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REPORT ON A SITE INVESTIGATION
PLOT 4
DOWNNS BARNS, MANOR FARM,
ASHWELL ROAD
BYGRAVE
HERTFORDSHIRE

Report Reference 145791

On behalf of:

D. Northern & Sons

Mill Cottage
Manor Farm
Bygrave
Baldock
SG7 5EE

April 2026

145791 Plot 4, Downs Barns, Manor Farm, Ashwell Road, Bygrave

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D. NORTHERN AND SONS

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INTRODUCTION

Lucion Ground Engineering Limited was instructed by the client, D. Northern and Sons, to carry out an intrusive ground investigation to establish the ground conditions beneath Plot 4, Downs Barns, Manor Farm, Ashwell Road, Bygrave. The work is in preparation for proposed residential development scheduled to comprise a single dwelling. The scope of the intrusive investigation comprised three window sample boreholes with chemical testing on recovered samples to determine the nature of the underlying soil.

This report, which includes desk study research, provides the findings of the boreholes, results of chemical laboratory testing and comments on the risk of soil contamination being present beneath the site.

LOCATION, TOPOGRAPHY AND GEOLOGY OF THE SITE

The village of Bygrave is located some 3km to the north-east of Baldock and 3km to the east of the intersection between the A1 and the A1(M) as shown in Figure 1. The site is located on the north-western outskirts of Bygrave, close to the junction of Church Lane with Ashwell Road.

The site comprises a 15m wide by 30m long plot at the northern end of three recently constructed dwellings as shown in a photograph presented as Figure 2. The ground surface of this plot had been stripped exposing bare earth which stood about 0.50m below the access road to the east. There were stockpiled mounds of made ground located around the western site periphery. The approximate National Grid Reference at the centre of the site is TL 2631 3628.

The site was flat and level and stands at about 96mOD.

The geological map at 1:50,000 scale, Sheet 221, and the BGS Geology of Britain viewer indicates the site to be directly underlain by Glacial Till comprising the Lowestoft Formation. The underlying solid geology is indicated to be the New Pit Chalk Formation, which is part of the White Chalk Subgroup.

SITE HISTORY

Research into the site history involved reference to historical Ordnance Survey (OS) maps, aerial photographs, and internet research. Selected extracts are presented in Appendix 1 and described below:

<i>OS Map Extract</i>	<i>Description</i>
1877 OS County Series Scale 1:10,560 Figure A	The site is shown to be undeveloped within a field about 100m to the north-west of Manor House. The land between the site and Manor House is bisected by an unnamed north-south orientated road. A pond is located to the north of Manor House.
1896 OS County Series Scale 1:10,560 Figure B 1898 OS County Series Scale 1:2500 Figure C	The site remains undeveloped as shown in the previous map. Manor House is situated on the north-western outskirts of the village of Bygrave. There is an old chalk pit about 250m to the south of the site.
1923 OS County Series Scale 1:2500 Figure D	Whilst the site remains undeveloped, new dwellings are shown along both sides of the road to the north-east of the site.
1937 OS County Series Scale 1:2500 Figure E	A large orchard has been planted on the land directly to the west of the site, which remains undeveloped as a field. A second large orchard shown about 150m to the north-east of the site. There is a new building to the north of the site and a new hall 100m to the north-east.
1951 OS Sheet TL23NE Scale 1:10,560 Figure F	The site remains undeveloped and appears to have been subdivided into two by a boundary line.
1975 OS Sheet TL2636 Scale 1:2500 Figure G	The site, and the plot of land to the north have been incorporated into the orchard. The building to the north is accessed via a track which runs along the eastern site perimeter, and there are two buildings backing onto the south-eastern corner of the site. A tank is shown 60m to the north, an electricity substation is 85m to the east, and a new large building 150m to the north-east. The line of dwellings 100m to the north of the site are shown to be Council Houses.

<i>OS Map Extract</i>	<i>Description</i>
1993 OS Sheet TL2636 Scale 1:2500 Figure H	The orchards are no longer shown and the site has been developed with a rectangular building present within the southern third of the site. The rest of the site is indicated to be open land. The two buildings backing onto the south-eastern corner of the site are no longer shown.
1999 Aerial Photograph On Page 13, Appendix 2	The site is completely covered by an agricultural barn. A cropped field is shown to the west of the site.
2003 OS Sheet TF2636SW Scale 1:1250 Figure I	The site is completely covered by an agricultural barn, which is divided into three parts.
2009 Aerial Photograph On Page 12, Appendix 2	The site is completely covered by an agricultural barn, with cropped fields to the west of the site.
2010 OS Sheet TL23NE Scale 1:10,000 Figure J	The site is completely covered by an agricultural barn.
2015 - 2020 Aerial Photographs On Pages 10 - 11 Appendix 2	The site is completely covered by an agricultural barn, with cropped fields to the west of the site.
2023 Aerial Photograph On Page 9, Appendix 2	The site is completely covered by an agricultural barn, with cropped fields to the west of the site.
2025 OS Sheet TL23NE Scale 1:10,000 Figure K OS MasterMap site plan Page 14, Appendix 2	The smaller scale plan show the site to be vacant. The larger scale Master Map shows three new dwellings, Nos. 1 to 3 Pear Orchard, to occupy the southern three-quarters of the site. The northern quarter is shown as open land.

Historical Summary

The 1887 first edition of the OS County Series maps shows the site lie within a field on the north-western outskirts of the village of Bygrave. In the 1930s the fields to the west of the site had been turned into a large orchard. It is likely that during the 1950s/60s the site became incorporated into the orchard to the west which remained until the 1980s, when a small agricultural building was constructed at the southern end of the site. During the 1990s a large agricultural barn was constructed across the site which remained until it was demolished in 2024/25. In 2025 house Plots 1 to 3 were subsequently developed replacing the barn, leaving Plot 4 as bare earth.

SUMMARY OF ENVIRONMENTAL DATA

Appendix 2 contains information derived from Environmental Databases for a radius of up to 2000m from the site. The information covers datasets held by the Groundsure with contributors including the local authority, the Environment Agency, British Geological Survey, Ordnance Survey and the Coal Authority and the results, within a radius of 250m, are summarised below:

Historical Industrial Sites	On Site	0-50m	51 - 250m
Historical Industrial Land Uses	0	0	3
Historical Tanks	0	0	1
Historical Energy Features Database	0	0	1
Historical Petrol and Fuel Site Database	0	0	0
Historical Garages	0	0	0
Historical Military Land	0	0	0
Landfill and Other Waste Sites	On Site	0-50m	51 - 250m
Landfill Sites	0	0	0
Waste Sites	0	0	0
Waste Exemptions	0	0	17
Current Industrial Land Uses	On Site	0-50m	51 - 250m
Recent Industrial Land Uses	0	0	2
Current or Recent Petrol Stations	0	0	0
Electricity Cables	0	0	0
Gas Pipelines	0	0	0
Sites Determined as Contaminated Land	0	0	0
Permits/Authorisations	0	0	0
Pollution Discharge	0	0	0
Dangerous Substances	0	0	0
Pollution Incidents	0	0	0
Pollutions Inventories	0	0	0
Hydrogeology	On Site	0-50m	51 - 250m
Superficial Aquifer	Identified (within 500m)		
Bedrock Aquifer	Identified (within 500m)		
Groundwater Vulnerability	Identified (within 50m)		
Groundwater Abstractions	0	0	0
Surface Water Abstractions	0	0	0
Potable Abstractions	0	0	0
Source Protection Zones	1	0	0

Hydrology	On Site	0-50m	51 - 250m
Water Network (OS MasterMap)	0	0	1
Surface Water Features	0	0	1
River and Coastal Flooding	On Site	0-50m	51 - 250m
Risk of Flooding from Rivers and Sea	None (within 50m)		
Historical Flood Events	0	0	0
Flood Defences	0	0	0
Areas Benefiting from Flood Defences	0	0	0
Flood storage areas	0	0	0
Flood Zone 2	None (within 50m)		
Flood Zone 3	None (within 50m)		
Surface Water Flooding			
Surface Water Flooding	Negligible (within 50m)		
Groundwater Flooding			
Groundwater Flooding	Low (within 50m)		
Designated Environmentally Sensitive Sites	On Site	0-50m	51 - 250m
Environmentally sensitive sites	4	0	0
Natural Hazards			
Hazard			
Shrinking or Swelling Clay	Low (within 50m)		
Running Sand	Very Low (within 50m)		
Compressible Ground	Negligible (within 50m)		
Collapseable Deposits	Very Low (within 50m)		
Landslides	Very Low (within 50m)		
Ground Dissolution of Soluble Rocks	Very Low (within 50m)		
Mining, Ground Workings & Natural Cavities	On Site	0-50m	51 - 250m
Natural Cavities	0	0	0
Surface Ground Workings	0	0	0
Underground Mining	0	0	0
Radon			
The property is not in a Radon Affected Area, as less than 1% of properties are above the action level. The site lies within an area where no radon protection measures are necessary.			

Database Summary

Whilst there are no historical land uses recorded for the site, which had been an agricultural barn, there are three land uses (dated 1883 to 1951) listed between 237m and 250m to the south of the site comprising a graveyard, quarry and pit. There is a record of an unspecified tank (dated 1975 to 1997) located about 60m to the north and an electricity substation 80m to the east.

Currently, the electricity station 83m to the east is still listed, and Manor Farm is recorded 230m to the east of the site.

There are no landfill or waste sites within a 250m radius of the site. There are seventeen waste exemptions, for the use and storage of waste on Manor Farm.

The site and immediate surroundings are indicated to be directly underlain by the Glacial Deposits comprising the Lowestoft Formation which is a Secondary Undifferentiated aquifer. The underlying solid geology of the New Pit Chalk Formation is a Principal Aquifer.

There is a stream located 129m to the south, and no records of river flooding on the site. The database indicates a low risk of groundwater flooding on the site.

The property is not in a Radon Affected Area, as less than 1% of properties are above the action level. The site lies within an area where no radon protection measures are necessary.

PRELIMINARY RISK ASSESSMENT

Potential sources of contamination present on or beneath the site would relate primarily to; the historical use of the site; possible damaged drainage; the presence of contaminated soil; and the potential presence of soil gas beneath the site.

In order to assess the risks associated with the presence of ground contamination the linkages between the sources and potential receptors to contamination need to be established and evaluated. This is in accordance with the Environmental Protection Act 1990, which provides a statutory definition of Contaminated Land. To fall within this definition it is necessary that, as a result of the condition of the land, substances may be present on or under the land such that

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

There are three principal factors that are assessed whilst undertaking a qualitative risk assessment for any site. These are the presence of a contamination source, the existence of migration pathways and the presence of a sensitive target(s). It should be noted that it is necessary for each element of source, pathway and target to be present in order for exposure of a human or environmental receptor to occur.

UK Government guidance on the assessment of contaminated land, requires risk to human health and the environment to be reviewed using source – pathway – target relationships. If each of these elements is present, the linkage provides a potential risk to the identified targets.

Contaminants or ***potential pollutants*** identified as ***sources*** in relation to the identified previous uses are listed overleaf in Table 1.

Table 1: Identified Potential Contaminant Sources

<i>Contaminant Source</i>	<i>Comments</i>
Soil Beneath Site	Contamination may be present within any made ground materials on the site.
Soil Gas	Potential soil gas generated from made ground.
Ground Contamination Outside Site Boundary	Ground contamination migrating from adjoining sites.

A **Pathway** is defined as one or more routes through which a receptor is being, or could be, exposed to, or affected by, a given contaminant.

Potential **Target or Receptors** fall within the categories of Human Health, Water Environment, Flora and Fauna, and Building Materials.

There are a number of possible pathways for the contaminants identified on the site to impact human and/or environmental receptors and these are summarised in Tables 2 and 3.

Table 2: Human Receptors and Pathways

<i>Human Receptor-Mechanism</i>	<i>Typical Exposure Pathway</i>
Human Inhalation	Breathing Dust and Fumes Breathing Gas emissions
Human Ingestion	Eating -contaminated soil, for example by small children -produce grown on contaminated soil Ingesting dust or soil on vegetables Drinking contaminated water
Human Contact	Direct skin contact with contamination Direct skin contact with contaminated liquids

Table 3: Water Receptors and Pathways

<i>Receptor-Water Environment</i>	<i>Typical Exposure Pathway</i>
The site and immediate surroundings are indicated to be directly underlain by the Glacial Deposits comprising the Lowestoft Formation which is a Secondary Undifferentiated aquifer. The underlying solid geology of the New Pit Chalk Formation is a Principal Aquifer.	Surface infiltration of atmospheric waters into the soils beneath the site could wash or dissolve potential contaminants and migrate to underlying groundwater. Contamination leads to restriction/prevention of use as a resource, for example, drinking water, and can have secondary impacts on other resources, which depend on it.
There is a stream located 129m to the south of the site.	Surface infiltration of atmospheric waters into the soils beneath the site could wash or dissolve potential contaminants and laterally migrate. Contamination leads to a restriction/prevention of use: -as drinking water resource -for amenity use Effects on aquatic life

Preliminary Conceptual Model

Assessment of the potential linkage between ground contamination sources, human and environmental receptors have been assessed based on the desk study research documented in the preceding sections of this report.

A generalised preliminary conceptual model is presented below in Table 4.

Table 4: Preliminary Conceptual Model Relative to Proposed Residential Development

Receptors	Pathway	Estimated Potential for Linkage with Contaminant Sources		
		Soil Beneath Site	Soil Gas	Ground Contamination Outside Site Boundary
Human Health – site and ground workers	Ingestion and Inhalation of contaminated Soil, Dust and Vapour	Low likelihood	Low likelihood	Low likelihood
Human Health – users of completed development	Ingestion and Inhalation of contaminated Soil, Dust and Vapour	Low likelihood	Low likelihood	Low likelihood
Water Environment	Migration through ground into surface water or surrounding groundwater	Low likelihood	Low likelihood	Low likelihood
Flora	Vegetation on site growing on contaminated soil	Low likelihood	Unlikely	Unlikely
Building Materials	Contact with contaminated soil	Low likelihood	Unlikely	Unlikely
Key to Table 4 Estimated Potential for Linkage with Contaminant Source	Definition			
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.			
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.			
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place, and is less likely in the shorter term.			
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.			
NA	Not Applicable			

SITE WORK

The site work was carried out on 26 February 2026 and comprised three window sample boreholes (WS01 to WS03), at locations shown in Figures 2 and 3.

The exploratory hole records have been produced in accordance with British Standard BS5930:2015+A1:2020 ‘Code of Practice for Site Investigations’ and are given in Appendix 3. The records provide the descriptions and depths of the various strata encountered, details of standpipe installations, samples taken, and the groundwater conditions observed during excavation, boring and on completion.

Service plans were consulted and a cable avoidance tool (CAT) was used to check for the absence of buried services prior to boring.

Window Sample Boreholes (WS01 to WS03)

The boreholes were started by the excavation, using hand tools, of service inspection pits to a depth of 1.20m in order to ensure the absence of buried services. Representative small disturbed samples of soil were taken from each starter pit.

The window sample boreholes were formed by a small track-mounted window sampling and super heavy dynamic probing rigs and taken to depths of 3.45m. The window sampling equipment consisted of drive-in sample tubes of specially constructed and strengthened steel, lined with a plastic core-liner. The barrels were initially of 77mm or 67mm internal diameter and were reduced in diameter with successive barrels with increasing depth. Upon extraction, a continuous ‘undisturbed’ profile of the soil was obtained within the plastic liners.

The standard penetration test (SPT) was carried out at regular intervals in order allow the assessment of the relative in-situ density or stiffness of the ground. The test was made by driving a split-barrel sampler (SPT(S)) into the soils at the base of the borehole by means of an automatic trip hammer weighing 63.50kg falling freely through 750mm. The penetration

resistance was determined as the number of blows required to drive the tool the final 300mm of a total penetration of 450mm into the soil ahead of the borehole.

On completion a soil gas and groundwater monitoring installation was fitted into borehole WS02 to a depth of 3.00m. The installation comprised a standpipe fitted with a silica gravel surround up to a depth of 1.00m. A bentonite seal was inserted between 0.50m and 1.00m depth, above which the tube was sealed by a gas valve and a surface protective cover was fixed in concrete.

The remaining boreholes were backfilled with silica gravel and the surface reinstated with concrete.

Return Visits to Site

Return visits to site were undertaken on 25 March, 1 and 9 April 2026 to monitor the standpipe installations for depth to groundwater and the concentrations of methane, carbon dioxide and oxygen. Measurement was carried out using a Gasdata GFM430, which also recorded the atmospheric pressure and flow rate. The monitoring results are presented on and following the borehole records in Appendix 3.

