

LAND CONTAMINATION PHASE 1 DESK STUDY

1 ARNOLD CLOSE

HITCHIN, HERTFORDSHIRE, SG4 0QQ

On behalf of:

JBK Estates Ltd

Report No.: A260609-R01A

Date: June 2026



- Land Contamination Assessment
- Flood Risk & SUDS Drainage
- Ground Stability Investigation

Adeptus Environmental

2nd Floor, 401 Faraday St.
Birchwood Park
Warrington
WA3 6GA

T: +44 (0)1925 599 052

E: contact@adeptus.co.uk

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B2 – Historical Ordnance Survey Maps

APPENDIX C – LIMITATIONS

1 INTRODUCTION

1.1 Background & Objectives

Adeptus was appointed to undertake a Land Contamination Phase 1 Desk Study on behalf of JBK Estates Ltd, in support of a planning application for development at the study site. The report is required to assess the potential for significant contamination affecting the site and ensure suitability for the proposed use.

The objectives of the desk study are to:

- Review past land use on and in proximity to the study site
- Assess the likelihood of contamination, as well as its potential nature and extent
- Evaluate the site geological, environmental and land use setting
- Develop an initial conceptual site model
- Undertake a preliminary risk assessment in line with LCRM guidance
- Determine whether further investigation is required

1.2 Regulatory Framework

Land contamination is a material consideration under the National Planning Policy Framework (2012). This means that local authorities must take the potential or actual presence of contamination into account when considering planning applications.

“Contamination” is defined in BS 10175:2011 as:

presence of a substance or agent, as a result of human activity, in, on or under land, which has the potential to cause harm or to cause pollution.

1.3 Supporting Information

At the time of writing, no third-party reports have been made available to Adeptus.

A site plan is included as Appendix A.

Other sources of information utilised in producing this report are listed as Appendix B.

2 SITE INFORMATION

This section provides a review of the land use on and in the vicinity of the Site, with the purpose of identifying potentially significant current features and environmental constraints.

2.1 Location and Proposals

Table: Site Particulars

Location	The site is situated south of Arnold Close in a residential area northeast of Hitchin.
Area & Coordinates	0.03 ha 519614 229823 (centred on, approx.)
Development Proposals	Two bedroom house with garage and parking.

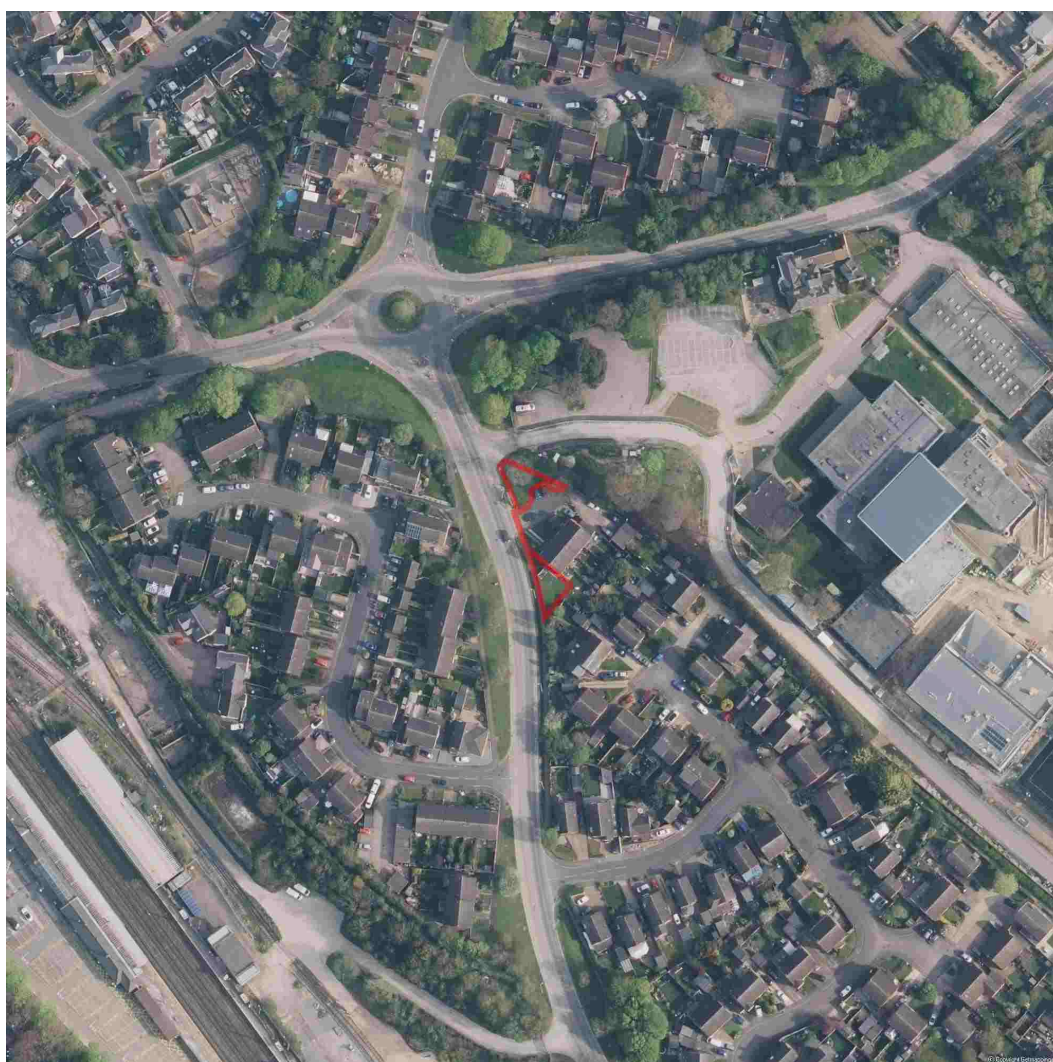


Figure: Site Location

2.2 Site Reconnaissance

A site walkover was not commissioned by the client. Limited reconnaissance of the site was therefore undertaken via satellite imagery, and the findings are summarised in table below.

Table: Site Reconnaissance Notes

Notes	
Apparent Land Use	Onsite: The main dwelling plot currently comprises garden to an existing dwelling, while the proposed parking is amenity land.
	North: Amenity Land Beyond Chapman Way
	East: Dwellings with gardens
	South: Dwellings with gardens
	West: Dwellings beyond St. Michael's Road.
Topography	Generally flat and level, no retaining structures are evident.
Ground Cover Proportions On-site	Buildings: -
	Hardstanding: -
	Soft Landscaping: 100%
Drainage & Utilities	Downpipes carrying roof water from
Fuel and/or Chemical Storage	None apparent from remote imagery.
Off Site Potential Contaminant Sources	None apparent from remote imagery.
Asbestos Containing Material (ACM)	None apparent from remote imagery.

3 ENVIRONMENTAL SETTING

3.1 Geology

According to extracts from the BGS geological maps (sheets TL12NE, TL13SE, TL22NW and TL23SW at 1:10,000 scale and EW221_hitchin_v4 at 1:50,000 scale), the following geological succession is anticipated on and within 100m of the study site.

Artificial and Made Ground

- Worked Ground (Undivided) - 2m W
 - Void

Superficial Deposits

- Glaciofluvial Deposits, Mid Pleistocene - Onsite
 - Sand and gravel
- Superficial Theme Not Mapped [For Digital Map Use Only] - 52m NW
 - Unknown/unclassified Entry
- Lowestoft Formation - 52m NW
 - Diamicton

Bedrock

- Holywell Nodular Chalk Formation And New Pit Chalk Formation (Undifferentiated) - Onsite
 - Chalk
- Melbourn Rock Member - Onsite
 - Chalk

Linear Features

No faults, folds or other linear features are mapped in proximity to the study site.

3.2 Geohazards

Coal Mining

The site is not within 75 m of a coal mining reporting area

Radon

According to BGS and UK Health Security Agency Radon Potential data, the maximum likelihood a property having a radon level at or above the action level on the site or within 50m is: Between 1% and 3%.

Radon Protection Measures required: None.

3.3 Water Environment

Groundwaters

Superficial

- Secondary A Aquifer - Onsite
 - 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
- Secondary Undifferentiated Aquifer - 35m W
 - Assigned where it is not possible to attribute either category A or B to a rock type

Bedrock

- Principal Aquifer - Onsite
 - 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

WFD Groundwater Bodies

- Upper Bedford Ouse Chalk - Onsite
 - Overall Quality: Poor (2019)
 - Chemical Quality: Poor (2019)
 - Quantitative Quality: Poor (2019)

Surface Waters

- River Purwell - 187m NE
 - Inland river not influenced by normal tidal action
 - Watercourse contains water year round (in normal circumstances)

WFD Surface Water Bodies

- Purwell - 187m NE
 - Overall Quality: No longer applicable
 - Chemical Quality: Does not require assessment
 - Ecological Quality: Moderate

Abstractions (0)

There are no licensed surface water, groundwater or potable water abstractions within 250m of the study site.

Source Protection Zones (0)

The study site is not within a Source Protection Zone (SPZ).

Flooding

According to the Environment Agency's Flood Map for Planning, the site falls within Flood Zone 1.

Flood zone classifications:

Zone 1 (Low): Land where the annual probability of flooding from rivers or the sea is less than 1 in 1,000 (0.1%).

Zone 2 (Medium): Land where the annual probability of river flooding is between 1 in 100 (1%) and 1 in 1,000 (0.1%), or sea flooding between 1 in 200 (0.5%) and 1 in 1,000 (0.1%).

Zone 3 (High): Land where the annual probability of river flooding is 1 in 100 (1%) or greater, or sea flooding is 1 in 200 (0.5%) or greater.

3.4 Protected Sites

Environmental Designations (1)

Local Nature Reserves (LNR)

- Purwell Meadows - 189m NE

There are no records of any of the following designations within 250m:

- Sites of Special Scientific Interest (SSSI)
- Conserved wetland sites (Ramsar sites)
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- National Nature Reserves (NNR)
- Designated Ancient Woodland
- Locally Designated Sites

Heritage Designations (0)

There are no records of any of the following designations within 250m:

- World Heritage Sites
- Scheduled Ancient Monuments
- Listed Buildings

3.5 Summary Environmental Sensitivity

Human Health

High: Residential with garden.

Water Environment

Moderate: The site overlies a Principal Bedrock Aquifer and secondary A superficial aquifer with the River Purwell located 187m northeast.

There are no Source Protection Zones affecting the site and no abstraction points within 500m.

Protected Sites

Low: One ecological designation is recorded within 250m of the site, comprising Purwell Meadows Local Nature Reserve located 189m to the northeast.

4 PAST LAND USE

4.1 Historical Development

Historical Ordnance (OS) Survey map extracts have been examined to provide a summary of significant land use on and in proximity to the site, including industrial features within 100m and potential land fill sites within 250m.

Where available, more recent aerial photographs have also been reviewed for evidence of relevant land use.

Table: Sources of Historical Information

Date	Scale / Source	Date	Scale / Source	Date	Scale / Source
1881	1:2,500	1966	1:2,500	2001	1:10,000
1884	1:10,560	1970	1:10,560	2003	1:1,250
1887	1:10,560	1971-1976	1:1,250 and 1:10,560	2007	Aerial Photograph
1897-1899	1:2,500 and 1:10,560	1980-1982	1:10,000	2010	1:10,000
1921-1923	1:2,500 and 1:10,560	1981-1984	1:1,250 and 1:10,000	2015	1:10,000
1938	1:10,560	1991	1:10,000	2019	Aerial Photograph
1946-1948	1:10,560	1992-1993	1:1,250	2022	Aerial Photograph
1959-1960	1:10,560	1999	Aerial Photograph	2025	1:10,000
1964	1:1,250 and 1:10,560	2000	Aerial Photograph		

Potentially significant features are noted in the table below. Where more than one instance of the same use occurs in the same direction, only the closest has been described.

Table: Onsite Features and Potential Sources

Source or Feature	First Year	Last Year	Description
Undeveloped land	1881	1976	The earliest OS maps show the study site falling within a parcel of land which itself sits within a wider field system, most probably under agricultural use.
Amenity land/garden	1981	Today	The 1981 OS map shows the wider housing estate having been developed and the study site falling within the garden as today.

Table: Offsite Potential Sources

Source or Feature – Location	First Year	Last Year	Description
Hitchin Station - 105m	1881	Today	The railway and the station predate the earliest OS map with

SW			several large coach sets and similar just beyond 100 and distant from the study site. The square reservoir present since the earliest OS maps is labelled Tank from the 1960s.
Iron Works - 210 m	1898		The works appears to have been extended through the 1920s, and the site is redeveloped with housing by 2003.
Electricity Substations - 90m NE / 124m NW / 45m S	1975	1994	Electricity substations pre-dating the 1986 UK prohibition on PCBs in new electrical equipment are present within 50m. Potential contamination of shallow soils from PCB-containing transformer oil should be considered.

4.2 Landfill & Waste Sites

Waste exemptions (4)

- North Hertfordshire, SG4 0JD - 102m E
 - Reference: Epr/Hh0014R R/A001
 - Category: Treating waste exemption
 - Sub-Category: Non-agricultural waste only
 - Summary: 2 records relate to various activities at this site, such as crushing waste fluorescent tubes
- Land At Hitchin Railway, SG4 9UW - 241m S
 - Reference: Epr/Te5481Zq /A001
 - Category: Treating waste exemption
 - Sub-Category: Non-agricultural waste only
 - Summary: 2 records relate to various activities at this site, such as recovery of scrap metal, and storage of waste in a secure place

There are no records of the following within the search distance:

- Active or recent landfill
- Historical landfill (BGS records)
- Historical landfill (LA/mapping records)
- Historical landfill (EA/NRW records)
- Historical waste sites
- Licensed waste sites

4.3 Regulated Activities & Incidents

Current industrial sites (1)

- Electricity Sub Stations - 53m S / 95m NE / 133m NW
 - Activity: Electrical Features
 - Category: Infrastructure and Facilities

The electricity substations are discussed in Section 4.1 with regard to PCB contamination potential.

Current or recent tanks (1)

- Open Storage Tank - 113m SW
 - Activity: Distribution Or Storage

- Date first identified: 02/08/2001

Pollution incidents (2)

- 170m SW
 - Incident Date: 20/04/2003
 - Incident Identification: 152534
 - Pollutant: Oils and Fuel
 - Pollutant Description: Hydraulic Oils
 - Water Impact: Category 4 (No Impact)
 - Land Impact: Category 3 (Minor)
- 197m SW
 - Incident Date: 27/07/2003
 - Incident Identification: 176956
 - Pollutant: Oils and Fuel
 - Pollutant Description: Gas and Fuel Oils
 - Water Impact: Category 4 (No Impact)
 - Land Impact: Category 3 (Minor)

There are no records of the following within the search distance:

- *Current or recent petrol stations*
- *Electricity cables*
- *Gas pipelines*
- *Sites determined as Contaminated Land*
- *COMAH Sites*
- *Regulated explosive sites*
- *Hazardous substance storage*
- *Integrated Pollution Control (IPC) records*
- *Part A(1) permitted installations*
- *Licensed pollutant releases (Part A(2)/B)*
- *Radioactive substance authorisations*
- *Licensed discharges to controlled waters*
- *Pollutant discharge to surface waters*
- *Pollutant release to public sewer*
- *List 1 dangerous substances discharge*
- *List 2 dangerous substances discharge*
- *Pollution inventory substances*
- *Pollution inventory waste transfers*
- *Pollution inventory radioactive waste*

5 INITIAL CONCEPTUAL SITE MODEL

For a conceptual risk to human health or the environment to exist within the context of LCRM, all of the following elements must be present:

- a **source** – i.e., a substance (contaminant(s)) that is capable of causing pollution or adverse health effects;
- a **receptor** - i.e., something which could be adversely affected by the source; and
- a **pathway** – i.e., a route by which the contaminant could come into contact with, or affect, the receptor.

Information on these three elements is used to form an initial conceptual site model (CSM) and identify potentially significant contaminant linkages.

5.1 Pollutant Linkage Assessment

Based on the information presented in Sections 2 and 3, the following potential sources, receptors and relevant pathways for exposure are identified in relation to the development.

Onsite Sources

- No potentially significant onsite sources have been identified.

Earliest OS maps show the study site as undeveloped land lying within a wider field system, likely to have under agricultural use. In between 1976 and 1981 the surrounding area was developed as a residential estate, with the study site itself falling within a domestic garden, a use which has continued to the present day.

Offsite Sources

- No potentially significant off-site sources have been identified.

Hitchin Station and its associated railway land lie circa 105m south-west, the nearest sidings sitting just beyond 100m and predating the earliest mapping. Although railway operations of this longevity may be associated with hydrocarbons, PAHs, metals, ash and clinker, and herbicides, the separation distance and the absence of any connecting pathway render lateral migration to the site implausible.

The electricity substations are the nearest offsite feature, the closest lying circa 45m south. However, PCBs are strongly sorbed and of low aqueous solubility and are not prone to lateral migration over such distances, so a linkage to the site is not considered significant.

The four waste exemptions, the nearest circa 102m east and concerned with fluorescent tube crushing and the remainder further afield, together with the open storage tank circa 113m south-west, are minor permitted or storage activities at distances that preclude any pathway to the site.

The two recorded pollution incidents, circa 170m and 197m south-west, both in 2003 and involving oils and fuels, were assessed as Category 4 (no impact) to controlled waters and Category 3 (minor) to land, indicating localised effects that, given their distance, present no linkage to the study site.

Receptors

In the absence of any identified potentially significant source of contamination, a pollutant linkage cannot exist, and consideration of receptors is not necessary.

Pathways

In the absence of any identified potentially significant source of contamination, a pollutant linkage cannot exist, and consideration of pathways is not necessary.

5.2 Preliminary Risk Assessment

As no potentially significant pollutant linkages have been identified, no further risk assessment is undertaken, in line with the requirements of LCRM.

6 CONCLUSIONS

6.1 Summary

Adeptus was appointed to undertake a Land Contamination Phase 1 Desk Study on behalf of JBK Estates Ltd, in support of a planning application for development at the study site. The report is required to assess the potential for significant contamination affecting the site and ensure suitability for the proposed use.

On the basis of the available information, no potentially significant pollutant linkages have been identified and the proposed development is therefore considered to present a low risk to human health and the environment.

The study site has remained essentially undeveloped, comprising probable farmland and subsequent garden land and amenity space.

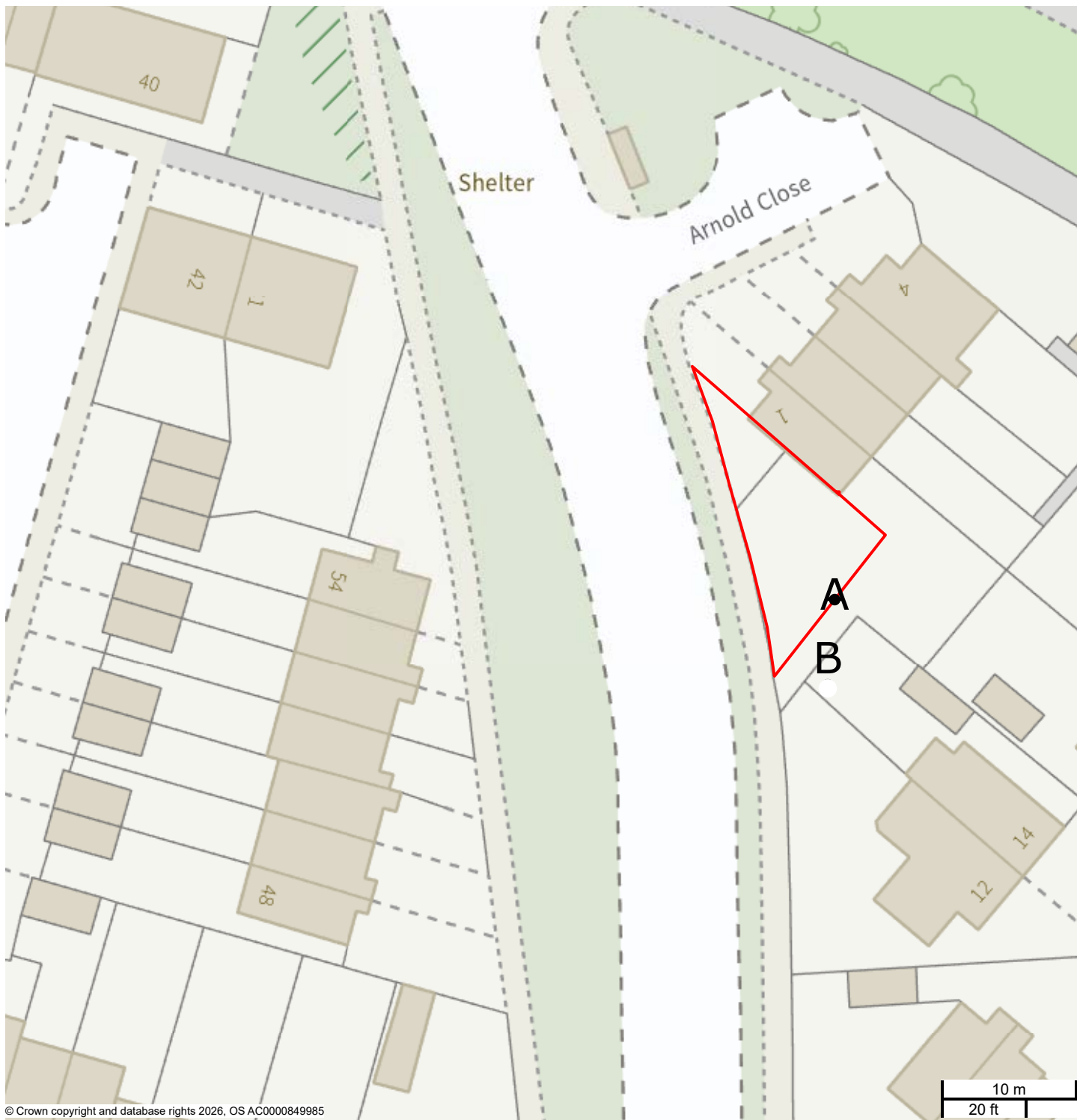
While some industrial features have been noted locally, these are all at some distance from the study site and/or of limited magnitude or modern regulated nature and are considered unlikely to significantly affect the study site.

N.B.: This summary forms part of the overall risk assessment and should be read in conjunction with the main report and supporting information.

6.2 Recommendations

Adeptus considers that no further action is required at this stage.

APPENDIX A – SITE PLAN





APPENDIX B – SUPPORTING INFORMATION

In compiling this report the following data sources have been consulted.

- Groundsure Enviro Insight Report (Appendix B1)
- Historical Ordnance Survey Maps (Appendix B2)
- Ordnance Survey Trade Directories
- British Geological Survey data, maps and memoirs
- Environment Agency and Local Authority designations, registers and permissions
- Site reconnaissance – remote

This report is based on information available at the time of writing and is subject to the limitations set out in Appendix C. In general, the listed information sources have been accessed via the Enviro Insight Report.

Appendix B1 – Enviro Insight Report

1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ

Order Details

Date: 22/06/2026
Your ref: -
Our Ref: GS-NF4-8NE-TAF-VP2

Site Details

Location: 519614 229823
Area: 0.03 ha
Authority: [North Hertfordshire District Council](#) ↗

Site plan



Quick Links

[Summary of findings](#) [p. 2](#) >
[OS MasterMap site plan](#) [p.14](#) >
[Aerial image](#) [p. 9](#) >

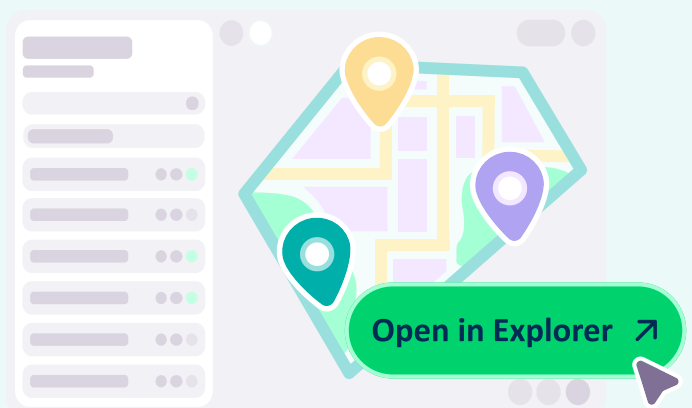
[Insight User Guide](#) ↗

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- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



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	48	99	-
21 >	1.2 >	Historical tanks >	0	0	11	28	-
23 >	1.3 >	Historical energy features >	0	1	6	24	-
24	1.4	Historical petrol stations	0	0	0	0	-
24 >	1.5 >	Historical garages >	0	0	0	8	-
25	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
26 >	2.1 >	Historical industrial land uses >	0	0	72	141	-
34 >	2.2 >	Historical tanks >	0	0	21	47	-
37 >	2.3 >	Historical energy features >	0	2	10	35	-
39	2.4	Historical petrol stations	0	0	0	0	-
39 >	2.5 >	Historical garages >	0	0	0	12	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
41	3.1	Active or recent landfill	0	0	0	0	-
41	3.2	Historical landfill (BGS records)	0	0	0	0	-
42	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
42	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
42	3.5	Historical waste sites	0	0	0	0	-
42 >	3.6 >	Licensed waste sites >	0	0	0	1	-
43 >	3.7 >	Waste exemptions >	0	0	4	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
44 >	4.1 >	Recent industrial land uses >	0	0	8	-	-
45 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	1	-	-
45 >	4.3 >	Current or recent petrol stations >	0	0	0	1	-
46	4.4	Electricity cables	0	0	0	0	-
46	4.5	Gas pipelines	0	0	0	0	-



46	4.6	Sites determined as Contaminated Land	0	0	0	0	-
46	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
46	4.8	Regulated explosive sites	0	0	0	0	-
47	4.9	Hazardous substance storage/usage	0	0	0	0	-
47	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
47	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
47 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	4	-
48	4.13	Radioactive Substance Authorisations	0	0	0	0	-
48	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
48	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
48	4.16	Pollutant release to public sewer	0	0	0	0	-
49	4.17	List 1 Dangerous Substances	0	0	0	0	-
49	4.18	List 2 Dangerous Substances	0	0	0	0	-
49 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	2	1	-
50	4.20	Pollution inventory substances	0	0	0	0	-
50	4.21	Pollution inventory waste transfers	0	0	0	0	-
50	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
51 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
53 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
55 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
56 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
56	5.5	Groundwater vulnerability- local information	None (within 0m)				
57 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	1	5
59 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	4
60	5.8	Potable abstractions	0	0	0	0	0
60	5.9	Source Protection Zones	0	0	0	0	-
61	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



62 >	6.1 >	Water Network (OS NGD) >	0	0	3	-	-
63 >	6.2 >	Surface water features >	0	0	2	-	-
63 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
64 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
64 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
65	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
65	7.2	Historical Flood Events	0	0	0	-	-
65	7.3	Flood Defences	0	0	0	-	-
66	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
66	7.5	Flood Storage Areas	0	0	0	-	-
67	7.6	Flood Zone 2	None (within 50m)				
67	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
68 >	8.1 >	Surface water flooding >	1 in 250 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
70 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
71	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
72	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
72	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
72	10.4	Special Protection Areas (SPA)	0	0	0	0	0
72	10.5	National Nature Reserves (NNR)	0	0	0	0	0
73 >	10.6 >	Local Nature Reserves (LNR) >	0	0	1	0	0
73	10.7	Designated Ancient Woodland	0	0	0	0	0
73	10.8	Biosphere Reserves	0	0	0	0	0
73	10.9	Forest Parks	0	0	0	0	0
74	10.10	Marine Conservation Zones	0	0	0	0	0
74 >	10.11 >	Green Belt >	0	0	1	0	0



74	10.12	Proposed Ramsar sites	0	0	0	0	0
74	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
75	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
75	10.15	Nitrate Sensitive Areas	0	0	0	0	0
75 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	0	0
76 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
77	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
78	11.1	World Heritage Sites	0	0	0	-	-
79	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
79	11.3	National Parks	0	0	0	-	-
79 >	11.4 >	Listed Buildings >	0	0	1	-	-
80 >	11.5 >	Conservation Areas >	0	0	1	-	-
80	11.6	Scheduled Ancient Monuments	0	0	0	-	-
80	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
81 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
82	12.2	Open Access Land	0	0	0	-	-
82	12.3	Tree Felling Licences	0	0	0	-	-
82	12.4	Environmental Stewardship Schemes	0	0	0	-	-
82	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	13.1 >	Priority Habitat Inventory >	0	0	8	-	-
84	13.2	Habitat Networks	0	0	0	-	-
84 >	13.3 >	Open Mosaic Habitat >	0	0	2	-	-
85	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
86 >	14.1 >	10k Availability >	Identified (within 500m)				
88 >	14.2 >	Artificial and made ground (10k) >	0	1	5	6	-



90 >	14.3 >	Superficial geology (10k) >	1	0	11	14	-
92	14.4	Landslip (10k)	0	0	0	0	-
93 >	14.5 >	Bedrock geology (10k) >	2	1	1	4	-
94	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
95 >	15.1 >	50k Availability >	Identified (within 500m)				
96 >	15.2 >	Artificial and made ground (50k) >	0	1	5	6	-
97	15.3	Artificial ground permeability (50k)	0	0	-	-	-
98 >	15.4 >	Superficial geology (50k) >	1	0	11	14	-
100 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
100	15.6	Landslip (50k)	0	0	0	0	-
100	15.7	Landslip permeability (50k)	None (within 50m)				
101 >	15.8 >	Bedrock geology (50k) >	2	1	1	4	-
102 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
102	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
103 >	16.1 >	BGS Boreholes >	0	0	3	-	-
Page	Section	Natural ground subsidence >					
105 >	17.1 >	Shrink swell clays >	Low (within 50m)				
106 >	17.2 >	Running sands >	Very low (within 50m)				
108 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
109 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
110 >	17.5 >	Landslides >	Very low (within 50m)				
112 >	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
114 >	18.1 >	BritPits >	0	0	0	5	-
115 >	18.2 >	Surface ground workings >	0	0	15	-	-
116	18.3	Underground workings	0	0	0	0	0
116	18.4	Underground mining extents	0	0	0	0	-

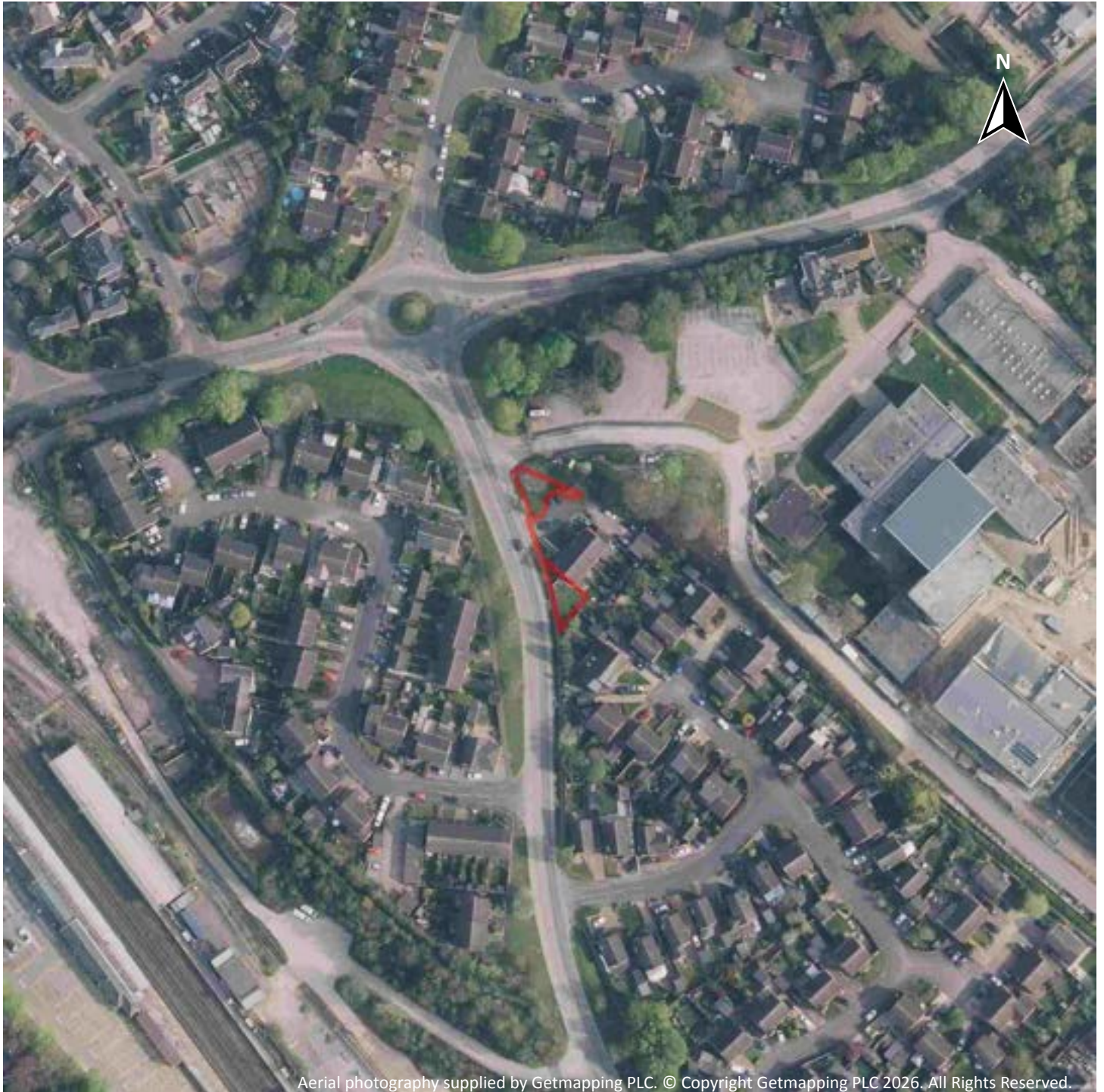


117 >	18.5 >	Historical Mineral Planning Areas >	0	0	1	0	-
117 >	18.6 >	Non-coal mining >	1	0	1	4	1
118	18.7	JPB mining areas	None (within 0m)				
118	18.8	The Coal Authority non-coal mining	0	0	0	0	-
118	18.9	Researched mining	0	0	0	0	-
119	18.10	Mining record office plans	0	0	0	0	-
119	18.11	BGS mine plans	0	0	0	0	-
119	18.12	Coal mining	None (within 0m)				
119	18.13	Brine areas	None (within 0m)				
119	18.14	Gypsum areas	None (within 0m)				
120	18.15	Tin mining	None (within 0m)				
120	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
121 >	19.1 >	Natural cavities >	0	0	1	0	-
122 >	19.2 >	Mining cavities >	0	0	0	0	1
122	19.3	Reported recent incidents	0	0	0	0	-
122	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
123 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
125 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	2	-	-	-
125	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
126	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
127	22.1	Underground railways (London)	0	0	0	-	-
127	22.2	Underground railways (Non-London)	0	0	0	-	-
128	22.3	Railway tunnels	0	0	0	-	-
128 >	22.4 >	Historical railway and tunnel features >	0	0	40	-	-
130	22.5	Royal Mail tunnels	0	0	0	-	-



