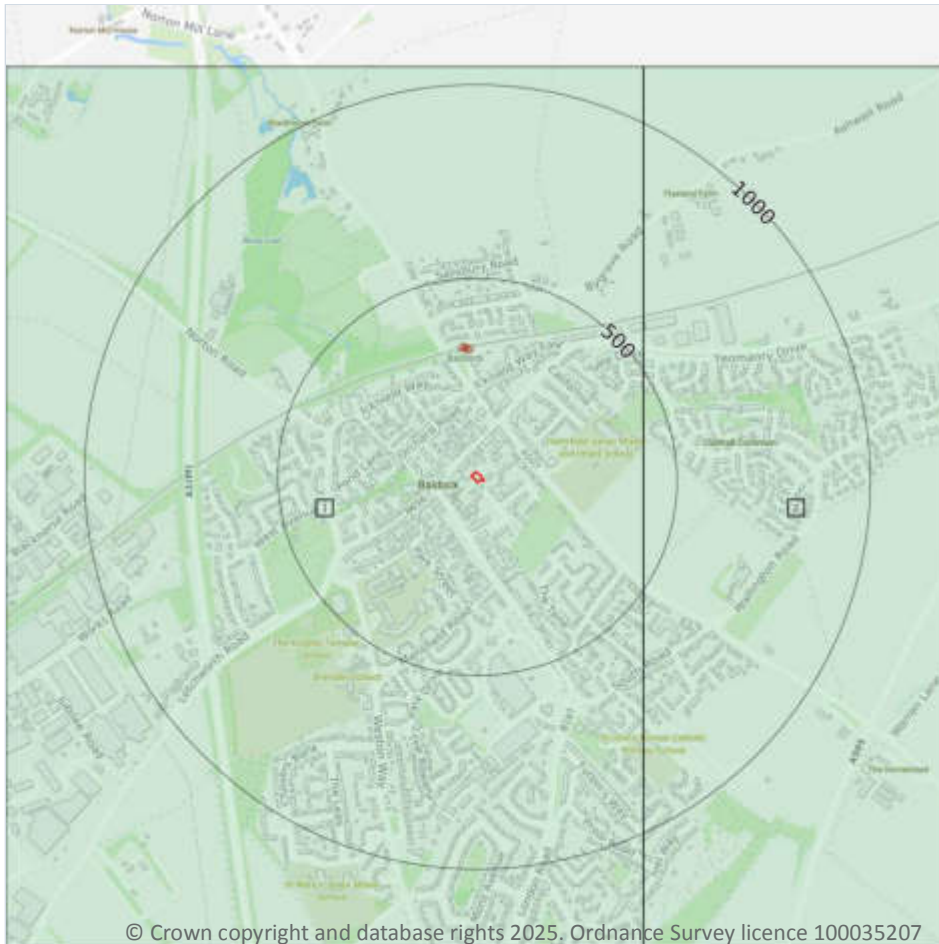
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 83](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TL23SW
2	413m E	Full	Full	Full	No coverage	TL23SE

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



— Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

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14.2 Artificial and made ground (10k)

Records within 500m

4

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 84](#) >

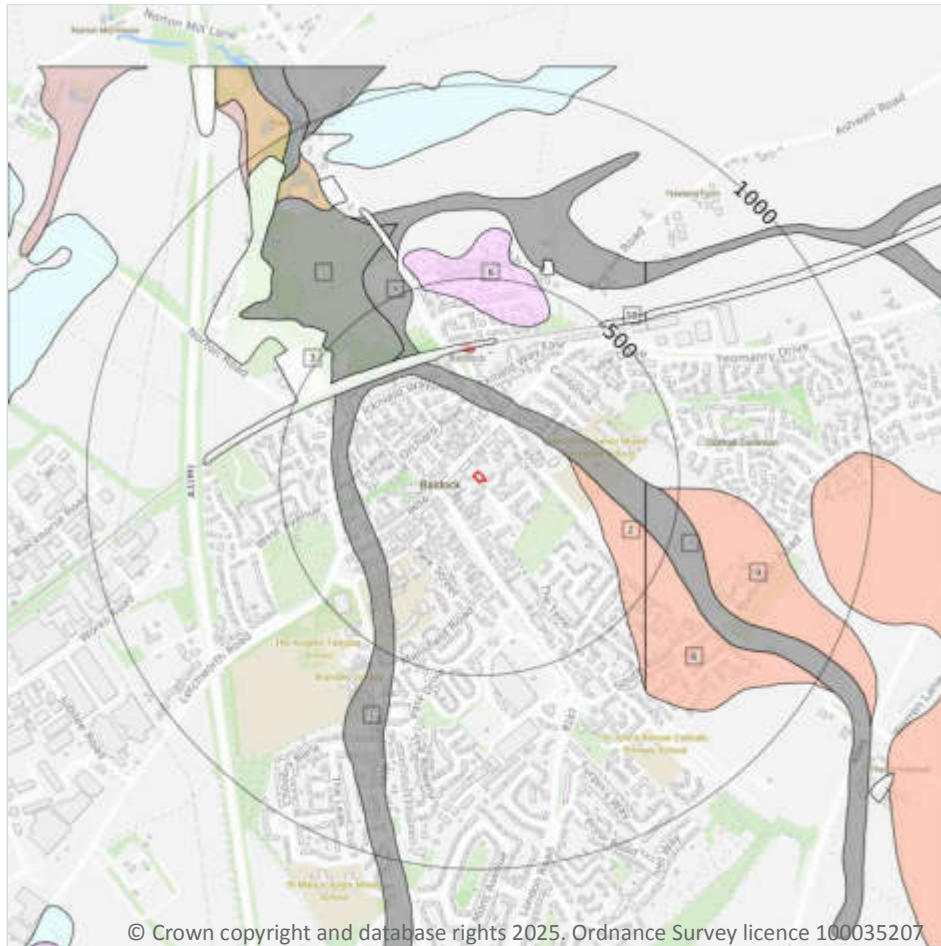
ID	Location	LEX Code	Description	Rock description
1	291m SW	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
2	310m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	432m SW	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
4	492m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit



This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

10

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 86](#) >

ID	Location	LEX Code	Description	Rock description
1	157m NE	DVY-XCZSV	Dry Valley Deposits - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	221m E	ALF-XSZ	Alluvial Fan Deposits - Sand And Silt	Sand And Silt
3	310m N	SUPNM-UKNOWN	Superficial Theme Not Mapped [for Digital Map Use Only] - Unknown/unclassified Entry	Unknown/unclassified Entry



ID	Location	LEX Code	Description	Rock description
4	341m NW	DVY-XCZSV	Dry Valley Deposits - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
5	361m NW	ALV-CZ	Alluvium - Silty Clay	Clay, Silty
6	390m N	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
7	413m E	DVY-XCZSV	Dry Valley Deposits - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
8	432m E	ALF-XSZ	Alluvial Fan Deposits - Sand And Silt	Sand And Silt
9	447m E	ALF-XSZ	Alluvial Fan Deposits - Sand And Silt	Sand And Silt
10	492m NE	SUPNM- UNKNOWN	Superficial Theme Not Mapped [for Digital Map Use Only] - Unknown/unclassified Entry	Unknown/unclassified Entry

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

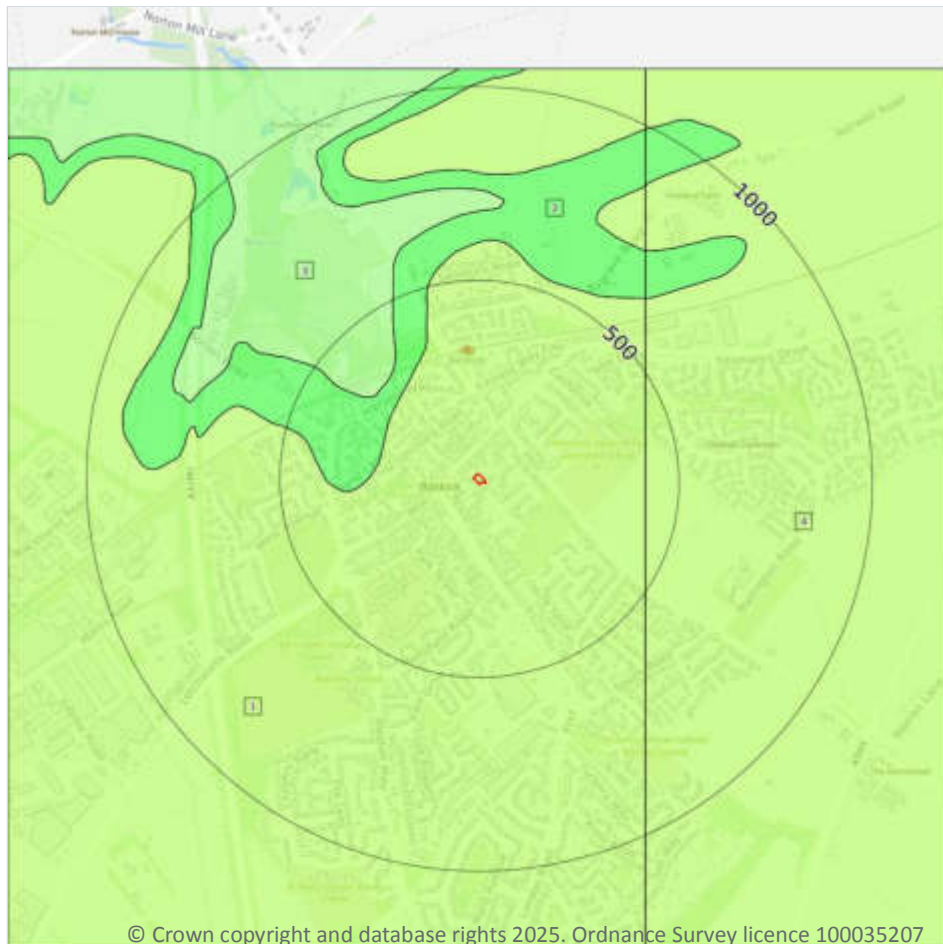
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

4

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 88](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	HNCK-CHLK	Holywell Nodular Chalk Formation And New Pit Chalk Formation (undifferentiated) - Chalk	Turonian Age - Cenomanian Age
2	246m W	MR-CHLK	Melbourn Rock Member - Chalk	Turonian Age - Cenomanian Age
3	330m NW	ZZCH-CHLK	Zig Zag Chalk Formation - Chalk	Cenomanian Age



ID	Location	LEX Code	Description	Rock age
4	413m E	HNCK-CHLK	Holywell Nodular Chalk Formation And New Pit Chalk Formation (undifferentiated) - Chalk	Turonian Age - Cenomanian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

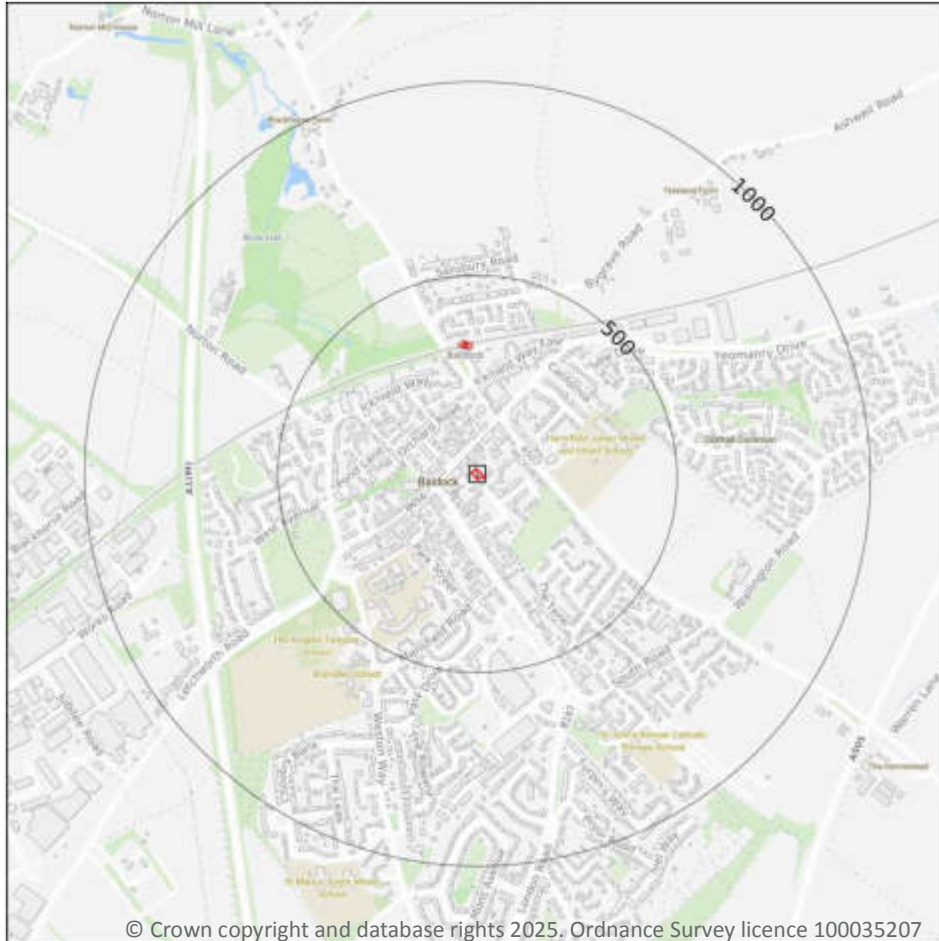
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 90](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW221_hitchin_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



- Site Outline
- Search buffers in metres (m)
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

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15.2 Artificial and made ground (50k)

Records within 500m

2

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 91](#) >

ID	Location	LEX Code	Description	Rock description
1	292m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	485m NE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

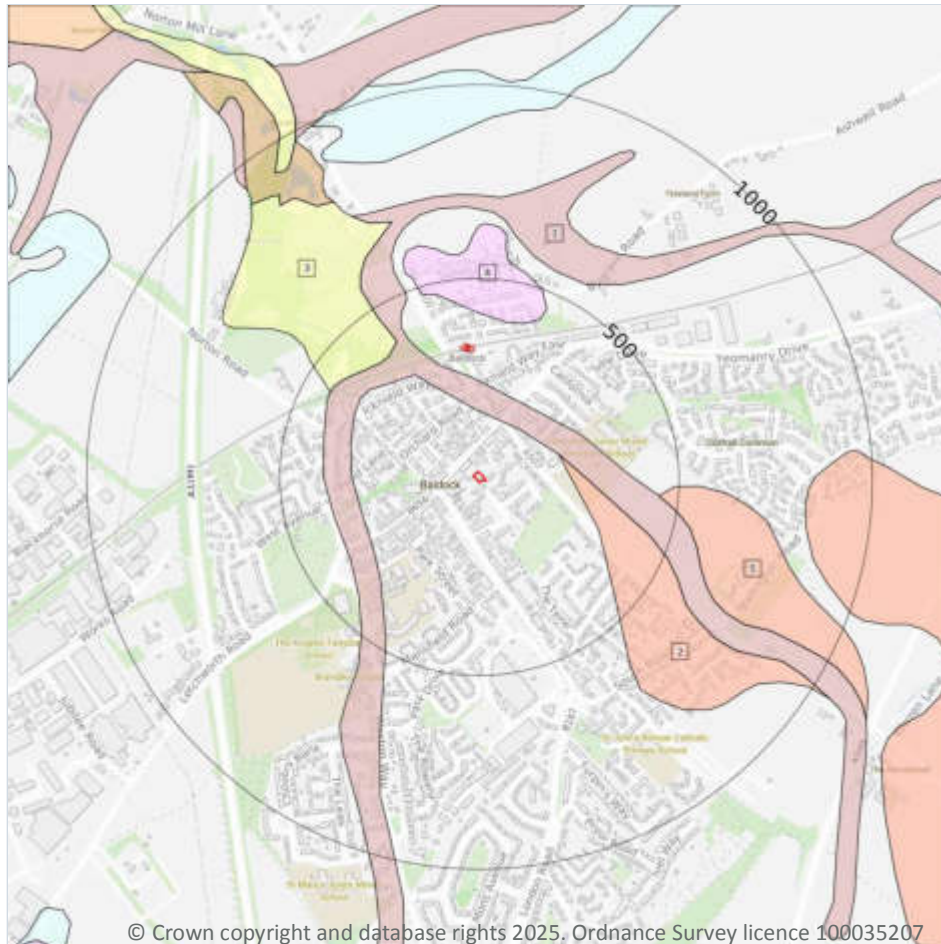
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

5

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 93](#) >

ID	Location	LEX Code	Description	Rock description
1	144m NE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	201m E	ALF-XSZ	ALLUVIAL FAN DEPOSITS	SAND AND SILT
3	376m NW	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
4	393m N	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL
5	450m E	ALF-XSZ	ALLUVIAL FAN DEPOSITS	SAND AND SILT

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m 0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m 0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