CHEMICAL LABORATORY TESTING

Selected soil samples were submitted to a UKAS Accredited Laboratory who carried out a suite of tests, which encompassed a wide range of potential contaminants outlined by the Environment Agency (EA) and National House Building Council (NHBC) document R&D 66; 2008 'Guidance for the Safe Development of Housing on Land Affected by Contamination'.

Tests were carried out to screen the samples for the following potential contaminants: total arsenic, total cadmium, total chromium, hexavalent chromium, total lead, total mercury, total selenium, water soluble boron, total copper, total nickel, total zinc, total cyanides, free cyanides, soluble sulphate, sulphides and pH-value, phenols and polyaromatic hydrocarbons (PAH), including benzo[a]pyrene, speciated petroleum hydrocarbons (TPH) and asbestos.

The results of chemical testing are presented in Appendix 4.

GROUND CONDITIONS

The strata encountered in the boreholes WS01 to WS03 comprised between about 0.20m and 0.30m thickness made ground over Glacial Till which was present in the base of the boreholes at 3.45m depth.

Made Ground

The exploratory holes encountered a 0.20m to 0.30m thick surface layer of made ground, which comprised firm, dark brown, slightly gravelly, silty clay. The subordinate gravel fraction present was composed of angular brick.

Glacial Till

Glacial Till was encountered below the made ground surface layer at depths between 0.20m and 0.30m, and comprised firm, grey brown, brown and orange brown mottled, slightly sandy, slightly gravelly, silty clay, which contained pockets/layers of gravelly sand such as encountered in WS03 from 1.00m to 1.20m depth.

At depths between 1.10m and 2.50m the boreholes passed into stiff, grey brown and brown grey mottled, slightly gravelly, silty clay, which was present at the base of the boreholes at 3.45m depth.

The gravel fraction comprised angular to rounded chalk and flint.

Groundwater

Borehole WS01 and WS02 were both dry on completion at 3.45m depth. A water seepage was encountered in the WS03 at 1.00m depth with water standing at 2.60m on completion of the borehole at 3.45m depth.

Standpipe water levels in WS02 were recorded between 0.71m and 0.73m depth during the March and April 2026 monitoring period.

COMMENTS ON SOIL CHEMICAL TESTING

The results of the laboratory chemical testing on near surface soil samples have primarily been compared to soil screening values (SSVs) produced by Land Quality Management Limited (LQM) and the Chartered Institute for Environmental Health (CIEH) presented in their document ‘The LQM/CIEH S4ULs for Human Health Risk Assessment: 2015 (Publication Number S4UL3608)’. The LQM/CIEH S4ULs are intended for use in assessing the potential risks posed to human health by contaminants in soil and are transparently-derived and cautious ‘trigger values’ above which further assessment of the risks or remedial action may be needed. The S4ULs (Suitable for Use Levels) have been derived, in accordance with UK legislation and Environment Agency policy, using a modified version of the Environment Agency CLEA 1.06 software.

Reference has also been given to AGAC soil screening values produced by Society of Brownfield Risk Assessment (SoBRA) as documented in their July 2020 publication ‘Development of Acute Generic Assessment Criteria for Assessing Risks to Human Health from Contaminants in Soil’. With the absence of a S4UL for cyanide, the SoBRA AGAC has been used as the soil screening criteria within this report because the acute dose toxicity thresholds for free cyanide are very close to the chronic dose toxicity thresholds.

In 2014 the Department for Environment Food and Rural Affairs (DEFRA) published, in their document SP1010, Category 4 Screening Levels (C4SL) for several contaminants including lead. The C4SL represent screening levels below which the land could be considered suitable for a specified use and definitely not contaminated land in respect of those determinands. With the absence of S4UL for lead the C4SL has been used as the soil screening criteria within this report.

For each contaminant the adopted soil screening criteria have been calculated for the following land uses:

- Residential use with home grown produce
- Residential use without home grown produce
- Public open spaces near residential housing

The intended purpose of the SSVs are as “intervention values” in the regulatory framework for assessment of human health risks in relation to land use. These values are not binding standards but are intended to inform judgements about the need for action to ensure that a new use of land does not pose any unacceptable risks to the health of the intended users.

Tables 5 to 7 compare the test results for the made ground with the SSVs in relation to the specified uses. The number of test results, which exceed these values, are also provided.

Residential soil screening criteria is considered to provide appropriately conservative screening values for proposed residential usage of the site.

Table 5: Comparison of Chemical Test Results for Near Surface Soil with Soil Screening Values (SSV)

Determinand	Number of Samples	Min Value (mg/kg)	Max Value (mg/kg)	Number of Samples Exceeding SSV for:			Measured 95 th Percentile (mg/kg)	Soil Screening Values (SSV) (1% SOM)			
				Residential with home grown produce	Residential without home grown produce	Public Open Space near Residential Housing		Assessment Method	Residential with home grown produce (mg/kg)	Residential without home grown produce (mg/kg)	Public Open Space near Residential Housing (mg/kg)
Organic matter	3	2.3%	2.9%	-	-	-	-	-	-	-	-
Arsenic	3	20	24	0	0	0	-	S4UL	37	40	79
Cadmium	3	0.36	0.66	0	0	0	-	S4UL	11	85	120
Total Chromium	3	33	89	0	0	0	-	S4UL	910	910	1500
Hexavalent Chromium	3	<0.50	<0.50	0	0	0	-	S4UL	6	6	7.7
Lead	3	47	100	0	0	0	-	C4SL	200	310	630
Mercury	3	0.12	0.16	0	0	0	-	S4UL	11	15	40
Selenium	3	0.70	0.90	0	0	0	-	S4UL	250	430	1100
Nickel	3	34	66	0	0	0	-	S4UL	130	180	230
Phenols	3	<0.10	<0.10	0	0	0	-	S4UL	120	440	440
Copper	3	25	50	0	0	0	-	S4UL	2400	7100	12,000
Zinc	3	130	150	0	0	0	-	S4UL	3700	40,000	81,000
Free Cyanide	3	<0.50	<0.50	0	0	0	-	AGAC	24	24	24

Notes

*The concentration of Trivalent Chromium is assumed to be equivalent to the Total Chromium concentration. This is because most naturally occurring chromium is in the trivalent (chromic) state.

S4UL and C4SL for metals were derived using 6% SOM. These values are not sensitive to SOM and would also be applicable for 1% SOM and 2.5% SOM

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AGAC soil screening values produced by Society of Brownfield Risk Assessment (SoBRA) as documented in their July 2020 publication 'Development of Acute Generic Assessment Criteria for Assessing Risks to Human Health from Contaminants in Soil'.

Table 6: Comparison of PAH Chemical Test Results for Near Surface Soil with Soil Screening Values (SSV)

Determinand	Number of Samples	Min Value (mg/kg)	Max Value (mg/kg)	Number of Samples Exceeding SSV for:			Measured 95 th Percentile (mg/kg)	Soil Screening Values (SSV) (1% SOM)			
				Residential with home grown produce	Residential without home grown produce	Public Open Space near Residential Housing		Assessment Method	Residential with home grown produce (mg/kg)	Residential without home grown produce (mg/kg)	Public Open Space near Residential Housing (mg/kg)
Acenaphthene	3	<0.05	<0.05	0	0	0	-	S4UL	210	3000	15,000
Acenaphthylene	3	<0.05	<0.05	0	0	0	-	S4UL	170	2900	15,000
Anthracene	3	<0.05	<0.05	0	0	0	-	S4UL	2400	3100	74,000
Benzo[a]anthracene	3	<0.05	<0.05	0	0	0	-	S4UL	7.2	11	29
Benzo[a]pyrene	3	<0.05	<0.05	0	0	0	-	S4UL	2.2	3.2	5.7
Benzo[b]fluoranthene	3	<0.05	<0.05	0	0	0	-	S4UL	2.6	3.9	7.1
Benzo[g,h,i]perylene	3	<0.05	<0.05	0	0	0	-	S4UL	320	360	640
Benzo[k]fluoranthene	3	<0.05	<0.05	0	0	0	-	S4UL	77	110	190
Chrysene	3	<0.05	<0.05	0	0	0	-	S4UL	15	30	57
Dibenz[a,h]anthracene	3	<0.05	<0.05	0	0	0	-	S4UL	0.24	0.31	0.57
Fluoranthene	3	<0.05	<0.05	0	0	0	-	S4UL	280	1500	3100
Fluorene	3	<0.05	<0.05	0	0	0	-	S4UL	170	2800	9900
Indeno[1,2,3-cd]pyrene	3	<0.05	<0.05	0	0	0	-	S4UL	27	45	82
Naphthalene	3	<0.05	<0.05	0	0	0	-	S4UL	2.3	2.3	4900
Phenanthrene	3	<0.05	<0.05	0	0	0	-	S4UL	95	1300	3100
Pyrene	3	<0.05	<0.05	0	0	0	-	S4UL	620	3700	7400

Notes

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Table 7: Comparison of TPH Chemical Test Results for Near Surface Soil with Soil Screening Values (SSV)

Determinand	Number of Samples	Min Value (mg/kg)	Max Value (mg/kg)	Number of Samples Exceeding SSV for:			Measured 95 th Percentile (mg/kg)	Soil Screening Values (SSV) (1% SOM)			
				Residential with home grown produce	Residential without home grown produce	Public Open Space near Residential Housing		Assessment Method	Residential with home grown produce (mg/kg)	Residential without home grown produce (mg/kg)	Public Open Space near Residential Housing (mg/kg)
Aliphatic VPH >C5-C6	3	<0.05	<0.05	0	0	0	-	S4UL	42	42	570,000
Aliphatic VPH >C6-C8	3	<0.10	<0.10	0	0	0	-	S4UL	100	100	600,000
Aliphatic VPH >C8-C10	3	<0.05	<0.05	0	0	0	-	S4UL	27	27	13,000
Aliphatic EPH >C10-C12	3	<2.0	<2.0	0	0	0	-	S4UL	130	130	13,000
Aliphatic EPH >C12-C16	3	<2.0	6.6	0	0	0	-	S4UL	1,100	1,100	13,000
Aliphatic EPH >C16-C35	3	<5.0	23.5	0	0	0	-	S4UL	65,000	65,000	250,000
Aliphatic EPH >C35-C40	3	<10	<10	0	0	0	-	S4UL	65,000	65,000	250,000
Aromatic VPH >C5-C7	3	<0.05	<0.05	0	0	0	-	S4UL	70	370	56,000
Aromatic VPH >C7-C8	3	<0.05	<0.05	0	0	0	-	S4UL	130	860	56,000
Aromatic VPH >C8-C10	3	<0.05	<0.05	0	0	0	-	S4UL	34	47	5,000
Aromatic EPH >C10-C12	3	<2.0	<2.0	0	0	0	-	S4UL	74	250	5,000
Aromatic EPH >C12-C16	3	<2.0	<2.0	0	0	0	-	S4UL	140	1,800	5,100
Aromatic EPH >C16-C21	3	<2.0	4.9	0	0	0	-	S4UL	260	1,900	3,800
Aromatic EPH >C21-C35	3	<2.0	9.8	0	0	0	-	S4UL	1,100	1,900	3,800
Aromatic EPH >C35-C40	3	<1.0	4.3	0	0	0	-	S4UL	1,100	1,900	3,800
Notes											
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Discussion of Results

Chemical testing was undertaken on three soil samples taken from the made ground/surface layer. None of the determinand concentrations exceeded the respective SSV for residential with home grown produce, residential without home grown produce end use, or for public open space near residential housing. No evidence of petroleum pollution was encountered with petroleum hydrocarbon concentrations less than the respective residential soil screening criteria. No asbestos was detected in the three samples screened.

SOIL GAS

Return visits to site were undertaken on 25 March, 1 and 9 April 2025 to monitor the standpipe installations for depth to groundwater and the concentrations of methane, carbon dioxide and oxygen.

Concentrations of less than 0.1% by volume methane were encountered with carbon dioxide concentrations between 0.4% and 0.7% by volume. Oxygen levels between 20.0% and 20.2% were also measured.

The results indicate a Gas Screening Value (GSV) of 0.00011/hr for methane and 0.00071/hr for carbon dioxide.

The results fall into Characteristic Situation 1 as defined by BS8485:2015+A1:2019 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

UPDATED CONCEPTUAL MODEL

A generalised conceptual model, updated following the intrusive works, monitoring and testing, is presented below in Table 8 and follows the comparison of consequence against probability presented in CIRIA 552.

Table 8: Updated Conceptual Model & Risk Assessment Relative to Construction and Future Development

Source	Pathway	Receptor	Probability of risk being realised	Consequence of risk being realised	Risk Classification
Soil Beneath Site	Ingestion and Inhalation of contaminated Soil, Dust and Vapour	Human Health Groundworkers	Low Likelihood	Minor	Very Low Risk
		Human Health Site Users if exposed at surface	Low Likelihood	Minor	Very Low Risk
		Human Health Site Users if present beneath permanent hardstanding/roads	Unlikely	Minor	Very Low Risk
	Migration through ground into surface water or groundwater	Water Environment	Unlikely	Minor	Very Low Risk
Soil Gas	Inhalation of Soil Gas	Human Health Groundworkers	Unlikely	Minor	Very Low Risk
		Human Health Site Users	Unlikely	Minor	Very Low Risk
Ground Contamination Outside Site boundary	Ingestion and Inhalation of contaminated Soil, Dust and Vapour	Human Health Groundworkers	Unlikely	Minor	Very Low Risk
		Human Health Site Users	Unlikely	Minor	Very Low Risk
	Migration through ground into surface water or groundwater	Water Environment	Unlikely	Minor	Very Low Risk

<u>Key to Table 8</u> Risk	Definition
Very High risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening. The risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) and remedial works may be necessary in the short term and likely over the long term.
Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

COMMENTS ON GROUND CONTAMINATION IN RELATION TO PROPOSED RESIDENTIAL USAGE

The ground investigation works have been carried out in advance of proposed residential development of the site.

This investigation may not have revealed the full depth or extent of made ground or contamination on the site and appropriate professional advice should be sought if subsequent site works reveal materials that appear to be contaminated.

Anticipated exposure scenarios relating to the site and future use, in the context of the updated conceptual model, are discussed as follows.

Contamination Risk - Near Surface Soil

The ground surface of this plot had been previously stripped exposing bare earth, which stood about 0.50m below the access road to the east. The strata encountered in the boreholes WS01 to WS03, comprised between about 0.20m and 0.30m thickness made ground over Glacial Till which was present in the base of the boreholes at 3.45m depth.

Chemical testing undertaken on three samples of the made ground did not identify any potential contaminants in excess of residential soil screening criteria and the risk of soil contamination detrimentally affecting the proposed residential development is considered to be very low.

Human Health - Construction Workers

No special precautions would be required during the development of the site by workers who may come into contact with the soil during groundworks, providing standard precautions are adopted which should generally include the procedures given by the Health and Safety Executive (The Blue Book).

For the protection of these workers during groundworks the following is recommended:

a) Limit repeated or prolonged skin contact with soils by wearing gloves with sleeves rolled down.

b) Washing facilities should be made available to groundworkers, so as to minimise the potential for inadvertent ingestion of soil.

c) If any soils are revealed which are different to those encountered by this ground investigation, the advice of a specialist should be sought in view of classifying the material and ascertaining its risk to groundworkers.

Human Health – Residential Usage

The encountered made ground and natural soils are considered suitable for use within the proposed residential development and consequently no specific scheme of remediation would be envisaged.

Without validation testing the stockpiled mounds of earth located outside the site should be considered unsuitable for use within the proposed residential development.

All garden and landscaped areas should be inspected prior to final capping to ensure that unsuitable materials have not been inadvertently placed in the garden or landscaped areas during the preceding stages of redevelopment works.

All imported soils will be certified ‘clean’ fill and should be suitable for use in accordance with UK legislation and Environment Agency policy.

Methane and Carbon Dioxide Soil Gas

According to database information, there are no landfills within 250m of the site and the composition of the underlying natural soil would suggest a very low hazard potential. The soil gas monitoring results fall into Characteristic Situation 1 (very low risk) as defined by

BS8485:2015+A1:2019 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings'.

In conclusion, gas protection measures are not considered necessary in relation to methane and carbon dioxide soil gases.

Off-Site Disposal of Soil Arisings

The results of chemical analysis are provided in Appendix 4 and can be used within the suite of information necessary for basic characterisation of the soil destined for landfill. Excavated material and excess spoil should always be classified prior to removal from site as required by 'Duty of Care' (Environmental Protection Act, 1990) legislation. This means that material has to be given a proper description and waste classification prior to removal. Basic characterisation is the responsibility of the waste producer and compliance checking and on-site verification are generally the responsibility of the landfill operator. The landfill operator will need to liaise with the waste producer as the approach relies on the information from basic characterisation.