130	22.6	Historical railways	0	0	0	-	-
<u>130</u> >	<u>22.7</u> >	<u>Railways</u> >	0	0	39	-	-
132	22.8	Crossrail 2	0	0	0	0	-
132	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 18/04/2022

Site Area: 0.03ha



Recent site history - 2019 aerial photograph



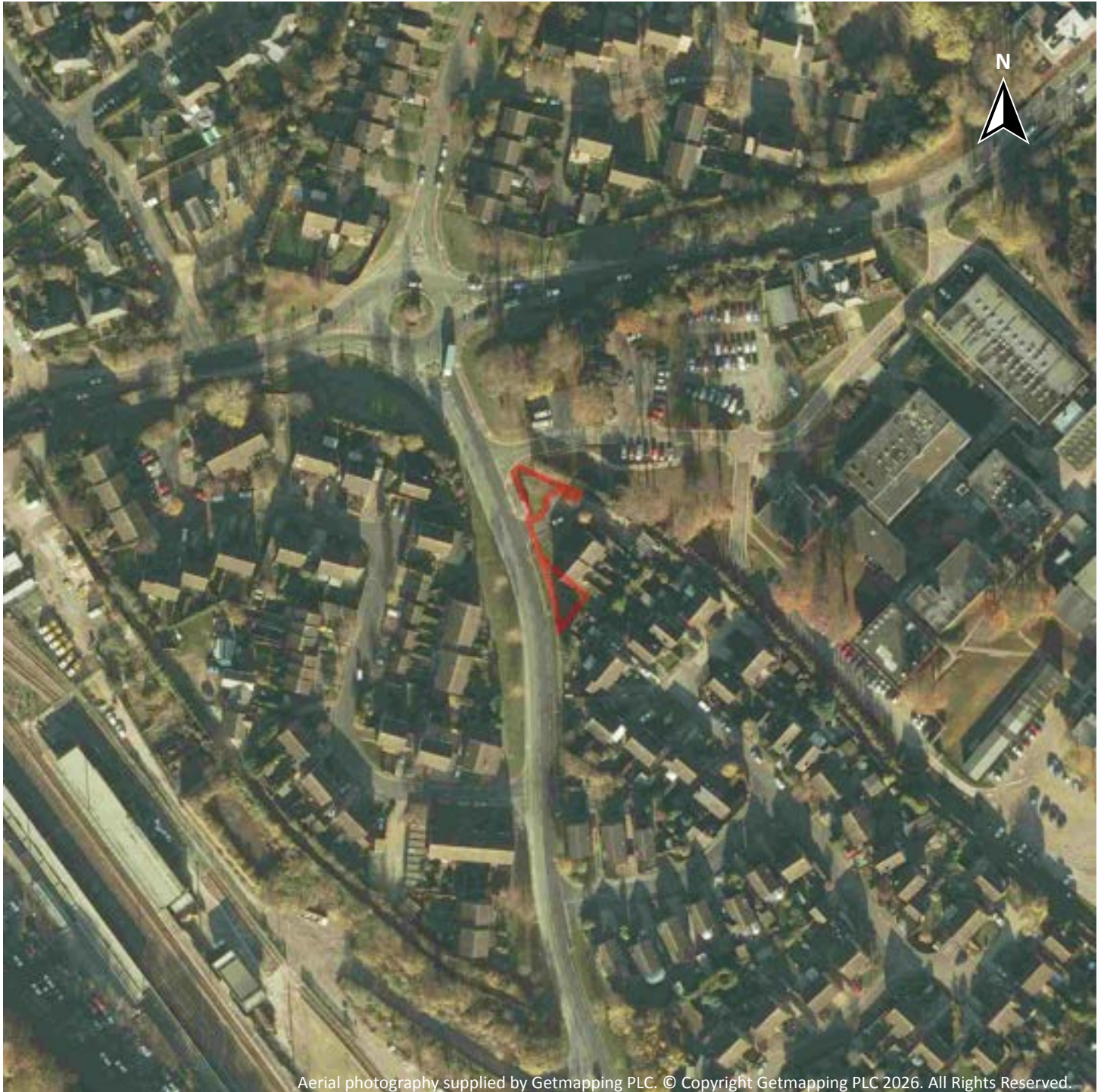
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Capture Date: 14/09/2019

Site Area: 0.03ha



Recent site history - 2007 aerial photograph



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Capture Date: 16/11/2007

Site Area: 0.03ha



Recent site history - 2000 aerial photograph



Capture Date: 10/06/2000

Site Area: 0.03ha



Recent site history - 1999 aerial photograph



Capture Date: 27/05/1999

Site Area: 0.03ha



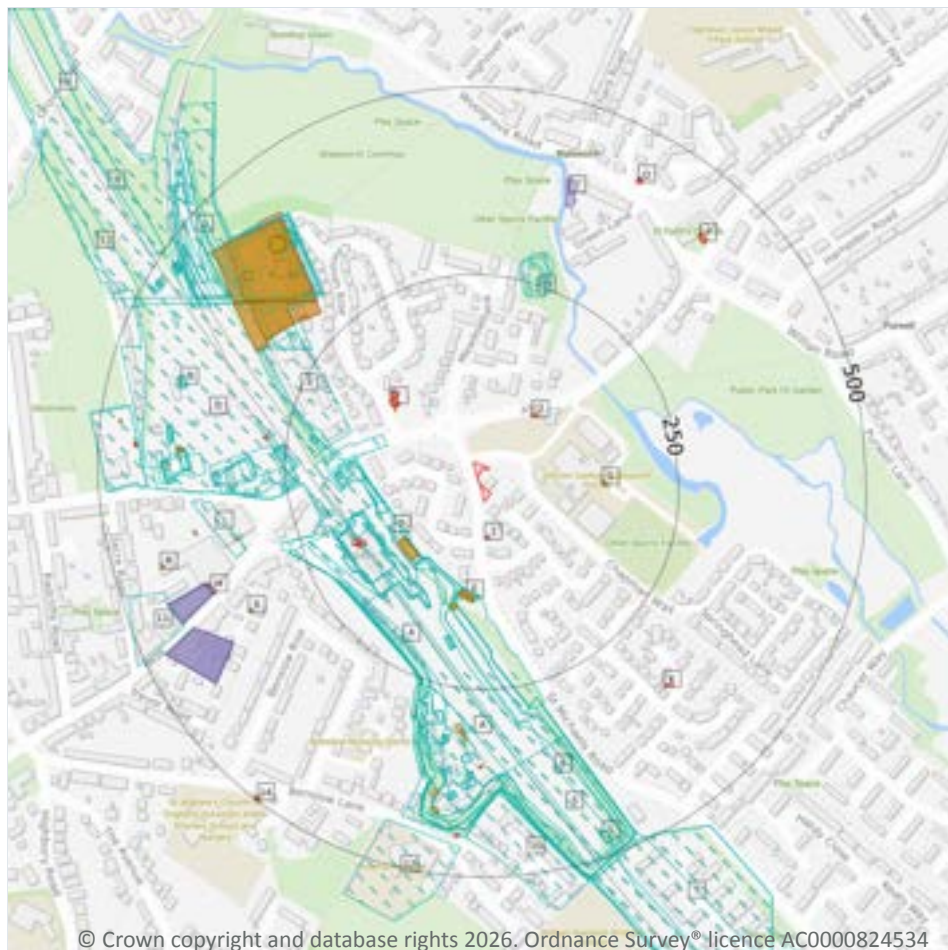
OS MasterMap site plan



Site Area: 0.03ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

147

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

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

ID	Location	Land use	Dates present	Group ID
A	105m SW	Railway Sidings	1922 - 1946	2146320



ID	Location	Land use	Dates present	Group ID
B	105m SW	Cuttings	1946	2113905
B	106m SW	Chalk Pit	1922	2145986
C	107m SW	Railway Sidings	1884 - 1991	2147867
B	110m SW	Cuttings	1884	2111984
B	110m SW	Railway Sidings	1946	2144206
B	110m SW	Chalk Pit	1897	2138931
D	115m W	Railway Building	1980 - 1991	2140349
C	117m W	Cuttings	1884	2075172
E	118m S	Unspecified Tank	1922 - 1959	2146658
E	119m S	Unspecified Tank	1946	2156609
C	124m W	Railway Buildings	1946 - 1959	2150259
E	124m S	Unspecified Pit	1884	2088459
C	127m W	Railway Building	1980 - 1991	2146677
D	128m W	Railway Building	1884	2130896
C	135m W	Railway Building	1884	2095833
D	138m SW	Railway Station	1946 - 1959	2146252
D	139m SW	Railway Station	1922 - 1946	2134718
D	143m SW	Railway Station	1884	2118311
D	144m SW	Railway Station	1897	2135719
D	144m SW	Railway Station	1980 - 1991	2133345
C	161m W	Railway Building	1980 - 1991	2137647
C	167m W	Railway Building	1897	2111803
3	167m W	Iron Works	1897 - 1922	2149720
B	169m SW	Railway Sidings	1946	2119013
C	170m W	Railway Building	1884	2146205
A	181m SW	Railway Building	1897	2093158
E	183m S	Railway Building	1946 - 1959	2132561
E	185m S	Railway Building	1897	2121365



ID	Location	Land use	Dates present	Group ID
E	187m S	Railway Building	1884	2118466
C	187m W	Railway Buildings	1946	2078825
C	196m W	Railway Building	1946	2130965
C	197m W	Railway Sidings	1946	2152129
C	201m W	Railway Building	1884	2100318
C	204m W	Railway Building	1980 - 1991	2118181
4	207m SW	Railway Building	1946	2092850
B	208m SW	Chalk Pits	1946	2079052
C	209m W	Railway Building	1922 - 1959	2121156
H	231m N	Unspecified Ground Workings	1888	2090907
H	232m N	Unspecified Quarry	1887	2072384
C	233m W	Railway Buildings	1946 - 1959	2128203
C	234m W	Railway Building	1922 - 1946	2142318
C	235m W	Railway Building	1922 - 1946	2132360
C	237m W	Railway Buildings	1897	2130731
C	237m W	Railway Building	1884	2116912
C	238m W	Goods Yard	1884	2079076
H	247m NE	Unspecified Pit	1884	2086459
C	249m W	Railway Buildings	1980 - 1991	2125379
B	257m S	Chalk Pit	1946	2118504
I	263m NW	Unspecified Commercial/Industrial	1960	2122826
B	264m S	Railway Building	1922	2136129
B	265m S	Railway Building	1959	2113086
C	269m W	Railway Building	1922 - 1946	2119046
I	270m NW	Unspecified Works	1982	2079775
C	289m W	Railway Buildings	1980 - 1991	2119016
C	290m W	Railway Building	1922 - 1946	2135283
C	292m W	Railway Buildings	1897	2107918



ID	Location	Land use	Dates present	Group ID
B	292m S	Railway Building	1922 - 1946	2139275
C	292m W	Railway Building	1922 - 1946	2120450
I	299m NW	Gas Works	1899	2134870
I	301m NW	Unspecified Commercial/Industrial	1948	2124762
I	304m NW	Unspecified Commercial/Industrial	1938	2152077
B	305m S	Unspecified Pit	1884	2088460
I	306m NW	Gas Works	1921	2120493
I	308m NW	Unspecified Commercial/Industrial	1938	2153541
B	314m S	Railway Building	1946	2111214
B	314m S	Railway Building	1922	2132469
I	316m NW	Unspecified Commercial/Industrial	1938	2128819
B	316m S	Railway Building	1897	2150700
C	316m W	Railway Building	1922 - 1946	2153175
B	316m S	Railway Building	1884	2147123
B	320m S	Railway Building	1922	2100779
J	322m W	Malthouse	1897	2089006
5	330m S	Cuttings	1980 - 1991	2142312
I	335m NW	Unspecified Tanks	1948	2079405
I	335m NW	Railway Building	1946	2099955
I	335m NW	Railway Building	1922	2115980
B	336m S	Lime Kilns	1884	2078954
B	336m S	Railway Building	1897 - 1922	2103855
C	337m W	Railway Building	1922 - 1946	2116596
I	339m NW	Chimney	1960	2092376
I	344m NW	Chimney	1948	2092375
B	356m S	Railway Building	1897 - 1946	2114988
C	357m W	Railway Buildings	1980 - 1991	2102616
B	359m S	Railway Building	1959	2145155



ID	Location	Land use	Dates present	Group ID
B	359m S	Lime Kilns	1884	2078958
B	359m S	Lime Kilns	1884	2078955
B	361m S	Railway Building	1922	2105922
B	362m S	Lime Kilns	1884	2078956
B	362m S	Railway Buildings	1897	2078892
8	364m S	Railway Building	1897	2093159
9	364m NW	Railway Sidings	1948	2108692
L	364m NW	Railway Sidings	1921	2111790
I	369m NW	Unspecified Tank	1938	2151532
C	369m W	Railway Building	1884	2093160
I	371m NW	Unspecified Tanks	1960	2079407
I	372m NW	Gasometer	1921	2093682
B	373m S	Railway Building	1922 - 1946	2110190
C	375m W	Railway Buildings	1946	2132734
I	375m NW	Unspecified Tanks	1960	2079406
C	377m W	Railway Building	1897 - 1946	2148132
C	378m W	Railway Buildings	1959	2139786
I	378m NW	Unspecified Tank	1948	2124215
C	380m W	Railway Building	1884	2128096
L	380m NW	Railway Sidings	1938	2137564
I	380m NW	Unspecified Tank	1938	2137141
10	387m S	Nursery	1980 - 1991	2112513
B	387m S	Lime Kilns	1884	2078957
B	388m S	Railway Building	1922 - 1946	2106797
L	389m NW	Railway Sidings	1899	2127008
B	390m S	Railway Building	1897	2137352
L	390m NW	Railway Sidings	1938	2106594
L	391m NW	Railway Sidings	1899	2114759



ID	Location	Land use	Dates present	Group ID
O	394m W	Railway Building	1946	2108015
O	394m W	Railway Building	1897 - 1946	2095787
O	397m W	Railway Building	1959	2113994
C	399m W	Engine Shed	1897	2086188
C	399m W	Railway Building	1922 - 1946	2137064
C	401m W	Railway Building	1884	2111406
C	401m W	Railway Building	1922 - 1946	2151324
C	403m W	Railway Building	1959	2125179
C	404m W	Railway Building	1884	2124842
L	419m NW	Railway Sidings	1888	2133926
11	432m SW	Nurseries	1884	2095442
L	432m NW	Railway Buildings	1884	2078893
C	435m W	Bacon Factory	1922 - 1946	2151287
C	435m W	Unspecified Factory	1959	2078505
12	442m S	Hospital	1991	2071892
S	464m S	Railway Building	1959	2138879
L	465m NW	Railway Building	1960	2125250
L	465m NW	Railway Building	1899	2152298
L	466m NW	Railway Building	1899 - 1921	2116975
S	466m S	Railway Building	1897 - 1946	2112798
S	467m S	Railway Building	1946	2121231
L	467m NW	Railway Building	1938	2096902
L	468m NW	Railway Building	1948	2151410
L	475m NW	Railway Building	1899	2100710
L	475m NW	Railway Building	1948	2106430
L	476m NW	Railway Building	1960	2117627
L	478m NW	Railway Building	1899 - 1921	2128448
L	478m NW	Railway Sidings	1888	2130425



ID	Location	Land use	Dates present	Group ID
13	485m NW	Unspecified Ground Workings	1884 - 1887	2113325
T	496m SE	Railway Sidings	1959	2095634
T	496m SE	Railway Sidings	1991	2095673
T	496m SE	Railway Sidings	1980	2113478
U	500m NW	Railway Sidings	1899	2116858
U	500m NW	Railway Sidings	1921	2132017

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

39

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

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

ID	Location	Land use	Dates present	Group ID
D	112m SW	Unspecified Tank	1992	370817
D	113m SW	Unspecified Tank	1964 - 1984	375045
E	121m S	Unspecified Tank	1966	374262
E	121m S	Unspecified Tank	1964	376156
E	124m S	Unspecified Tank	1923	366869
E	142m S	Unspecified Tank	1975 - 1992	374156
E	142m S	Unspecified Tank	1966	371357
E	142m S	Unspecified Tank	1964	368073
G	149m E	Tanks	1975 - 1992	374179
G	153m E	Tanks	1975 - 1984	373989
G	161m E	Unspecified Tank	1975 - 1992	372243
I	285m NW	Gas Works	1898	366638



ID	Location	Land use	Dates present	Group ID
B	297m S	Tanks	1923	359161
I	301m NW	Gas Works	1898	372912
I	302m NW	Gas Works	1923	367591
I	314m NW	Gas Works	1922	373684
J	327m W	Unspecified Tank	1976 - 1981	375234
6	340m SW	Unspecified Tank	1976 - 1994	372193
I	344m NW	Tanks	1939	359166
B	351m S	Unspecified Tank	1983	361586
B	353m S	Unspecified Tank	1992	371707
B	353m S	Unspecified Tank	1997	366904
B	353m S	Unspecified Tank	1993	367768
B	353m S	Unspecified Tank	1998	369007
I	366m NW	Tanks	1922	359165
J	379m W	Unspecified Tank	1976 - 1981	373760
I	379m NW	Unspecified Tank	1964 - 1966	371878
I	381m NW	Gasometer	1922	360927
I	381m NW	Unspecified Tank	1939	375968
I	384m NW	Unspecified Tank	1964 - 1966	368371
C	387m W	Tanks	1964	373918
C	387m W	Tanks	1976 - 1994	374047
C	387m W	Tanks	1966	373764
B	388m S	Tanks	1992 - 1998	368416
C	404m W	Unspecified Tank	1976 - 1981	373963
B	411m S	Tanks	1983	359162
R	434m W	Unspecified Tank	1976	372232
R	434m W	Unspecified Tank	1981 - 1994	369923
C	471m W	Unspecified Tank	1976 - 1994	370198

This data is sourced from Ordnance Survey® / Groundsure.



1.3 Historical energy features

Records within 500m

31

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

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

ID	Location	Land use	Dates present	Group ID
1	45m S	Electricity Substation	1984 - 1992	263163
2	90m NE	Electricity Substation	1975 - 1992	259875
F	124m NW	Electricity Substation	1981 - 1992	252349
F	126m NW	Electricity Substation	1984	251047
F	126m NW	Electricity Substation	1975 - 1976	262277
F	127m NW	Electricity Substation	1992	260969
F	128m NW	Electricity Substation	1994	251035
C	274m W	Electricity Substation	1976 - 1994	252287
I	285m NW	Gas Works	1898	263046
I	294m NW	Electricity Substation	1986	264251
I	295m NW	Electricity Substation	1983	263087
I	301m NW	Gas Works	1898	258379
I	302m NW	Gas Works	1923	259462
I	307m NW	Gas Distribution Station	1983	250627
I	314m NW	Gas Works	1922	251379
K	342m SE	Electricity Substation	1984	249571
K	345m SE	Electricity Substation	1992	249576
M	377m W	Electricity Substation	1976	253671
M	377m W	Electricity Substation	1994	254036
I	381m NW	Gasometer	1922	250736
M	383m W	Electricity Substation	1981 - 1992	256868



ID	Location	Land use	Dates present	Group ID
P	414m NE	Electricity Substation	1981	258027
P	414m NE	Electricity Substation	1986 - 1993	254083
Q	429m NE	Electricity Substation	1993	257512
Q	429m NE	Electricity Substation	1981	262939
Q	430m NE	Electricity Substation	1986	258307
B	442m S	Electricity Substation	1983 - 1998	262022
C	448m W	Electricity Substation	1976	263049
C	448m W	Electricity Substation	1994	257337
C	448m W	Electricity Substation	1981 - 1992	259230
14	494m SW	Electricity Substation	1981 - 1985	252285

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
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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	8
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Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
7	362m N	Garage	1986 - 1993	77640



ID	Location	Land use	Dates present	Group ID
M	376m W	Garage	1966	79435
M	381m W	Garage	1976 - 1981	77478
M	381m W	Garage	1964	79530
N	383m SW	Garage	1966	78763
N	383m SW	Garage	1976	79170
N	383m SW	Garage	1964	79506
N	384m SW	Garage	1981 - 1994	78029

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

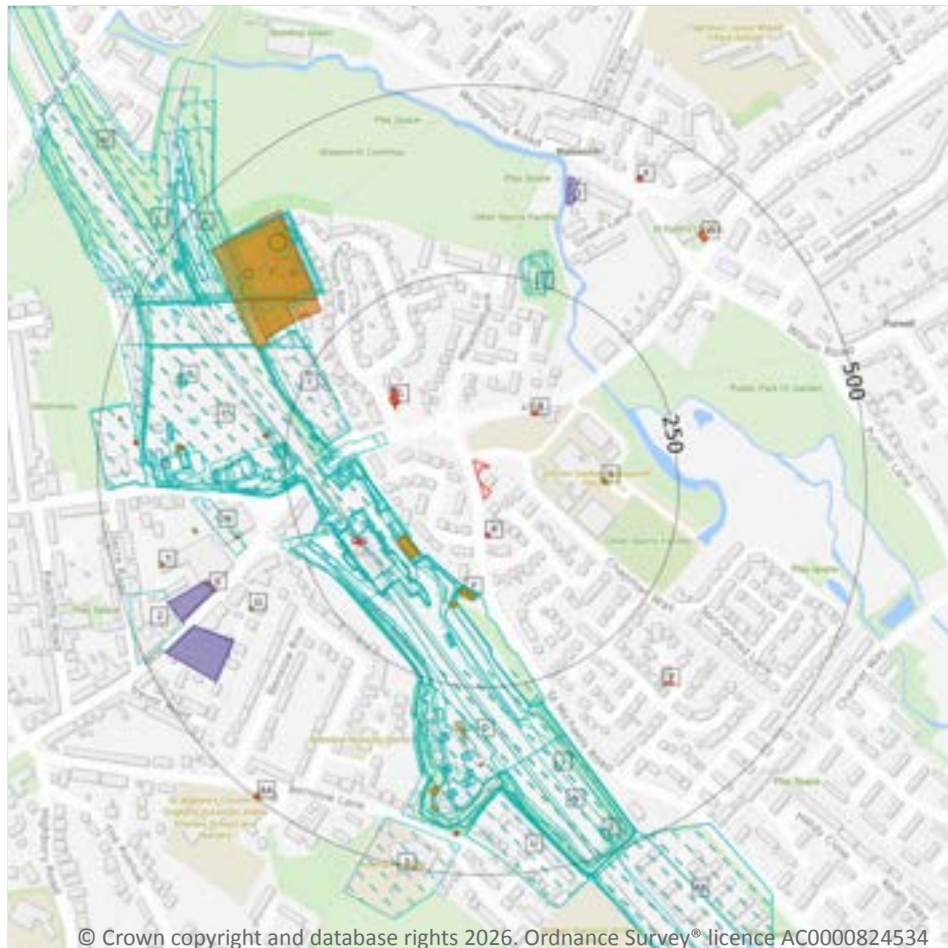
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

213

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 26](#) >

ID	Location	Land Use	Date	Group ID
C	105m SW	Railway Sidings	1946	2146320
D	105m SW	Cuttings	1946	2113905
C	106m SW	Railway Sidings	1922	2146320



ID	Location	Land Use	Date	Group ID
D	106m SW	Chalk Pit	1922	2145986
C	107m SW	Railway Sidings	1959	2147867
C	109m SW	Railway Sidings	1991	2147867
C	109m SW	Railway Sidings	1980	2147867
D	110m SW	Railway Sidings	1946	2144206
D	110m SW	Cuttings	1884	2111984
C	110m SW	Railway Sidings	1897	2147867
D	110m SW	Chalk Pit	1897	2138931
C	115m W	Railway Building	1991	2140349
C	115m W	Railway Building	1980	2140349
E	117m SW	Railway Sidings	1884	2147867
E	117m W	Cuttings	1884	2075172
F	118m S	Unspecified Tank	1959	2146658
F	119m S	Unspecified Tank	1946	2156609
F	119m S	Unspecified Tank	1946	2146658
F	119m S	Unspecified Tank	1922	2146658
E	124m W	Railway Buildings	1946	2150259
F	124m S	Unspecified Pit	1884	2088459
E	125m W	Railway Buildings	1959	2150259
E	127m W	Railway Building	1991	2146677
E	127m W	Railway Building	1980	2146677
C	128m W	Railway Building	1884	2130896
E	135m W	Railway Building	1884	2095833
C	138m SW	Railway Station	1959	2146252
C	138m SW	Railway Station	1946	2146252
C	139m SW	Railway Station	1946	2134718
C	139m SW	Railway Station	1922	2134718
C	143m SW	Railway Station	1884	2118311



ID	Location	Land Use	Date	Group ID
C	144m SW	Railway Station	1897	2135719
C	144m SW	Railway Station	1991	2133345
C	144m SW	Railway Station	1980	2133345
E	161m W	Railway Building	1991	2137647
E	161m W	Railway Building	1980	2137647
E	167m W	Railway Building	1897	2111803
I	167m W	Iron Works	1922	2149720
D	169m SW	Railway Sidings	1946	2119013
I	170m W	Iron Works	1897	2149720
E	170m W	Railway Building	1884	2146205
C	181m SW	Railway Building	1897	2093158
F	183m S	Railway Building	1959	2132561
F	184m S	Railway Building	1946	2132561
F	185m S	Railway Building	1897	2121365
F	187m S	Railway Building	1884	2118466
E	187m W	Railway Buildings	1946	2078825
E	190m W	Railway Sidings	1946	2146320
E	196m W	Railway Building	1946	2130965
E	197m W	Railway Sidings	1946	2152129
E	201m W	Railway Building	1884	2100318
E	204m W	Railway Building	1991	2118181
E	204m W	Railway Building	1980	2118181
C	207m SW	Railway Building	1946	2092850
D	208m SW	Chalk Pits	1946	2079052
E	209m W	Railway Building	1946	2121156
E	209m W	Railway Building	1922	2121156
E	209m W	Railway Building	1959	2121156
J	231m N	Unspecified Ground Workings	1888	2090907



ID	Location	Land Use	Date	Group ID
J	232m N	Unspecified Quarry	1887	2072384
E	233m W	Railway Buildings	1946	2128203
E	234m W	Railway Building	1946	2142318
E	234m W	Railway Building	1922	2142318
E	235m W	Railway Buildings	1959	2128203
E	235m W	Railway Building	1946	2132360
E	235m W	Railway Building	1922	2132360
E	237m W	Railway Buildings	1897	2130731
E	237m W	Railway Building	1884	2116912
E	238m W	Goods Yard	1884	2079076
J	247m NE	Unspecified Pit	1884	2086459
E	249m W	Railway Buildings	1991	2125379
E	249m W	Railway Buildings	1980	2125379
D	257m S	Chalk Pit	1946	2118504
K	263m NW	Unspecified Commercial/Industrial	1960	2122826
D	264m S	Railway Building	1922	2136129
D	265m S	Railway Building	1959	2113086
E	269m W	Railway Building	1946	2119046
E	269m W	Railway Building	1922	2119046
K	270m NW	Unspecified Works	1982	2079775
L	282m NW	Railway Sidings	1960	2147867
E	289m W	Railway Buildings	1991	2119016
E	289m W	Railway Buildings	1980	2119016
E	290m W	Railway Building	1946	2135283
E	290m W	Railway Building	1922	2135283
E	292m W	Railway Buildings	1897	2107918
D	292m S	Railway Building	1946	2139275
D	292m S	Railway Building	1922	2139275



ID	Location	Land Use	Date	Group ID
E	292m W	Railway Building	1946	2120450
E	292m W	Railway Building	1922	2120450
K	299m NW	Gas Works	1899	2134870
K	299m NW	Gas Works	1899	2134870
K	301m NW	Unspecified Commercial/Industrial	1948	2124762
L	302m NW	Railway Sidings	1982	2147867
K	304m NW	Unspecified Commercial/Industrial	1938	2152077
K	304m NW	Unspecified Commercial/Industrial	1938	2152077
D	305m S	Unspecified Pit	1884	2088460
K	306m NW	Gas Works	1921	2120493
K	308m NW	Unspecified Commercial/Industrial	1938	2153541
K	308m NW	Unspecified Commercial/Industrial	1938	2153541
D	314m S	Railway Building	1946	2111214
D	314m S	Railway Building	1922	2132469
K	316m NW	Unspecified Commercial/Industrial	1938	2128819
D	316m S	Railway Building	1897	2150700
E	316m W	Railway Building	1946	2153175
E	316m W	Railway Building	1922	2153175
D	316m S	Railway Building	1884	2147123
D	320m S	Railway Building	1922	2100779
M	322m W	Malthouse	1897	2089006
N	330m S	Cuttings	1991	2142312
N	330m S	Cuttings	1980	2142312
K	335m NW	Unspecified Tanks	1948	2079405
K	335m NW	Railway Sidings	1946	2146320
K	335m NW	Railway Building	1946	2099955
K	335m NW	Railway Building	1922	2115980
D	336m S	Lime Kilns	1884	2078954



ID	Location	Land Use	Date	Group ID
D	336m S	Railway Building	1922	2103855
E	337m W	Railway Building	1946	2116596
E	337m W	Railway Building	1922	2116596
D	338m S	Railway Building	1897	2103855
K	339m NW	Chimney	1960	2092376
K	344m NW	Chimney	1948	2092375
D	356m S	Railway Building	1946	2114988
D	356m S	Railway Building	1922	2114988
E	357m W	Railway Buildings	1991	2102616
E	357m W	Railway Buildings	1980	2102616
D	359m S	Railway Building	1897	2114988
D	359m S	Railway Building	1959	2145155
D	359m S	Lime Kilns	1884	2078958
D	359m S	Lime Kilns	1884	2078955
D	361m S	Railway Building	1922	2105922
D	362m S	Lime Kilns	1884	2078956
D	362m S	Railway Buildings	1897	2078892
1	364m S	Railway Building	1897	2093159
L	364m NW	Railway Sidings	1948	2108692
R	364m NW	Railway Sidings	1921	2111790
K	369m NW	Unspecified Tank	1938	2151532
K	369m NW	Unspecified Tank	1938	2151532
K	369m NW	Unspecified Tank	1938	2151532
K	369m NW	Unspecified Tank	1938	2151532
E	369m W	Railway Building	1884	2093160
K	371m NW	Unspecified Tanks	1960	2079407
K	372m NW	Gasometer	1921	2093682
D	373m S	Railway Building	1946	2110190



ID	Location	Land Use	Date	Group ID
D	373m S	Railway Building	1922	2110190
E	375m W	Railway Buildings	1946	2132734
K	375m NW	Unspecified Tanks	1960	2079406
E	377m W	Railway Building	1946	2148132
E	377m W	Railway Building	1922	2148132
E	377m W	Railway Building	1897	2148132
E	378m W	Railway Buildings	1959	2139786
K	378m NW	Unspecified Tank	1948	2124215
E	380m W	Railway Building	1884	2128096
R	380m NW	Railway Sidings	1938	2146320
R	380m NW	Railway Sidings	1938	2137564
R	380m NW	Railway Sidings	1938	2146320
R	380m NW	Railway Sidings	1938	2137564
K	380m NW	Unspecified Tank	1938	2137141
U	387m S	Nursery	1991	2112513
U	387m S	Nursery	1980	2112513
D	387m S	Lime Kilns	1884	2078957
D	388m S	Railway Building	1946	2106797
D	388m S	Railway Building	1922	2106797
R	389m NW	Railway Sidings	1899	2127008
D	390m S	Railway Building	1897	2137352
R	390m NW	Railway Sidings	1938	2106594
R	391m NW	Railway Sidings	1899	2114759
V	394m W	Railway Building	1946	2108015
V	394m W	Railway Building	1946	2095787
V	394m W	Railway Building	1922	2095787
V	394m W	Railway Building	1897	2095787
V	397m W	Railway Building	1959	2113994



ID	Location	Land Use	Date	Group ID
E	399m W	Railway Building	1946	2137064
E	399m W	Railway Building	1922	2137064
E	399m W	Engine Shed	1897	2086188
E	401m W	Railway Building	1946	2151324
E	401m W	Railway Building	1922	2151324
E	401m W	Railway Building	1884	2111406
E	403m W	Railway Building	1959	2125179
E	404m W	Railway Building	1884	2124842
R	416m NW	Railway Sidings	1887	2147867
R	419m NW	Railway Sidings	1888	2133926
L	422m NW	Railway Sidings	1884	2147867
2	432m SW	Nurseries	1884	2095442
R	432m NW	Railway Buildings	1884	2078893
E	435m W	Bacon Factory	1946	2151287
E	435m W	Bacon Factory	1922	2151287
E	435m W	Unspecified Factory	1959	2078505
3	442m S	Hospital	1991	2071892
R	449m NW	Railway Sidings	1887	2147867
Z	464m S	Railway Building	1959	2138879
R	465m NW	Railway Building	1960	2125250
R	465m NW	Railway Building	1899	2152298
R	466m NW	Railway Building	1921	2116975
R	466m NW	Railway Building	1899	2116975
Z	466m S	Railway Building	1946	2112798
Z	466m S	Railway Building	1922	2112798
Z	466m S	Railway Building	1897	2112798
Z	467m S	Railway Building	1946	2121231
R	467m NW	Railway Building	1938	2096902



