



RIDGE

DESK TOP STUDY

RADWELL BURY FARM

BALANCE POWER

February 2024



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BALANCE POWER

February 2024

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CONTENTS

1. INTRODUCTION	1
1.1. Brief	1
1.2. Proposals	1
1.3. Legal Context and Methodology	1
1.4. End Use Classification	1
1.5. Report Scope and Limitation	2
2. SITE CONDITIONS	3
2.1. Site Location	3
2.2. Current Site Use	3
2.3. Access	3
2.4. Structures	3
2.5. Boundaries	3
2.6. Topography	3
2.7. Surroundings	3
2.8. Trees & Vegetation	3
2.9. Utilities	4
2.10. Miscellaneous	4
2.11. Potential Sources of Contamination – Walkover Survey	4
3. SITE HISTORY AND HISTORICAL CONTAMINATIVE SOURCES	5
3.1. Review of Historical Maps	5
3.2. Review of Satellite Images	6
3.3. Internet Search	6
3.4. Potential Sources of Contamination – Historical Map Review	6
4. PHYSICAL SETTING	7
4.1. Geology and Hydrogeology	7
4.2. Hydrology	9
4.3. Controlled Waters	10
4.4. Designated Environmentally Sensitive Sites	10
4.5. Agricultural Designations	10
4.6. Nitrate Vulnerable Zones	10
5. ENVIRONMENTAL RECORDS REVIEW	11
5.1. Groundsure Record Search	11
5.2. Local Authority Consultation	11
5.3. Potential Sources of Contamination – Records Review	12
6. PRELIMINARY CONCEPTUAL SITE MODEL	13

6.1.	Potential Sources	13
6.2.	Pollutant Linkages	13
7.	CONCLUSIONS AND RECOMMENDATIONS	14
7.1.	Contamination	14
7.2.	Geotechnical	14
7.3.	Unexploded Ordnance	15
FIGURE 1 – SITE LOCATION PLAN		I
APPENDIX 1 – REPORT CONDITIONS		II
	Report Conditions	iii
APPENDIX 2 – LEGAL CONTEXT AND METHODOLOGY		IV
	Legal Context	v
	Methodology	v
APPENDIX 3 – PHOTOGRAPHIC LOG		VII
APPENDIX 4 – HISTORICAL MAPS		VIII
APPENDIX 5 – GROUNDSURE REPORT		IX

1. INTRODUCTION

1.1. Brief

Ridge and Partners LLP (Ridge) have been commissioned by Balance Power (the Client) to undertake a Desk Top Study for land at Radwell Bury Farm, SG7 5TR (hereafter referred to as 'the site'). A site location plan is included as Figure 1.

Ridge were briefed to use information provided by the client to obtain an environmental database search relating to the site and carry out a walkover survey to assess and report on the findings with respect to potential ground contamination and potential associated future liabilities in accordance with guidance outlined in Land Contamination Risk Management (LCRM 2023), published by the Environment Agency.

This report is prepared in line with the agreed brief and is subject to report conditions shown in Appendix 1.

1.2. Proposals

Proposals are yet to be fully defined but are likely to comprise of a battery storage facility with an access road from Newnham Road to the south of the site. The development is also likely to include storage rooms, a control room, and a welfare room.

1.3. Legal Context and Methodology

Part IIA of the Environmental Protection Act provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment, but the regime does not take into account future uses. New developments are therefore controlled by the planning regime, with reference to the National Planning Policy Framework (NPPF, 2023), rather than directly by Part IIA of the Environmental Protection Act.

This report has been prepared in accordance with published Environment Agency guidance – Land Contamination Risk Management (LCRM, 2020), which supersedes CLR 11. CLR 11 adopted and refined the well-recognised methodology and terminology that has been used in contaminated land risk assessment for a number of years.

LCRM advocates a tiered approach to risk assessment, as necessary. This document constitutes a **Preliminary Risk Assessment** under that guidance.

Further details regarding Legal Context and Methodology are included as Appendix 2.

1.4. End Use Classification

For the Preliminary Risk Assessment the end use classification of 'commercial/industrial' will be applied.

A change in the site use from the one currently proposed may result in the need for re-assessment of risk criteria, as such the conclusions and recommendations resulting from the risk assessment could change significantly.

1.5. Report Scope and Limitation

This report is based upon a review of historical and current information, a site walkover survey, geological and hydrogeological mapping and information from an environmental database search. The assessment is based on the proposed end use outlined in Section 1.2. The outcomes of this assessment could change if the end uses change.

The information contained in this report is intended for the use of **Balance Power**. Ridge can take no responsibility for the use of this information by any other party or for uses other than that described in this report.

2. SITE CONDITIONS

An engineer from Ridge visited on 2 February 2024 to conduct a walkover survey of the site and the surrounding areas for the purpose of identifying any potential contamination or evidence of previous contaminative processes. The descriptions below relate to site conditions at the time of the inspection only.

A photographic log is included as Appendix 3.

2.1. Site Location

The site is centred on easting 524071 and northing 236682 to the north of Baldock. The centre of the site is situated at approximately 59m AOD (Above Ordnance Datum).

The site is a rough rectangular shape with the longest axis north-west to south-east of approximately 300m, and with a smaller rectangle extending to the south-west along Newnham Road. The site has an area of approximately 4ha.

2.2. Current Site Use

The site is currently an open field showing evidence of ongoing agricultural use, such as ploughing. A large electricity pylon is seen in the eastern area of the site. No buildings are present on site.

2.3. Access

A double gate on Newnham Road provides access to the south-east of the site. There are also other entrances to adjacent fields to the north-west and east.

2.4. Structures

Apart from the large electricity pylon, no structures are present on site.

2.5. Boundaries

Newnham Road comprises the southern site boundary, whilst mixed trees and shrubs form the eastern border. No physical boundaries are present to the west.

2.6. Topography

A topographic survey revealed a general decrease in elevation towards the eastern and northern areas of the site, with the east sitting at around 58-59mAOD and the north being even lower at 55-56mAOD. The south-western area of site ranges from around 64-65mAOD, and the central areas of the site tend to range from 57 to 59mAOD.

2.7. Surroundings

At the time of the walkover, dry ditches run along the northern and eastern boundaries, and beyond which are similar agricultural fields. Baldock Services are seen further to the west, which include a Shell petrol station.

2.8. Trees & Vegetation

Mixed deciduous trees and hedges run along the southern and eastern edges of the site, whilst the fields are predominantly filled with grass (at the time of the walkover).

2.9. Utilities

Power cables run north-east to south-west over the centre of the site. No manhole covers were noted during the site walkover.

2.10. Miscellaneous

A gravel into unmade track is present in the sites eastern corner.

2.11. Potential Sources of Contamination – Walkover Survey

Shell petrol station at Baldock Services, although due to the considerable distance from the site this is unlikely to be a significant source.

3. SITE HISTORY AND HISTORICAL CONTAMINATIVE SOURCES

3.1. Review of Historical Maps

Ordnance Survey Maps provided within a Groundsure Report package have been obtained to provide details of the history of the site and surrounding areas. A chronological description of the maps is shown in the table below. The descriptions focus on potentially contaminative land uses within 50-100m and potentially infilled features within 250m of the development site boundary. Note, potential contaminative sources and features outside these distances from the site have been discussed only where they are considered to be relevant. Copies of the maps are included as Appendix 4.

MAPPING (SCALE)	OBSERVATIONS	
	ON-SITE	OFF-SITE
1877 (1:2,500)	The site is shown as an open field bordered by trees to its south and similar fields elsewhere.	The area surrounding the site consists of similar open fields. A track or road is seen adjacent to the site's south.
1882-1884 (1:10,560)	No changes visible.	Radwell Grange is seen 444m north-west. Newnham is seen 700m north-east, whilst Radwell is seen 820m south-west.
1899-1959 (1:10,560)	No changes visible.	No significant changes visible.
1967 (1:2,500)	A large electricity pylon has appeared on top of the sites eastern border. The electricity wire extends north to south over the centre of the site. The site appears to be congruent with the present day layout.	The electricity wires above the site extend to the south towards another pylon 49m south.
1968 (1:2,500 & 1:10,560)	No changes visible.	The Roman Road 363m west has expanded significantly, and is now labelled A1.
1969 (1:2,500 & 1:10,560)	No changes visible.	The small road adjacent to the site's south has been marked as Newnham Road.
1982-2001 (1:2,500 & 1:10,000)	No changes visible.	No significant changes visible.
2010 (1:10,000)	No changes visible.	Baldock Service Area is marked 329m west of site.
2024 (1:10,000)	No changes visible.	Radwell Grange is renamed to The Shay House.

Table 3.1: Historical Map Review

3.2. Review of Satellite Images

A review of publicly available satellite images has been carried out to provide information in relation to the site.

- The earliest image available for review (1999) shows the site to be an open agricultural field with a small road bordering it to the south. Electricity pylons run north-east to south-west of the centre of the site. The surrounding fields seem to be of similar land use.
- Except for agricultural changes in the field, no significant changes are noted in the following images from 2009, 2015, 2017, and 2020.

3.3. Internet Search

Historical maps between 1830 to 1880 from the National Library of Scotland show no history of land use on the site or immediate surrounding area. The town of Radwell is seen to the south-west, whilst Newnham is seen to the north-east.

3.4. Potential Sources of Contamination – Historical Map Review

No potential sources have been identified during the historical map review.

Potential contamination sources not considered to represent a significant risk to the site are detailed in the table below. The features will not be considered further.

POTENTIAL SOURCES NOT CONSIDERED FURTHER

FEATURE	JUSTIFICATION
Electricity pylon, on site, 1967-present	Low contamination potential
Baldock Service Area, 329m W, 2010-present	Significant distance from site.
Radwell Grange, 444m NW, 1882-present	Significant distance from site.

Table 3.2: Potential Sources not considered further.

4. PHYSICAL SETTING

4.1. Geology and Hydrogeology

The following observations are taken from the British Geological Survey (BGS) GeoIndex (2023) and the Geo Insight Groundsure Report (Appendix 5).

The site is underlain by three different bedrock geologies which are all variations of chalk. Superficial geology is seen in the north of the site, being head deposits of clay, silt, sand and gravel. The map below shows how each of these lithologies underlie the sites area.



Image 4.1: Combined geological map of the area, showing bedrock geologies of the Zig Zag Chalk Formation (light green), Totterhoe Stone Member (green), West Melbury Marly Chalk Formation (yellow), and superfical head deposits (pink).

Tables 4.1 & 4.2 below identify the expected composition of the published strata and aquifer classification.

SUPERFICIAL GEOLOGY [1]	
Unit Name	Head – clay, silt, sand, and gravel
Geology Description	Head is poorly sorted and poorly stratified, angular rock debris and/or clayey hillwash and soil creep, mantling a hillslope and deposited by solifluction and gelifluction processes.
Aquifer	Secondary Undifferentiated
Aquifer Description	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 nonaquifer.

Table 4.1: Superficial Geology

BEDROCK GEOLOGY [2]

Unit Name	Zig Zag Chalk Formation
Geology Description	Mostly firm, pale grey to off-white blocky chalk with a lower part characterised by rhythmic alternations of marls and marly chalks with firm white chalk. Thin silty chalk beds act as markers in the sequence. Parent unit of the Totternhoe Stone Member.
Aquifer	Principal
Aquifer Description	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.

BEDROCK GEOLOGY [3]

Unit Name	Totternhoe Stone Member
Geology Description	A distinctly harder unit in the Grey Chalk Subgroup ("Lower Chalk"). Typically brownish-grey, fine-grained calcarenite. Has been described as "sandy" because of coarse fossil fragments - not because of quartz sand grains. Thin to thickly bedded. Fossiliferous.
Aquifer	Principal
Aquifer Description	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.

BEDROCK GEOLOGY [4]

Unit Name	West Melbury Marly Chalk Formation
Geology Description	Buff, grey and off-white, soft, marly chalk and hard grey limestone arranged in couplets.
Aquifer	Principal
Aquifer Description	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.

*Table 4.2: Bedrock Geology***4.1.1. Groundwater Vulnerability**

Both superficial and bedrock geologies are believed to be of high vulnerability, along with a high leaching class. There are also records of significant soluble rocks – problems unlikely except with considerable surface or subsurface water flow.

4.1.2. Artificial Ground, Landslips and Faults

There are no records within 250m of the site.

4.1.3. Radon

The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No Radon Protective Measures are considered necessary for new properties or extensions to existing ones.

4.1.4. Ground Workings and Mining

There are no records of artificial or made ground within 500m of the site, however it is highlighted that chalk mining has occurred in geology similar to that on site. It is also stated that underground mine workings are uncommon. This does not necessarily mean that chalk mining has occurred on site, as supported by the lack of any land use following historical map review or any other mining records on site.

4.1.5. BGS Borehole Records

No records within 250m of the site.

4.1.6. Natural Ground Subsidence

The BGS has provided the following information as summarised in Table 4.3 below.

PROCESS	RISK LEVEL	DETAILS
Ground Dissolution of Soluble Rocks	Very Low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.
Collapsible Deposits	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
Landslides	Very Low	Slope instability problems are unlikely to be present. No special actions
Running Sands	Very Low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
Shrink Swell Clay	Very Low	Ground conditions predominantly low plasticity.
Compressible Deposits	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits.

Table 4.3: Ground Subsidence Records

4.1.7. BGS Estimated Background Soil Chemistry

Estimated background concentrations on site are as follows: arsenic 15mg/kg; cadmium 1.8mg/kg; chromium 40-60mg/kg; nickel 15-30mg/kg, lead 100mg/kg.

4.2. Hydrology

4.2.1. Surface Water Features

There are no surface water features recorded within 250m of the site boundary. The site is however in a river catchment, known as the Cat Ditch.

4.2.2. Flooding

There are no Environment Agency floodplain zones present within 50m of the site boundary. The site is therefore in Flood Zone 1, indicating a less than 0.1% annual probability of flooding.

There is a low risk of surface water flooding in the sites northern section where there is a topographical depression. Outside the site, parts of the field to the north-east have a greater risk of surface water flooding, being a 1 in 30 year return period. This follows an off site overland flood route.

The northern section of the site also has a moderate risk of groundwater flooding, whereas the rest of the site has a low risk.

4.3. Controlled Waters

4.3.1. Abstraction Licenses

There are no abstractions within 500m of the site, inclusive of potable abstractions.

4.3.2. Source Protection Zones

The southern half of the site is in a Type 3 SPZ. This zone is defined as the total area needed to support the abstraction or discharge from the protected groundwater source. This SPZ3 is related to the inner SPZ1 to the south and east of site.

4.4. Designated Environmentally Sensitive Sites

Other than the London Green Belt (9m SE), there are no designated features within 1000m of the site.

4.5. Agricultural Designations

The site is listed as Grade 2 agricultural land. This is very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting.

4.6. Nitrate Vulnerable Zones

The site is classified as two Nitrate Vulnerable Zones (NVZ), known as the Great Ouse NVZ (surface water) and the Anglian Chalk NVZ (groundwater).

Nitrate vulnerable zones are areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC).

5. ENVIRONMENTAL RECORDS REVIEW

The following information has been obtained from public archive via the data supplier Groundsure or by direct application. The full Enviro Insight Groundsure Report is included as Appendix 5. The subsequent review focusses on records within 50m of the outlined development site for above ground features or within 250m for potentially infilled features, or those which are considered relevant to the proposed development. Ridge have not included data from Groundsure's own review of historical maps.

5.1. Groundsure Record Search

The following observations are taken from the Enviro Insight Report (Appendix 5).

5.1.1. Historical Industrial Land Uses

There are no records relating to historical industrial land uses within 350m of the site.

5.1.2. Historical Petrol Stations and Garages

There are no records of petrol stations or garages within 500m of the site.

5.1.3. Historical Tank Database

There are no records of historical tanks within 500m of the site boundary.

5.1.4. Historical Energy Features

There are no records of historical energy features within 500m of the site boundary.

5.1.5. Waste and Landfill

No historical or current records of landfills or waste sites within 500m of the site.

There is however a storing of waste exemption 281m north-west.

5.1.6. Environmental Permits, Incidents, Registers and Consents

No pertinent records within 350m of the site.

5.1.7. Current Industrial Land Uses

Two pylons are noted to be within 250m of the site, being 1m north and 57m south.

There is also a Shell petrol station 375m west.

5.2. Local Authority Consultation

5.2.1. Planning History – Hertfordshire Building Control

Hertfordshire Building Control were contacted for pertinent information relating to the site and immediate surroundings on 6 February 2024, however were unable to provide any relevant information.

5.2.2. Contaminated Land Officer – Hertfordshire Council

The council were contacted for pertinent information relating to the site and immediate surroundings on 6 February 2024. A response had not been approved at the time of writing this report – if prudent information is supplied it will be submitted within a report addendum.

5.3. Potential Sources of Contamination – Records Review

No potential sources have been identified within the records review.

Potential contamination sources not considered to represent a significant risk to the site are detailed below. These features will not be considered further within the risk assessment.

POTENTIAL SOURCES NOT CONSIDERED FURTHER	
FEATURE	JUSTIFICATION
Electricity pylon, 1m N & 57m S	Low contamination potential
Storing of waste exemption, 281m NW	Significant distance from site.
Shell petrol station, 375m W	Significant distance from site.

Table 5.1: Potential Sources not considered further.

6. PRELIMINARY CONCEPTUAL SITE MODEL

The preliminary conceptual site model represents an assessment of the current status of the site and the likelihood of a pollutant linkage for each identified potential combination of contaminant, pathway and receptor.

It should be noted that there may be risk from short term exposure from contaminated soil to site workers. The Preliminary Contamination Conceptual Model deals with long term exposure to key receptors. Acute risks can be easily mitigated by good environmental management of the site during site works. Standard health and safety precautions (as per HSE guidance¹) should be adopted by all workers involved with site enabling and construction works. Therefore, this receptor is not considered in the contamination conceptual model.

6.1. Potential Sources

No on site sources of contamination have been identified. No off site sources of contamination have been identified that are considered feasible to impact the site.

It should be noted that sources of contamination may become apparent during any future investigation and development of the site.

6.2. Pollutant Linkages

With no credible sources identified there cannot be plausible contaminant linkages as these require a source, pathway and receptor.

At this stage, no potential on or off site contamination sources have been identified, and therefore the development proposal is unlikely to impact identified receptors. If an on site contamination source is identified following groundworks or further investigation the conceptual model and risk assessment should be revisited.

¹ HSE (1991). "Protection of Workers and the General Public During Development of Contaminated Land". London HMSO.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1. Contamination

With no credible sources identified there cannot be plausible contaminant linkages as these require a source, pathway and receptor.

7.1.1. Further Investigation

A specific contamination investigation is not required due to the lack of contamination sources, however a contamination screening is advised during any geotechnical investigations or groundworks.

A contamination screening should comprise the collection of three or four soil samples for analysis of a generic contamination suite to verify the low risk levels assessed within this preliminary risk assessment.

7.1.2. Watching Brief

A Watching Brief should be carried out by the Site Supervisor during construction and groundworks in case any areas of contamination are identified.

Ridge should be contacted in the first instance if any suspected contaminated soils are identified.

7.2. Geotechnical

A review of key geotechnical aspects is provided below.

7.2.1. Expected Ground Conditions

The desk-based information reviewed within this report indicates that a veneer of topsoil is likely to be present over superficial head deposits comprising of clay, silt, sand, and gravel in the sites northern area. The predominant bedrock geology is of a firm, marly chalk, however in the northern area two slight variations of this chalk are seen.

7.2.2. Foundations

With reference to the published geology and the proposed development, it is considered likely that shallow foundations can be utilised for the proposed development. The solution may need to be deepened where soft or loose ground is encountered.

Any solution in the northern part of site may need to account for differences in underlying geology, both superficial and bedrock, although all three bedrock geologies seen on site are variations of chalk.

7.2.3. Drainage

Based on the expected geology traditional soakaways are likely to be viable. Soakage testing in line with BRE365 should be carried out to confirm this.

7.2.4. Other Considerations

The site is bordered by trees and bushes to its east and south. If soils are shrinkable, foundations may need to be deepened adjacent to existing or proposed trees.

7.2.5. Earthworks / Site Levels

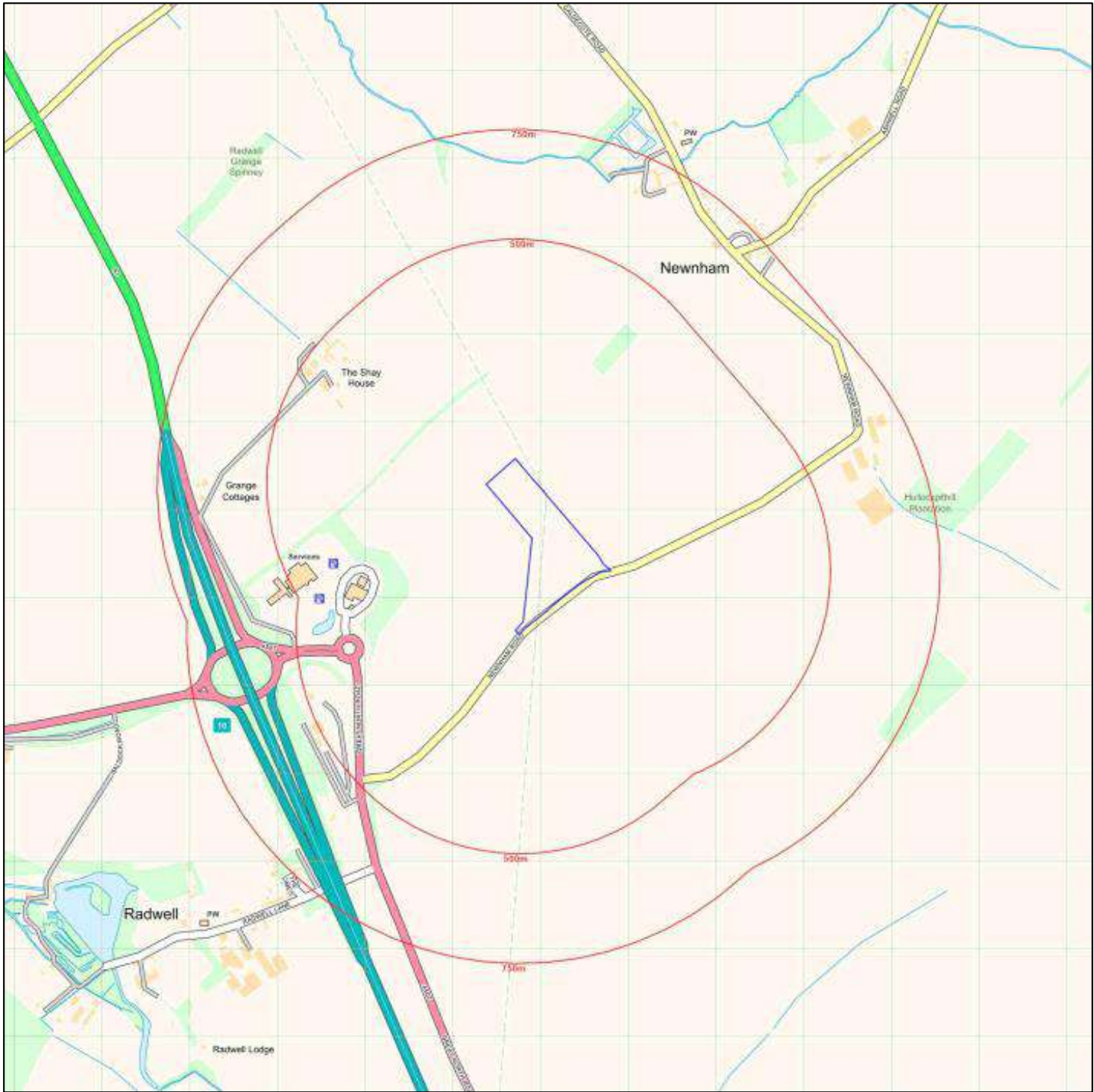
A general decrease in elevation is seen towards the eastern and northern areas of the site, with the east sitting at around 58-59mAOD and the north being even lower at 55-56mAOD. The south-western area of site ranges from around 64-65mAOD.

Care should be taken to ensure that excessive earthworks are not required nor retaining situations created.

7.3. Unexploded Ordnance

The site is not considered to be in an area at risk from UXO.

FIGURE 1 – SITE LOCATION PLAN



Project		Radwell Bury Farm		Title	Site Location Plan
Job Number	5024440	Client	Balance Power	RIDGE PROPERTY & CONSTRUCTION CONSULTANTS 1 Royal Court Kings Worthy Winchester SO23 7TW	
Drawing	5024440-Fig1	Revision	-		
Drawn	OS	Date	February 2024		
Checked by	MS	Scale	NTS		
				Ridge and Partners LLP www.ridge.co.uk	
				TEL: 01962 834400	

APPENDIX 1 – REPORT CONDITIONS

Report Conditions

This report is produced solely for the benefit of **Balance Power** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the Site.

This report is based on a visual Site inspection, study of readily accessible referenced historical records, information supplied by those parties noted in the text and preliminary discussions with local and Statutory Authorities. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. Where ground contamination is suspected but no physical Site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to detailed activities related to the Site. Where test results undertaken by others have been made available these can only be regarded as a limited sample. The possibility of the presence of contaminants, not revealed by this research cannot be discounted.

Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by Authorities or Funds etc. without question, as such bodies may have unpublished, often more stringent objectives. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Ridge and Partners LLP. In time improved practices or amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of land contamination specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous use and abuse of the Site and adjacent Sites. The report concentrates on the Site as defined in the report and provides an opinion on surrounding Sites. If migrating pollution or contamination (past or present) exists, this can only practically be better assessed following extensive on and off Site intrusive investigations and monitoring.

APPENDIX 2 – LEGAL CONTEXT AND METHODOLOGY

Legal Context

Part IIA of the Environmental Protection Act 1990 (inserted by Section 57 of the Environment Act 1995) provides a regime for the control of specific threats to health or the environment from land contamination. In accordance with the Act and the statutory guidance document 'The Contaminated Land (England) Regulations 2000', the definition of contaminated land is intended to embody the concept of risk assessment. Within the meaning of the Act, land is only "contaminated land" where it appears to the Regulatory Authority, by reason of substances within or under the land, that:

"Significant harm is being caused, or there is a significant possibility of such harm being caused; or Pollution of controlled waters is being, or is likely to be, caused."

Inherent in this definition is the requirement for contamination risk assessment to be undertaken on a site-specific basis, as the potential for harm is determined by the Site's end use and its specific environmental setting. The guidance defines "risk" as the combination of:

- The probability, or frequency, of occurrence of a defined hazard (for example, exposure of a property to a substance with the potential to cause harm); and
- The magnitude (including the seriousness) of the consequences.

While Part IIA of the Environmental Protection Act provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment, the regime does not take into account future uses. New developments are therefore controlled by the planning regime, with reference to the National Planning Policy Framework (NPPF, 2023), rather than directly by Part IIA of the Environmental Protection Act.

The NPPF is based on the principal that the site should be suitable for its new use, taking account of ground conditions, including from natural hazards or former activities and states that "Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner". The NPPF also links the planning and Part IIA regimes by stating that "after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990". Key components of the Part IIA regime, such as the definition of Contaminated Land and the associated risk-based assessment approach, are therefore considered to also be applicable to the planning regime.

Methodology

This report has been prepared in accordance with published Environment Agency guidance – Land Contamination Risk Management (LCRM, 2020), which supersedes CLR 11. CLR 11 adopted and refined the well-recognised methodology and terminology that has been used in contaminated land risk assessment for a number of years.

In the context of land contamination, there are three essential elements to any risk:

A **contaminant source** – a substance that is in, on or under the land and has the potential to cause harm or to cause pollution of controlled waters.

A **receptor** – in general terms, something that could be adversely affected by a contaminant, such as people, an ecological system, property, or a water body.

A **pathway** – a route or means by which a receptor can be exposed to, or affected by, a contaminant.

Each of these elements can exist independently, but they create a risk only where they are linked together, so that a particular contaminant affects a particular receptor through a particular pathway. This kind of linked combination of contaminant–pathway–receptor is described as a pollutant linkage.

An important thread throughout the overall process of risk assessment is the need to formulate and develop a conceptual model for the site, which supports the identification and assessment of pollutant linkages. A conceptual model represents the characteristics of the site in diagrammatic or written form that shows the possible relationships between contaminants, pathways and receptors (pollutant linkages).

APPENDIX 3 – PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

RIDGE

SITE: RADWELL BURY FARM
PROJECT NUMBER: 5024440

Photo No.	Date	
1	02/02/24	
Photo Title Overview of the site looking towards the south-east		

Photo No.	Date	
2	02/02/24	
Photo Title View along the eastern boundary of site.		