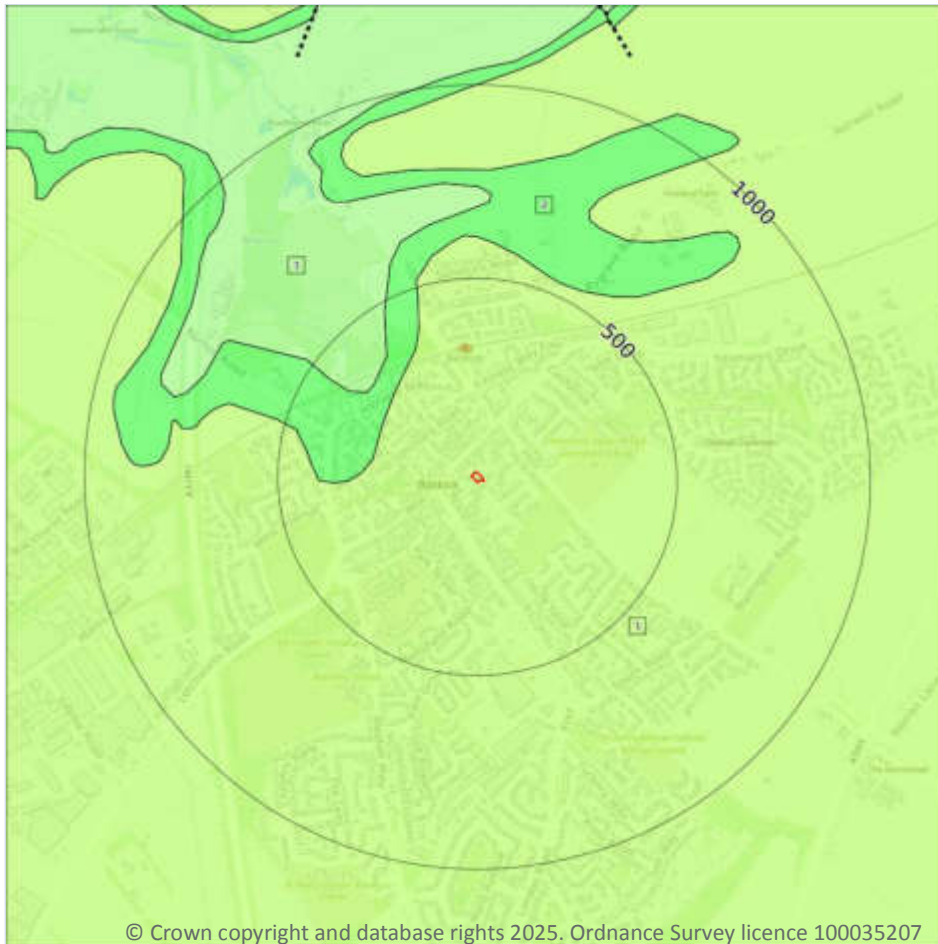
Records within 50m 0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



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— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 95 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	HNCK-CHLK	HOLYWELL NODULAR CHALK FORMATION AND NEW PIT CHALK FORMATION (UNDIFFERENTIATED) - CHALK	CENOMANIAN
2	257m W	MR-CHLK	MELBOURN ROCK MEMBER - CHALK	CENOMANIAN
3	345m NW	ZZCH-CHLK	ZIG ZAG CHALK FORMATION - CHALK	CENOMANIAN



This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

5

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 97](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	57m NE	524600 234000	THE CHEQUERS WHITEHORSE STREET BALDOCK	12.8	N	20946790 ↗
2	127m S	524580 233800	GREENE KING (BALDOCK)LTD, BALDOCK	45.72	N	534702 ↗

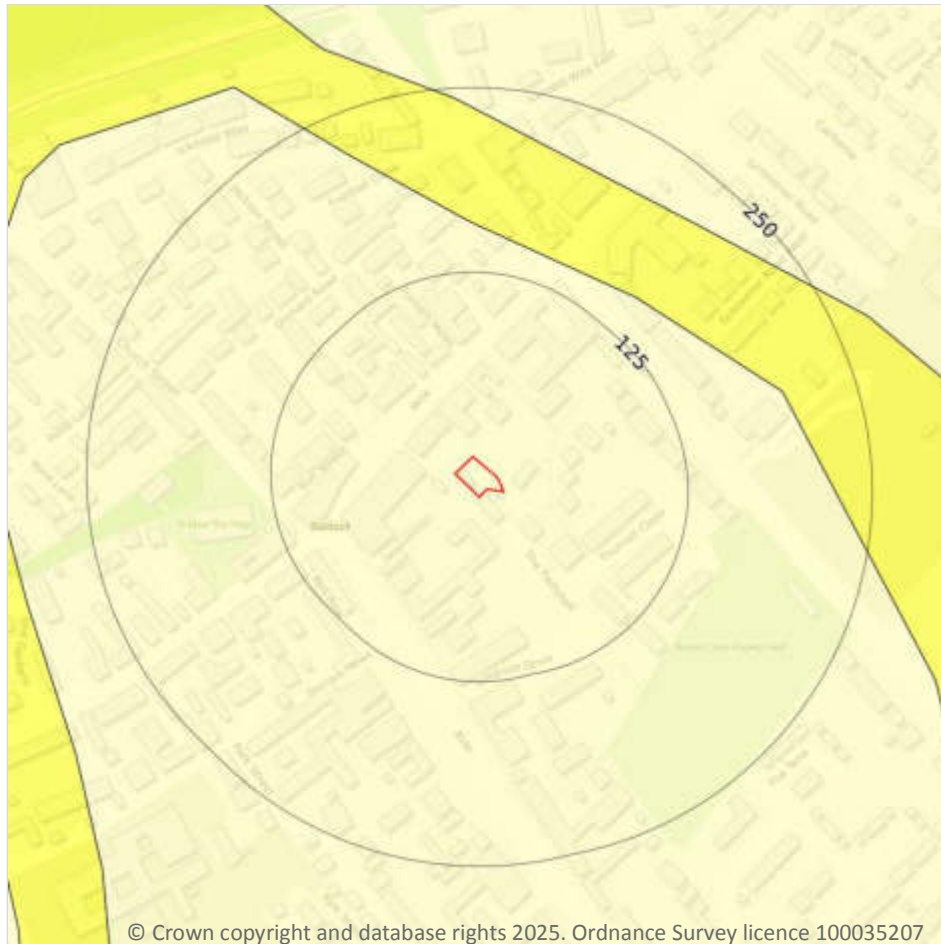


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	237m W	524330 234020	CHURCH STREET 9	1.0	N	534780 ↗
A	237m W	524330 234020	CHURCH STREET B	2.0	N	534782 ↗
3	245m E	524830 233960	BALDOCK BY-PASS 64B 64AB LETCHWORTH	27.73	N	534646 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



— Site Outline
Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m

1

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

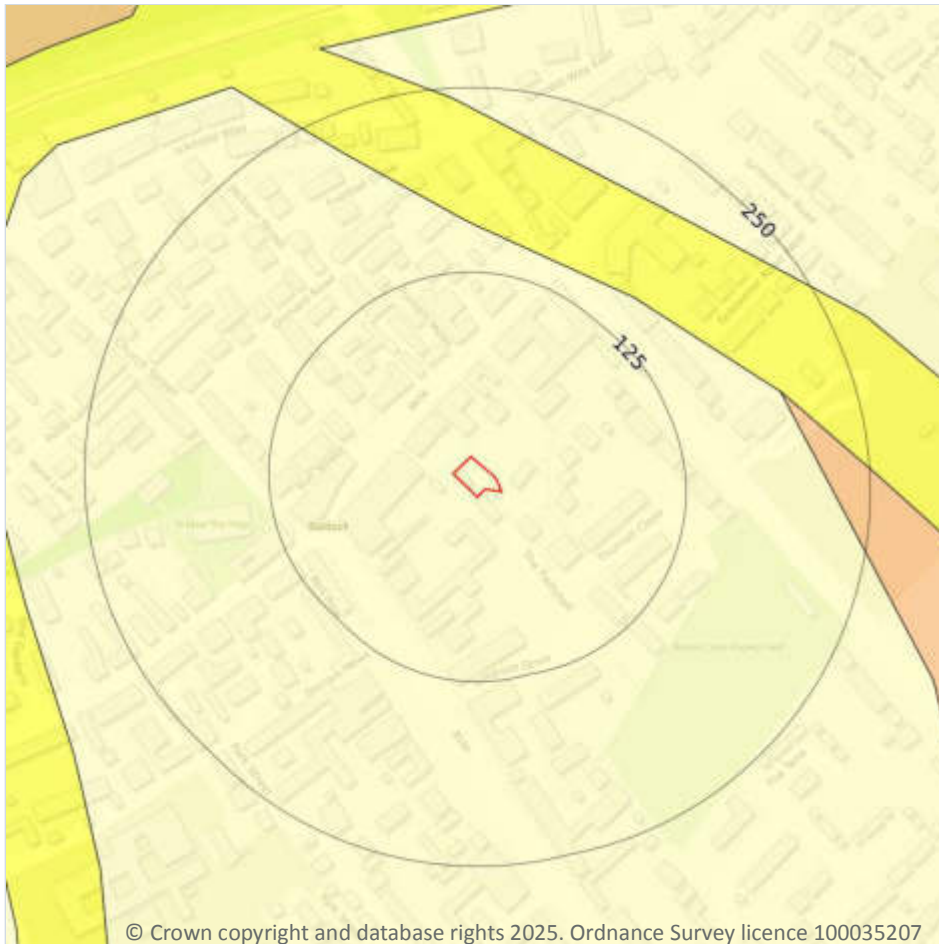
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 99 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



— Site Outline
Search buffers in metres (m)

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

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 100](#) >

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

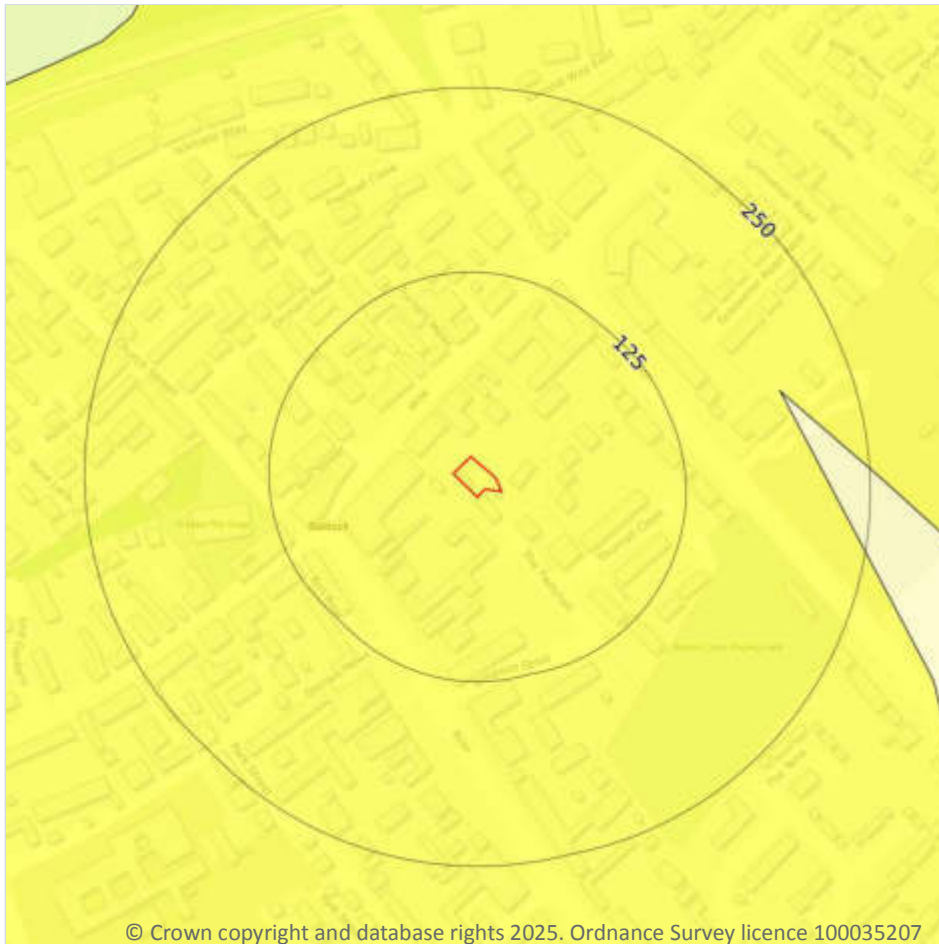
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 101](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

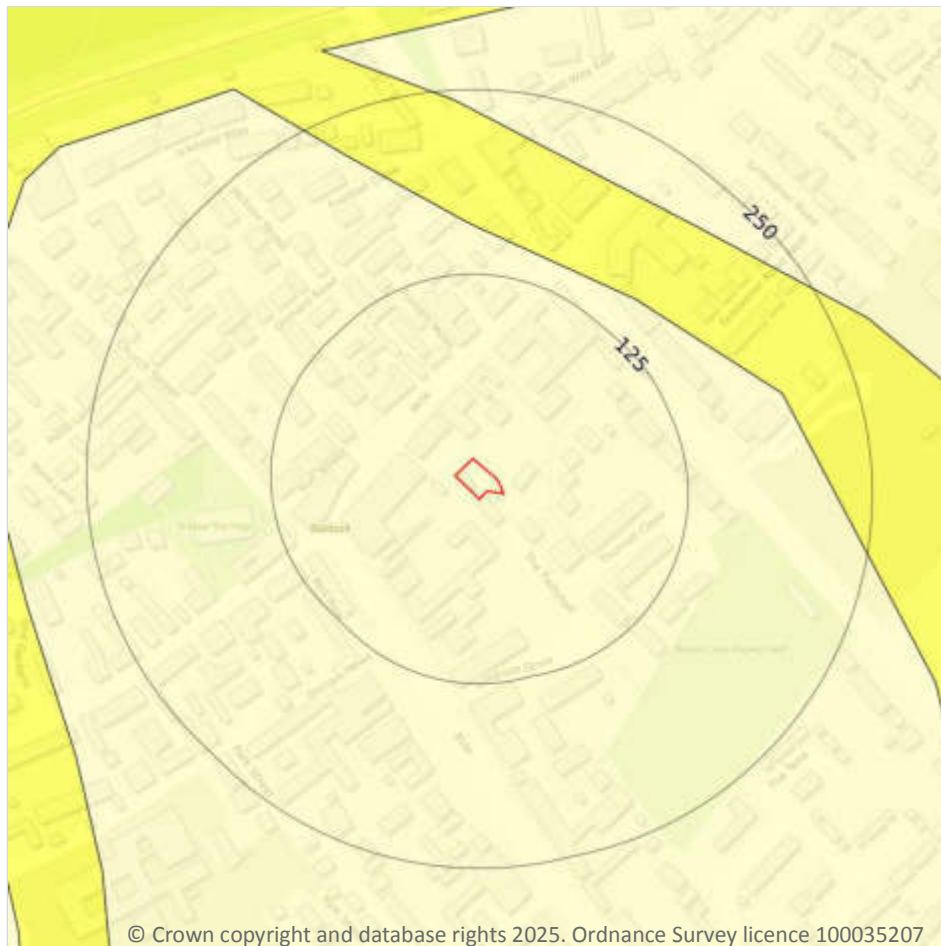
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 102 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

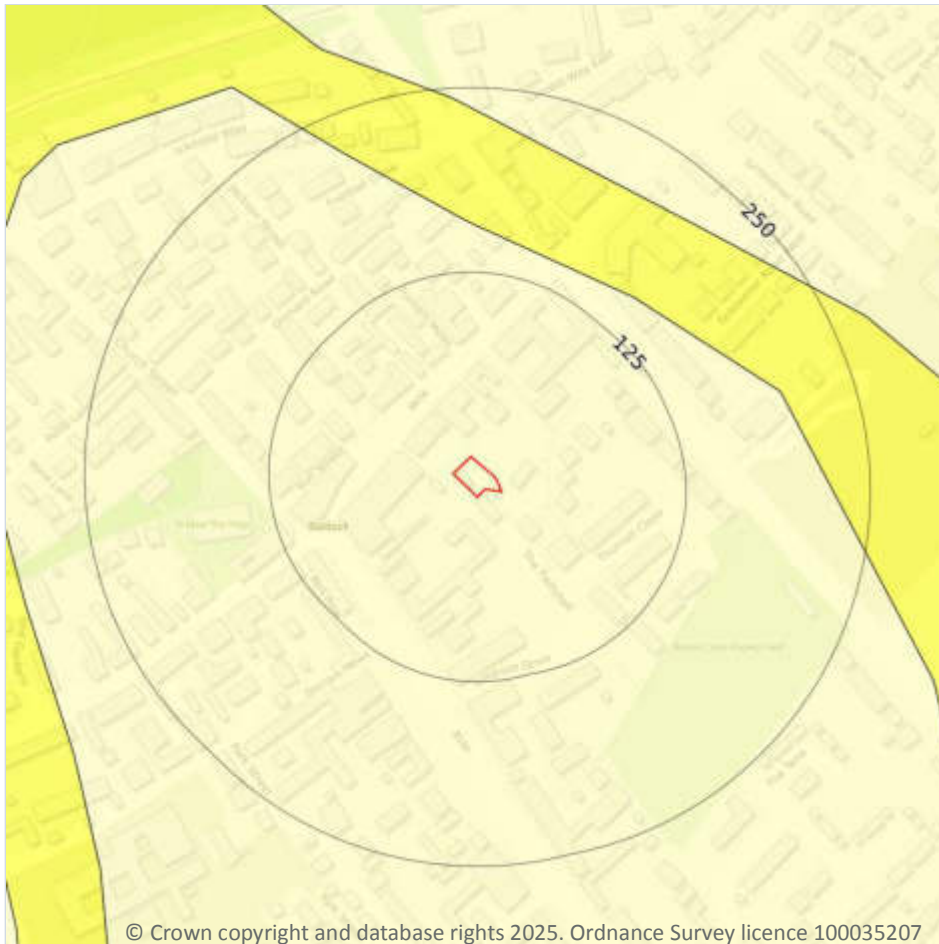
Features are displayed on the Natural ground subsidence - Landslides map on [page 103](#) >

Location	Hazard rating	Details
On site	Negligible	Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 104 >](#)

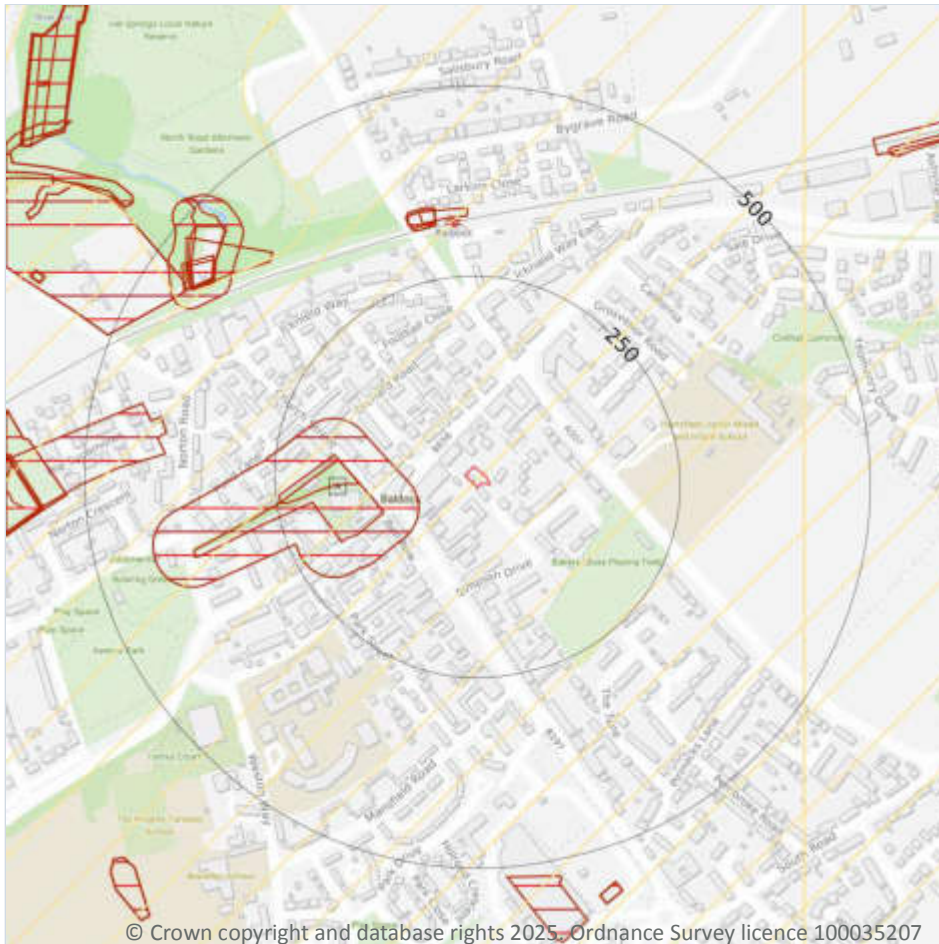
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.



