

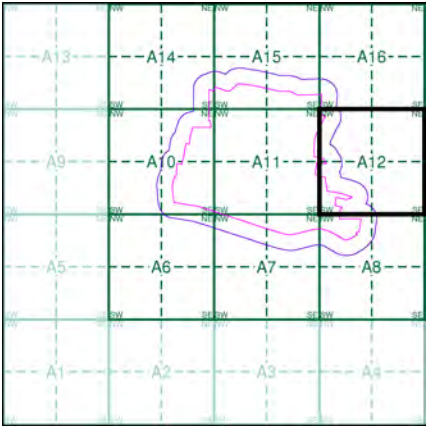


Historical Aerial Photography

Published 1999

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

Historical Aerial Photography - Segment A12



Order Details

Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

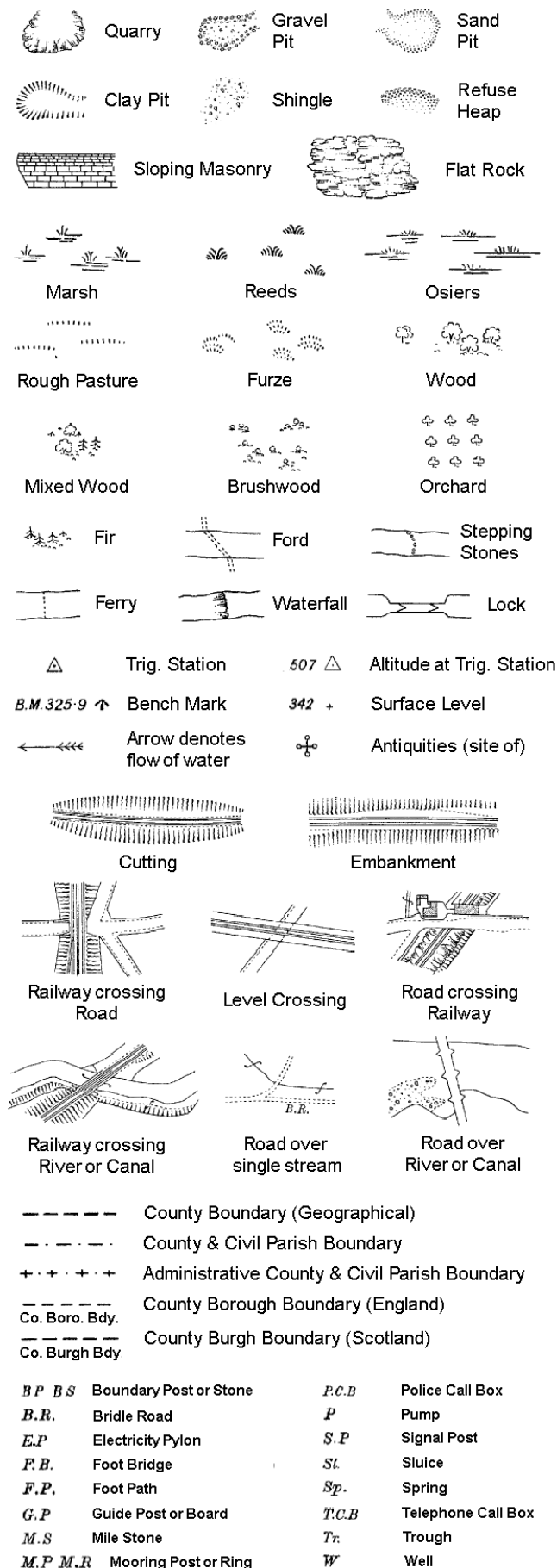
Hexton Manor, Hexton, Hitchin, SG5 3JH



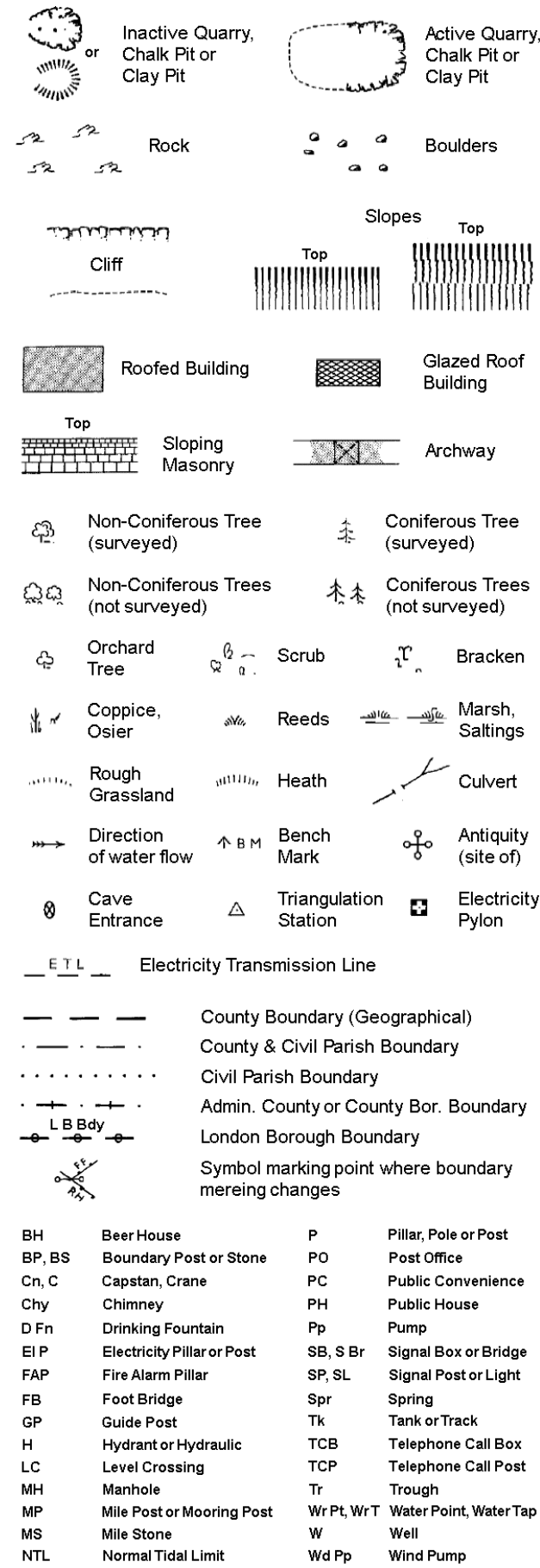
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Historical Mapping Legends

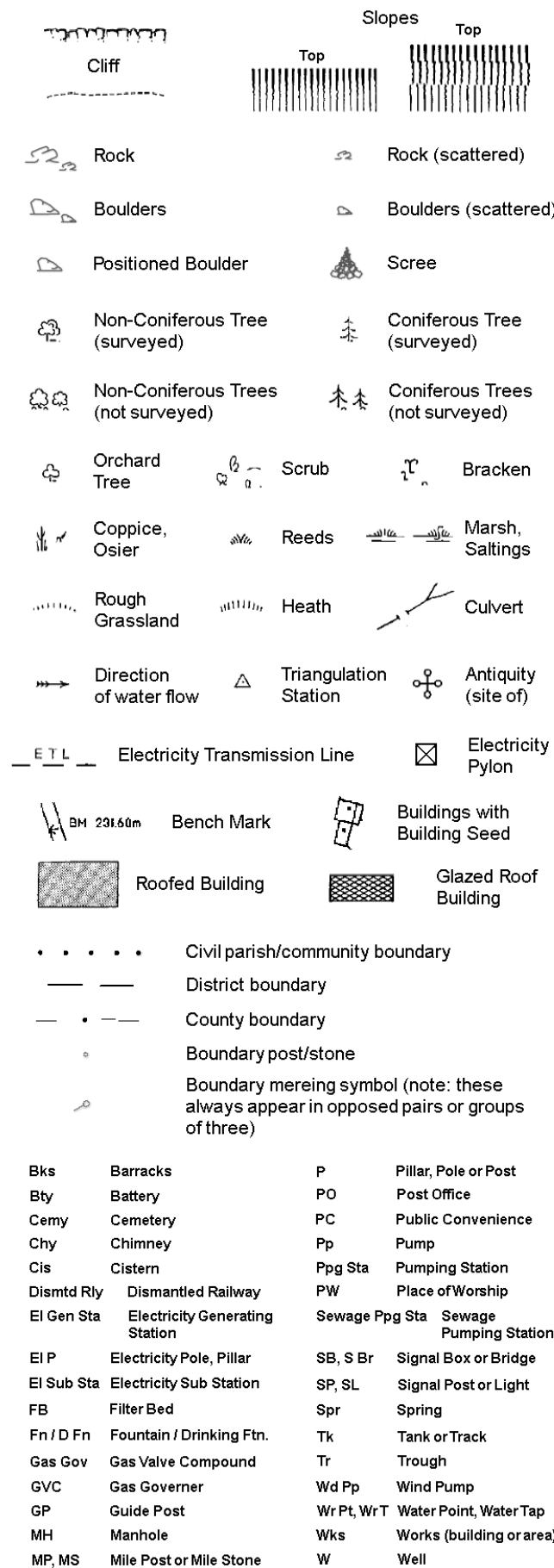
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



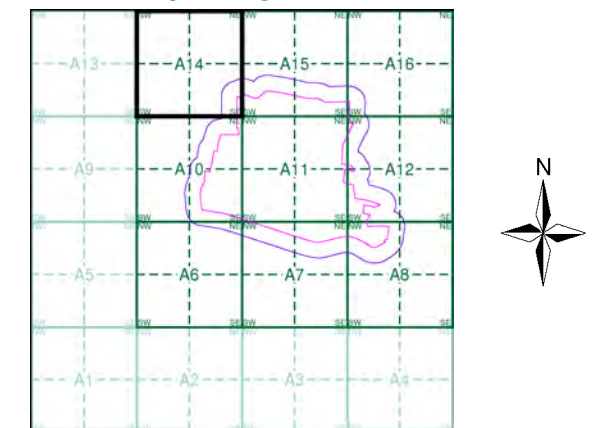
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hertfordshire	1:2,500	1882	2
Bedfordshire	1:2,500	1882	3
Hertfordshire	1:2,500	1898	4
Bedfordshire	1:2,500	1901	5
Bedfordshire	1:2,500	1924	6
Ordnance Survey Plan	1:2,500	1979 - 1980	7
Large-Scale National Grid Data	1:2,500	1993	8
Historical Aerial Photography	1:2,500	1999	9

Historical Map - Segment A14



Order Details

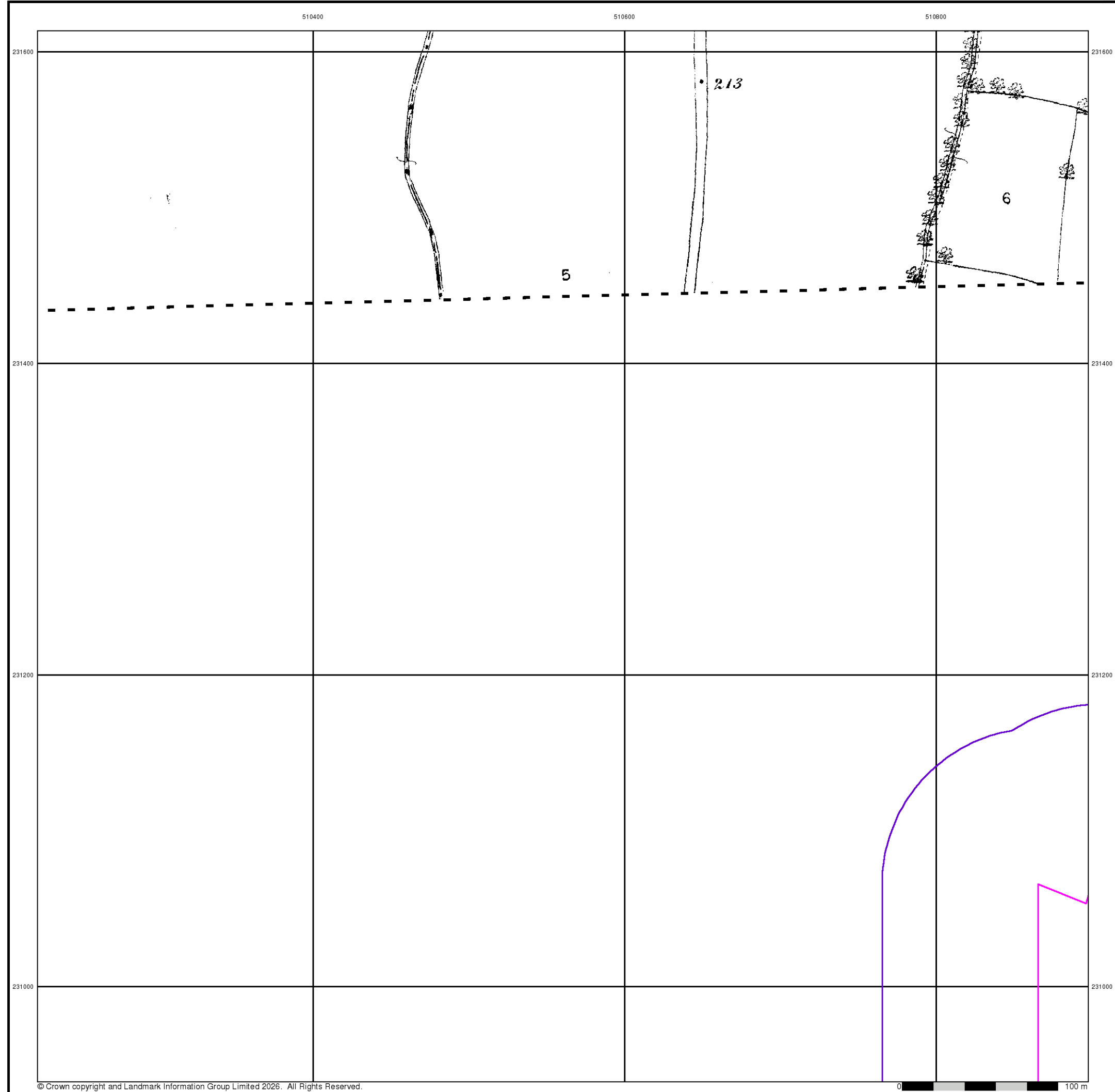
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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Web: www.envirocheck.co.uk