The clean arisings from the underlying natural soils, excluding peat and topsoil, across this site should fall under the EWC code 17 05 04 inert category.

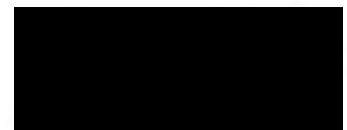
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J. H. GIBB

B.Sc.(Hons.), M.Sc.(Eng.), C.Geol., F.G.S.

Associate



S. WEATHERLEY

BEng(Hons), C.Geol., F.G.S

Associate

Figures

Figure 1: Site Location Plan

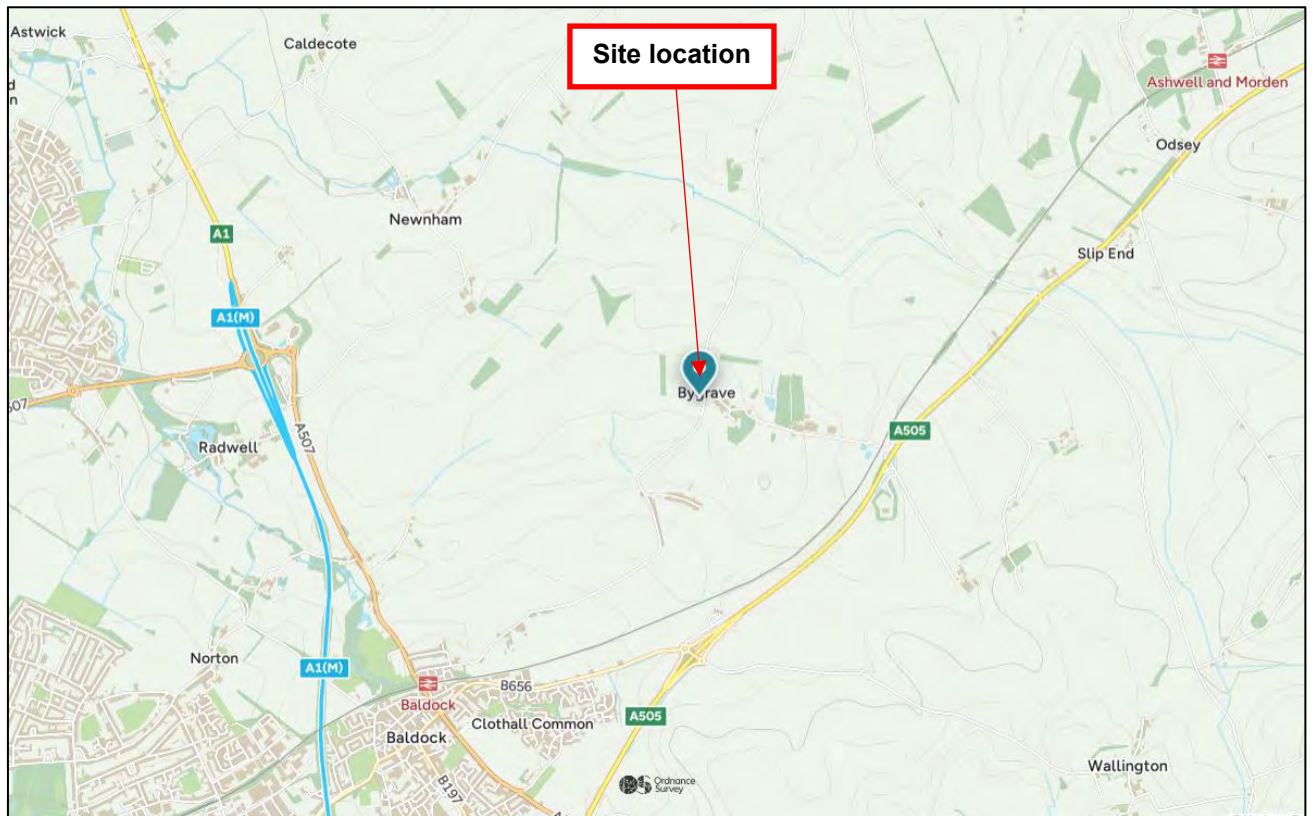
Figure 2: Photograph of Site

Figure 3: Exploratory Hole Location Plan

Site Location Plan

Figure 1

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145791



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Client : D. Northern and Sons Limited



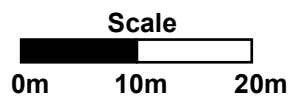
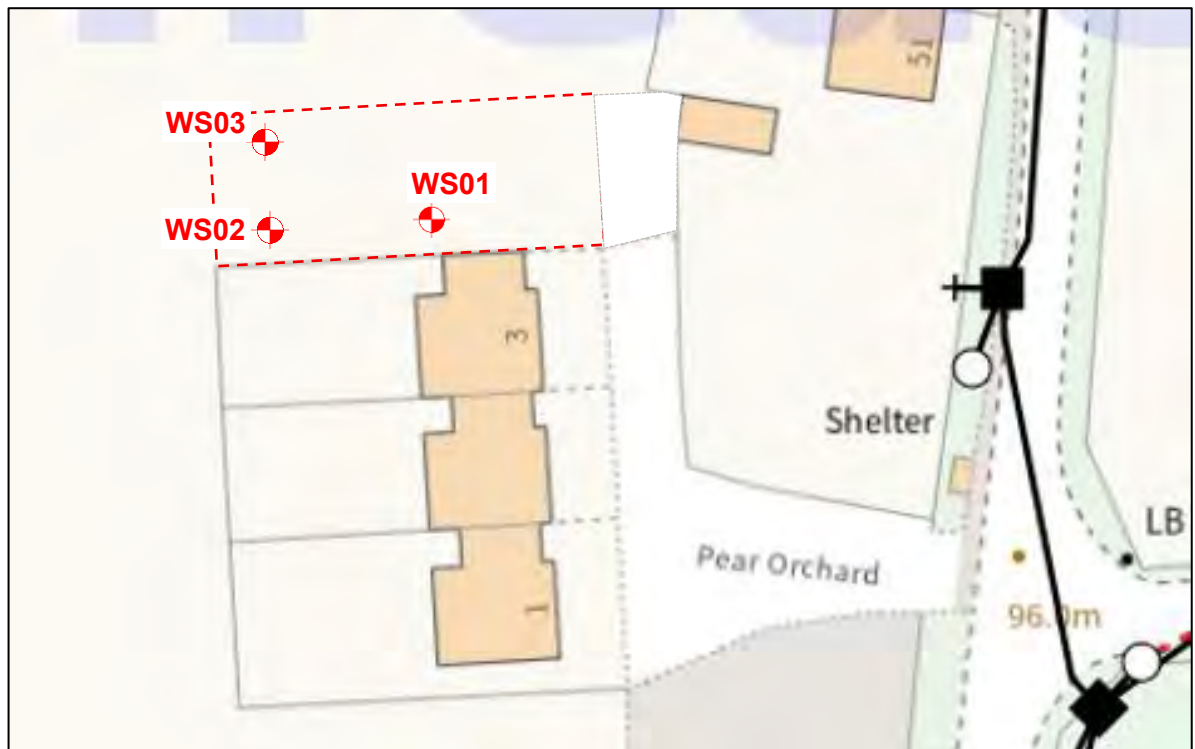
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Borehole Location Plan

Figure 3

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KEY



Window sample boreholes WS01 to WS03

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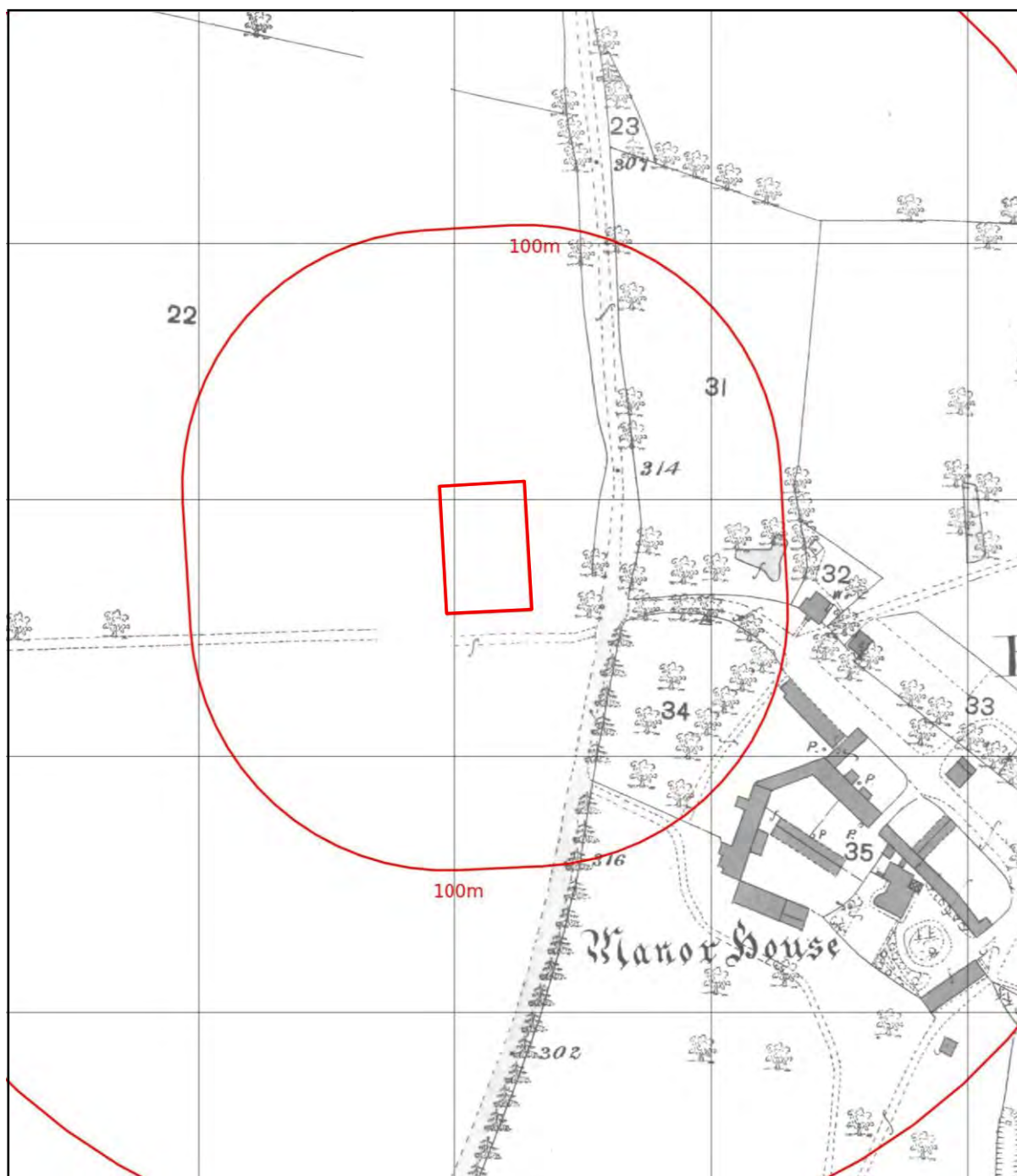
Appendix 1

Historical Maps

Site History

Figure A

Reproduced from the 1877 edition Ordnance Survey sheet **County Series** at 1:2500 scale



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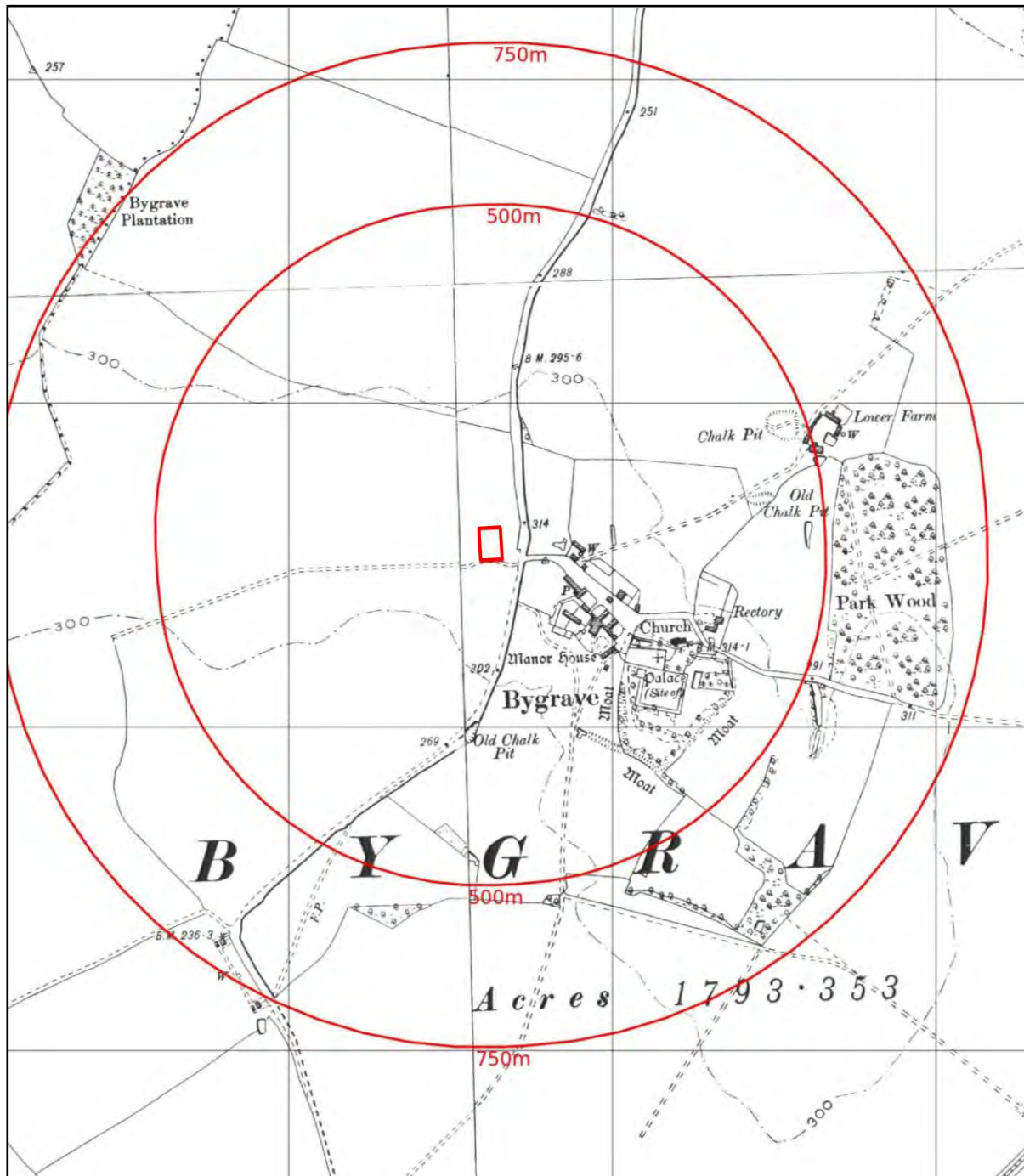
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Site History