PHOTOGRAPHIC LOG

RIDGE

SITE: RADWELL BURY FARM
PROJECT NUMBER: 5024440

Photo No.	Date	
3	02/02/24	
Photo Title View of site facing west.		

Photo No.	Date	
4	02/02/24	
Photo Title View of site looking towards the southern boundary of site.		

PHOTOGRAPHIC LOG

SITE: RADWELL BURY FARM
PROJECT NUMBER: 5024440



Photo No.	Date	
5	02/02/24	
Photo Title View facing east showing the pylon on the eastern boundary of site.		

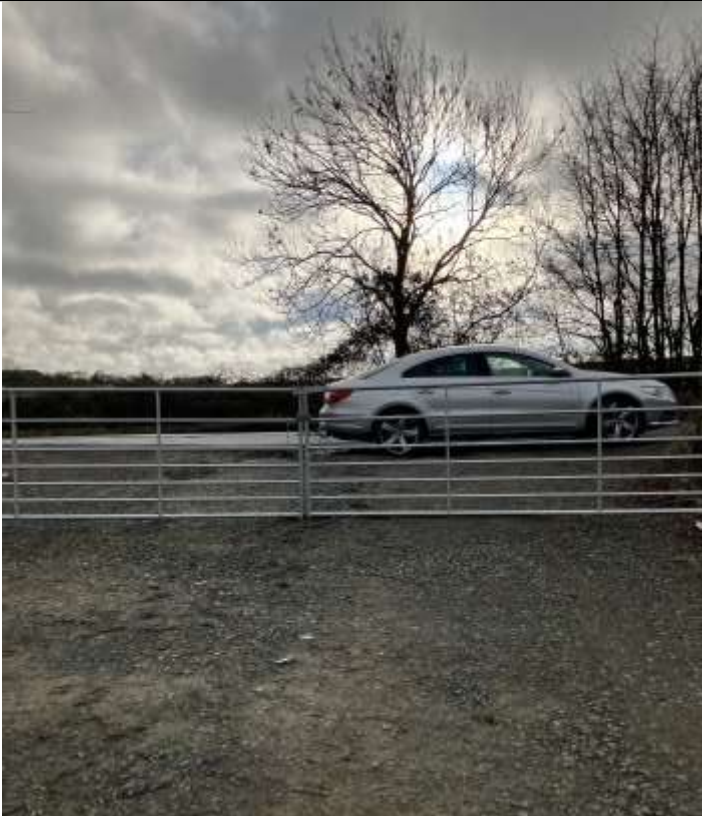
Photo No.	Date	
6	02/02/24	
Photo Title View of southern boundary of site.		

PHOTOGRAPHIC LOG

SITE: RADWELL BURY FARM
PROJECT NUMBER: 5024440

RIDGE

Photo No.	Date	
7	02/02/24	
Photo Title View of gate on northern boundary of site.		

Photo No.	Date	
8	02/02/24	
Photo Title View of gate on southern boundary of site.		

PHOTOGRAPHIC LOG

SITE: RADWELL BURY FARM
PROJECT NUMBER: 5024440



Photo No.	Date	
9	02/02/24	
Photo Title View of the hedgerows on northern boundary of site.		

Photo No.	Date	
10	02/02/24	
Photo Title View of south-eastern corner of site.		

APPENDIX 4 – HISTORICAL MAPS

Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: County Series

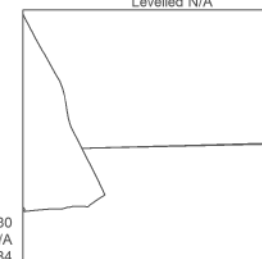
Map date: 1882-1884

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1877
Revised 1877
Edition 1882
Copyright N/A
Levelled N/A



Surveyed 1880
Revised N/A
Edition 1884
Copyright N/A
Levelled N/A

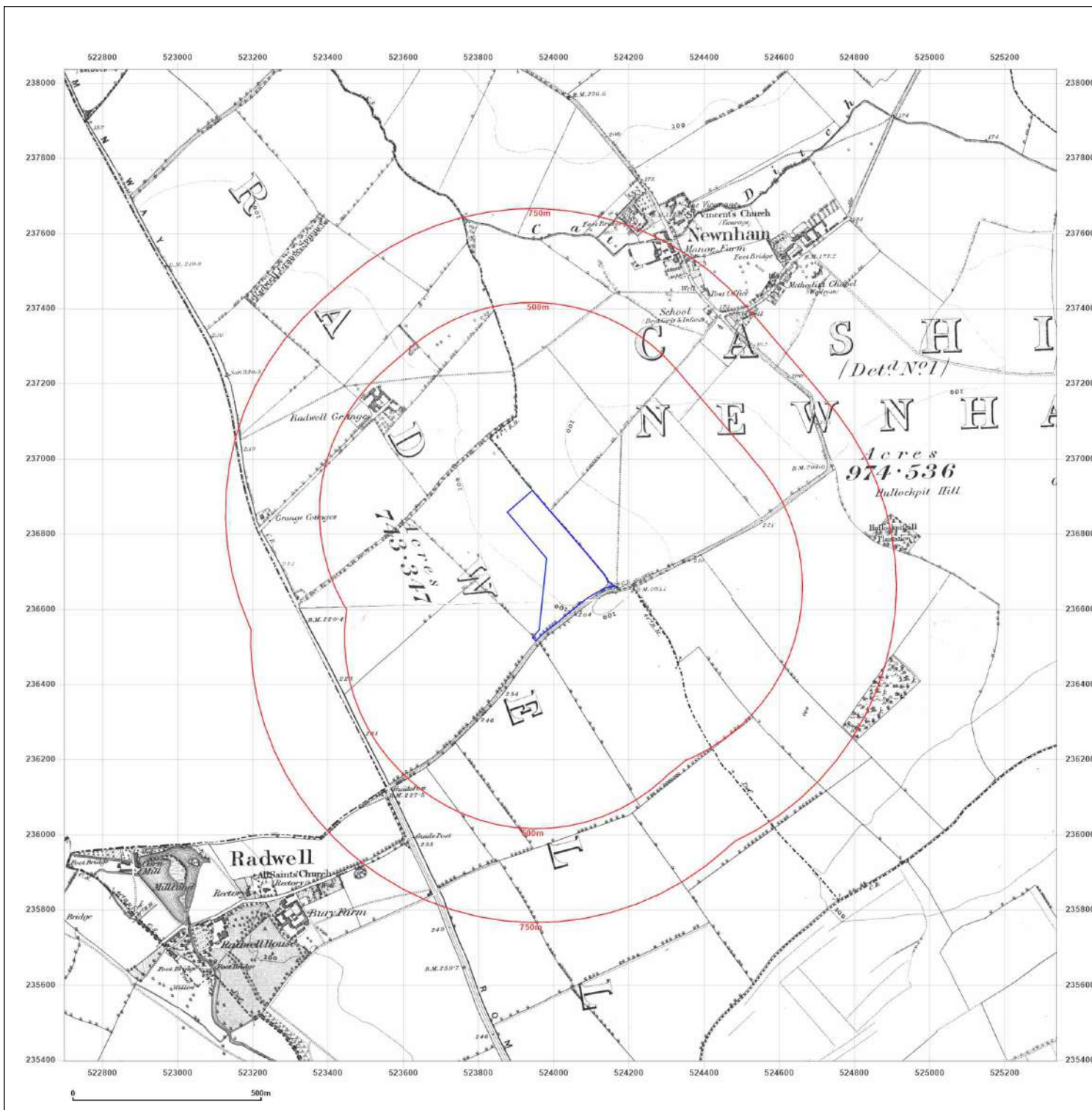


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Production date: 30 January 2024

Map legend available at:
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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1877
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1879
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

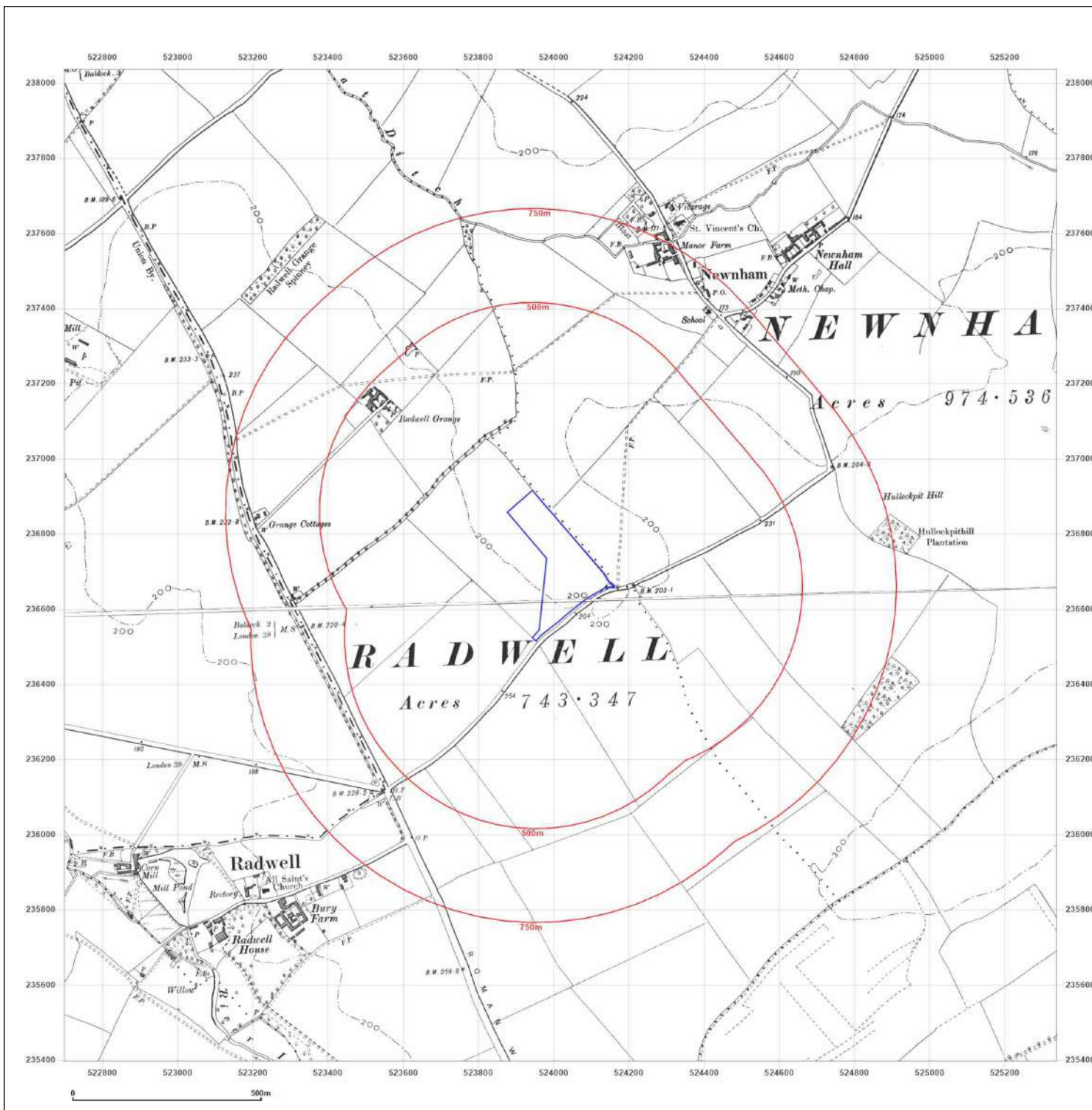


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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: County Series

Map date: 1900

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1881
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1881
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A

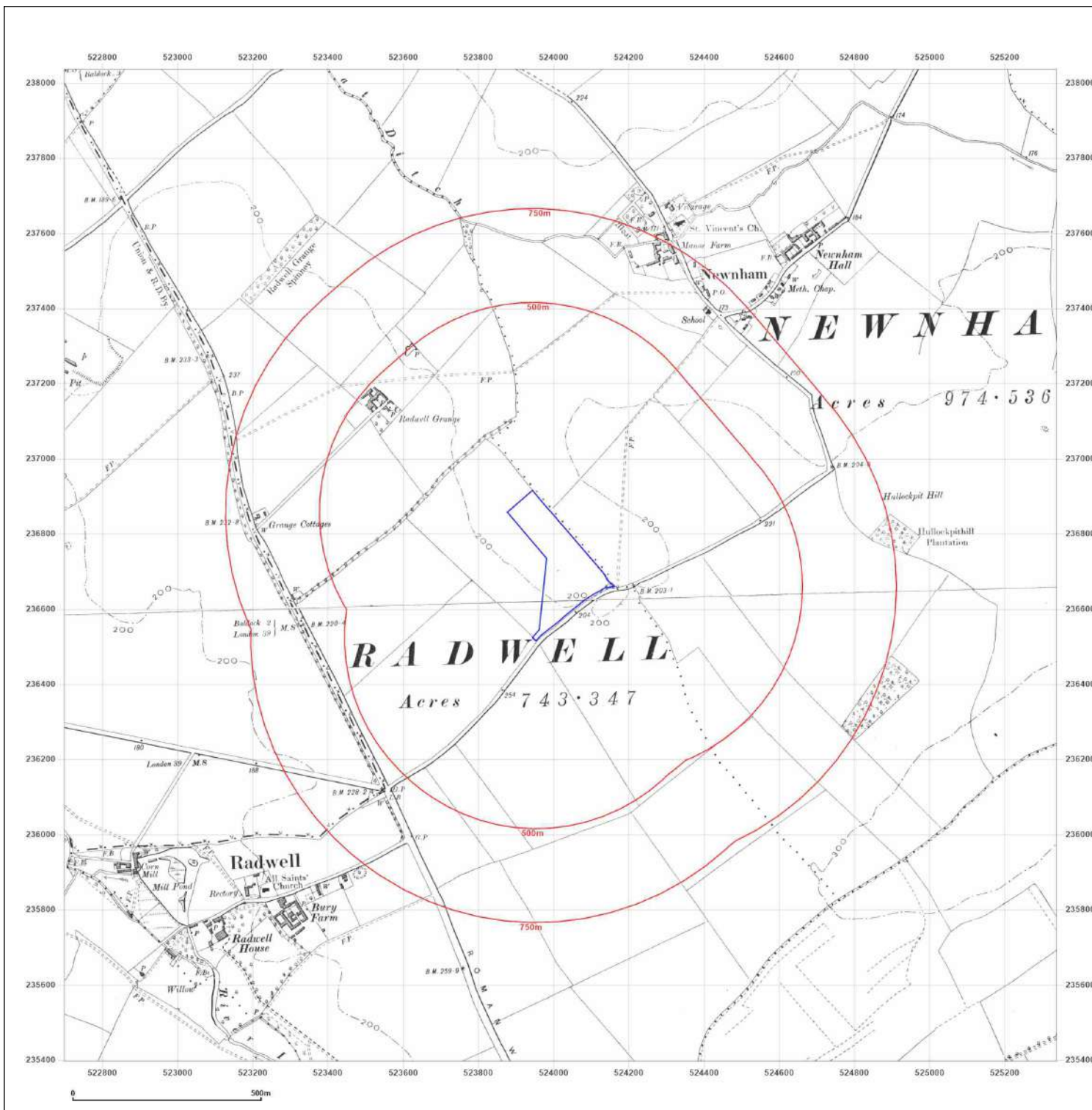


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Production date: 30 January 2024

Map legend available at:
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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: County Series

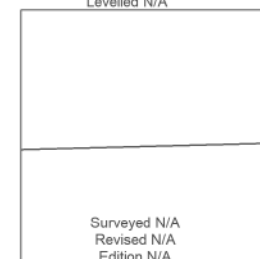
Map date: 1920-1921

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1881
Revised 1921
Edition N/A
Copyright N/A
Levelled N/A



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

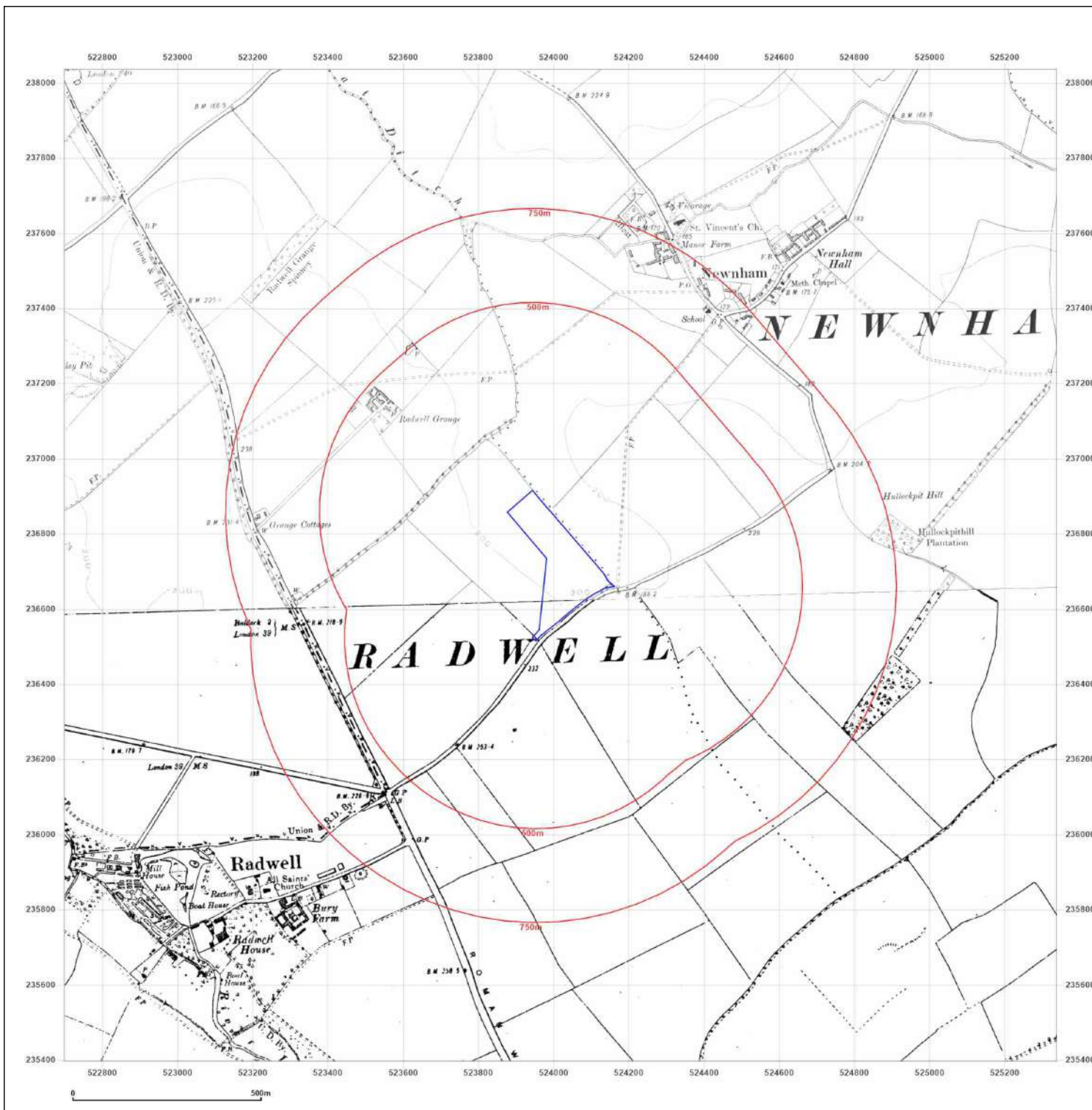


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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: County Series

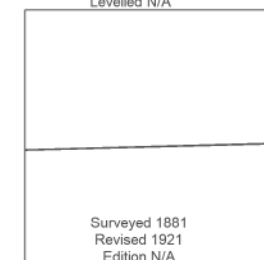
Map date: 1921-1922

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1881
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1881
Revised 1921
Edition N/A
Copyright N/A
Levelled N/A

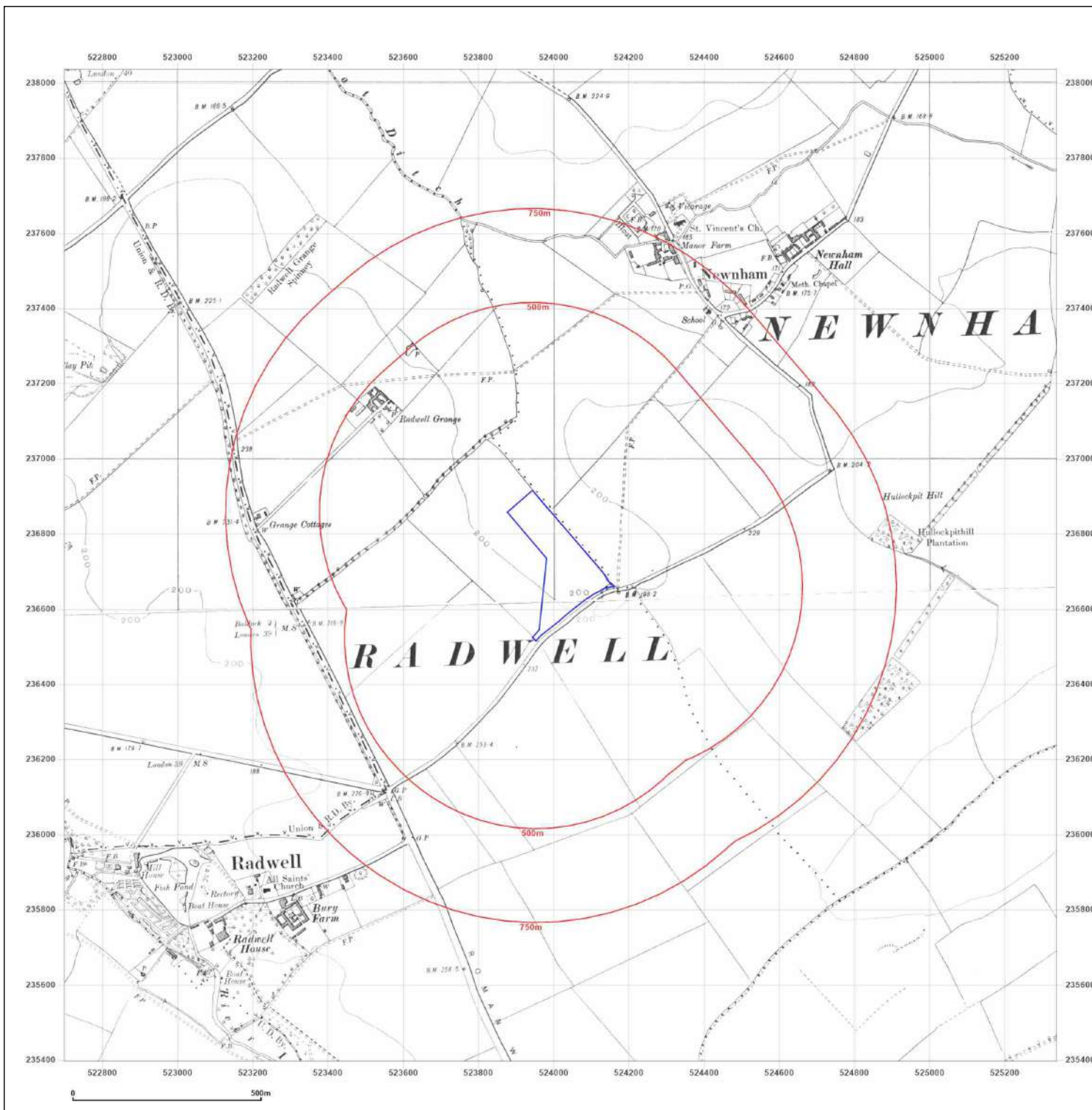


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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

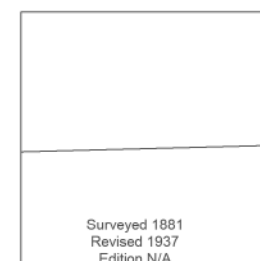
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Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: County Series

Map date: 1937

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1881
Revised 1937
Edition N/A
Copyright N/A
Levelled N/A

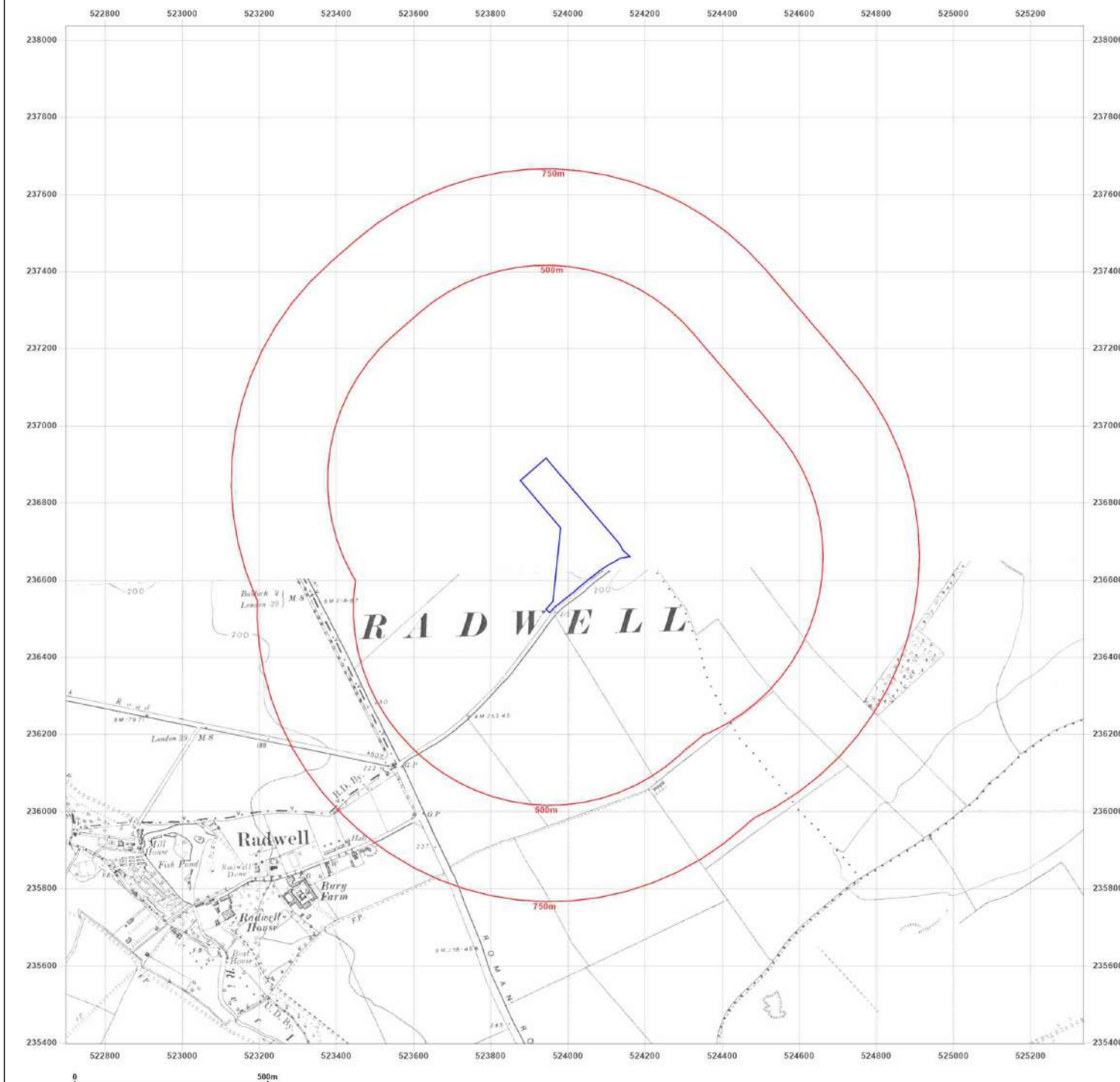


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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

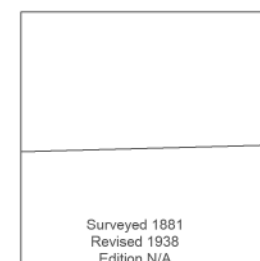
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Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: County Series

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Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1881
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