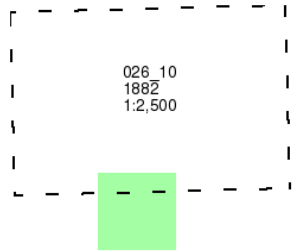
Bedfordshire

Published 1882

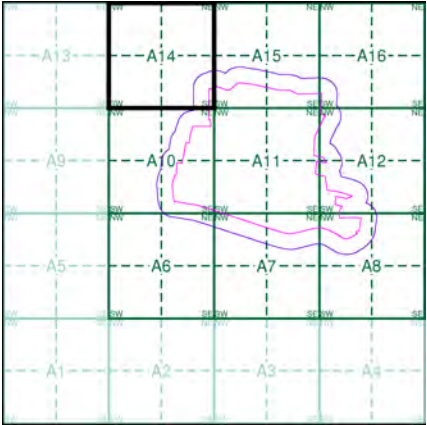
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A14



Order Details

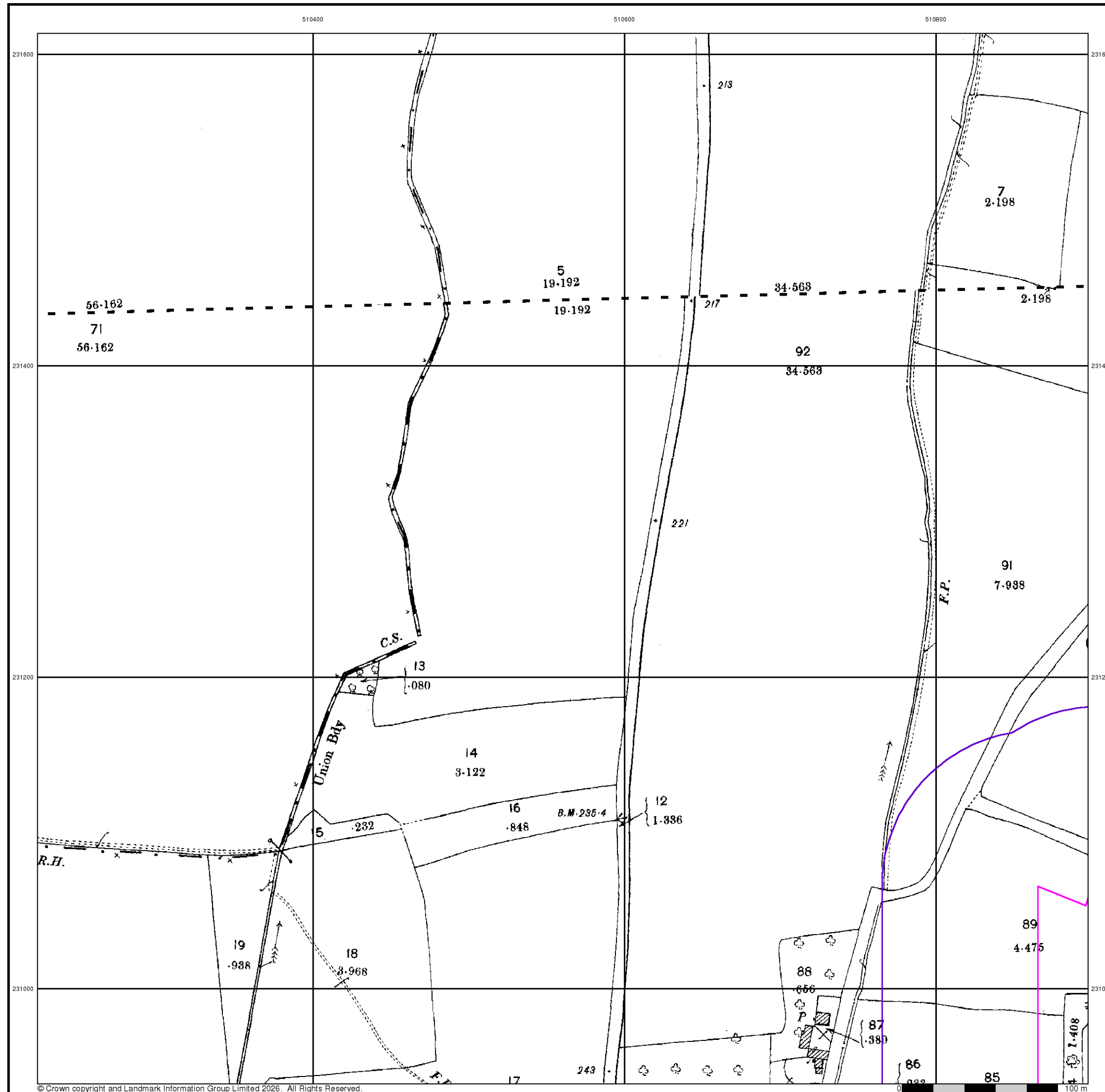
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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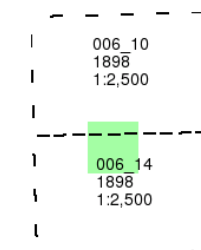
Hertfordshire

Published 1898

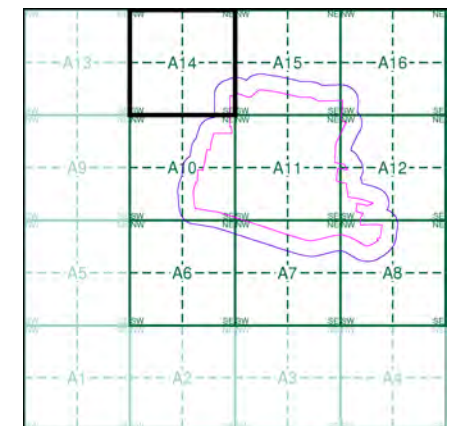
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A14



Order Details

Order Number:	406032073_1_1
Customer Ref:	3289
National Grid Reference:	511050, 230430
Slice:	A
Site Area (Ha):	75.85
Search Buffer (m):	100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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



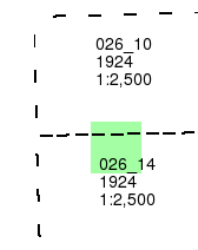
Bedfordshire

Published 1924

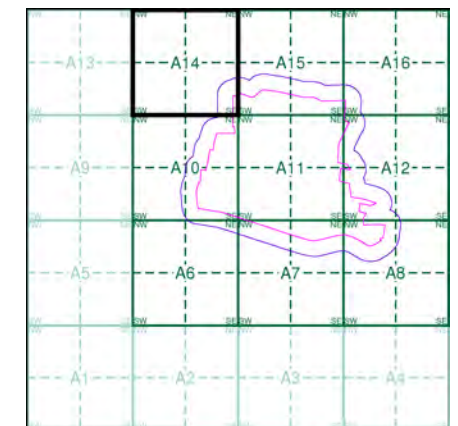
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A14



Order Details

Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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





Large-Scale National Grid Data

Published 1993

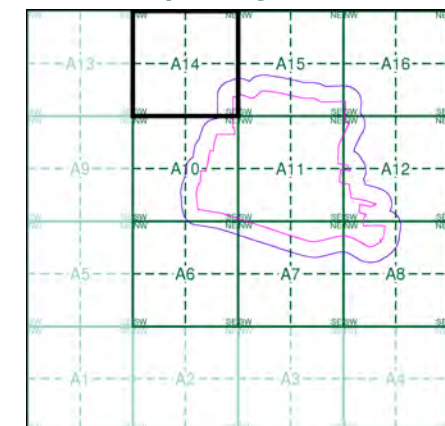
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

TL1031
1993
1:2,500
TL1030
1993
1:2,500

Historical Map - Segment A14



Order Details

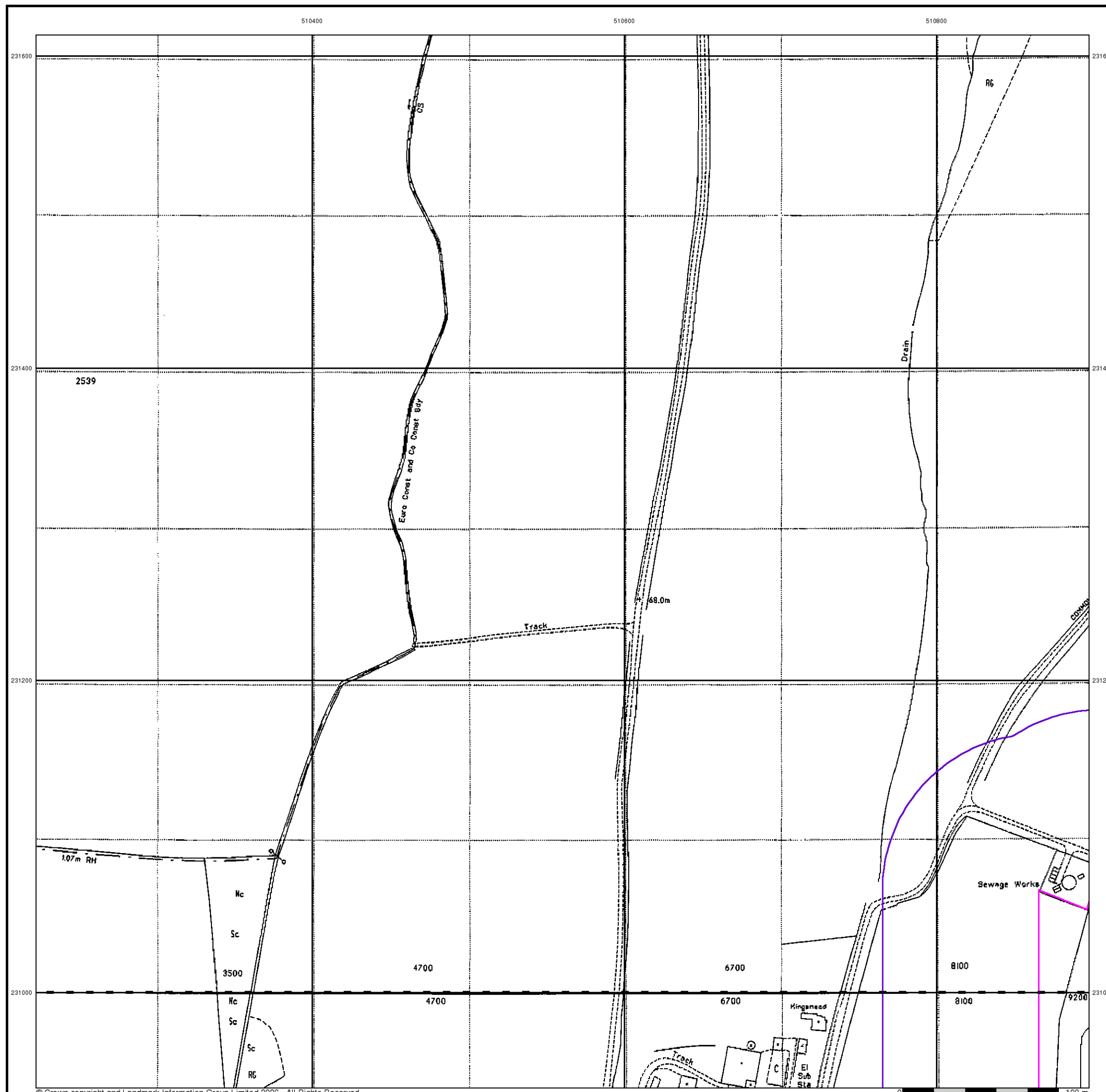
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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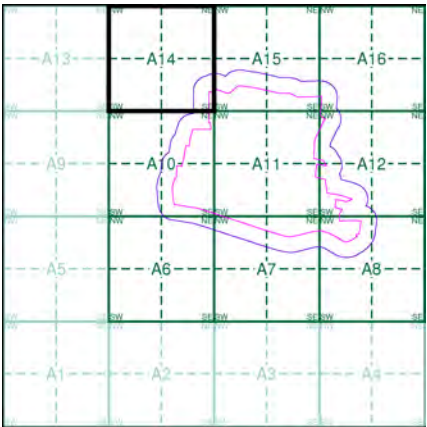
Contaminated
Land
Solutions

Historical Aerial Photography

Published 1999

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Historical Aerial Photography - Segment A14