18.2 Surface ground workings

Records within 250m

3

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 106 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	69m W	Grave Yard	1881	1:10560
A	118m SW	Grave Yard	1884	1:10560
A	139m W	Grave Yard	1888	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

2

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on [page 106](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
3	413m E	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m**0**

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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



18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.



20 Radon



— Site Outline
Search buffers in metres (m)

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

20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 113](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
46m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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Frank Pope - Stage 1, Tier 1 Preliminary Risk Assessment
20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN
August 2025

APPENDIX 03

Historic Maps

Site Details:

20, WHITEHORSE STREET,
BALDOCK, HERTFORDSHIRE,
SG7 6QN

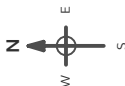
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Map Name: County Series

Map date: 1880

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1880
Revised 1880
Edition N/A
Copyright N/A
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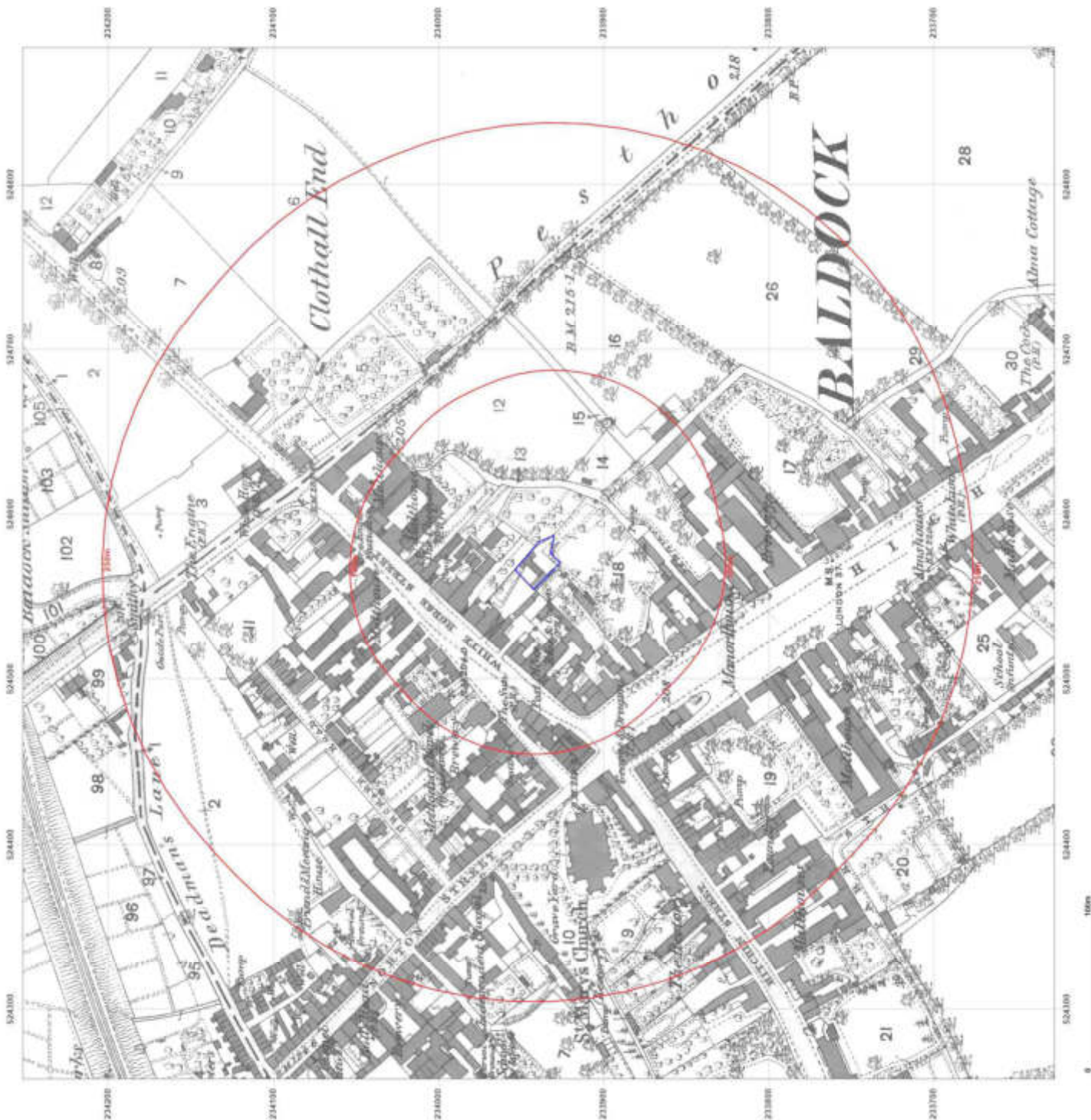
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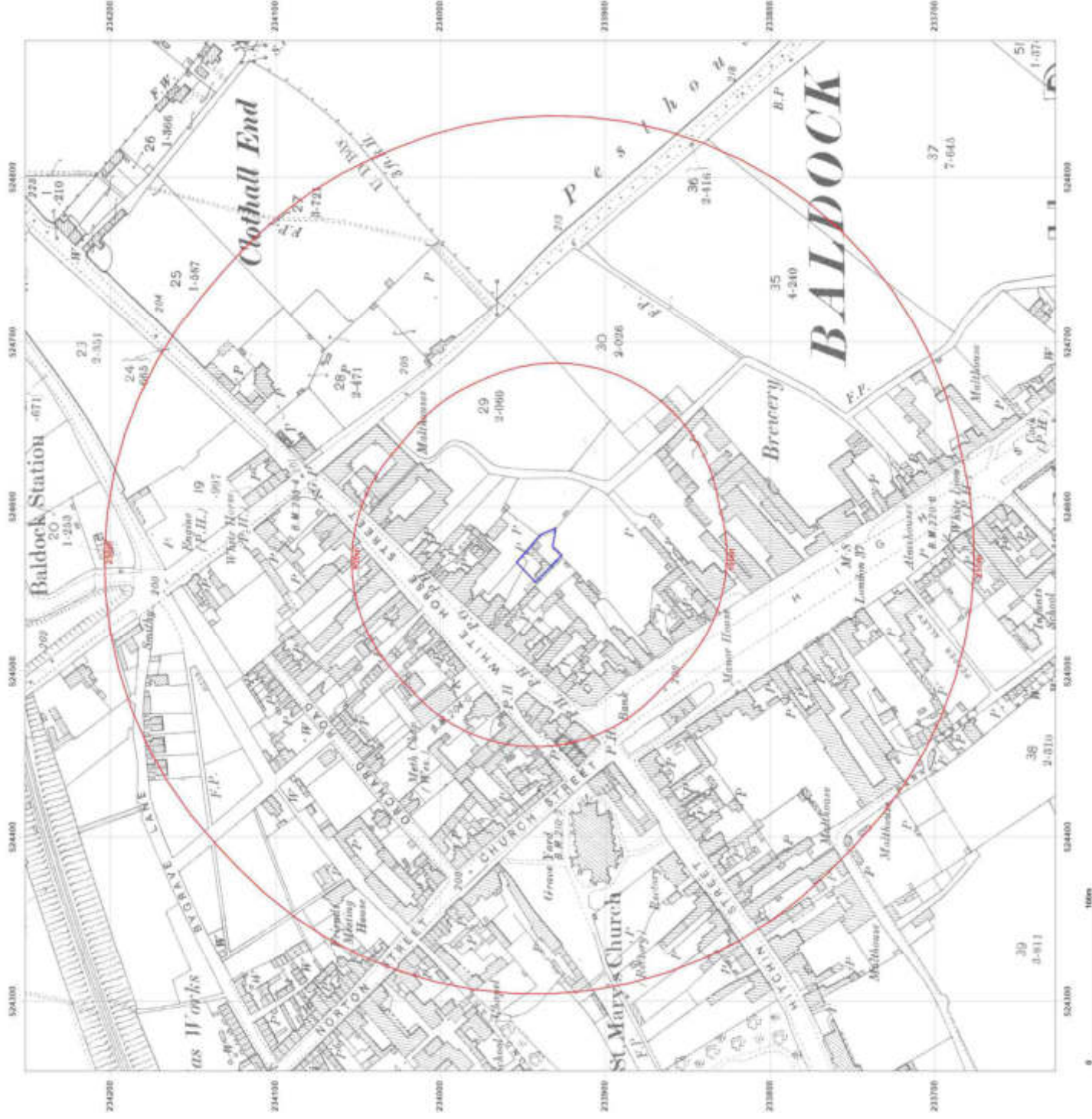
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Grid Ref: 524570, 233939

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
Revised 1922
Edition N/A
Copyright N/A
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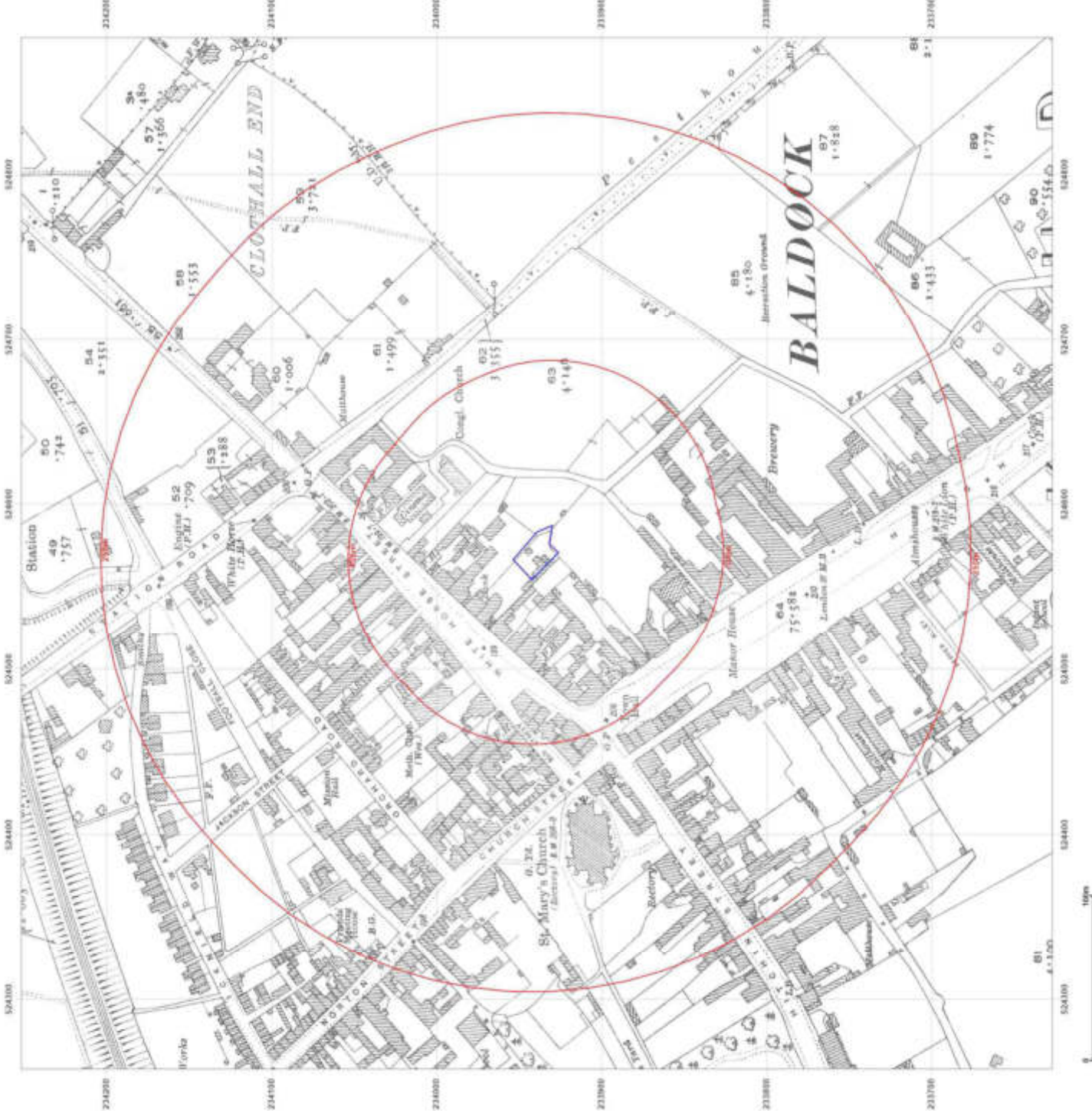
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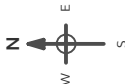
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Map Name: County Series

Map date: 1932

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Printed at: 1:2,500



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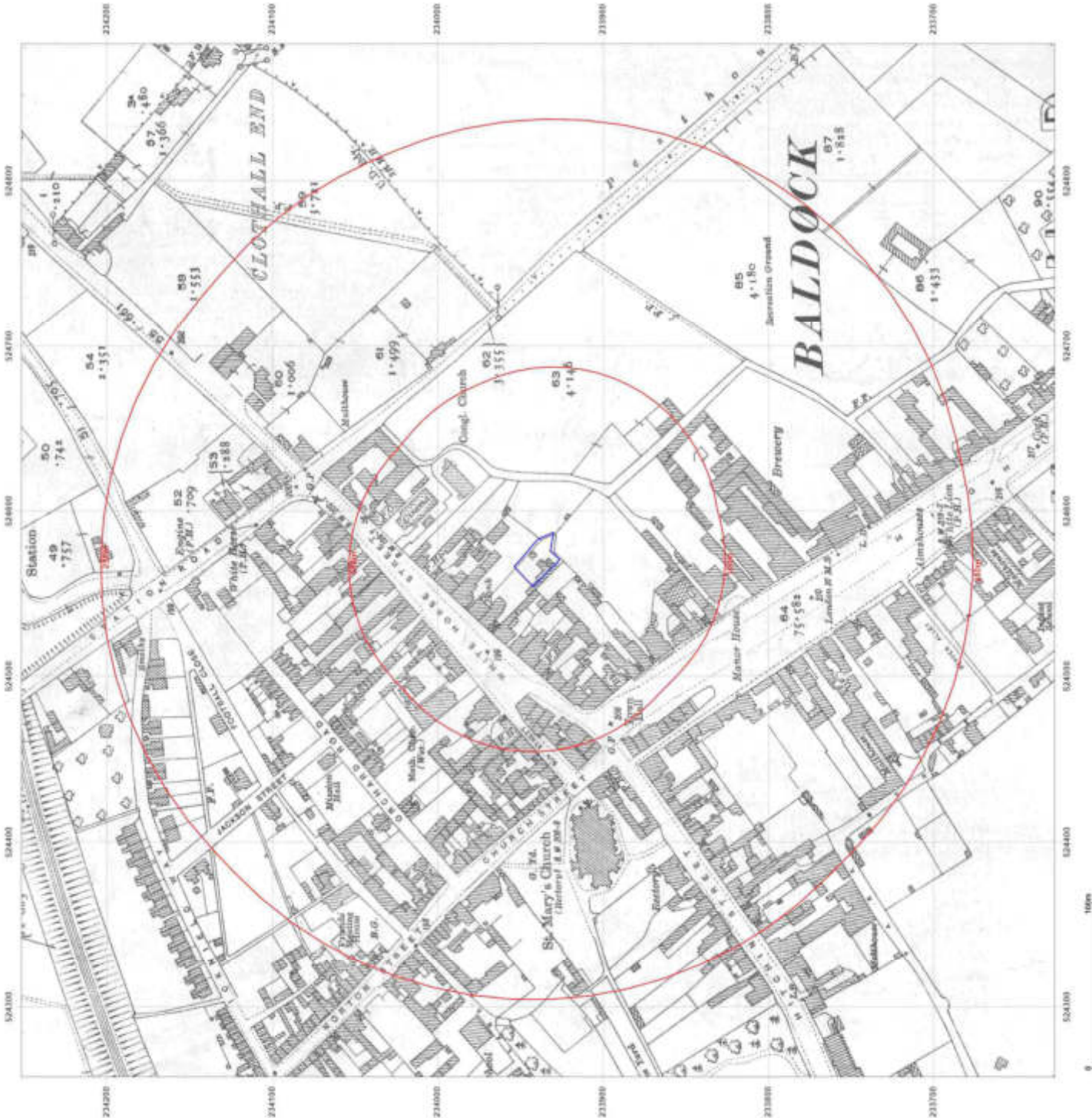
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Grid Ref: 524570, 233939