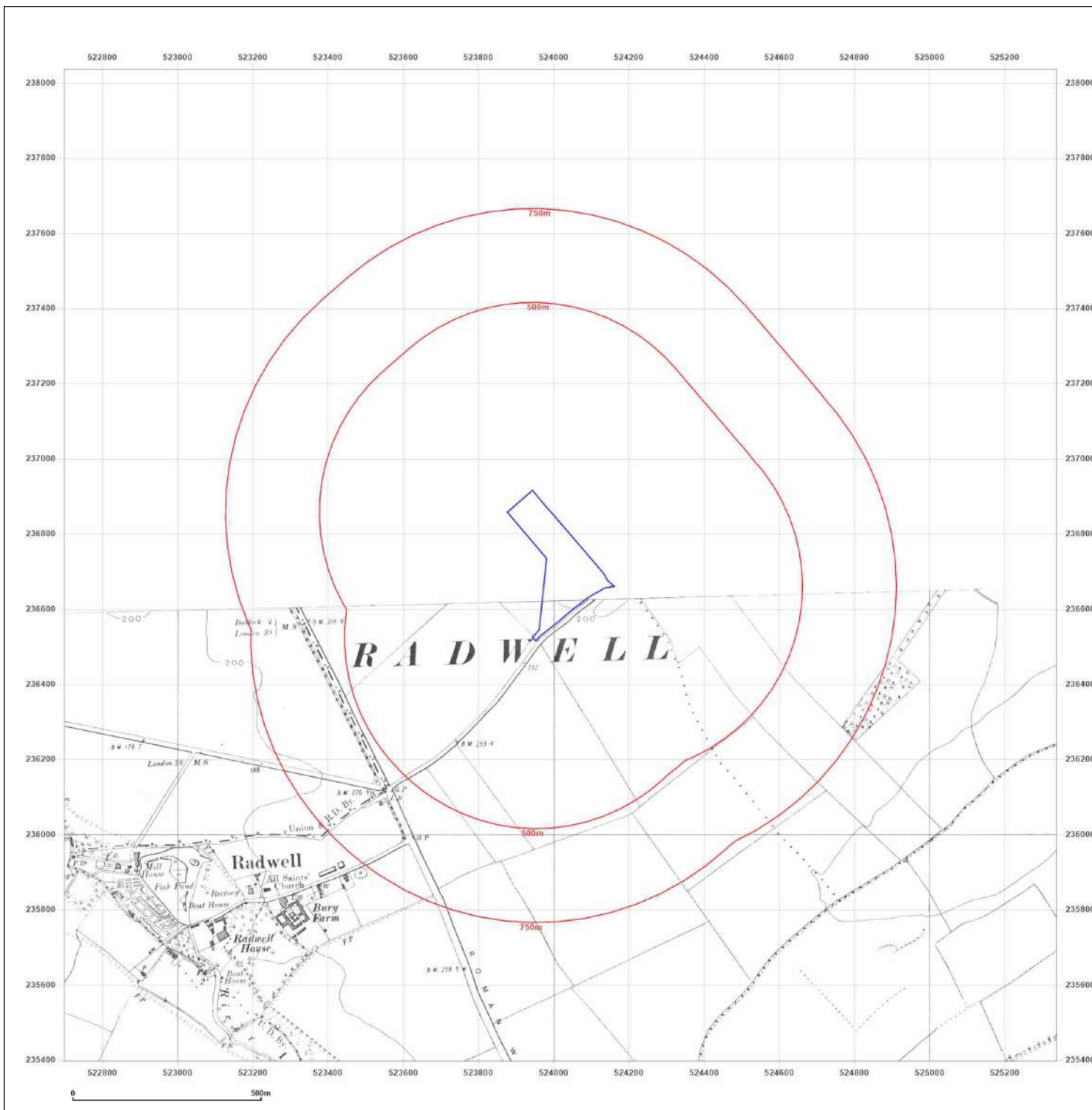


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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: County Series

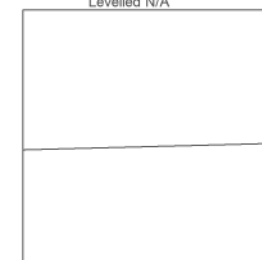
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Printed at: 1:10,560



Surveyed 1881
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

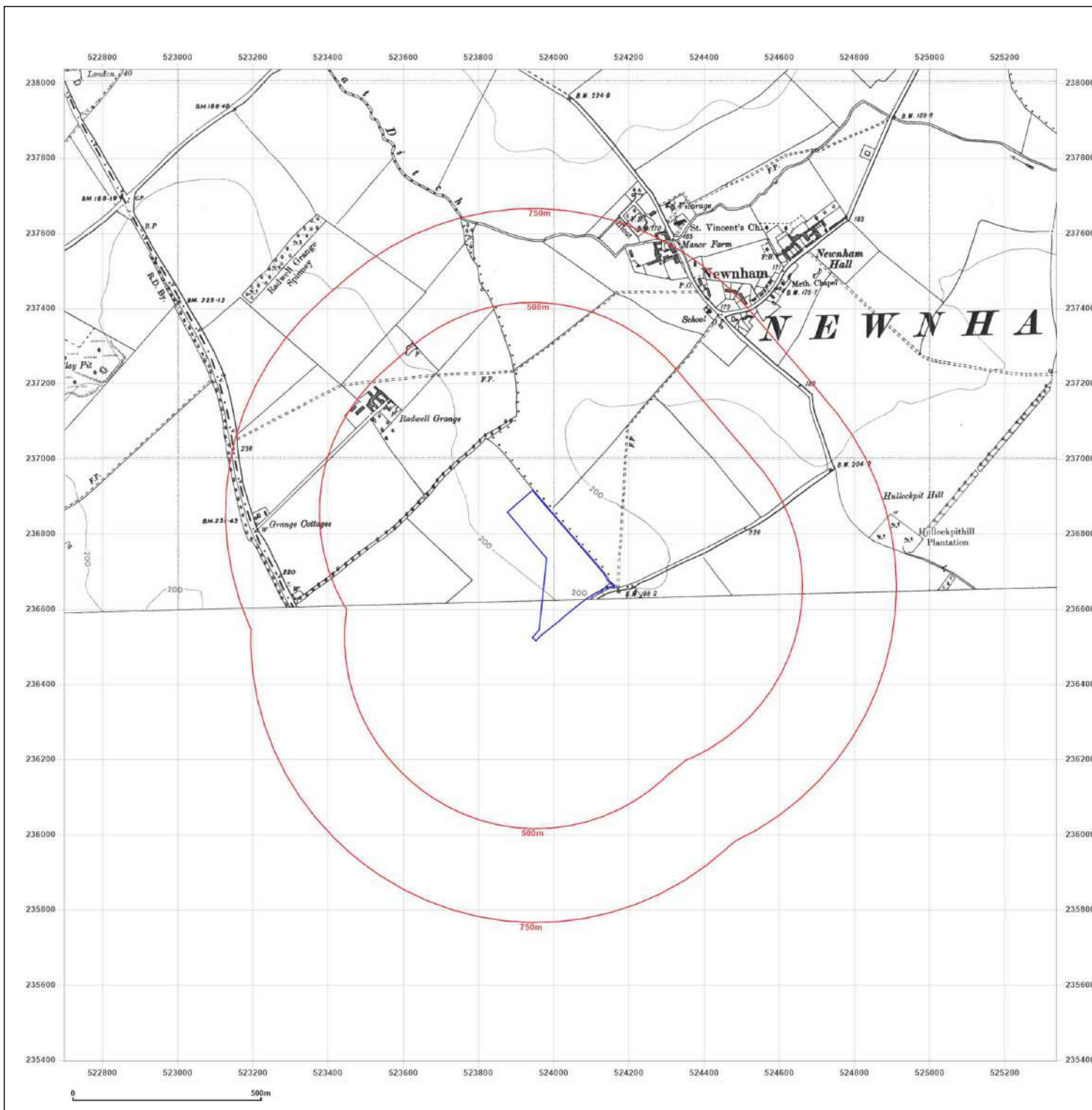


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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: Provisional

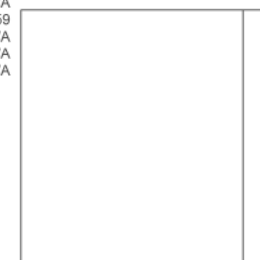
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Printed at: 1:10,560



Surveyed N/A
Revised 1959
Edition N/A
Copyright N/A
Levelled N/A

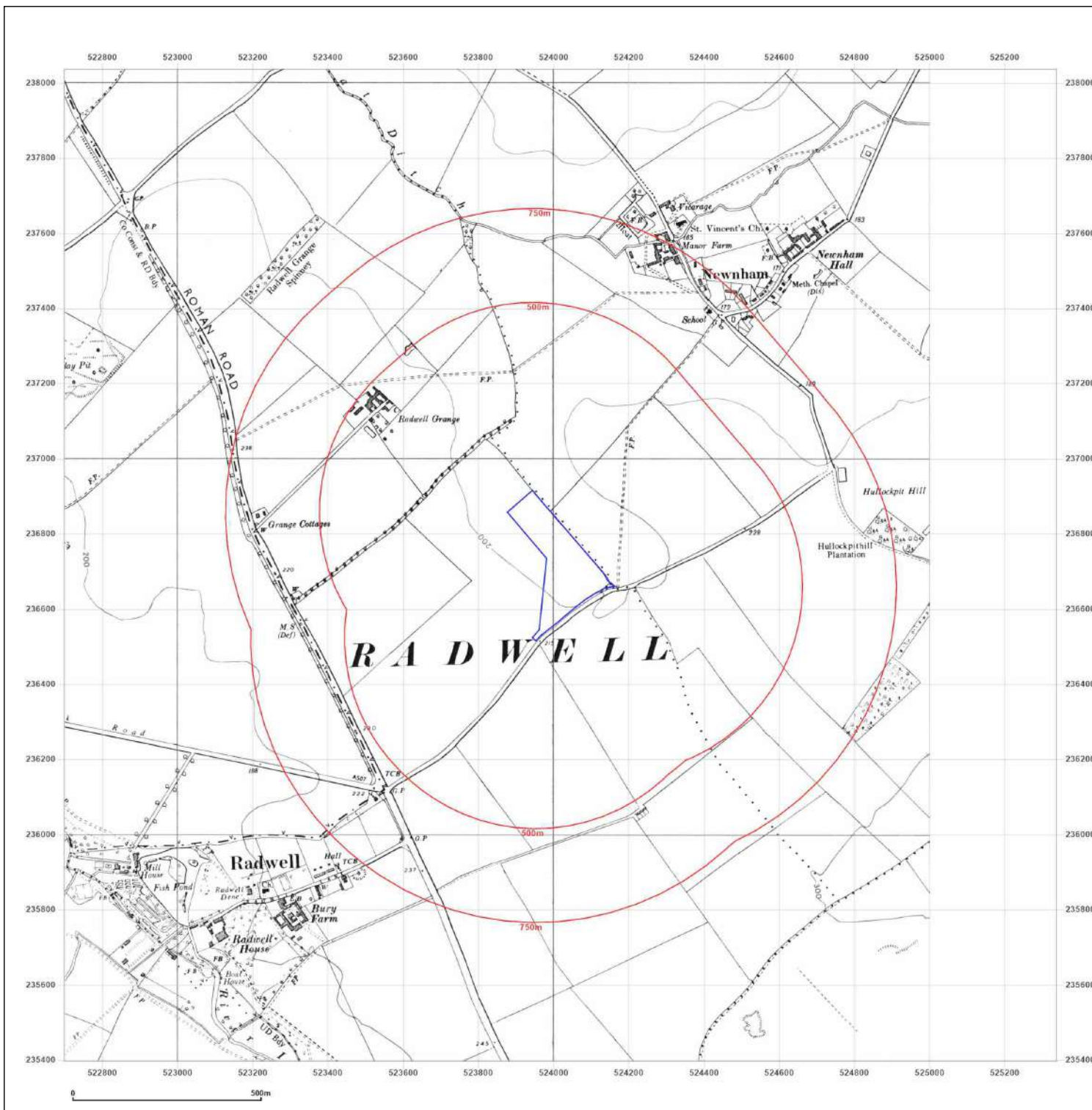


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Site Details:

Radwell Bury Farm (524000,
236716), SG 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

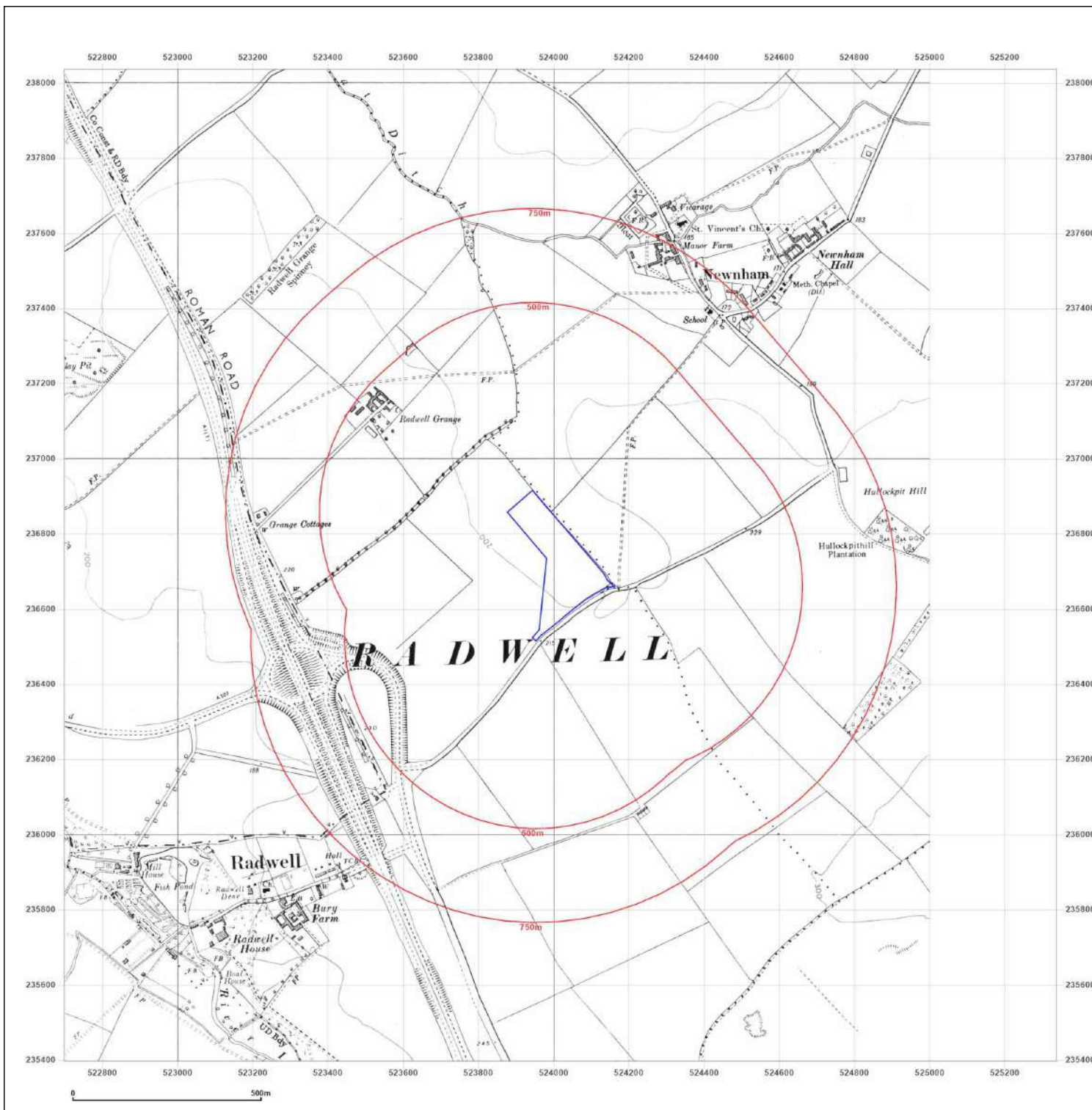


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Site Details:

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Client Ref: Radwell_Bury_Farm_S23-3569

Report Ref: GS-3D2-J4K-KL4-XYD

Grid Ref: 524018, 236716

Map Name: National Grid

Map date: 1982-1985

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1983
Revised 1985
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1974
Revised 1982
Edition N/A
Copyright N/A
Levelled N/A

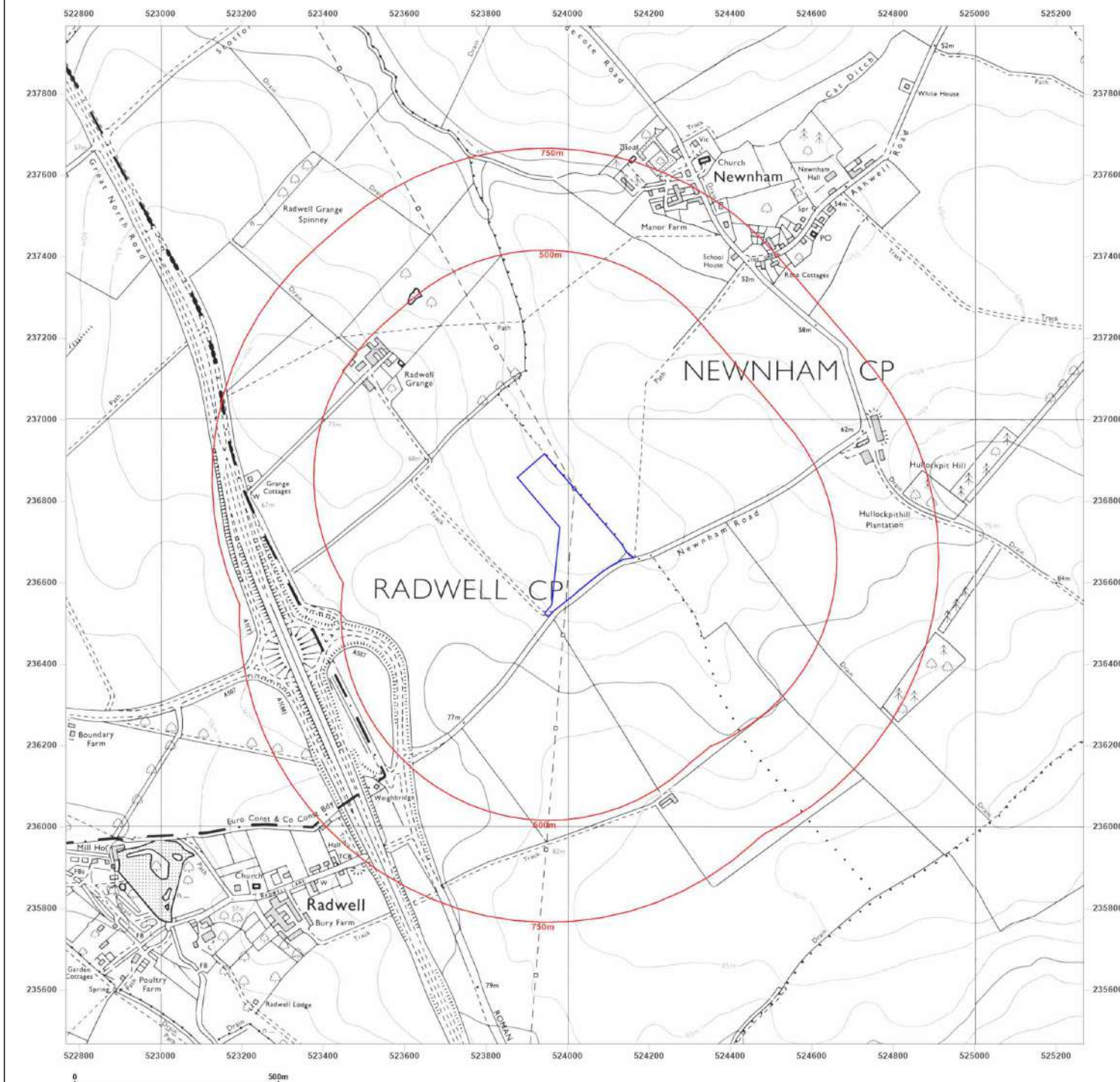


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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

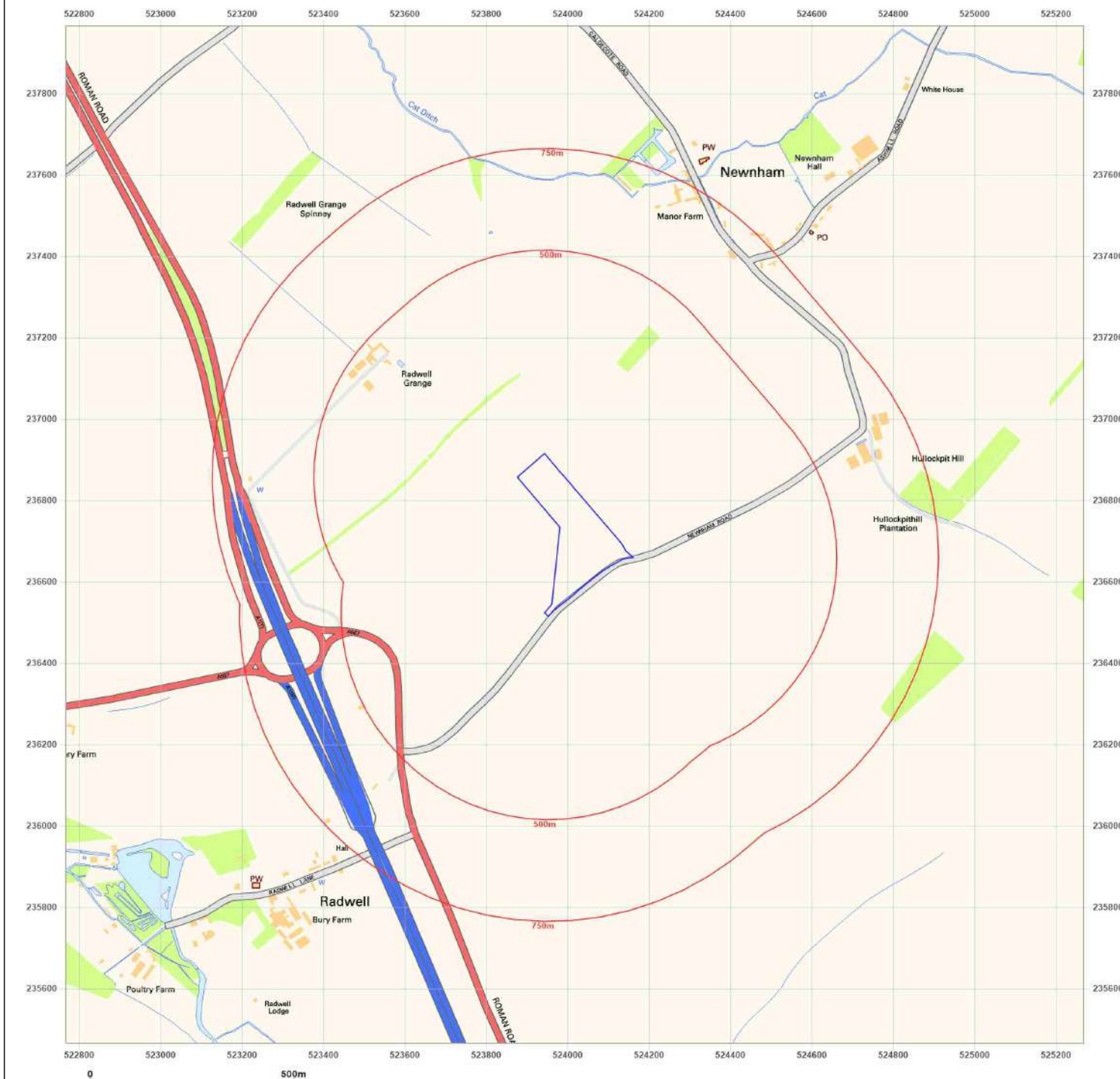


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Production date: 30 January 2024

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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

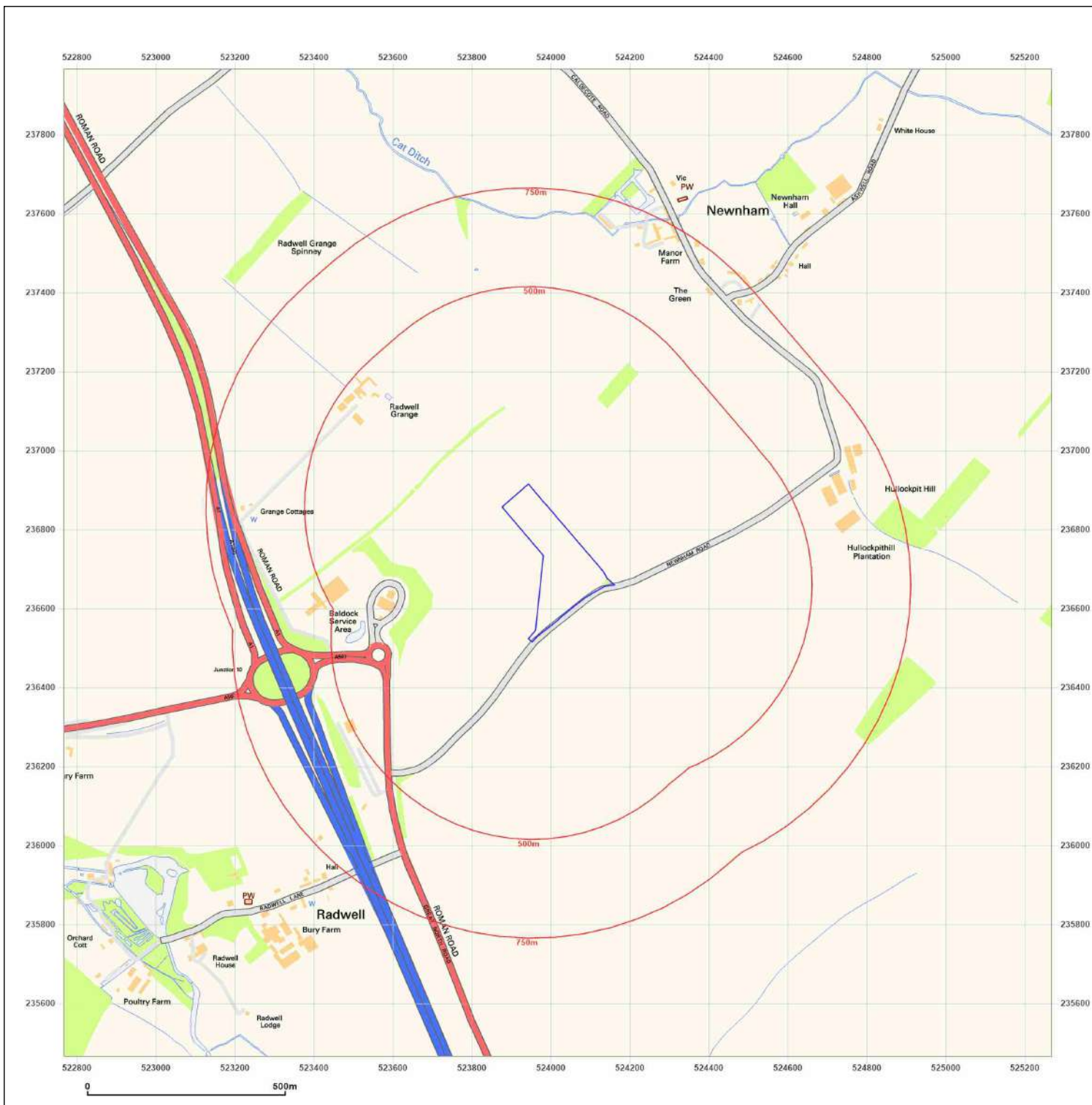


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Production date: 30 January 2024

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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD
Grid Ref: 524018, 236716