Order Details

Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

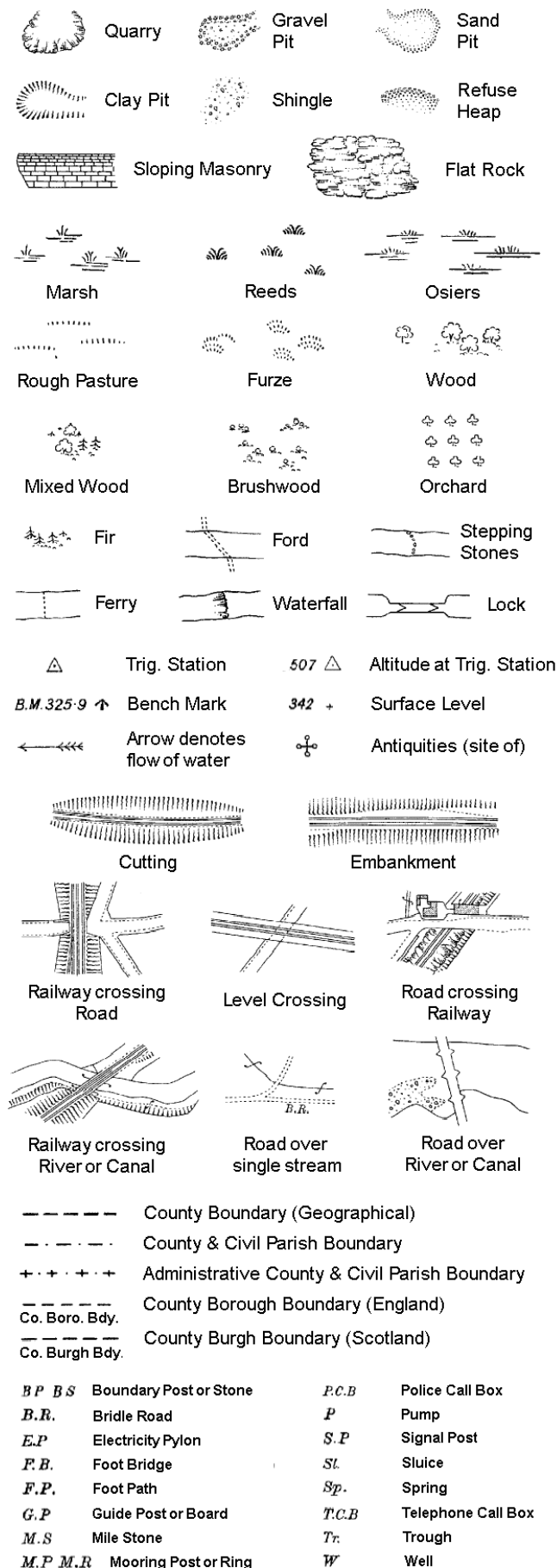
Hexton Manor, Hexton, Hitchin, SG5 3JH



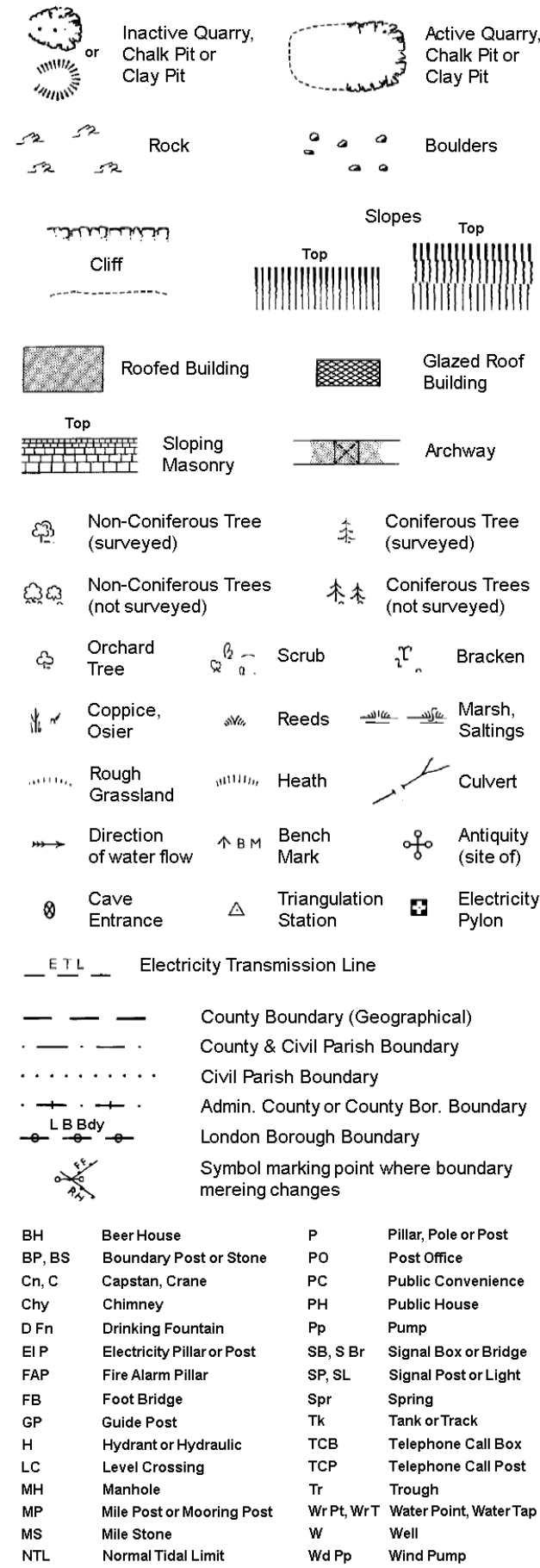
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Historical Mapping Legends

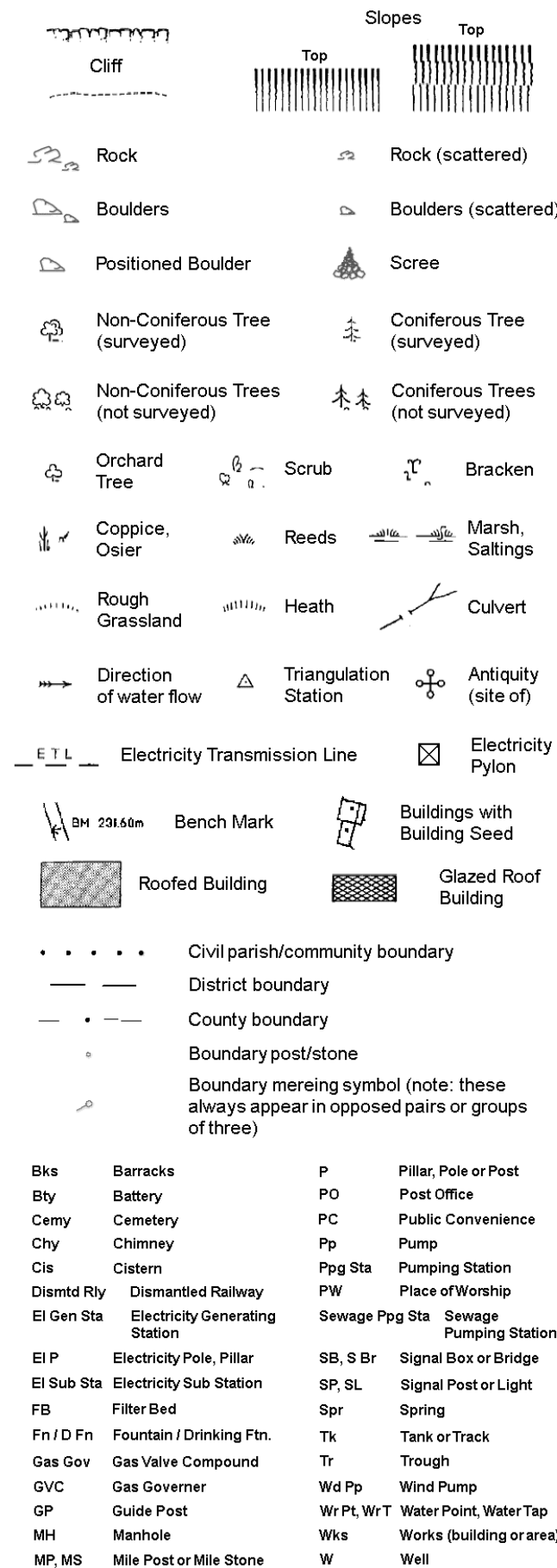
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



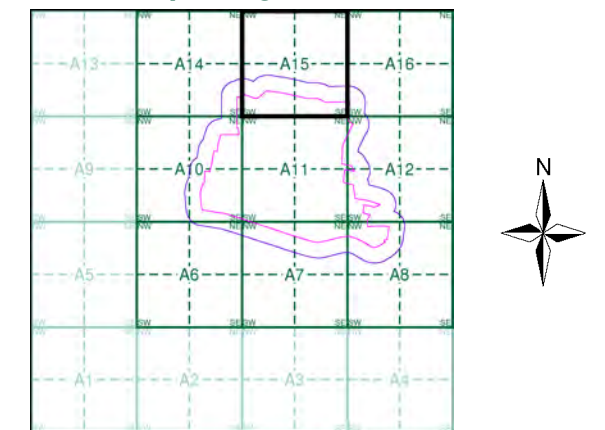
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Bedfordshire	1:2,500	1882	2
Hertfordshire	1:2,500	1882	3
Hertfordshire	1:2,500	1898	4
Bedfordshire	1:2,500	1901	5
Bedfordshire	1:2,500	1924	6
Ordnance Survey Plan	1:2,500	1979 - 1980	7
Large-Scale National Grid Data	1:2,500	1993	8
Historical Aerial Photography	1:2,500	1999	9

Historical Map - Segment A15



Order Details

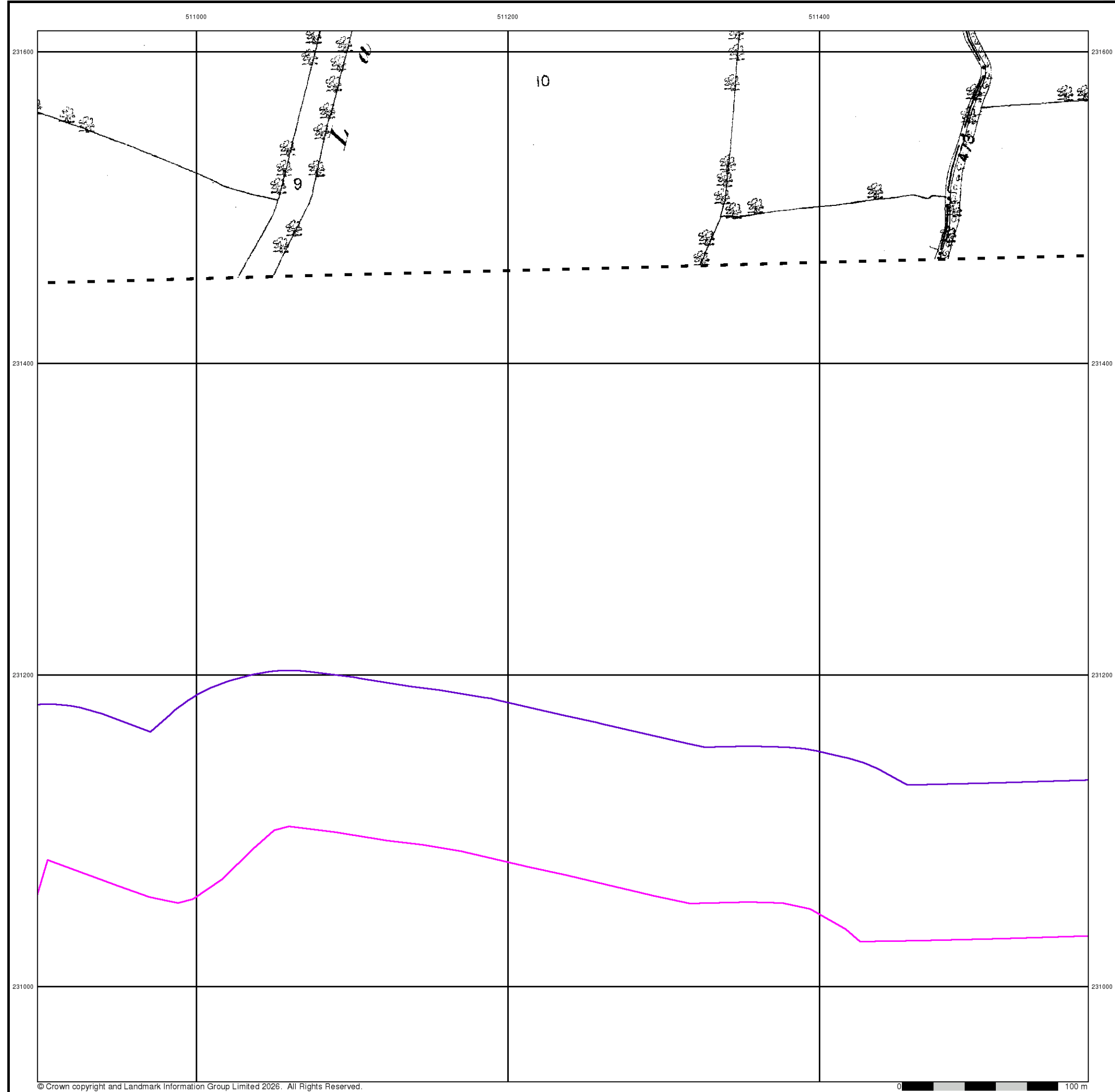
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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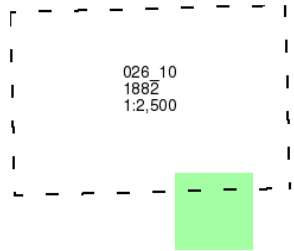
Bedfordshire

Published 1882

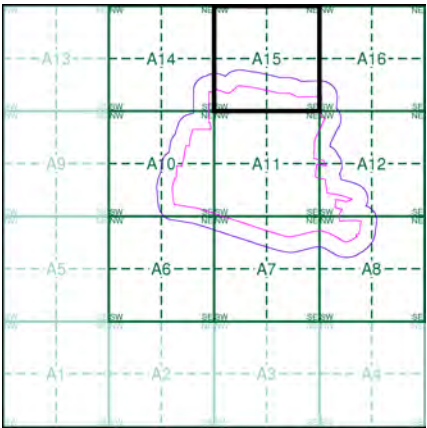
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A15



Order Details

Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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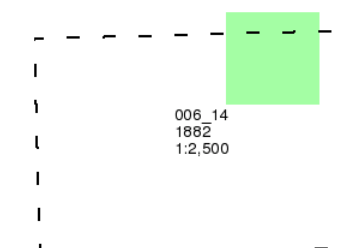
Hertfordshire

Published 1882

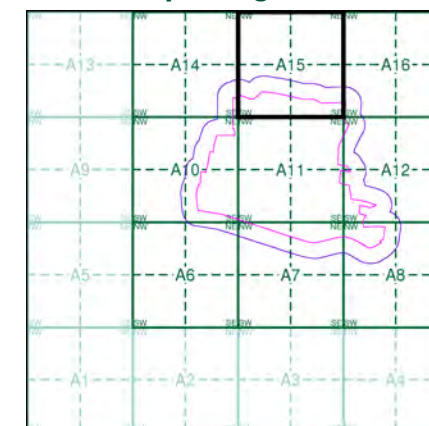
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A15