Map Name: County Series

Map date: 1937

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Printed at: 1:2,500



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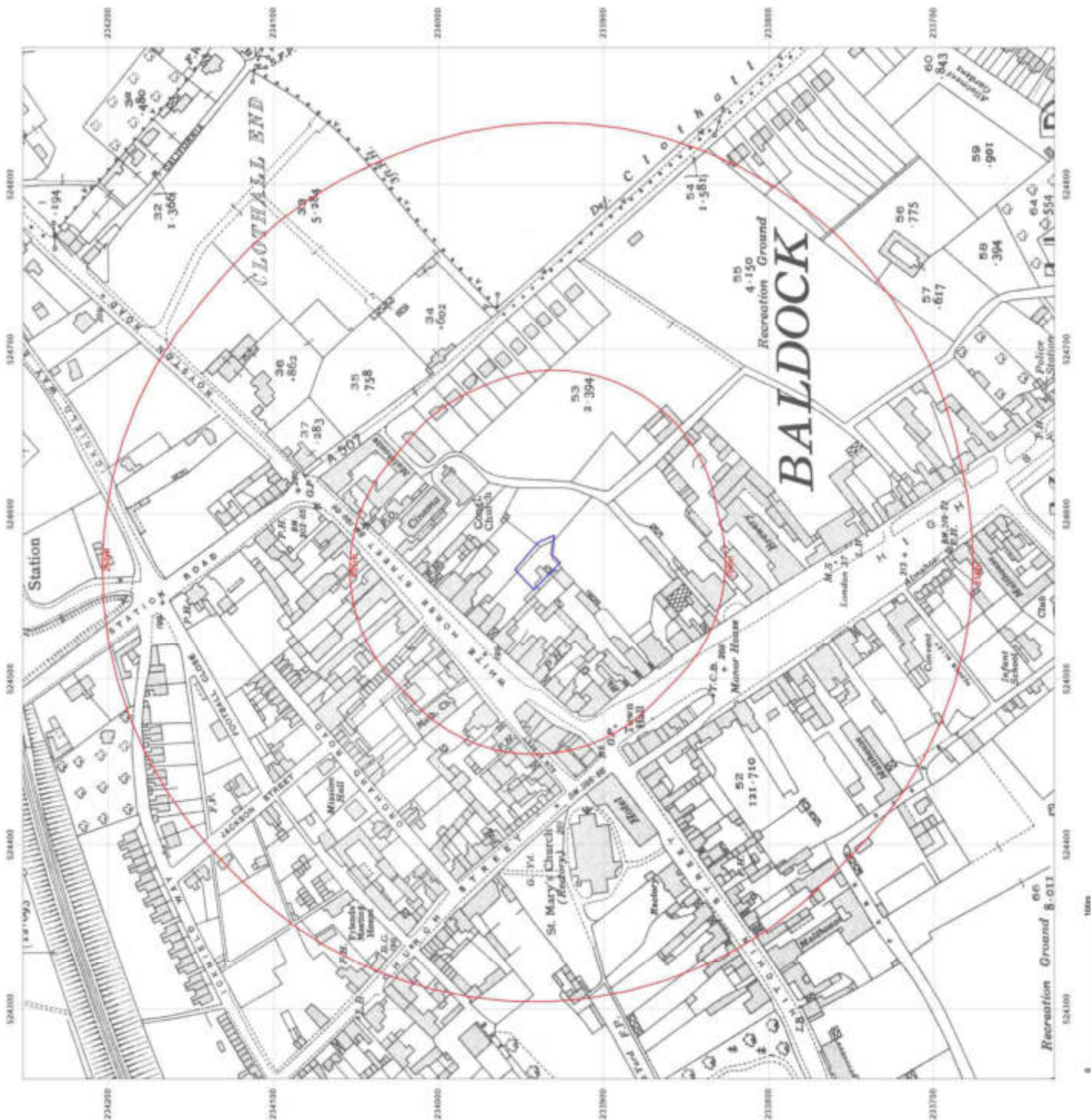
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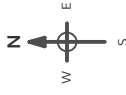
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Grid Ref: 524570, 233939

Map Name: National Grid

Map date: 1962-1967

Scale: 1:1,250

Printed at: 1:2,000



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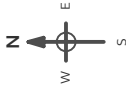
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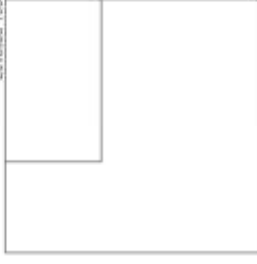
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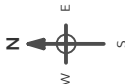
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Printed at: 1:2,000



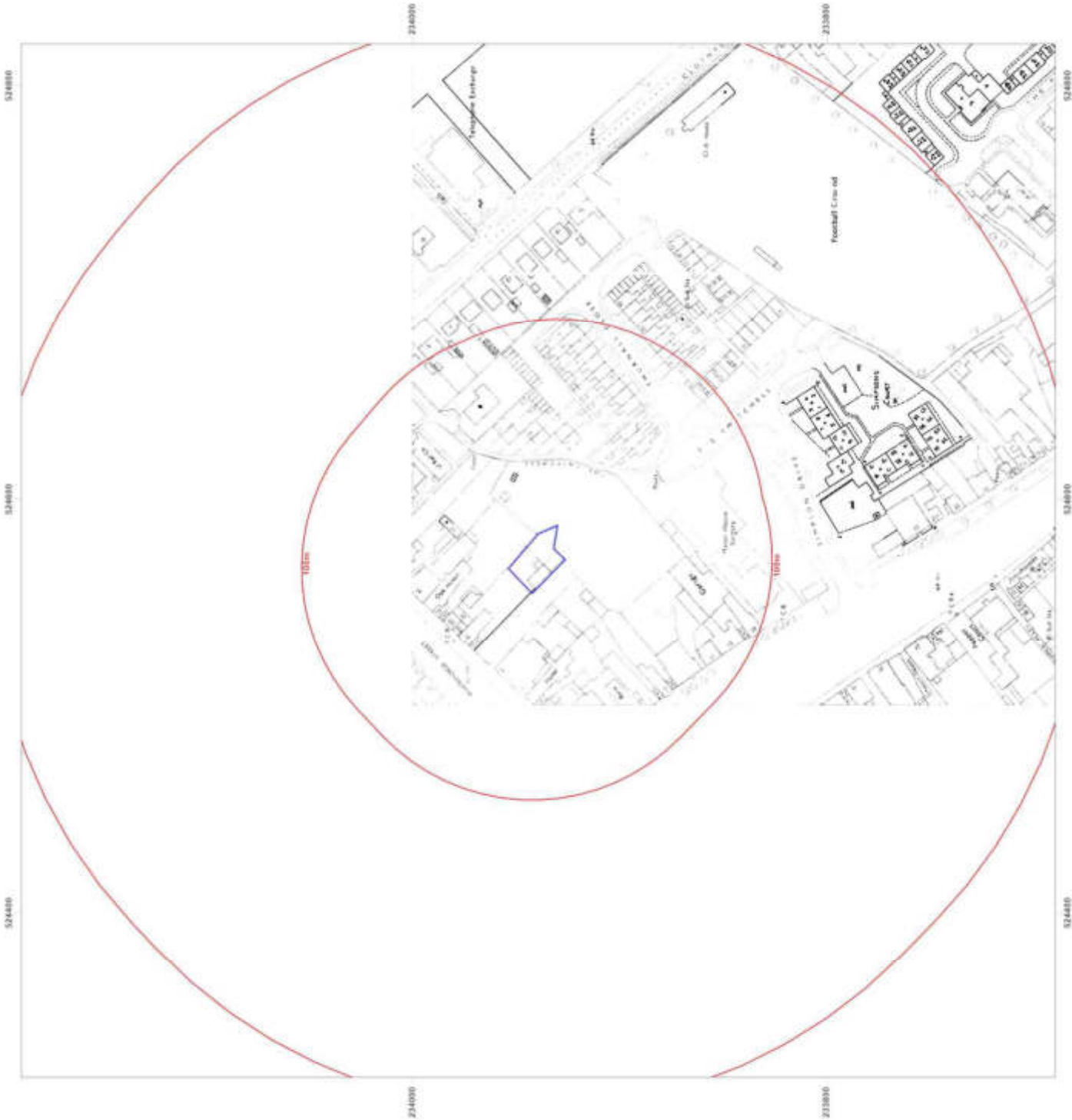
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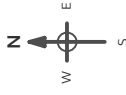
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Map Name: National Grid

Map date: 1973-1978

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Revised 1966
Edition N/A
Copyright 1974
Levelled 1967



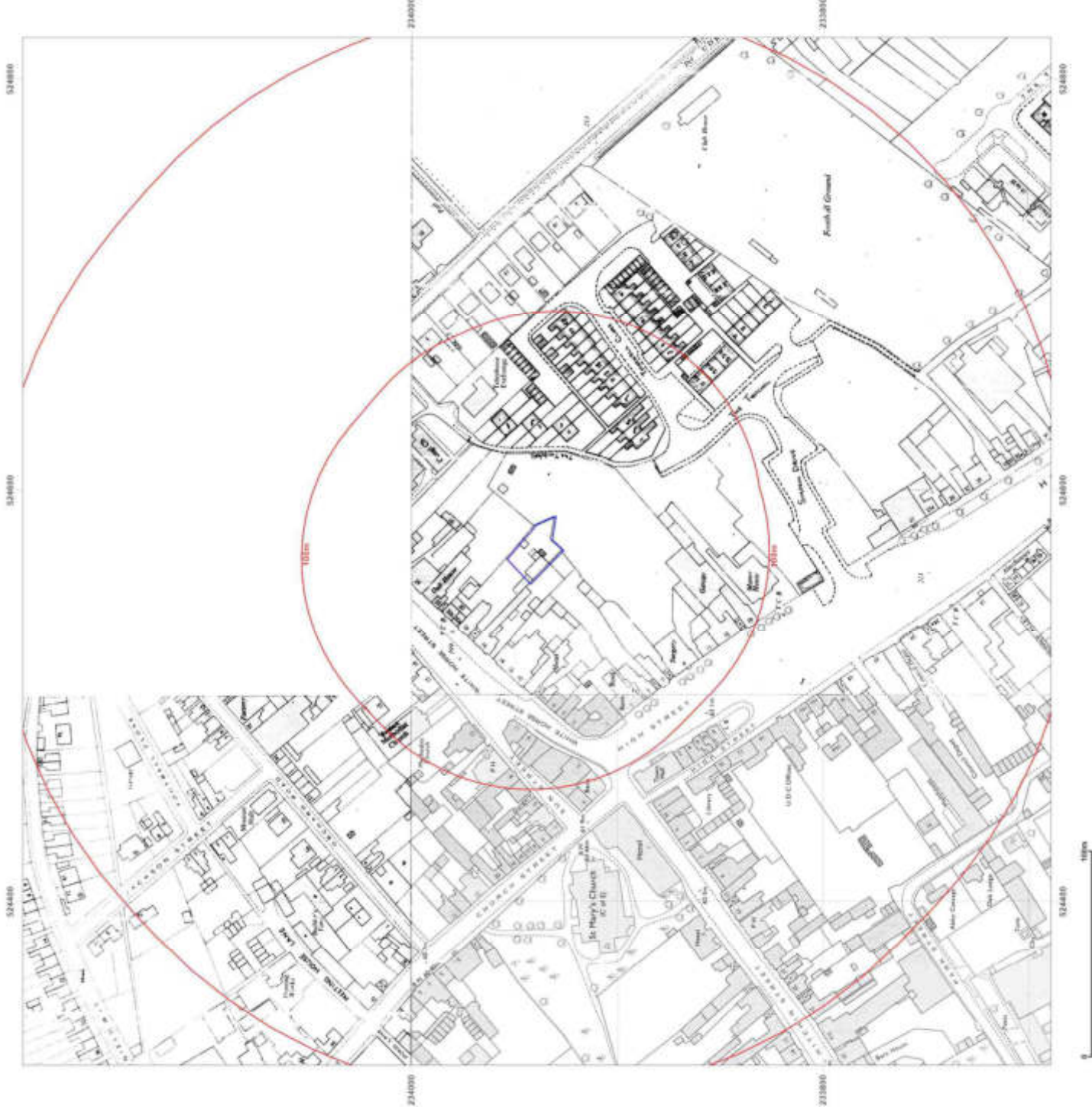
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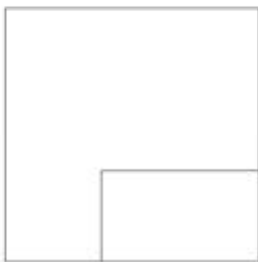
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Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1964
Revised 1986
Edition N/A
Copyright 1986
Levelled 1964



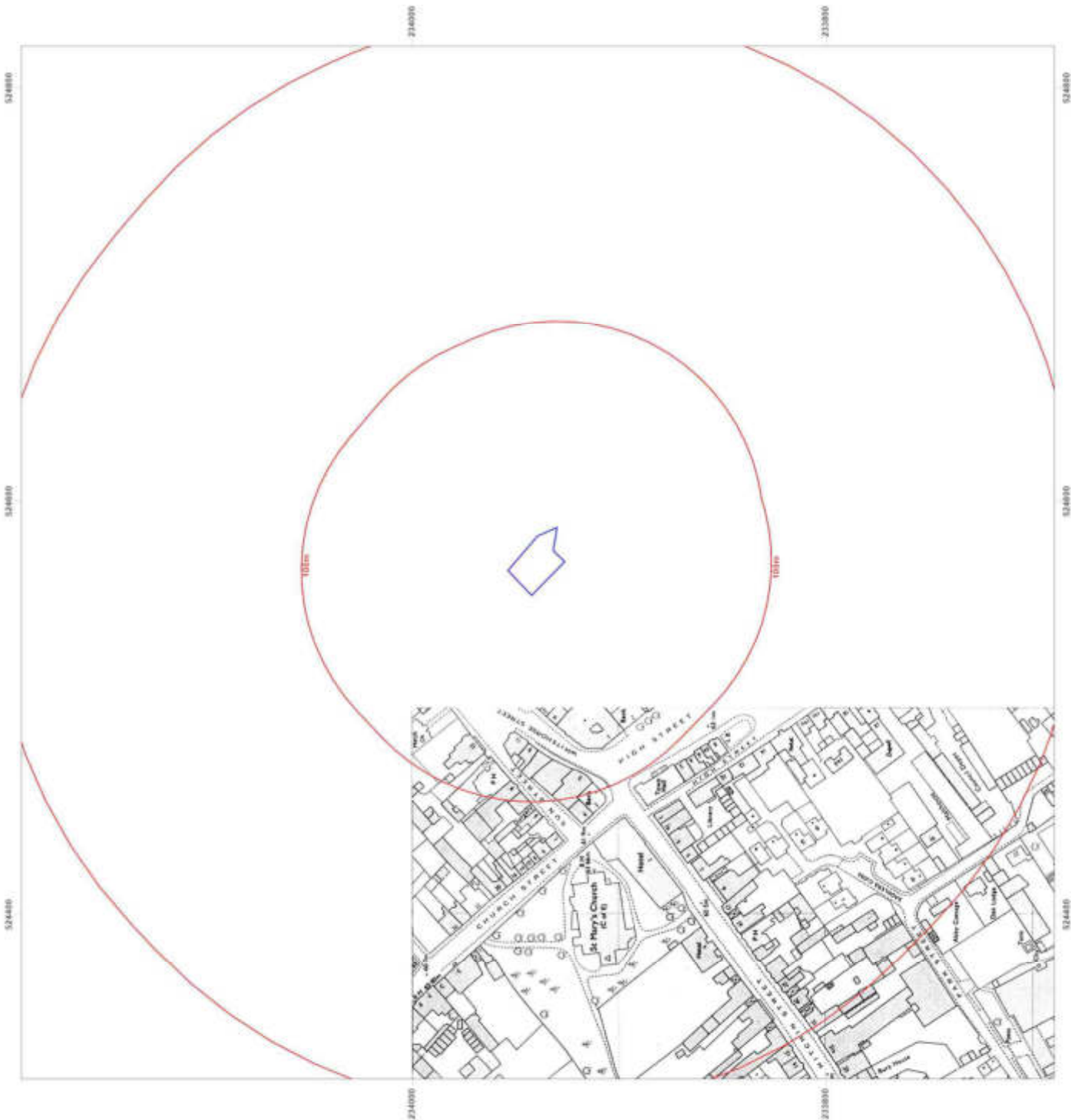
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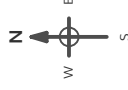
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Map Name: National Grid