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000

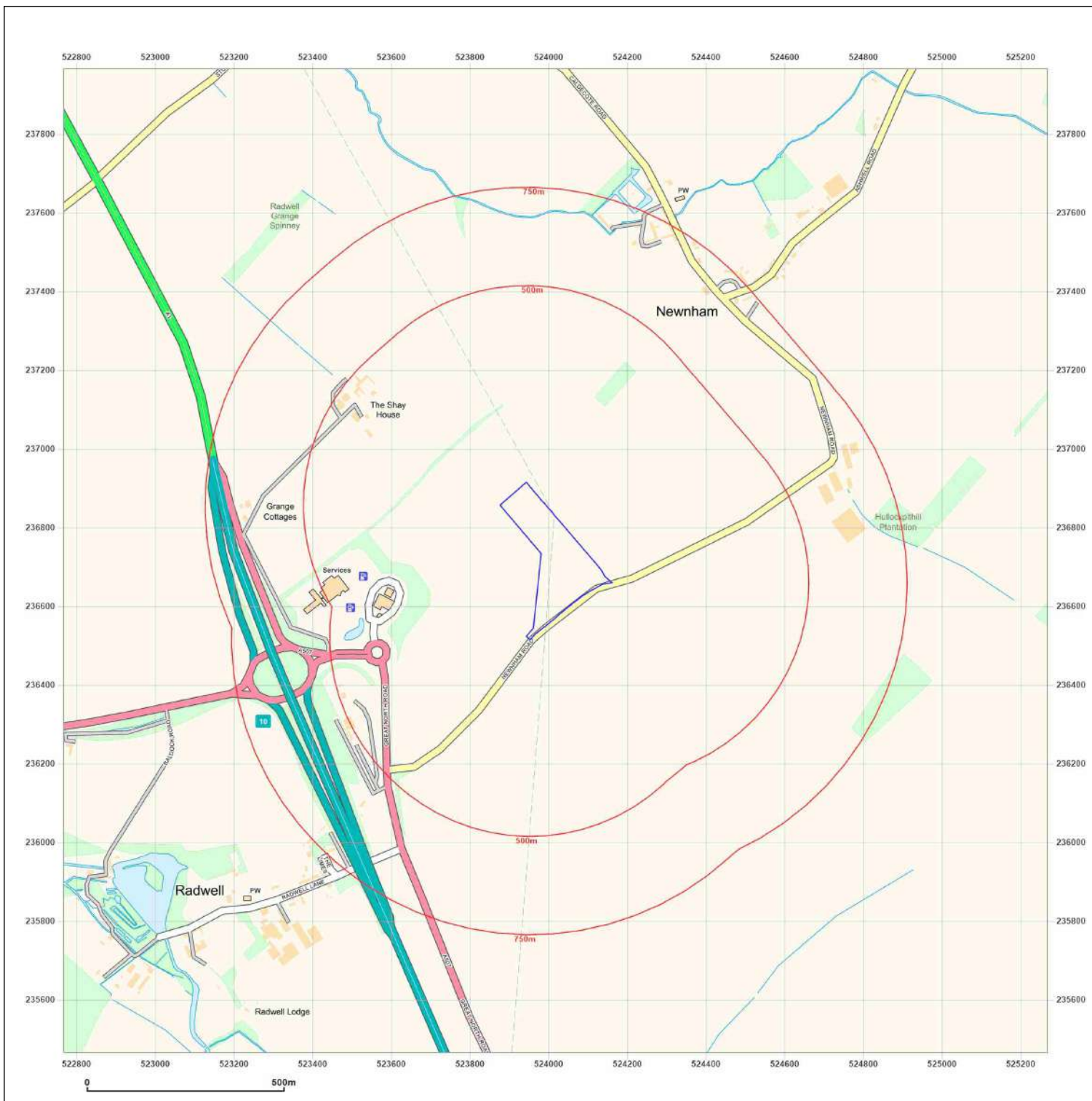


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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569

Report Ref: GS-3D2-J4K-KL4-XYD_2500

Grid Ref: 524018, 236715

Map Name: County Series

Map date: 1877

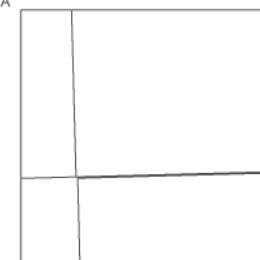
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
Levelled N/A

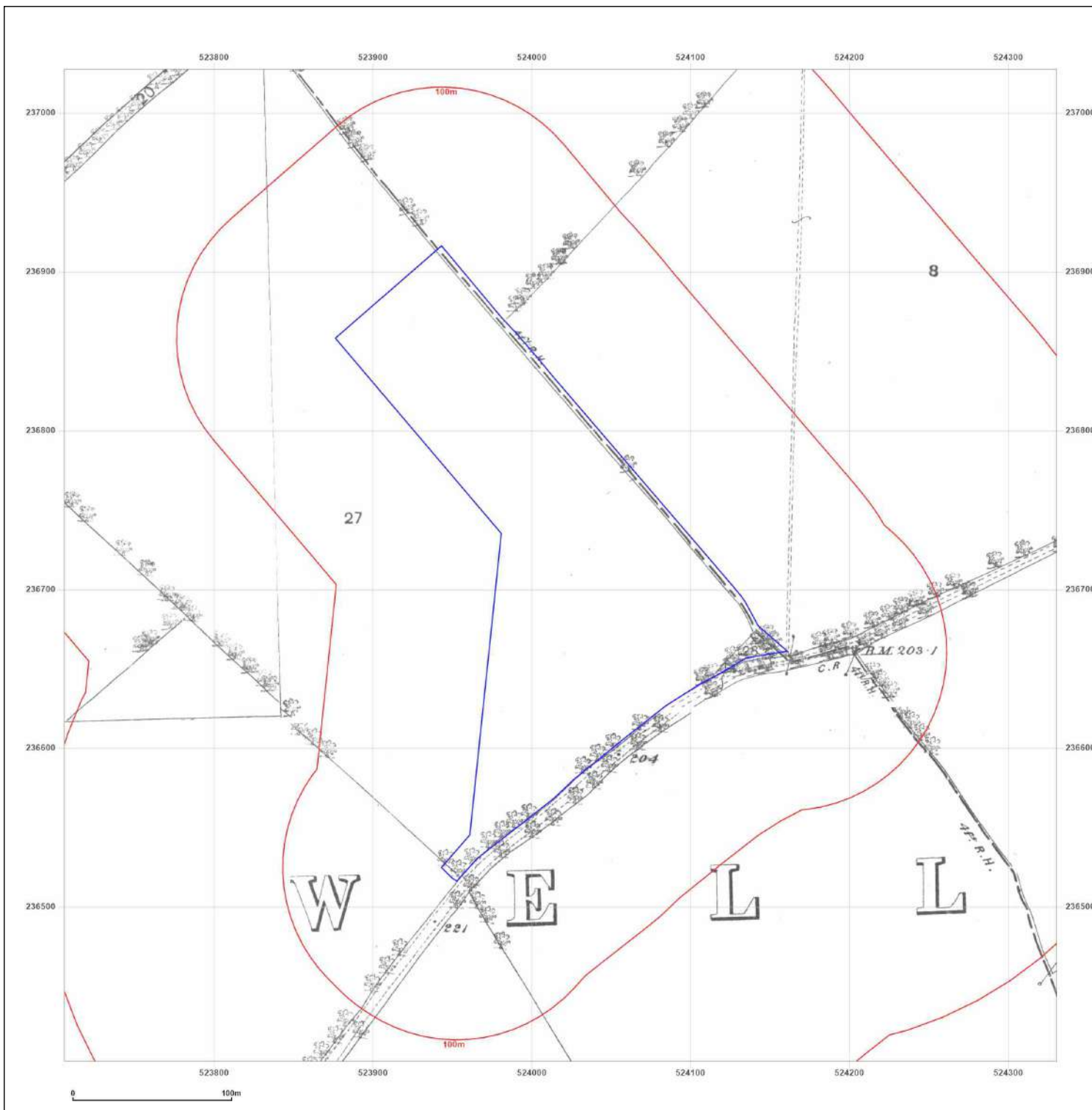


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Site Details:

Radwell Bury Farm (524000,
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Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD_2500
Grid Ref: 524018, 236715

Map Name: County Series

Map date: 1898

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

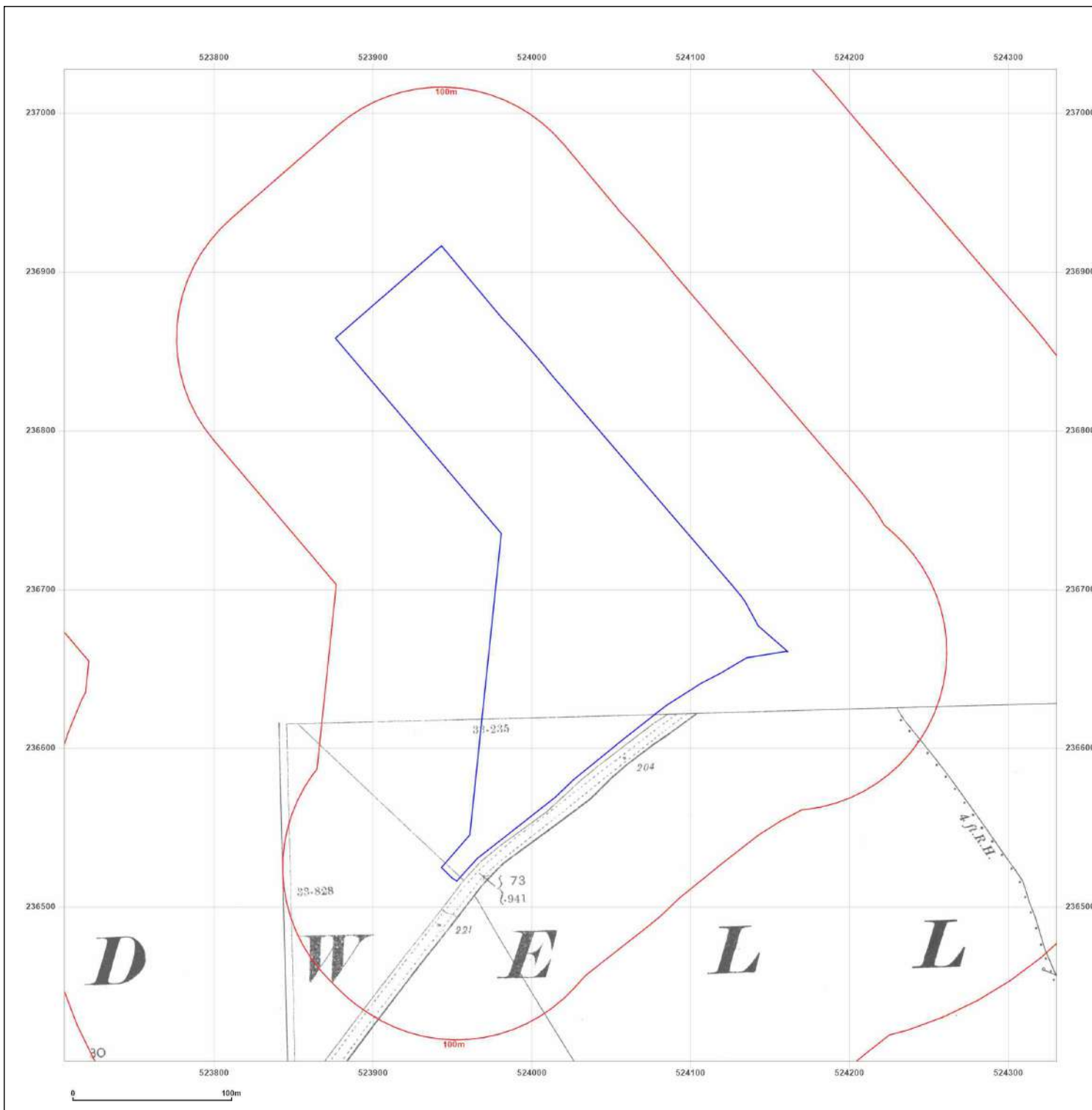


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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD_2500
Grid Ref: 524018, 236715

Map Name: County Series

Map date: 1898-1901

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1898
Revised 1898
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Copyright N/A
Levelled N/A

Surveyed 1901
Revised 1901
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Copyright N/A
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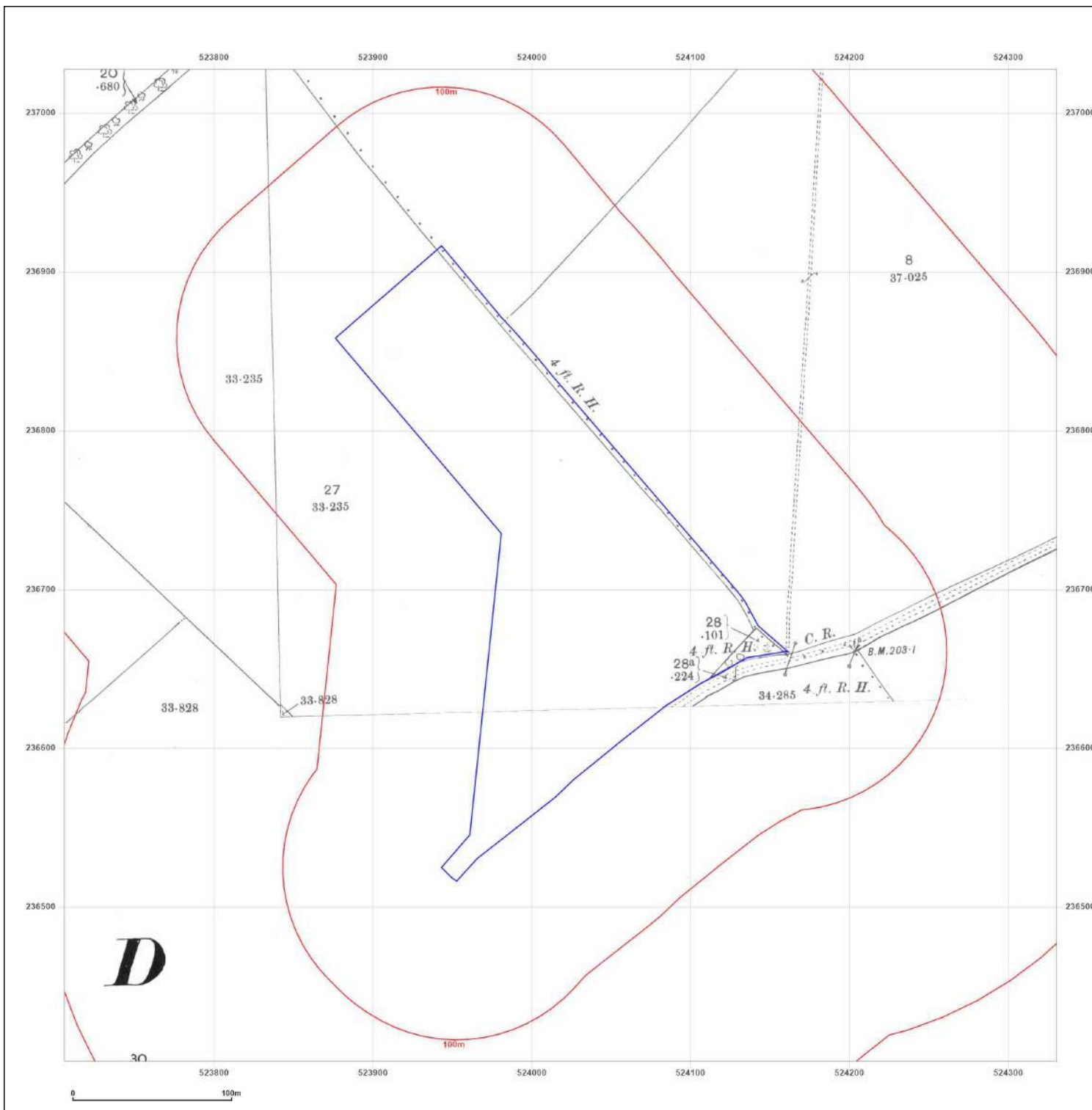


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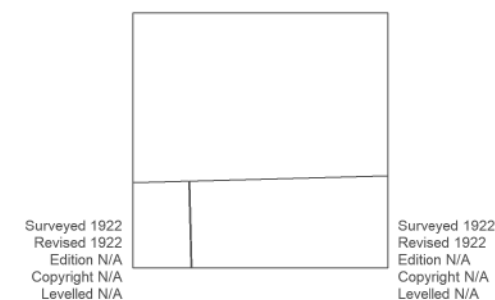
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Grid Ref: 524018, 236715

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500

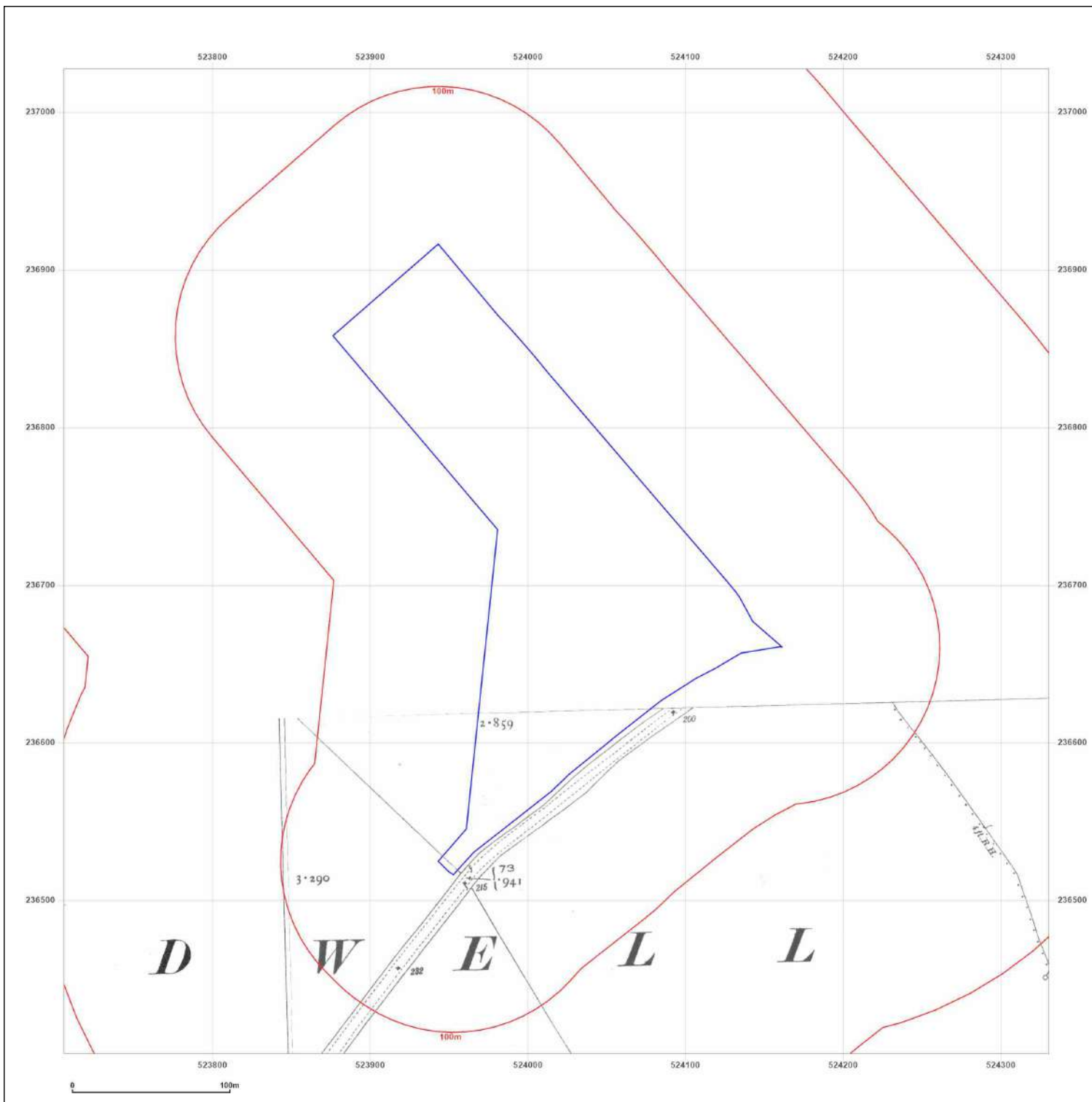


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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569

Report Ref: GS-3D2-J4K-KL4-XYD_2500

Grid Ref: 524018, 236715

Map Name: County Series

Map date: 1924

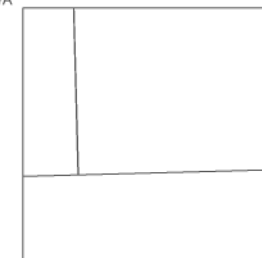
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1924
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1924
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

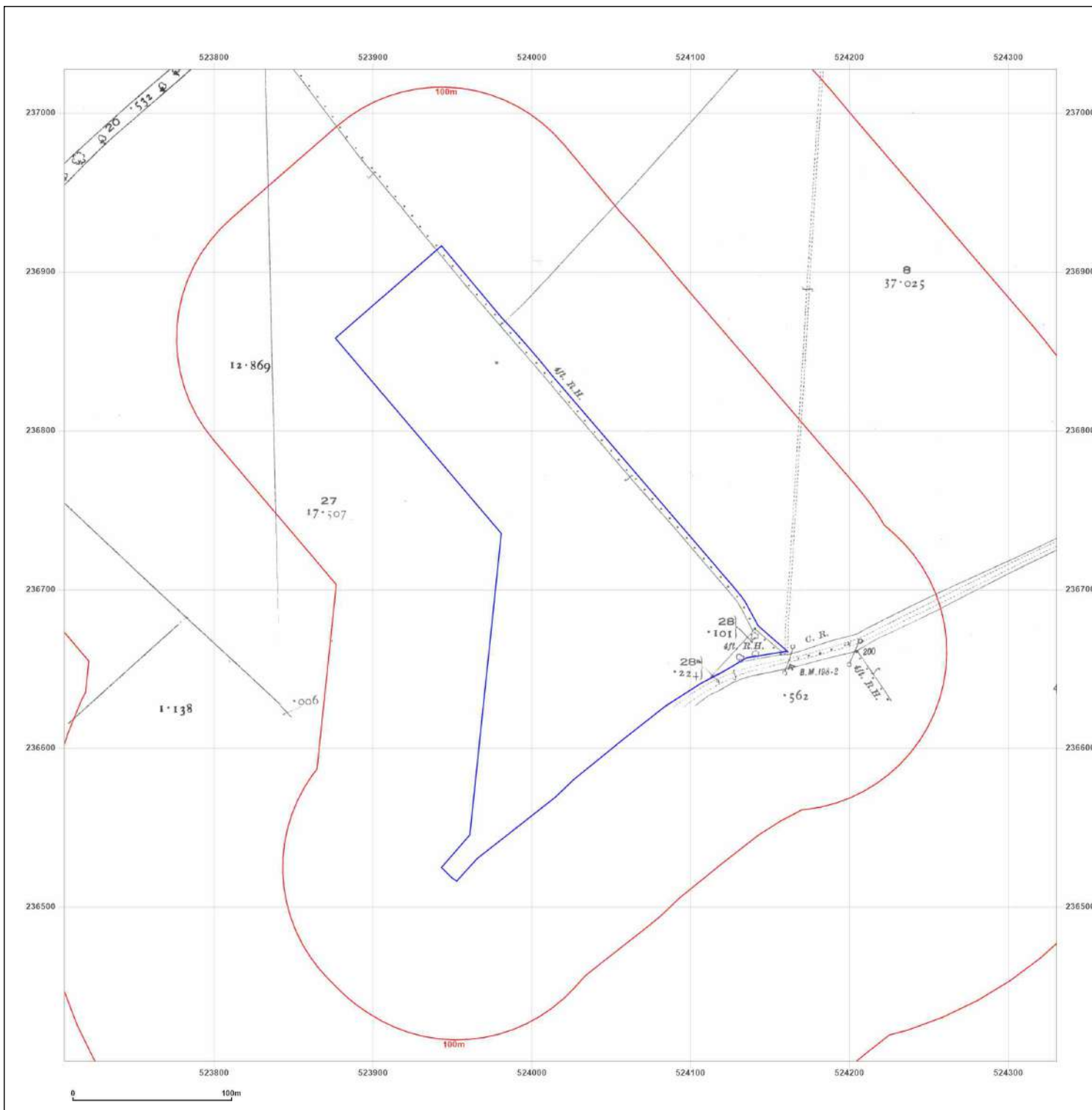


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Site Details:

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236716), SG7 5TR

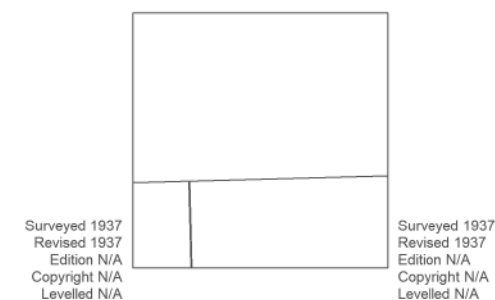
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Report Ref: GS-3D2-J4K-KL4-XYD_2500
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Map Name: County Series

Map date: 1937

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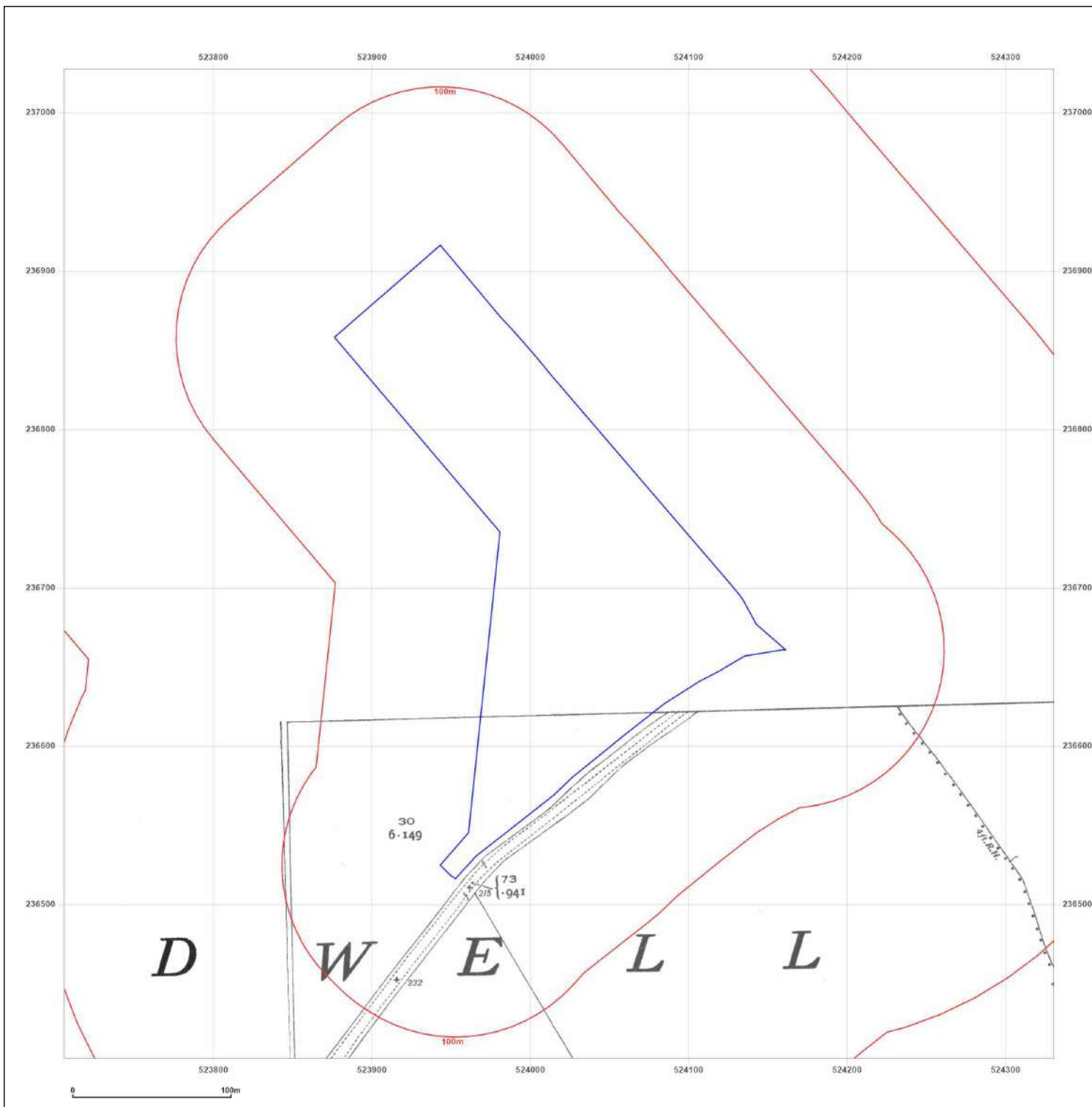


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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569
Report Ref: GS-3D2-J4K-KL4-XYD_2500
Grid Ref: 524018, 236715

Map Name: National Grid

Map date: 1967

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1967
Revised 1967
Edition N/A
Copyright 1968
Levelled 1964