Order Details

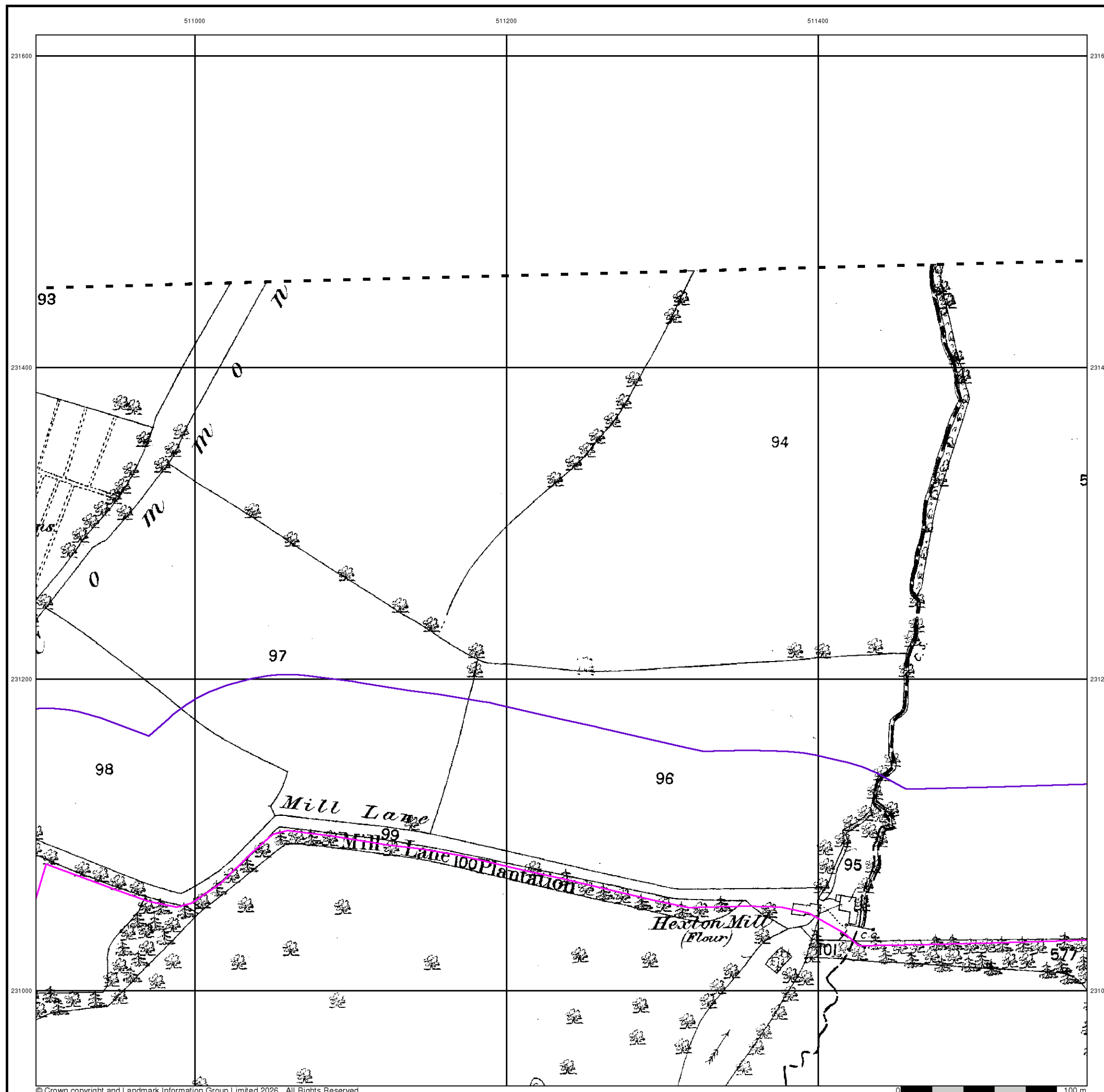
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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Hertfordshire

Published 1898

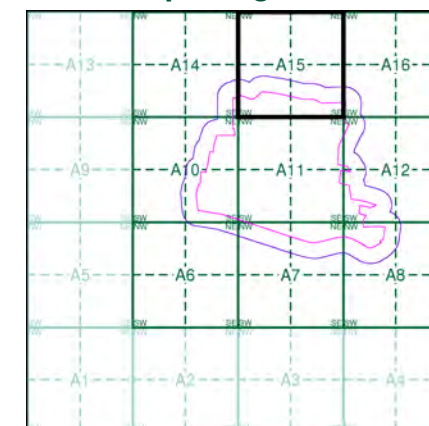
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

006_10
1898
1:2,500
006_14
1898
1:2,500

Historical Map - Segment A15



Order Details

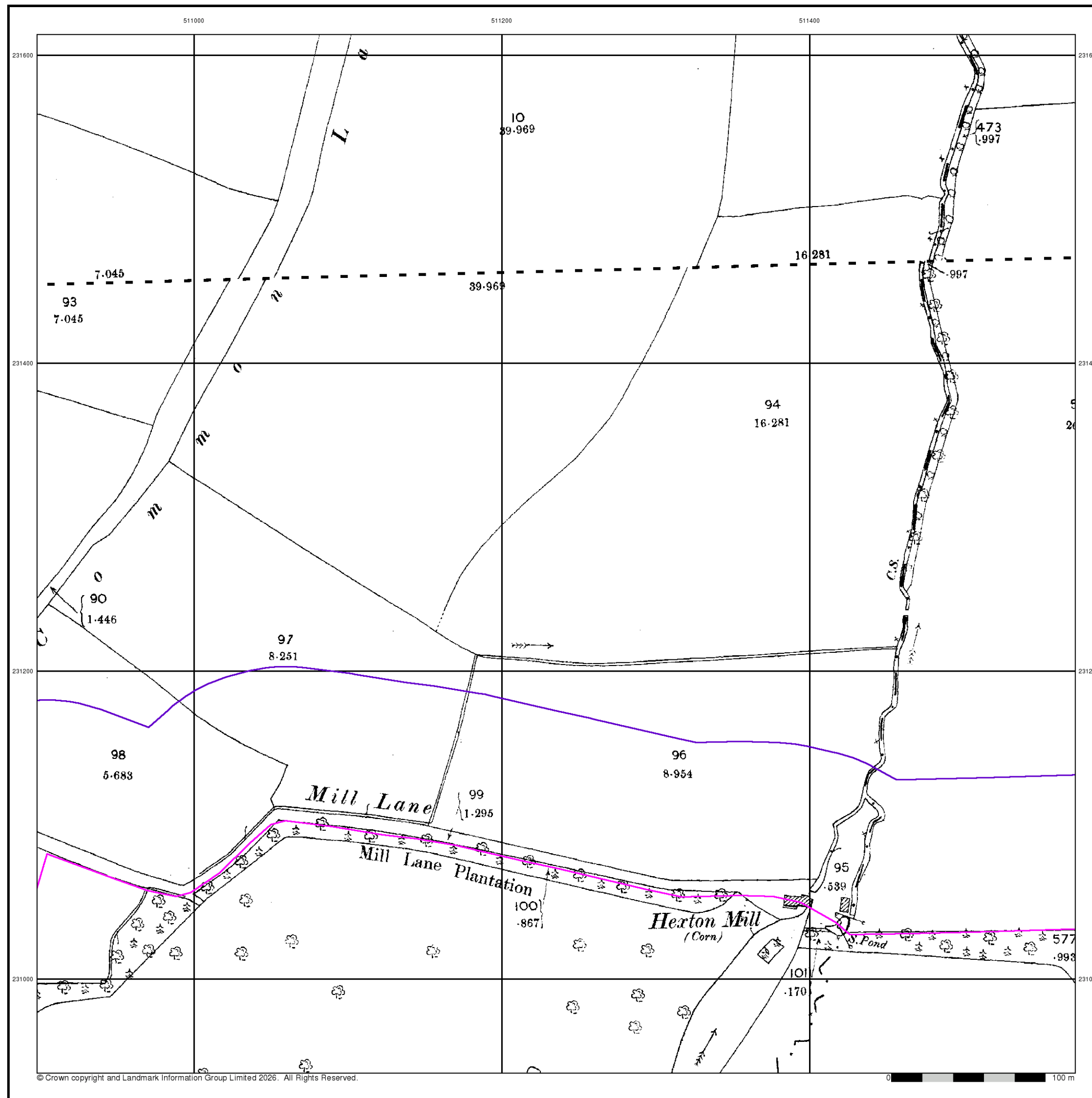
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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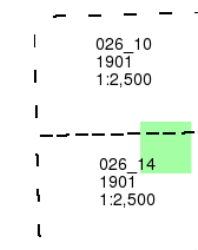
Bedfordshire

Published 1901

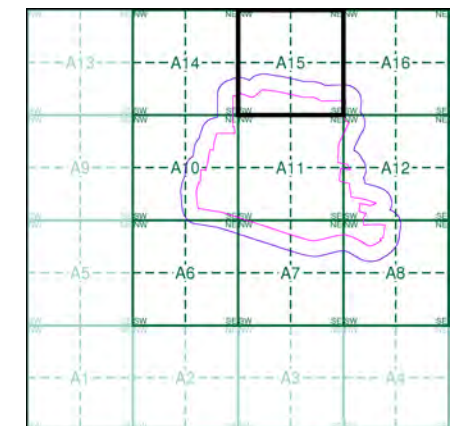
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A15



Order Details

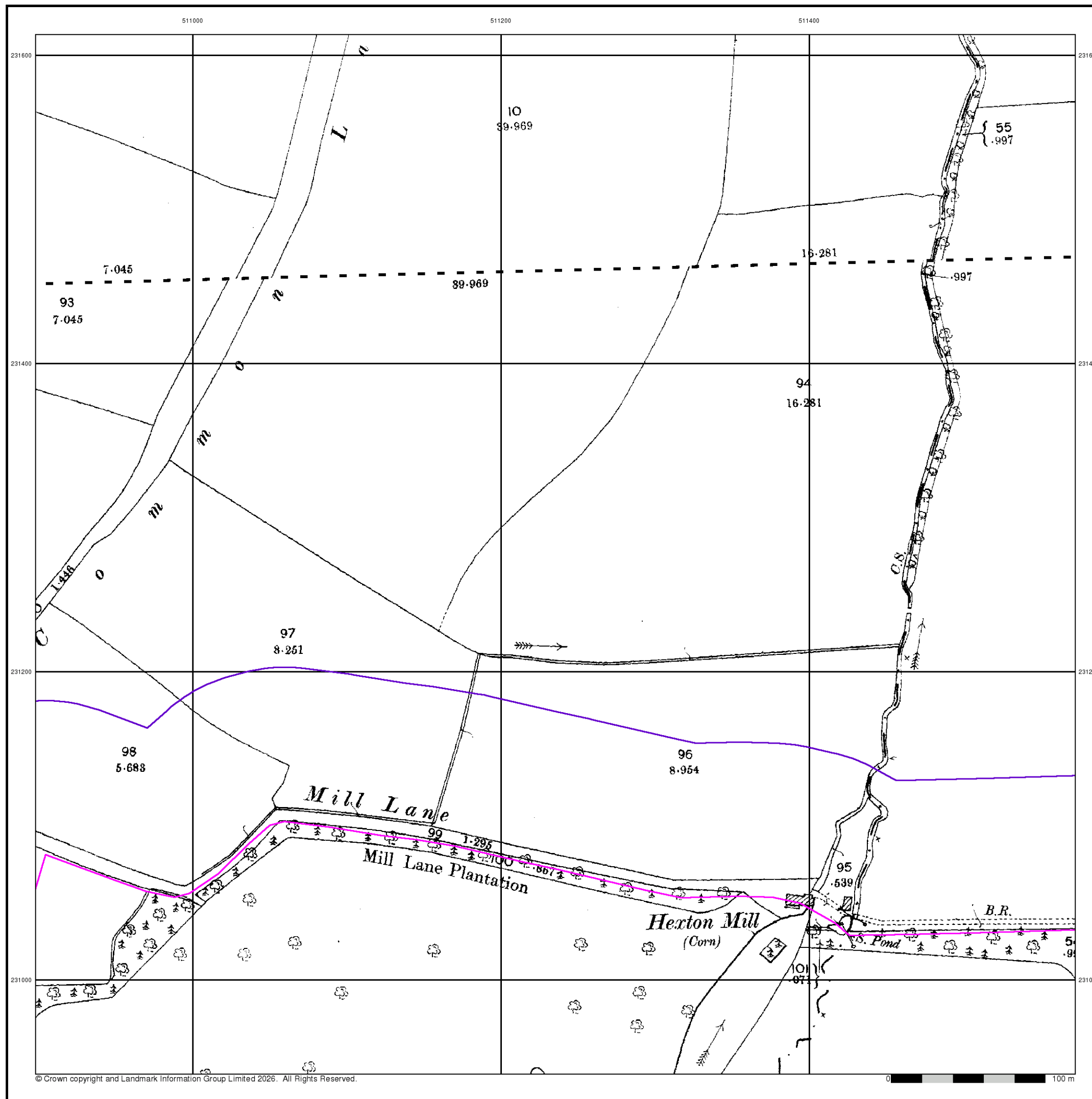
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



Tel: 0844 844 9952
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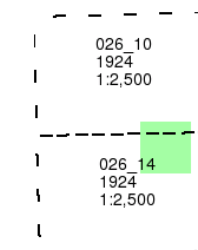
Bedfordshire

Published 1924

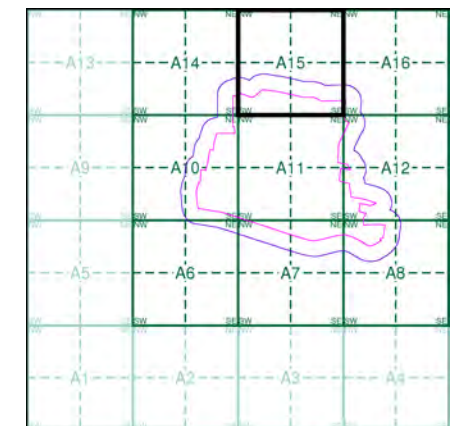
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A15



Order Details

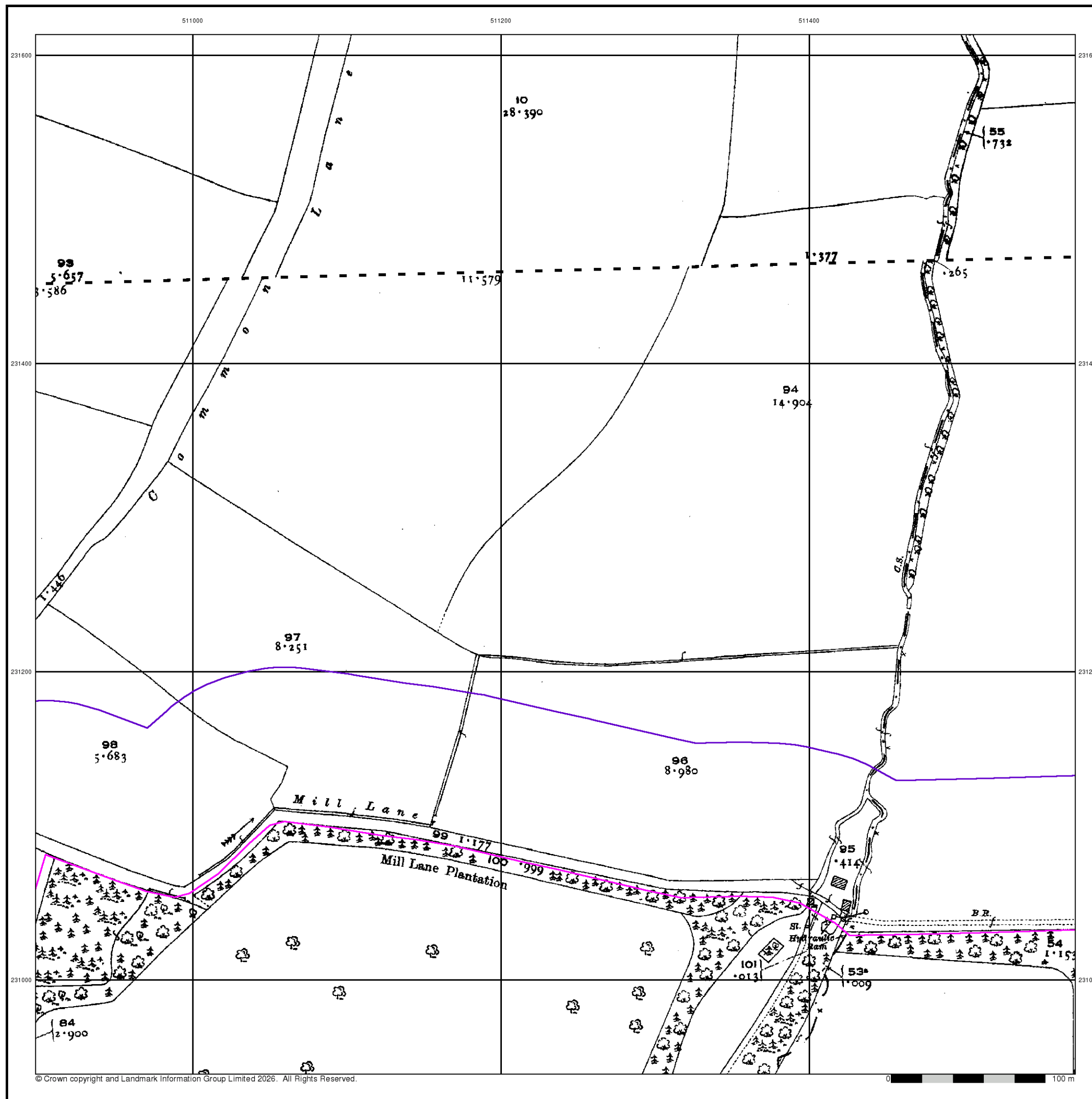
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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