ID	Location	Land Use	Date	Group ID
R	468m NW	Railway Building	1948	2151410
R	475m NW	Railway Building	1899	2100710
R	475m NW	Railway Building	1948	2106430
R	476m NW	Railway Building	1960	2117627
R	478m NW	Railway Building	1921	2128448
R	478m NW	Railway Building	1899	2128448
R	478m NW	Railway Sidings	1888	2130425
L	485m NW	Unspecified Ground Workings	1887	2113325
L	496m NW	Unspecified Ground Workings	1884	2113325
AB	496m SE	Railway Sidings	1991	2095673
AB	496m SE	Railway Sidings	1959	2095634
AB	496m SE	Railway Sidings	1980	2113478
AC	500m NW	Railway Sidings	1921	2132017
AC	500m NW	Railway Sidings	1899	2116858

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

68

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

Features are displayed on the Past land use - un-grouped map on [page 26 >](#)

ID	Location	Land Use	Date	Group ID
C	112m SW	Unspecified Tank	1992	370817
C	113m SW	Unspecified Tank	1966	375045
C	113m SW	Unspecified Tank	1964	375045
C	113m SW	Unspecified Tank	1975	375045
C	113m SW	Unspecified Tank	1984	375045
F	121m S	Unspecified Tank	1966	374262



ID	Location	Land Use	Date	Group ID
F	121m S	Unspecified Tank	1964	376156
F	124m S	Unspecified Tank	1923	366869
F	142m S	Unspecified Tank	1992	374156
F	142m S	Unspecified Tank	1966	371357
F	142m S	Unspecified Tank	1964	368073
F	142m S	Unspecified Tank	1975	374156
F	142m S	Unspecified Tank	1984	374156
H	149m E	Tanks	1992	374179
H	149m E	Tanks	1984	374179
H	149m E	Tanks	1975	374179
H	153m E	Tanks	1975	373989
H	153m E	Tanks	1984	373989
H	161m E	Unspecified Tank	1992	372243
H	161m E	Unspecified Tank	1984	372243
H	161m E	Unspecified Tank	1975	372243
K	285m NW	Gas Works	1898	366638
D	297m S	Tanks	1923	359161
K	301m NW	Gas Works	1898	372912
K	302m NW	Gas Works	1923	367591
K	314m NW	Gas Works	1922	373684
M	327m W	Unspecified Tank	1976	375234
M	328m W	Unspecified Tank	1981	375234
O	340m SW	Unspecified Tank	1976	372193
O	341m SW	Unspecified Tank	1994	372193
O	341m SW	Unspecified Tank	1992	372193
O	341m SW	Unspecified Tank	1981	372193
K	344m NW	Tanks	1939	359166
D	351m S	Unspecified Tank	1983	361586



ID	Location	Land Use	Date	Group ID
D	353m S	Unspecified Tank	1992	371707
D	353m S	Unspecified Tank	1993	367768
D	353m S	Unspecified Tank	1997	366904
D	353m S	Unspecified Tank	1998	369007
K	366m NW	Tanks	1922	359165
M	379m W	Unspecified Tank	1976	373760
M	379m W	Unspecified Tank	1981	373760
K	379m NW	Unspecified Tank	1964	371878
K	379m NW	Unspecified Tank	1966	371878
K	381m NW	Gasometer	1922	360927
K	381m NW	Unspecified Tank	1939	375968
K	384m NW	Unspecified Tank	1966	368371
K	384m NW	Unspecified Tank	1964	368371
E	387m W	Tanks	1976	374047
E	387m W	Tanks	1964	373918
E	387m W	Tanks	1966	373764
D	388m S	Tanks	1992	368416
D	388m S	Tanks	1993	368416
D	388m S	Tanks	1997	368416
D	388m S	Tanks	1998	368416
E	388m W	Tanks	1994	374047
E	389m W	Tanks	1992	374047
E	389m W	Tanks	1981	374047
E	404m W	Unspecified Tank	1976	373963
E	404m W	Unspecified Tank	1981	373963
D	411m S	Tanks	1983	359162
Y	434m W	Unspecified Tank	1976	372232
Y	434m W	Unspecified Tank	1994	369923



ID	Location	Land Use	Date	Group ID
Y	434m W	Unspecified Tank	1992	369923
Y	434m W	Unspecified Tank	1981	369923
E	471m W	Unspecified Tank	1976	370198
E	471m W	Unspecified Tank	1994	370198
E	472m W	Unspecified Tank	1992	370198
E	472m W	Unspecified Tank	1981	370198

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

47

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

Features are displayed on the Past land use - un-grouped map on [page 26 >](#)

ID	Location	Land Use	Date	Group ID
A	45m S	Electricity Substation	1992	263163
A	46m S	Electricity Substation	1984	263163
B	90m NE	Electricity Substation	1975	259875
B	90m NE	Electricity Substation	1984	259875
B	90m NE	Electricity Substation	1992	259875
G	124m NW	Electricity Substation	1981	252349
G	124m NW	Electricity Substation	1992	252349
G	126m NW	Electricity Substation	1975	262277
G	126m NW	Electricity Substation	1984	251047
G	127m NW	Electricity Substation	1992	260969
G	128m NW	Electricity Substation	1994	251035
G	129m NW	Electricity Substation	1976	262277
E	274m W	Electricity Substation	1976	252287
E	274m W	Electricity Substation	1994	252287



ID	Location	Land Use	Date	Group ID
E	275m W	Electricity Substation	1981	252287
E	275m W	Electricity Substation	1992	252287
K	285m NW	Gas Works	1898	263046
K	294m NW	Electricity Substation	1986	264251
K	295m NW	Electricity Substation	1983	263087
K	301m NW	Gas Works	1898	258379
K	302m NW	Gas Works	1923	259462
K	307m NW	Gas Distribution Station	1983	250627
K	314m NW	Gas Works	1922	251379
P	342m SE	Electricity Substation	1984	249571
P	345m SE	Electricity Substation	1992	249576
S	377m W	Electricity Substation	1976	253671
S	377m W	Electricity Substation	1994	254036
K	381m NW	Gasometer	1922	250736
S	383m W	Electricity Substation	1981	256868
S	383m W	Electricity Substation	1992	256868
W	414m NE	Electricity Substation	1981	258027
W	414m NE	Electricity Substation	1993	254083
W	414m NE	Electricity Substation	1986	254083
X	429m NE	Electricity Substation	1993	257512
X	429m NE	Electricity Substation	1981	262939
X	430m NE	Electricity Substation	1986	258307
D	442m S	Electricity Substation	1993	262022
D	442m S	Electricity Substation	1997	262022
D	442m S	Electricity Substation	1998	262022
D	443m S	Electricity Substation	1983	262022
D	444m S	Electricity Substation	1992	262022
E	448m W	Electricity Substation	1976	263049



ID	Location	Land Use	Date	Group ID
E	448m W	Electricity Substation	1994	257337
E	448m W	Electricity Substation	1981	259230
E	448m W	Electricity Substation	1992	259230
AA	494m SW	Electricity Substation	1985	252285
AA	494m SW	Electricity Substation	1981	252285

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

12

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

Features are displayed on the Past land use - un-grouped map on [page 26 >](#)

ID	Location	Land Use	Date	Group ID
Q	362m N	Garage	1993	77640
Q	363m N	Garage	1986	77640
S	376m W	Garage	1966	79435
S	381m W	Garage	1976	77478
S	381m W	Garage	1964	79530
S	382m W	Garage	1981	77478
T	383m SW	Garage	1966	78763
T	383m SW	Garage	1976	79170



ID	Location	Land Use	Date	Group ID
T	383m SW	Garage	1964	79506
T	384m SW	Garage	1981	78029
T	384m SW	Garage	1992	78029
T	384m SW	Garage	1994	78029

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Licensed waste sites
- 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

1

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

Features are displayed on the Waste and landfill map on [page 41 >](#)

ID	Location	Details		
1	401m S	Site Name: FORD SPARE PARTS LTD Site Address: Unit 16, Station Approach, Hitchin, Hertfordshire, SG4 9UW Correspondence Address: -	Type of Site: Vehicle Depollution Facility Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: 678699 EPR reference: EA/EPR/WE0888AB Operator: Ford Spare Parts Ltd Waste Management licence No: 120385 Annual Tonnage: -	Issue Date: 16/02/2021 Effective Date: 16/02/2021 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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



3.7 Waste exemptions

Records within 500m

4

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.

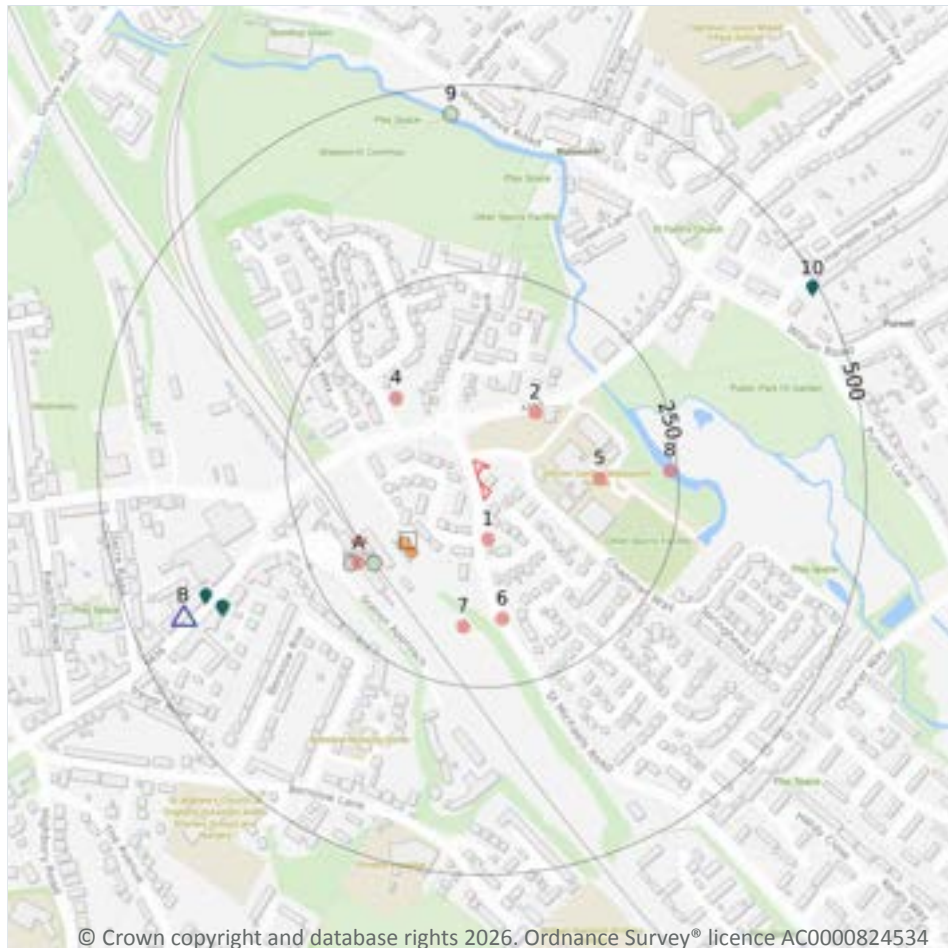
Features are displayed on the Waste and landfill map on [page 41](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	102m E	North Hertfordshire College Cambridge Road Hitchin Hertfordshire Sg4 Ojd	EPR/HH0014R R/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
A	102m E	North Hertfordshire College Cambridge Road Hitchin Hertfordshire Sg4 Ojd	EPR/UF0200PY /A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
B	241m S	Land At Hitchin Railway Sidings Hitchin Railway Station Hitchin Sg4 9uw	EPR/TE5481ZQ /A001	Treating waste exemption	Non-agricultural waste only	Recovery of scrap metal
B	241m S	Hitchin Railway Siding Hitchin Railway Station Sg4 9uw	EPR/KE5054FZ /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place

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
- NGD current or recent tanks
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

8

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 44](#) >

ID	Location	Company	Address	Activity	Category
1	53m S	Electricity Sub Station	Hertfordshire, SG4	Electrical Features	Infrastructure and Facilities
2	95m NE	Electricity Sub Station	Hertfordshire, SG4	Electrical Features	Infrastructure and Facilities
4	133m NW	Electricity Sub Station	Hertfordshire, SG4	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
5	146m E	Chimney	Hertfordshire, SG4	Chimneys	Industrial Features
6	160m S	Mast (Telecommu nication)	Hertfordshire, SG4	Telecommunication s Features	Infrastructure and Facilities
7	171m S	Cemex Hitchin Depot Aggregate Sales	Former Gpo Rail Depot Walsworth Road, Hitchin, Hertfordshire, SG4 9UL	Concrete Products	Industrial Products
A	188m SW	Hitchin Rail Station	Hertfordshire, SG4	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
8	240m E	Watercress Beds	Hertfordshire, SG4	Fruit, Flower and Vegetable Growers	Farming

This data is sourced from Ordnance Survey®.

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

Records within 250m	1
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Current or recent tanks identified from the Ordnance Survey® NGD.

Features are displayed on the Current industrial land use map on [page 44 >](#)

ID	Location	Tank description	Activity	Date first identified
3	113m SW	Open Storage Tank	Commercial Activity: Distribution Or Storage	02/08/2001

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	1
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Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 44 >](#)

ID	Location	Company	Address	LPG	Status
B	430m W	OBSOLETE	63, Walsworth Road, Hitchin, Hertfordshire, SG4 9SX	Not Applicable	Obsolete

This data is sourced from Experian.



4.4 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

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

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

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

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

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

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

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

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

4

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 44](#) >

ID	Location	Address	Details	
B	376m SW	Top Marques Repair Garage Ltd, 80-81 Walsworth Road, Hitchin, SG4 9SX	Process: Waste Oil Burner 0.4 MW Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
B	379m W	Affordable Vehicle Sales & Repair, Unit 7, 80-81 Walsworth Road, Hitchin, Herts, SG4 9SX	Process: Waste Oil Burner 0.4 MW Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

ID	Location	Address	Details	
B	394m W	Save (formerly Burmah), Walsworth Road, SG4 9SX	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
10	491m NE	Letchworth Hill Laundry, 2 Hampden Road, Hitchin, Herts, SG4 0LD	Process: Dry Cleaning Status: Historical 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.

4.13 Radioactive Substance Authorisations

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

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m	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.

4.15 Pollutant release to surface waters (Red List)

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

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

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

4.16 Pollutant release to public sewer

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

Discharges of Special Category Effluents to the public sewer.

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



4.17 List 1 Dangerous Substances

Records within 500m

0

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

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

4.18 List 2 Dangerous Substances

Records within 500m

0

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.

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m

3

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

Features are displayed on the Current industrial land use map on [page 44 >](#)

ID	Location	Details	
A	170m SW	Incident Date: 20/04/2003 Incident Identification: 152534 Pollutant: Oils and Fuel Pollutant Description: Hydraulic Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	197m SW	Incident Date: 27/07/2003 Incident Identification: 176956 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
9	462m N	Incident Date: 15/01/2003 Incident Identification: 131150 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m

0

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

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

4.21 Pollution inventory waste transfers

Records within 500m

0

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

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

4.22 Pollution inventory radioactive waste

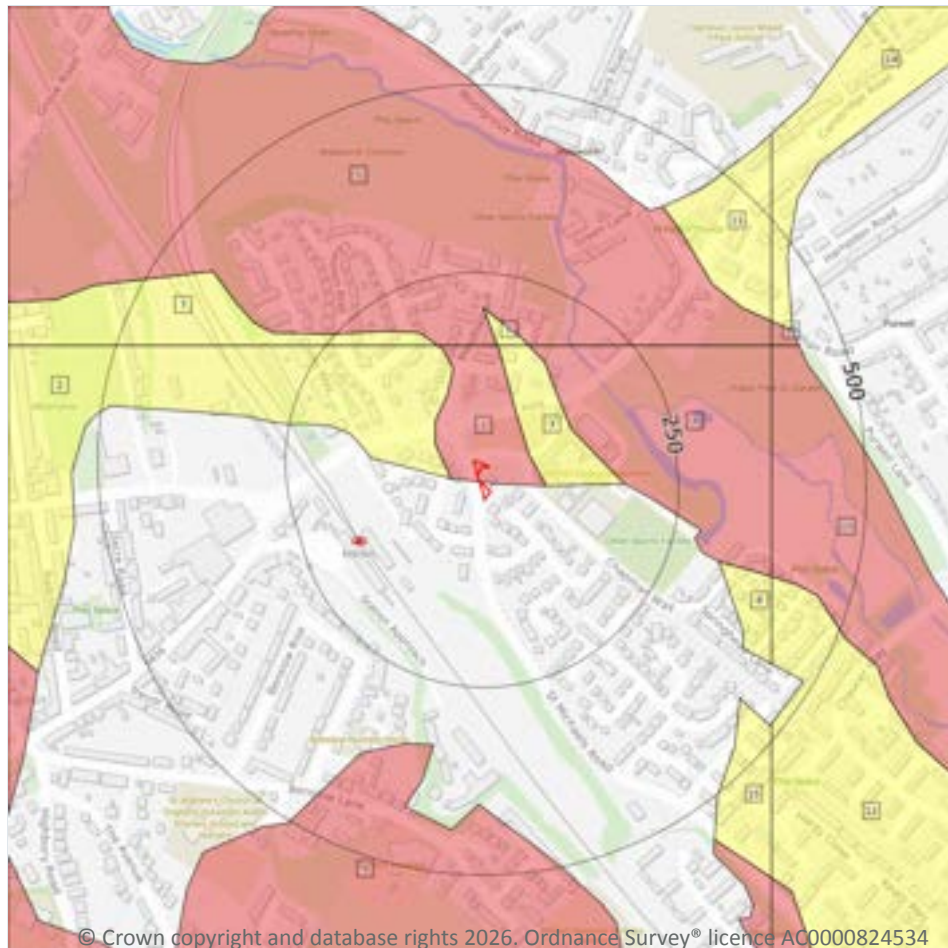
Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

15

Aquifer status of groundwater held within superficial geology.

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

ID	Location	Designation	Description
1	On site	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
2	35m W	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

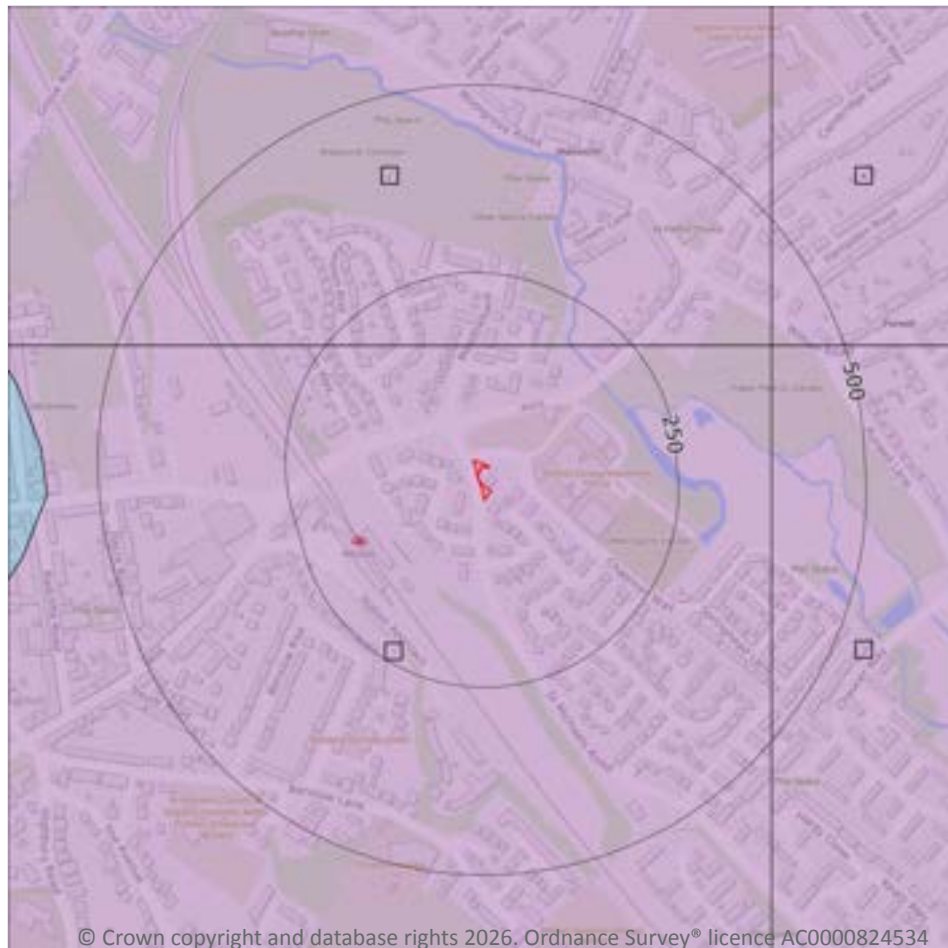


ID	Location	Designation	Description
3	55m E	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	120m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	153m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	156m N	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
7	161m N	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
8	318m E	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
9	334m S	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
10	374m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
11	384m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
12	391m E	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
13	409m NE	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
14	423m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
15	431m 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

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

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 53](#) >

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	153m N	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

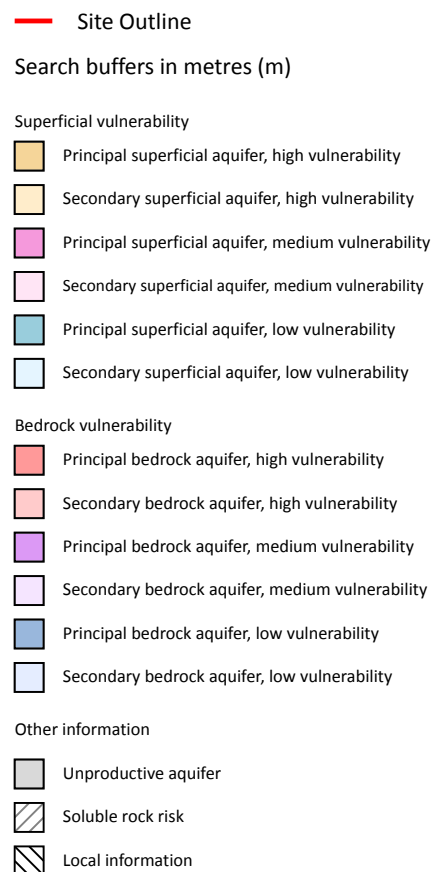
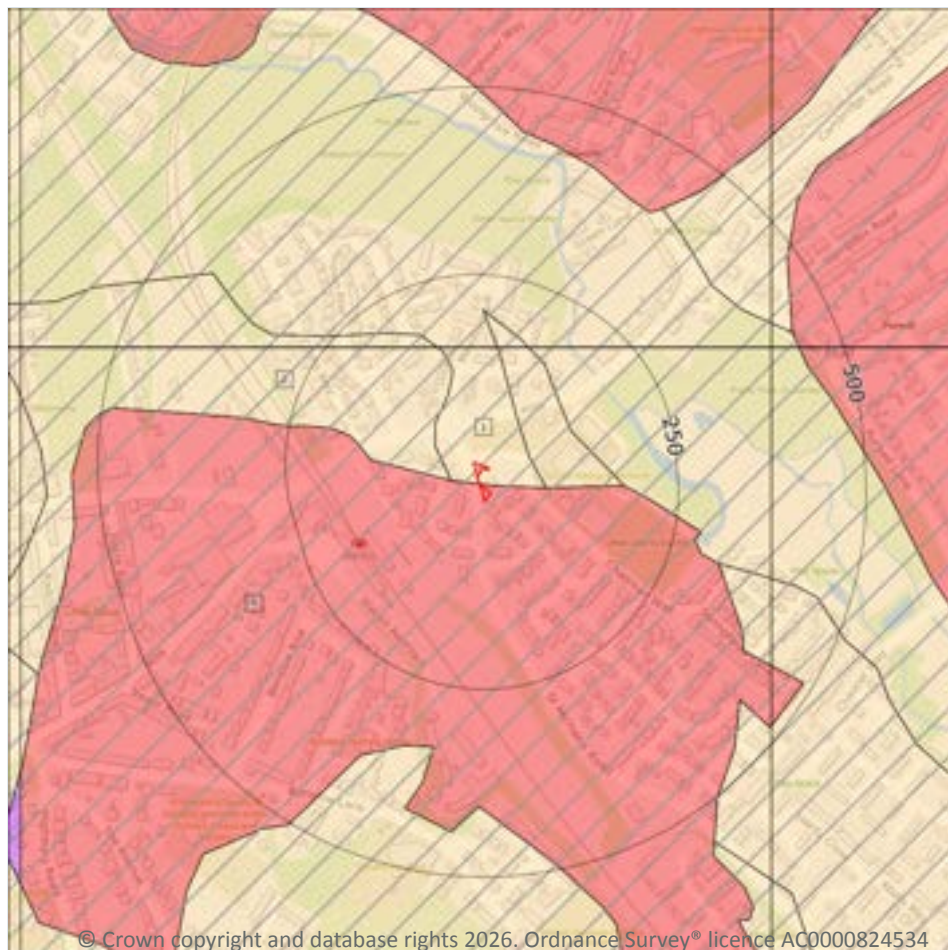


ID	Location	Designation	Description
3	374m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	409m NE	Principal	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

3

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 55](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	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: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
A	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: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
2	35m W	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: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	1
------------------------	----------

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	44.0%

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

5.5 Groundwater vulnerability- local information

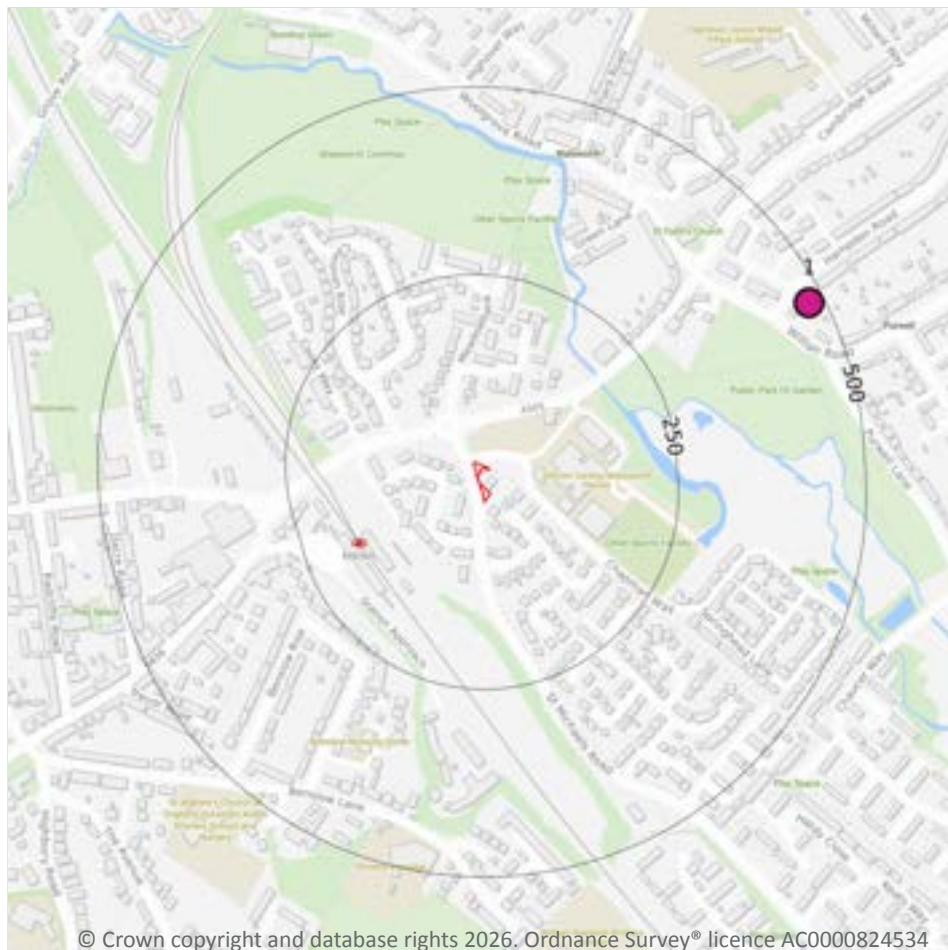
Records on site	0
------------------------	----------

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
Point features
- 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

6

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 57 >](#)

ID	Location	Details	
1	480m NE	Status: Historical Licence No: 6/33/13/*G/0036 Details: Laundry Use Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE SW LETCHW'TH & LONGWD Data Type: Point Name: LETCHWORTH HILL LAUNDRY LTD Easting: 520050 Northing: 230060	Annual Volume (m ³): 10636 Max Daily Volume (m ³): 40.91 Original Application No: - Original Start Date: 01/12/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1257m SE	Status: Historical Licence No: 6/33/13/*G/0043 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: FOUR BOREHOLES AT NINE SPRINGS Data Type: Point Name: BURDETT-COUTTS Easting: 520500 Northing: 228900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/09/1990 Version End Date: -
-	1349m NE	Status: Historical Licence No: 6/33/13/*G/0098 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT HITCHIN Data Type: Point Name: R HARKNESS & CO LTD Easting: 520560 Northing: 230810	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1996 Expiry Date: 31/10/2005 Issue No: 100 Version Start Date: 01/05/1996 Version End Date: -
-	1846m NE	Status: Active Licence No: AN/033/0013/001/R02 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT LETCHWORTH GOLF CLUB Data Type: Point Name: LETCHWORTH GOLF TRUST LTD Easting: 521134 Northing: 230901	Annual Volume (m ³): 10996 Max Daily Volume (m ³): 74 Original Application No: NPS/WR/039267 Original Start Date: 01/04/2024 Expiry Date: 31/03/2030 Issue No: 1 Version Start Date: 01/04/2024 Version End Date: -
-	1846m NE	Status: Historical Licence No: AN/033/0013/001/R01 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT LETCHWORTH GOLF CLUB Data Type: Point Name: LETCHWORTH GOLF TRUST LTD Easting: 521134 Northing: 230901	Annual Volume (m ³): 10996 Max Daily Volume (m ³): 74 Original Application No: NPS/WR/015814 Original Start Date: 01/04/2018 Expiry Date: 31/03/2024 Issue No: 2 Version Start Date: 01/04/2018 Version End Date: -



ID	Location	Details	
-	1846m NE	Status: Historical Licence No: AN/033/0013/001 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT LETCHWORTH GOLF CLUB Data Type: Point Name: LETCHWORTH GOLF TRUST LTD Easting: 521134 Northing: 230901	Annual Volume (m ³): 10996 Max Daily Volume (m ³): 74 Original Application No: - Original Start Date: 22/08/2014 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 22/08/2014 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

4

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 57 >](#)

ID	Location	Details	
-	1233m SE	Status: Historical Licence No: 6/33/13/*S/0034 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: WATERCOURSE N OF GT WYMONDLEY Data Type: Line Name: LETCHWORTH GARDEN CITY HERITAGE FOUNDATION Easting: 520670 Northing: 229150	Annual Volume (m ³): 22300 Max Daily Volume (m ³): 727 Original Application No: - Original Start Date: 01/11/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1999 Version End Date: -
-	1280m E	Status: Historical Licence No: 6/33/13/*S/0034 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: WATERCOURSE N OF GT WYMONDLEY Data Type: Line Name: LETCHWORTH GARDEN CITY HERITAGE FOUNDATION Easting: 520630 Northing: 228850	Annual Volume (m ³): 22300 Max Daily Volume (m ³): 727 Original Application No: - Original Start Date: 01/11/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1999 Version End Date: -



ID	Location	Details	
-	1355m E	Status: Historical Licence No: 6/33/13/*S/0034 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: WATERCOURSE N OF GT WYMONDLEY Data Type: Line Name: LETCHWORTH GARDEN CITY HERITAGE FOUNDATION Easting: 520980 Northing: 229760	Annual Volume (m ³): 22300 Max Daily Volume (m ³): 727 Original Application No: - Original Start Date: 01/11/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1999 Version End Date: -
-	1572m SW	Status: Historical Licence No: 6/33/13/*S/0055 Details: Non-Evaporative Cooling Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER HIZ AT HITCHIN CENTRE Data Type: Point Name: WILLIAM RANSOM & SON PLC Easting: 518400 Northing: 228800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1991 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	0
----------------------------	----------

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

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 NGD)
- 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 NGD)

Records within 250m

3

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

Features are displayed on the Hydrology map on [page 62](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
4	187m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Purwell



ID	Location	Type of water feature	Ground level	Permanence	Name
6	198m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	198m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Purwell

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	2
----------------------------	----------

Covering rivers, streams and lakes (some overlap with OS NGD 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.