Surveyed 1967
Revised 1967
Edition N/A
Copyright 1969
Levelled 1964

Surveyed 1967
Revised 1967
Edition N/A
Copyright 1968
Levelled 1964

Surveyed 1967
Revised 1967
Edition N/A
Copyright 1969
Levelled 1964

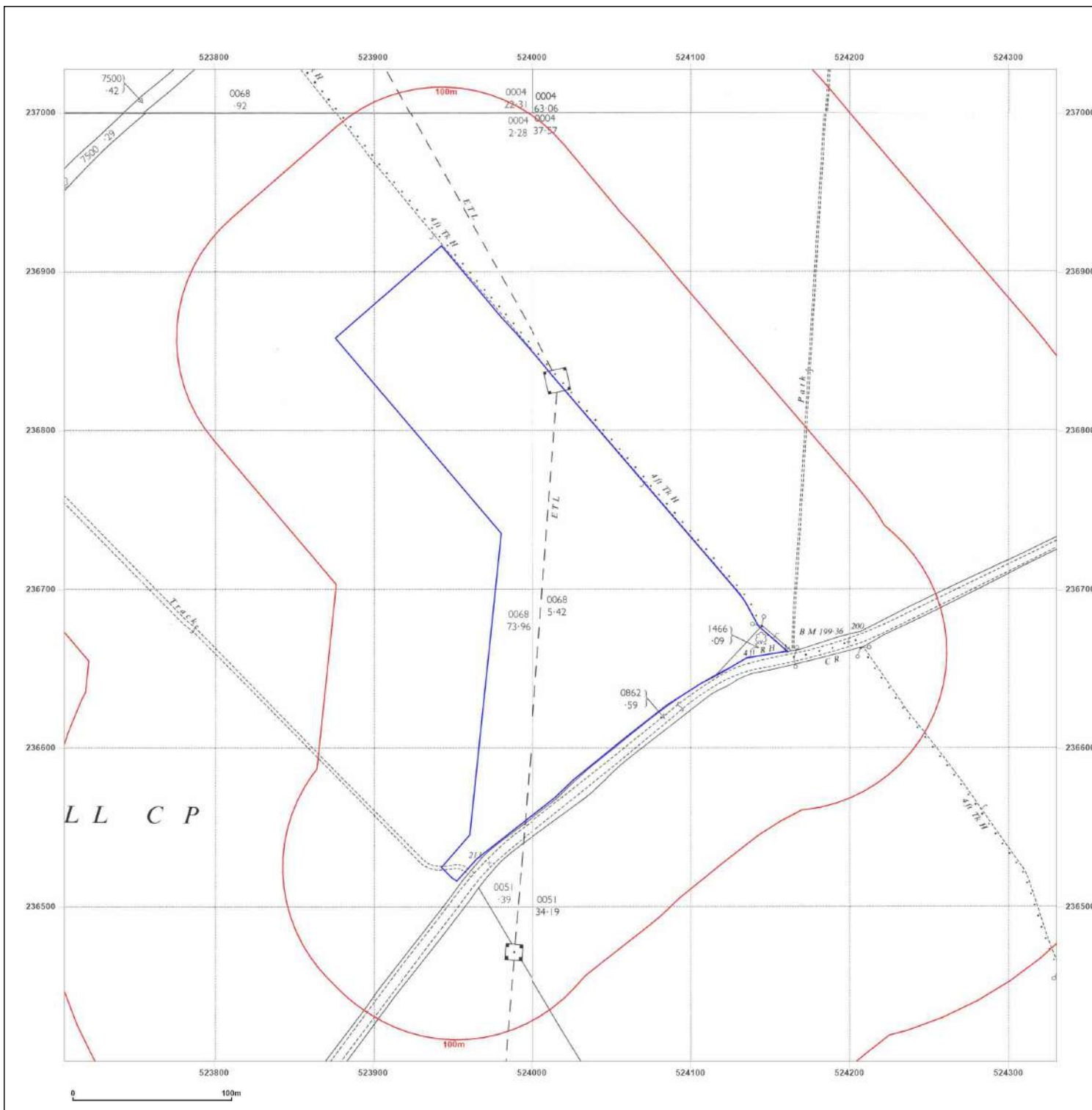


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Production date: 30 January 2024

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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569

Report Ref: GS-3D2-J4K-KL4-XYD_2500

Grid Ref: 524018, 236715

Map Name: National Grid

Map date: 1968-1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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Edition N/A
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Revised N/A
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Revised N/A
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Levelled N/A

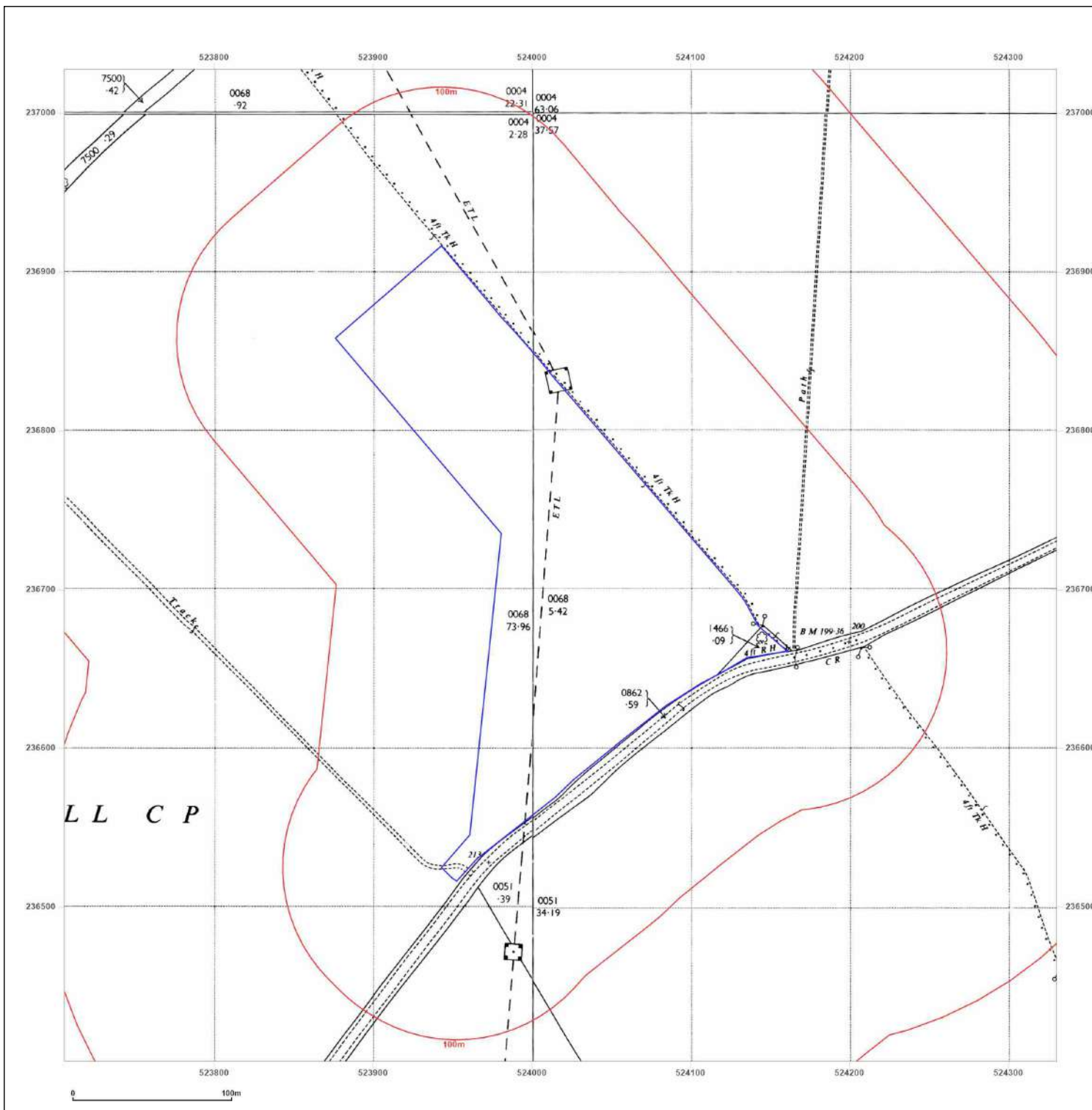


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Production date: 30 January 2024

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Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569

Report Ref: GS-3D2-J4K-KL4-XYD_2500

Grid Ref: 524018, 236715

Map Name: National Grid

Map date: 1973

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1973
Revised 1973
Edition N/A
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Levelled 1972

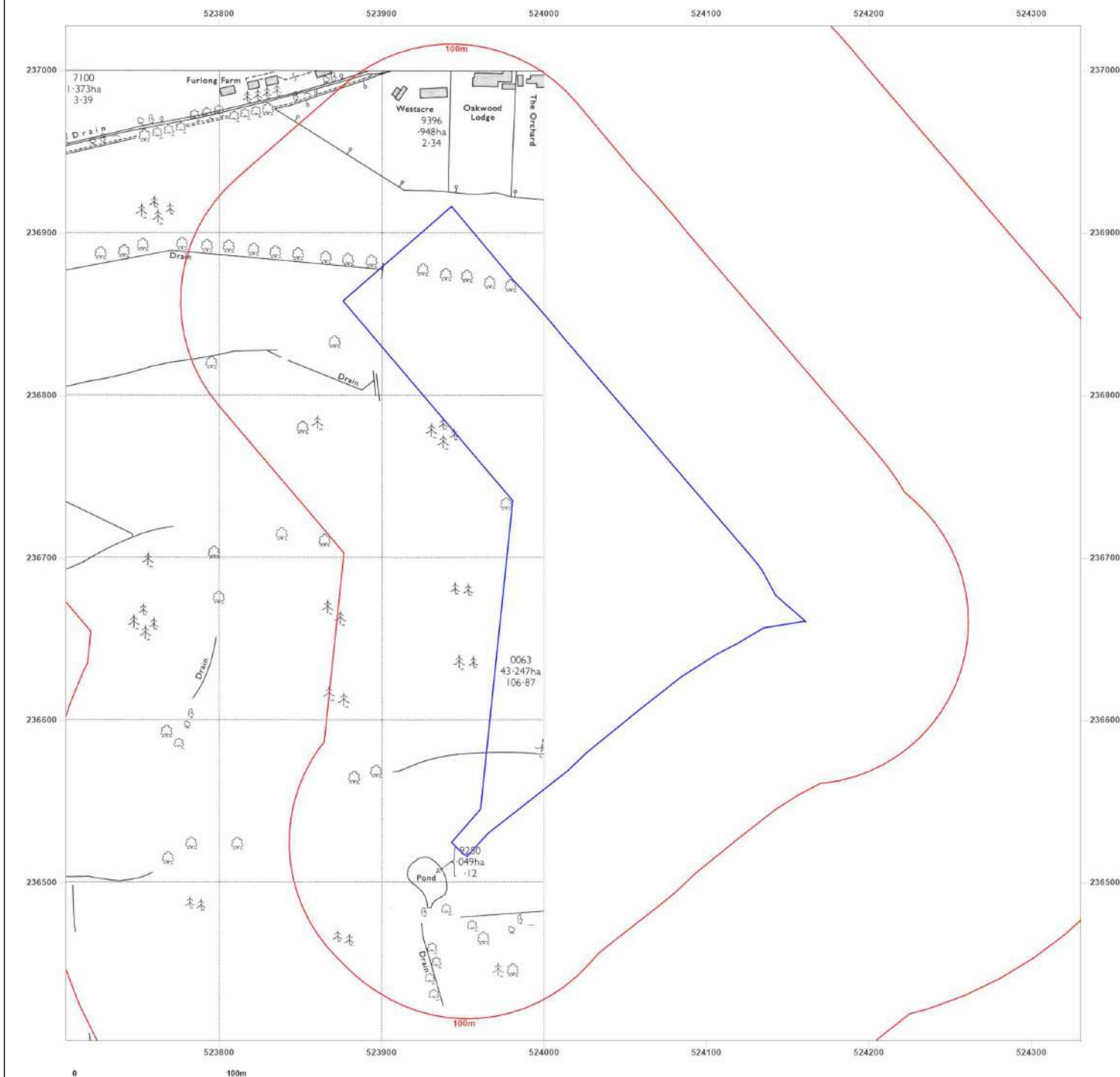


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Production date: 30 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Radwell Bury Farm (524000,
236716), SG7 5TR

Client Ref: Radwell_Bury_Farm_S23-3569

Report Ref: GS-3D2-J4K-KL4-XYD_2500

Grid Ref: 524018, 236715

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
Revised N/A
Edition N/A
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Revised N/A
Edition N/A
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Revised N/A
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Revised N/A
Edition N/A
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Levelled N/A

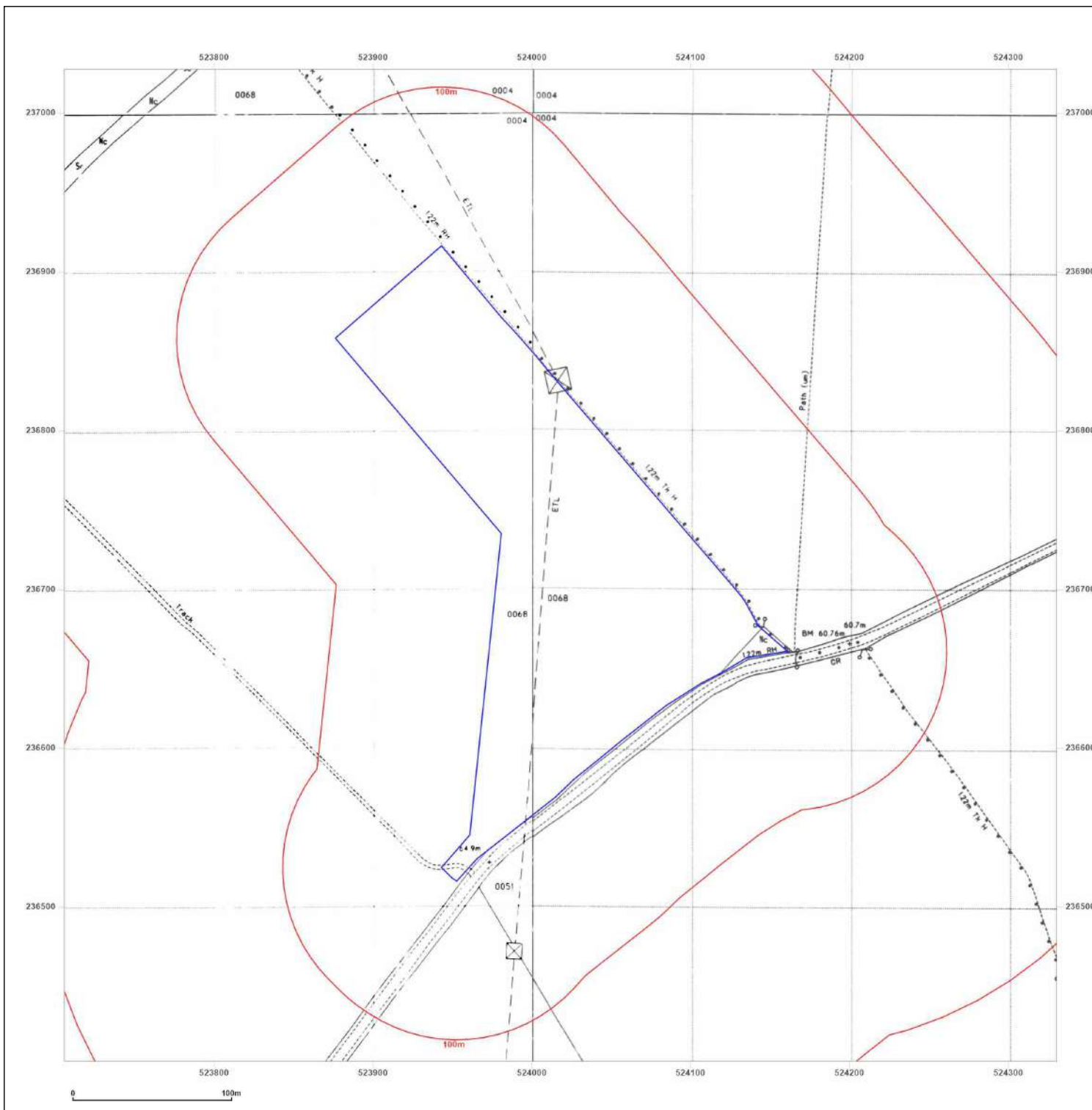


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Production date: 30 January 2024

Map legend available at:
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APPENDIX 5 – GROUNDSURE REPORT

Radwell Bury Farm (524000, 236716), SG7 5TR

Order Details

Date: 30/01/2024
Your ref: Radwell_Bury_Farm_S23-3569
Our Ref: GS-WGF-QKR-9LP-AR5

Site Details

Location: 524048 236624
Area: 4.0 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](#) >

groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

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	0	0	1	-
16	1.2	Historical tanks	0	0	0	0	-
16	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
17	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
18 >	2.1 >	Historical industrial land uses >	0	0	0	2	-
19	2.2	Historical tanks	0	0	0	0	-
19	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
19	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
20	3.1	Active or recent landfill	0	0	0	0	-
20	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
21	3.5	Historical waste sites	0	0	0	0	-
21	3.6	Licensed waste sites	0	0	0	0	-
21 >	3.7 >	Waste exemptions >	0	0	0	7	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
23 >	4.1 >	Recent industrial land uses >	0	1	1	-	-
24 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
24	4.3	Electricity cables	0	0	0	0	-
24	4.4	Gas pipelines	0	0	0	0	-
24	4.5	Sites determined as Contaminated Land	0	0	0	0	-



24	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
25	4.7	Regulated explosive sites	0	0	0	0	-
25	4.8	Hazardous substance storage/usage	0	0	0	0	-
25	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
25	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
25 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
26	4.12	Radioactive Substance Authorisations	0	0	0	0	-
26	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
26	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
26	4.15	Pollutant release to public sewer	0	0	0	0	-
27	4.16	List 1 Dangerous Substances	0	0	0	0	-
27 >	4.17 >	<u>List 2 Dangerous Substances ></u>	0	0	0	1	-
27	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
27	4.19	Pollution inventory substances	0	0	0	0	-
28	4.20	Pollution inventory waste transfers	0	0	0	0	-
28	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
29 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
31 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
32 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
33 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
34	5.5	Groundwater vulnerability- local information	None (within 0m)				
35 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	10
38 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	12
40	5.8	Potable abstractions	0	0	0	0	0
41 >	5.9 >	<u>Source Protection Zones ></u>	1	0	0	0	-
41	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
42	6.1	Water Network (OS MasterMap)	0	0	0	-	-



42	6.2	Surface water features	0	0	0	-	-
43 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
43 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
43 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
45	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
45	7.2	Historical Flood Events	0	0	0	-	-
45	7.3	Flood Defences	0	0	0	-	-
46	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
46	7.5	Flood Storage Areas	0	0	0	-	-
47	7.6	Flood Zone 2	None (within 50m)				
47	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
48 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
50 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
51	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
52	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
52	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
52	10.4	Special Protection Areas (SPA)	0	0	0	0	0
52	10.5	National Nature Reserves (NNR)	0	0	0	0	0
53 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	2
53	10.7	Designated Ancient Woodland	0	0	0	0	0
53	10.8	Biosphere Reserves	0	0	0	0	0
53	10.9	Forest Parks	0	0	0	0	0
54	10.10	Marine Conservation Zones	0	0	0	0	0
54 >	10.11 >	Green Belt >	0	1	0	0	0
54	10.12	Proposed Ramsar sites	0	0	0	0	0



54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
55	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
55	10.15	Nitrate Sensitive Areas	0	0	0	0	0
55 >	10.16 >	<u>Nitrate Vulnerable Zones ></u>	4	0	0	0	6
57	10.17	SSSI Impact Risk Zones	0	-	-	-	-
57	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
58	11.1	World Heritage Sites	0	0	0	-	-
58	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58	11.3	National Parks	0	0	0	-	-
58	11.4	Listed Buildings	0	0	0	-	-
59	11.5	Conservation Areas	0	0	0	-	-
59	11.6	Scheduled Ancient Monuments	0	0	0	-	-
59	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
60 >	12.1 >	<u>Agricultural Land Classification ></u>	Grade 3 (within 250m)				
61	12.2	Open Access Land	0	0	0	-	-
61	12.3	Tree Felling Licences	0	0	0	-	-
61	12.4	Environmental Stewardship Schemes	0	0	0	-	-
62 >	12.5 >	<u>Countryside Stewardship Schemes ></u>	2	2	1	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
63	13.1	Priority Habitat Inventory	0	0	0	-	-
63	13.2	Habitat Networks	0	0	0	-	-
63	13.3	Open Mosaic Habitat	0	0	0	-	-
63	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale ></u>	On site	0-50m	50-250m	250-500m	500-2000m
64 >	14.1 >	<u>10k Availability ></u>	Identified (within 500m)				
65	14.2	Artificial and made ground (10k)	0	0	0	0	-
66	14.3	Superficial geology (10k)	0	0	0	0	-

66	14.4	Landslip (10k)	0	0	0	0	-
67	14.5	Bedrock geology (10k)	0	0	0	0	-
67	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
68 >	15.1 >	50k Availability >	Identified (within 500m)				
69 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
70	15.3	Artificial ground permeability (50k)	0	0	-	-	-
71 >	15.4 >	Superficial geology (50k) >	1	0	3	4	-
72 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
72	15.6	Landslip (50k)	0	0	0	0	-
72	15.7	Landslip permeability (50k)	None (within 50m)				
73 >	15.8 >	Bedrock geology (50k) >	3	0	2	0	-
74 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
74	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
75	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
76 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
77 >	17.2 >	Running sands >	Very low (within 50m)				
79 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
80 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
81 >	17.5 >	Landslides >	Very low (within 50m)				
83 >	17.6 >	Ground dissolution of soluble rocks >	Very low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
85	18.1	BritPits	0	0	0	0	-
86	18.2	Surface ground workings	0	0	0	-	-
86	18.3	Underground workings	0	0	0	0	0
86	18.4	Underground mining extents	0	0	0	0	-
86	18.5	Historical Mineral Planning Areas	0	0	0	0	-



86 >	18.6 >	Non-coal mining >	1	0	0	0	2
87	18.7	JPB mining areas	None (within 0m)				
87	18.8	The Coal Authority non-coal mining	0	0	0	0	-
87	18.9	Researched mining	0	0	0	0	-
88	18.10	Mining record office plans	0	0	0	0	-
88	18.11	BGS mine plans	0	0	0	0	-
88	18.12	Coal mining	None (within 0m)				
88	18.13	Brine areas	None (within 0m)				
88	18.14	Gypsum areas	None (within 0m)				
89	18.15	Tin mining	None (within 0m)				
89	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
90	19.1	Natural cavities	0	0	0	0	-
90	19.2	Mining cavities	0	0	0	0	0
90	19.3	Reported recent incidents	0	0	0	0	-
90	19.4	Historical incidents	0	0	0	0	-
91	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
92 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	21.1 >	BGS Estimated Background Soil Chemistry >	10	7	-	-	-
95	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
95	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
96	22.1	Underground railways (London)	0	0	0	-	-
96	22.2	Underground railways (Non-London)	0	0	0	-	-
96	22.3	Railway tunnels	0	0	0	-	-
96	22.4	Historical railway and tunnel features	0	0	0	-	-
96	22.5	Royal Mail tunnels	0	0	0	-	-



97	22.6	Historical railways	0	0	0	-	-
97	22.7	Railways	0	0	0	-	-
97	22.8	Crossrail 1	0	0	0	0	-
97	22.9	Crossrail 2	0	0	0	0	-
97	22.10	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 07/04/2020

Site Area: 4.0ha



Recent site history - 2017 aerial photograph



Capture Date: 11/08/2017

Site Area: 4.0ha



Recent site history - 2015 aerial photograph



Capture Date: 16/04/2015

Site Area: 4.0ha



Recent site history - 2009 aerial photograph



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Capture Date: 29/06/2009

Site Area: 4.0ha



Recent site history - 1999 aerial photograph

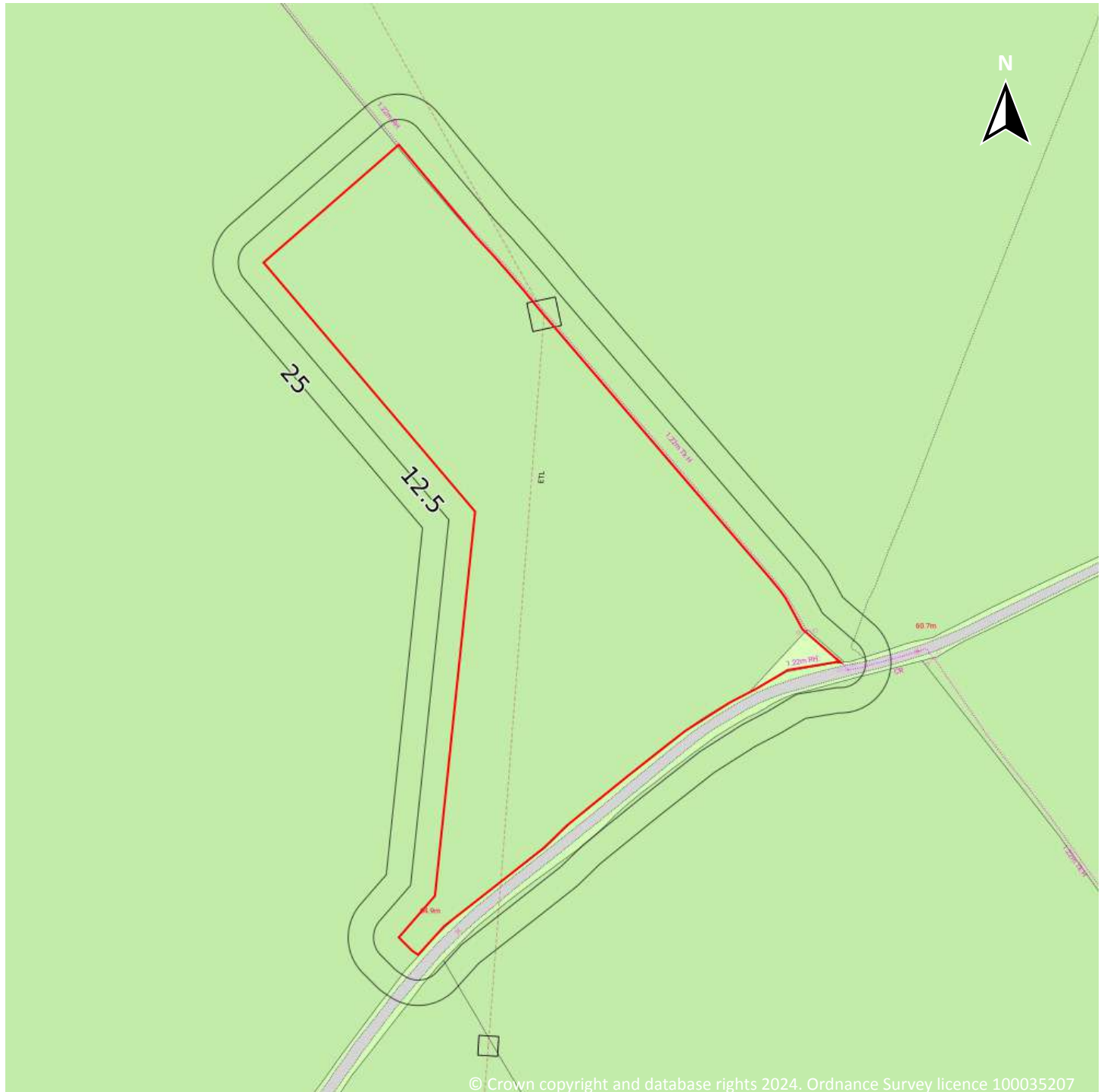


Capture Date: 09/06/1999

Site Area: 4.0ha



OS MasterMap site plan

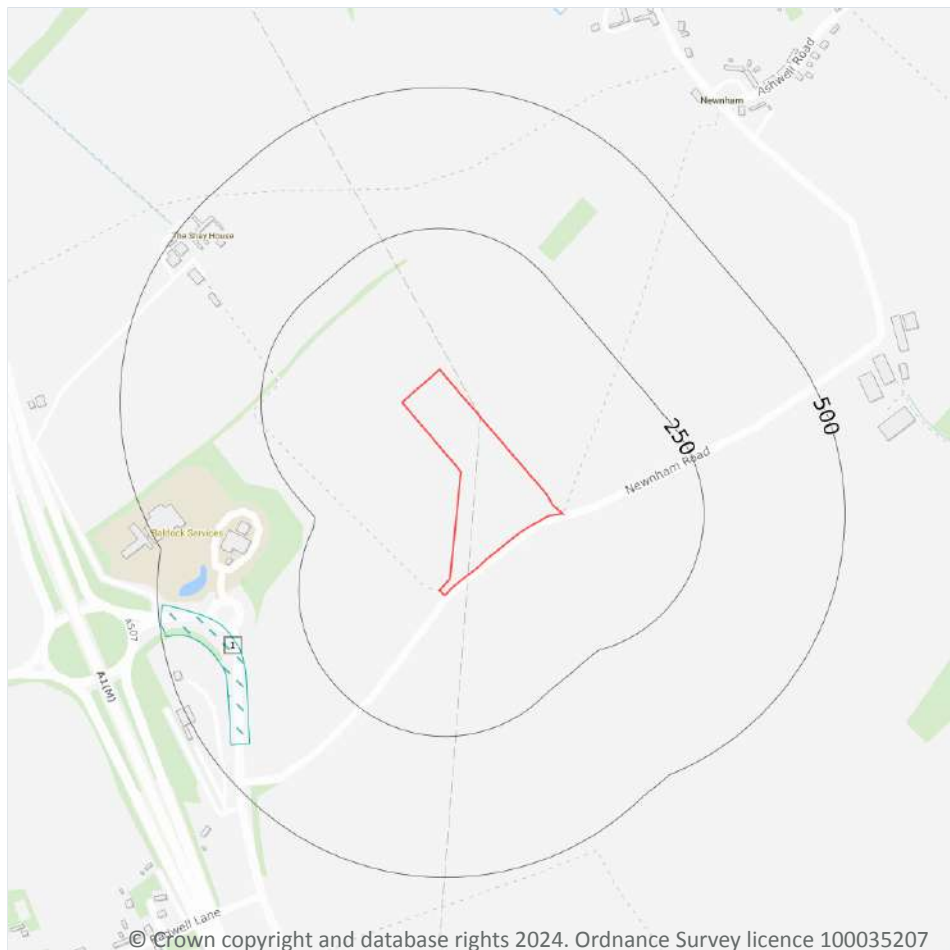


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Site Area: 4.0ha



1 Past land use



— Site Outline
Search buffers in metres (m)
 Historical industrial land uses

1.1 Historical industrial land uses

Records within 500m

1

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
1	369m SW	Cuttings	1969 - 1985	2092574



This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

0

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'.