Ordnance Survey Plan

Published 1979 - 1980

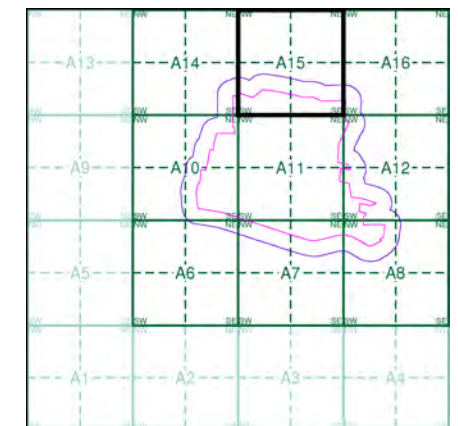
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

TL1031 1979 1:2,500	TL1131 1979 1:2,500
TL1030 1980 1:2,500	TL1130 1980 1:2,500

Historical Map - Segment A15



Order Details

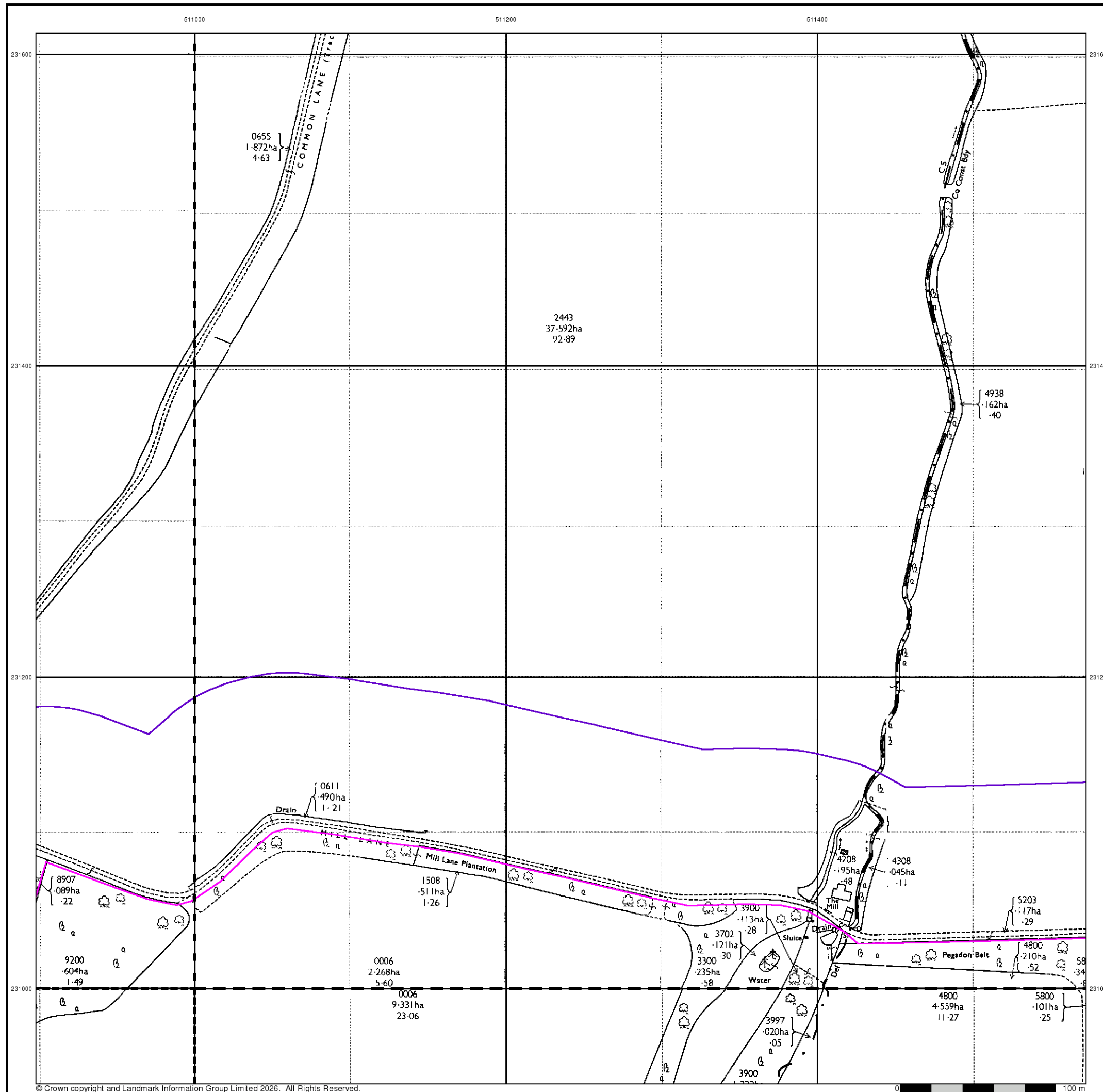
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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





Large-Scale National Grid Data

Published 1993

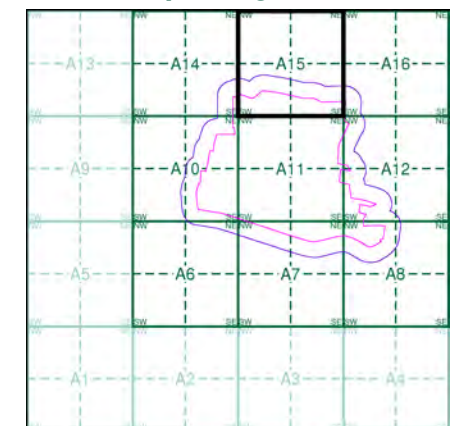
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

TL1031 1993 1:2,500	TL1131 1993 1:2,500
TL1030 1993 1:2,500	TL1130 1993 1:2,500

Historical Map - Segment A15



Order Details

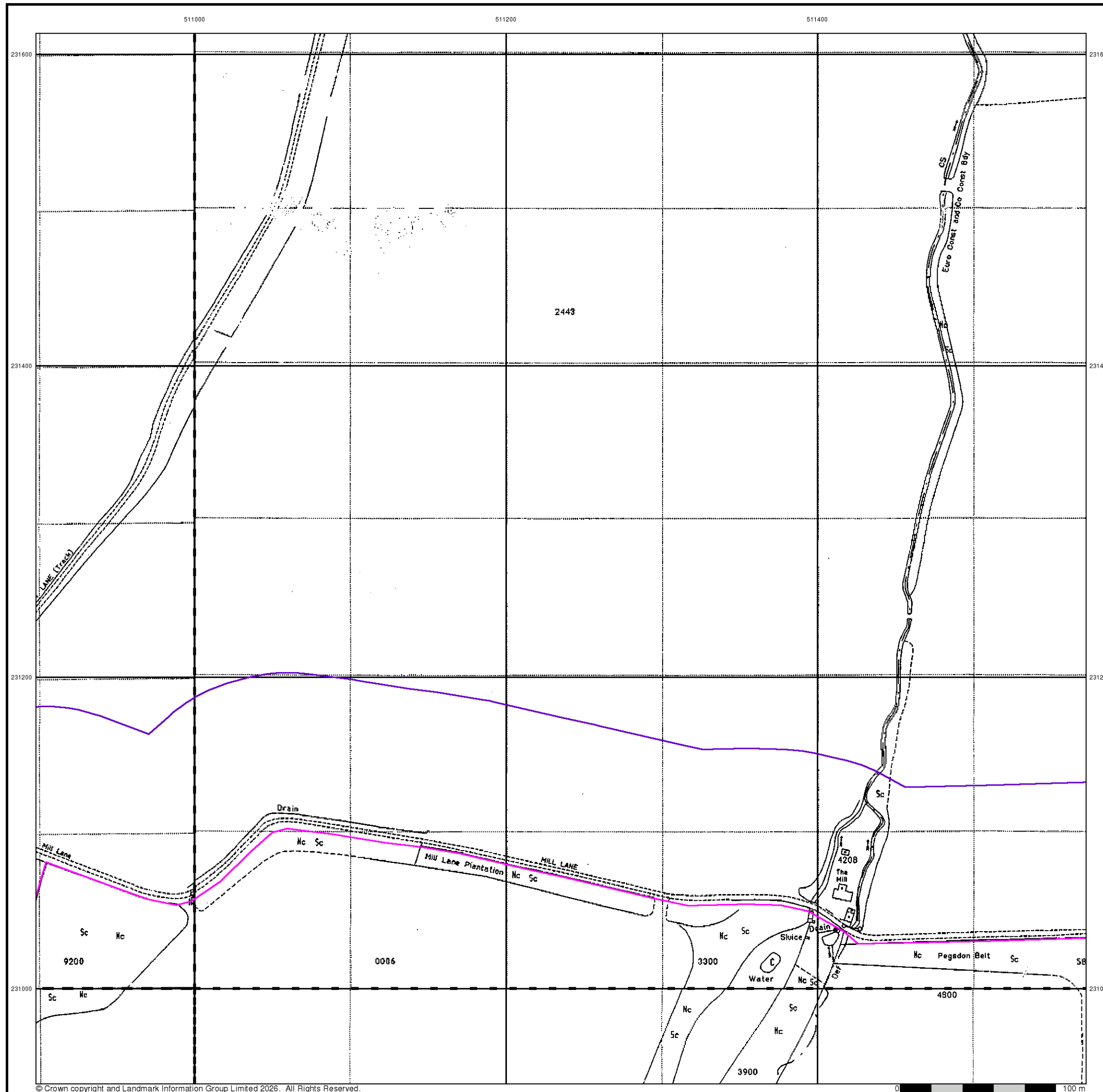
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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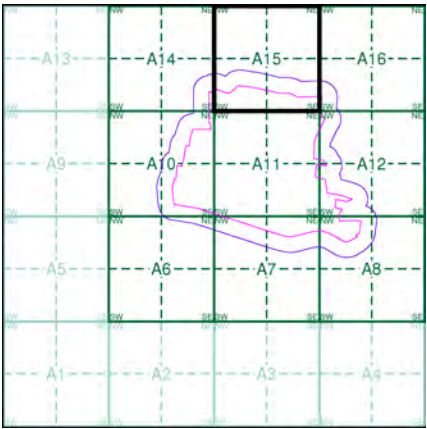