Features are displayed on the Hydrology map on [page 62 >](#)

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 62 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Purwell	GB105033037690	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 62 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
5	187m NE	River	Purwell	GB105033037690 ↗	No longer applicable	Does not require assessment	Moderate	2022

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 62 >](#)

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

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

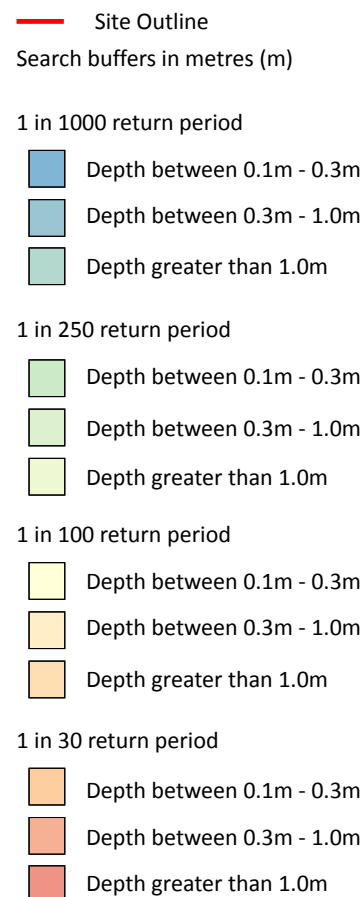
Records within 50m

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

Negligible

Highest risk within 50m

1 in 250 year, 0.1m - 0.3m

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 68](#) >

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

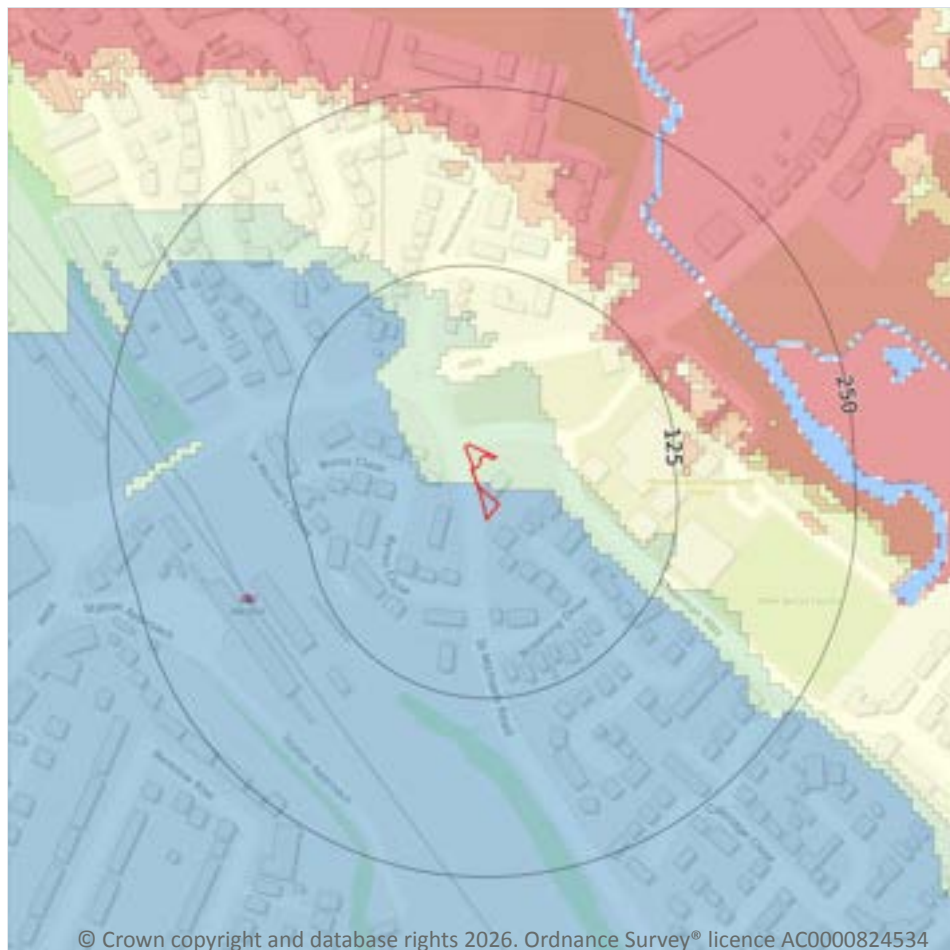
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



- Site Outline
- Search buffers in metres (m)
- High
 - Moderate - High
 - Moderate
 - Low
 - Negligible

9.1 Groundwater flooding

Highest risk on site

Low

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 70 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

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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

1

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 71 >](#)

ID	Location	Name	Data source
2	189m NE	Purwell Meadows	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 71](#) >

ID	Location	Name	Local Authority name
1	169m NE	London Green Belt	North Hertfordshire

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**2**

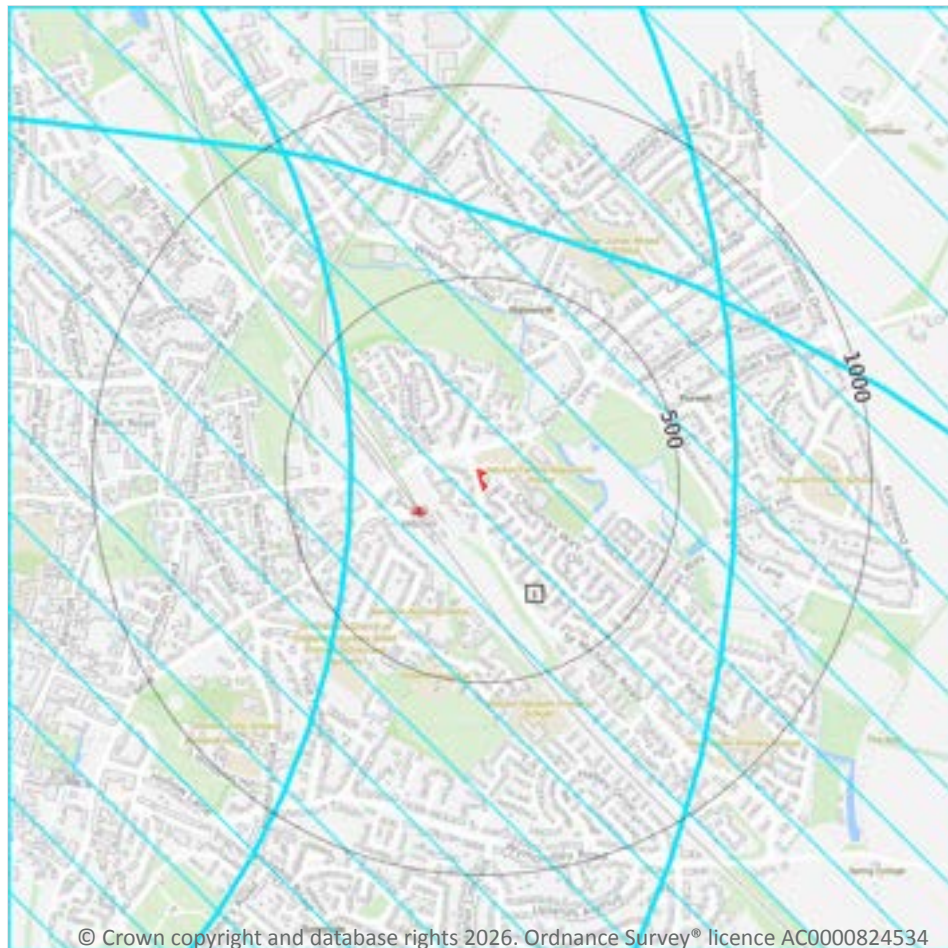
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

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

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 76 >](#)

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500000&notes=&location=520390,225914%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**1**

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

Features are displayed on the Visual and cultural designations map on [page 78 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	107m NE	Walsworth House	II	1296215	17/06/1974

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



11.5 Conservation Areas

Records within 250m

1

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on [page 78](#) >

ID	Location	Name	District	Date of designation
2	139m SW	Hitchin Railway and Ransom's Recreation Ground	North Hertfordshire	26/07/2011

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

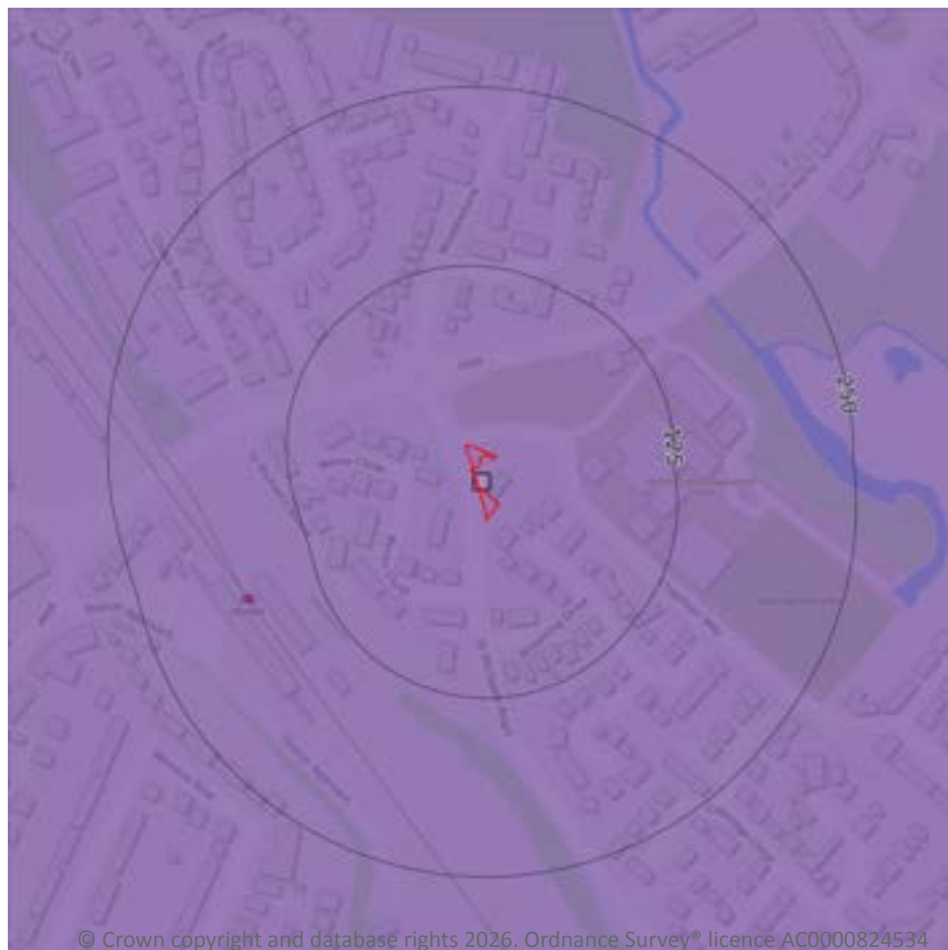
0

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

1

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

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

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

8

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

Features are displayed on the Habitat designations map on [page 83](#) >

ID	Location	Main Habitat	Other habitats
A	134m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	145m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	167m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	184m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
4	189m NE	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
5	191m NE	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
7	209m E	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
8	209m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

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	2
----------------------------	----------

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.

Features are displayed on the Habitat designations map on [page 83 >](#)

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	115m SW	NLUD Ref: 192500158	Low	UK Perspectives Aerial Photography	-	-
6	208m W	NLUD Ref: 192500158	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

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

4

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 86](#) >

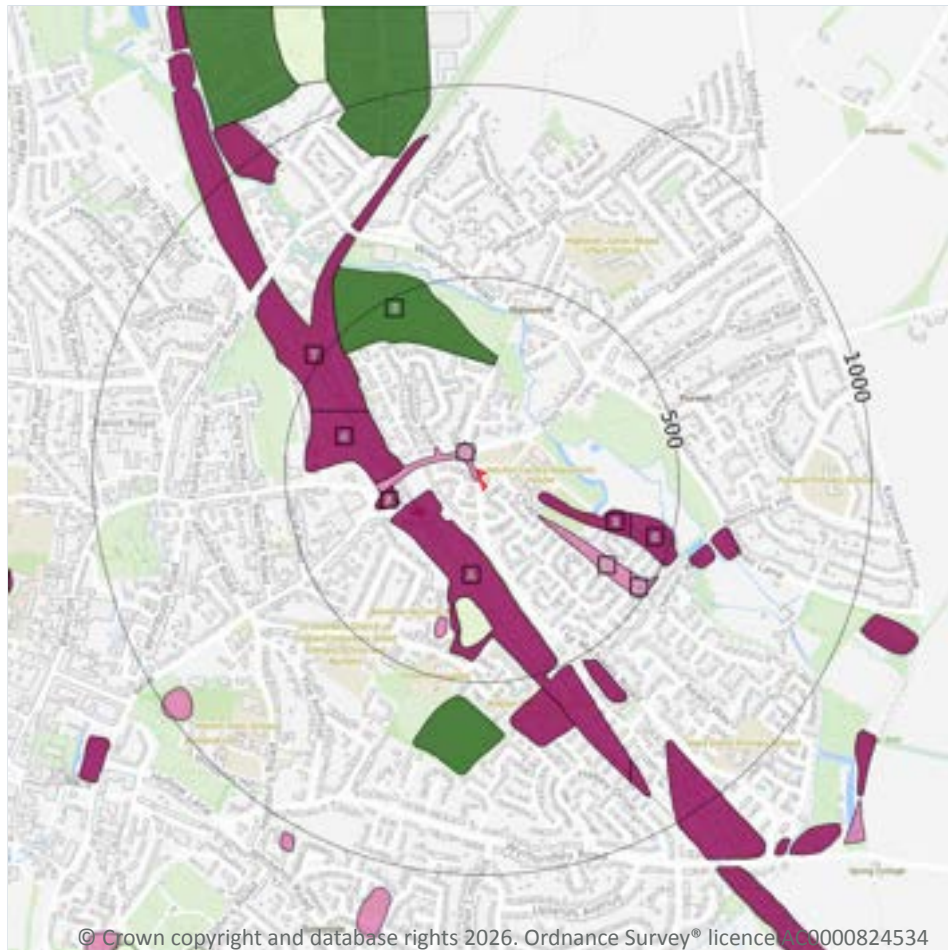
ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TL12NE
2	153m N	Full	Full	Full	No coverage	TL13SE
3	374m E	Full	Full	Full	No coverage	TL22NW
4	409m NE	Full	Full	Full	No coverage	TL23SW



This data is sourced from the British Geological Survey.



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



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

14.2 Artificial and made ground (10k)

Records within 500m

12

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

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

ID	Location	LEX Code	Description	Rock description
1	2m W	WGR-VOID	Worked Ground (Undivided)	Void
A	114m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
2	137m E	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
3	156m SE	WGR-VOID	Worked Ground (Undivided)	Void

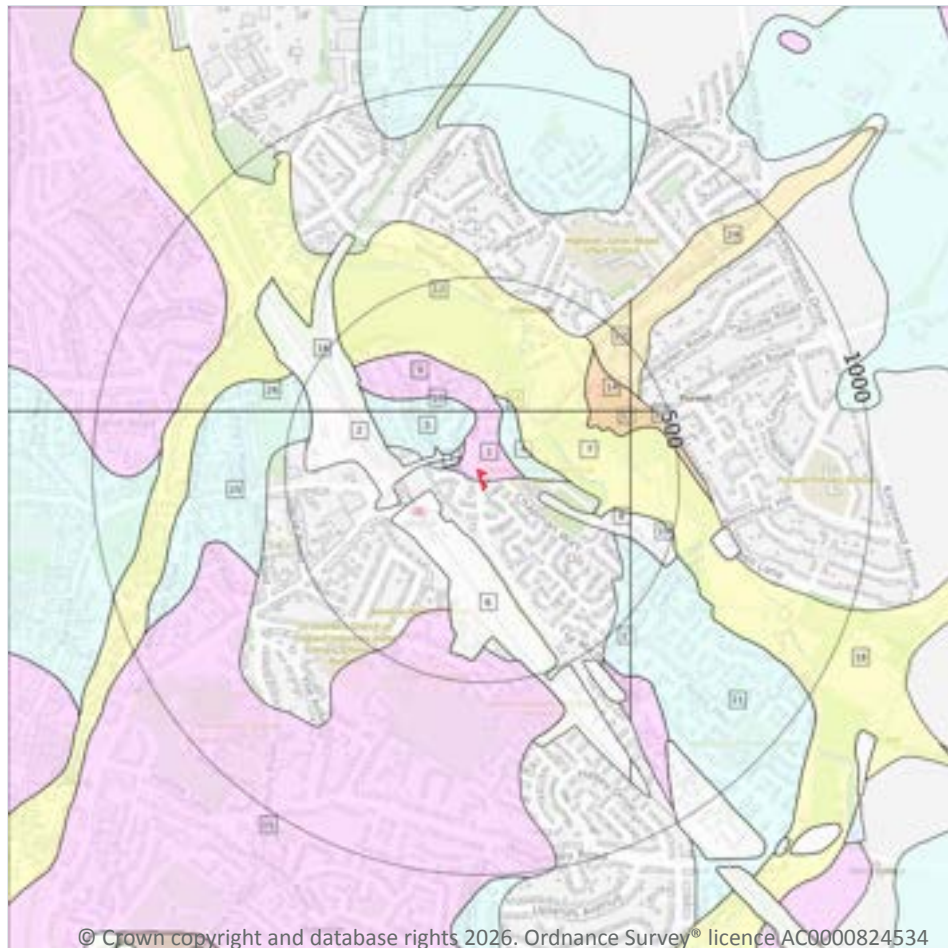


ID	Location	LEX Code	Description	Rock description
4	192m W	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
5	217m W	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
6	274m N	LSGR-ARTGR	Landscaped Ground (Undivided)	Artificially modified ground
A	281m S	WMGR-ARTDP	Infilled Ground	Artificial deposit
7	322m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
A	344m S	WGR-VOID	Worked Ground (Undivided)	Void
8	381m E	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
9	435m SE	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

26

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 90](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
2	52m NW	SUPNM-UNKNOWN	Superficial Theme Not Mapped [For Digital Map Use Only]- Unknown/unclassified Entry	Unknown/unclassified entry
3	52m NW	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton

ID	Location	LEX Code	Description	Rock description
4	71m NE	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton
5	76m NW	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton
6	114m SW	SUPNM-UNKNOWN	Superficial Theme Not Mapped [For Digital Map Use Only]-Unknown/unclassified Entry	Unknown/unclassified entry
7	121m NE	ALV-XCZ	Alluvium-Clay And Silt	Clay and silt
8	137m E	SUPNM-UNKNOWN	Superficial Theme Not Mapped [For Digital Map Use Only]-Unknown/unclassified Entry	Unknown/unclassified entry
9	153m N	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
10	153m N	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton
11	165m N	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton
12	179m NE	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
13	290m NE	RTDU-XSV	River Terrace Deposits (Undifferentiated)-Sand And Gravel	Sand and gravel
14	315m NE	RTDU-XSV	River Terrace Deposits (Undifferentiated)-Sand And Gravel	Sand and gravel
15	321m S	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
16	322m NW	SUPNM-UNKNOWN	Superficial Theme Not Mapped [For Digital Map Use Only]-Unknown/unclassified Entry	Unknown/unclassified entry
17	350m E	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton
18	374m E	ALV-XCZ	Alluvium-Clay And Silt	Clay and silt
19	381m E	SUPNM-UNKNOWN	Superficial Theme Not Mapped [For Digital Map Use Only]-Unknown/unclassified Entry	Unknown/unclassified entry
20	391m E	RTDU-XSV	River Terrace Deposits (Undifferentiated)-Sand And Gravel	Sand and gravel
21	398m E	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton
22	408m NE	DVY-XCZSV	Dry Valley Deposits-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
23	409m NE	RTDU-XSV	River Terrace Deposits (Undifferentiated)-Sand And Gravel	Sand and gravel
24	433m NE	DVY-XCZSV	Dry Valley Deposits-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
25	444m W	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton
26	460m W	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

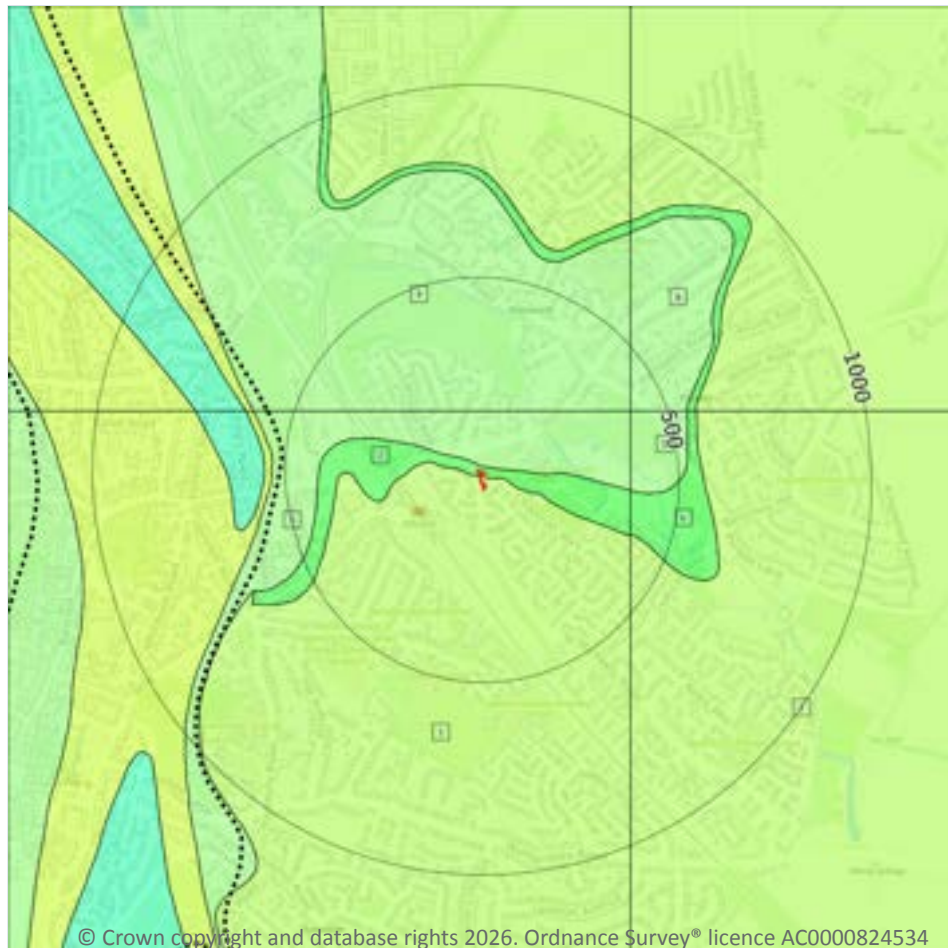
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

8

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 93](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	HNCK-CHLK	Holywell Nodular Chalk Formation And New Pit Chalk Formation (Undifferentiated)-Chalk	Cenomanian
2	On site	MR-CHLK	Melbourn Rock Member-Chalk	Cenomanian
3	11m N	ZZCH-CHLK	Zig Zag Chalk Formation-Chalk	Cenomanian



ID	Location	LEX Code	Description	Rock age
4	153m N	ZZCH-CHLK	Zig Zag Chalk Formation-Chalk	Cenomanian
5	374m E	ZZCH-CHLK	Zig Zag Chalk Formation-Chalk	Cenomanian
6	374m E	MR-CHLK	Melbourn Rock Member-Chalk	Cenomanian
7	395m E	HNCK-CHLK	Holywell Nodular Chalk Formation And New Pit Chalk Formation (Undifferentiated)-Chalk	Cenomanian
8	409m NE	ZZCH-CHLK	Zig Zag Chalk Formation-Chalk	Cenomanian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

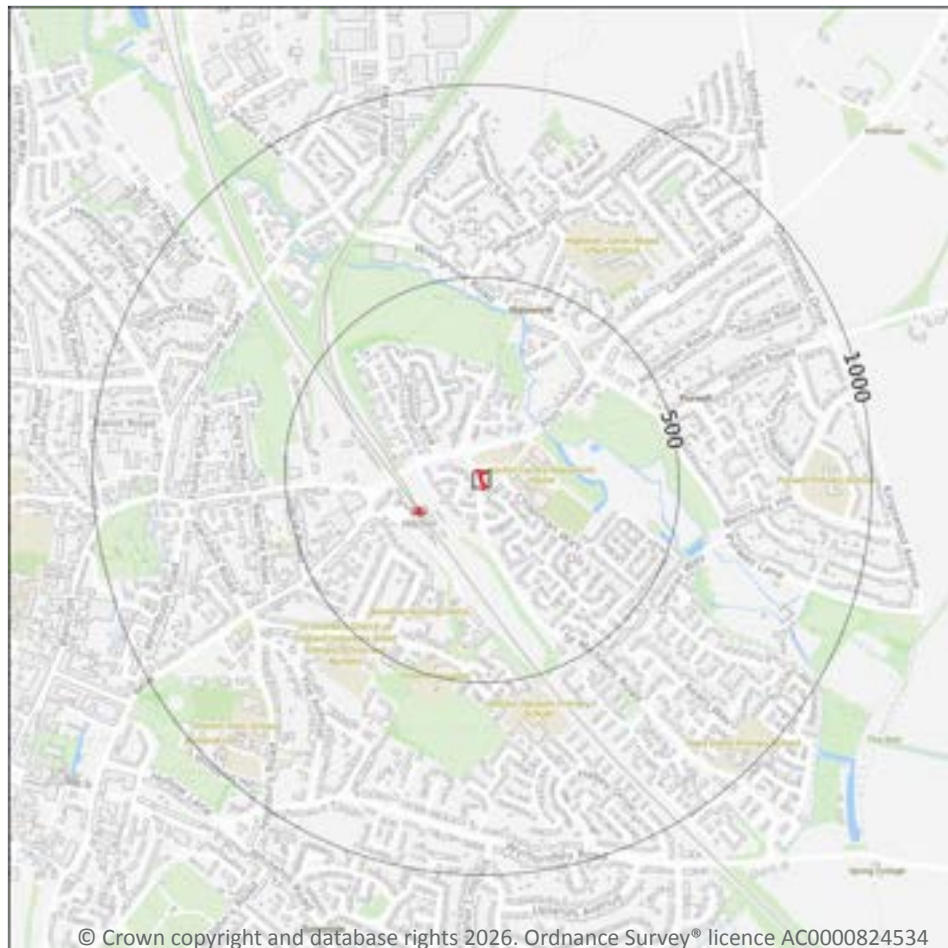
0

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.

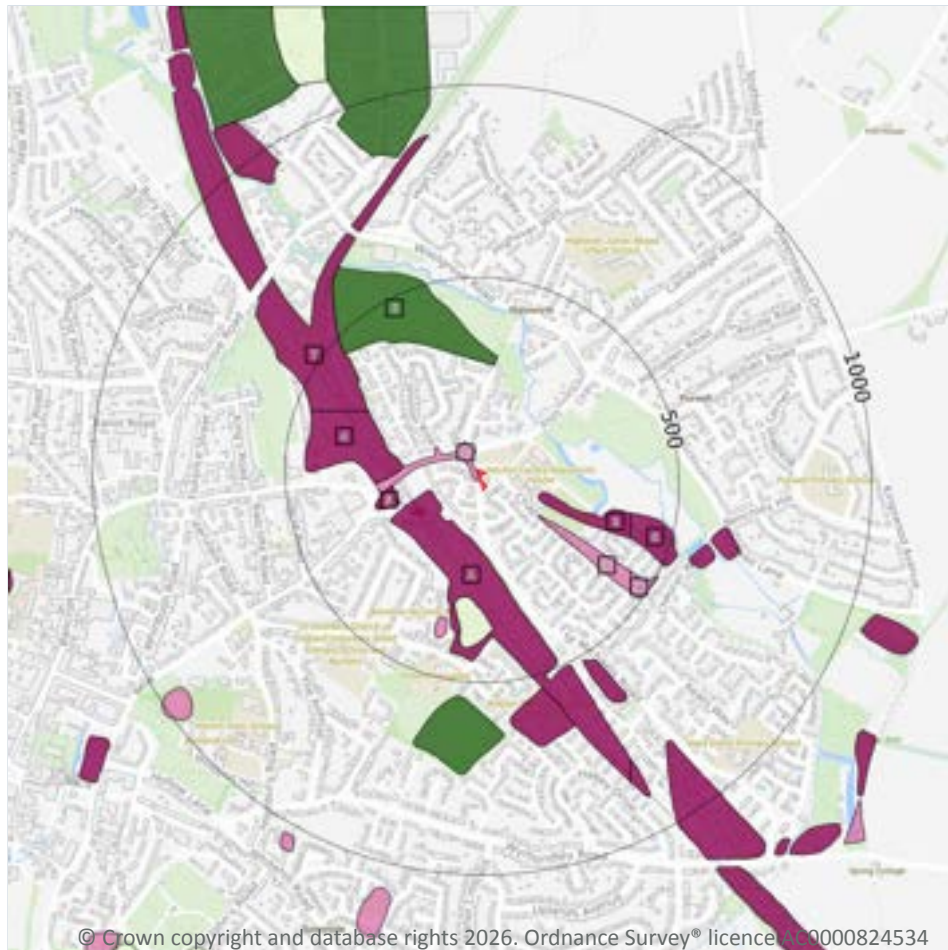
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 95](#) >

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

12

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 96](#) >

ID	Location	LEX Code	Description	Rock description
1	2m W	WGR-VOID	Worked Ground	Void
A	114m SW	MGR-ARTDP	Made Ground	Artificial deposit
2	137m E	MGR-ARTDP	Made Ground	Artificial deposit
3	156m SE	WGR-VOID	Worked Ground	Void



ID	Location	LEX Code	Description	Rock description
4	192m W	MGR-ARTDP	Made Ground	Artificial deposit
5	217m W	MGR-ARTDP	Made Ground	Artificial deposit
6	274m N	LSGR-ARTGR	Landscaped Ground	Artificially modified ground
A	281m S	WMGR-ARTDP	Infilled Ground	Artificial deposit
7	322m NW	MGR-ARTDP	Made Ground	Artificial deposit
A	344m S	WGR-VOID	Worked Ground	Void
8	381m E	MGR-ARTDP	Made Ground	Artificial deposit
9	435m SE	WGR-VOID	Worked Ground	Void

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

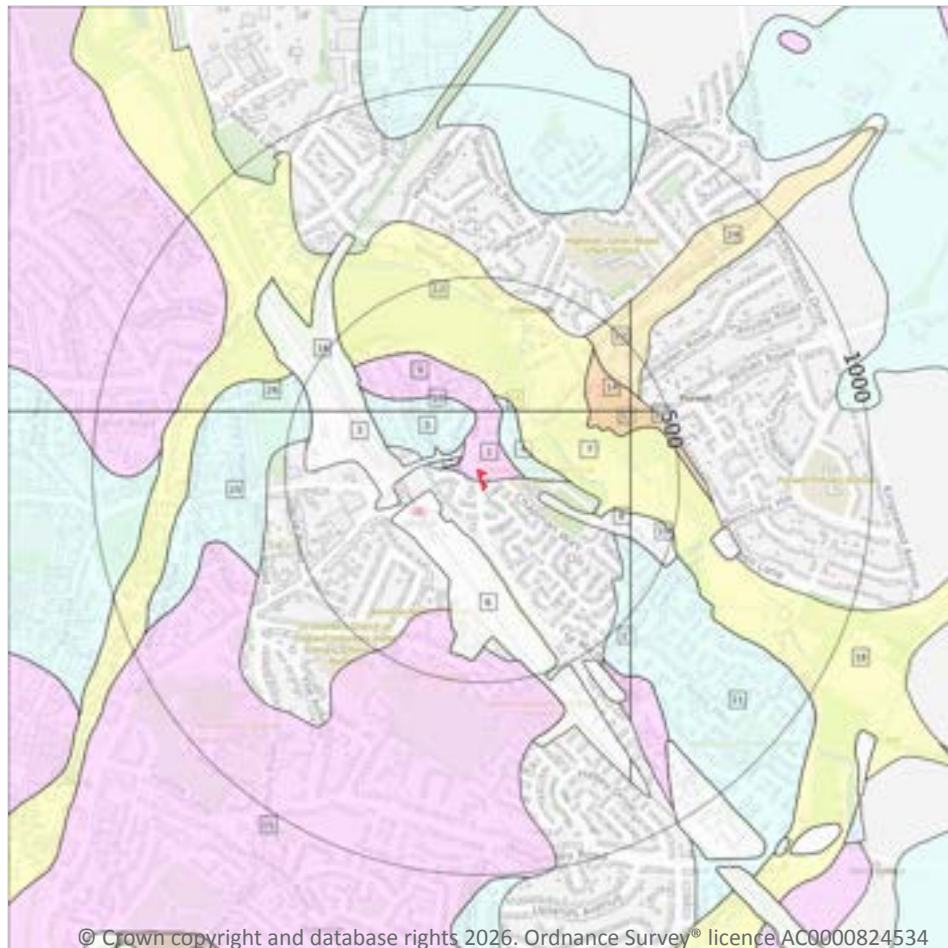
0

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

26

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 98](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFDMP-XSV	Glaciofluvial deposits, Mid Pleistocene	Sand and gravel
2	52m NW	LOFT-DMTN	Lowestoft Formation	Diamicton
3	52m NW	SUPNM-UNKNOWN	Superficial Theme Not Mapped	Unknown/unclassified entry



ID	Location	LEX Code	Description	Rock description
4	71m NE	LOFT-DMTN	Lowestoft Formation	Diamicton
5	76m NW	LOFT-DMTN	Lowestoft Formation	Diamicton
6	114m SW	SUPNM-UNKNOWN	Superficial Theme Not Mapped	Unknown/unclassified entry
7	121m NE	ALV-XCZ	Alluvium	Clay and silt
8	137m E	SUPNM-UNKNOWN	Superficial Theme Not Mapped	Unknown/unclassified entry
9	153m N	GFDMP-XSV	Glaciofluvial deposits, Mid Pleistocene	Sand and gravel
10	153m N	LOFT-DMTN	Lowestoft Formation	Diamicton
11	165m N	LOFT-DMTN	Lowestoft Formation	Diamicton
12	179m NE	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
13	290m NE	RTDU-XSV	River Terrace Deposits (Undifferentiated)	Sand and gravel
14	315m NE	RTDU-XSV	River Terrace Deposits (Undifferentiated)	Sand and gravel
15	321m S	GFDMP-XSV	Glaciofluvial deposits, Mid Pleistocene	Sand and gravel
16	322m NW	SUPNM-UNKNOWN	Superficial Theme Not Mapped	Unknown/unclassified entry
17	350m E	LOFT-DMTN	Lowestoft Formation	Diamicton
18	374m E	ALV-XCZ	Alluvium	Clay and silt
19	381m E	SUPNM-UNKNOWN	Superficial Theme Not Mapped	Unknown/unclassified entry
20	391m E	RTDU-XSV	River Terrace Deposits (Undifferentiated)	Sand and gravel
21	398m E	LOFT-DMTN	Lowestoft Formation	Diamicton
22	408m NE	DVY-XCZSV	Dry valley deposits	Clay, silt, sand and gravel
23	409m NE	RTDU-XSV	River Terrace Deposits (Undifferentiated)	Sand and gravel
24	433m NE	DVY-XCZSV	Dry valley deposits	Clay, silt, sand and gravel
25	444m W	LOFT-DMTN	Lowestoft Formation	Diamicton
26	460m W	LOFT-DMTN	Lowestoft Formation	Diamicton