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

0

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'.



This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

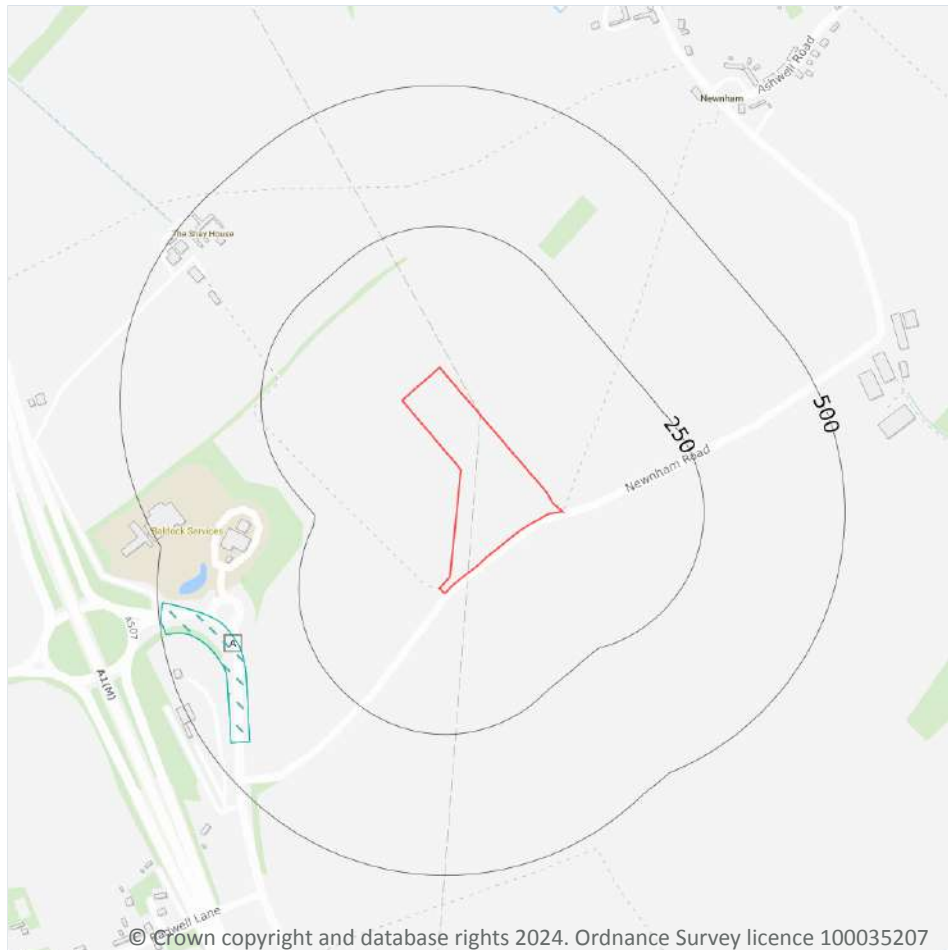
0

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

2.1 Historical industrial land uses

Records within 500m

2

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 18](#) >

ID	Location	Land Use	Date	Group ID
A	369m SW	Cuttings	1985	2092574
A	369m SW	Cuttings	1969	2092574

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

0

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'.

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

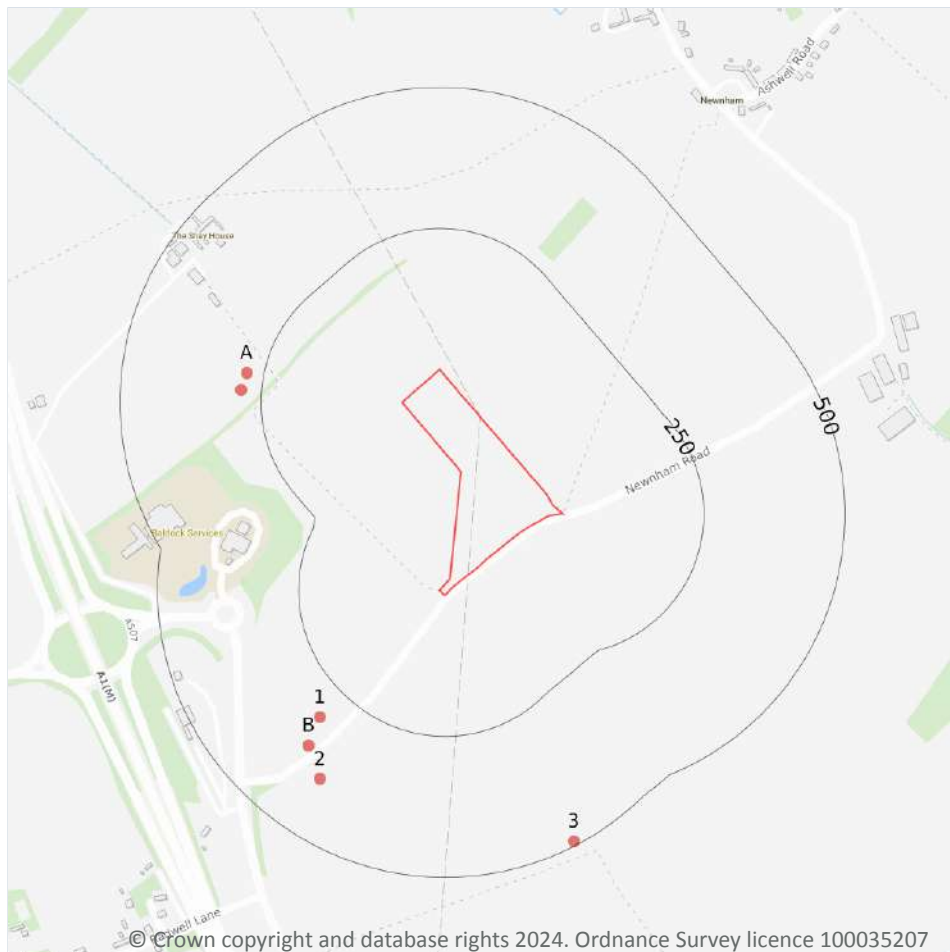
0

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'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



— Site Outline
Search buffers in metres (m)
● Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

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

7

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

Features are displayed on the Waste and landfill map on [page 20](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	281m NW	-	WEX232792	Storing waste exemption	On a Farm	Storage of sludge

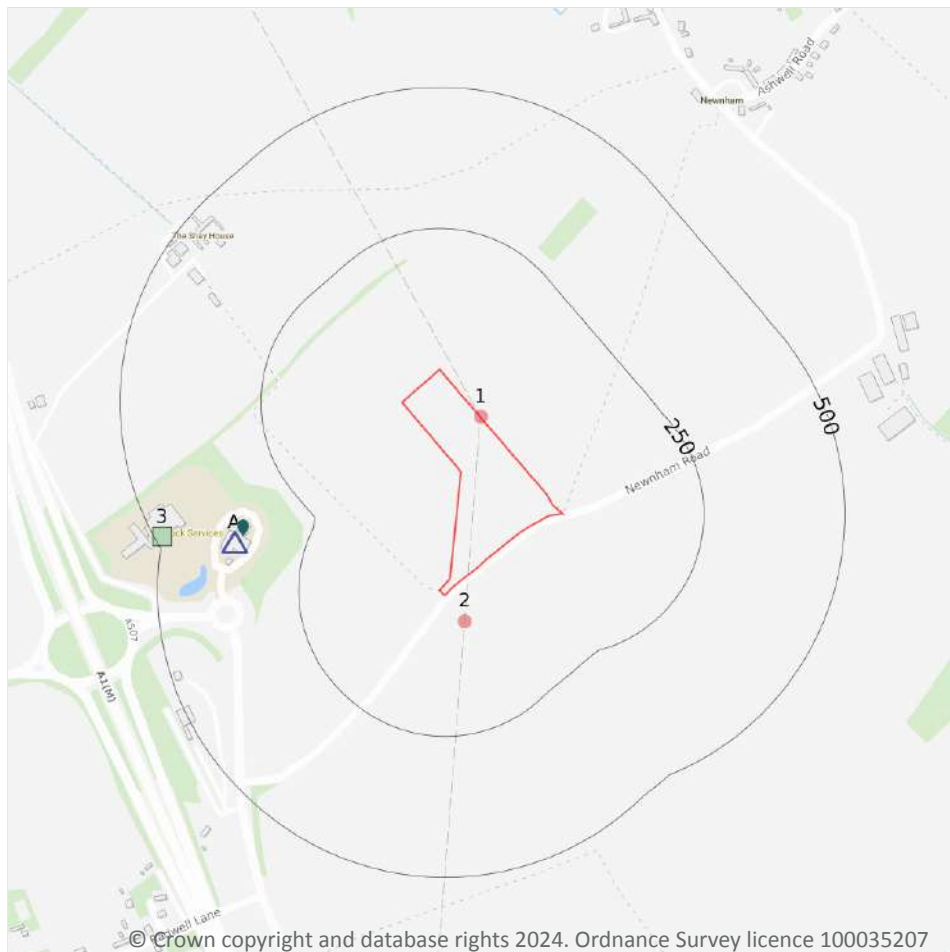


ID	Location	Site	Reference	Category	Sub-Category	Description
A	287m W	-	WEX373941	Storing waste exemption	On a farm	Storage of sludge
1	310m SW	-	WEX248694	Storing waste exemption	On a farm	Storage of sludge
B	360m SW	Land at Grid Reference: TL23713625	EPR/SE5141NP /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of sludge
B	360m SW	Land At TL23713625	EPR/FE5040EJ/ A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of sludge
2	395m SW	-	WEX248680	Storing waste exemption	On a farm	Storage of sludge
3	492m S	-	WEX161438	Storing waste exemption	On a Farm	Storage of sludge

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- List 2 Dangerous Substances

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 23](#) >

ID	Location	Company	Address	Activity	Category
1	1m N	Pylon	Hertfordshire, SG7	Electrical Features	Infrastructure and Facilities
2	57m S	Pylon	Hertfordshire, SG7	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



4.2 Current or recent petrol stations

Records within 500m**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 23](#) >

ID	Location	Company	Address	LPG	Status
A	375m W	SHELL	A1(m) J10, Baldock Road, Baldock, Hertfordshire, SG7 5TR	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 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.

4.6 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.



4.7 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.

4.8 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.

4.9 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.

4.10 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.

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

Records within 500m

1

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 23](#) >



ID	Location	Address	Details	
A	358m W	Extra MSA Forecourts (formerly Shell), Baldock Services, A1/A507 Interchange Radwell, Baldock, Hertfordshire, SG7 5TR	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 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.

4.13 Licensed Discharges to controlled waters

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

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

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

4.14 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.

4.15 Pollutant release to public sewer

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

Discharges of Special Category Effluents to the public sewer.

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

4.16 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.

4.17 List 2 Dangerous Substances

Records within 500m**1**

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 23 >](#)

ID	Location	Name	Status	Receiving Water	Authorised Substances
3	488m W	Baldock Services	Not Active	Na	pH

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.19 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.



4.20 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.

4.21 Pollution inventory radioactive waste

Records within 500m

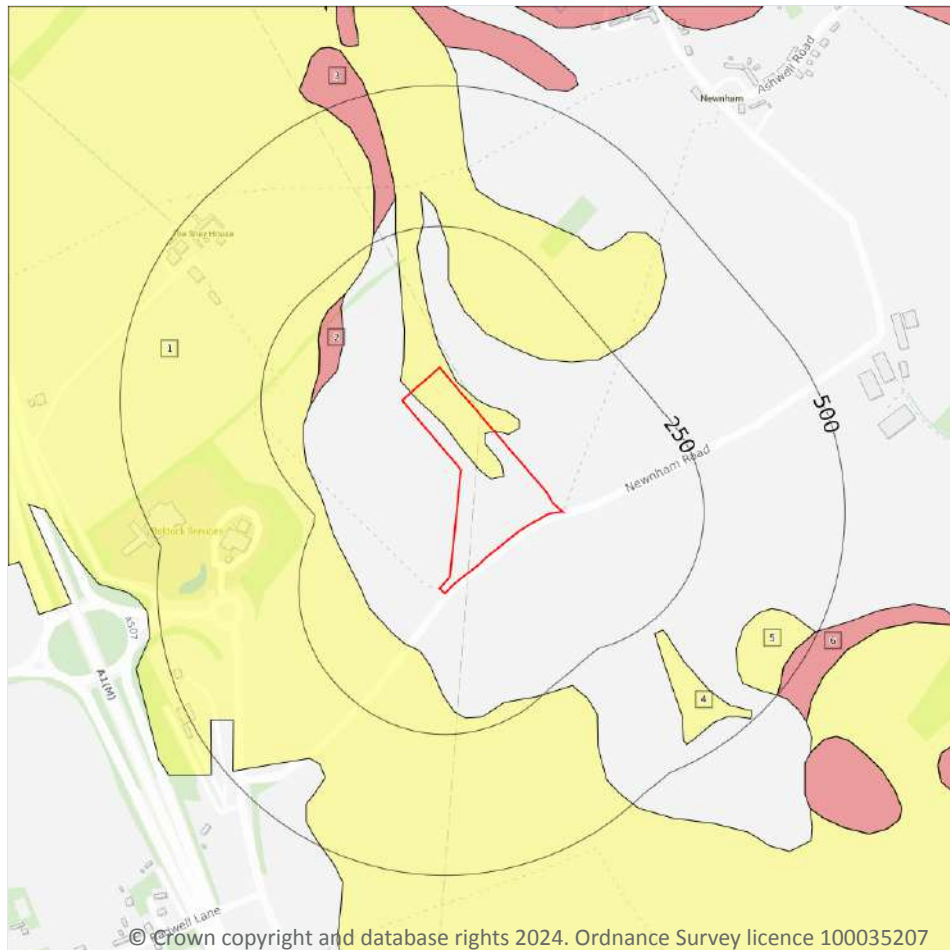
0

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

6

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 29 >](#)

ID	Location	Designation	Description
1	On site	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	127m 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

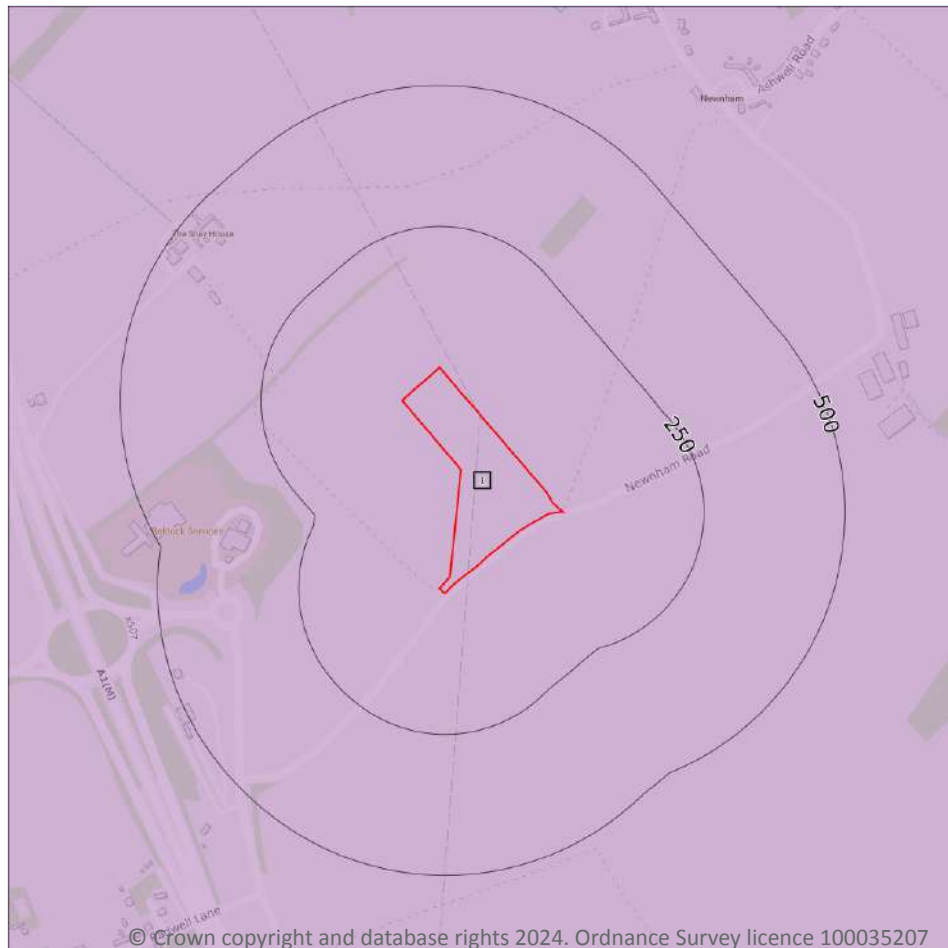


ID	Location	Designation	Description
3	263m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	270m SE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	380m SE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
6	478m SE	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

1

Aquifer status of groundwater held within bedrock geology.

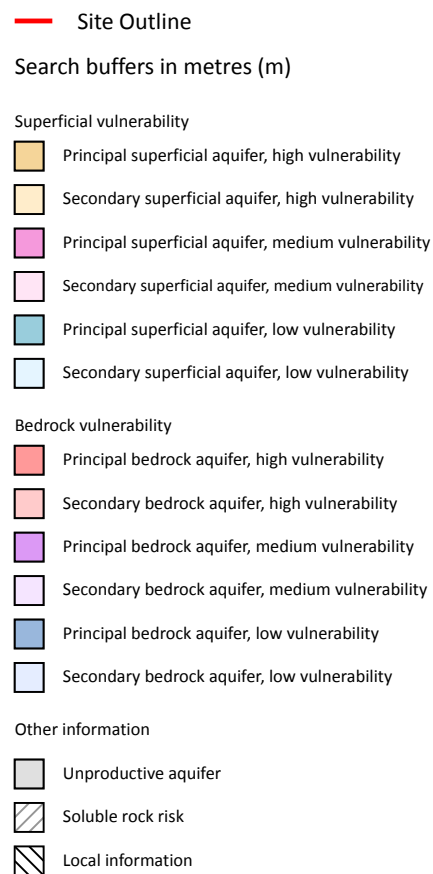
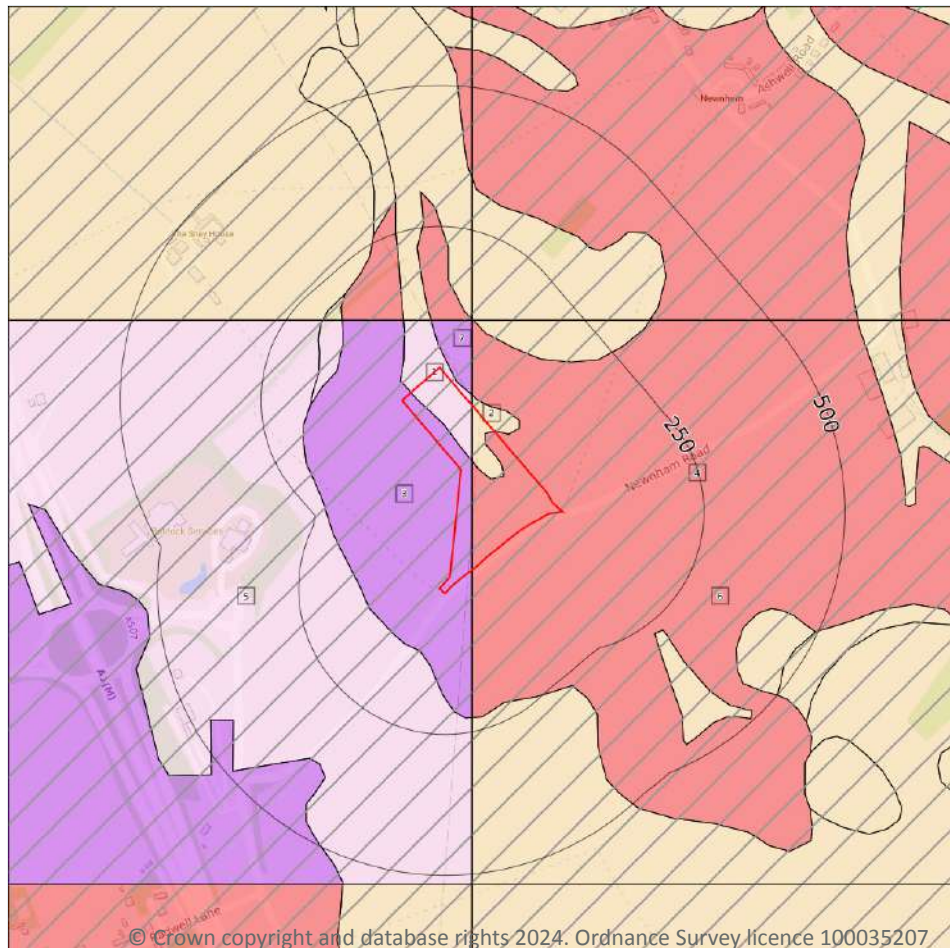
Features are displayed on the Bedrock aquifer map on [page 31](#) >

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

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

5

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 32](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Medium Aquifer type: Principal Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
3	On site	Summary Classification: Principal bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Medium Aquifer type: Principal Flow mechanism: Well connected fractures
4	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
7	6m N	Summary Classification: Principal bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Medium 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

2

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
5	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	61.0%
6	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	39.0%

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

5.5 Groundwater vulnerability- local information

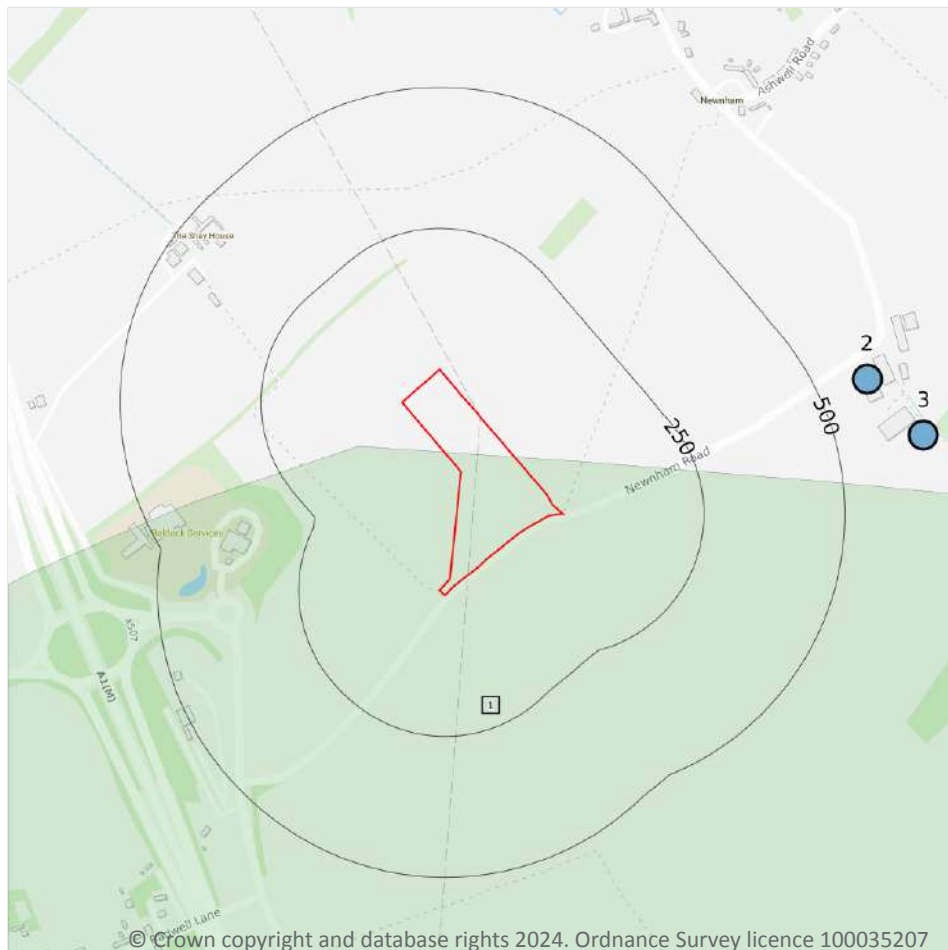
Records on site	0
-----------------	---

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

10

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 35 >](#)

ID	Location	Details	
-	928m SW	Status: Historical Licence No: 6/33/14/*G/0035 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT RADWELL Data Type: Point Name: D NORTHERN & SONS Easting: 523350 Northing: 235810	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/01/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/01/1968 Version End Date: -
-	1002m W	Status: Active Licence No: 6/33/14/*G/0026 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL W OF RADWELL Data Type: Point Name: MEREDITH HARDY FARM PARTNERSHIP Easting: 522900 Northing: 236630	Annual Volume (m ³): 4591 Max Daily Volume (m ³): 111.6 Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1997 Version End Date: -
-	1002m W	Status: Active Licence No: 6/33/14/*G/0026 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL W OF RADWELL Data Type: Point Name: MEREDITH HARDY FARM PARTNERSHIP Easting: 522900 Northing: 236630	Annual Volume (m ³): 4591 Max Daily Volume (m ³): 111.6 Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1997 Version End Date: -
-	1025m NE	Status: Active Licence No: 6/33/14/*G/0028 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEWNHAM Data Type: Point Name: A E & W A FARR LTD Easting: 524660 Northing: 237650	Annual Volume (m ³): 8018 Max Daily Volume (m ³): 52.73 Original Application No: - Original Start Date: 01/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1385m SW	Status: Active Licence No: 6/33/14/*G/0026 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL W OF RADWELL Data Type: Point Name: MEREDITH HARDY FARM PARTNERSHIP Easting: 522860 Northing: 235660	Annual Volume (m ³): 4591 Max Daily Volume (m ³): 111.6 Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1997 Version End Date: -



ID	Location	Details	
-	1385m SW	Status: Active Licence No: 6/33/14/*G/0026 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL W OF RADWELL Data Type: Point Name: MEREDITH HARDY FARM PARTNERSHIP Easting: 522860 Northing: 235660	Annual Volume (m ³): 4591 Max Daily Volume (m ³): 111.6 Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1997 Version End Date: -
-	1452m E	Status: Active Licence No: 6/33/14/*G/0071/R02 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEWNHAM Data Type: Point Name: A E & W A FARR LTD Easting: 525610 Northing: 236560	Annual Volume (m ³): 91000 Max Daily Volume (m ³): 1841 Original Application No: NPS/WR/023401 Original Start Date: 01/04/2018 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -
-	1452m E	Status: Historical Licence No: 6/33/14/*G/0064 Details: Transfer between sources Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEWNHAM Data Type: Point Name: A E & W A FARR LTD Easting: 525610 Northing: 236560	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 01/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -
-	1452m E	Status: Historical Licence No: 6/33/14/*G/0071 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEWNHAM Data Type: Point Name: A E & W A FARR LTD Easting: 525610 Northing: 236560	Annual Volume (m ³): 91000 Max Daily Volume (m ³): 1841 Original Application No: - Original Start Date: 09/10/2003 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 09/10/2003 Version End Date: -
-	1452m E	Status: Historical Licence No: 6/33/14/*G/0071/R01 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEWNHAM Data Type: Point Name: A E & W A FARR LTD Easting: 525610 Northing: 236560	Annual Volume (m ³): 91000 Max Daily Volume (m ³): 1841 Original Application No: - Original Start Date: 01/04/2016 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 01/04/2016 Version End Date: -

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



5.7 Surface water abstractions

Records within 2000m

12

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 35 >](#)

ID	Location	Details	
2	589m E	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: UN-NAMED DRAIN - NEWNHAM 'C' Data Type: Point Name: A E & W A FARR LTD Easting: 524700 Northing: 236900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -
3	653m E	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: UN-NAMED DRAIN - NEWNHAM 'B' Data Type: Point Name: A E & W A FARR LTD Easting: 524800 Northing: 236800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -
-	907m N	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: CAT DITCH - NEWNHAM "4" Data Type: Point Name: A E & W A FARR LTD Easting: 524400 Northing: 237700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -
-	1040m E	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: UN-NAMED DRAIN - NEWNHAM 'A' Data Type: Point Name: A E & W A FARR LTD Easting: 525200 Northing: 236600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -



ID	Location	Details	
-	1158m SW	Status: Active Licence No: AN/033/0014/005 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RADWELL LAKE AT RADWELL Data Type: Point Name: Northern of Radwell Easting: 522981 Northing: 235879	Annual Volume (m ³): 50000 Max Daily Volume (m ³): - Original Application No: NPS/WR/032118 Original Start Date: 23/12/2021 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 23/12/2021 Version End Date: -
-	1233m SW	Status: Active Licence No: 6/33/14/*S/0027 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: TRIB OF RIVER IVEL AT RADWELL Data Type: Point Name: MEREDITH HARDY FARM PARTNERSHIP Easting: 522880 Northing: 235900	Annual Volume (m ³): 1091 Max Daily Volume (m ³): 98 Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1259m SW	Status: Active Licence No: 6/33/14/*S/0027 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER IVEL AT RADWELL Data Type: Point Name: MEREDITH HARDY FARM PARTNERSHIP Easting: 523000 Northing: 235690	Annual Volume (m ³): 1091 Max Daily Volume (m ³): 98 Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1289m SW	Status: Active Licence No: 6/33/14/*S/0027 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER IVEL AT RADWELL Data Type: Point Name: MEREDITH HARDY FARM PARTNERSHIP Easting: 522890 Northing: 235780	Annual Volume (m ³): 1091 Max Daily Volume (m ³): 98 Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1302m NW	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: CAT DITCH - NEWNHAM '5' Data Type: Point Name: A E & W A FARR LTD Easting: 523400 Northing: 238100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -



ID	Location	Details	
-	1304m NE	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: CAT DITCH - NEWNHAM "3" Data Type: Point Name: A E & W A FARR LTD Easting: 524800 Northing: 237900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -
-	1360m SW	Status: Active Licence No: 6/33/14/*S/0027 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER IVEL AT RADWELL Data Type: Point Name: MEREDITH HARDY FARM PARTNERSHIP Easting: 522740 Northing: 235890	Annual Volume (m ³): 1091 Max Daily Volume (m ³): 98 Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1940m NE	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: CAT DITCH - NEWNHAM "2" Data Type: Point Name: A E & W A FARR LTD Easting: 525800 Northing: 237700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
-----------------------------	----------

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.