Historical Aerial Photography

Published 1999

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

Historical Aerial Photography - Segment A15



Order Details

Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

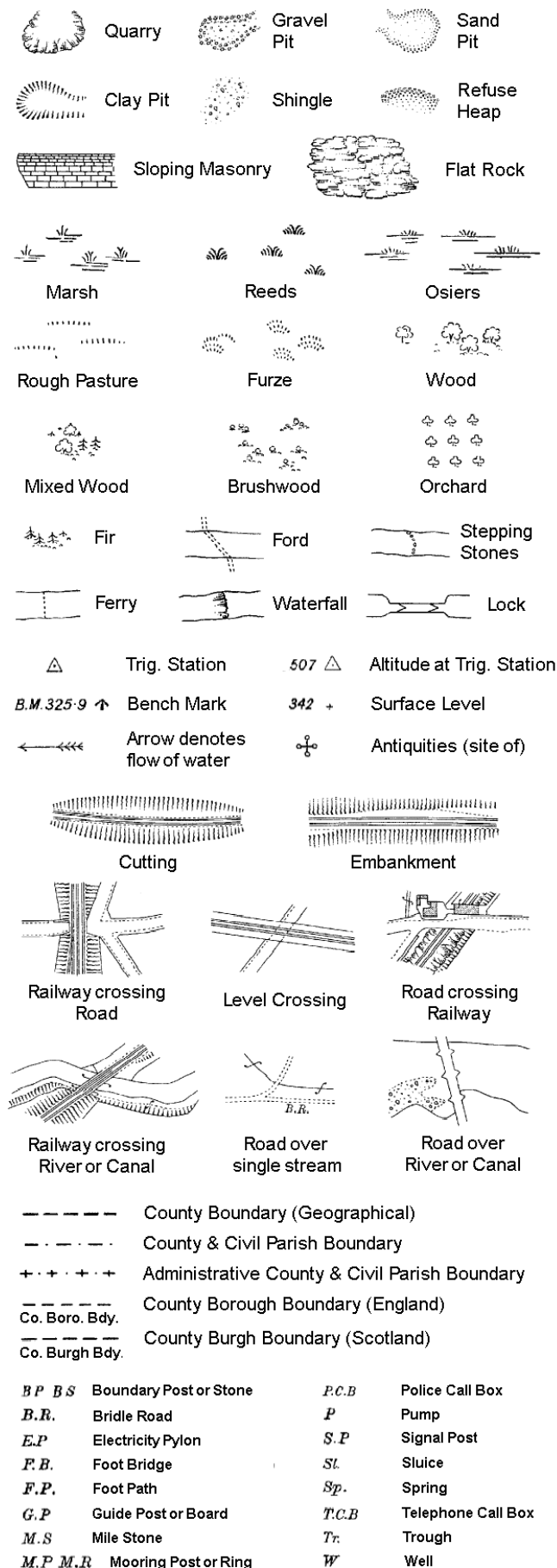
Hexton Manor, Hexton, Hitchin, SG5 3JH



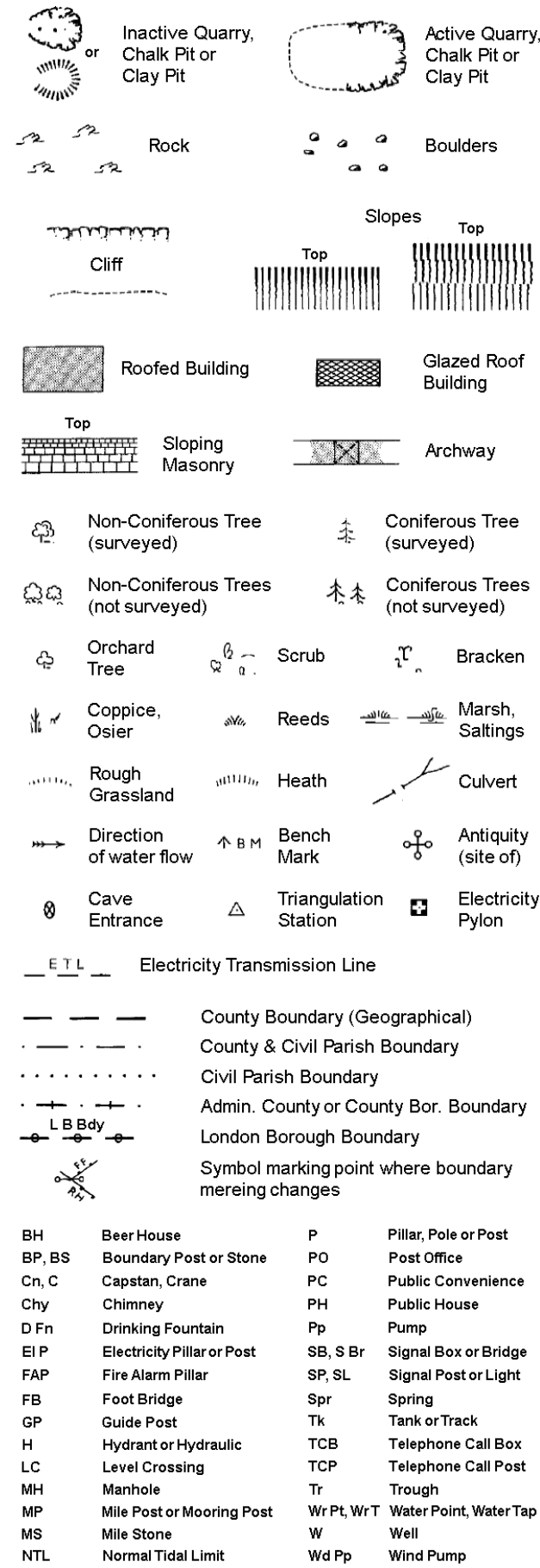
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Historical Mapping Legends

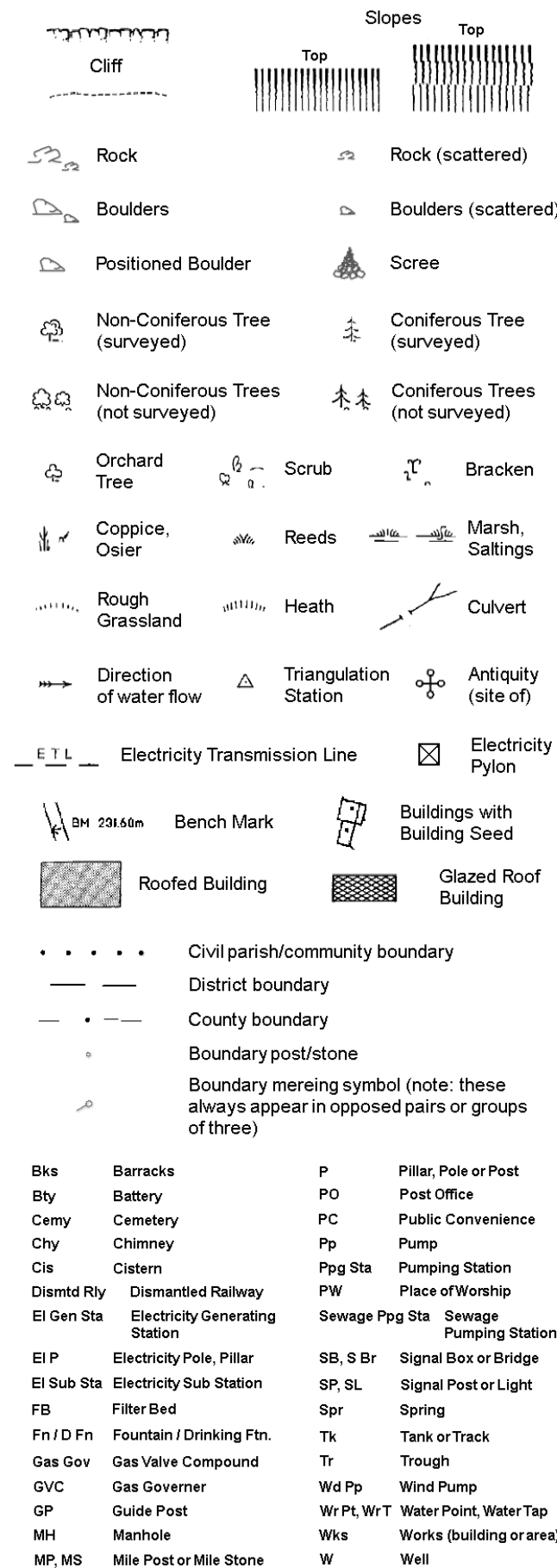
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



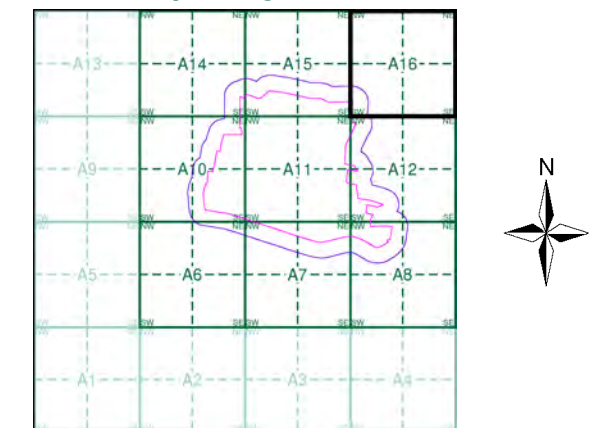
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hertfordshire	1:2,500	1882	2
Bedfordshire	1:2,500	1882	3
Hertfordshire	1:2,500	1898	4
Bedfordshire	1:2,500	1901	5
Bedfordshire	1:2,500	1924	6
Ordnance Survey Plan	1:2,500	1979 - 1980	7
Large-Scale National Grid Data	1:2,500	1993	8
Historical Aerial Photography	1:2,500	1999	9

Historical Map - Segment A16



Order Details

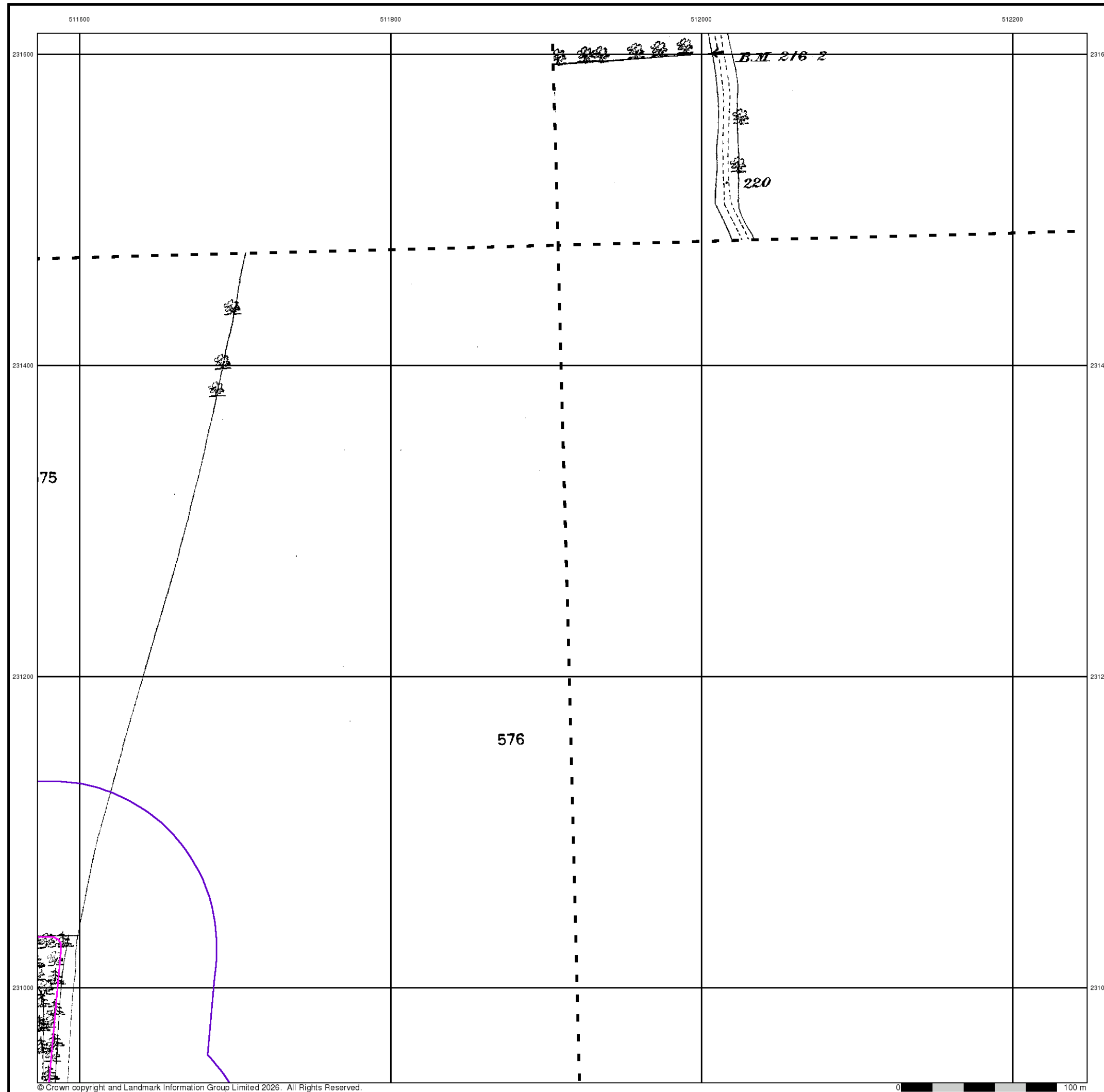
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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



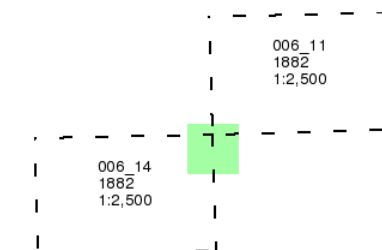
Hertfordshire

Published 1882

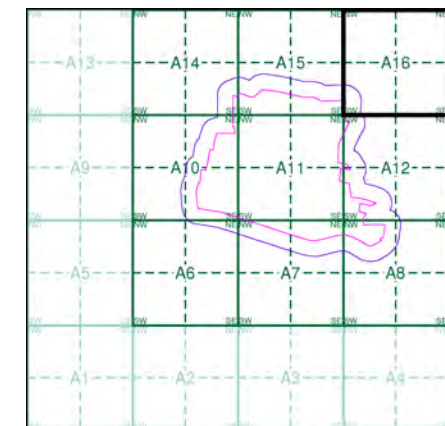
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A16



Order Details

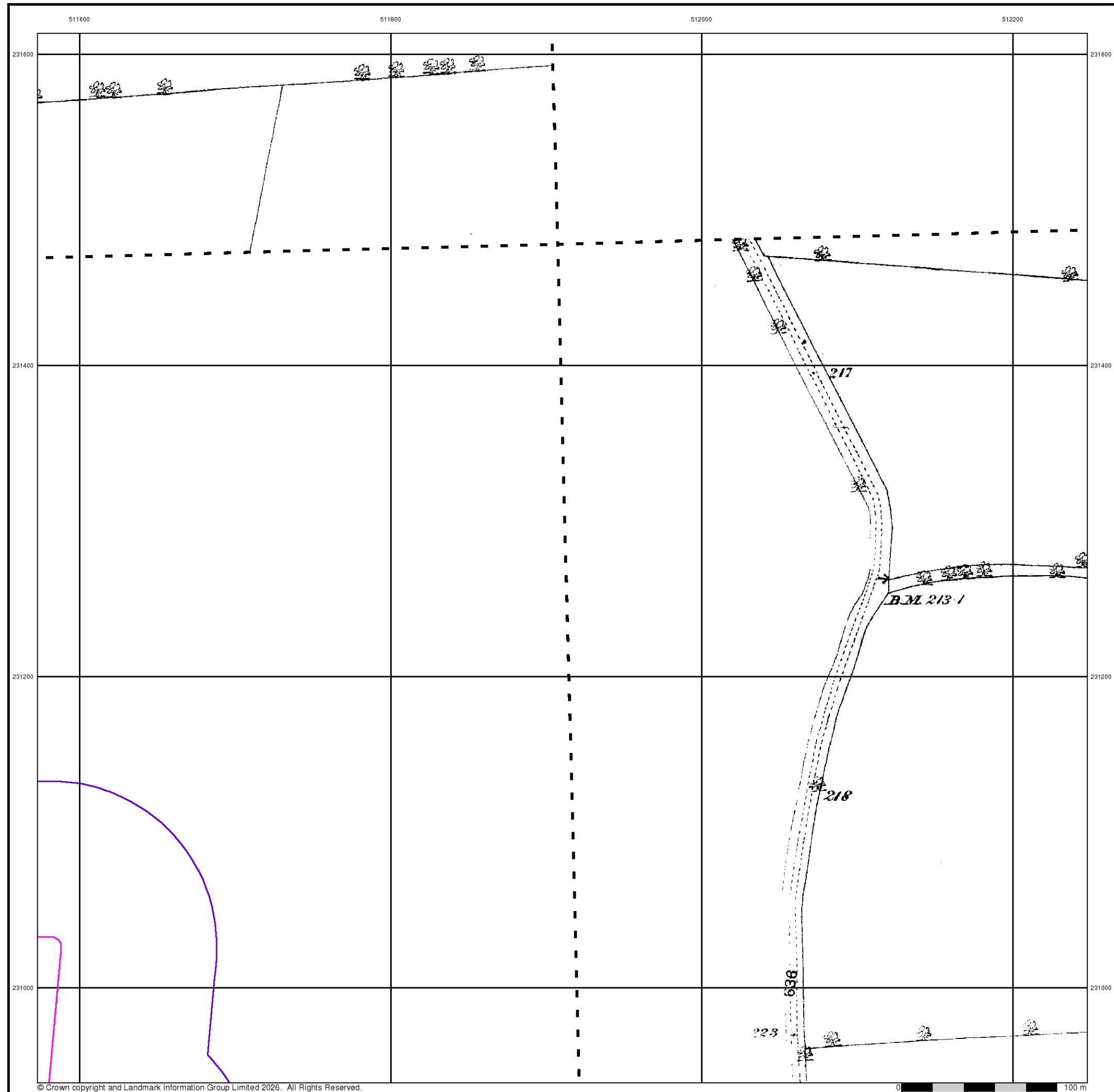
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
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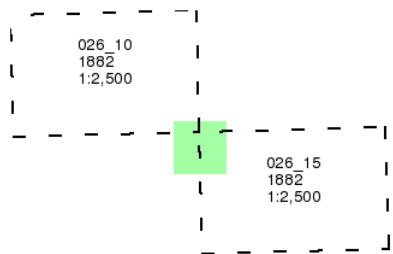
Bedfordshire