Figure B

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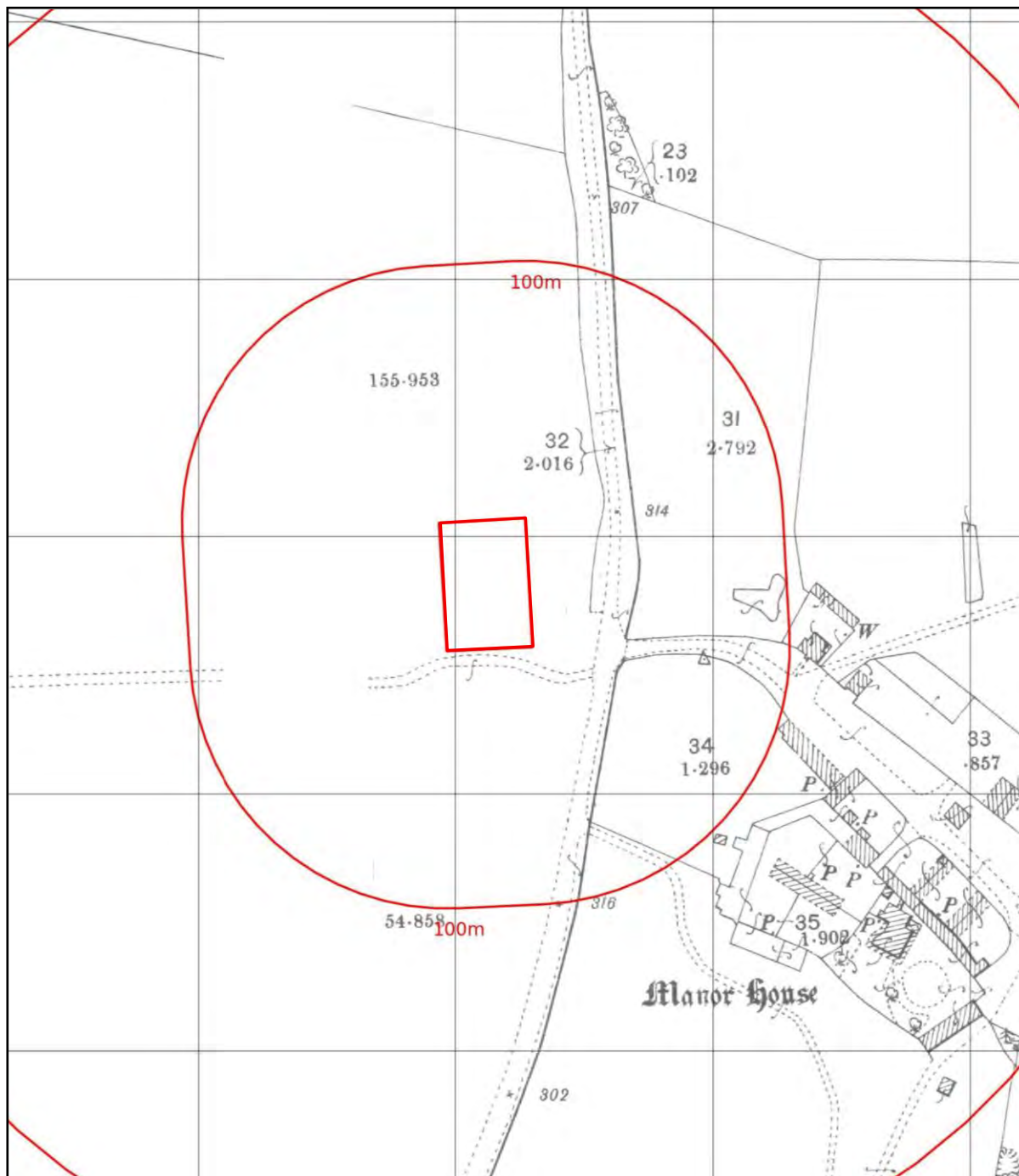
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Site History

Figure C

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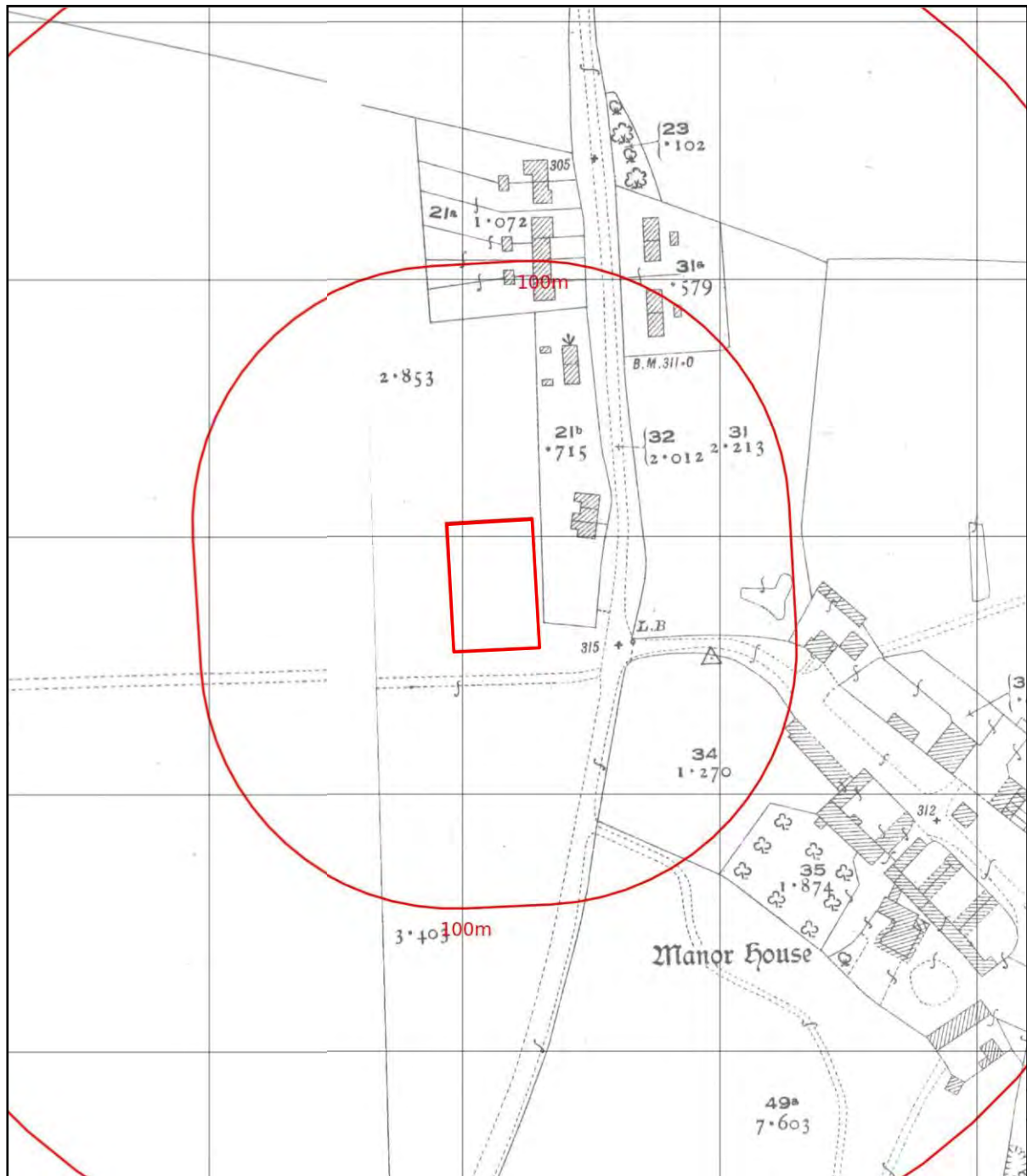
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Site History

Figure D

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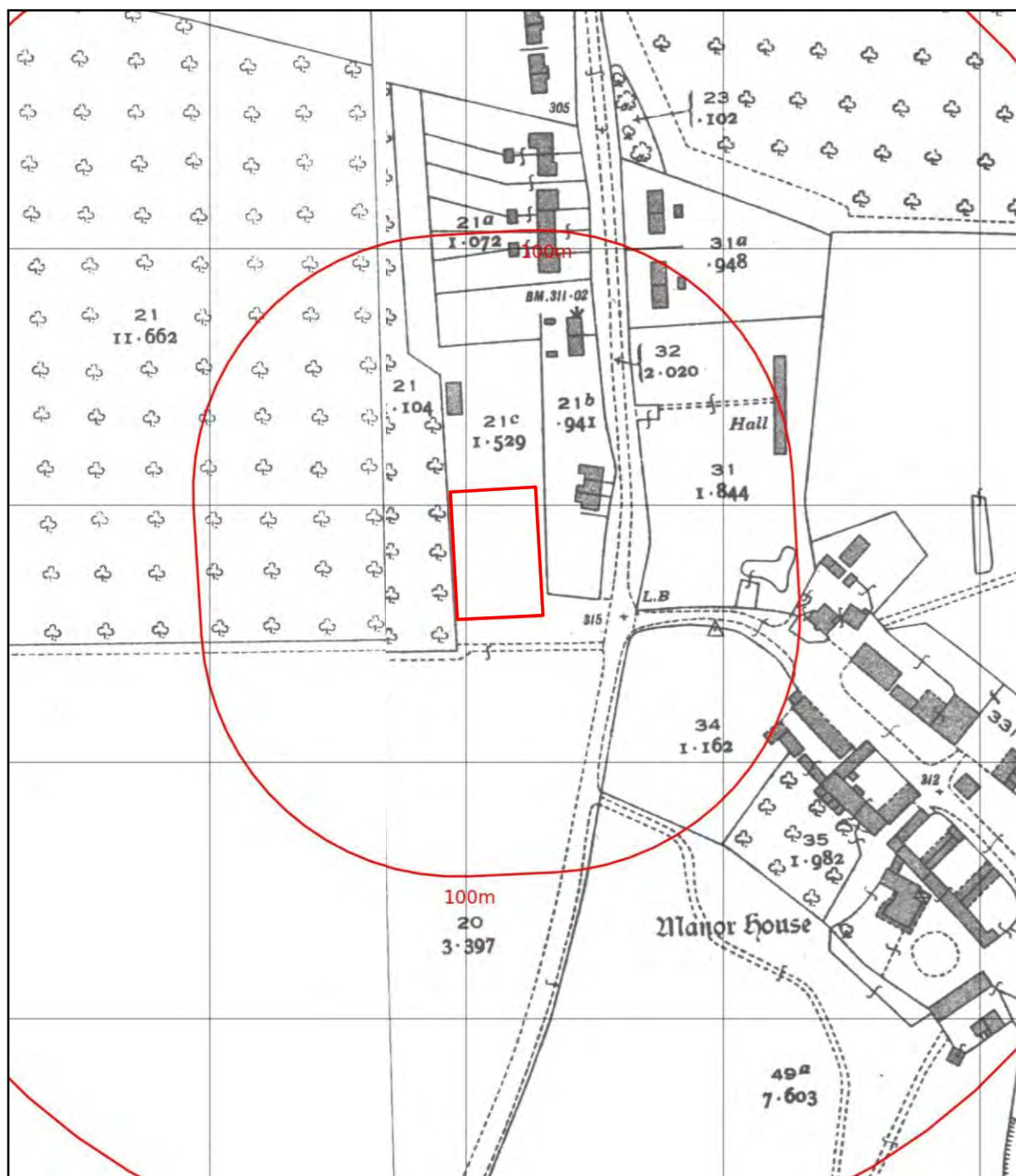
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Figure E



Client : D Northern & Sons Limited



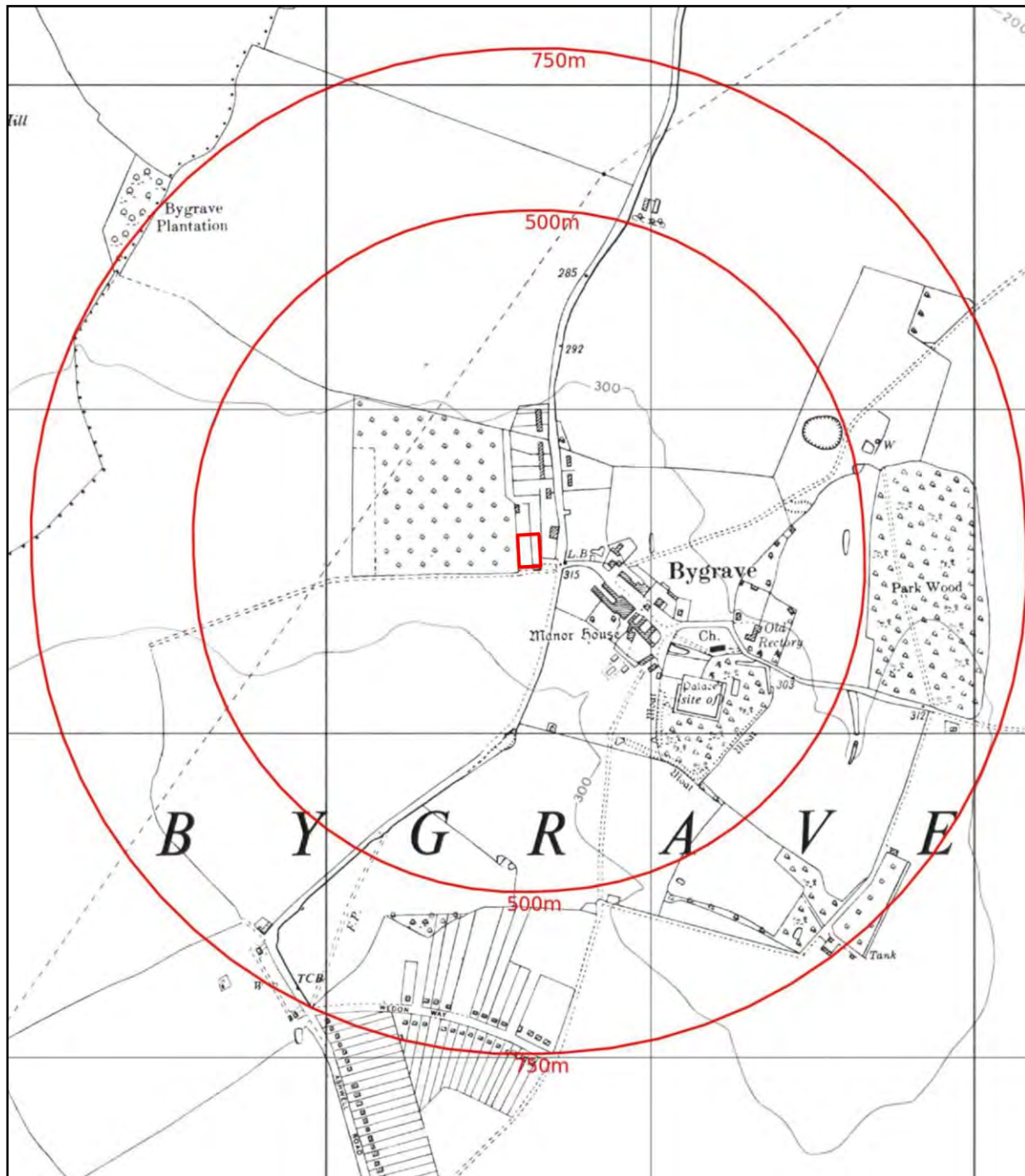
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Site History

Figure F

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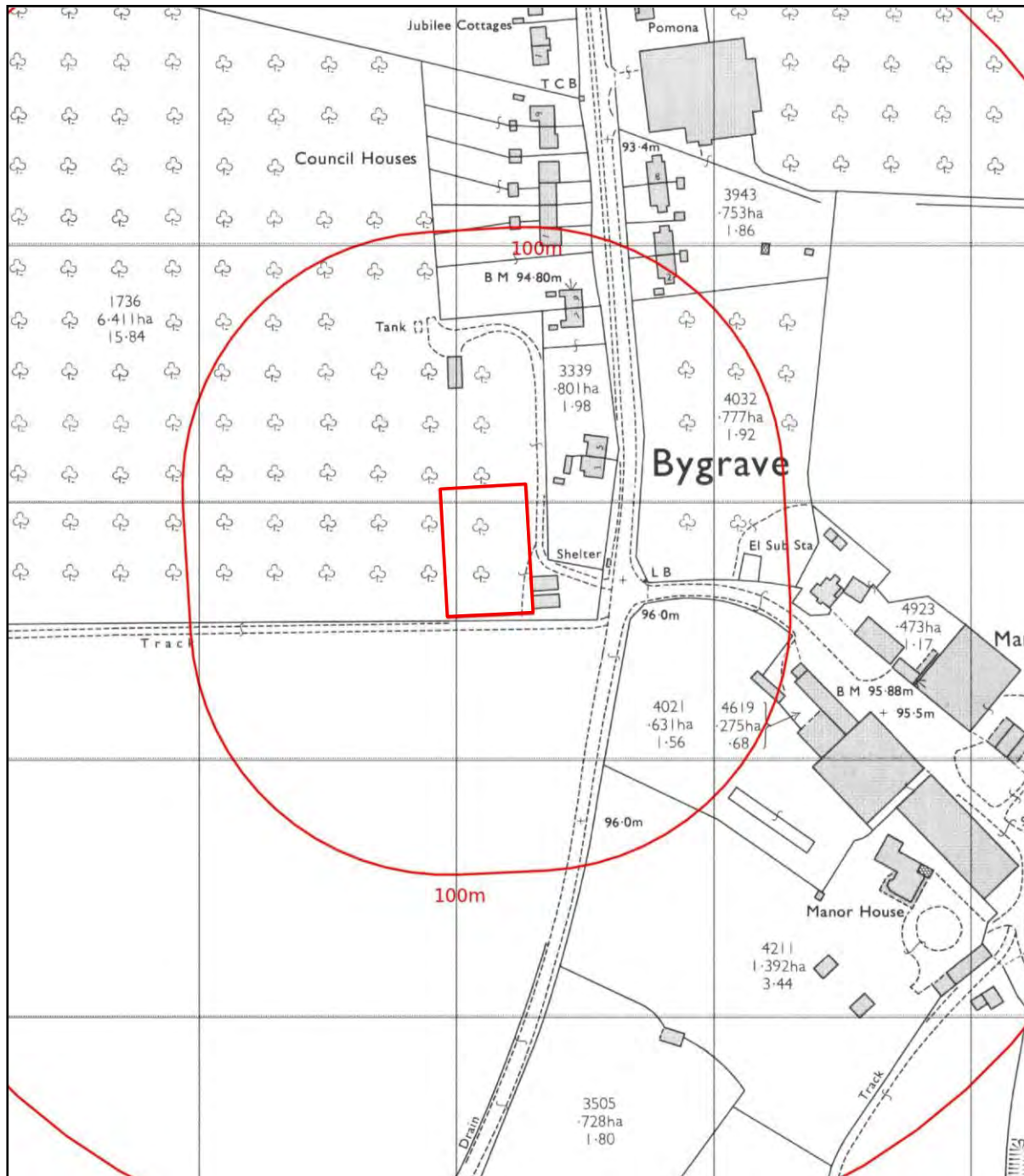
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Site History