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**2**

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	Intergranular	Very High	High
35m W	Mixed	Moderate	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)

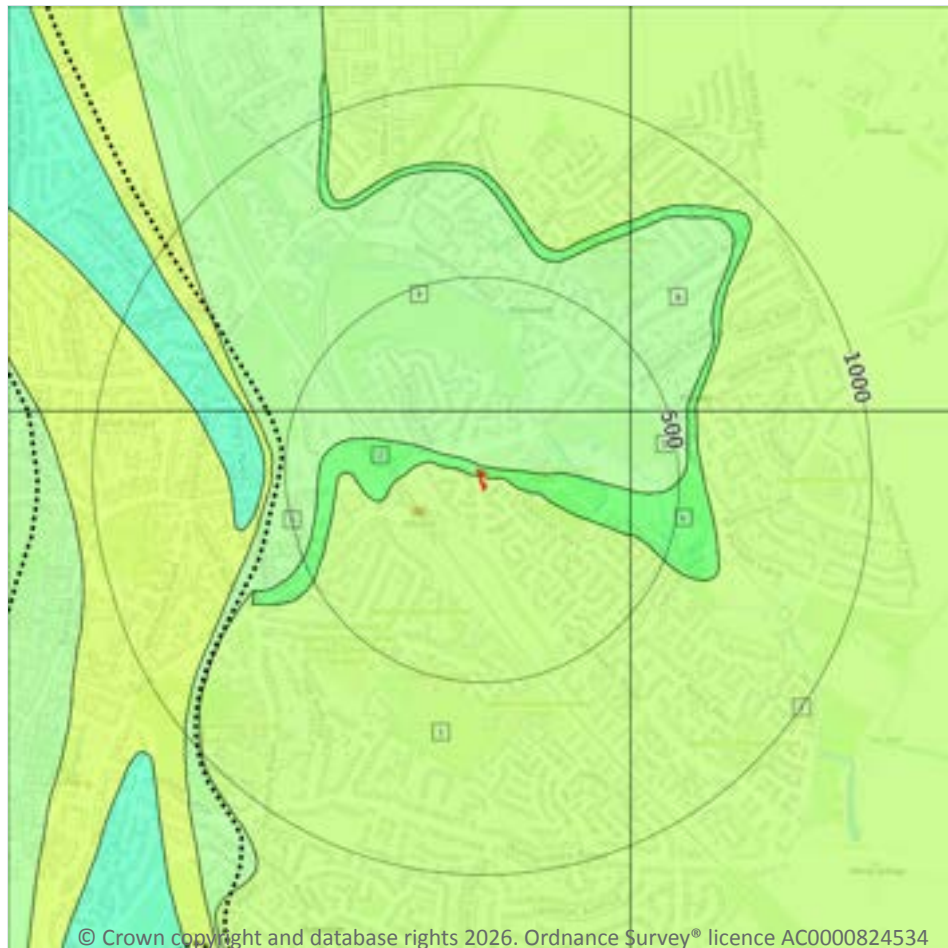
Records within 50m**0**

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

8

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 101](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	HNCK-CHLK	Holywell Nodular Chalk Formation and New Pit Chalk Formation (undifferentiated)-Chalk	Cenomanian
2	On site	MR-CHLK	Melbourn Rock Member-Chalk	Cenomanian
3	11m N	ZZCH-CHLK	Zig Zag Chalk Formation-Chalk	Cenomanian

ID	Location	LEX Code	Description	Rock age
4	153m N	ZZCH-CHLK	Zig Zag Chalk Formation-Chalk	Cenomanian
5	374m E	ZZCH-CHLK	Zig Zag Chalk Formation-Chalk	Cenomanian
6	374m E	MR-CHLK	Melbourn Rock Member-Chalk	Cenomanian
7	395m E	HNCK-CHLK	Holywell Nodular Chalk Formation and New Pit Chalk Formation (undifferentiated)-Chalk	Cenomanian
8	409m NE	ZZCH-CHLK	Zig Zag Chalk Formation-Chalk	Cenomanian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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
5m N	Fracture	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

3

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

Features are displayed on the Boreholes map on [page 103](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	122m SW	519530 229710	B.R. (E. REGION), HITCHIN	12.95	N	528078 ↗
A	122m SW	519530 229710	B.R. (E. REGION), HITCHIN	129.99	N	528079 ↗

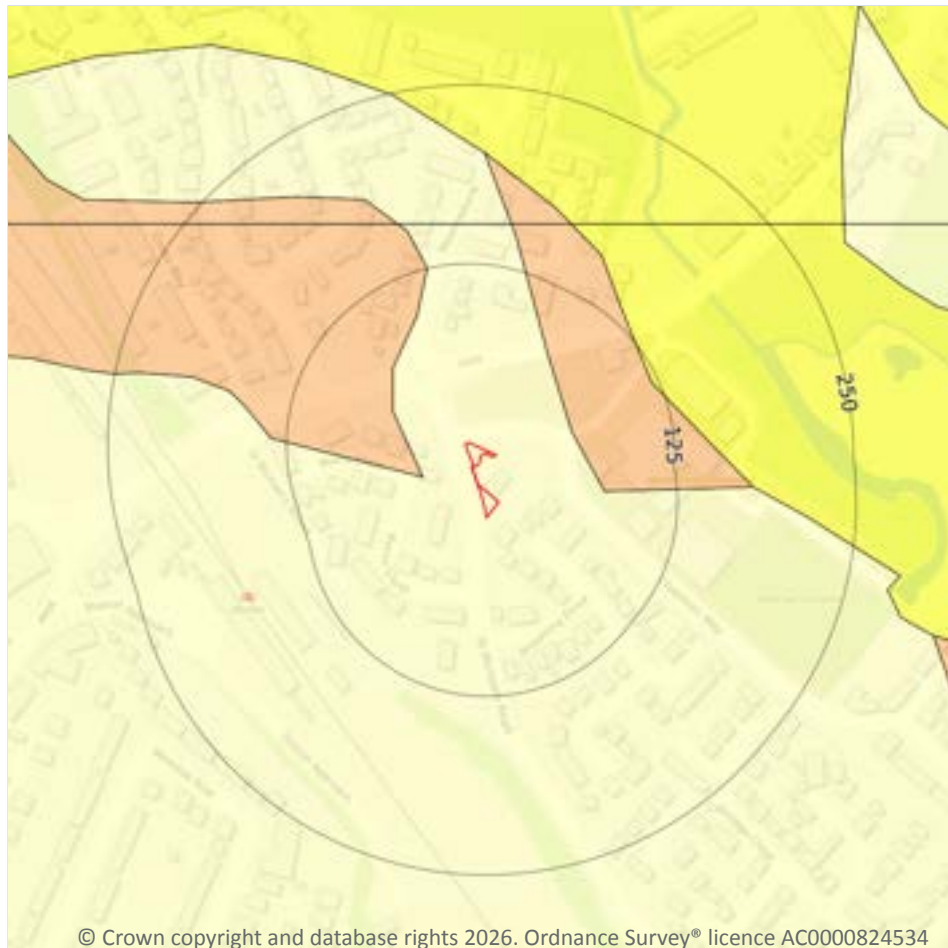


ID	Location	Grid reference	Name	Length	Confidential	Web link
1	171m W	519451 229755	HRT 0178A HITCHIN RAIL 1	6.5	N	20240687 ↗

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).

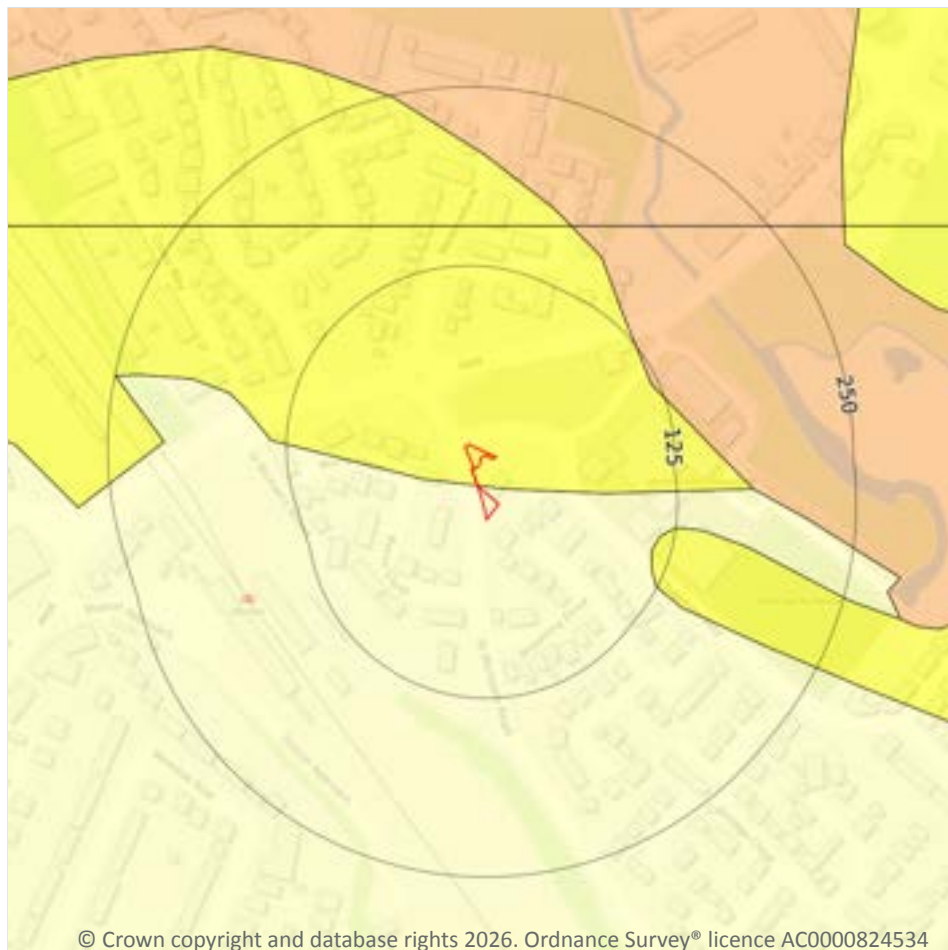
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 105 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
35m W	Low	Ground conditions predominantly medium 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

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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 106 >](#)

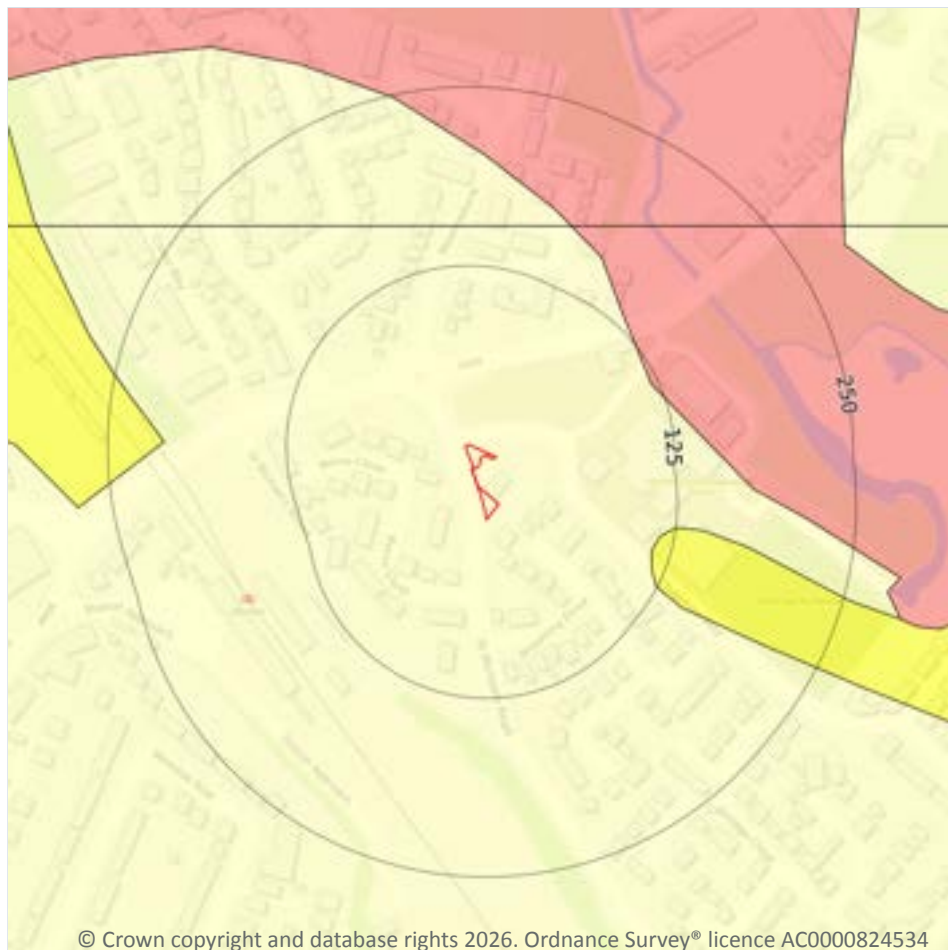
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

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.

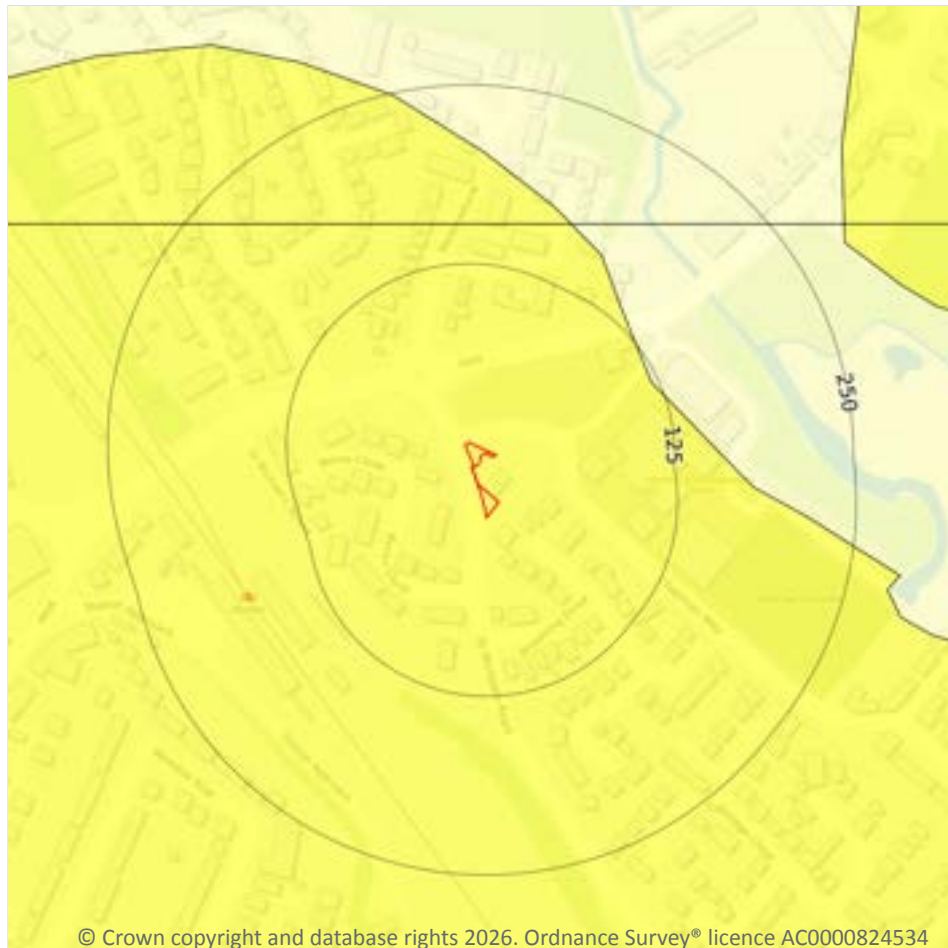
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 108](#) >

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.

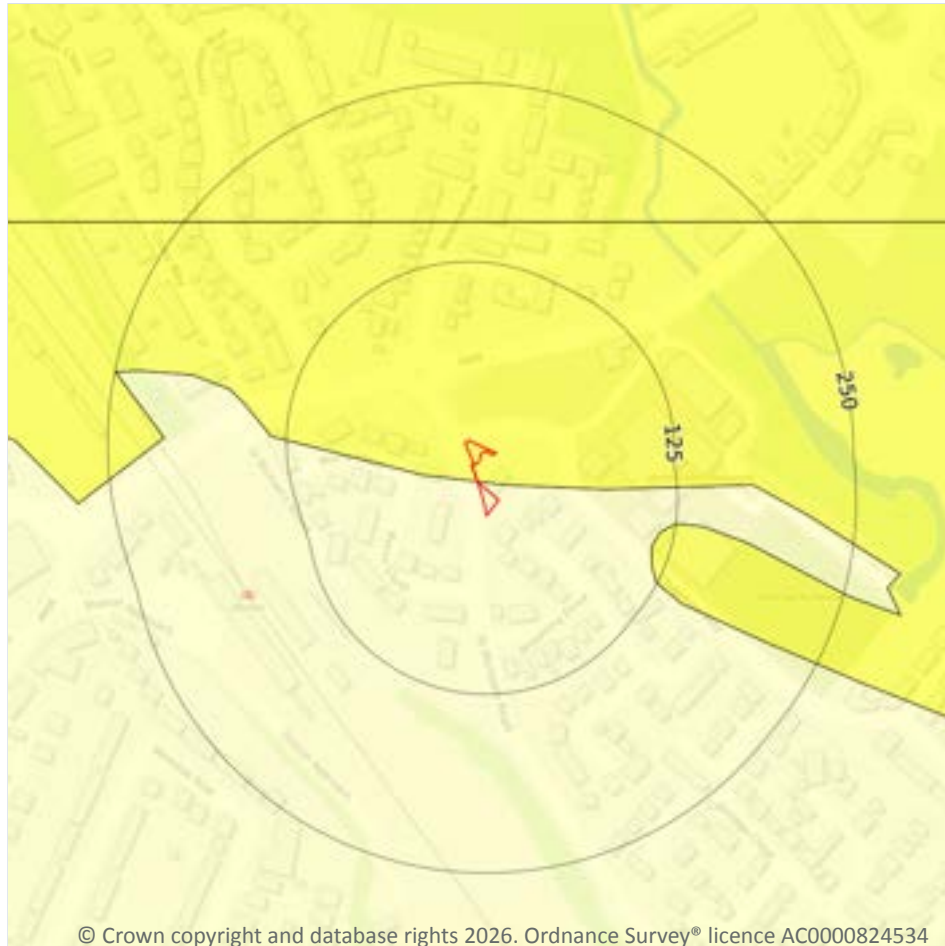
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 109 >](#)

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 110](#) >

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.

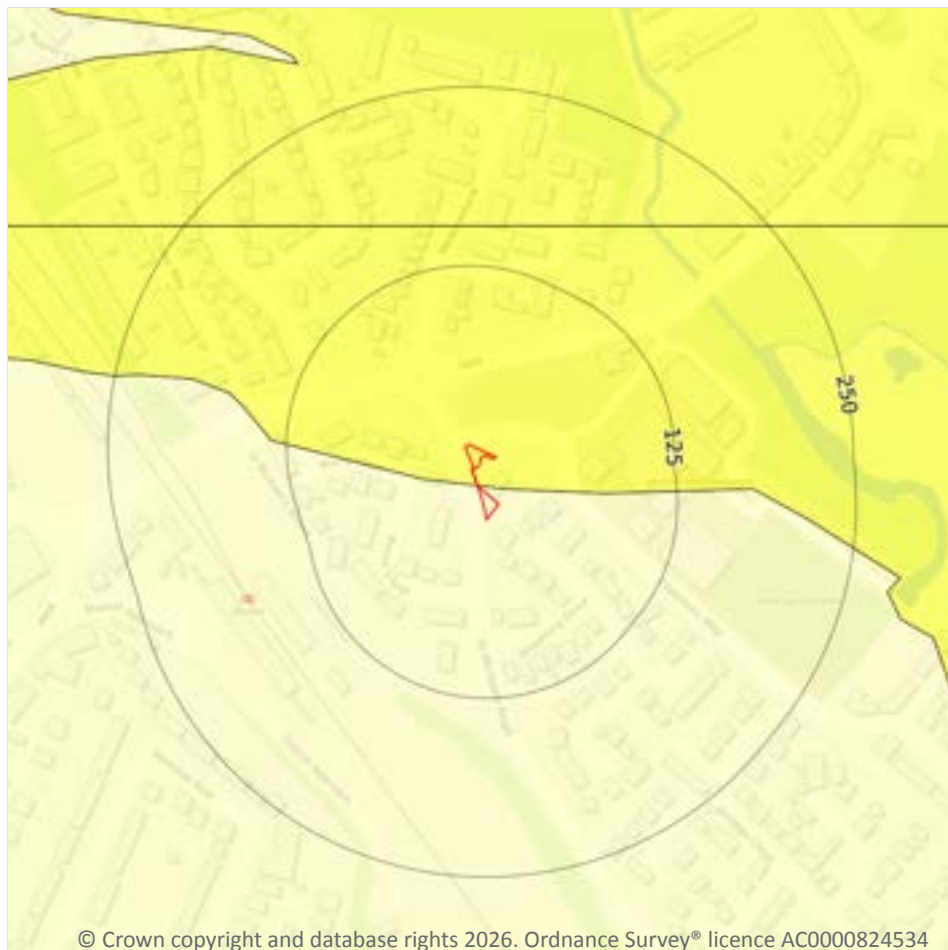


Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

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 112 >](#)

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

5

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.

Features are displayed on the Mining and ground workings map on [page 114](#) >

ID	Location	Details	Description
A	311m S	Name: Hitchin Rail Depot Address: Off St Michaels Road, HITCHIN, Hertfordshire Commodity: Sand & Gravel Status: Active	Type: A site where mineral commodities are loaded to, and, or, unloaded from, rail trucks and stored. Status description: Site which is actively extracting a mineral, or in the case of wharfs and rail depots, is actively handling minerals



ID	Location	Details	Description
A	311m S	Name: Hitchin Rail Depot Address: Off St Michaels Road, HITCHIN, Hertfordshire Commodity: Crushed Rock Status: Active	Type: A site where mineral commodities are loaded to, and, or, unloaded from, rail trucks and stored. Status description: Site which is actively extracting a mineral, or in the case of wharfs and rail depots, is actively handling minerals
A	346m S	Name: Lime Kiln Pit Address: Hitchin Station, Benslow Lane, HITCHIN, Hertfordshire Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
7	379m W	Name: Hitchin Lime Kiln Pit Address: Hitchin Station, North End, HITCHIN, Hertfordshire Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
D	410m S	Name: Hitchin GNR Siding Chalk Pit Address: Hitchin Station, St Michaels Road, HITCHIN, Hertfordshire Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

15

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

Features are displayed on the Mining and ground workings map on [page 114 >](#)



ID	Location	Land Use	Year of mapping	Mapping scale
A	105m SW	Cuttings	1946	1:10560
A	106m SW	Chalk Pit	1922	1:10560
B	109m SW	Reservoir	1946	1:10560
2	110m SW	Cuttings	1884	1:10560
A	110m SW	Chalk Pit	1897	1:10560
B	112m SW	Reservoir	1946	1:10560
B	112m SW	Reservoir	1922	1:10560
B	112m SW	Reservoir	1897	1:10560
B	112m SW	Reservoir	1884	1:10560
3	117m W	Cuttings	1884	1:10560
4	124m S	Unspecified Pit	1884	1:10560
A	208m SW	Chalk Pits	1946	1:10560
C	231m N	Unspecified Ground Workings	1888	1:10560
C	232m N	Unspecified Quarry	1887	1:10560
C	247m NE	Unspecified Pit	1884	1:10560

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

1

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.

Features are displayed on the Mining and ground workings map on [page 114 >](#)

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
5	132m S	Railway Station	Chalk	Surface mineral working	Dormant	1951

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

7

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 114 >](#)

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.
6	153m 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.
8	384m NE	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.
10	391m 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.



ID	Location	Name	Commodity	Class	Likelihood
11	423m NE	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.
12	443m 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.
-	810m W	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.

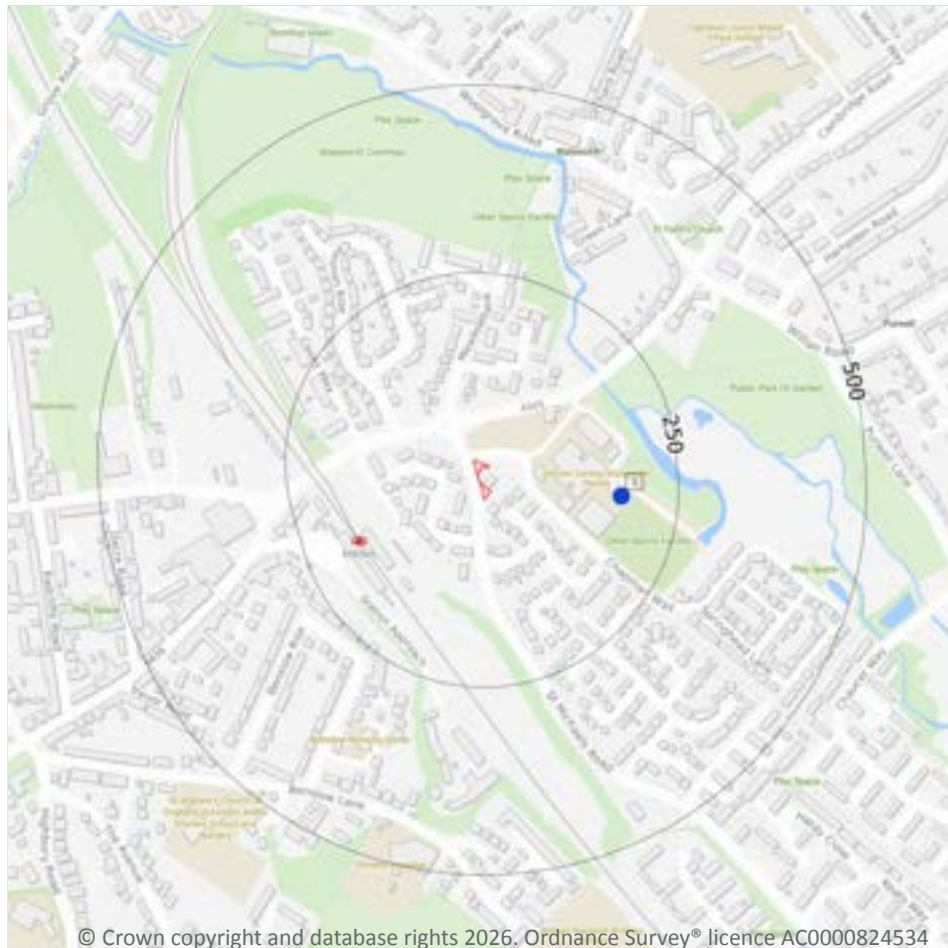
18.16 Clay mining

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



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents

19.1 Natural cavities

Records within 500m

1

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.

Features are displayed on the Ground cavities and sinkholes map on [page 121](#) >

ID	Location	Details
1	174m E	Type: Sinkhole x 3 Superficial Geology: River Terrace Deposits Bedrock Geology: Chalk Group

This data is sourced from Stantec UK Ltd.



19.2 Mining cavities

Records within 1000m

1

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.

Features are displayed on the Ground cavities and sinkholes map on [page 121](#) >

ID	Location	Mine Address	Mineral
-	803m S	Hitchin, Hertfordshire	Chalk

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

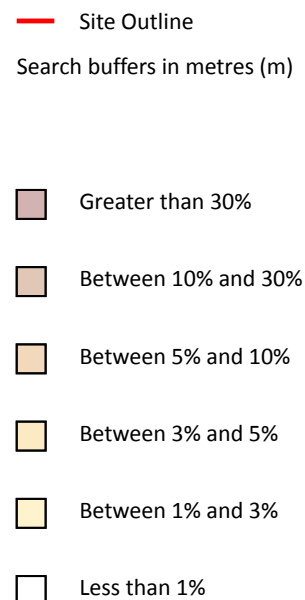
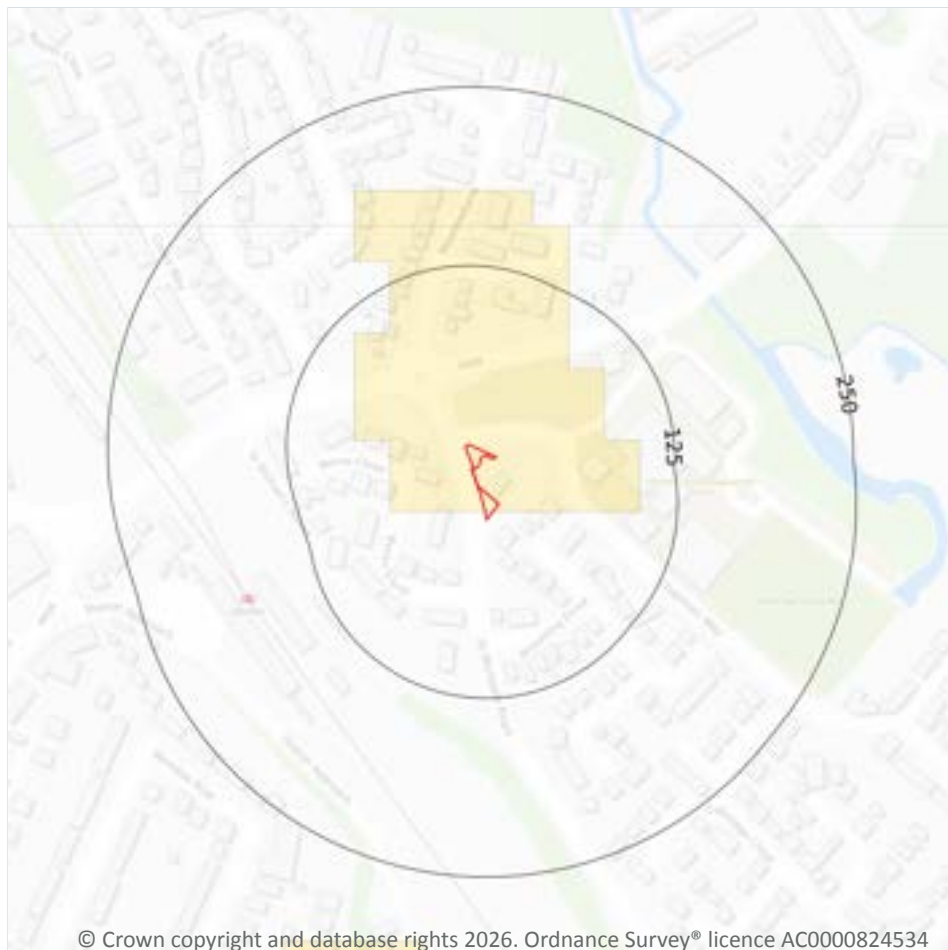
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising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

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

This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

2

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 123](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None



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

5

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 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	30 - 45 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
5m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	30 - 45 mg/kg
35m W	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 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



- Site Outline
- Search buffers in metres (m)
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- ... Active railways
- ... Active tunnels
- ... Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m

40

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.

Features are displayed on the Railway infrastructure and projects map on [page 127 >](#)

Location	Land Use	Year of mapping	Mapping scale
105m SW	Railway Sidings	1946	10560
106m SW	Railway Sidings	1922	10560
107m SW	Railway Sidings	1959	10560
109m SW	Railway	1881	-
109m SW	Railway	1898	-
109m SW	Railway	1923	-
109m SW	Railway Sidings	1991	10000
109m SW	Railway Sidings	1980	10000
110m SW	Railway Sidings	1946	10560
110m SW	Railway Sidings	1897	10560
112m SW	Railway	1898	-
115m SW	Railway Sidings	1975	1250
115m SW	Railway Sidings	1966	2500
117m SW	Railway Sidings	1884	10560
117m SW	Railway Sidings	1923	2500
132m SW	Railway Sidings	1984	1250
133m SW	Railway Sidings	1992	1250



Location	Land Use	Year of mapping	Mapping scale
134m SW	Railway Sidings	1964	1250
134m SW	Railway Sidings	1898	2500
134m SW	Railway Sidings	1881	2500
135m SW	Railway Sidings	1976	1250
137m SW	Railway Sidings	1994	1250
140m W	Railway Sidings	1992	1250
140m W	Railway Sidings	1981	1250
164m S	Railway Sidings	1966	2500
164m S	Railway Sidings	1964	1250
169m SW	Railway Sidings	1946	10560
170m S	Railway Sidings	1964	1250
172m S	Railway Sidings	1966	2500
183m SW	Railway Sidings	1964	1250
183m SW	Railway Sidings	1966	2500
190m W	Railway Sidings	1946	10560
197m W	Railway Sidings	1946	10560
198m W	Railway Sidings	1966	2500
205m W	Railway Sidings	1966	2500
215m W	Railway Sidings	1923	2500
215m W	Railway Sidings	1898	2500
244m W	Railway Sidings	1992	1250
244m W	Railway Sidings	1981	1250
250m S	Railway Sidings	1975	1250

This data is sourced from Ordnance Survey®/Groundsure.