Published 1882

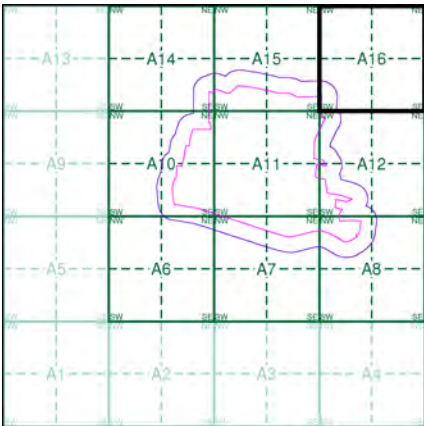
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A16



Order Details

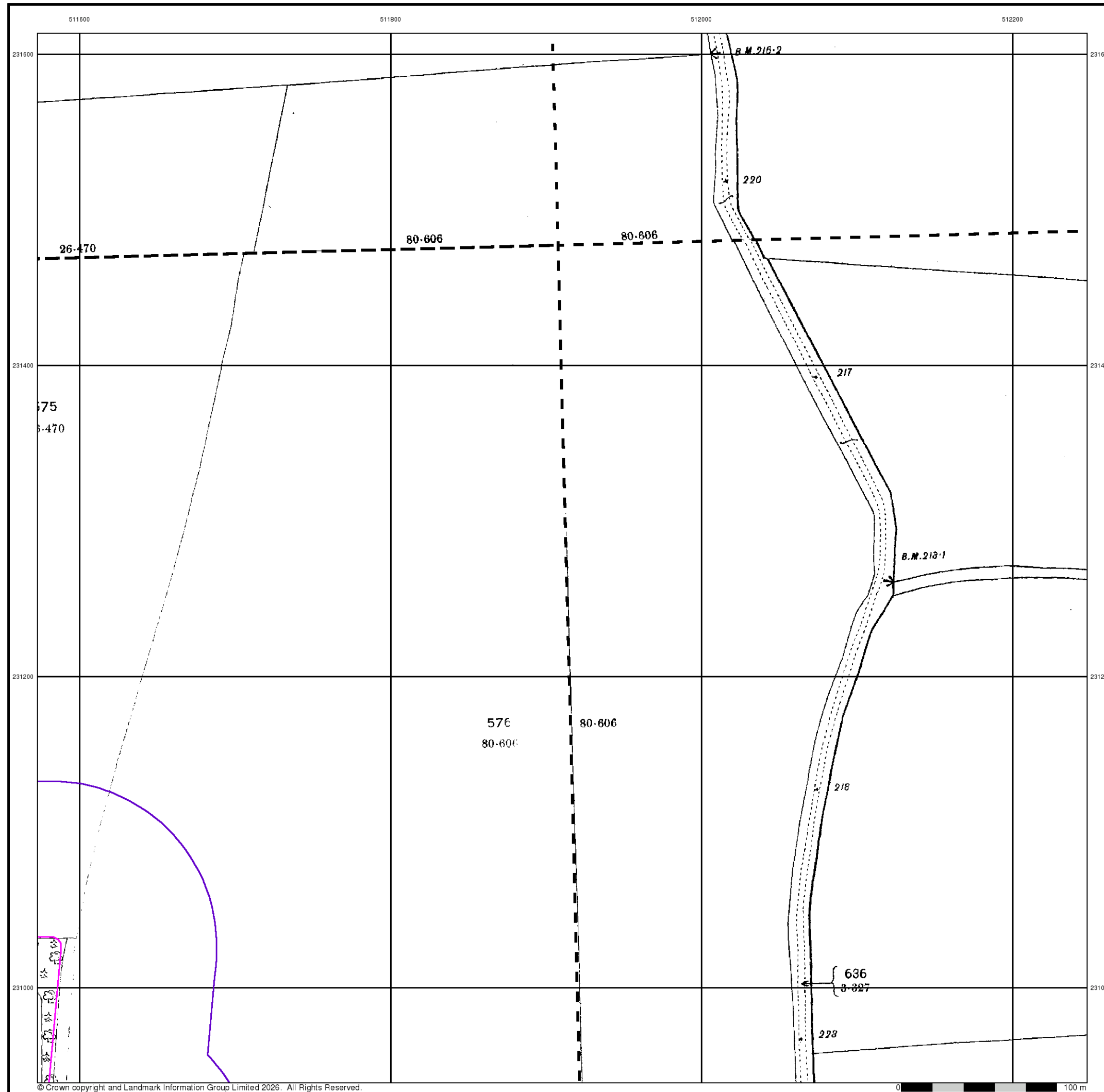
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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



Hertfordshire

Published 1898

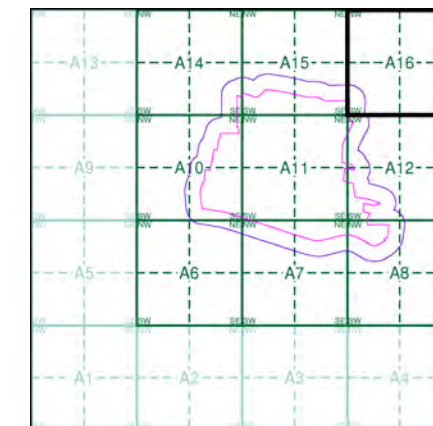
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered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

Map Name(s) and Date(s)

006_10 1898 1:2,500	006_11 1898 1:2,500
006_14 1898 1:2,500	006_15 1898 1:2,500

Historical Map - Segment A16



Order Details

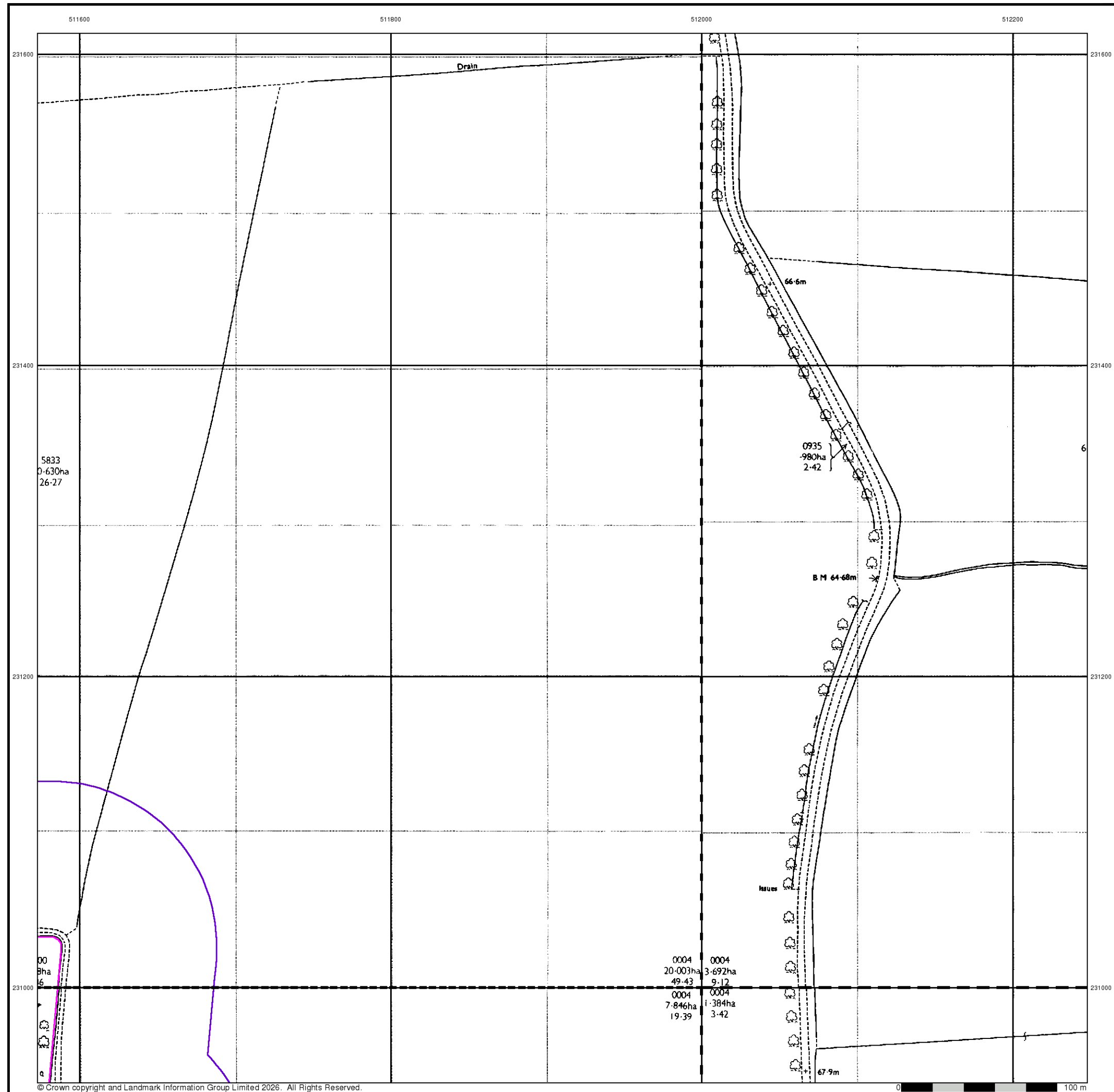
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Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

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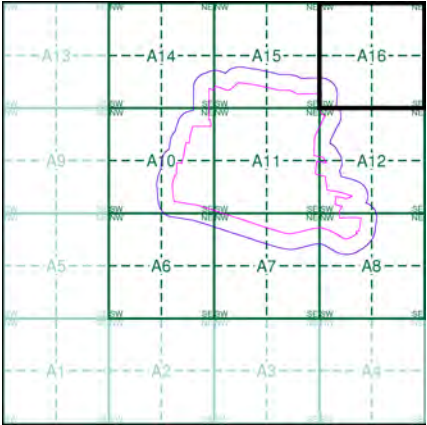
Ordnance Survey Plan
Published 1979 - 1980
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

TL1131 1979 1:2,500	TL1231 1979 1:2,500
TL1130 1980 1:2,500	TL1230 1979 1:2,500

Historical Map - Segment A16



Order Details

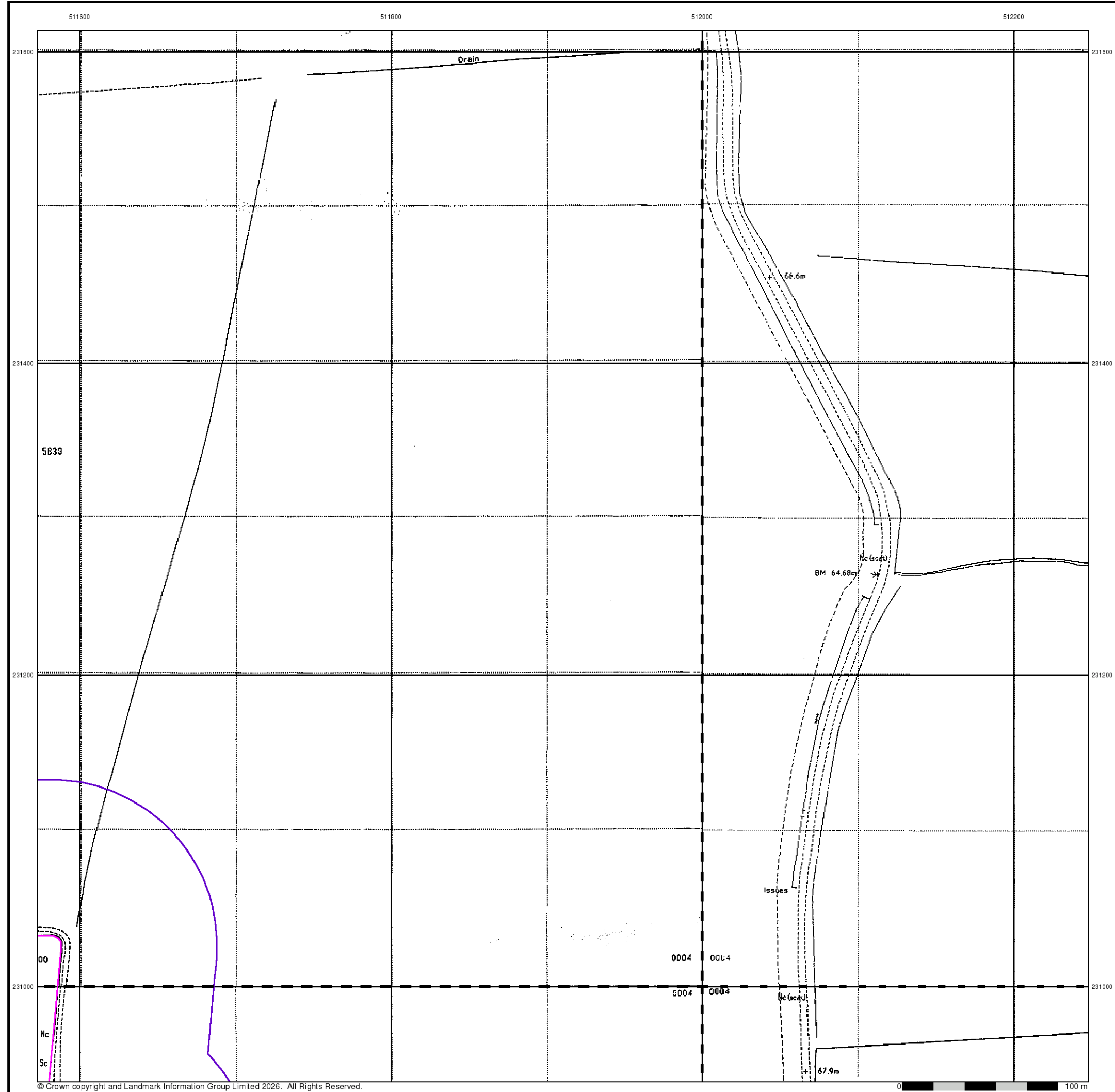
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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