Figure G

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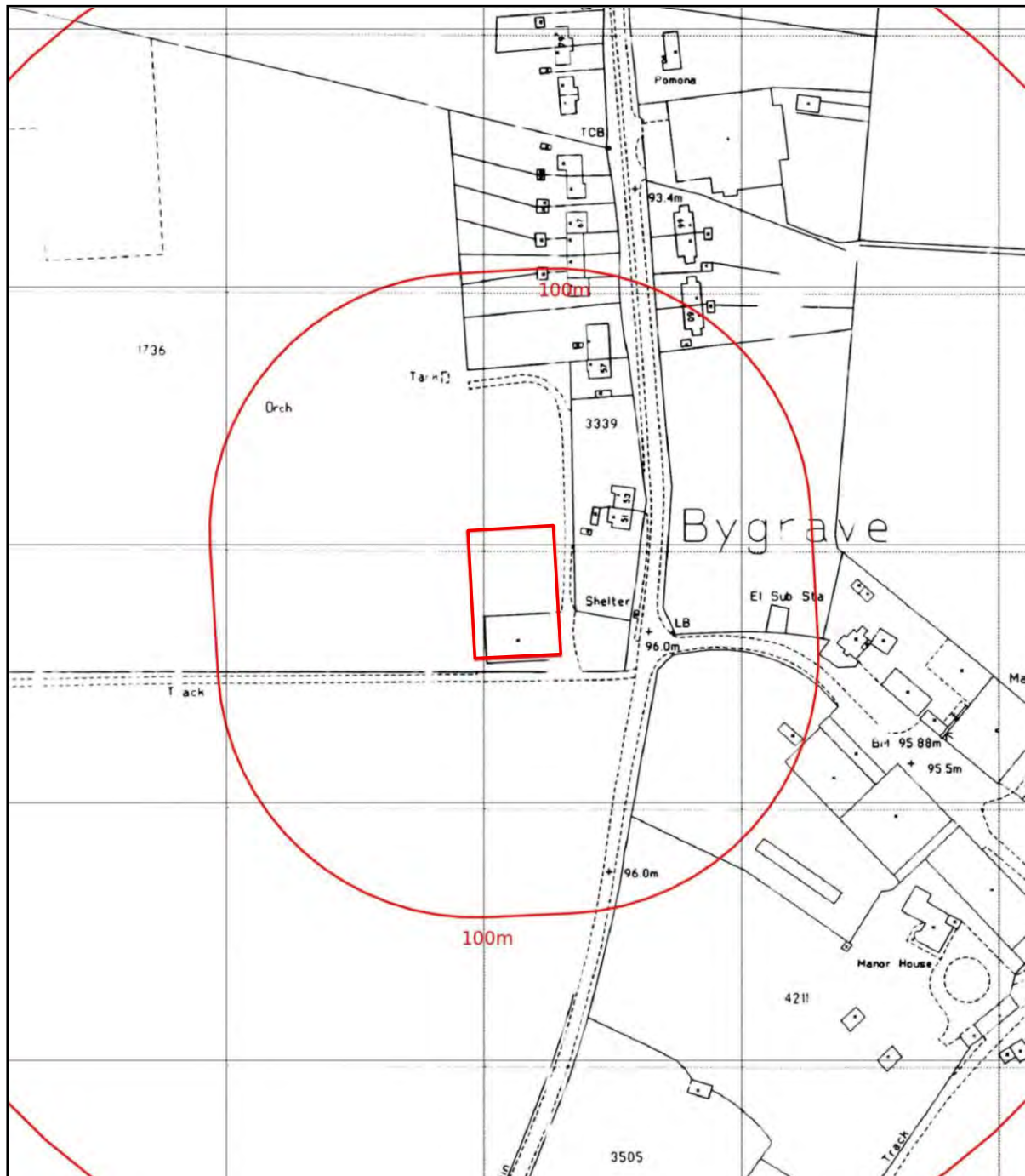
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Site History

Figure H

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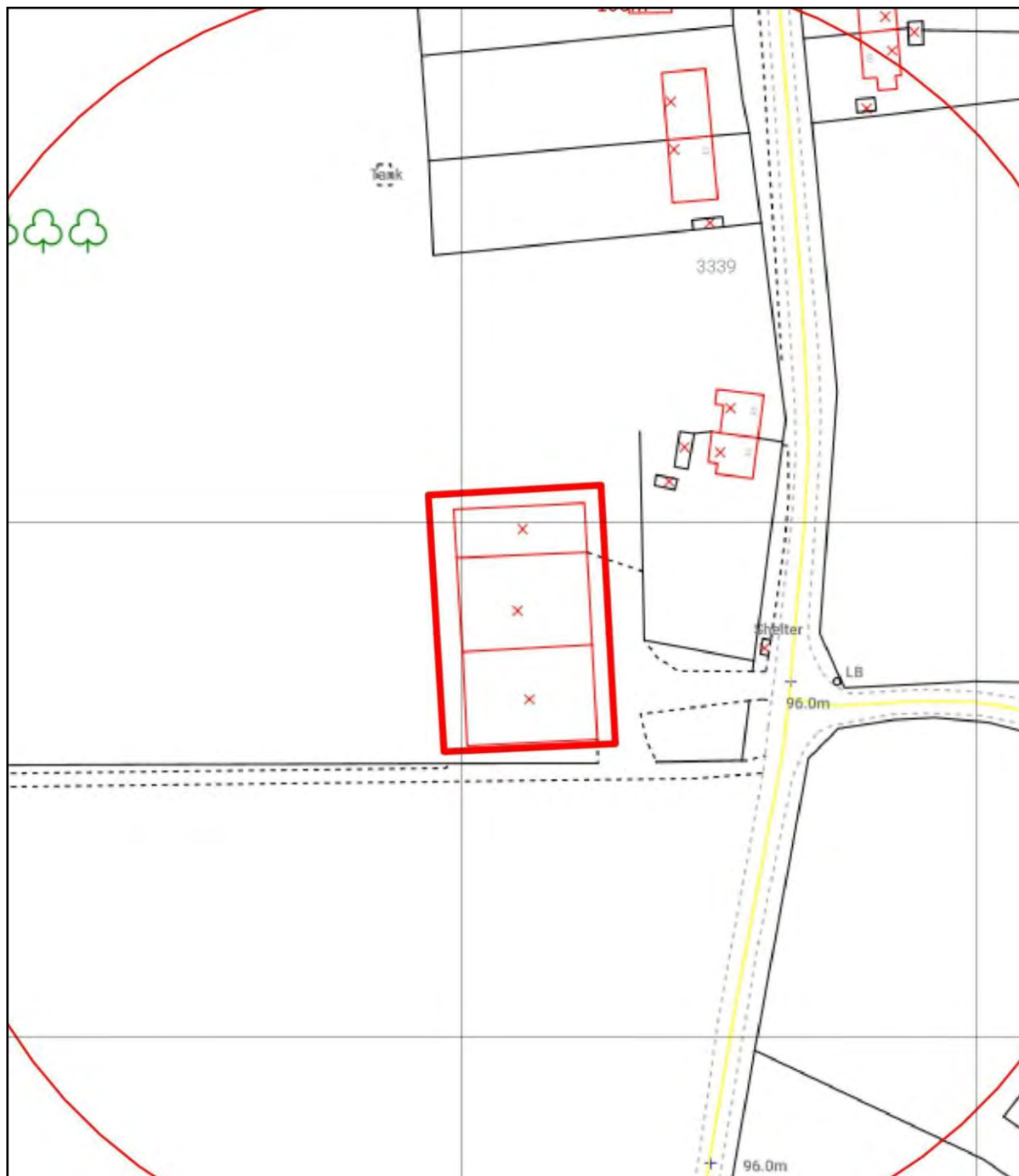
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Site History

Figure I

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Site History

Figure J

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Site History

Figure K

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145791

Appendix 2

Database Information

SITE OF FORMER DOWNS BARNES, MANOR FARM, ASHWELL ROAD, BYGRAVE, HERTFORDSHIRE, SG7 5EE

Order Details

Date: 17/02/2026
Your ref: 145791/PO25911
Our Ref: HMD-5YQ-W6Z-QPT-4U2

Site Details

Location: 526311 236281
Area: 0.17 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 >](#)

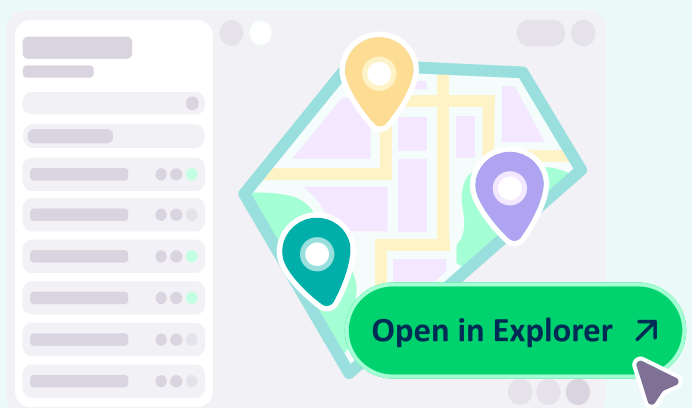
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- 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	3	21	-
17 >	1.2 >	Historical tanks >	0	0	1	0	-
17 >	1.3 >	Historical energy features >	0	0	1	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	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
19 >	2.1 >	Historical industrial land uses >	0	0	4	27	-
21 >	2.2 >	Historical tanks >	0	0	2	0	-
21 >	2.3 >	Historical energy features >	0	0	2	0	-
21	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	17	3	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
28	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
28	4.3	Current or recent petrol stations	0	0	0	0	-
28	4.4	Electricity cables	0	0	0	0	-
28	4.5	Gas pipelines	0	0	0	0	-



28	4.6	Sites determined as Contaminated Land	0	0	0	0	-
28	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.8	Regulated explosive sites	0	0	0	0	-
29	4.9	Hazardous substance storage/usage	0	0	0	0	-
29	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
30	4.13	Radioactive Substance Authorisations	0	0	0	0	-
30	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
30	4.17	List 1 Dangerous Substances	0	0	0	0	-
31	4.18	List 2 Dangerous Substances	0	0	0	0	-
31	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
31	4.20	Pollution inventory substances	0	0	0	0	-
31	4.21	Pollution inventory waste transfers	0	0	0	0	-
31	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
34 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
35 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
36 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37 >	5.6 >	Groundwater abstractions >	0	0	0	0	9
39 >	5.7 >	Surface water abstractions >	0	0	0	0	5
41	5.8	Potable abstractions	0	0	0	0	0
41 >	5.9 >	Source Protection Zones >	1	0	0	0	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m

42 >	6.1 >	Water Network (OS MasterMap) >	0	0	1	-	-
43 >	6.2 >	Surface water features >	0	0	1	-	-
43 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
43 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
45	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
45	7.2	Historical Flood Events	0	0	0	-	-
45	7.3	Flood Defences	0	0	0	-	-
46	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
46	7.5	Flood Storage Areas	0	0	0	-	-
47	7.6	Flood Zone 2	None (within 50m)				
47	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
48	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
49 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
50	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
51	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	10.4	Special Protection Areas (SPA)	0	0	0	0	0
51	10.5	National Nature Reserves (NNR)	0	0	0	0	0
52	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
52 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
52	10.8	Biosphere Reserves	0	0	0	0	0
52	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53 >	10.11 >	Green Belt >	1	0	0	0	0



53	10.12	Proposed Ramsar sites	0	0	0	0	0
53	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54 >	10.15 >	Nitrate Sensitive Areas >	0	0	0	0	1
54 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	2	0
56 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
57	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
58	11.1	World Heritage Sites	0	0	0	-	-
59	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
59	11.3	National Parks	0	0	0	-	-
59 >	11.4 >	Listed Buildings >	0	0	1	-	-
60	11.5	Conservation Areas	0	0	0	-	-
60	11.6	Scheduled Ancient Monuments	0	0	0	-	-
60	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
62	12.2	Open Access Land	0	0	0	-	-
62	12.3	Tree Felling Licences	0	0	0	-	-
62	12.4	Environmental Stewardship Schemes	0	0	0	-	-
63 >	12.5 >	Countryside Stewardship Schemes >	0	0	1	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	13.1 >	Priority Habitat Inventory >	0	0	2	-	-
65	13.2	Habitat Networks	0	0	0	-	-
65	13.3	Open Mosaic Habitat	0	0	0	-	-
65	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
66 >	14.1 >	10k Availability >	Identified (within 500m)				
67 >	14.2 >	Artificial and made ground (10k) >	0	0	2	11	-

69 >	14.3 >	Superficial geology (10k) >	1	0	2	6	-
70	14.4	Landslip (10k)	0	0	0	0	-
71 >	14.5 >	Bedrock geology (10k) >	1	0	1	1	-
72	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
73 >	15.1 >	50k Availability >	Identified (within 500m)				
74 >	15.2 >	Artificial and made ground (50k) >	0	0	2	11	-
75	15.3	Artificial ground permeability (50k)	0	0	-	-	-
76 >	15.4 >	Superficial geology (50k) >	1	0	2	6	-
77 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
77	15.6	Landslip (50k)	0	0	0	0	-
77	15.7	Landslip permeability (50k)	None (within 50m)				
78 >	15.8 >	Bedrock geology (50k) >	1	0	1	1	-
79 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
79	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
80 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
81 >	17.1 >	Shrink swell clays >	Low (within 50m)				
82 >	17.2 >	Running sands >	Very low (within 50m)				
83 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
84 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
85 >	17.5 >	Landslides >	Very low (within 50m)				
86 >	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
88 >	18.1 >	BritPits >	0	0	0	4	-
90 >	18.2 >	Surface ground workings >	0	0	4	-	-
90	18.3	Underground workings	0	0	0	0	0
90	18.4	Underground mining extents	0	0	0	0	-



90	18.5	Historical Mineral Planning Areas	0	0	0	0	-
91 >	18.6 >	Non-coal mining >	1	0	0	0	0
91	18.7	JPB mining areas	None (within 0m)				
91	18.8	The Coal Authority non-coal mining	0	0	0	0	-
91	18.9	Researched mining	0	0	0	0	-
92	18.10	Mining record office plans	0	0	0	0	-
92	18.11	BGS mine plans	0	0	0	0	-
92	18.12	Coal mining	None (within 0m)				
92	18.13	Brine areas	None (within 0m)				
93	18.14	Gypsum areas	None (within 0m)				
93	18.15	Tin mining	None (within 0m)				
93	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
94	19.1	Natural cavities	0	0	0	0	-
94	19.2	Mining cavities	0	0	0	0	0
94	19.3	Reported recent incidents	0	0	0	0	-
94	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
96 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
98	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
98	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
99	22.1	Underground railways (London)	0	0	0	-	-
99	22.2	Underground railways (Non-London)	0	0	0	-	-
99	22.3	Railway tunnels	0	0	0	-	-
99	22.4	Historical railway and tunnel features	0	0	0	-	-
99	22.5	Royal Mail tunnels	0	0	0	-	-



100	22.6	Historical railways	0	0	0	-	-
100	22.7	Railways	0	0	0	-	-
100	22.8	Crossrail 2	0	0	0	0	-
100	22.9	HS2	0	0	0	0	-