22.5 Royal Mail tunnels

Records within 250m**0**

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m**0**

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m**39**

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 127 >](#)

Location	Name	Type
136m SW		rail
144m W		rail
160m SW	East Coast Main Line	rail
164m SW	East Coast Main Line	rail
164m SW	East Coast Main Line	rail
167m SW	East Coast Main Line	rail
167m SW	Not given	Multi Track
170m SW	Not given	Multi Track
172m SW	East Coast Main Line	rail
175m SW	East Coast Main Line	rail
177m W	Not given	Multi Track
177m W	Not given	Single Track



Location	Name	Type
179m W		rail
192m W	East Coast Main Line	rail
192m W	East Coast Main Line	rail
192m S		rail
194m W	Not given	Single Track
195m W		rail
195m W	Not given	Multi Track
196m W	Not given	Single Track
202m W	Not given	Single Track
205m W		rail
209m W	East Coast Main Line	rail
209m W	East Coast Main Line	rail
211m W	Not given	Multi Track
212m W	Yard Line	rail
212m W	East Coast Main Line	rail
213m W	Not given	Single Track
214m W	East Coast Main Line	rail
215m W	East Coast Main Line	rail
218m W	East Coast Main Line	rail
219m W	East Coast Main Line	rail
220m W	East Coast Main Line	rail
224m W	Not given	Multi Track
224m W	East Coast Main Line	rail
237m W	East Coast Main Line	rail
237m W	East Coast Main Line	rail
245m W	Not given	Multi Track
249m W		rail

This data is sourced from Ordnance Survey® and OpenStreetMap.



22.8 Crossrail 2

Records within 500m**0**

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m**0**

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

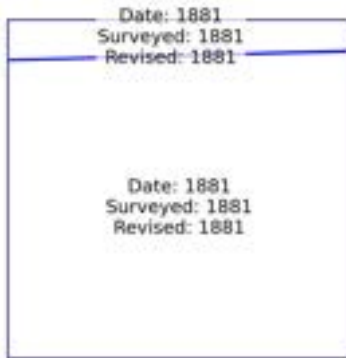
Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.



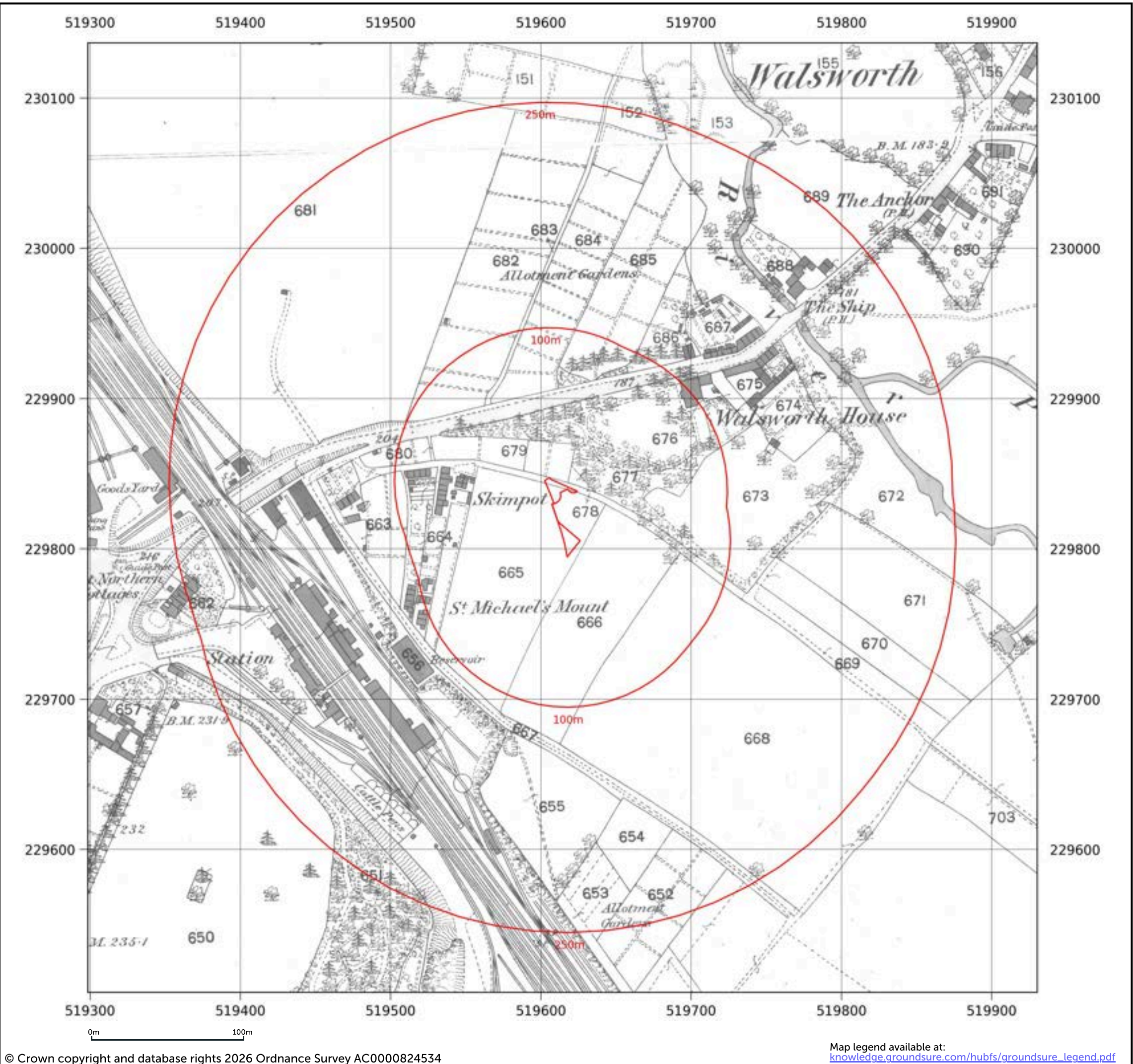
Appendix B2 – Historical Ordnance Survey Maps

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Client ref: -
Report ref: GS-GTF-T8E-5ES-O3W
Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

Map name: County Series
Map date: 1881
Scale: 1:2,500
Printed at: 1:2,500

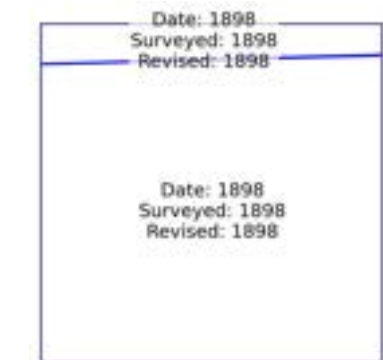


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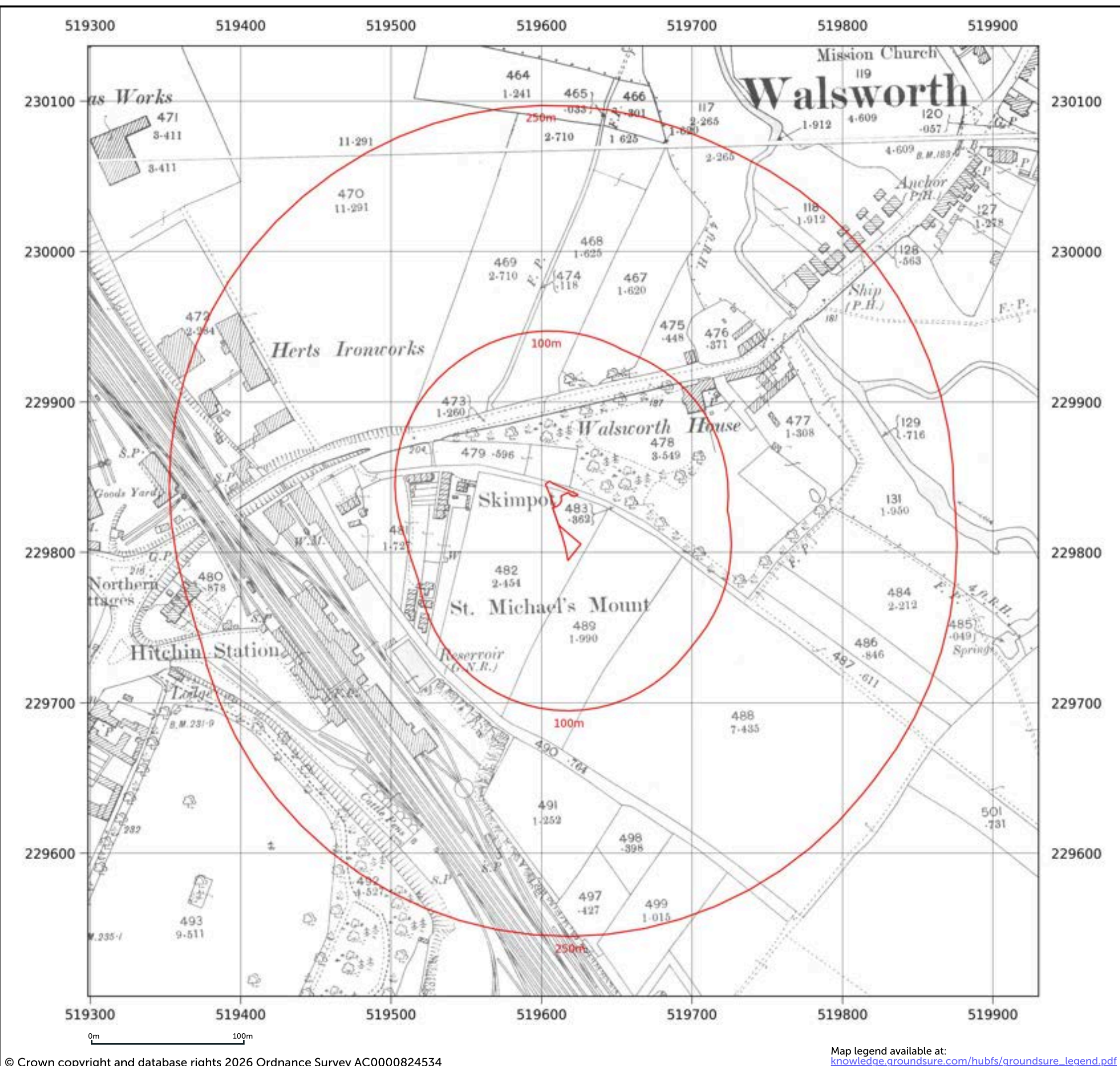


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 Grid ref: 519614.36, 229823.5
 Production date: 22 June 2026

Map name: County Series
 Map date: 1898
 Scale: 1:2,500
 Printed at: 1:2,500



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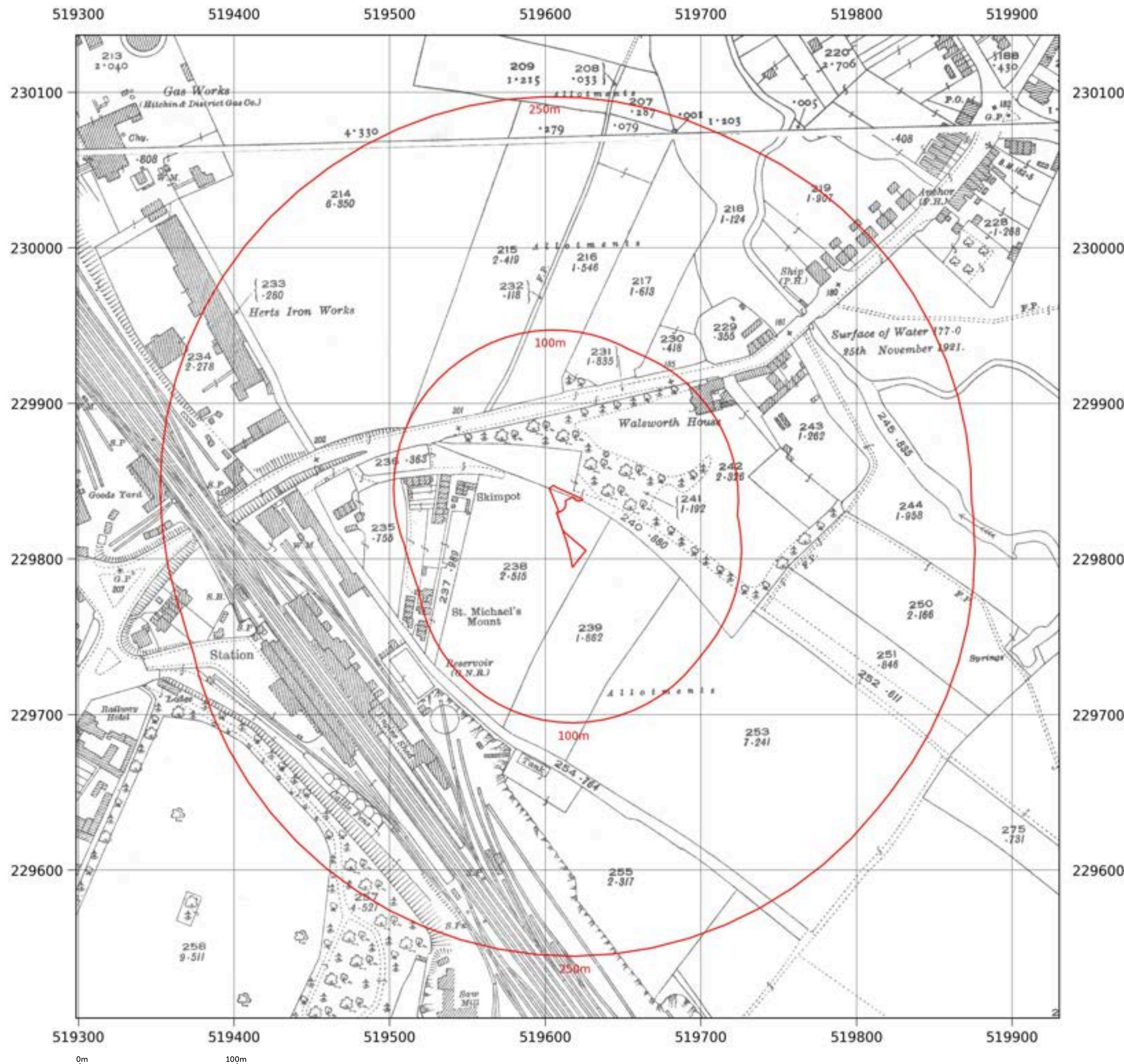
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 Client ref: -
 Report ref: GS-GTF-T8E-5ES-O3W
 Grid ref: 519614.36, 229823.5
 Production date: 22 June 2026

Map name: County Series
 Map date: 1922-1923
 Scale: 1:2,500
 Printed at: 1:2,500



Date: 1922
Surveyed: 1922
Revised: 1922
Date: 1923
Surveyed: 1923
Revised: 1923

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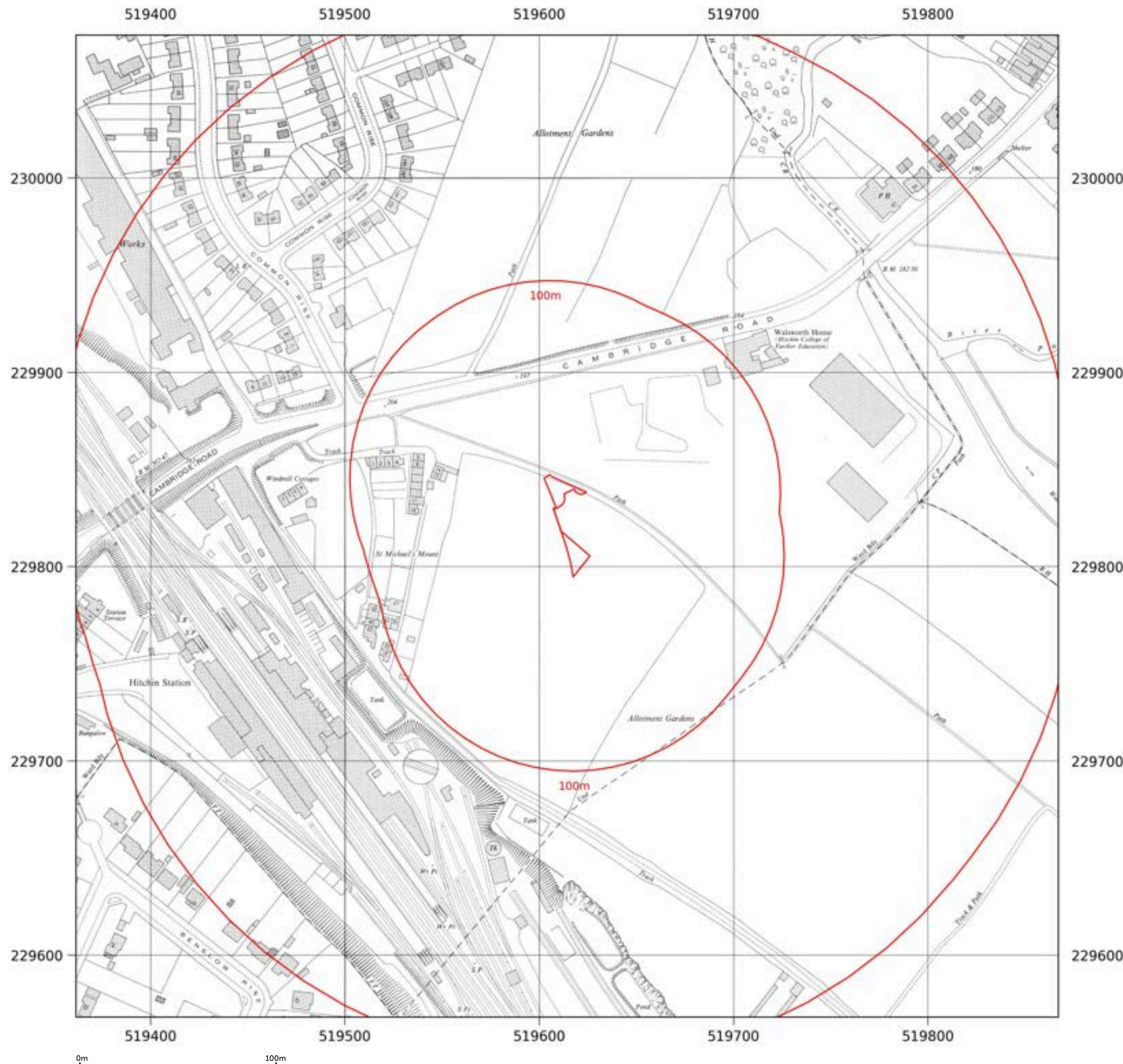
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Report ref: GS-GTF-T8E-5ES-O3W
Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

Map name: National Grid
Map date: 1964
Scale: 1:1,250
Printed at: 1:2,000



Date: 1964 Surveyed: 1964 Revised: 1964 Copyright: 1964 Levelled: 1957	Date: 1964 Surveyed: 1964 Revised: 1964 Copyright: 1964 Levelled: 1957
Date: 1964 Surveyed: 1964 Revised: 1964 Copyright: 1964 Levelled: 1957	Date: 1964 Surveyed: 1964 Revised: 1964 Copyright: 1964 Levelled: 1957

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
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Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

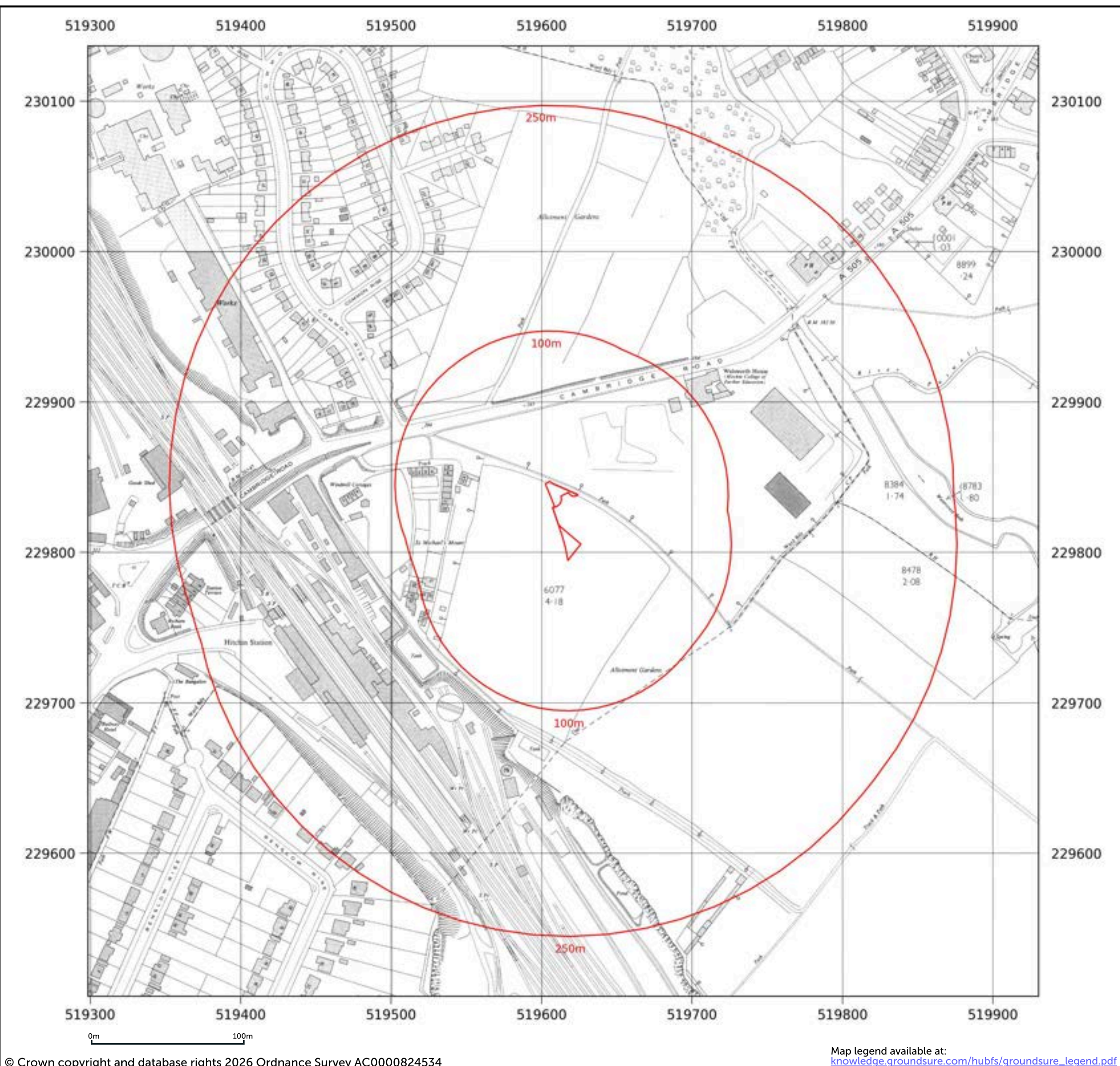
Map name: National Grid
Map date: 1966
Scale: 1:2,500
Printed at: 1:2,500

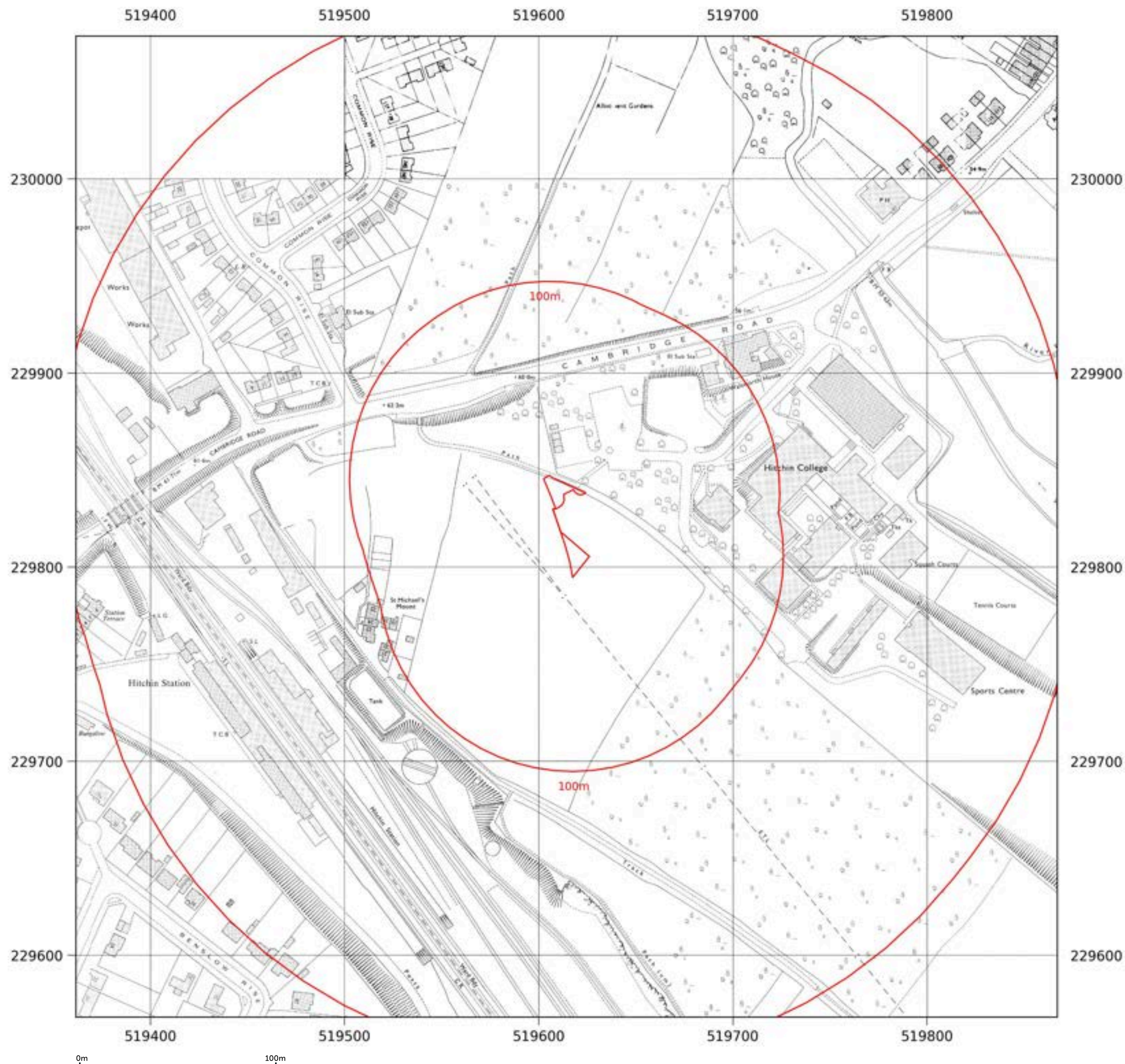


Date: 1966
 Surveyed: 1964
 Revised: 1964
 Copyright: 1966
 Levelled: 1957

Date: 1966
 Surveyed: 1964
 Revised: 1964
 Edition: 1966
 Copyright: 1966
 Levelled: 1957

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Site details:	1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref:	-
Report ref:	GS-GTF-T8E-5ES-O3W
Grid ref:	519614.36, 229823.5
Production date:	22 June 2026

Map name:	National Grid
Map date:	1971-1976
Scale:	1:1,250
Printed at:	1:2,000



	Date: 1971
Date: 1976 Surveyed: 1964 Revised: 1975 Copyright: 1976 Levelled: 1957	Date: 1975 Surveyed: 1964 Revised: 1974 Copyright: 1975 Levelled: 1957

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Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
 Client ref: -
 Report ref: GS-GTF-T8E-5ES-O3W
 Grid ref: 519614.36, 229823.5
 Production date: 22 June 2026

Map name: National Grid
 Map date: 1981-1984
 Scale: 1:1,250
 Printed at: 1:2,000



Date: 1983 Surveyed: 1957 Revised: 1983 Copyright: 1983 Levelled: 1957	Date: 1981 Copyright: 1981 Levelled: 1957
Date: 1981 Surveyed: 1981 Revised: 1981 Copyright: 1981	Date: 1984 Surveyed: 1964 Revised: 1983 Copyright: 1984 Levelled: 1957

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

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Client ref: -
Report ref: GS-GTF-T8E-5ES-O3W
Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

Map name: National Grid
Map date: 1992-1993
Scale: 1:1,250
Printed at: 1:2,000



Date: 1993 Surveyed: 1993 Revised: 1993	Date: 1993 Surveyed: 1993 Revised: 1993
Date: 1992 Copyright: 1992	Date: 1992 Surveyed: 1992 Revised: 1992

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Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref: -
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Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

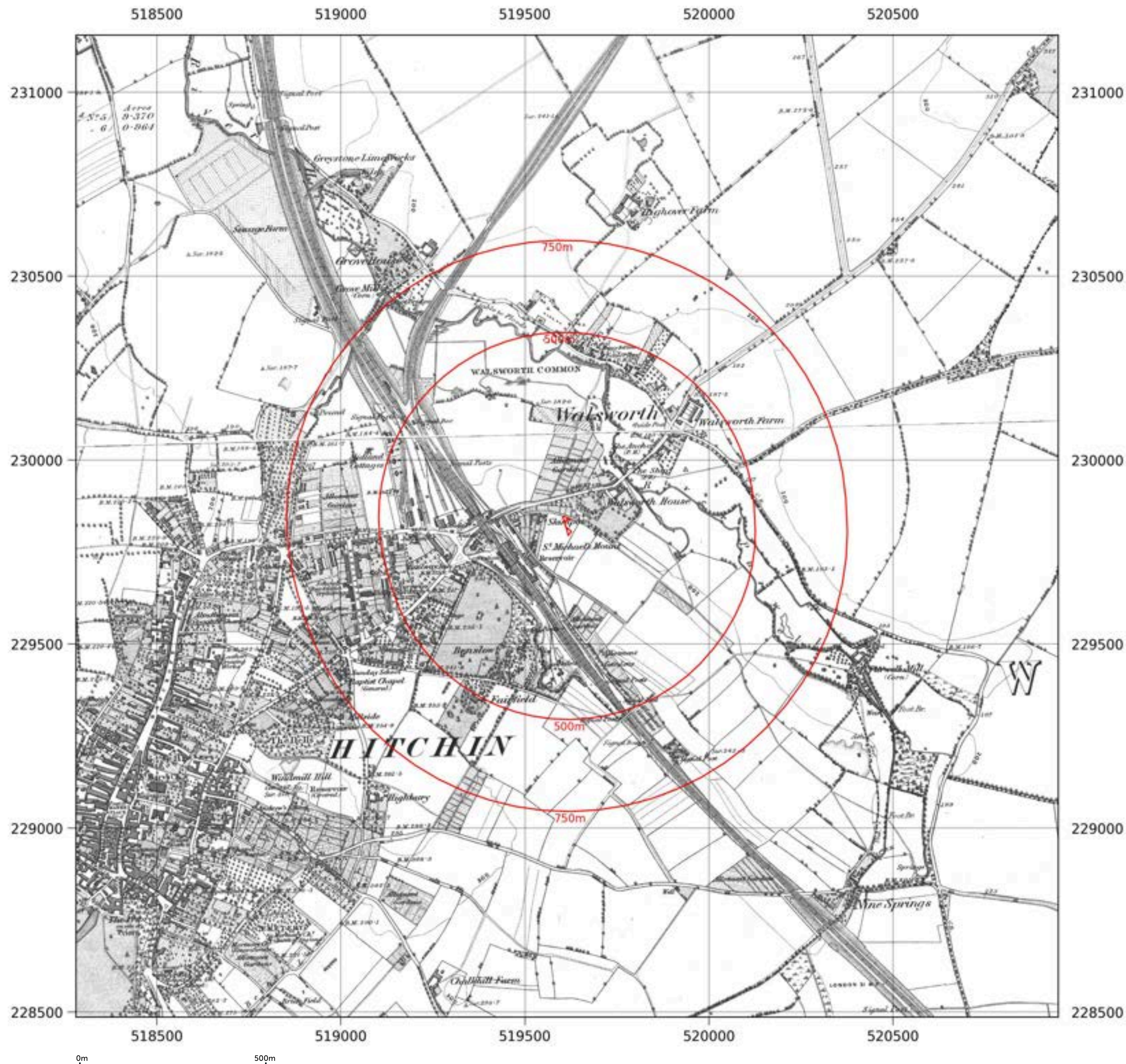
Map name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



Date: 2003

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Site details:	1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref:	-
Report ref:	GS-GTF-T8E-5ES-O3W
Grid ref:	519614.36, 229823.5
Production date:	22 June 2026