Map date: 1984-1986

Scale: 1:1,250

Printed at: 1:2,000



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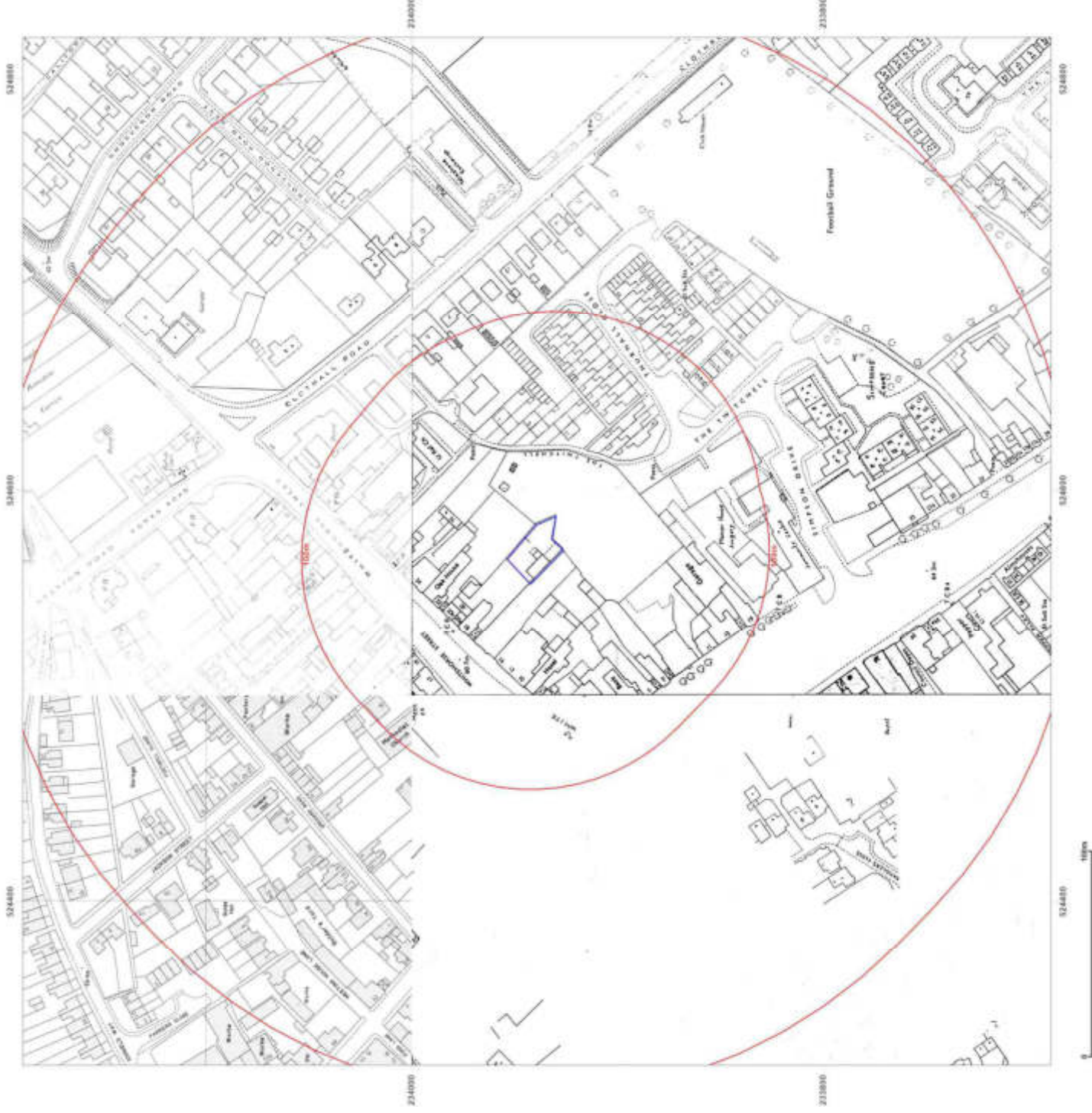
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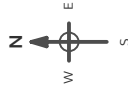
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Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



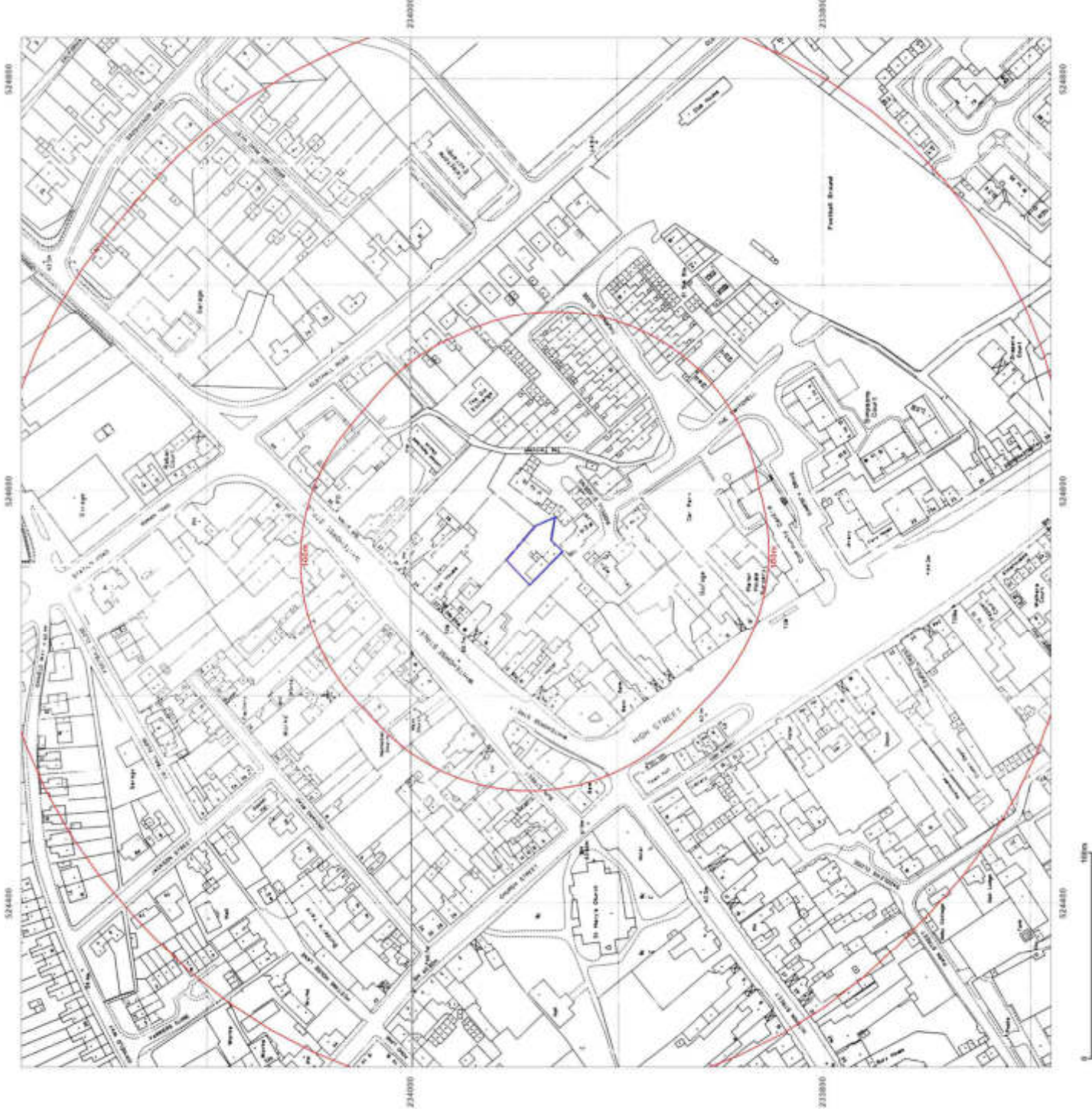
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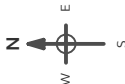
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Map Name: National Grid

Map date: 1993-1994

Scale: 1:1,250

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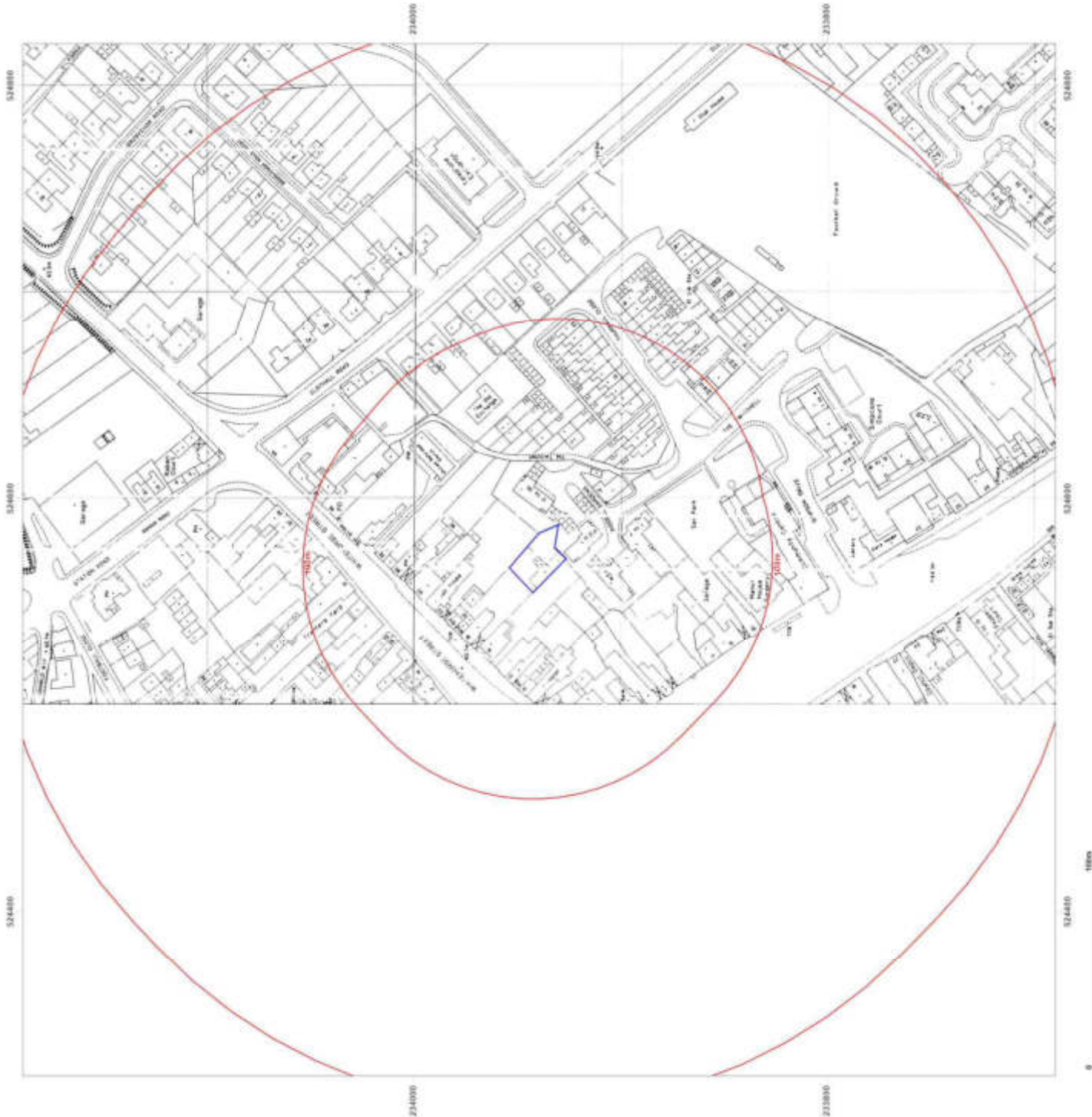
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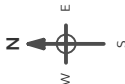
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Map Name: National Grid

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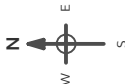
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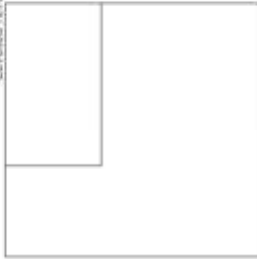
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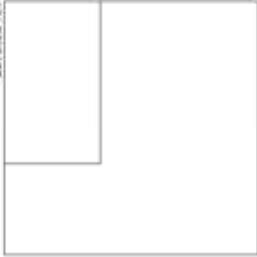
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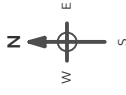
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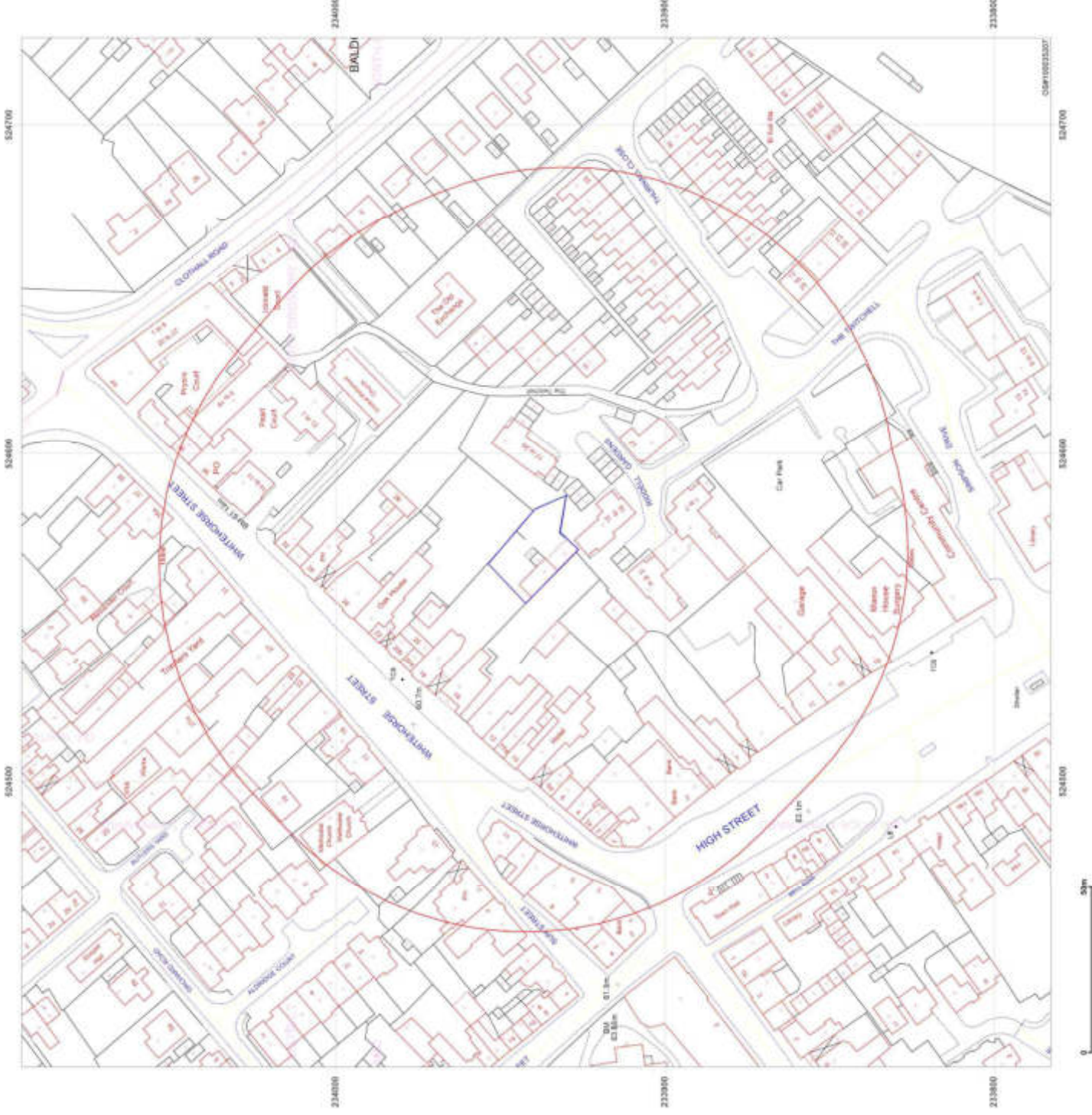
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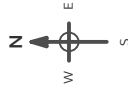
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Map Name: County Series