Recent aerial photograph



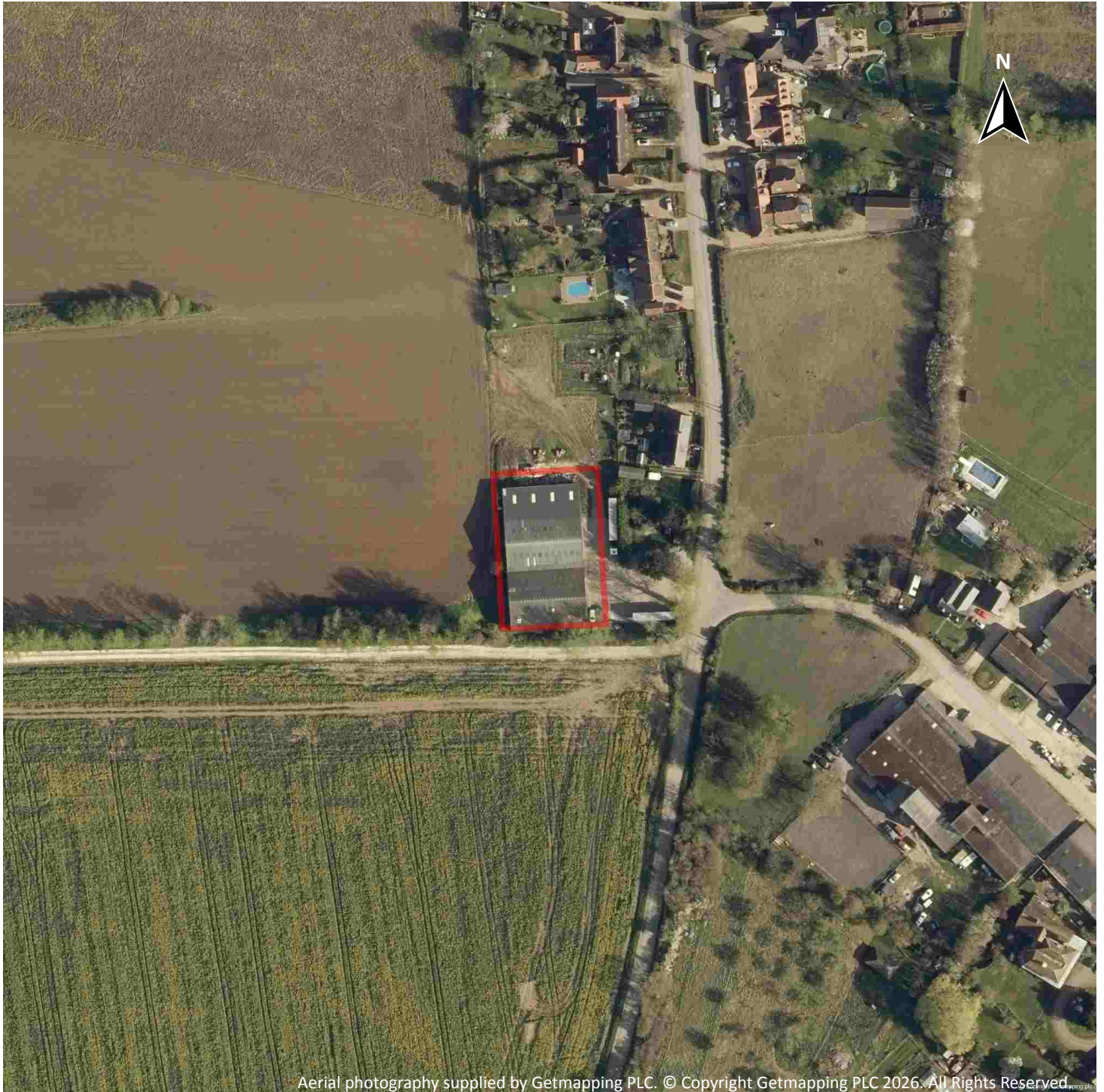
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 27/05/2023

Site Area: 0.17ha



Recent site history - 2020 aerial photograph



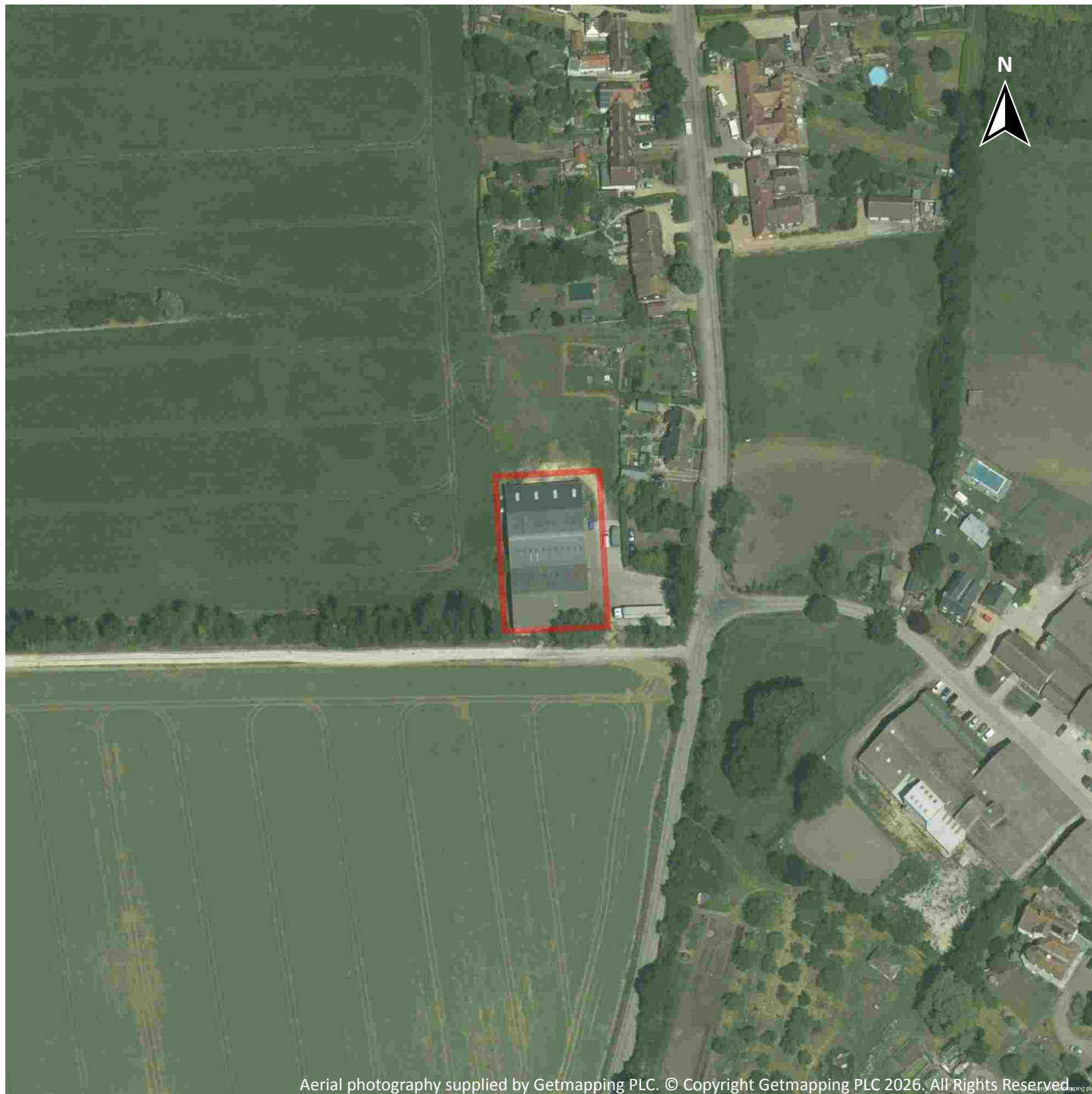
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 07/04/2020

Site Area: 0.17ha



Recent site history - 2015 aerial photograph



Capture Date: 03/07/2015

Site Area: 0.17ha



Recent site history - 2009 aerial photograph



Capture Date: 29/06/2009

Site Area: 0.17ha



Recent site history - 1999 aerial photograph



Capture Date: 15/06/1999

Site Area: 0.17ha



PEAR ORCHARD

Shelter

12.5

25

51

53

1

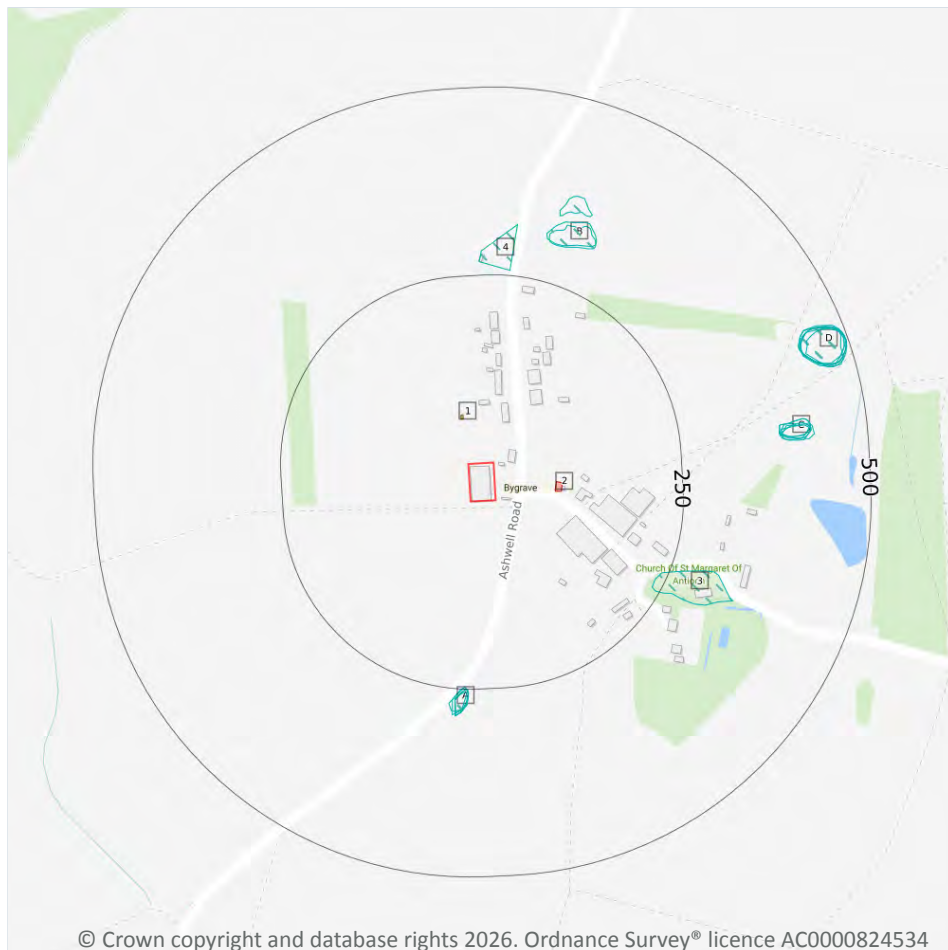
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1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

24

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
3	237m SE	Grave Yard	1883	2077126



ID	Location	Land use	Dates present	Group ID
A	247m S	Unspecified Quarry	1951	2072457
A	250m S	Unspecified Pit	1922	2147148
A	250m S	Old Chalk Pit	1896	2073394
A	250m S	Unspecified Pit	1883	2106177
A	250m S	Unspecified Pit	1922 - 1947	2148411
A	254m S	Unspecified Pit	1947	2121342
4	257m N	Sewage Works	1982	2073716
B	301m N	Sand Pit	1922	2155908
B	303m N	Sand Pit	1922	2097302
B	340m N	Gravel Pit	1883	2094857
C	382m E	Unspecified Pit	1951	2122786
C	383m E	Old Chalk Pit	1896	2073393
C	383m E	Unspecified Pit	1922	2135328
C	383m E	Unspecified Pit	1947	2126350
C	385m E	Unspecified Ground Workings	1947	2119182
C	386m E	Unspecified Pit	1883	2120766
D	434m E	Unspecified Pit	1951	2153193
D	434m E	Old Chalk Pit	1922	2140672
D	436m E	Old Chalk Pit	1922	2115844
D	436m E	Unspecified Pit	1896	2121304
D	436m E	Unspecified Pit	1947	2125471
D	436m E	Unspecified Pit	1947	2098021
D	440m E	Unspecified Pit	1883	2118664

This data is sourced from Ordnance Survey® / Groundsure.



1.2 Historical tanks

Records within 500m

1

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
1	60m N	Unspecified Tank	1975 - 1997	371387

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

1

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
2	80m E	Electricity Substation	1975 - 1997	253236

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

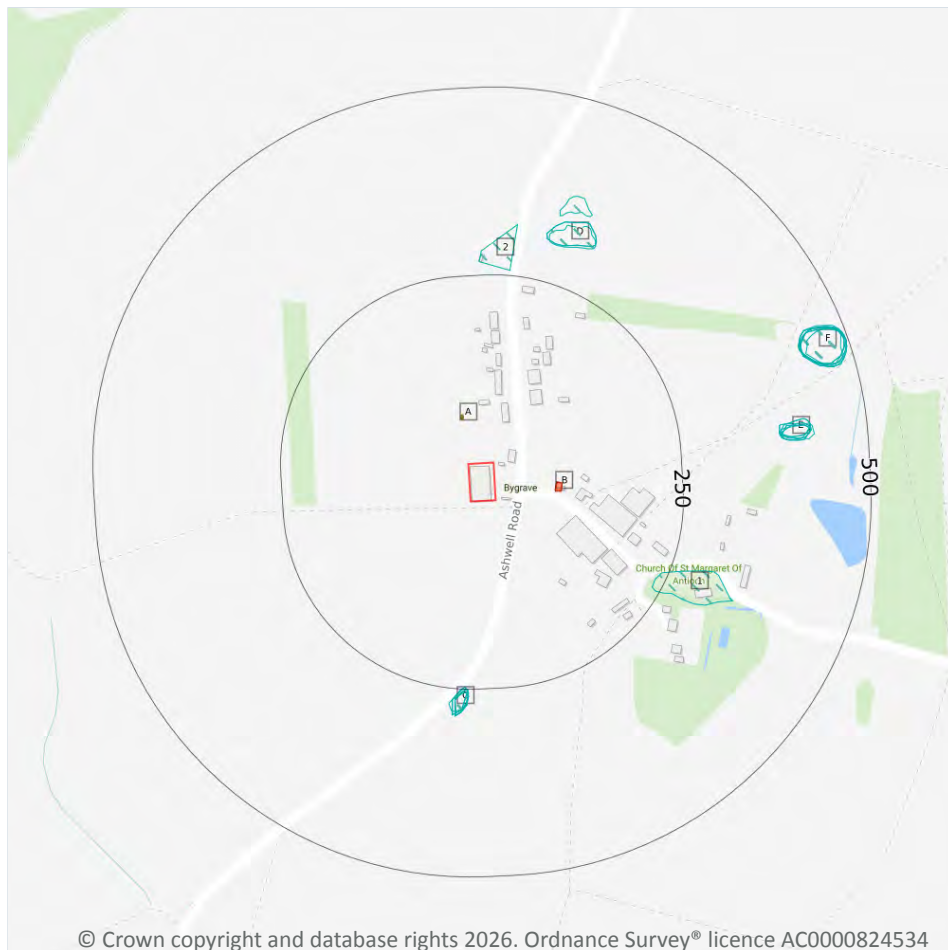
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

31

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 19](#) >

ID	Location	Land Use	Date	Group ID
1	237m SE	Grave Yard	1883	2077126
C	247m S	Unspecified Quarry	1951	2072457
C	250m S	Unspecified Pit	1922	2147148



ID	Location	Land Use	Date	Group ID
C	250m S	Unspecified Pit	1922	2147148
C	250m S	Unspecified Pit	1883	2106177
C	250m S	Unspecified Pit	1947	2148411
C	250m S	Unspecified Pit	1922	2148411
C	250m S	Old Chalk Pit	1896	2073394
C	254m S	Unspecified Pit	1947	2121342
C	254m S	Unspecified Pit	1947	2121342
2	257m N	Sewage Works	1982	2073716
D	301m N	Sand Pit	1922	2155908
D	303m N	Sand Pit	1922	2097302
D	303m N	Sand Pit	1922	2097302
D	340m N	Gravel Pit	1883	2094857
E	382m E	Unspecified Pit	1951	2122786
E	383m E	Unspecified Pit	1922	2135328
E	383m E	Old Chalk Pit	1896	2073393
E	383m E	Unspecified Pit	1947	2126350
E	385m E	Unspecified Ground Workings	1947	2119182
E	385m E	Unspecified Ground Workings	1947	2119182
E	386m E	Unspecified Pit	1883	2120766
F	434m E	Unspecified Pit	1951	2153193
F	434m E	Old Chalk Pit	1922	2140672
F	434m E	Old Chalk Pit	1922	2140672
F	436m E	Unspecified Pit	1947	2125471
F	436m E	Unspecified Pit	1896	2121304
F	436m E	Old Chalk Pit	1922	2115844
F	436m E	Unspecified Pit	1947	2098021
F	436m E	Unspecified Pit	1947	2098021
F	440m E	Unspecified Pit	1883	2118664

This data is sourced from Ordnance Survey® / Groundsure.