Map name:	County Series
Map date:	1884
Scale:	1:10,560
Printed at:	1:10,560



Date: 1884
Surveyed: 1880
Edition: 1884

Date: 1884
Surveyed: 1881
Edition: 1884

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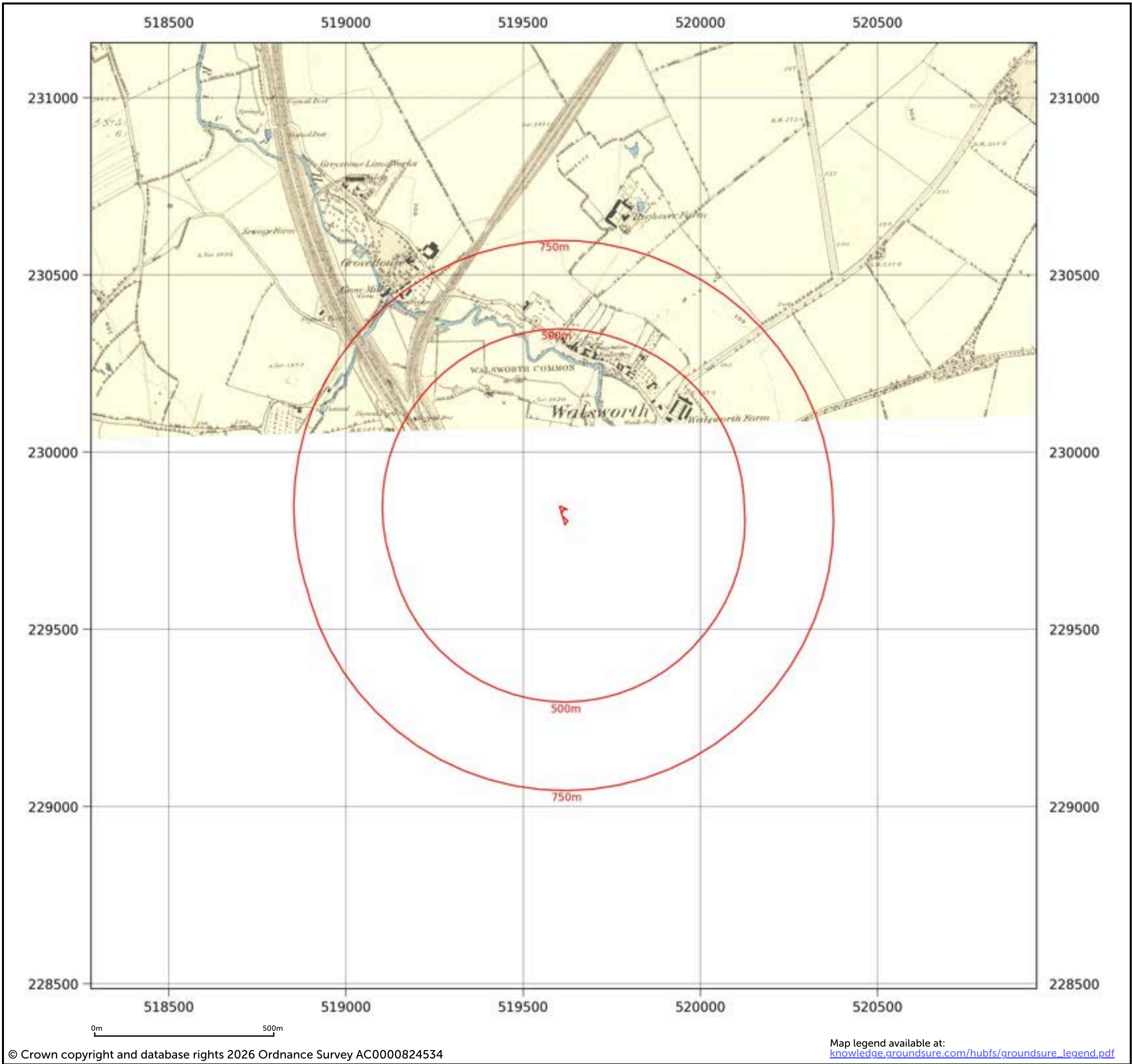
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Report ref:	GS-GTF-T8E-5ES-O3W
Grid ref:	519614.36, 229823.5
Production date:	22 June 2026

Map name:	County Series
Map date:	1887
Scale:	1:10,560
Printed at:	1:10,560



Date: 1887 Surveyed: 1881 Revised: 1887

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Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref: -
Report ref: GS-GTF-T8E-5ES-O3W
Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

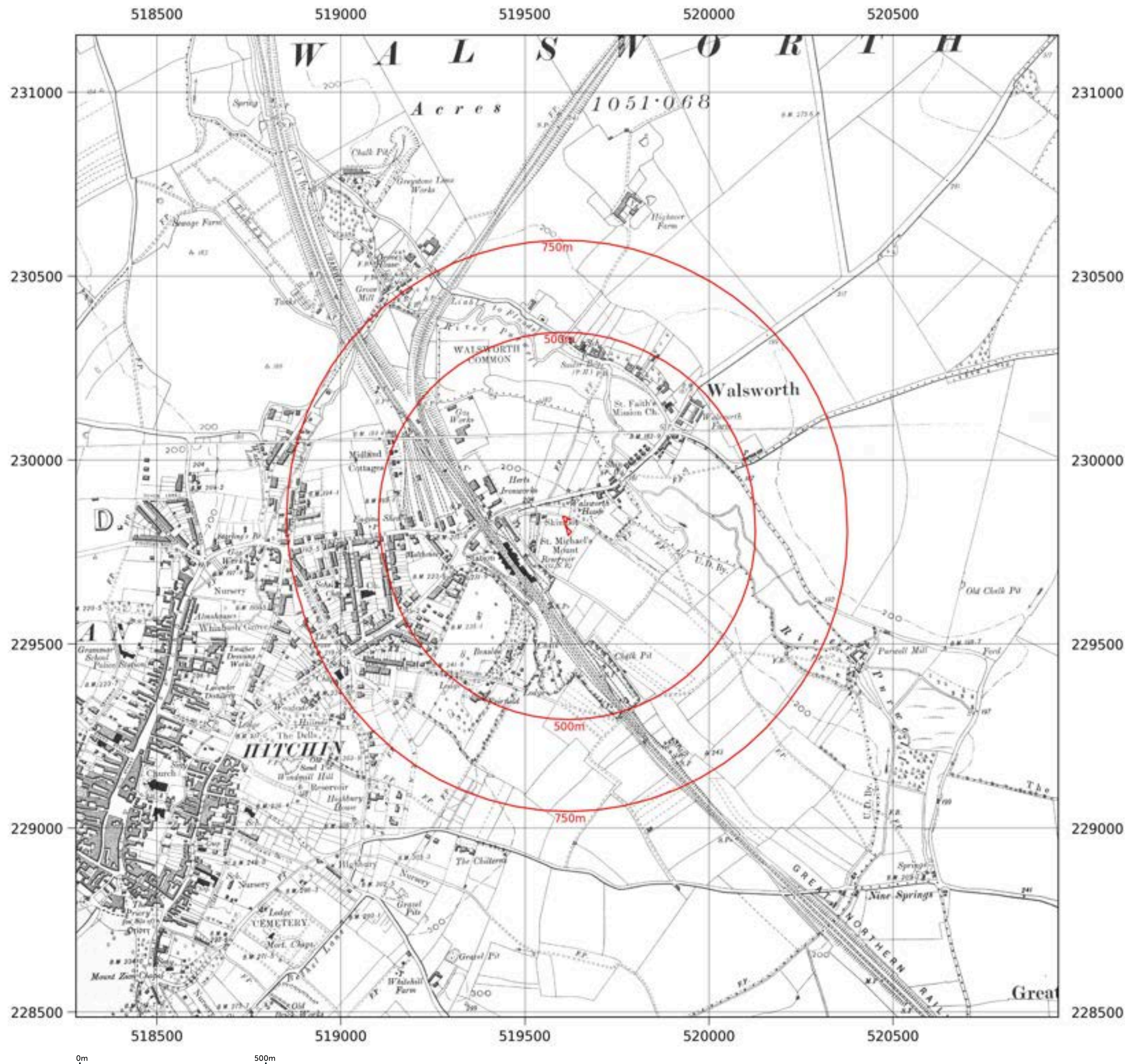
Map name: County Series
Map date: 1897-1899
Scale: 1:10,560
Printed at: 1:10,560



Date: 1899
 Surveyed: 1880
 Revised: 1899

Date: 1897
 Surveyed: 1880
 Revised: 1897

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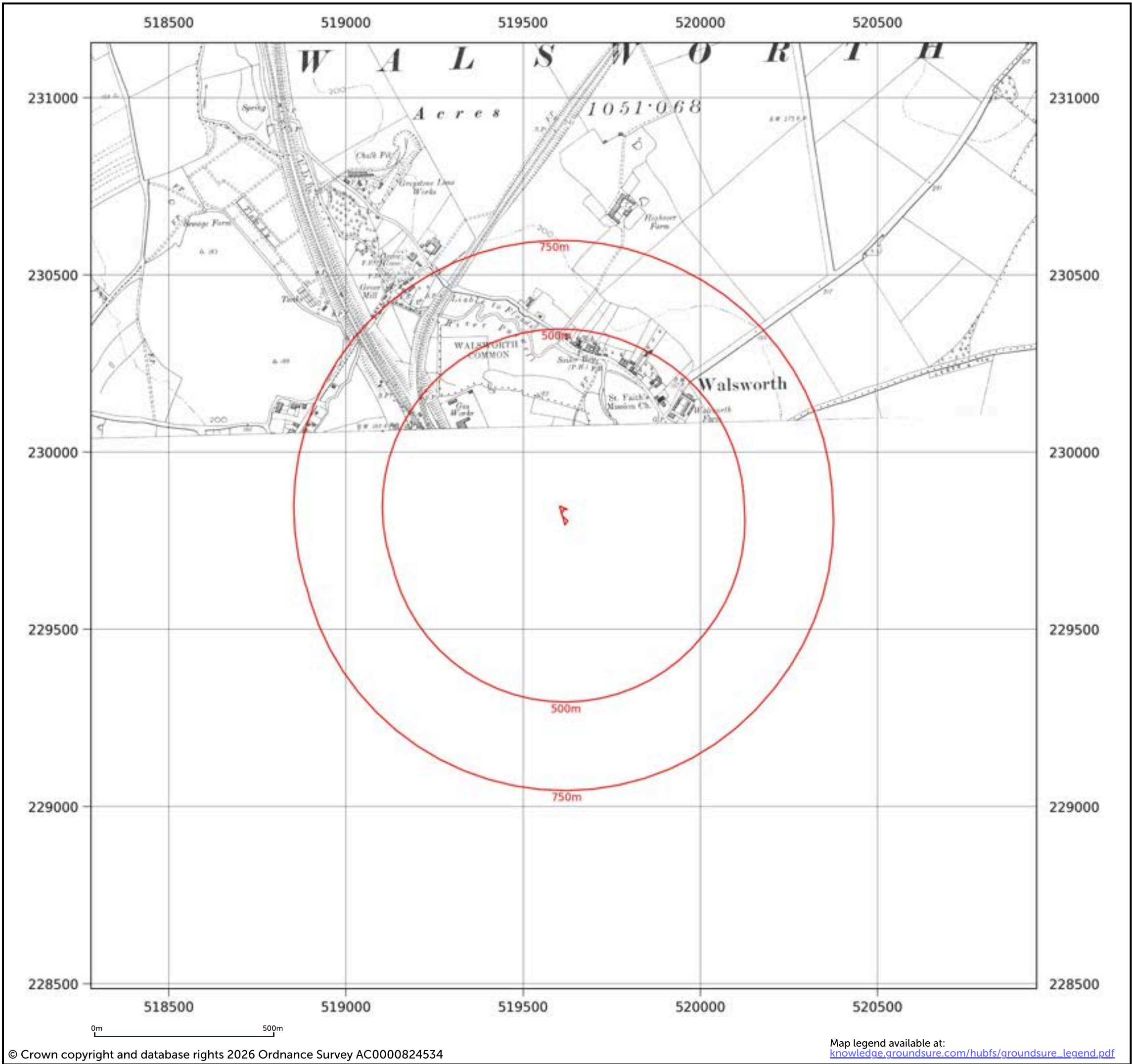
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HERTFORDSHIRE, SG4 0QQ
Client ref: -
Report ref: GS-GTF-T8E-5ES-O3W
Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

Map name: County Series
Map date: 1899
Scale: 1:10,560
Printed at: 1:10,560



Date: 1899
Surveyed: 1881
Revised: 1899

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Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
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 Report ref: GS-GTF-T8E-5ES-O3W
 Grid ref: 519614.36, 229823.5
 Production date: 22 June 2026

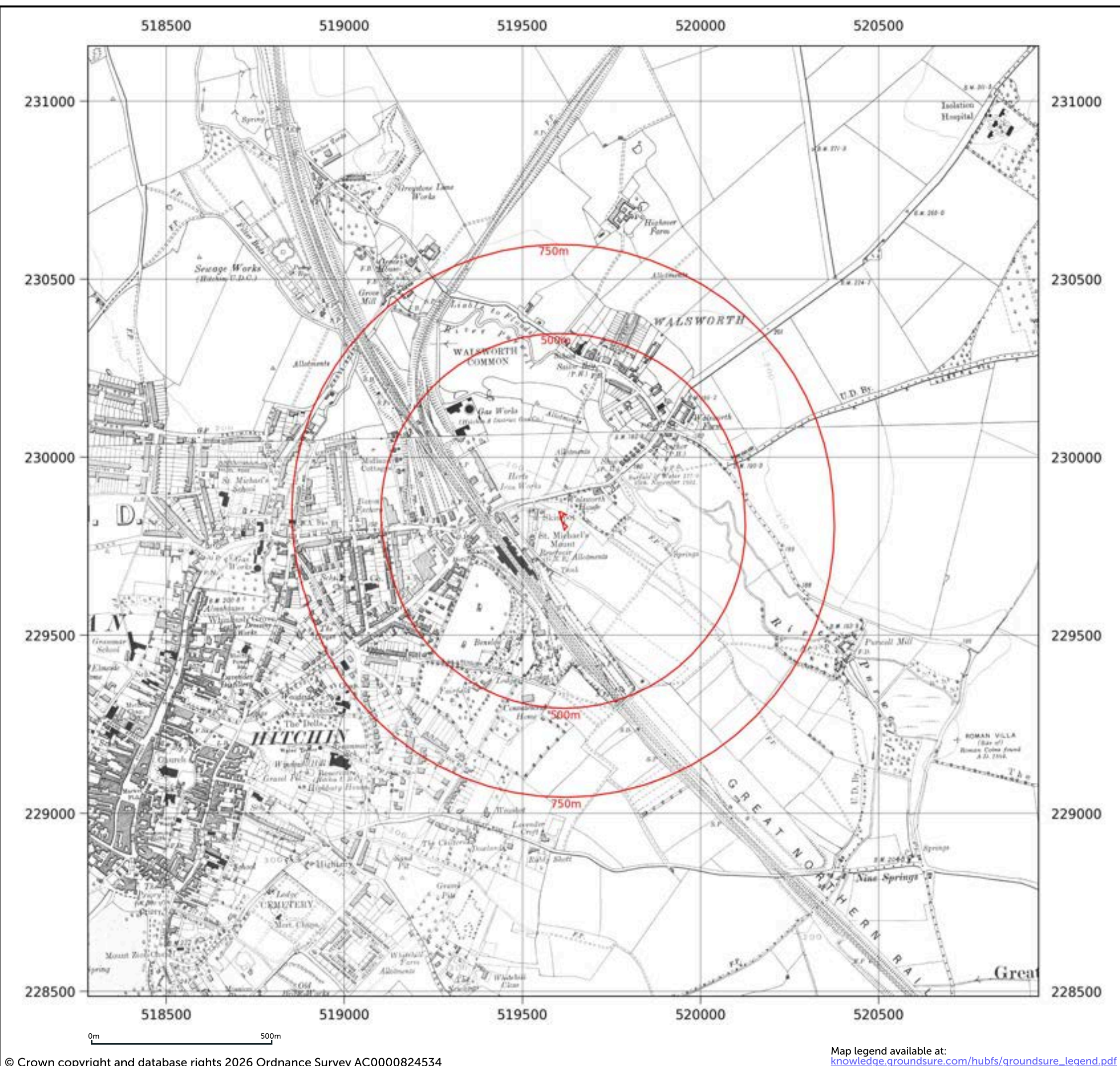
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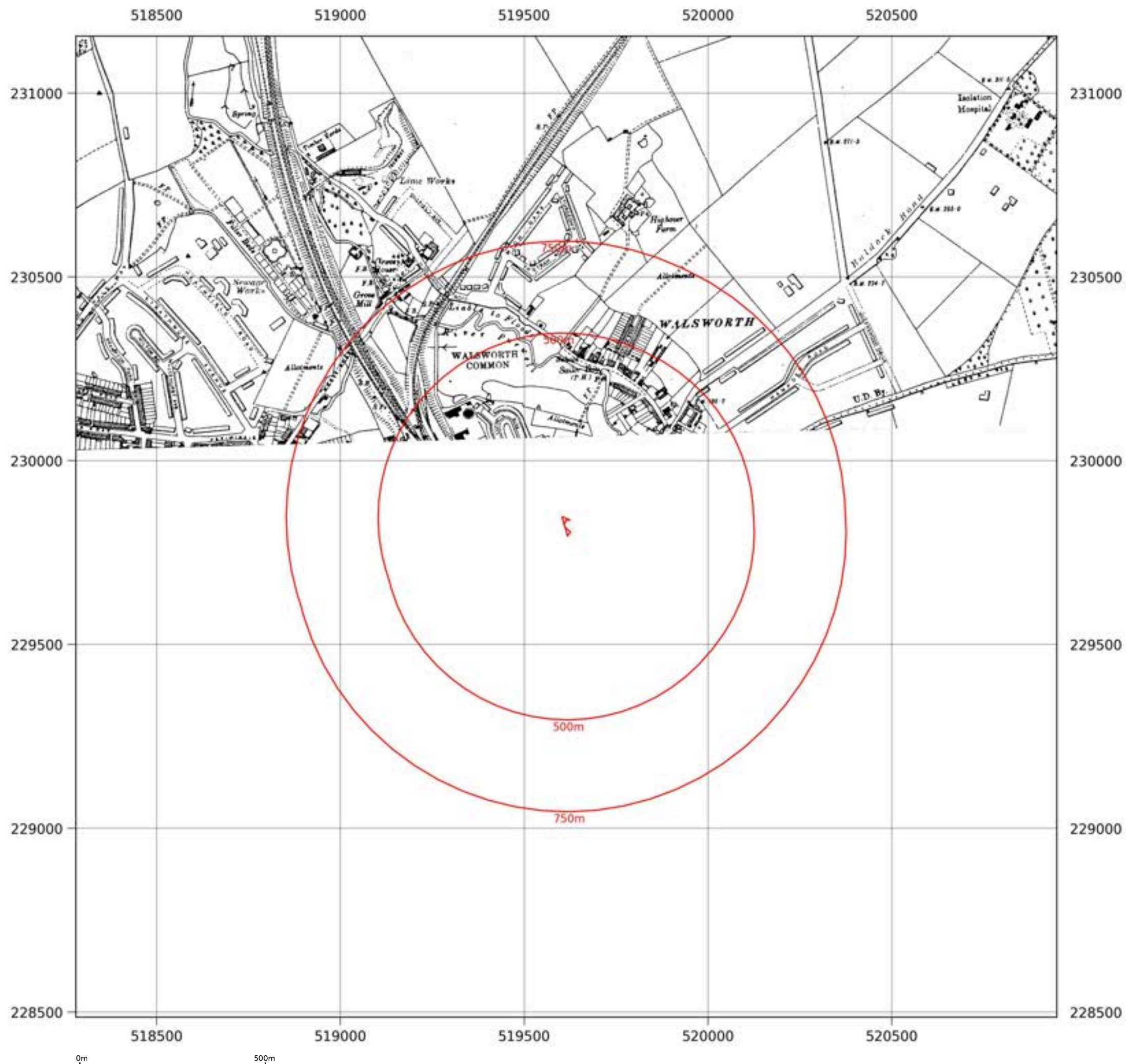


Date: 1921
 Surveyed: 1881
 Revised: 1921

Date: 1922
 Surveyed: 1879
 Revised: 1922

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Site details:	1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref:	-
Report ref:	GS-GTF-T8E-5ES-O3W
Grid ref:	519614.36, 229823.5
Production date:	22 June 2026

Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560



Date: 1938
Surveyed: 1881
Revised: 1938

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info@groundsurre.com
 01273 257 755

Site details:

1, ARNOLD CLOSE, HITCHIN,
HERTFORDSHIRE, SG4 0QQ

Client ref:

-

Report ref:

GS-GTF-T8E-5ES-O3W

Grid ref:

519614.36, 229823.5

Production date:

22 June 2026

Map name:

County Series

Map date:

1938

Scale:

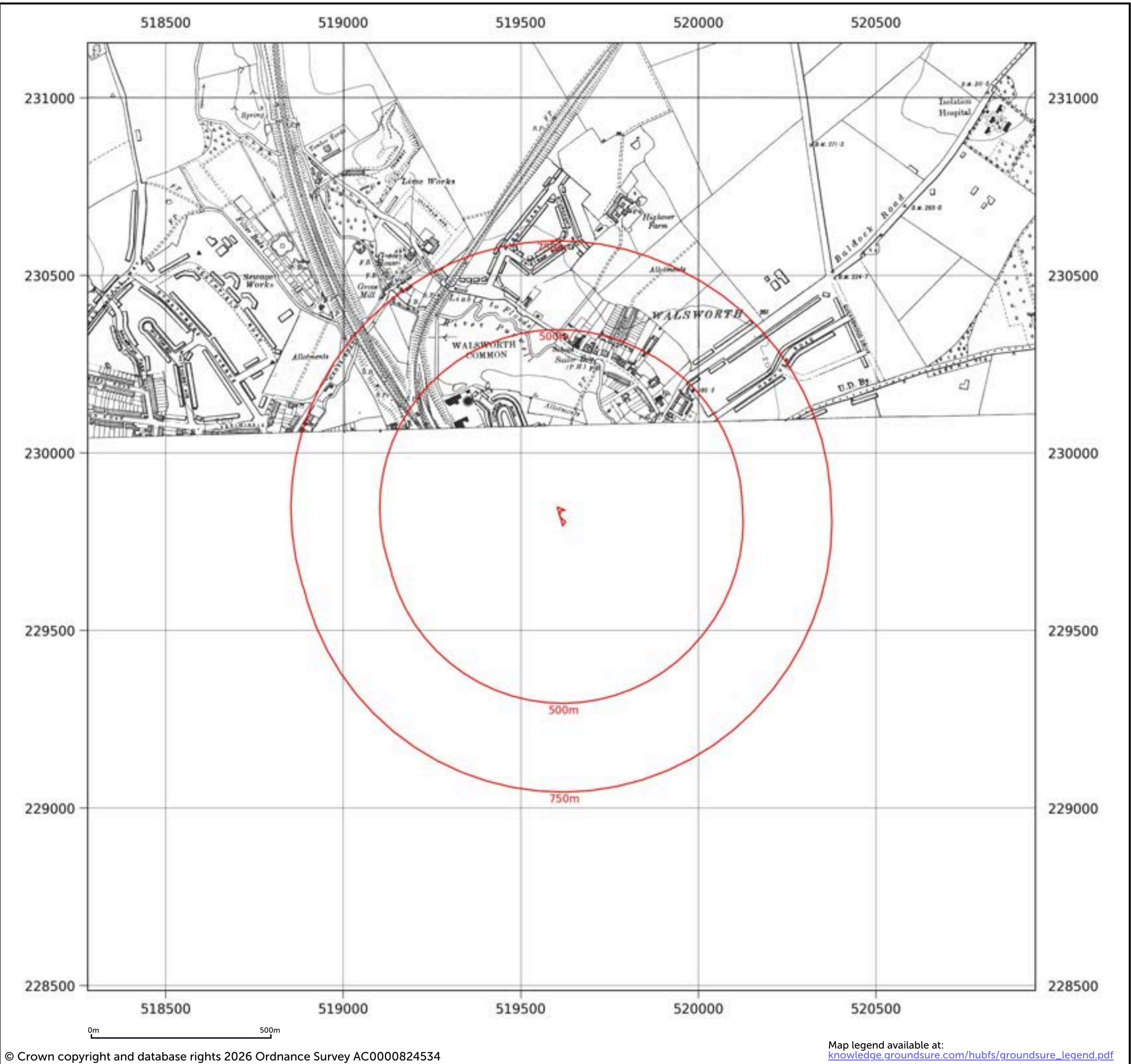
1:10,560

Printed at:

1:10,560

Date: 1938
Surveyed: 1881
Revised: 1938

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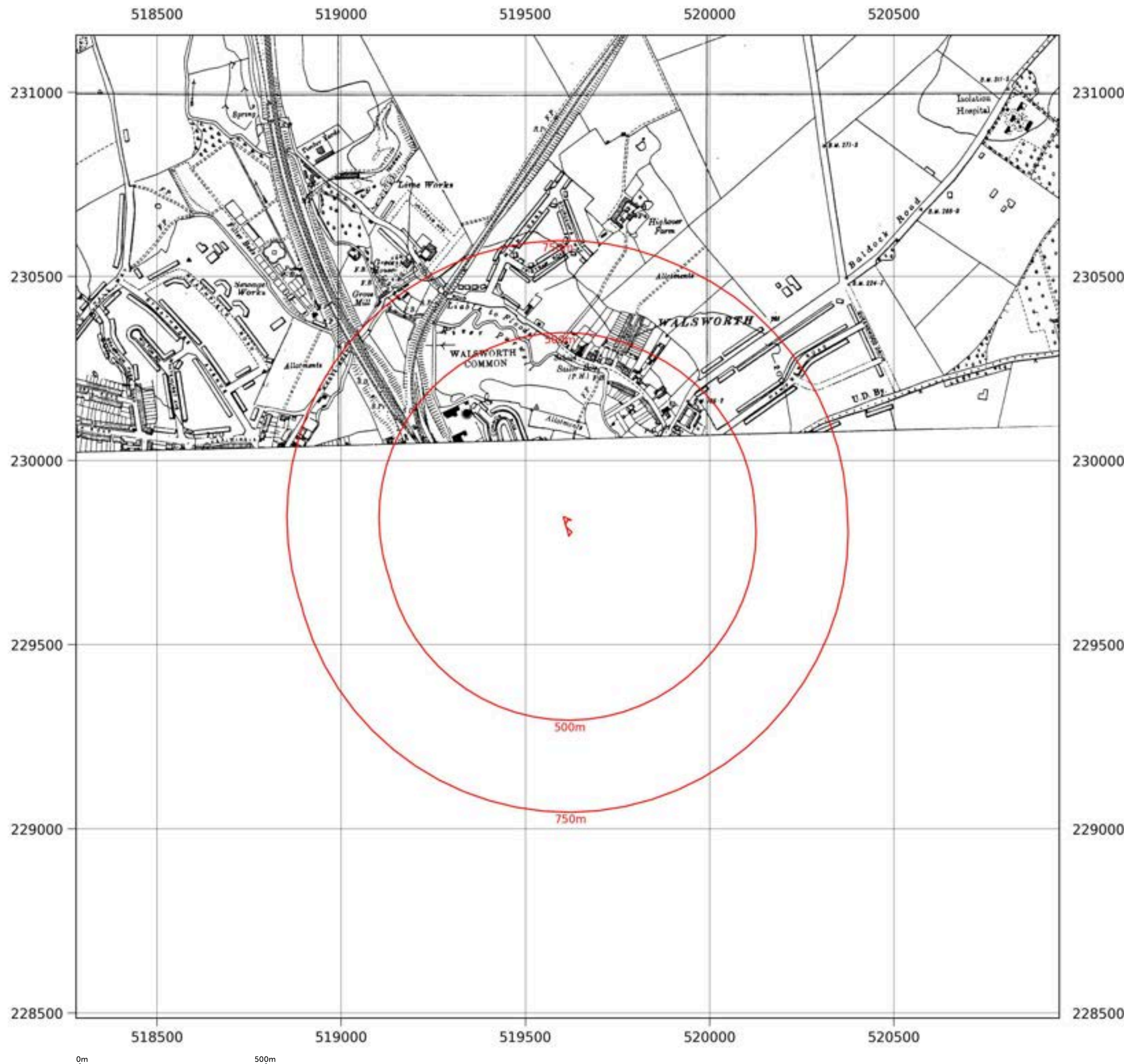
Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref: -
Report ref: GS-GTF-T8E-5ES-O3W
Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

Map name: County Series
Map date: 1938
Scale: 1:10,560
Printed at: 1:10,560



Date: 1938

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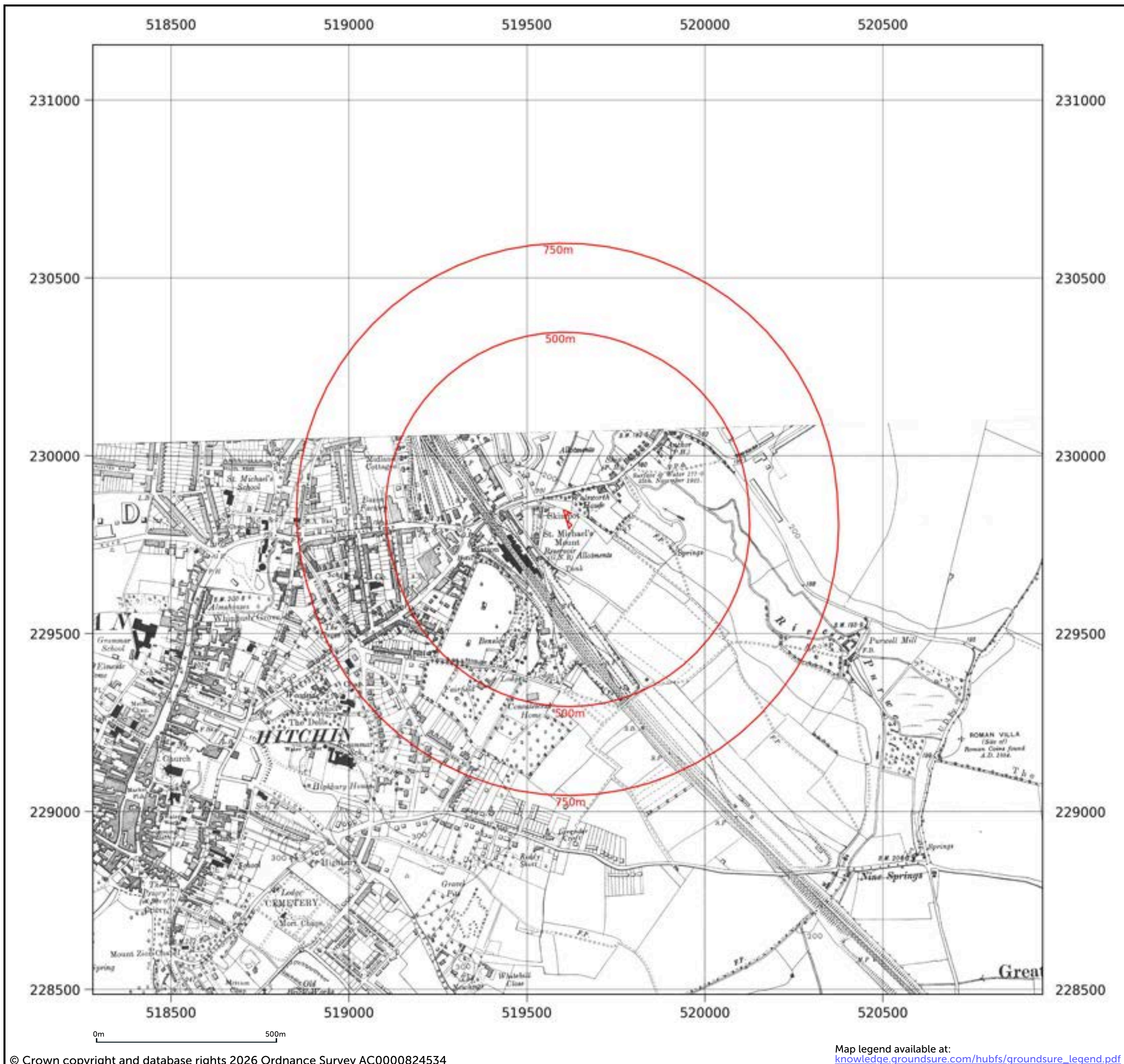
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Client ref: -
Report ref: GS-GTF-T8E-5ES-O3W
Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

Map name: County Series
Map date: 1946
Scale: 1:10,560
Printed at: 1:10,560



Date: 1946
 Surveyed: 1879
 Revised: 1946

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Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
 Client ref: -
 Report ref: GS-GTF-T8E-5ES-O3W
 Grid ref: 519614.36, 229823.5
 Production date: 22 June 2026

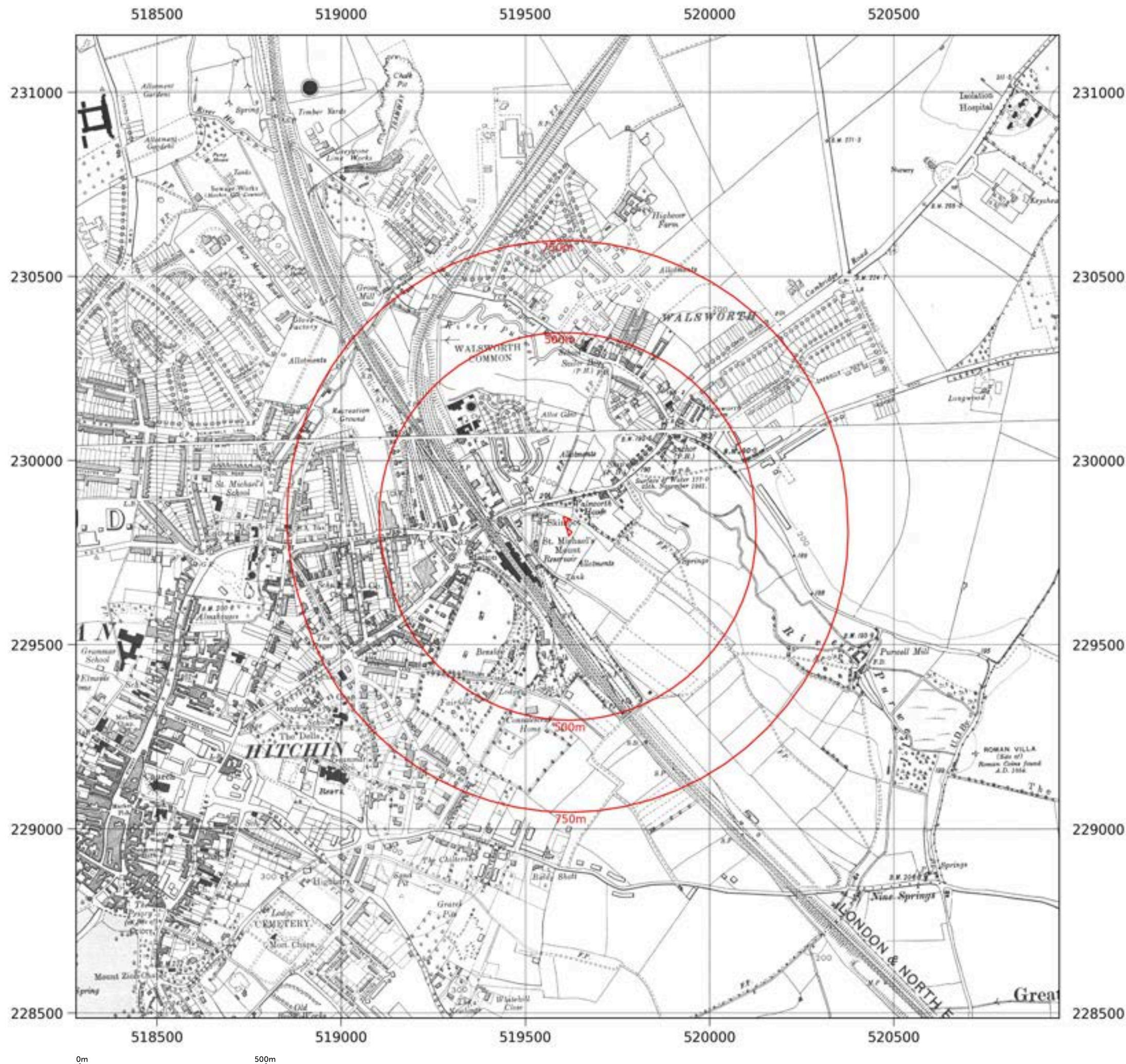
Map name: County Series
 Map date: 1946-1948
 Scale: 1:10,560
 Printed at: 1:10,560