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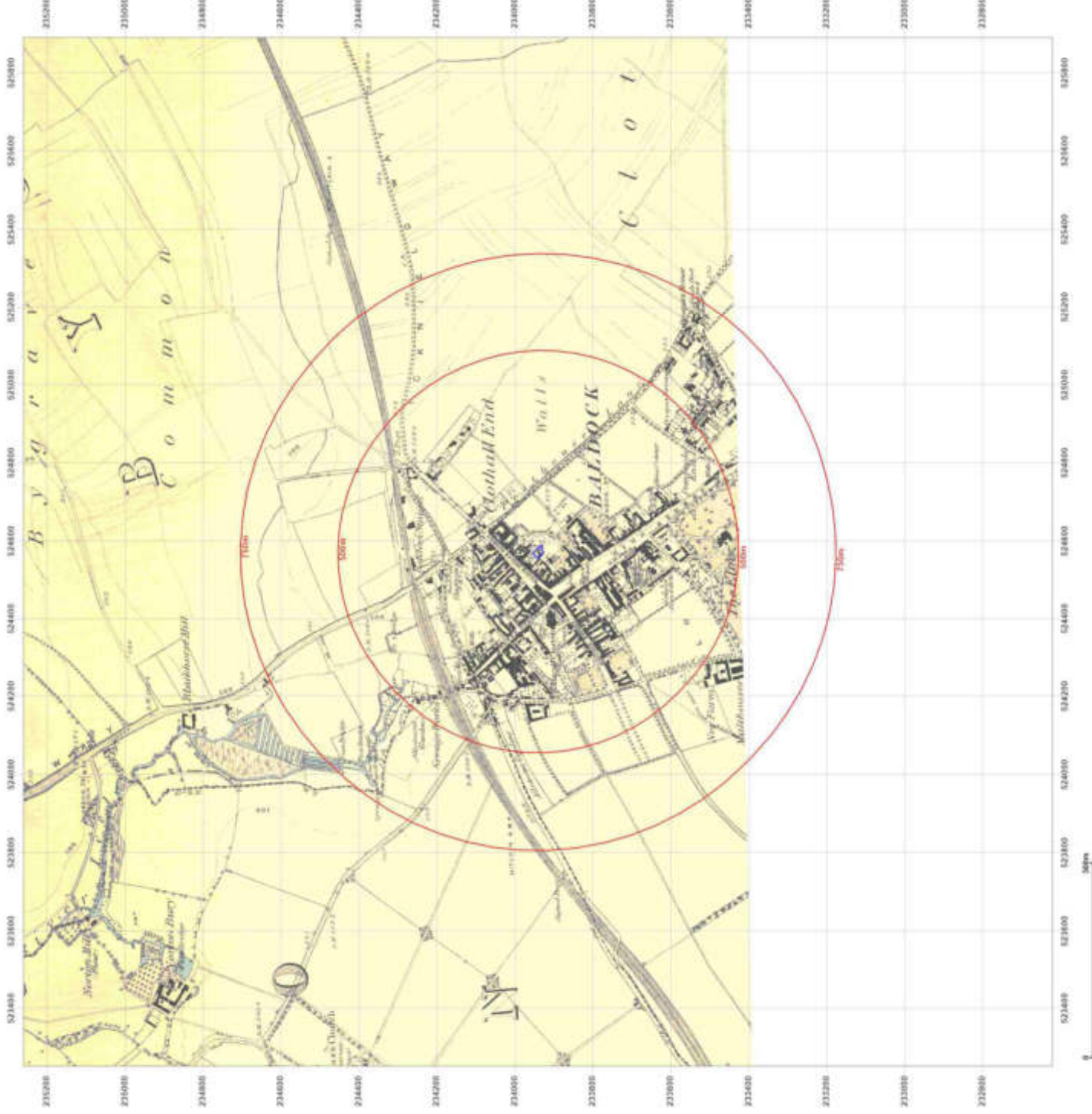
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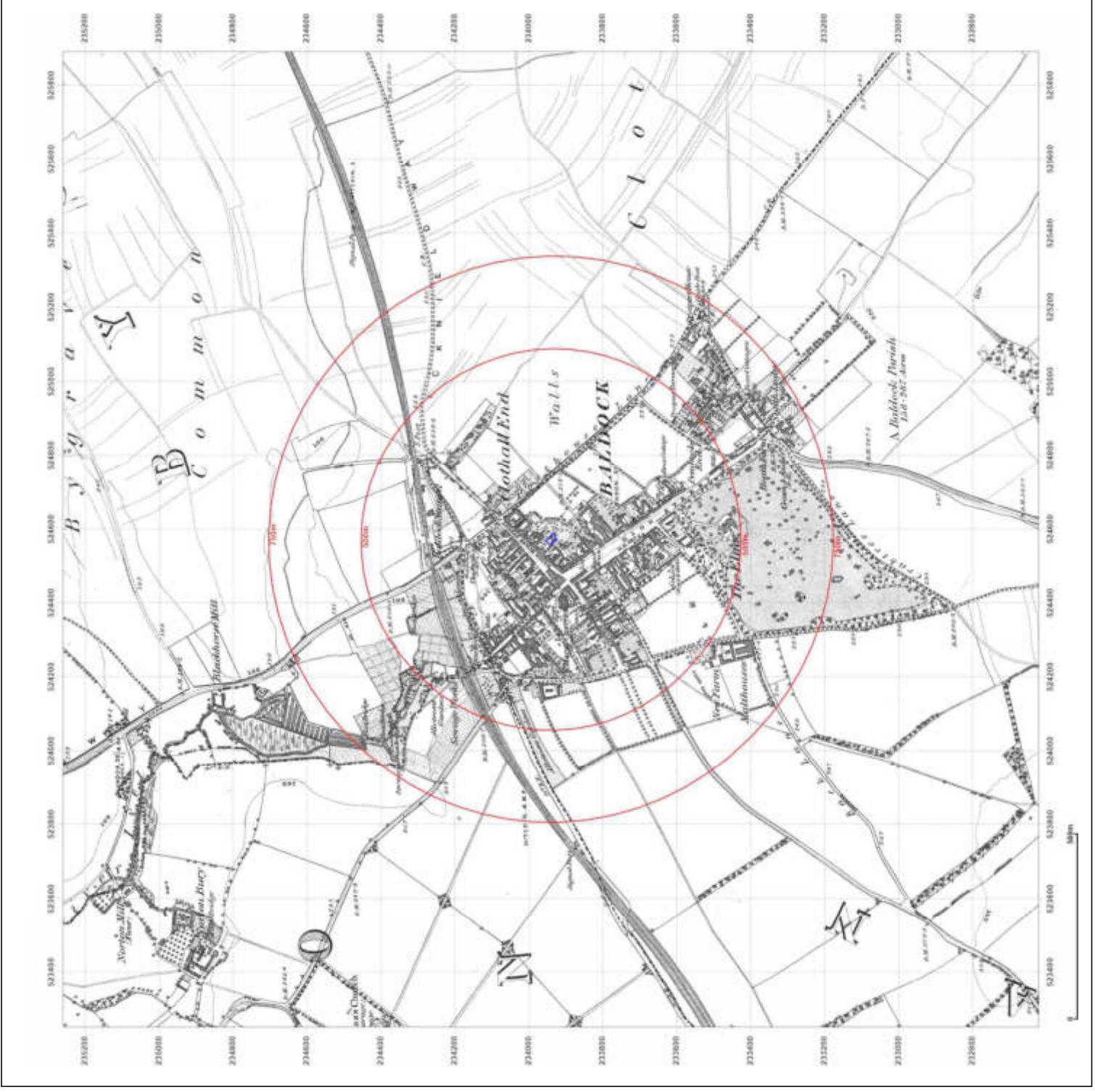


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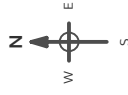
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Map Name: County Series

Map date: 1920-1921

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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Edition N/A
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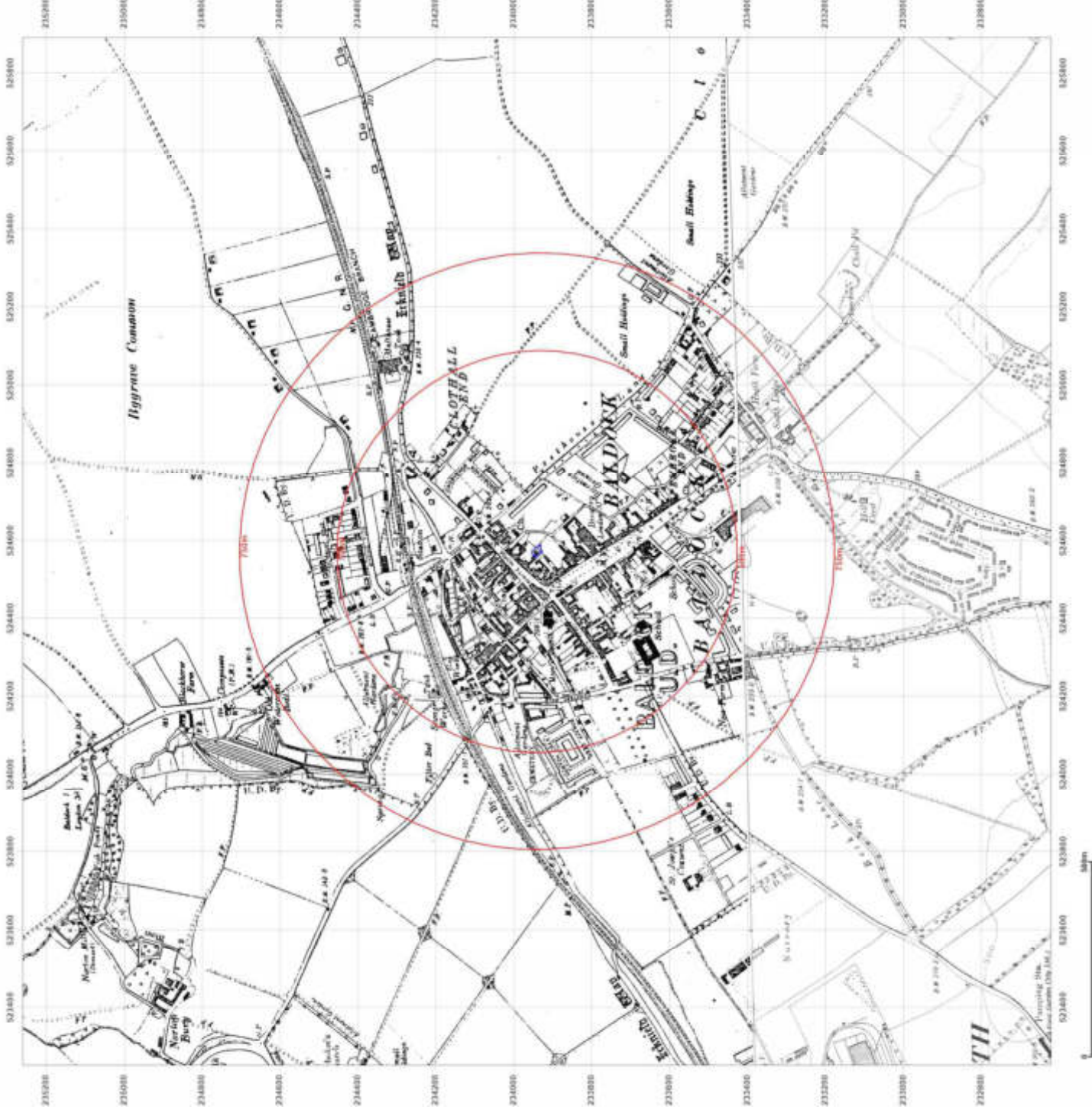
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Grid Ref: 524570, 233939

Map Name: County Series

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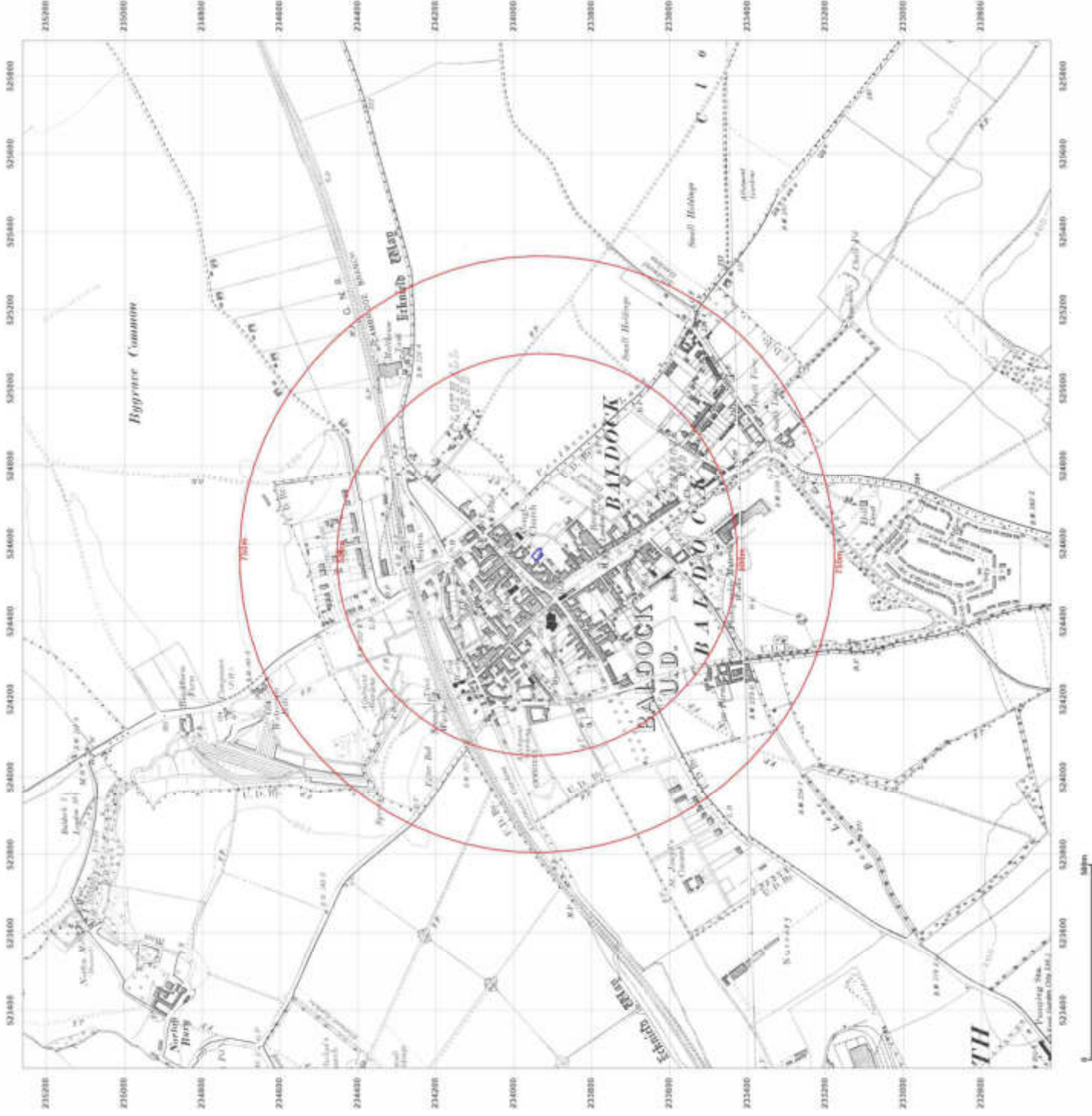
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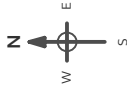
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Map Name: County Series

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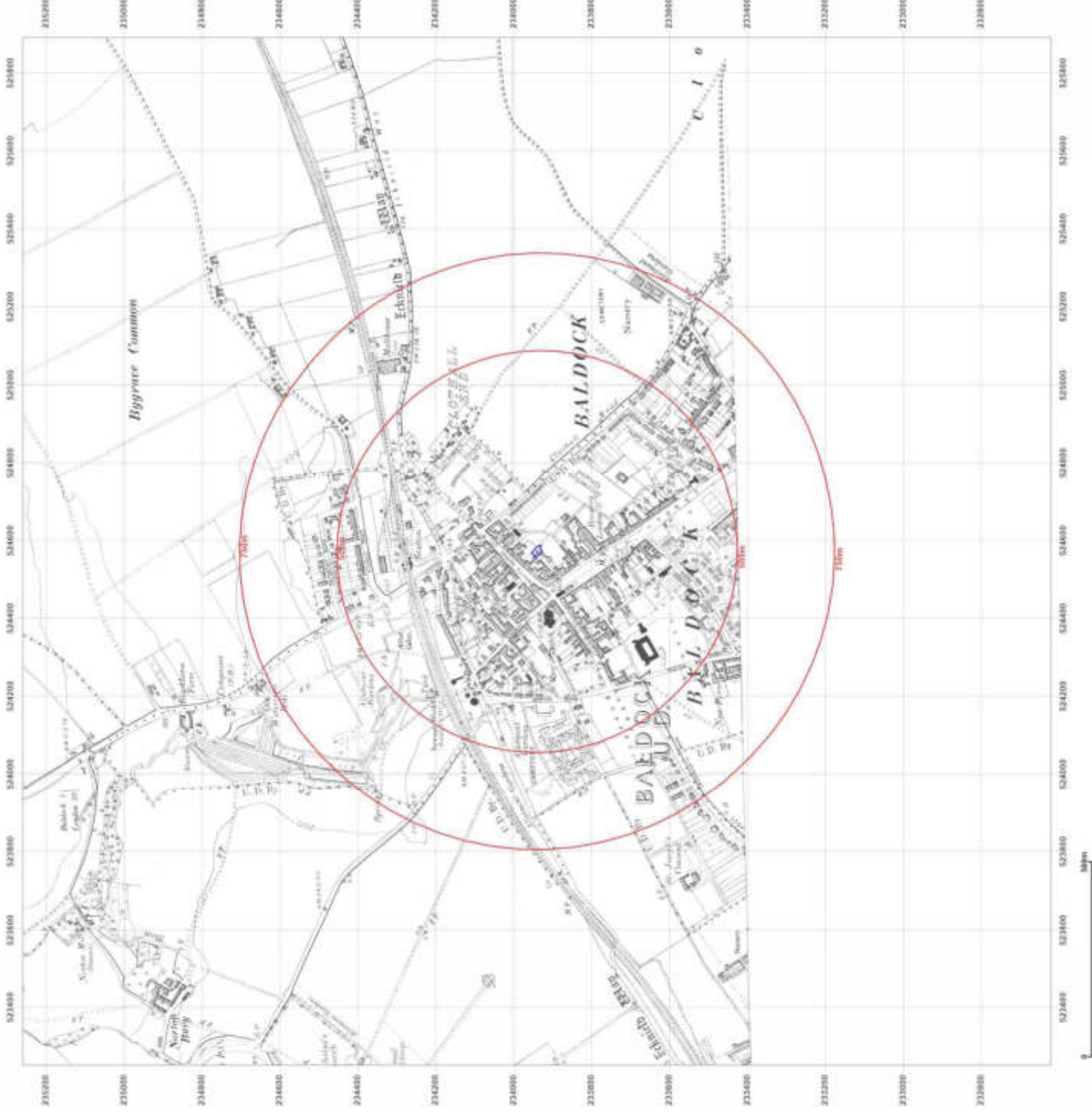
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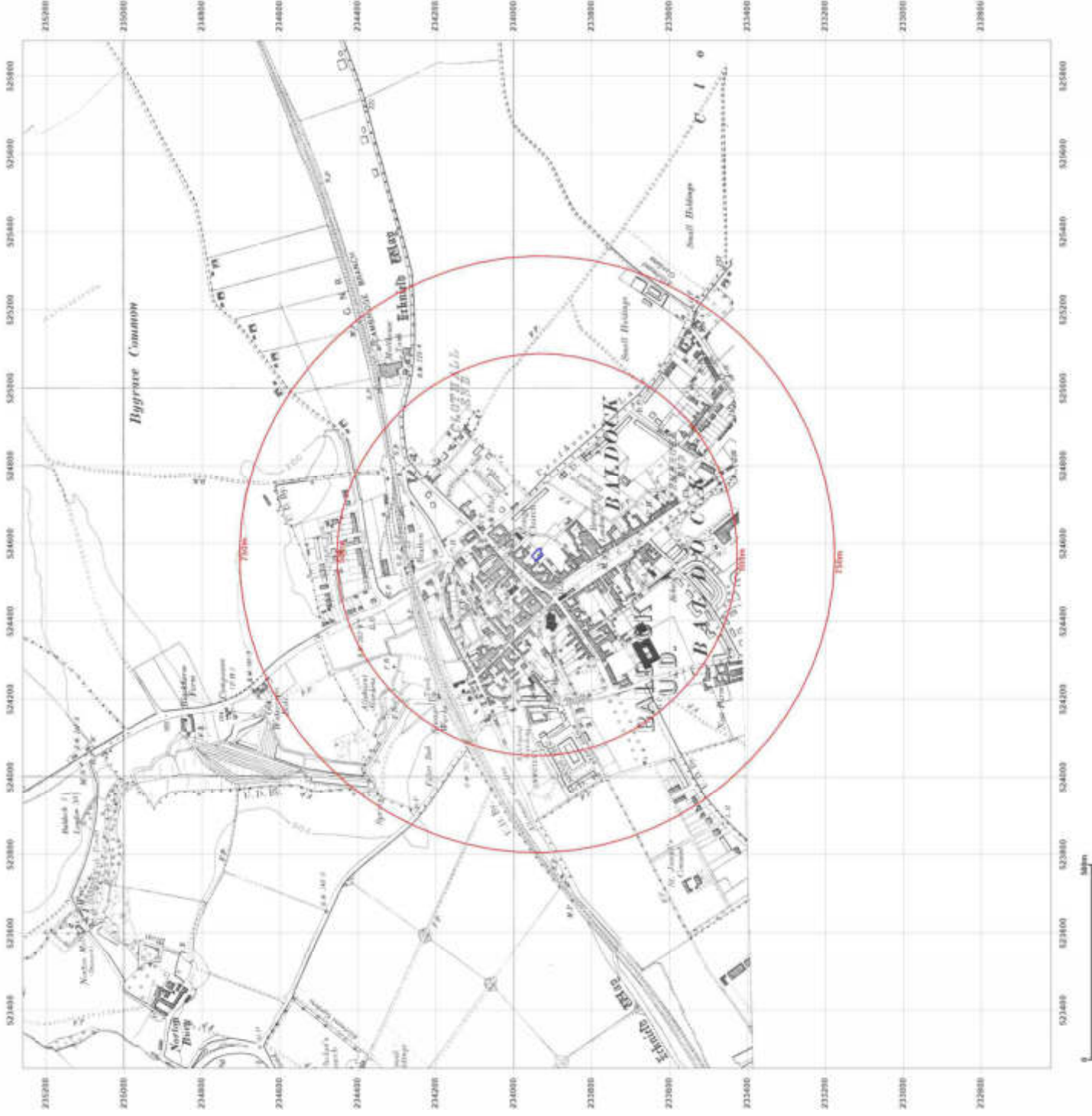
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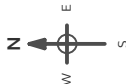
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Map date: 1947