2.2 Historical tanks

Records within 500m

2

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 19 >](#)

ID	Location	Land Use	Date	Group ID
A	60m N	Unspecified Tank	1997	371387
A	61m N	Unspecified Tank	1975	371387

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

2

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 19 >](#)

ID	Location	Land Use	Date	Group ID
B	80m E	Electricity Substation	1997	253236
B	80m E	Electricity Substation	1975	253236

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



2.5 Historical garages

Records within 500m

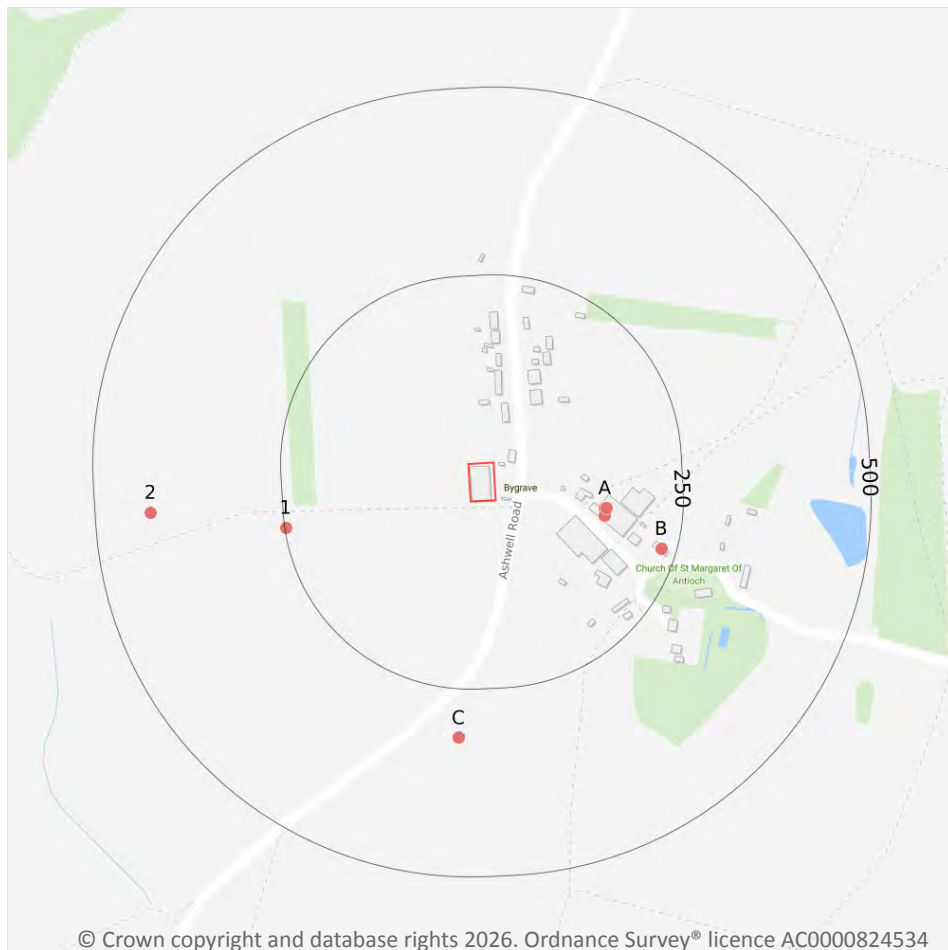
0

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

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

20

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 23 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	146m E	-	WEX221626	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
A	146m E	-	WEX221626	Disposing of waste exemption	On a farm	Burning waste in the open
A	146m E	-	WEX221626	Using waste exemption	On a farm	Use of waste in construction
A	146m E	-	WEX345661	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	146m E	-	WEX345661	Disposing of waste exemption	On a farm	Burning waste in the open
A	146m E	-	WEX345661	Using waste exemption	On a farm	Use of waste in construction
A	146m E	-	WEX345661	Storing waste exemption	On a farm	Storage of waste in secure containers
A	146m E	-	WEX221626	Storing waste exemption	On a farm	Storage of waste in secure containers
A	146m E	Manor Farm Baldock Hertfordshire Sg7 5ee	EPR/SF0436W Y/A001	Using waste exemption	Both agricultural and non-agricultural waste	Burning of waste as a fuel in a small appliance
A	146m E	Manor Farm Baldock Hertfordshire Sg7 5ee	EPR/SF0436W Y/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
A	148m E	Manor Farm, Bygrave, Baldock, Sg7 5ee	WEX424027	Using waste exemption	On a farm	Use of waste in construction
A	148m E	Manor Farm, Bygrave, Baldock, Sg7 5ee	WEX424027	Treating waste exemption	On a farm	Screening and blending of waste
B	230m E	Manor Farm, Bygrave, Baldock, Sg7 5ee	WEX153044	Using waste exemption	On a farm	Use of waste in construction
B	230m E	Manor Farm, Bygrave, Baldock, Sg7 5ee	WEX153044	Treating waste exemption	On a farm	Screening and blending of waste
B	230m E	Manor Farm, Bygrave, Baldock, Sg7 5ee	WEX293633	Treating waste exemption	On a farm	Screening and blending of waste
B	230m E	Manor Farm, Bygrave, Baldock, Sg7 5ee	WEX293633	Using waste exemption	On a farm	Use of waste in construction
1	249m W	-	WEX437466	Storing waste exemption	On a farm	Storage of sludge



ID	Location	Site	Reference	Category	Sub-Category	Description
C	316m S	-	WEX437482	Storing waste exemption	On a farm	Storage of sludge
C	316m S	Manor Farm Baldock Hertfordshire Sg7 5ee	EPR/KE5142BX /A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge
2	427m W	-	WEX437486	Storing waste exemption	On a farm	Storage of sludge

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 27](#) >

ID	Location	Company	Address	Activity	Category
1	89m E	Electricity Sub Station	Hertfordshire, SG7	Electrical Features	Infrastructure and Facilities
2	230m E	Terotest	Manor Farm, Church Lane, Bygrave, Hertfordshire, SG7 5EE	Measurement and Inspection Equipment	Industrial Products

This data is sourced from Ordnance Survey®.



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

Records within 250m**0**

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.



4.8 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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.

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**0**

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

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

4.20 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

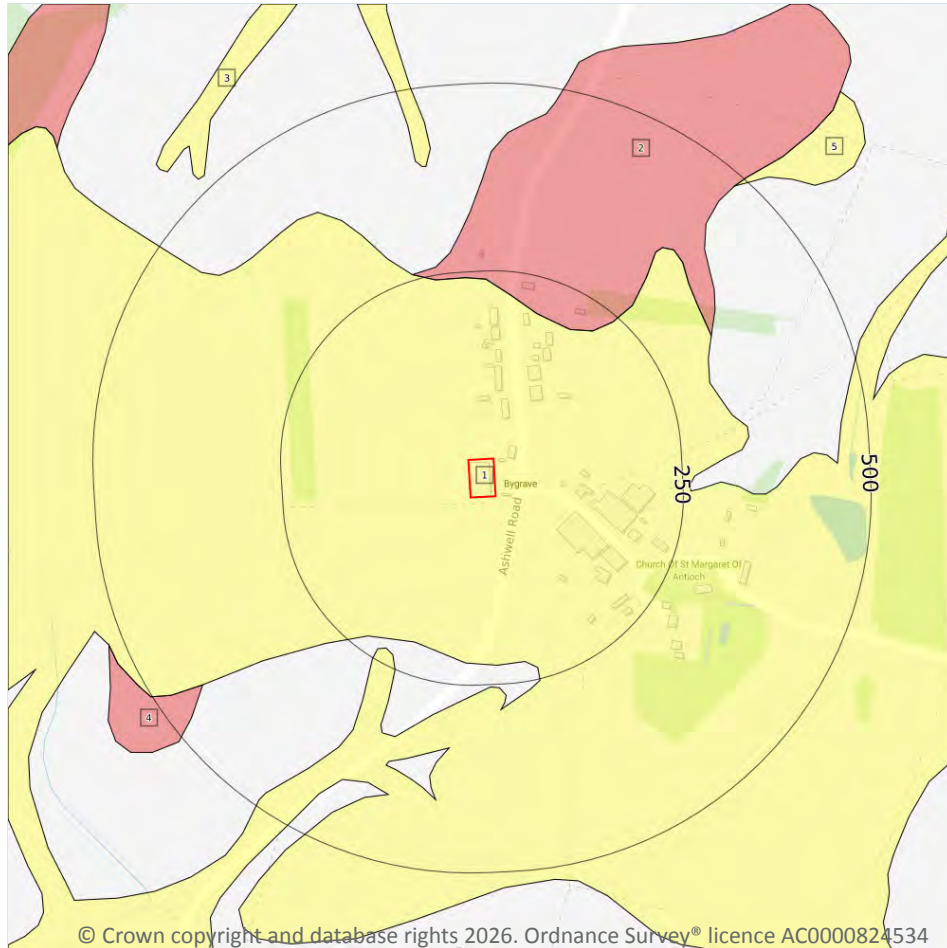
Records within 500m**0**

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

5

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 32 >](#)

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	199m 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



ID	Location	Designation	Description
3	395m 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
4	435m SW	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	484m 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

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

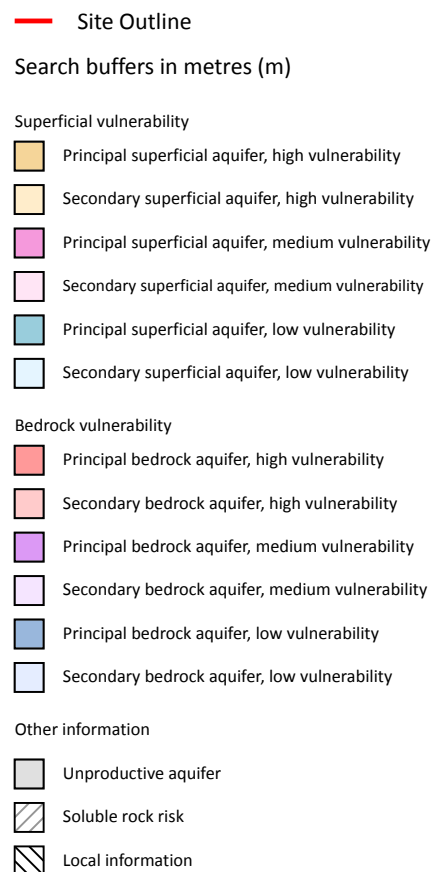
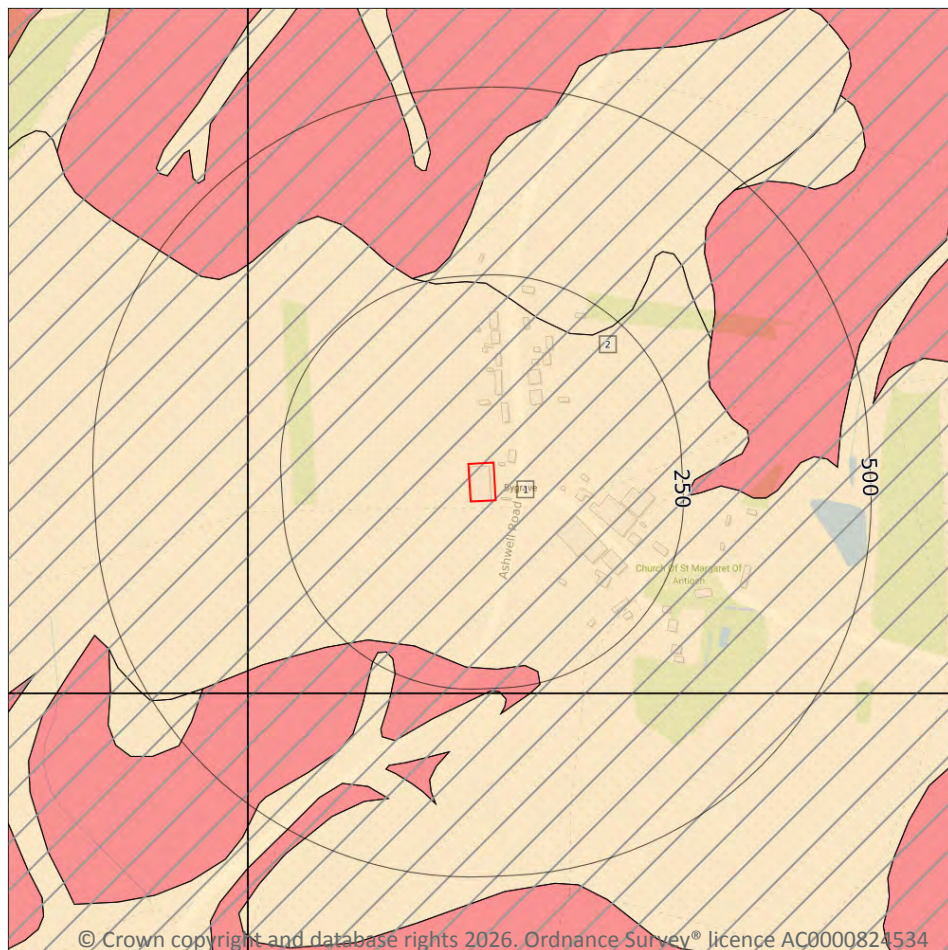
Features are displayed on the Bedrock aquifer map on [page 34](#) >

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

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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 35](#) >

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

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	61.0%

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

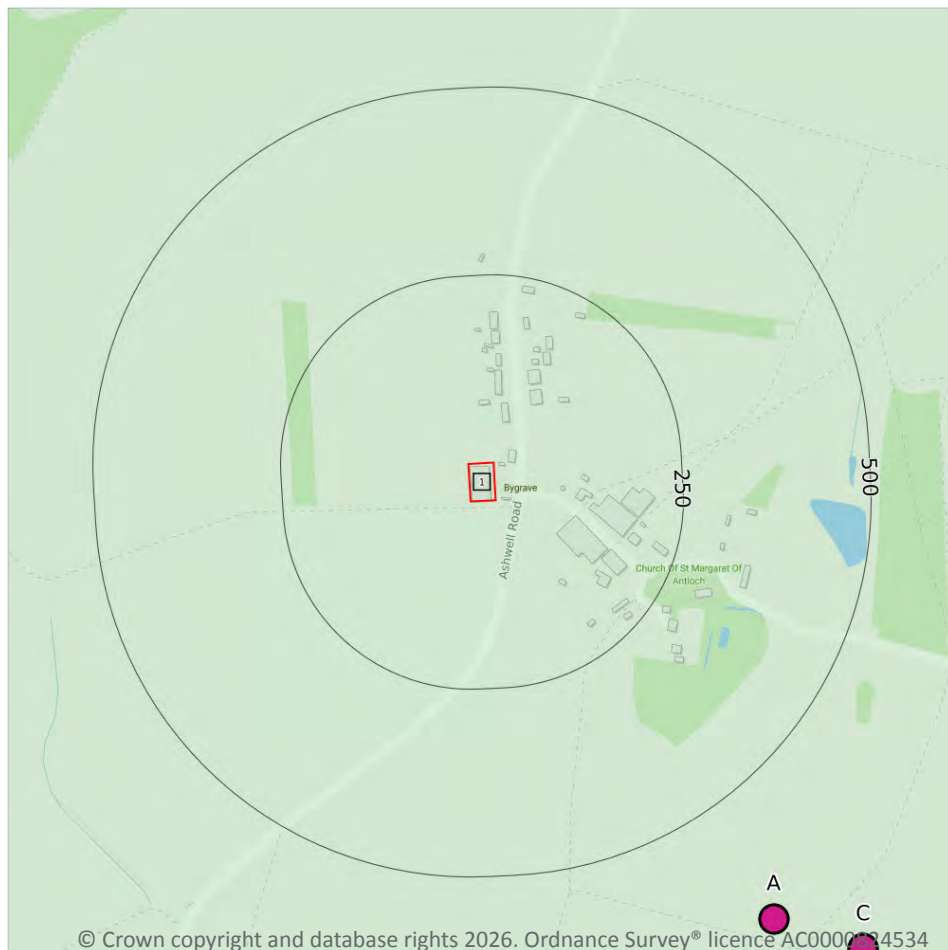
5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