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



5.9 Source Protection Zones

Records within 500m**1**

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 35 >](#)

ID	Location	Type	Description
1	On site	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

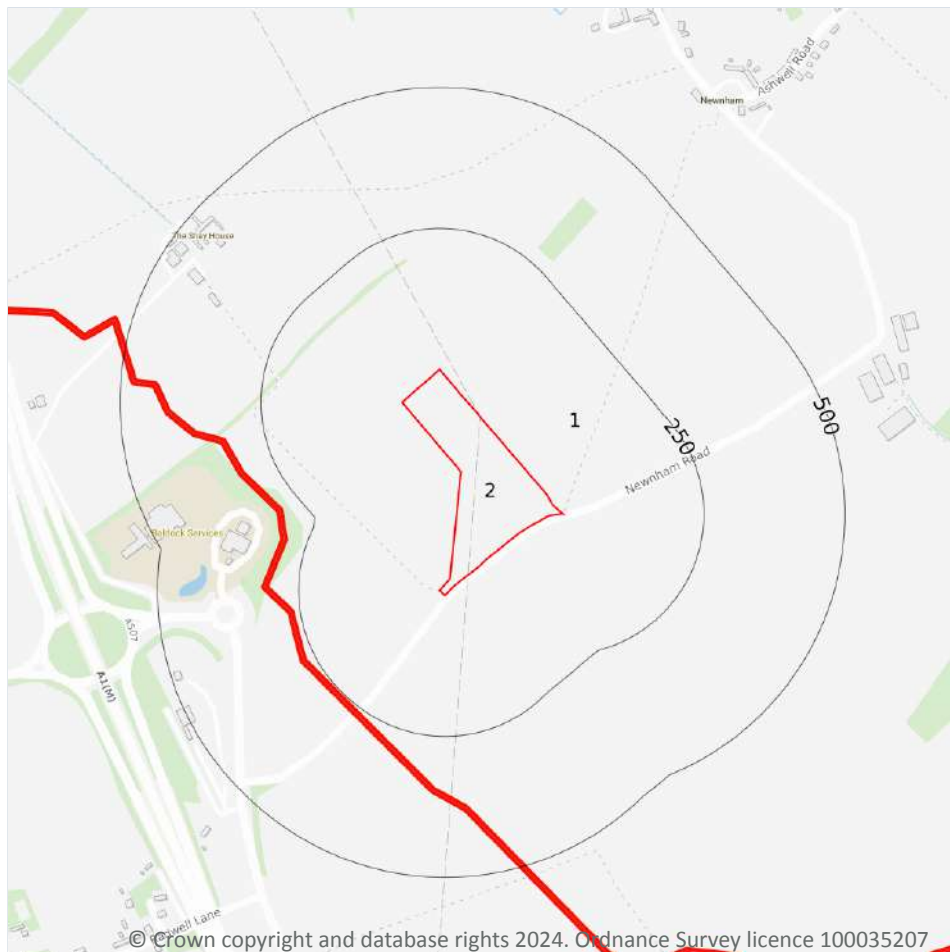
Records within 500m**0**

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS 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

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS 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 42 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Cat Ditch	GB105033037740	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 42 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	672m N	River	Cat Ditch	GB105033037740 ↗	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 42](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	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

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

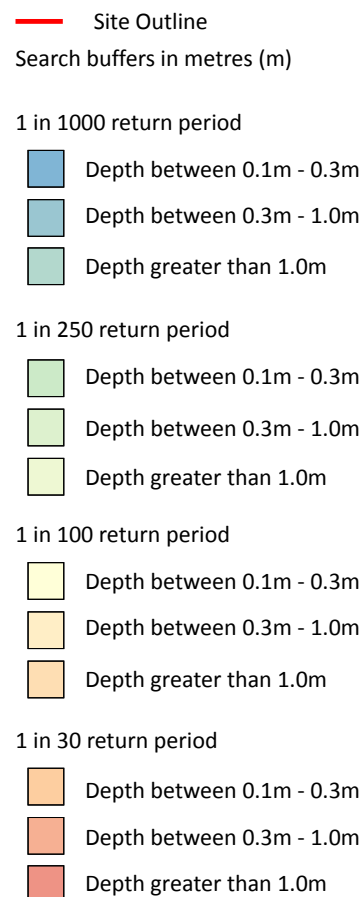
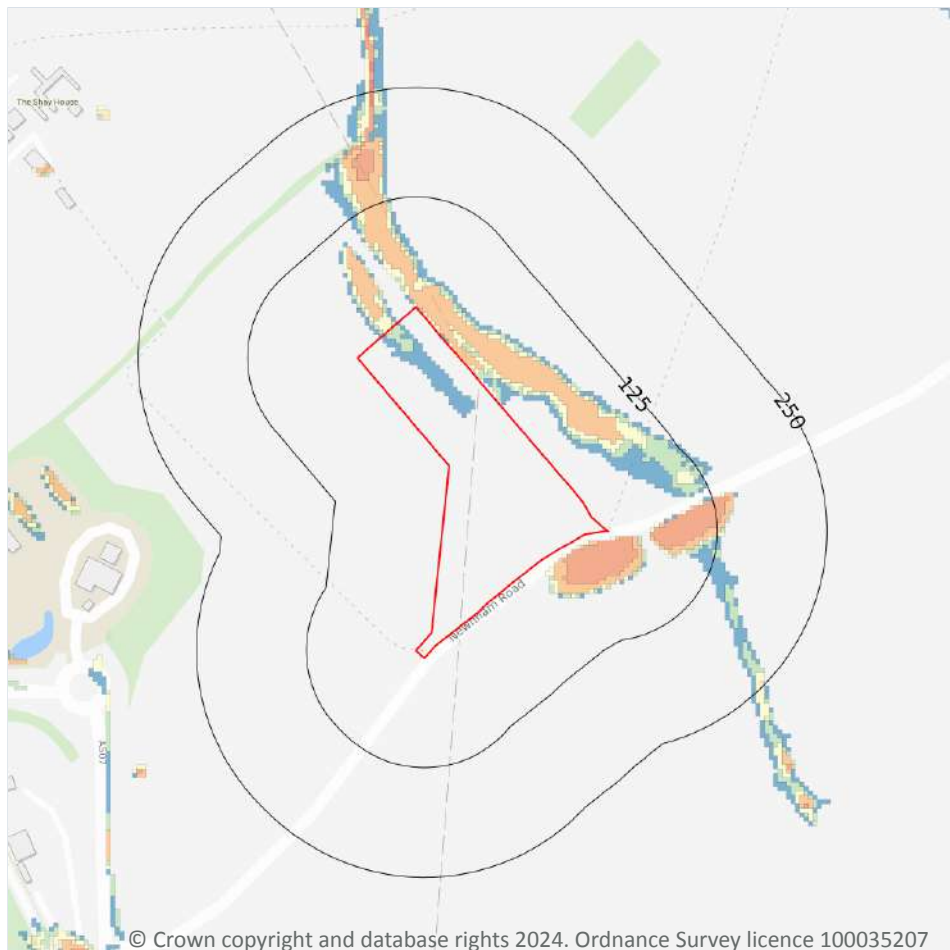
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

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 48 >](#)

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.

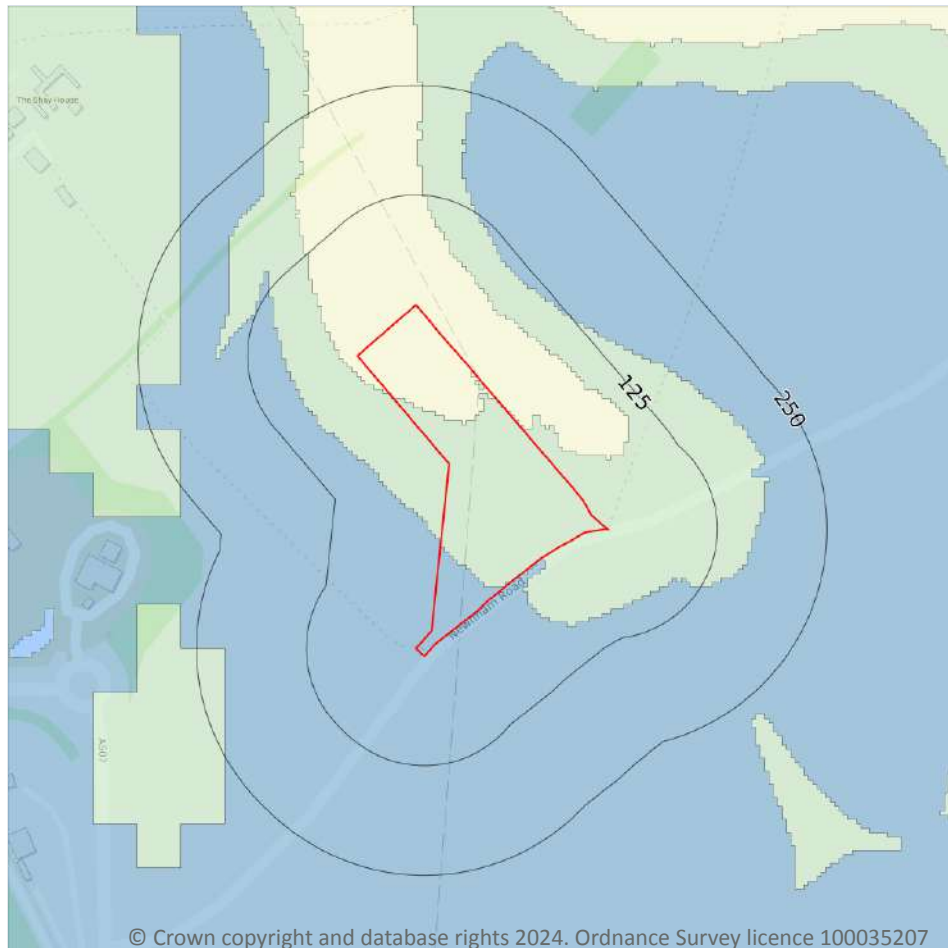
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Between 0.1m and 0.3m

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

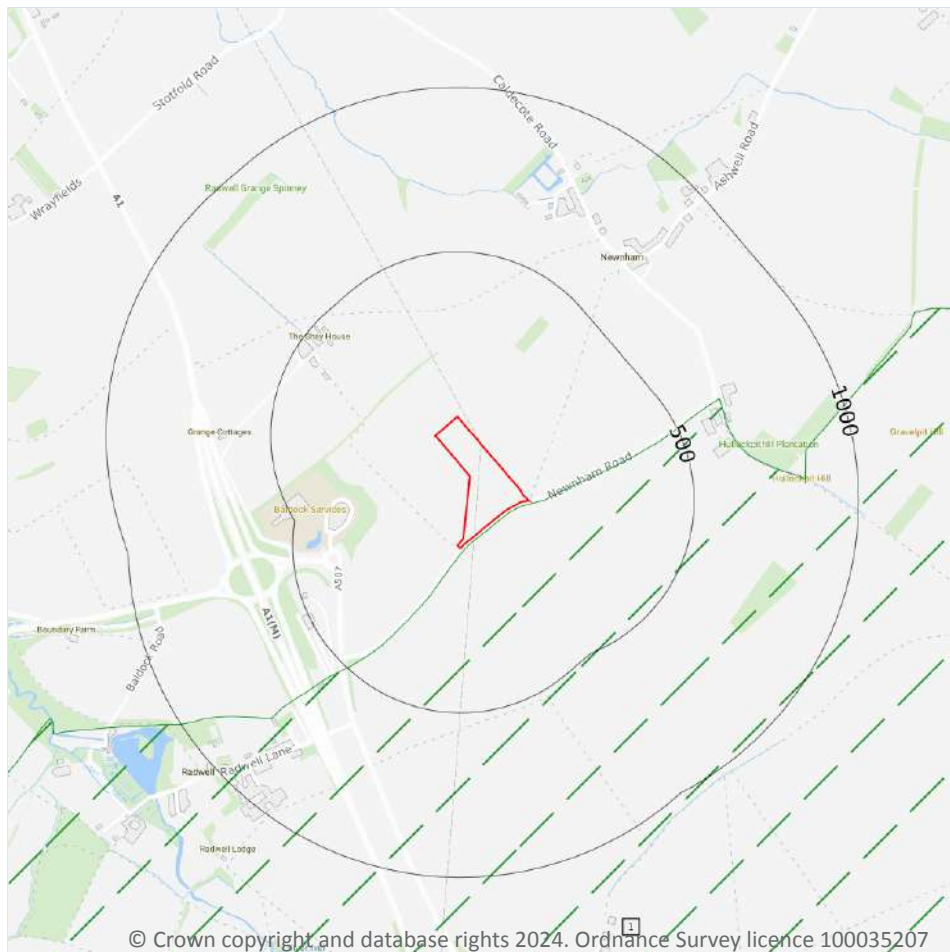
Moderate

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 50 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ 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 51 >](#)

ID	Location	Name	Data source
-	1350m W	Stotfold Mill Meadows	Natural England
-	1766m S	Ivel Springs	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m**0**

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

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

10.8 Biosphere Reserves

Records within 2000m**0**

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

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

10.9 Forest Parks

Records within 2000m**0**

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 51](#) >

ID	Location	Name	Local Authority name
1	9m SE	London	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

10

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
On site	Great Ouse NVZ	Surface Water	391	Existing
On site	Anglian Chalk	Groundwater	71	Existing
On site	Anglian Chalk	Groundwater	71	Existing
534m S	Great Ouse NVZ	Surface Water	391	Existing
534m S	Anglian Chalk	Groundwater	71	Existing
552m S	Great Ouse NVZ	Surface Water	391	Existing
552m S	Anglian Chalk	Groundwater	71	Existing



Location	Name	Type	NVZ ID	Status
1185m N	Ely Ouse and Cut-off channel NVZ	Surface Water	390	Existing
1282m N	Ely Ouse and Cut-off channel NVZ	Surface Water	390	Existing

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



SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site	0
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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.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
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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

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

0

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.



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

11.5 Conservation Areas

Records within 250m

0

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.

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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.

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

11.7 Registered Parks and Gardens

Records within 250m

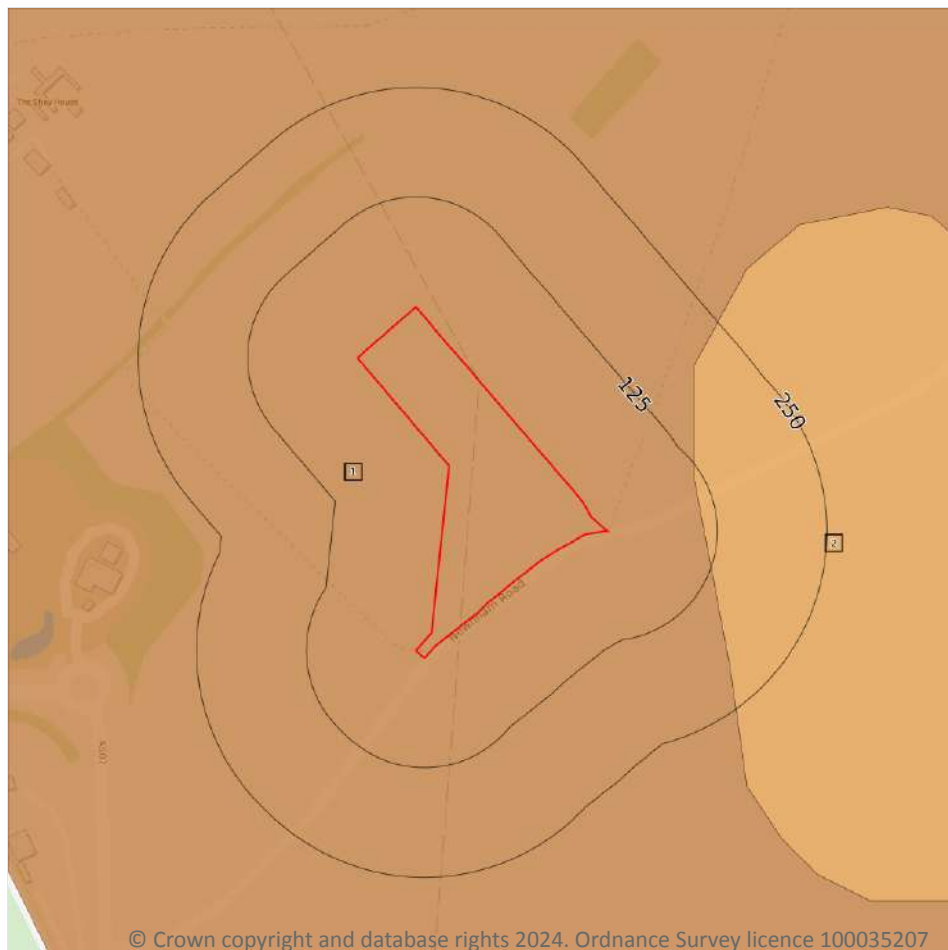
0

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

2

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 60](#) >

ID	Location	Classification	Description
1	On site	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
2	108m E	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

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	5
---------------------	---

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.

Location	Reference	Scheme	Start Date	End Date
On site	829115	Countryside Stewardship (Middle Tier)	01/01/2020	31/12/2024
On site	1120799	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
9m SE	829115	Countryside Stewardship (Middle Tier)	01/01/2020	31/12/2024
48m E	1120799	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
194m NW	829115	Countryside Stewardship (Middle Tier)	01/01/2020	31/12/2024

This data is sourced from Natural England.

13 Habitat designations

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

0

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.

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

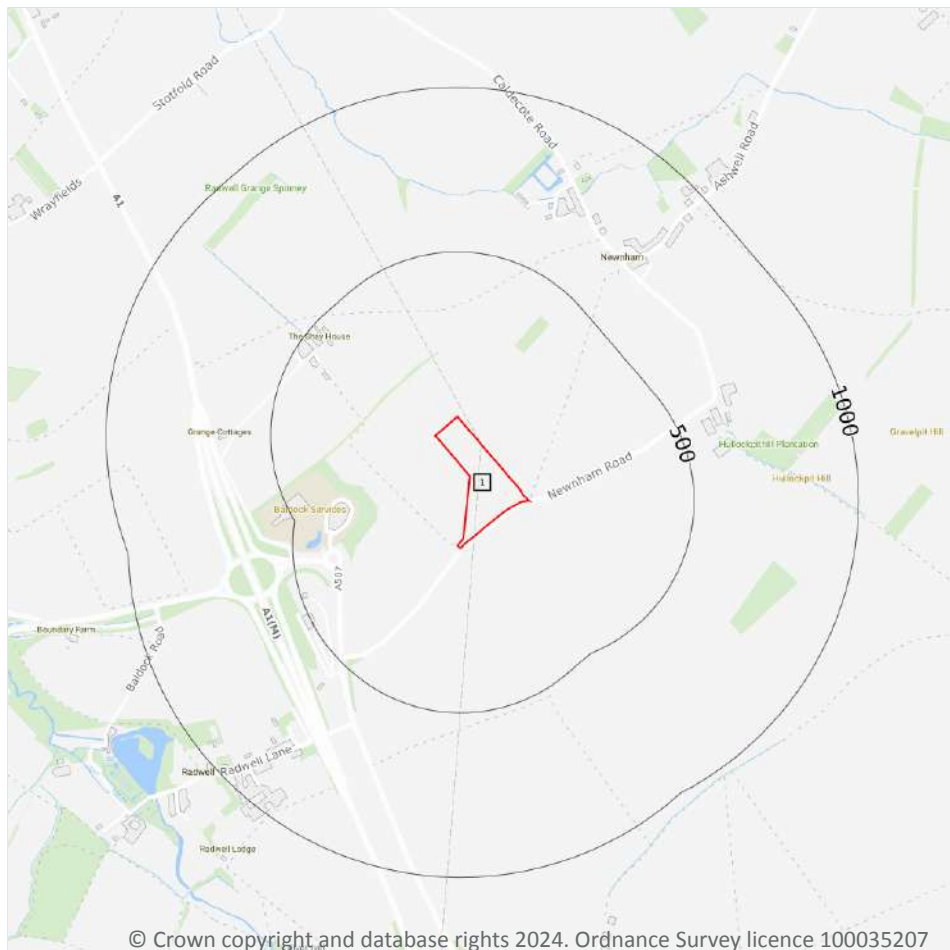
0

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

1

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 64](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	No coverage	No coverage	No coverage	NoCov

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

0

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.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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.

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

14.5 Bedrock geology (10k)

Records within 500m

0

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.

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

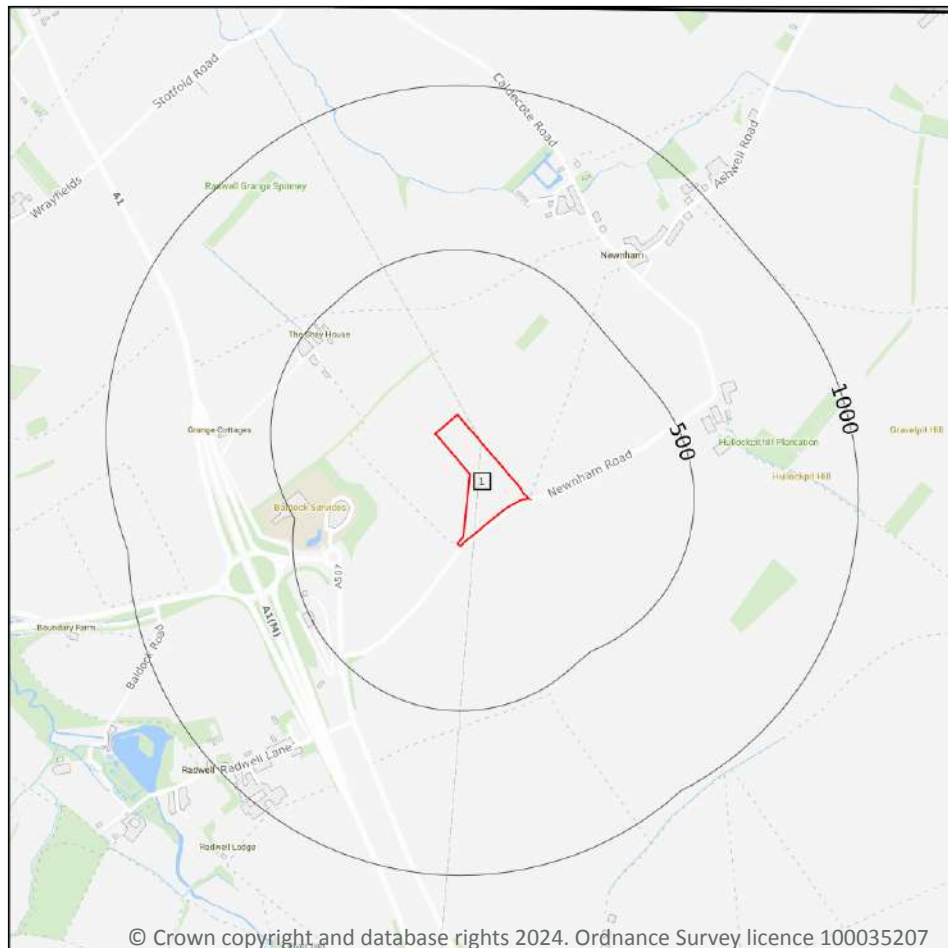
0

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 68](#) >

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

15.2 Artificial and made ground (50k)

Records within 500m

1

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 69](#) >

ID	Location	LEX Code	Description	Rock description
1	499m W	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

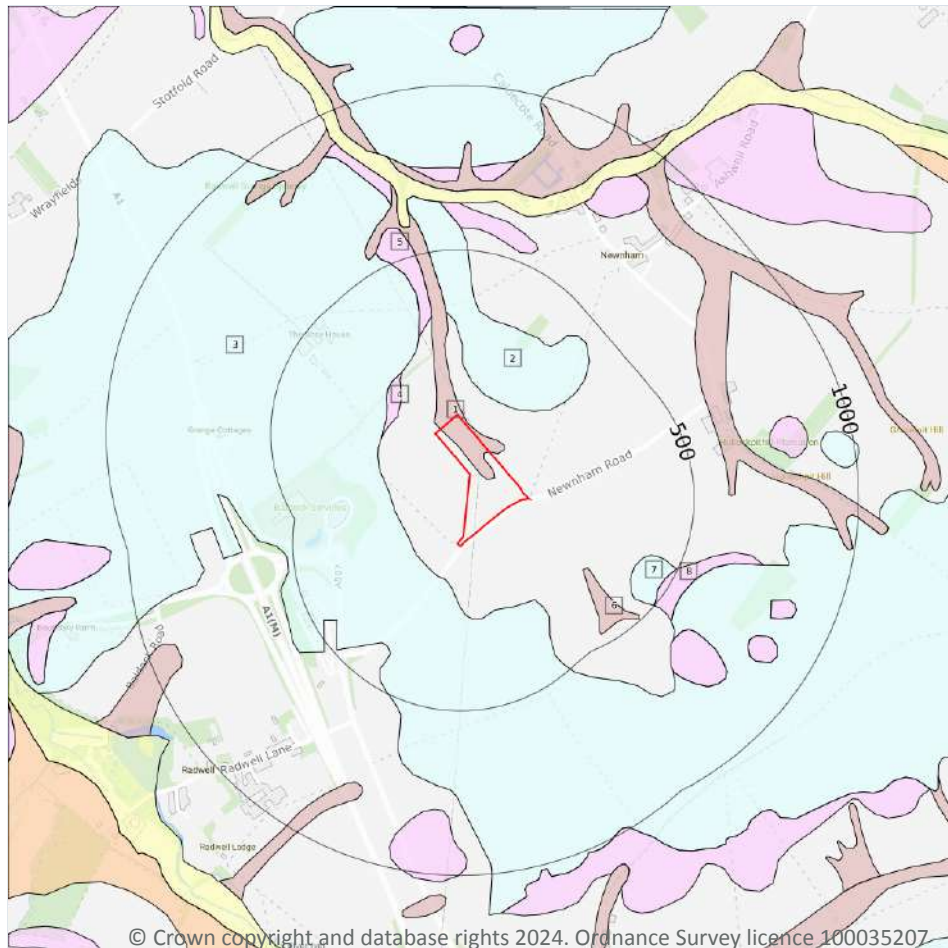
0

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

8

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 71](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	101m N	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON
3	112m S	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON