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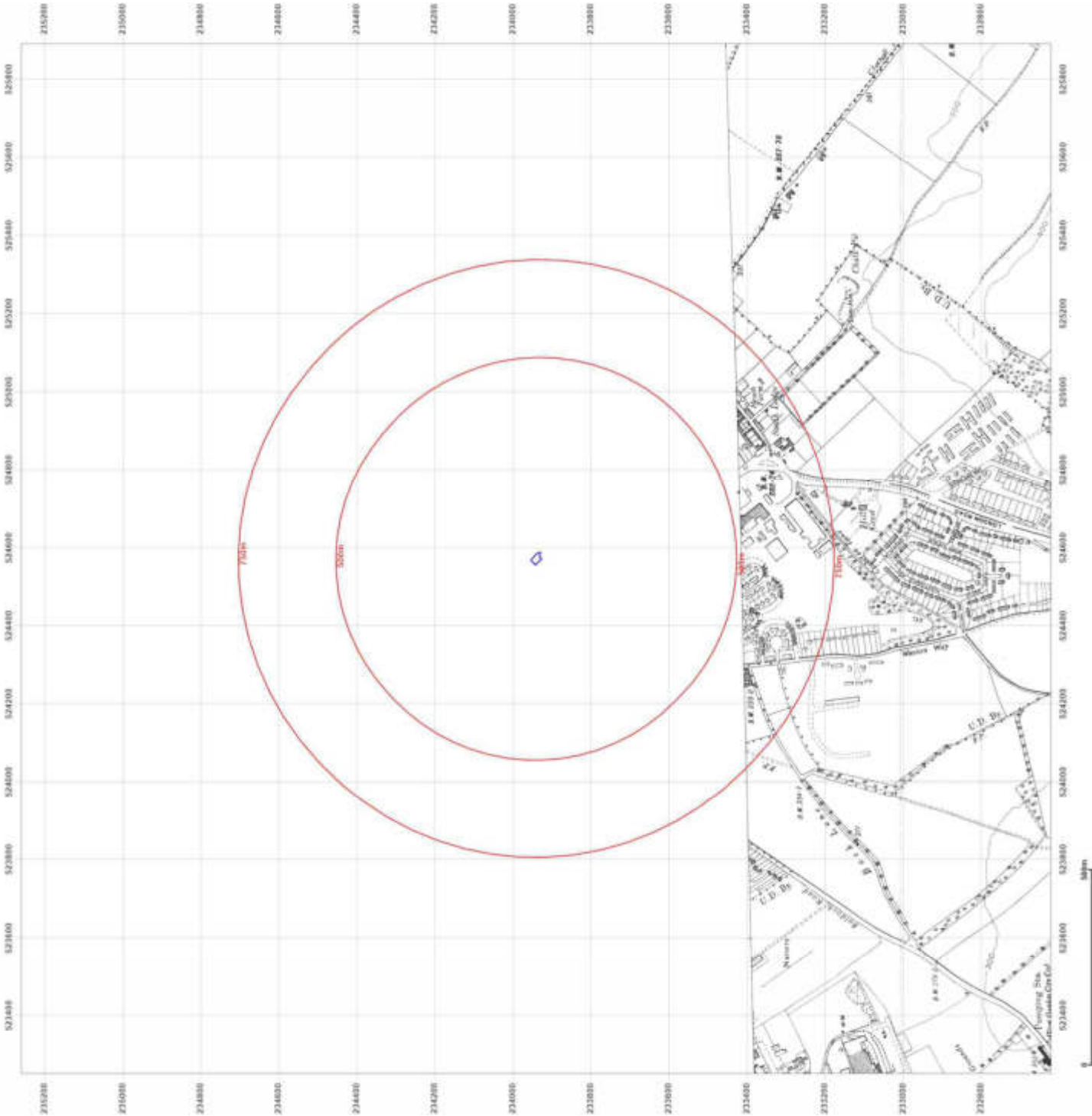
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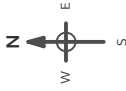
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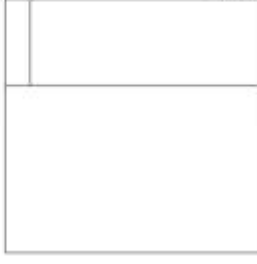
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Edition N/A
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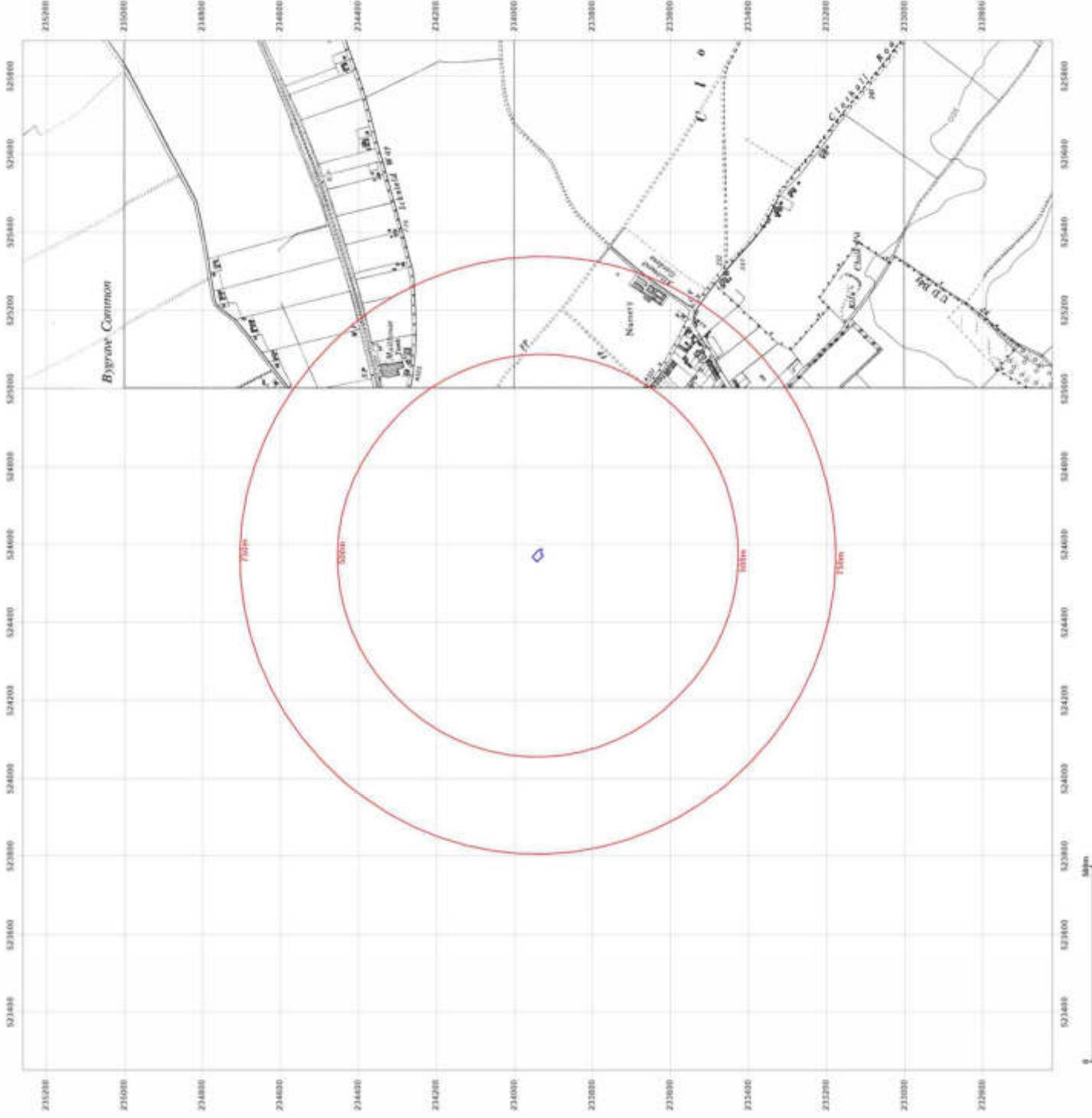
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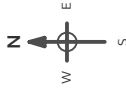
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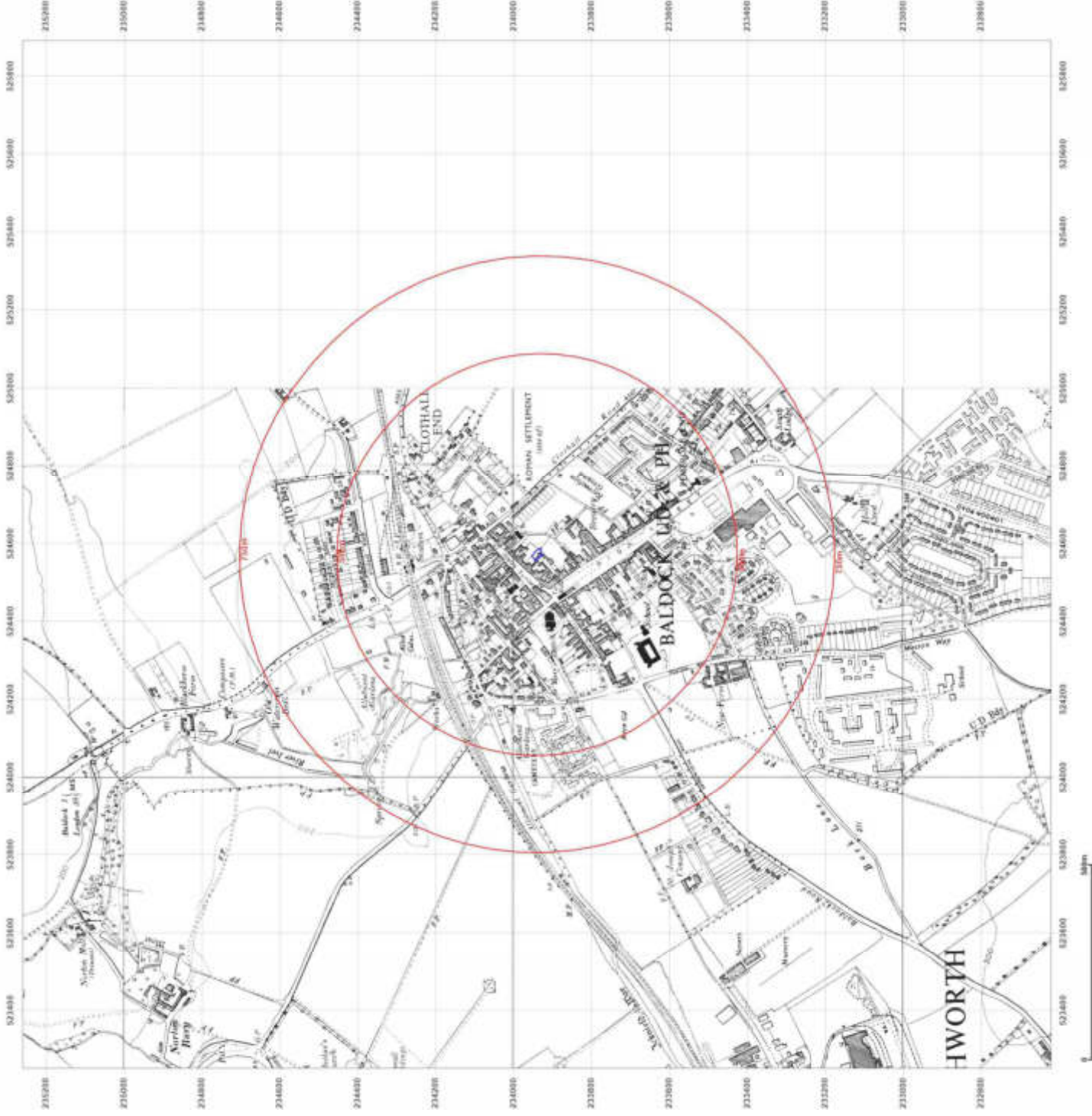
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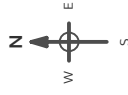
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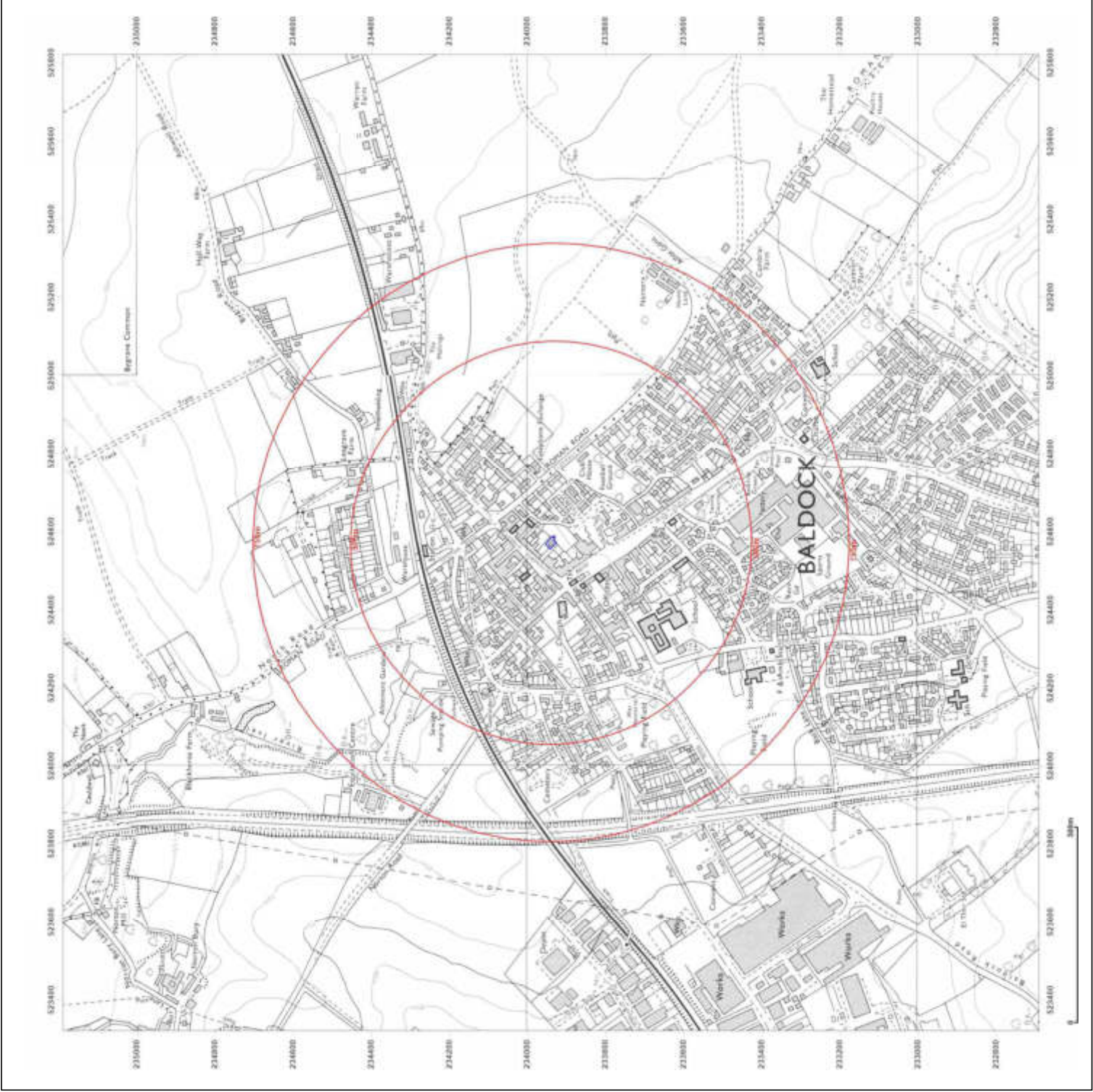