Contaminated
Land
Solutions

Large-Scale National Grid Data

Published 1993

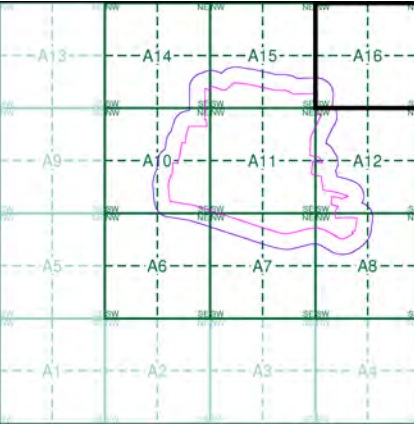
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

TL1131 1993 12,500	TL1231 1993 12,500
TL1130 1993 12,500	TL1230 1993 12,500

Historical Map - Segment A16



Order Details

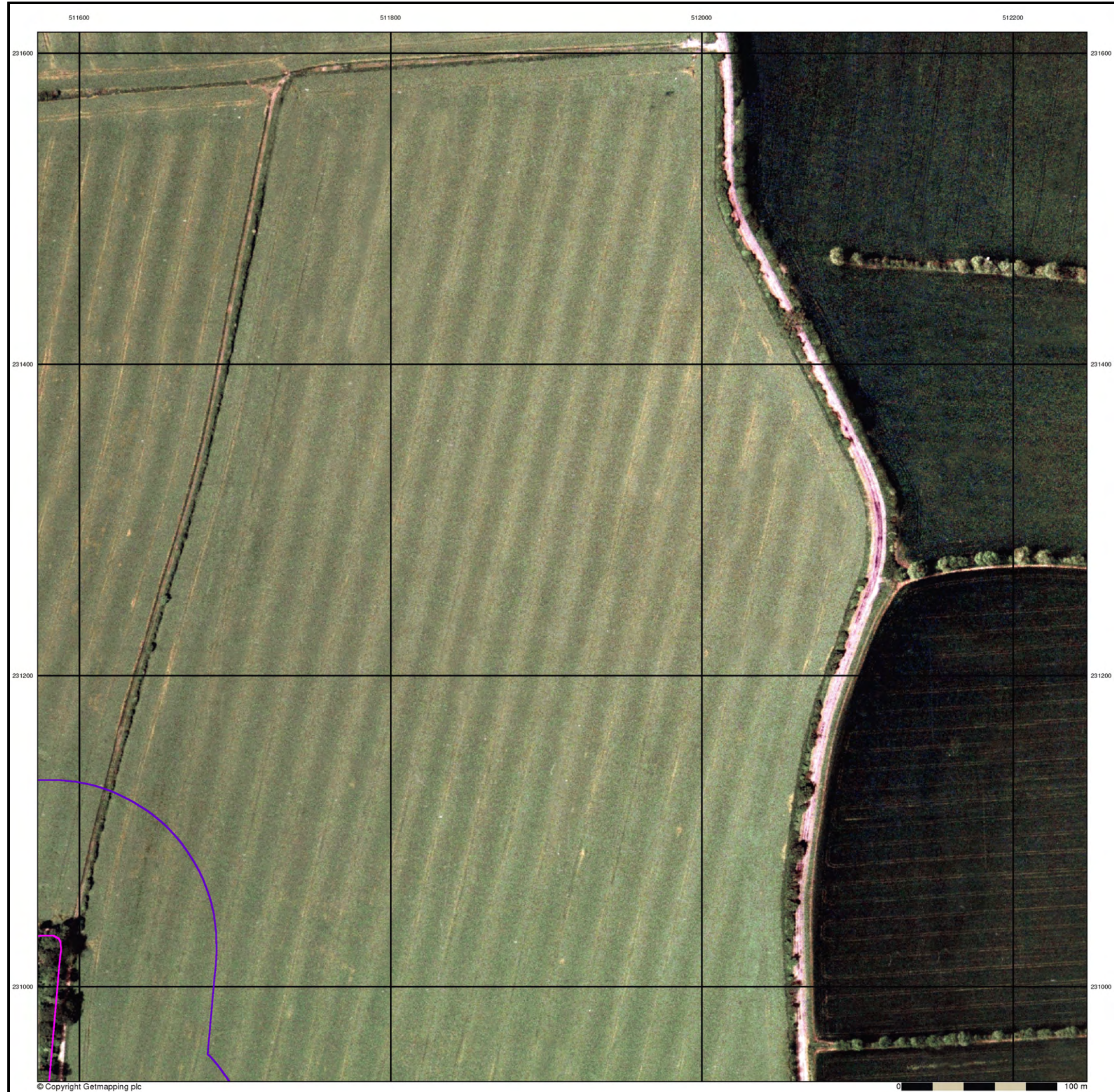
Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
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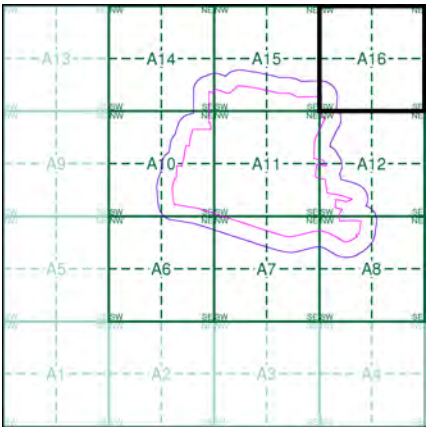
Contaminated
Land
Solutions

Historical Aerial Photography

Published 1999

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

Historical Aerial Photography - Segment A16



Order Details

Order Number: 406032073_1_1
Customer Ref: 3289
National Grid Reference: 511050, 230430
Slice: A
Site Area (Ha): 75.85
Search Buffer (m): 100

Site Details

Hexton Manor, Hexton, Hitchin, SG5 3JH



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



Appendix G – Owner’s Questionnaire

Questionnaire, for completion by current or previous owner or manager, please enter Not Known where you are unable to provide an answer.

Hexton Manor Hitchin SG53JH

The Client has owned the above site from 18th October 2022 to date
(*delete as appropriate)

Existing site & property details:

Site use:	Multiple Residential dwellings across the Hexton Estate
Number of Buildings:	There are multiple residential buildings across the estate
Building 'A', Nature of Use: (insert lines as required)	Hexton Manor (primary dwelling to which the application for oil storage refers)
Date of Construction	Dating from 1767
Land Area (ha):	312.87 hectares
Current Tenants:	n/a
Any asbestos containing materials?	Manor House now clear of ACMs
Asbestos Survey available?	Yes – attached Attached Manor House and Old Outbuilding (that housed the Biomass – defunct - demolished)
Any archaeological, geotechnical or environmental reports?	Geotechnical survey (by Rigour 17/10/25) Refer to RS-2964-P1-GO-R)-201025 Archaeology (Minerva) attached - on site for Garage foundations but no report

Current site utilities:

Commercial/Household Waste Disposal	By Local Authority
Sewage Discharge and Disposal	<i>to main drainage, yes/no, if other please specify</i> Yes – converted from Victorian cesspit to mains drainage as part of 2025/26 refurbishment.

Surface Water Drainage	<i>to main drainage/soakaway, if other please specify</i> Existing surface water outfalls
Is any drainage pumped	Yes
Source of heating and cooling	<i>e.g. oil fired</i> Heating 3 x 80kW oil fired boilers serve Hexton Manor. No cooling Refer to Con-serv drawings CSL1770/SP03 rev 10 Double bunded Vacum Alarm monitoring to tank and to distribution pipework
Wells?	Natural spring lake-fed (reservoir – historical, now redundant)
Septic System?	Historical only / redundant (now on mains drainage)

Historical site activities (if answered 'yes', please provide details):

Are you aware of any other past use of the site?	No – country estate since 1500s
Are you aware of any other past use of adjacent areas?	No
Has anything been buried on or within 250m of the site?	Yes new buried LPG installation 120m from proposed oil tank location serving separate outbuildings.
Have any chemicals been stored on or within 250m of the site?	No
Have any potentially contaminating processes been undertaken either on or within 250m of the site?	No
Has there been any oil or fuel storage on or within 250m of the site?	Yes. Above ground double banded oil storage tanks on site – now decommissioned and removed.
Has any fill material been deposited on or within 250m of the site?	Site has been extensively relandscaped typically re-using materials within the site. The area for the proposed oil tank is in the formal gardens area of the house not in farmland/woodland.
Have any animals been kept on site?	Sheep and cows are permitted to graze on the farmland adjacent to the landscaped grounds/formal gardens (not in the area for the proposed oil tank).
Has the level of the site either been raised or lowered? If so, by how much.	Partial lowering of area around the new garage.
Do you have any anecdotal or empirical evidence of UXO risk on site	No



Appendix H – Local Authority Information

Dear Jada,

I have checked the Council's contaminated land list and maps and can confirm that there is no record of any former potentially contaminating activities on site. There is a record of a former chalk pit approximately 400m to the south dated 1890.

Regards

Alan Stone



Alan Stone

Senior Environmental Protection
& Housing Officer



01462 474108

Alan.stone@north-herts.gov.uk

www.north-herts.gov.uk

**3289-P1E-1-A: Hexton Manor, Hitchin,
Ian Hodge**



Appendix I – Borehole Log



221/225 Pegsdon Bungalow, Pegsdon, Hexton. (Disused)

TL13 SW 15
1192.3031

Surface +250. Lining tubes: 10 from surface. R.W.L. +244. Ell. before 1940.
Handpump. Before 1960.

Lck	...	...	40	40	ft.
GEOLOGICAL CLASSIFICATION	NATURE OF STRATA			THICKNESS ft.	DEPTH ft.

lower chalk
40'

} chalk marl

40'

40'

p.p. L.P. Thomas
March 1968.



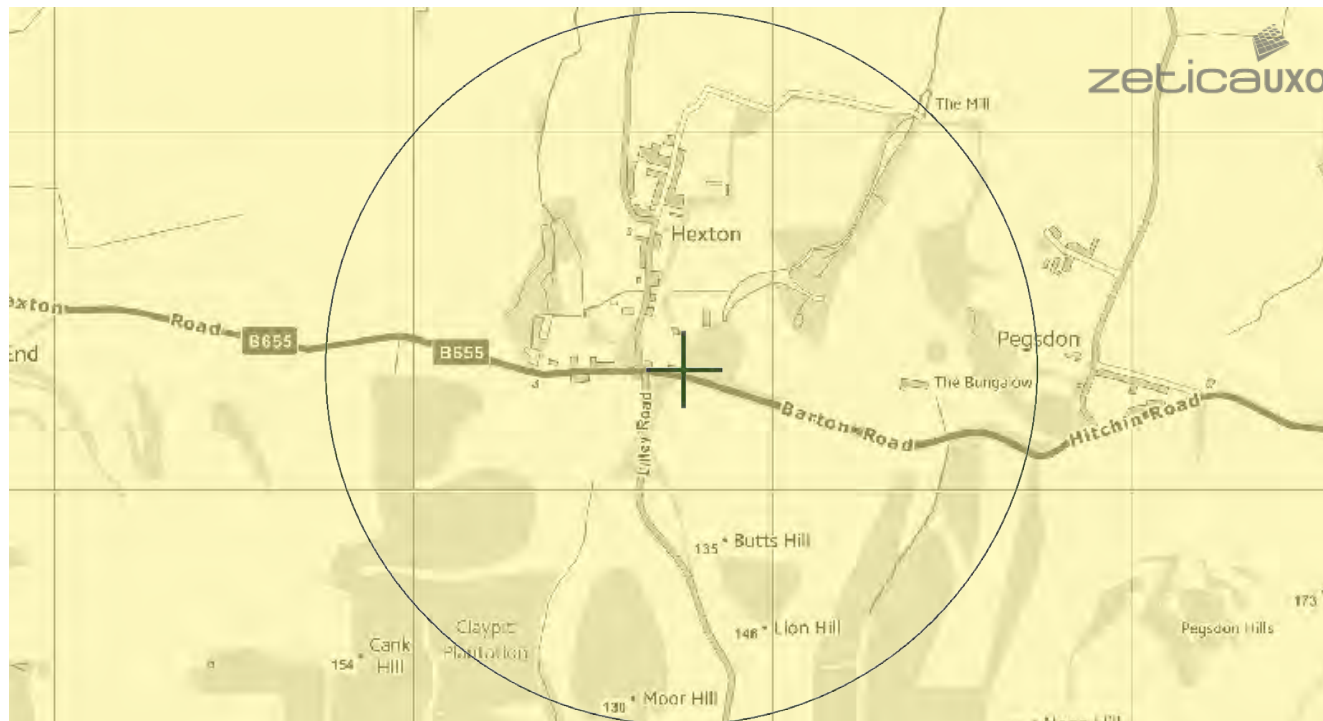
Appendix J – Zetica UXO Risk Map

UNEXPLODED BOMB RISK MAP



SITE LOCATION

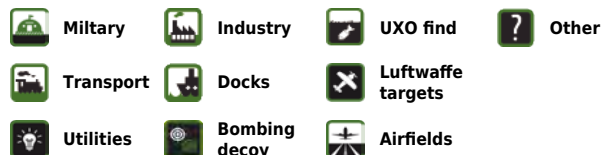
Location: SG5 3JH,
Map Centre: 510717,230349



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: [+44 \(0\) 1993 886682](tel:+44201993886682) email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.



Appendix K – Asbestos Inspection Report



Appendix L – Contacts

Local Authority	Building Control	01438 879990 building.control@hertfordshirebc.co.uk
	Environmental Health	01462 474000 env.health@north-herts.gov.uk
Environment Agency	National Customer Contact Centre PO Box 544 Rotherham S60 1BY	08708 506 506 enquiries@environment-agency.gov.uk
	200 Lichfield Lane Berry Hill, Mansfield Notts, HG18 4RG	0345 762 6848 customerservice@miningremediation.gov.uk
Mining Remediation Authority	Chilton Didcot Oxon, OX11 0RQ	01235 822622 radon@hpa.org.uk https://www.gov.uk/guidance/radiation-products-and-services