Date: 1948
 Surveyed: 1881
 Revised: 1948

Date: 1946
 Surveyed: 1879
 Revised: 1946
 Edition: 1946

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Map legend available at:
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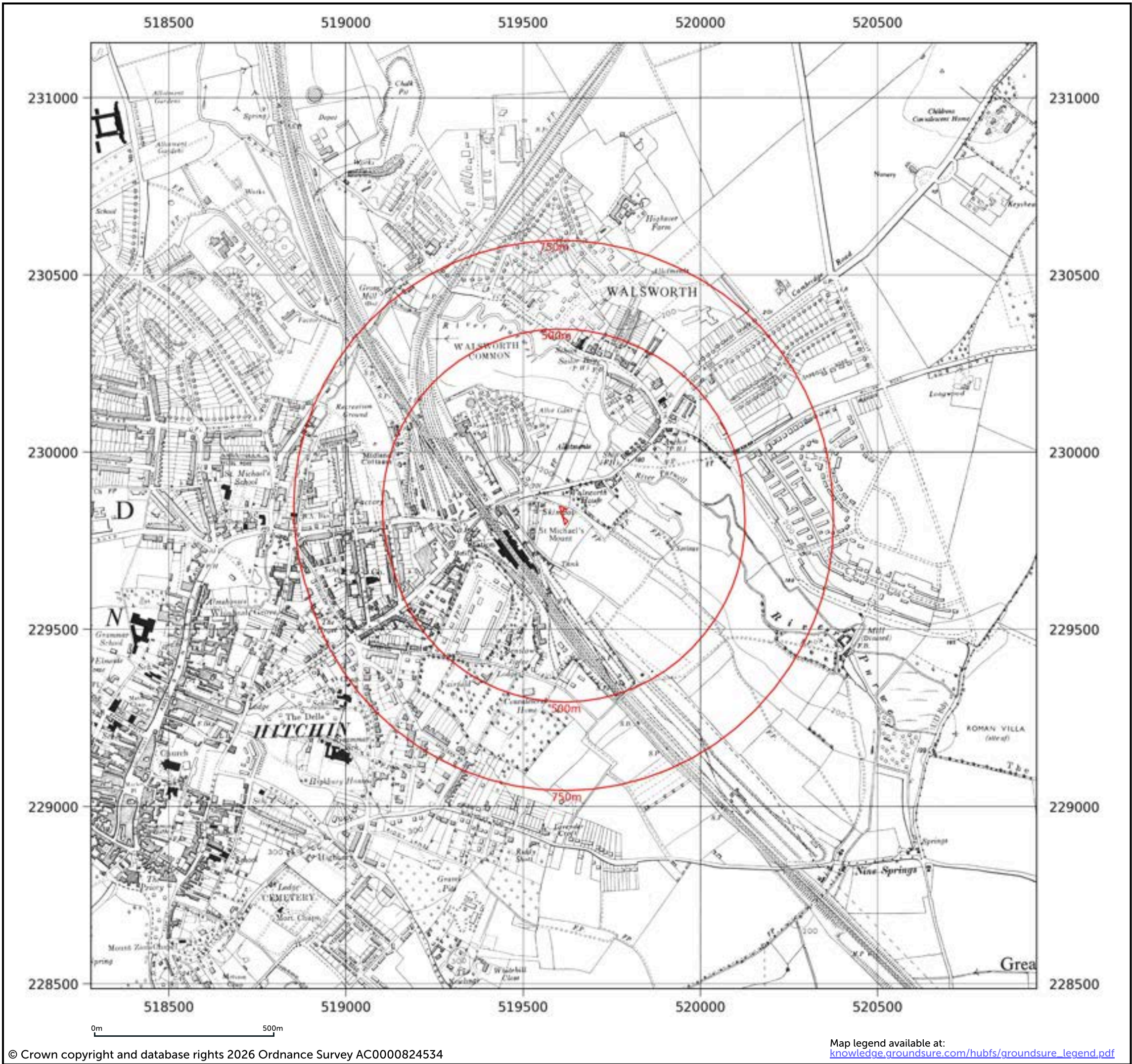
Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref: -
Report ref: GS-GTF-T8E-5ES-O3W
Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

Map name: Provisional
Map date: 1959-1960
Scale: 1:10,560
Printed at: 1:10,560



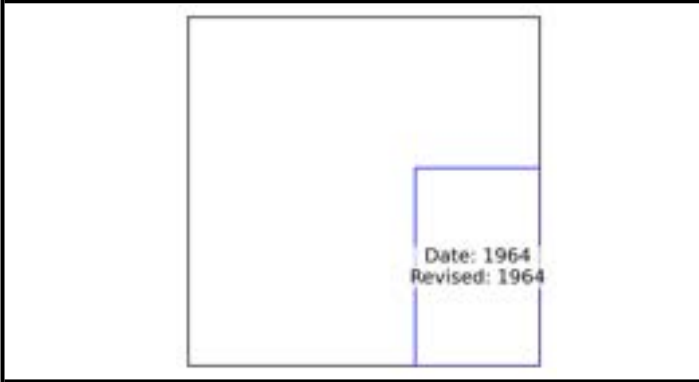
Date: 1960 Revised: 1959 Copyright: 1960	Date: 1960 Revised: 1959 Copyright: 1960
Date: 1959 Revised: 1959	Date: 1959 Revised: 1959

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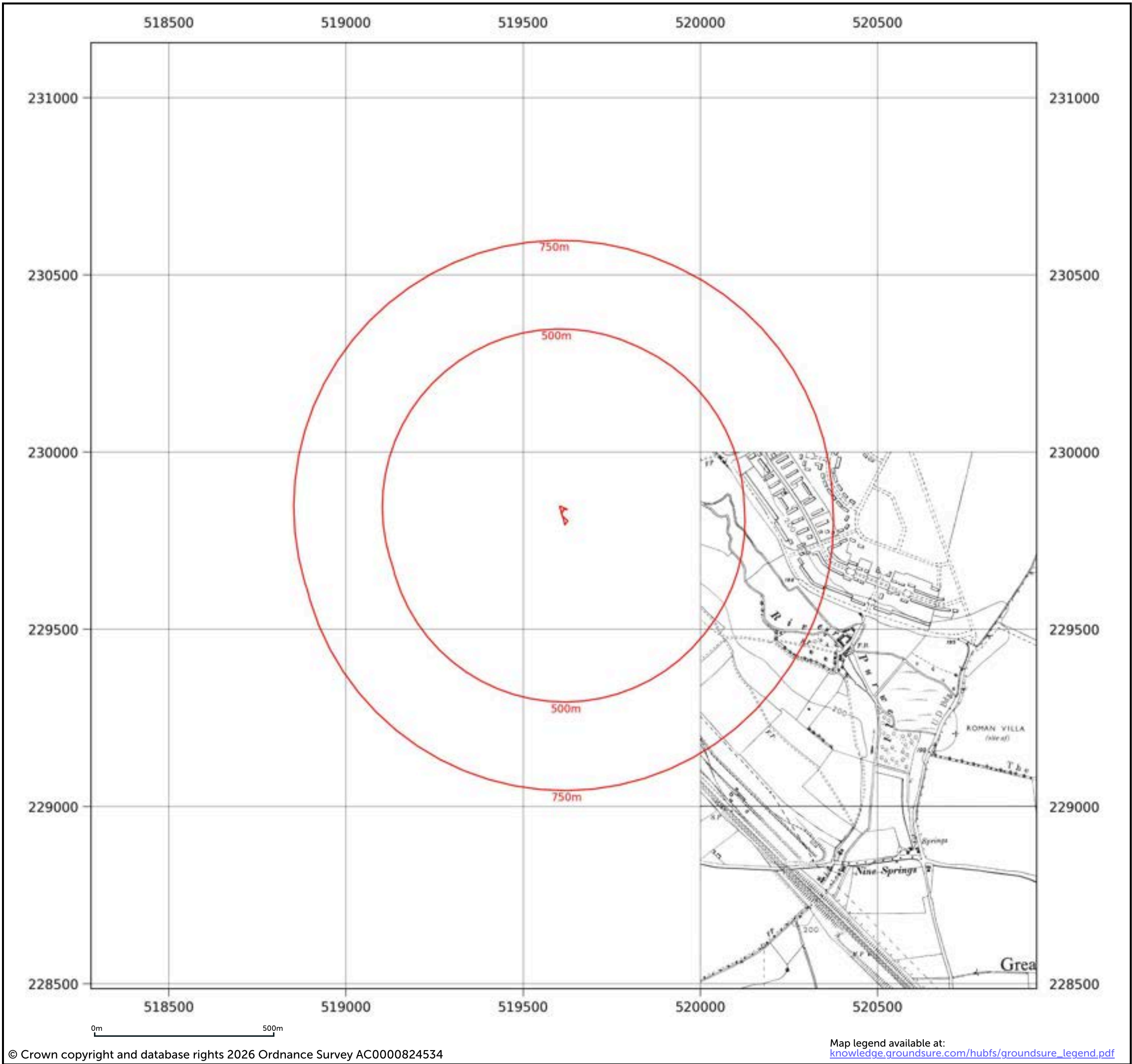


Site details:	1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref:	-
Report ref:	GS-GTF-T8E-5ES-O3W
Grid ref:	519614.36, 229823.5
Production date:	22 June 2026

Map name:	Provisional
Map date:	1964
Scale:	1:10,560
Printed at:	1:10,560



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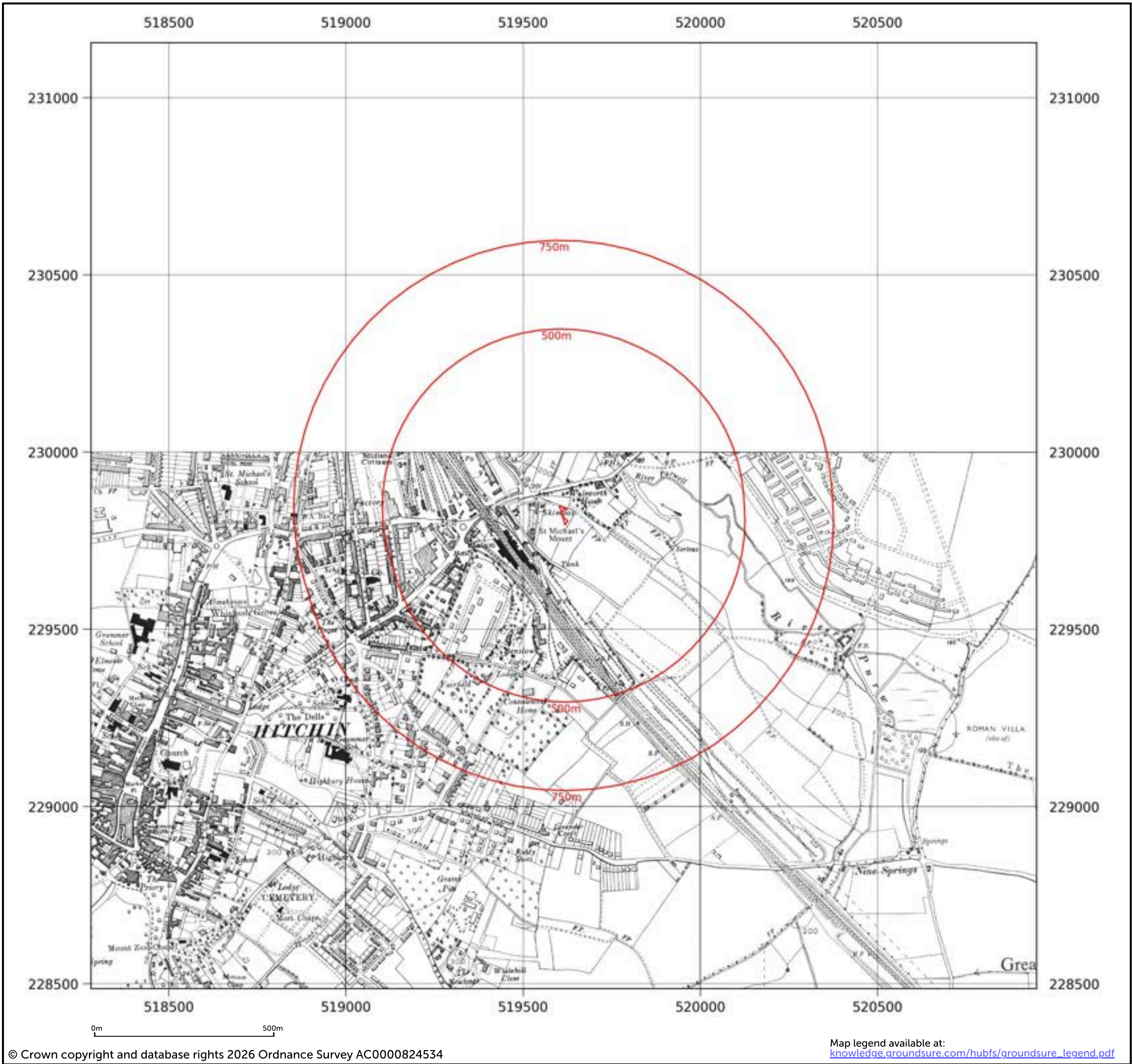
Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref: -
Report ref: GS-GTF-T8E-5ES-O3W
Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

Map name: Provisional
Map date: 1976
Scale: 1:10,560
Printed at: 1:10,560



Date: 1976
Revised: 1976
Copyright: 1960

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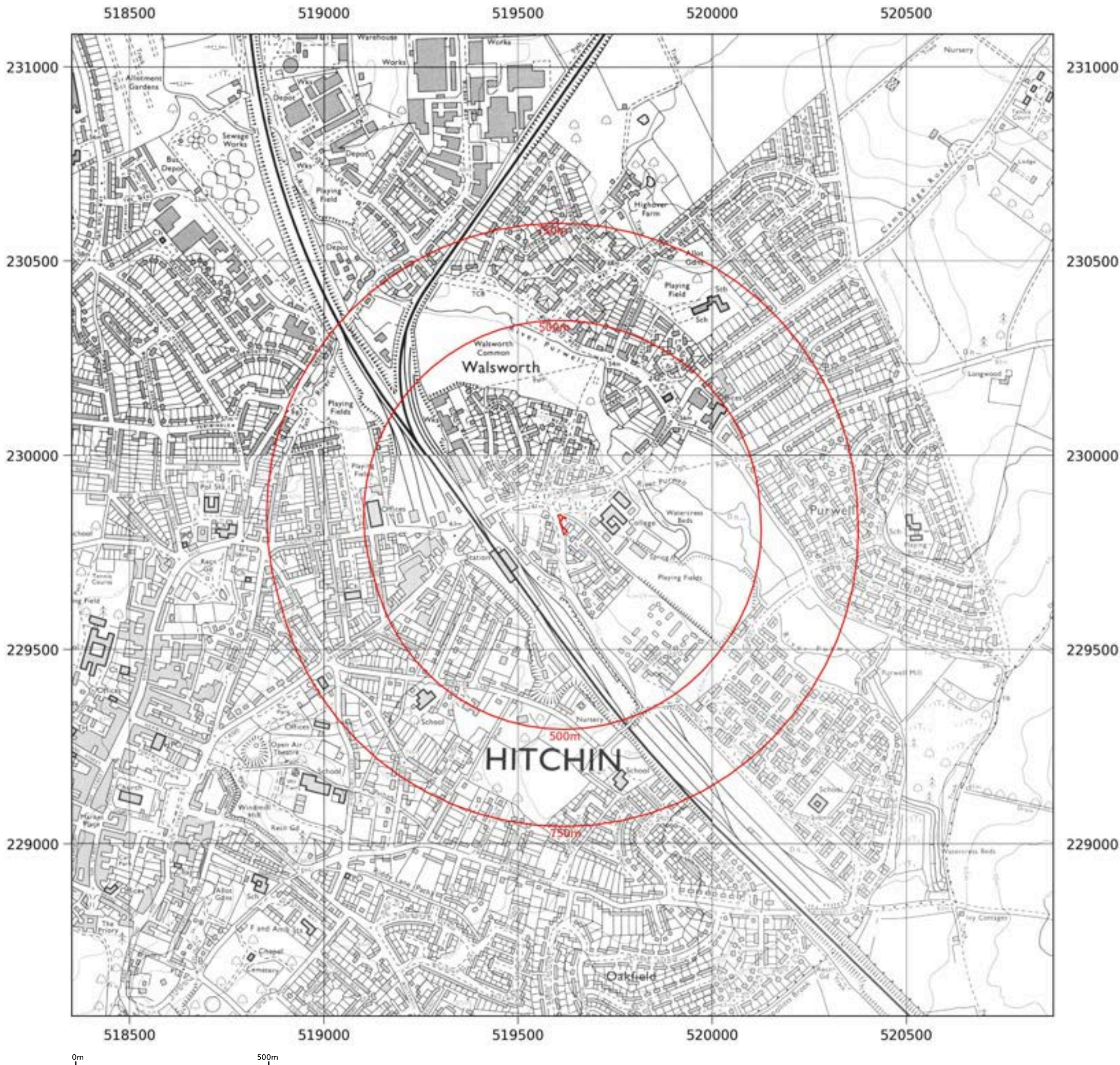
Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref: -
Report ref: GS-GTF-T8E-5ES-O3W
Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

Map name: National Grid
Map date: 1980-1982
Scale: 1:10,000
Printed at: 1:10,000



Date: 1982 Surveyed: 1980 Revised: 1982	Date: 1980 Surveyed: 1975 Revised: 1980 Copyright: 1980 Levelled: 1979
Date: 1980 Surveyed: 1979 Revised: 1980	Date: 1980 Surveyed: 1978 Revised: 1980

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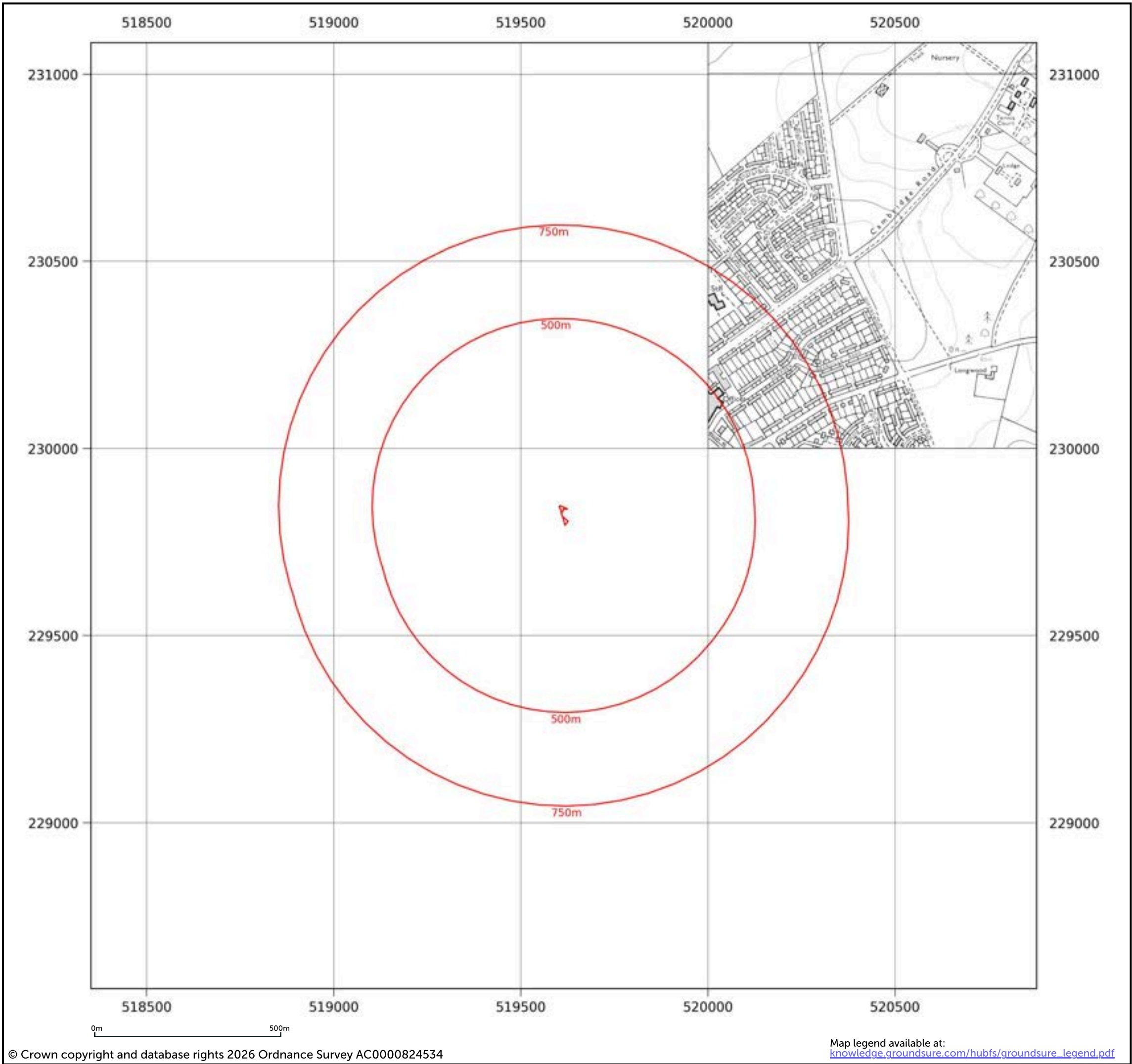
Site details:	1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref:	-
Report ref:	GS-GTF-T8E-5ES-O3W
Grid ref:	519614.36, 229823.5
Production date:	22 June 2026

Map name:	National Grid
Map date:	1984
Scale:	1:10,000
Printed at:	1:10,000



Date: 1984
Surveyed: 1984
Revised: 1984

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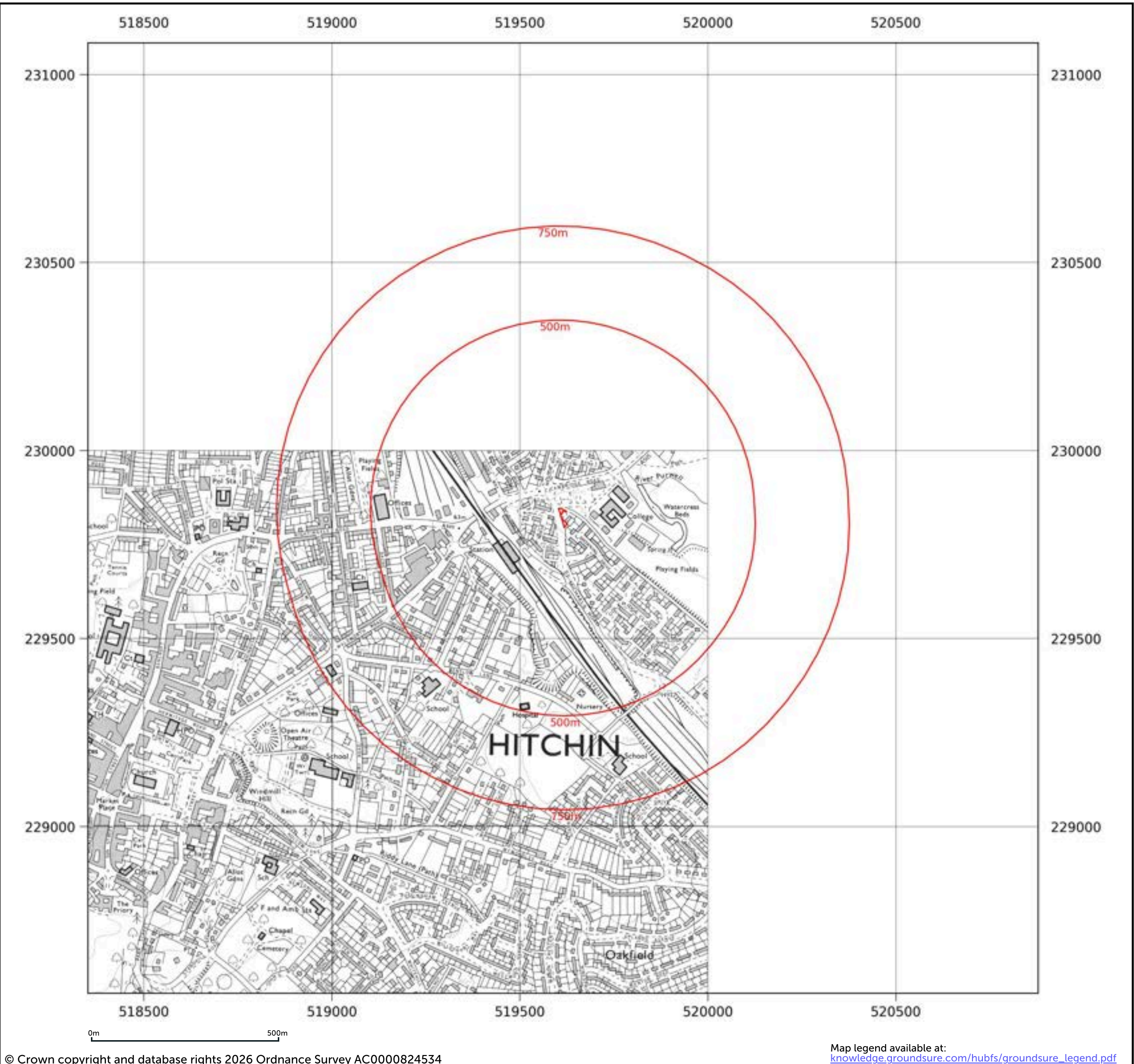
Site details:	1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref:	-
Report ref:	GS-GTF-T8E-5ES-O3W
Grid ref:	519614.36, 229823.5
Production date:	22 June 2026

Map name:	National Grid
Map date:	1991
Scale:	1:10,000
Printed at:	1:10,000



Date: 1991
Surveyed: 1979
Revised: 1991

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Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
 Client ref: -
 Report ref: GS-GTF-T8E-5ES-O3W
 Grid ref: 519614.36, 229823.5
 Production date: 22 June 2026

Map name: National Grid
 Map date: 2001
 Scale: 1:10,000
 Printed at: 1:10,000



Date: 2001	Date: 2001
Date: 2001	Date: 2001

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
 Client ref: -
 Report ref: GS-GTF-T8E-5ES-O3W
 Grid ref: 519614.36, 229823.5
 Production date: 22 June 2026

Map name: National Grid
 Map date: 2010
 Scale: 1:10,000
 Printed at: 1:10,000



Date: 2010	Date: 2010
Date: 2010	Date: 2010

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Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
 Client ref: -
 Report ref: GS-GTF-T8E-5ES-O3W
 Grid ref: 519614.36, 229823.5
 Production date: 22 June 2026

Map name: National Grid
 Map date: 2015
 Scale: 1:10,000
 Printed at: 1:10,000



Date: 2015	Date: 2015
Date: 2015	Date: 2015

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Map legend available at:
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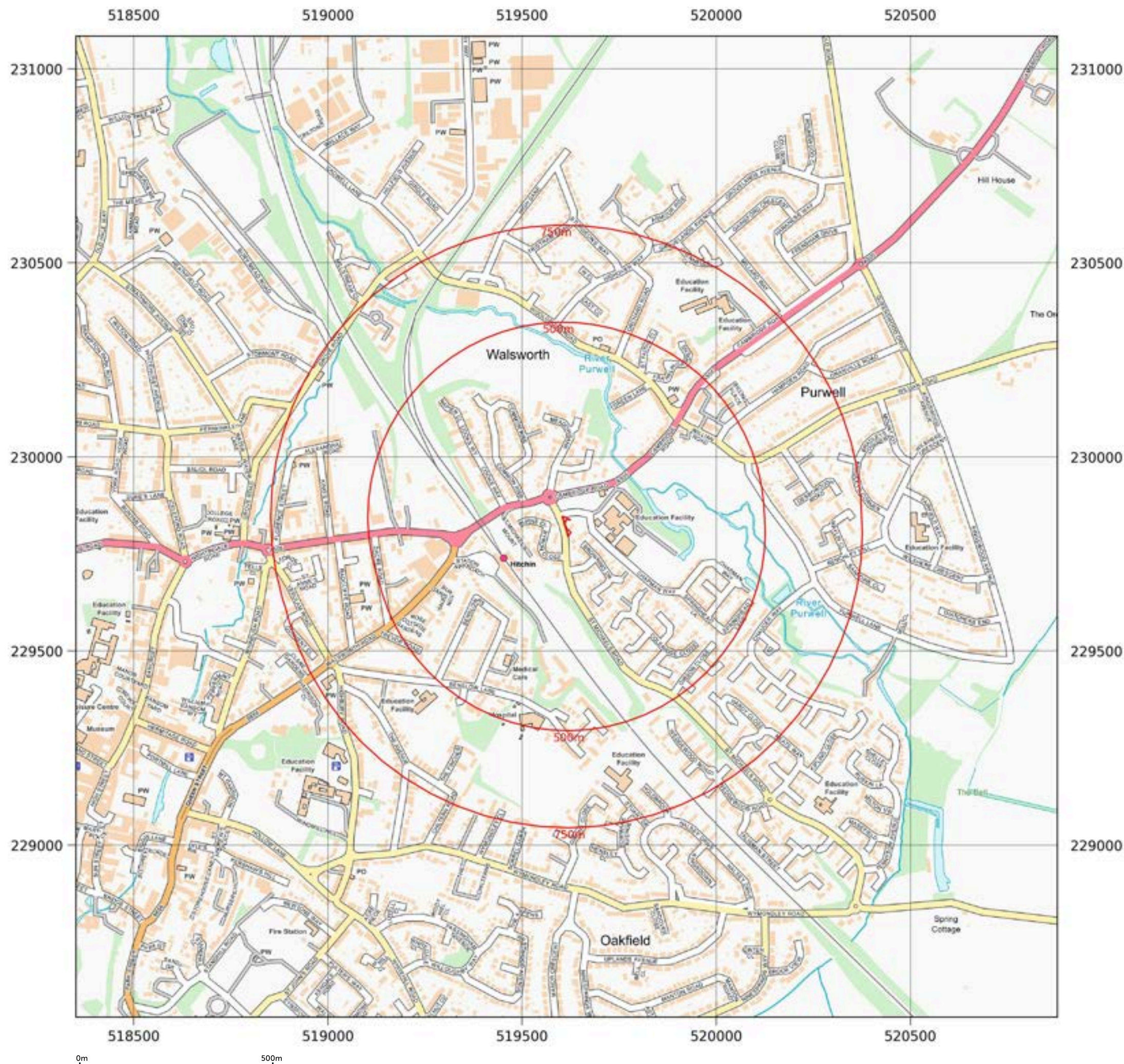
Site details: 1, ARNOLD CLOSE, HITCHIN, HERTFORDSHIRE, SG4 0QQ
Client ref: -
Report ref: GS-GTF-T8E-5ES-O3W
Grid ref: 519614.36, 229823.5
Production date: 22 June 2026

Map name: National Grid
Map date: 2025
Scale: 1:10,000
Printed at: 1:10,000



Date: 2025	Date: 2025
Date: 2025	Date: 2025

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Map legend available at:
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APPENDIX C – LIMITATIONS

This report was prepared by Adeptus (registered in England: 05908395) for the use of the client, named on page 1. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

We have prepared this report in our professional capacity using reasonable skill, care and diligence. The assessments, conclusions and recommendations within this report pertain to the study site (the extents of which are in Figure 1, below) and the immediate area in continuity with the Site. They are based on the established historical uses, information available at the time of writing and the proposed use of the Site. Where any information supplied by the client or other sources have been utilised, it has been assumed that the information is correct. No responsibility can be accepted by Adeptus for inaccuracies in data supplied by any other party.

Any plans, diagrams, cross sections or images are for illustrative purposes only and should be checked for accuracy on-site. In the event of changes to the proposed end use of the Site, the report may require updating to reflect such changes. Although reference may be made to archaeological, ecological or geotechnical issues, invasive species, flood risk and the presence of asbestos containing materials (ACMs), this report does not constitute an archaeological assessment, ecological assessment, geotechnical assessment, invasive species survey, flood risk assessment or asbestos survey and liability for any claim caused by arising out of or in any way involving asbestos is excluded.

New information relating to environmental matters can come to light after the report has been prepared and changes in conditions and regulatory requirements may occur in future. Either of those factors may change the conclusions presented in our report. If development does not take place within the expected timescales, consideration should be given to reviewing this assessment to confirm that no changes to the site or relevant legislation have taken place. No part of this report is intended to provide legal advice or opinion of any nature.