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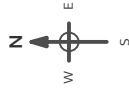
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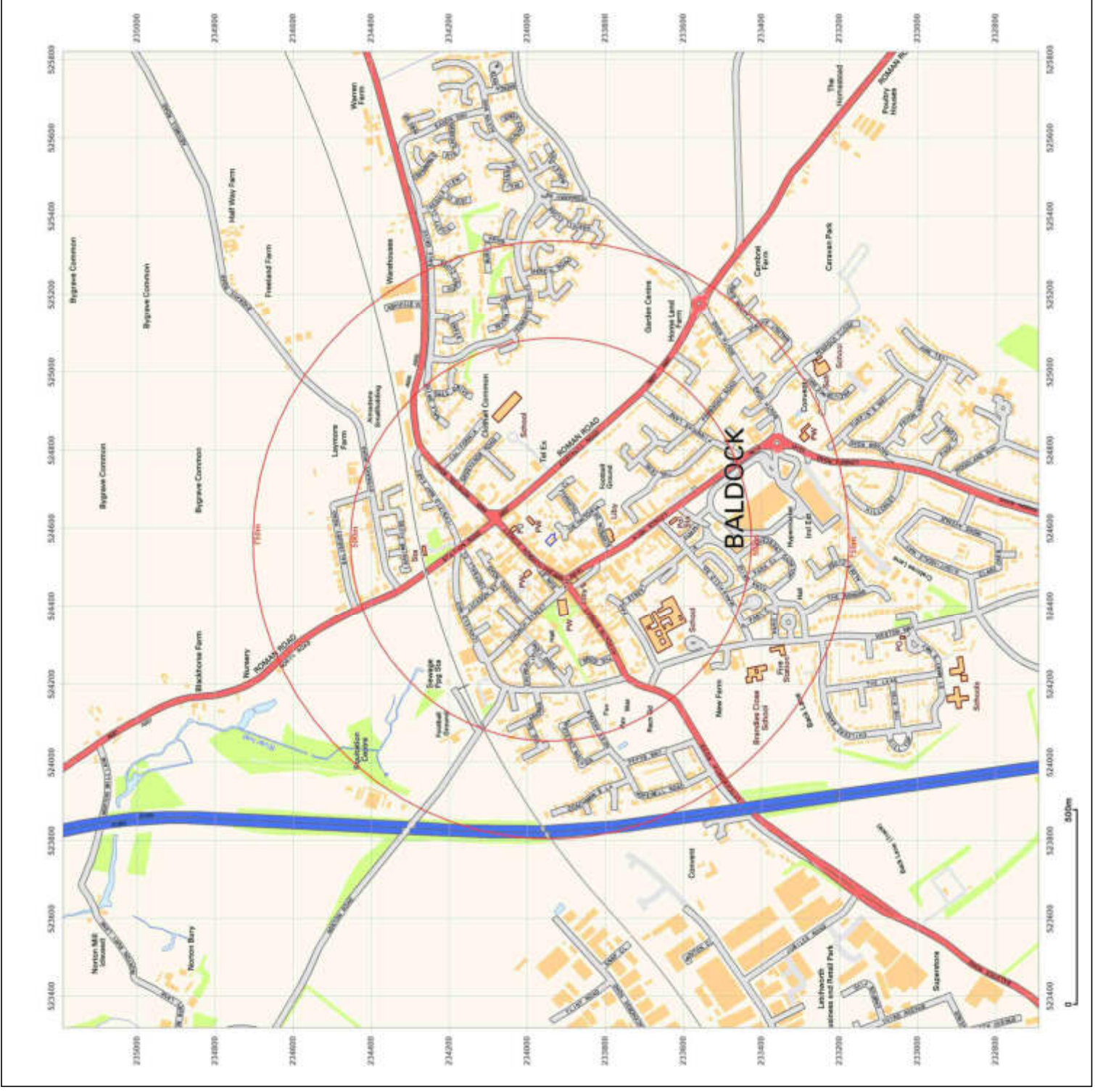
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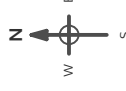
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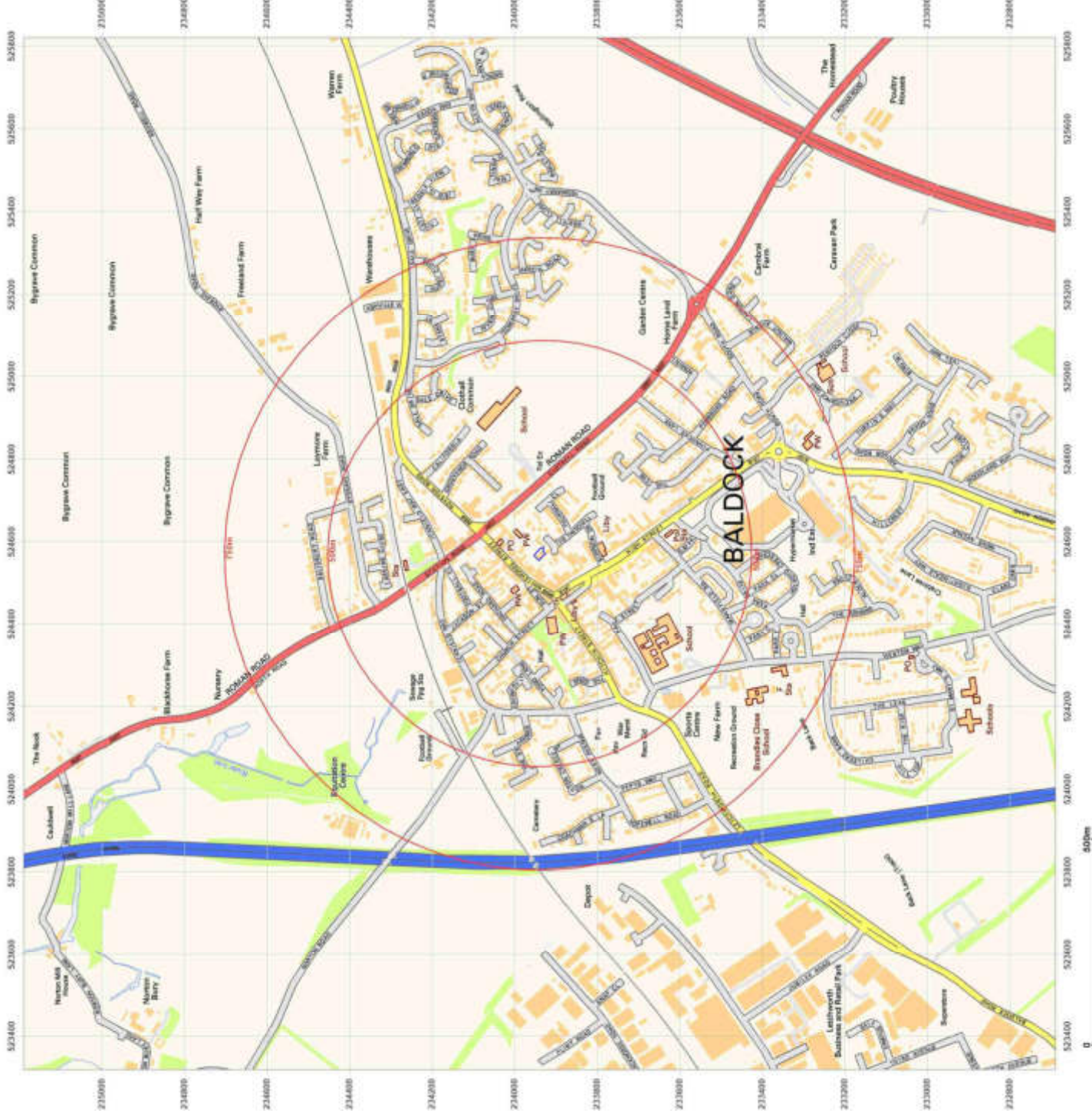
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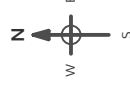
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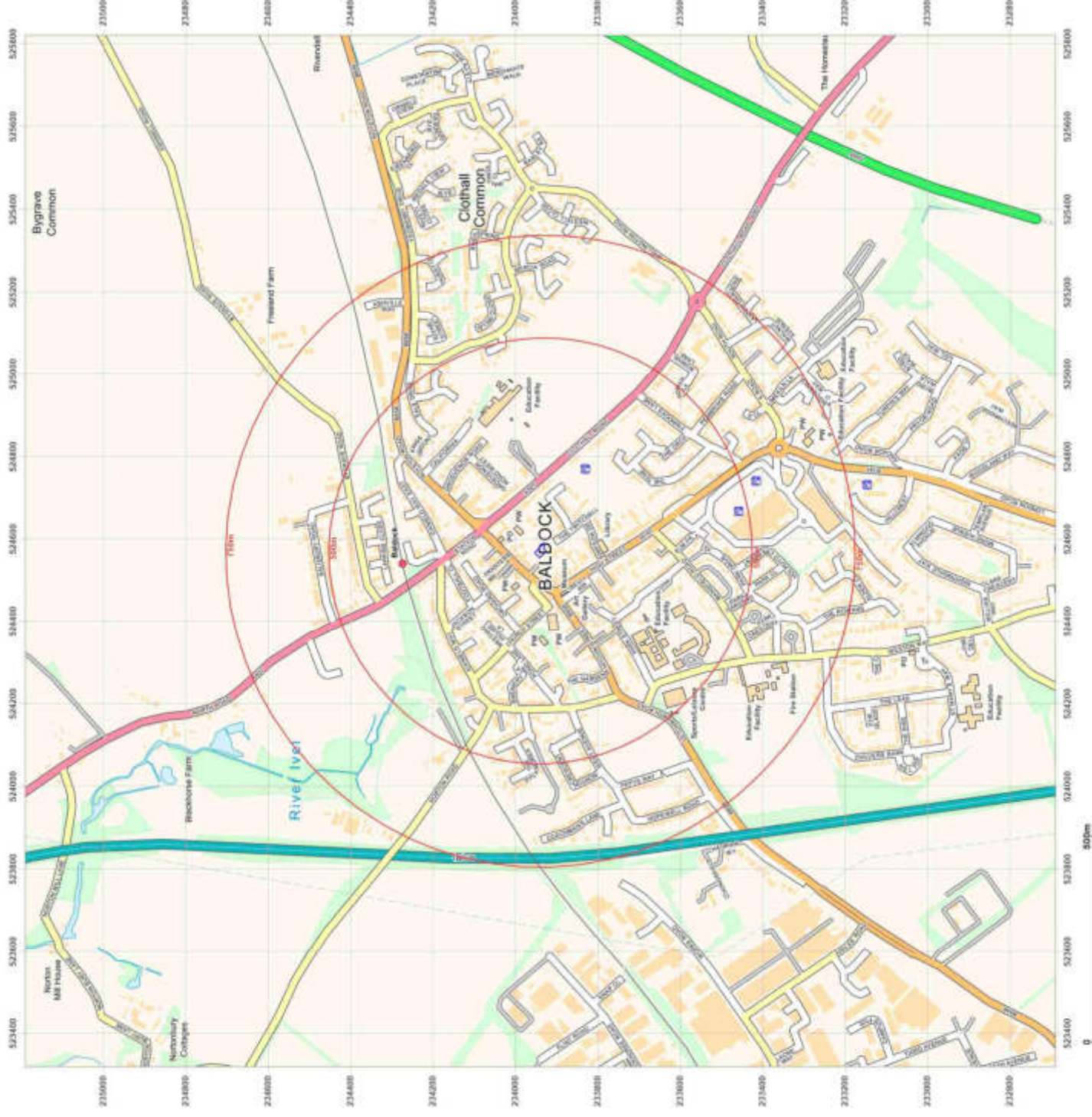
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Frank Pope - Stage 1, Tier 1 Preliminary Risk Assessment
20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN
August 2025

APPENDIX 04

Site Photographs



Photo 1 – Site entrance via 'Whitehorse Street', the main Highstreet in Baldock Town.



Photo 2 – Minor access road running through centre of site.



Photo 3 – Main existing structure looking south-west.



Photo 4 – View of existing structure looking west.



Photo 5 – Evidence of roof damage to existing structure.

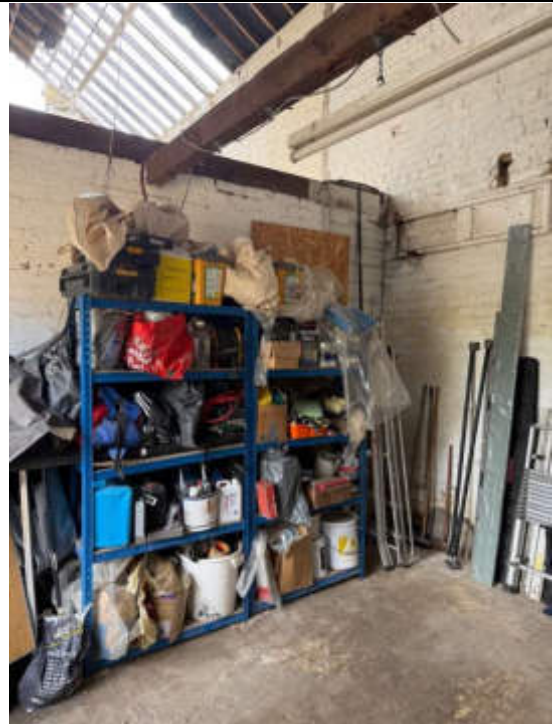


Photo 6 – Storage unit in western side of existing structure.



Photo 7 – Additional storage unit in western side of existing structure.

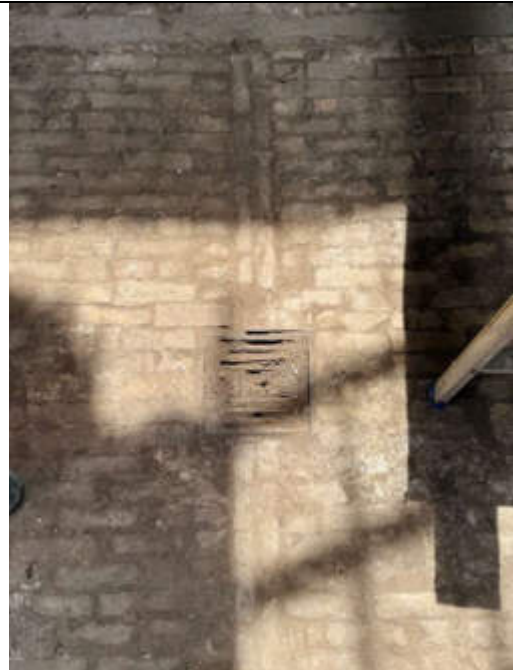


Photo 8 – Drain cover in floor of eastern side of existing structure.



Photo 9 – Slight elevation rise towards the eastern site boundary.



Photo 10 – Ruderal vegetation growth in eastern corner of site.



Photo 11 – Exposed trench along the northern site boundary.



Photo 12 – Evidence of light industrial activities (storage of construction materials).



Photo 13 – Further evidence of light industrial activities including stockpiled construction materials.



Photo 14 – Charred wood and ash, evidence of a historic fire pit.



Frank Pope - Stage 1, Tier 1 Preliminary Risk Assessment
20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN
August 2025

APPENDIX 05

Statutory Authority Consultation

MEMORANDUM

To: Alex Howard – Planning Control From: Laura Blazquez, Environmental Protection.
[REDACTED]
Copy to: Date: 17/02/2023
Our Ref: PLAN/05054/23 Your Ref: 22/03296/1
Subject: 20 Whitehorse Street, Baldock

Alex,

Having considered the Environmental Protection Team records and having reviewed the information submitted with this application, I have the following recommendations.

Land Contamination:

The Environmental Protection Team have no objection to this application, from a contamination on land perspective. However, the application is for development to a land use which would be particularly sensitive to the presence of land contamination, (residential). Also, the development involves the demolition of the building currently occupying the site, and so it is likely that made ground which may have the potential to contain contaminants harmful to health, may be present in soil beneath the site. Given these factors, it is important that the site be properly investigated with respect to potential contamination on land.

Given the above, I would recommend that the following condition be attached to any permission given for this development:

Land Contamination Condition

- (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of written information allowing a preliminary environmental risk assessment to be undertaken, which allows the creation of a Conceptual Site Model which indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites), with a view to determining the presence of contamination likely to be harmful to human health, and the built and natural environment.
- (b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:
 - (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
 - (ii) The results from the application of an appropriate risk assessment methodology
- (c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

- (d) This site shall not be occupied, or brought into use, until:
- (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
 - (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.
- (e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

The Environmental Protection Team has a web-page that aims to provide advice to potential developers, which includes a copy of a Planning Advice Note on "Development on Potentially Contaminated Land and/or for a Sensitive Land Use" in use across Hertfordshire and Bedfordshire. This can be found on www.north-herts.gov.uk by searching for contaminated land, and I would be grateful if the applicants could be made aware of this.

Should you have any questions or wish to discuss any aspects of this advice, please let me know.

Regards

Laura Blazquez
Environmental Protection Officer

Subject: Request for information - Ref: EIR2025/18438
Date: Monday, 28 July 2025 at 08:02:02 British Summer Time
From: East Anglia Enquiries
To: Joshua Bailey

Dear Joshua Bailey,

I am writing in response to your request for information, received 4 July 2025, regarding the groundwater regime at 20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN.

We respond to requests for information under the Freedom of Information Act 2000 (FOI) and Environmental Information Regulations 2004 (EIR).

The information you have requested is available online as Open Data. Full details of supporting information and licensing are available when you access the information on data.gov.uk

We would recommend that you look at the [Land contamination risk management \(LCRM\) - GOV.UK](#) guidance. If you look under **Stage 1 risk assessment** section at the **Desk study checklist**, there are several helpful links where you can find this information, for example [Magic Map](#). There are also online BGS hydrogeological maps which would be useful.

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and FOI. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510 Email: casework@ico.org.uk | Website: www.ico.org.uk

Yours sincerely,

Teresa Chapman

EAN Area Customers & Engagement Team

Your feedback is important to us - please visit [Environment Agency FOI Customer Satisfaction Survey](#)

Subject: Request for information - Ref: EIR2025/18438
Date: Tuesday, 29 July 2025 at 07:35:16 British Summer Time
From: East Anglia Enquiries
To: Joshua Bailey

Dear Joshua Bailey,

I am writing in response to your request for information, received 4 July 2025, regarding the groundwater regime at 20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN.

We respond to requests for information under the Freedom of Information Act 2000 (FOI) and Environmental Information Regulations 2004 (EIR).

Further to our previous reply, please see below some more links that we hope you will find useful:

[Open WIMS data](#)

[MAGIC](#)

[GeoIndex - British Geological Survey](#)

[Viewer for scanned hydrogeology maps of the UK | British Geological Survey \(BGS\)](#)

[Hydrology Data Explorer - Explore](#)

[01chap.qxp](#)

[WD97034.pdf](#)

[Land contamination groundwater compliance points: quantitative risk assessments - GOV.UK](#)

[Ouse Upper Bedford Chalk Operational Catchment | Catchment Data Explorer](#)

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and FOI. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510 Email: casework@ico.org.uk | Website: www.ico.org.uk

Yours sincerely,

Teresa Chapman

EAN Area Customers & Engagement Team

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