ID	Location	LEX Code	Description	Rock description
4	127m NW	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL
5	263m NW	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL
6	270m SE	HEAD- XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
7	380m SE	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON
8	478m SE	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial 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 any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

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

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

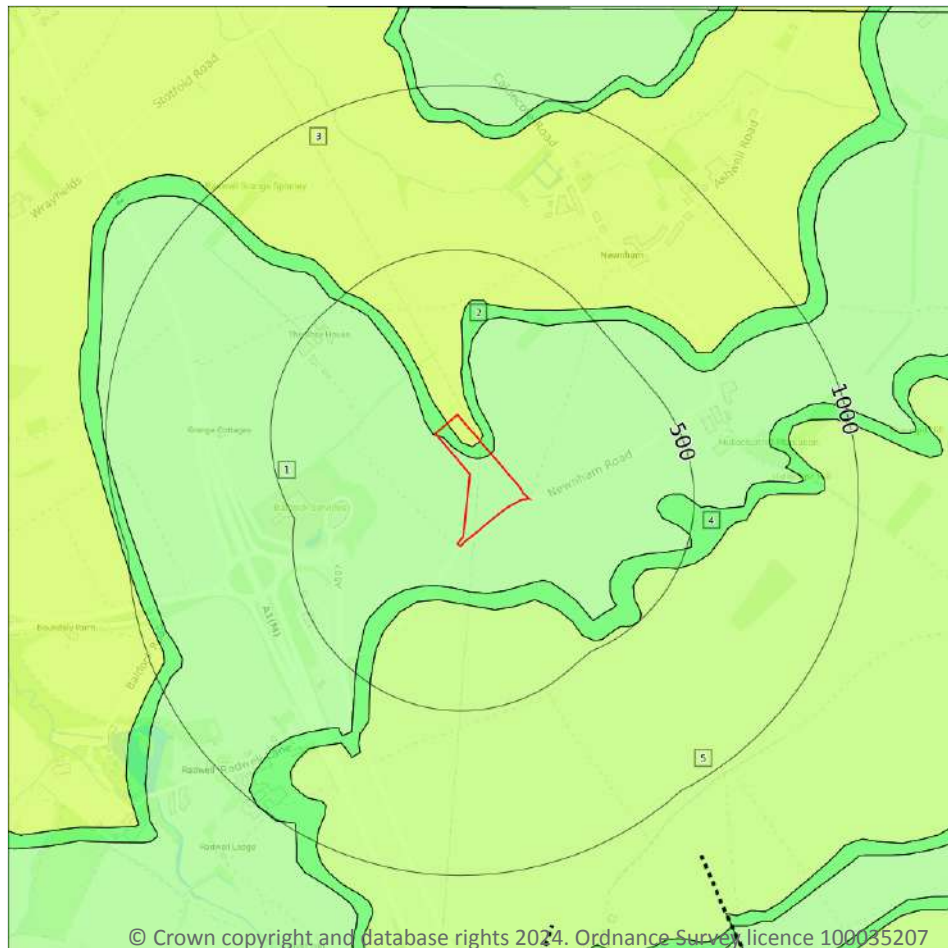
Records within 50m	0
---------------------------	----------

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

5

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 73 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	ZZCH-CHLK	ZIG ZAG CHALK FORMATION - CHALK	CENOMANIAN
2	On site	TTST-CHLK	TOTTERNHOE STONE MEMBER - CHALK	CENOMANIAN
3	On site	WMCH-CHLK	WEST MELBURY MARLY CHALK FORMATION - CHALK	CENOMANIAN



ID	Location	LEX Code	Description	Rock age
4	128m S	MR-CHLK	MELBOURN ROCK MEMBER - CHALK	CENOMANIAN
5	173m S	HNCK-CHLK	HOLYWELL NODULAR CHALK FORMATION AND NEW PIT CHALK FORMATION (UNDIFFERENTIATED) - CHALK	CENOMANIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

3

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
On site	Fracture	Very High	Very High
On site	Fracture	Very High	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

16.1 BGS Boreholes

Records within 250m

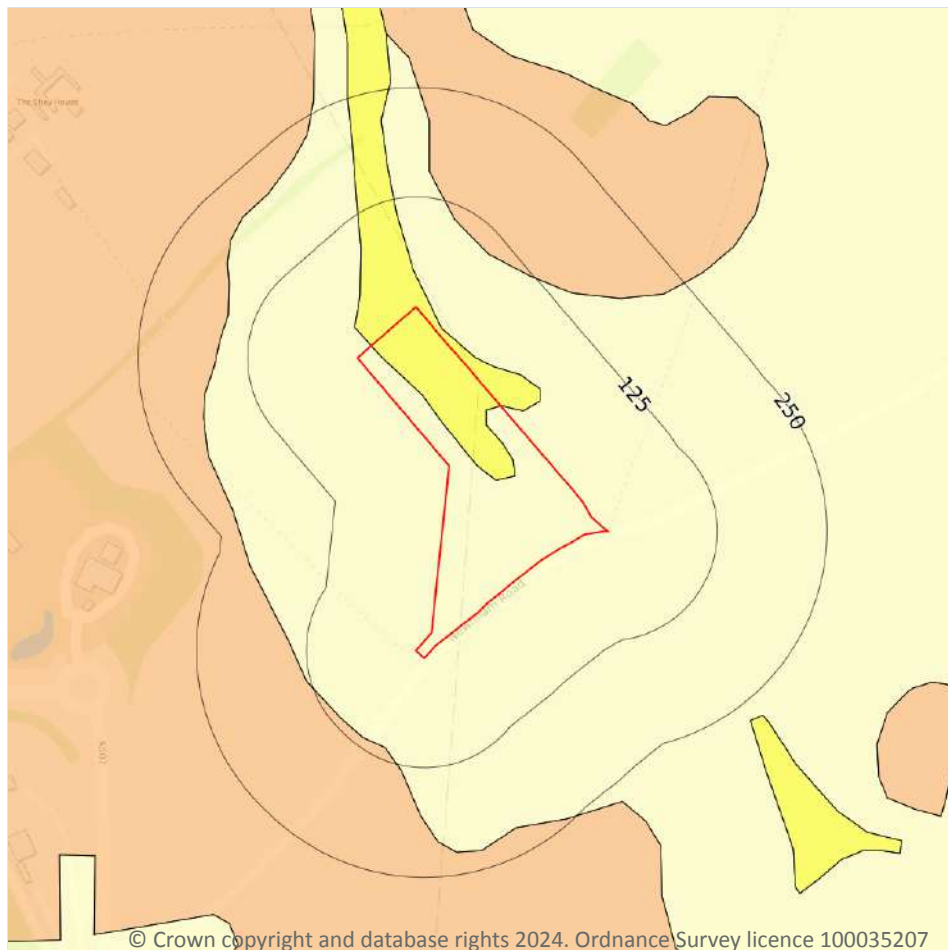
0

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.

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

2

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).

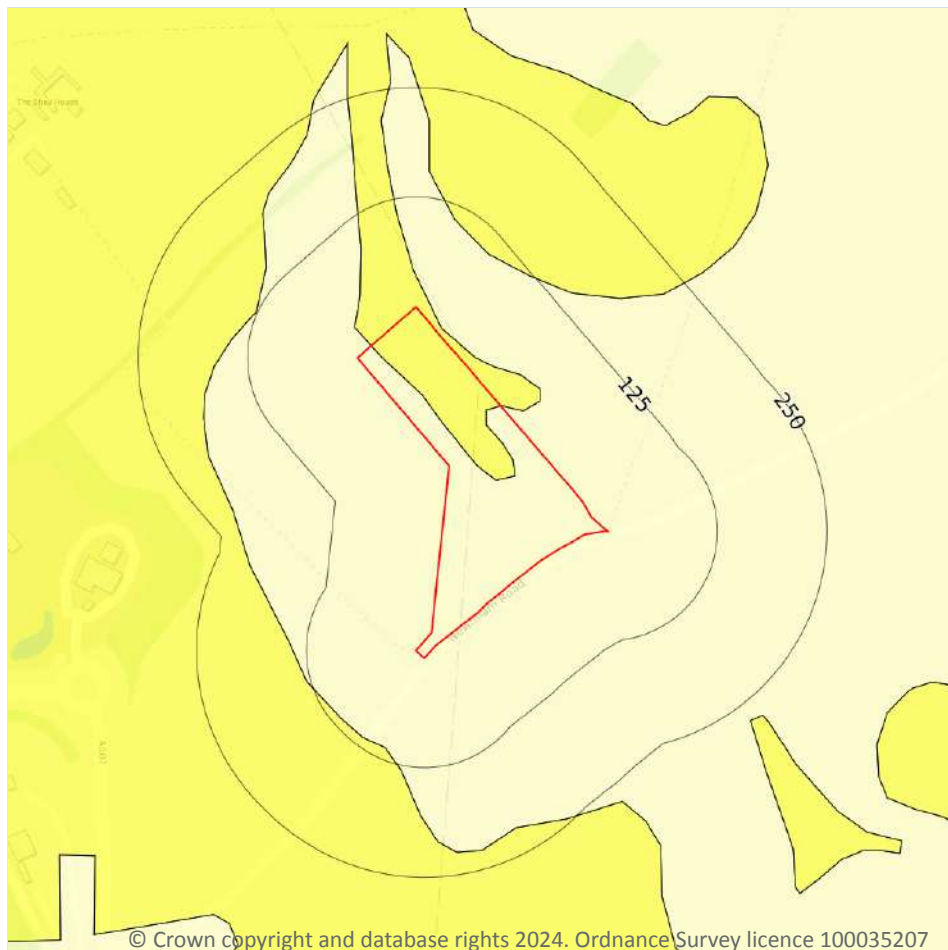
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 76 >](#)

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

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

2

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 77 >](#)

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.

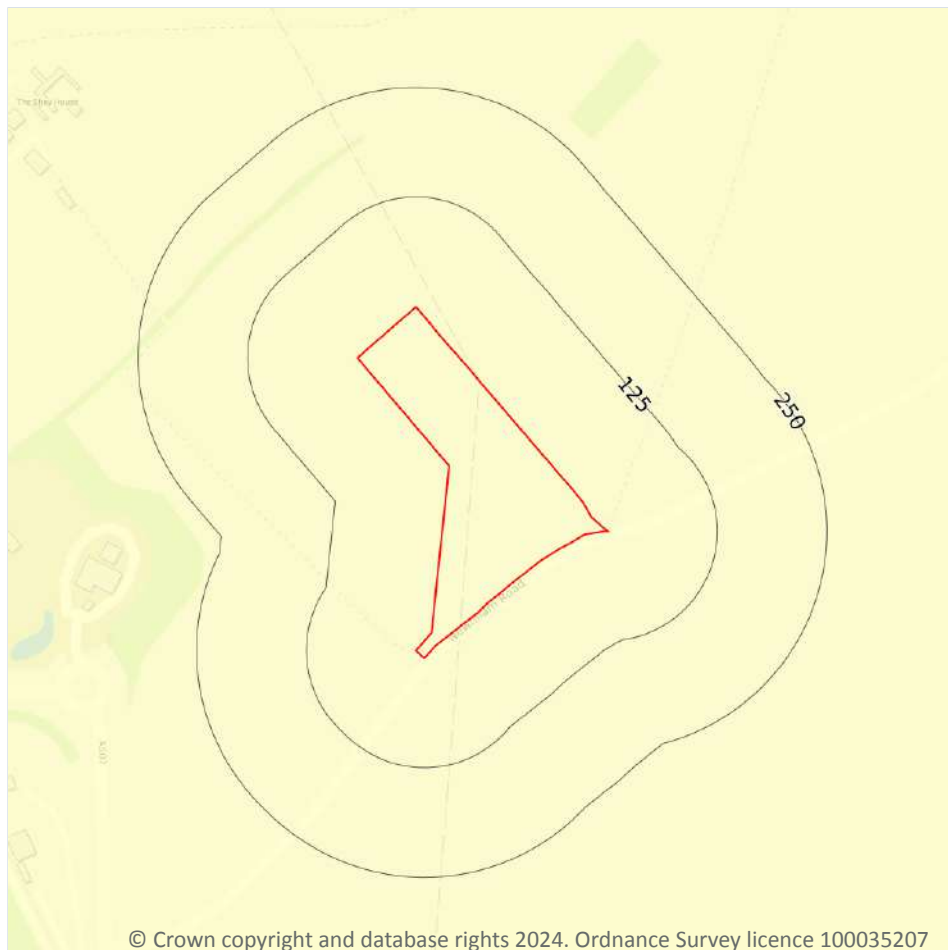


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

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.

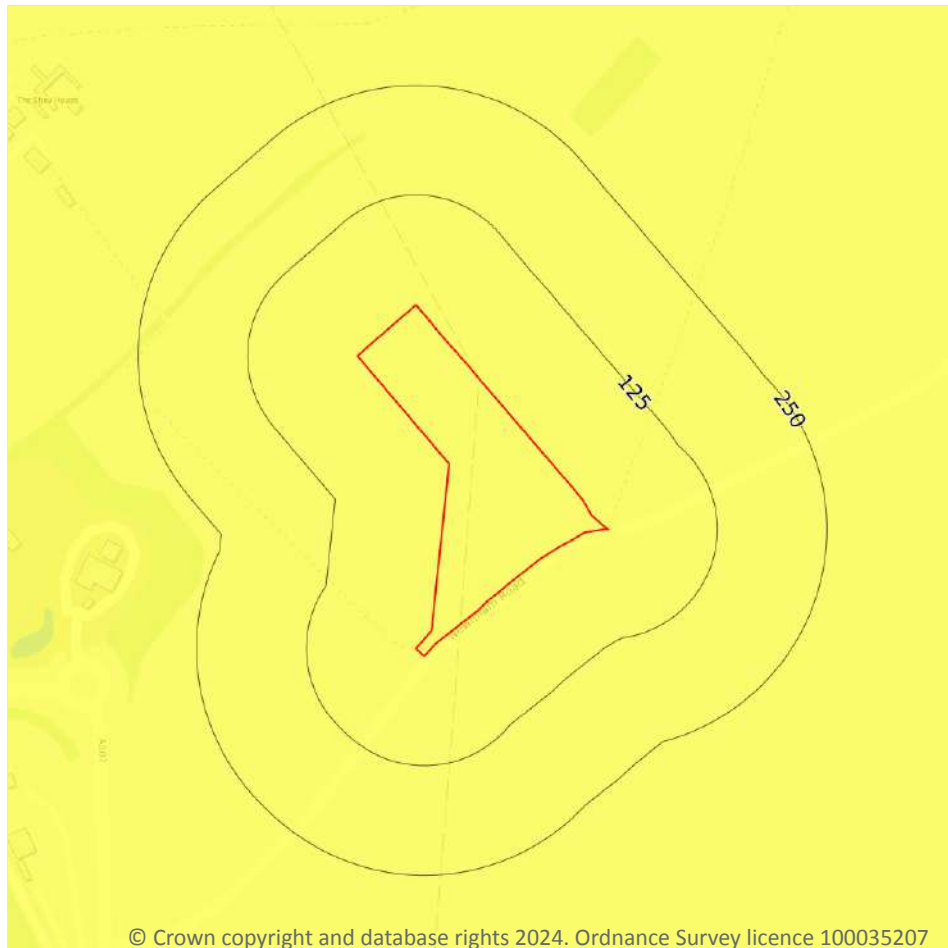
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 79 >](#)

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.

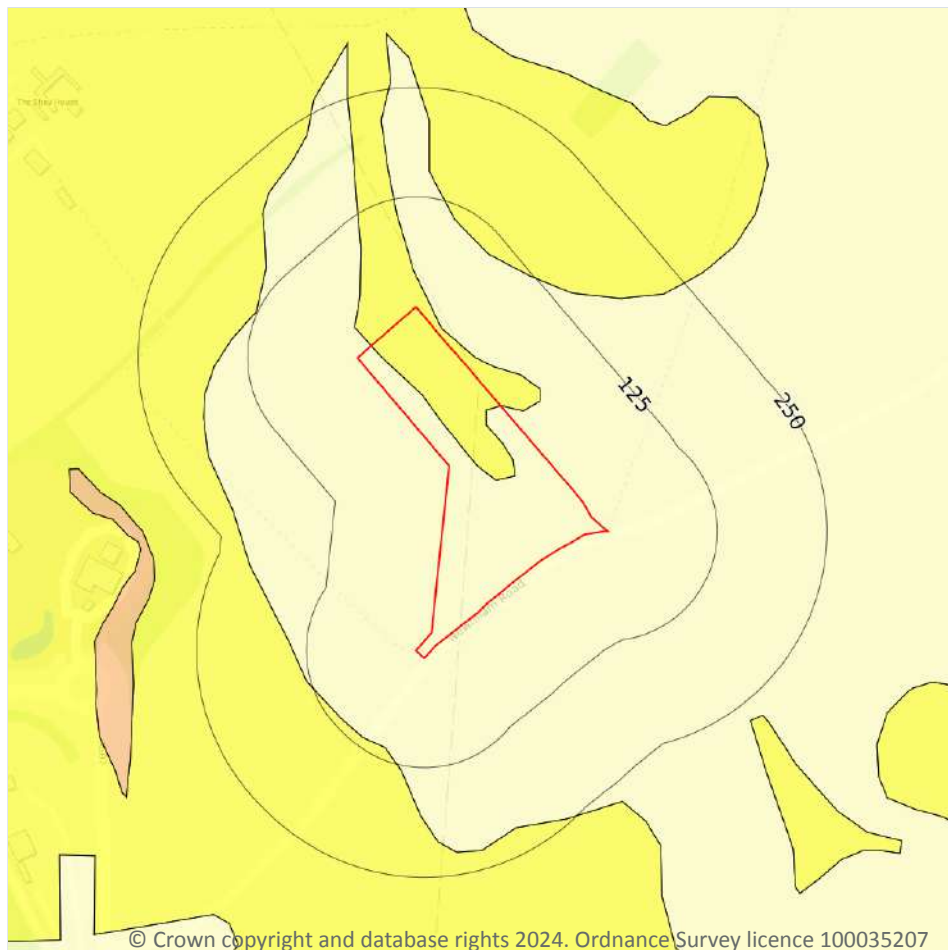
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 80 >](#)

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

2

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 81](#) >

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.

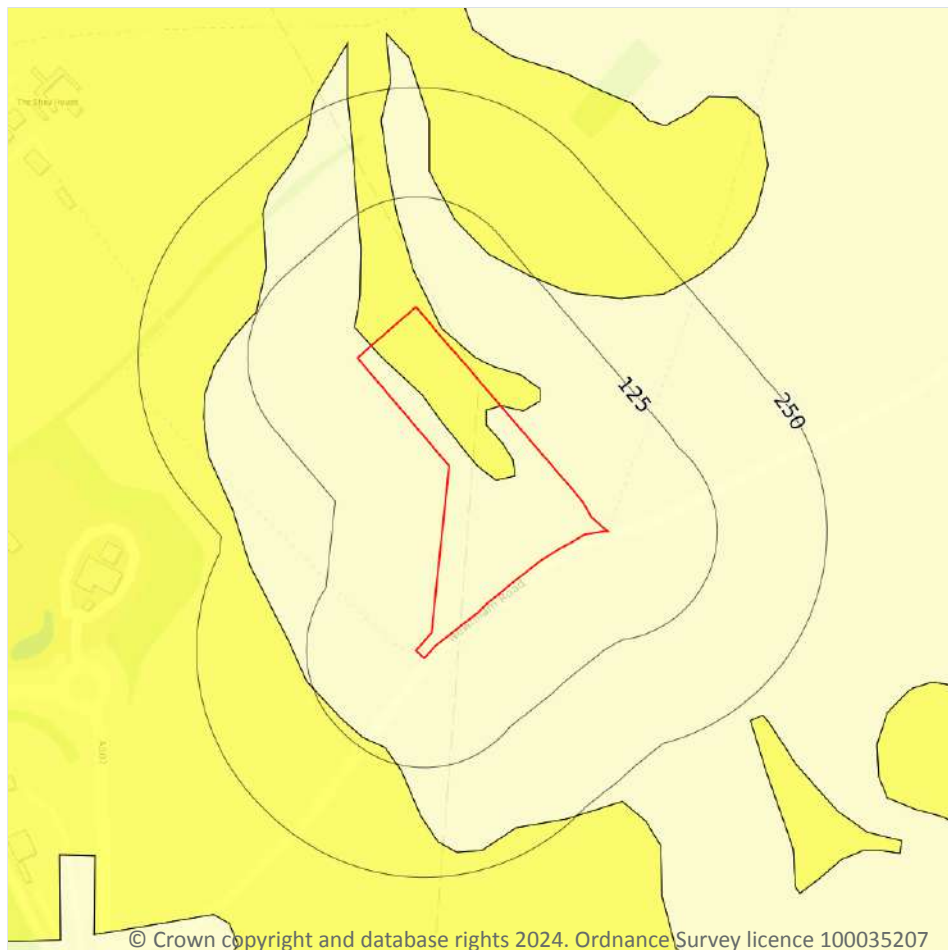


Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

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

2

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 83](#)

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.

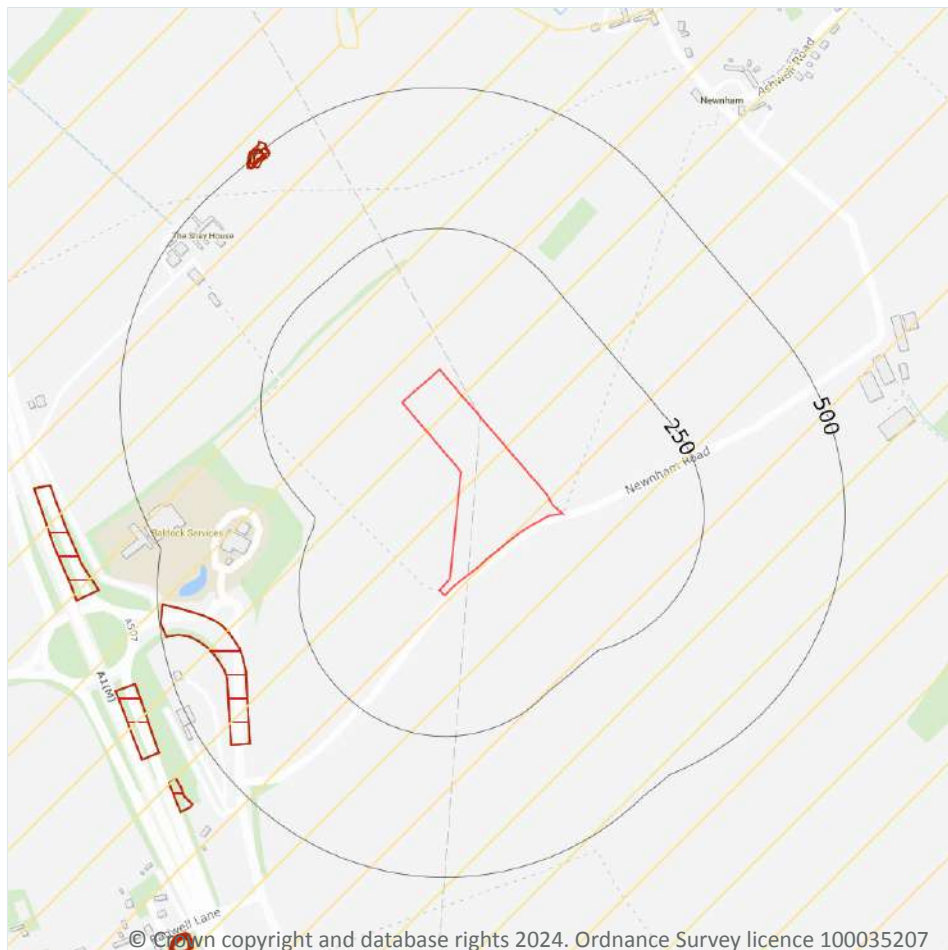


Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

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**0**

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.

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m**0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**3**

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 85 >](#)



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.
-	679m N	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.
-	839m 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
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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.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

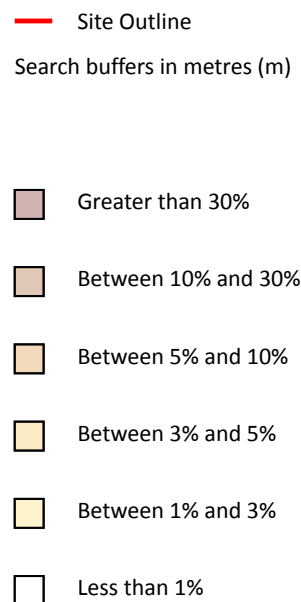
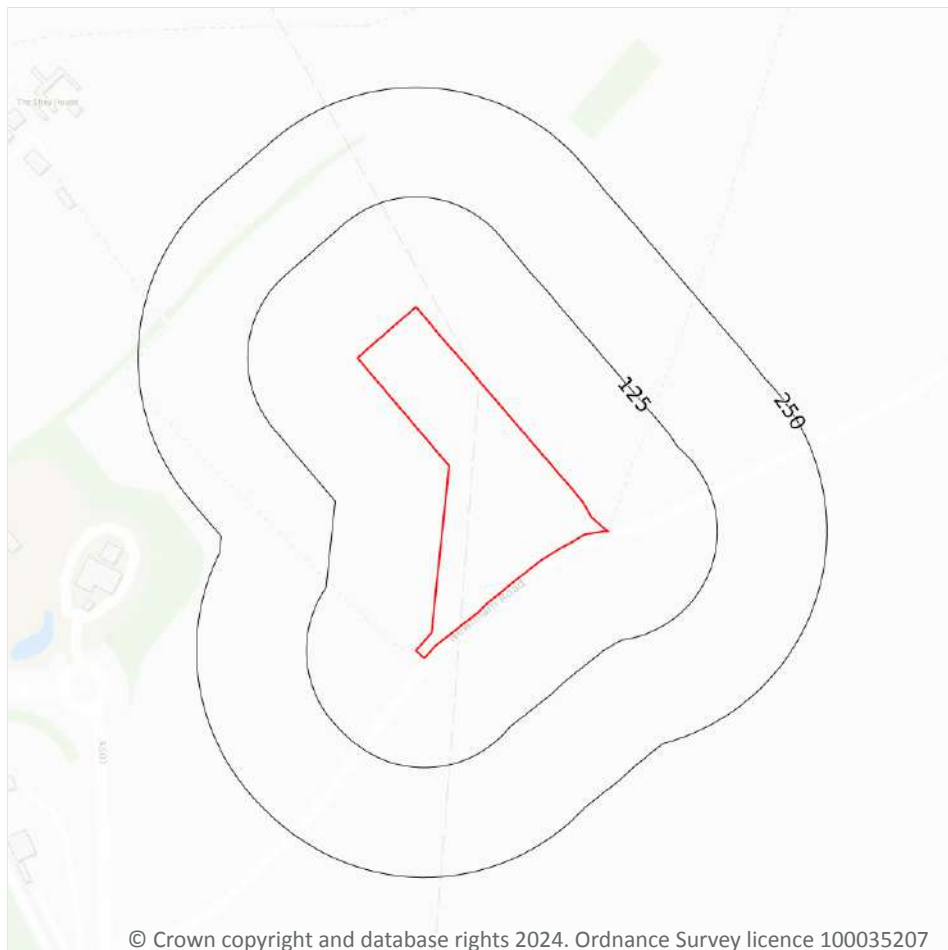
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



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 92](#) >

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

17

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
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
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
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
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
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
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
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
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
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
6m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
7m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
12m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
16m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
18m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
26m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
45m S	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
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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
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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
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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
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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
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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 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 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.

22.10 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> ↗.

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