9

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 37](#) >

ID	Location	Details	
A	669m SE	Status: Historical Licence No: 6/33/14/*G/0004 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT BYGRAVE Data Type: Point Name: D NORTHERN & SONS Easting: 526700 Northing: 235700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 101 Version Start Date: 24/02/2000 Version End Date: -
A	669m SE	Status: Historical Licence No: 6/33/14/*G/0004 Details: Spray Irrigation - Storage Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT BYGRAVE Data Type: Point Name: D NORTHERN & SONS Easting: 526700 Northing: 235700	Annual Volume (m ³): 5000 Max Daily Volume (m ³): 20 Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 102 Version Start Date: 13/03/2003 Version End Date: -
-	730m W	Status: Historical Licence No: 6/33/14/*G/0071/R02 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEWNHAM Data Type: Point Name: A E & W A FARR LTD Easting: 525610 Northing: 236560	Annual Volume (m ³): 91000 Max Daily Volume (m ³): 1841 Original Application No: NPS/WR/023401 Original Start Date: 01/04/2018 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -
-	730m W	Status: Historical Licence No: 6/33/14/*G/0064 Details: Transfer between sources Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEWNHAM Data Type: Point Name: A E & W A FARR LTD Easting: 525610 Northing: 236560	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 01/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -
-	730m W	Status: Historical Licence No: 6/33/14/*G/0071 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEWNHAM Data Type: Point Name: A E & W A FARR LTD Easting: 525610 Northing: 236560	Annual Volume (m ³): 91000 Max Daily Volume (m ³): 1841 Original Application No: - Original Start Date: 09/10/2003 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 09/10/2003 Version End Date: -



ID	Location	Details	
-	730m W	Status: Historical Licence No: 6/33/14/*G/0071/R01 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEWNHAM Data Type: Point Name: A E & W A FARR LTD Easting: 525610 Northing: 236560	Annual Volume (m ³): 91000 Max Daily Volume (m ³): 1841 Original Application No: - Original Start Date: 01/04/2016 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 01/04/2016 Version End Date: -
C	772m SE	Status: Active Licence No: AN/033/0014/007 Details: Trickle Irrigation - Storage Direct Source: GROUND WATER SOURCE OF SUPPLY Point: MANOR FARM, BYGRAVE Data Type: Point Name: D NORTHERN & SONS Easting: 526819 Northing: 235660	Annual Volume (m ³): 52386 Max Daily Volume (m ³): 288 Original Application No: NPS/WR/037813 Original Start Date: 25/03/2022 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 19/06/2023 Version End Date: -
C	772m SE	Status: Active Licence No: AN/033/0014/007 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: MANOR FARM, BYGRAVE Data Type: Point Name: D NORTHERN & SONS Easting: 526819 Northing: 235660	Annual Volume (m ³): 52386 Max Daily Volume (m ³): 288 Original Application No: NPS/WR/037813 Original Start Date: 25/03/2022 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 19/06/2023 Version End Date: -
-	1886m NE	Status: Historical Licence No: 6/33/14/*G/0037 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT PEMBROOKE FARM Data Type: Point Name: MURRAY Easting: 527700 Northing: 237600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/11/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1972 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

5

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 37 >](#)



ID	Location	Details	
-	1133m W	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: UN-NAMED DRAIN - NEWNHAM 'A' Data Type: Point Name: A E & W A FARR LTD Easting: 525200 Northing: 236600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -
-	1408m N	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: CAT DITCH - NEWNHAM '1' Data Type: Point Name: A E & W A FARR LTD Easting: 526100 Northing: 237700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -
-	1480m N	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: CAT DITCH - NEWNHAM "2" Data Type: Point Name: A E & W A FARR LTD Easting: 525800 Northing: 237700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -
-	1573m W	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: UN-NAMED DRAIN - NEWNHAM 'B' Data Type: Point Name: A E & W A FARR LTD Easting: 524800 Northing: 236800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -
-	1701m W	Status: Historical Licence No: 6/33/14/*S/0065 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: UN-NAMED DRAIN - NEWNHAM 'C' Data Type: Point Name: A E & W A FARR LTD Easting: 524700 Northing: 236900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1993 Expiry Date: 30/09/2002 Issue No: 100 Version Start Date: 01/05/1993 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

1

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 37 >](#)

ID	Location	Type	Description
1	On site	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

1

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	129m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.



6.2 Surface water features

Records within 250m

1

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

Features are displayed on the Hydrology map on [page 42 >](#)

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site

2

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Ivel (US Henlow)	GB105033037720	Ivel	Ouse Upper and Bedford
2	On site	River	Cat Ditch	GB105033037740	Ivel	Ouse Upper and Bedford

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

6.4 WFD Surface water bodies

Records identified

2

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1119m NE	River	Cat Ditch	GB105033037740 ↗	Moderate	Fail	Good	2019



ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2598m SW	River	Ivel (US Henlow)	GB105033037720 ↗	Moderate	Fail	Good	2019

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

6.5 WFD Groundwater bodies

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

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	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

Negligible

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.

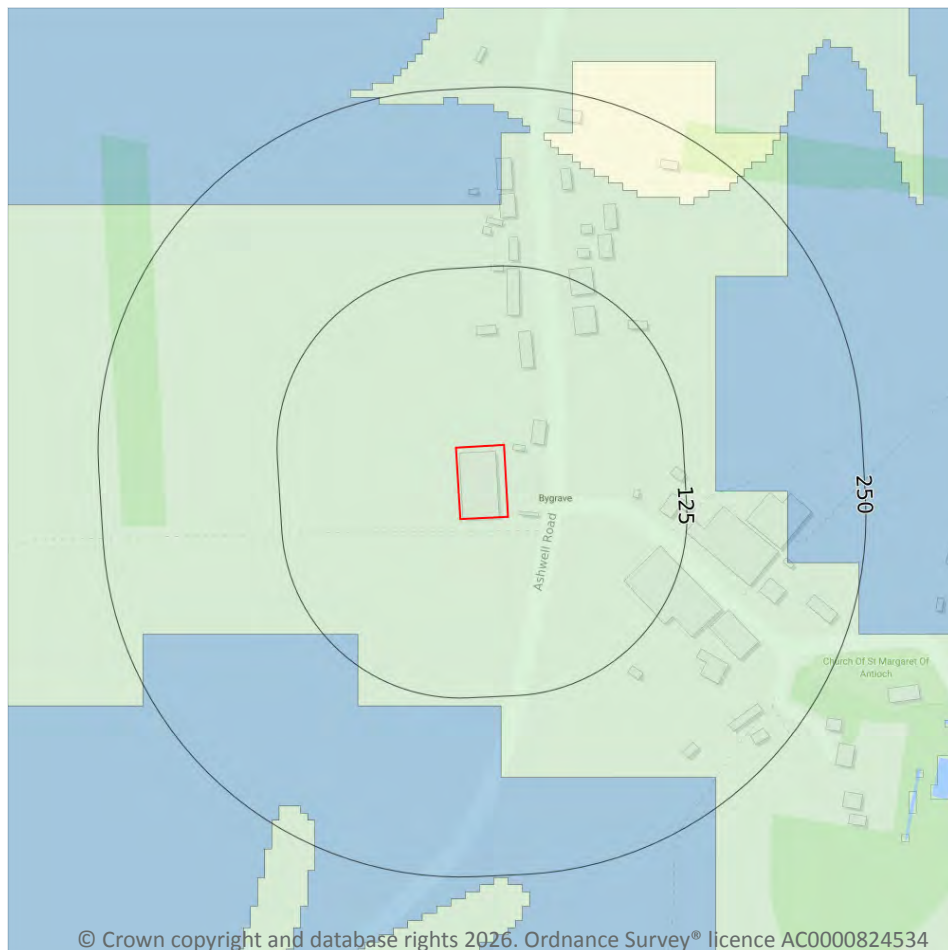
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the 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 Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

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9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

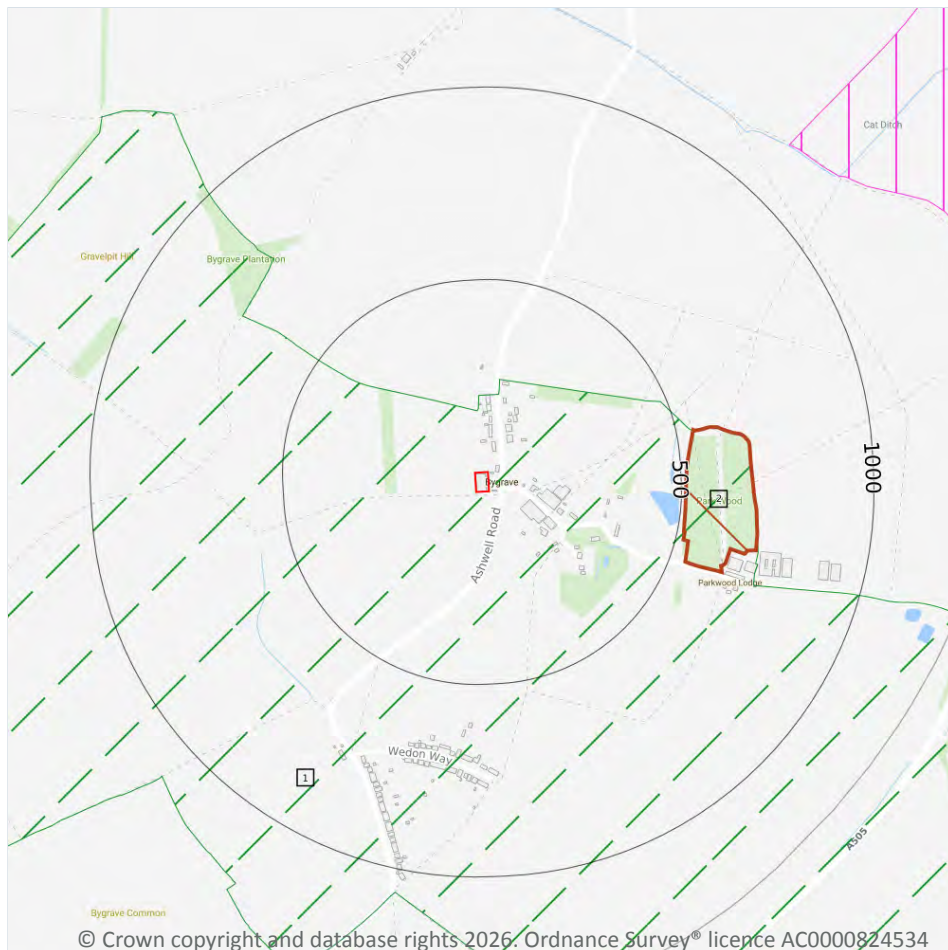
Low

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 49](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland
- Green Belt
- Nitrate Sensitive Areas

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**0**

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.

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

10.7 Designated Ancient Woodland

Records within 2000m**1**

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

Features are displayed on the Environmental designations map on [page 50 >](#)

ID	Location	Name	Woodland Type
2	511m E	Park Wood	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m**0**

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

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

10.9 Forest Parks

Records within 2000m**0**

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 50](#) >

ID	Location	Name	Local Authority name
1	On site	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

1

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).

Features are displayed on the Environmental designations map on [page 50 >](#)

ID	Location	Name	Data source
3	1156m NE	Slip End	Natural England

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

4

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

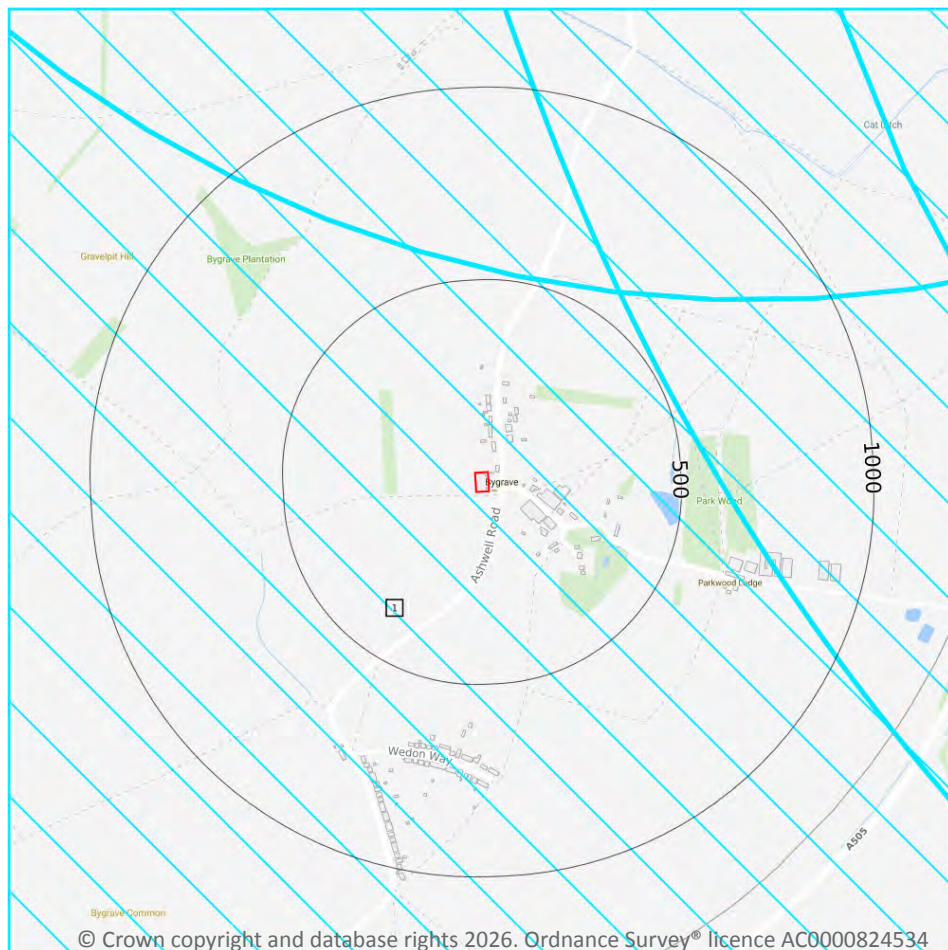
Location	Name	Type	NVZ ID	Status
On site	Great Ouse NVZ	Surface Water	391	Existing
On site	Anglian Chalk	Groundwater	71	Existing
273m S	Great Ouse NVZ	Surface Water	391	Existing
273m S	Anglian Chalk	Groundwater	71	Existing



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 56](#) >

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

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

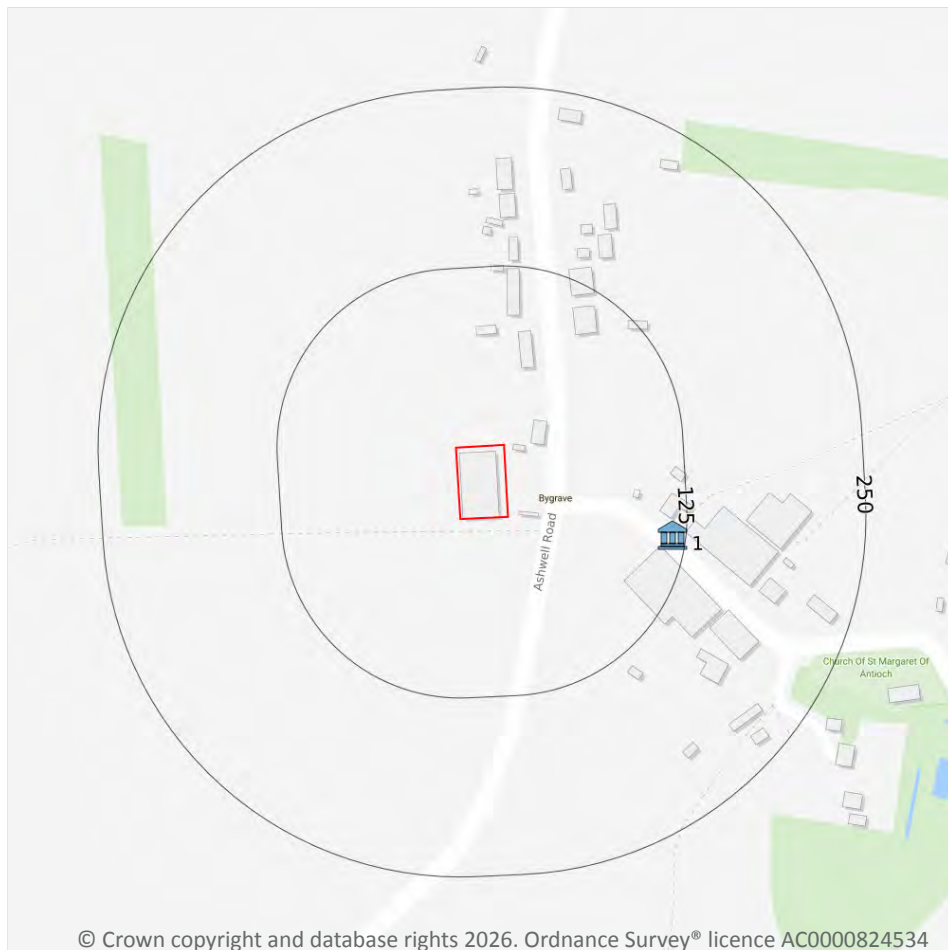
0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

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 58 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	116m E	Manor House	II	1102685	19/11/1984

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

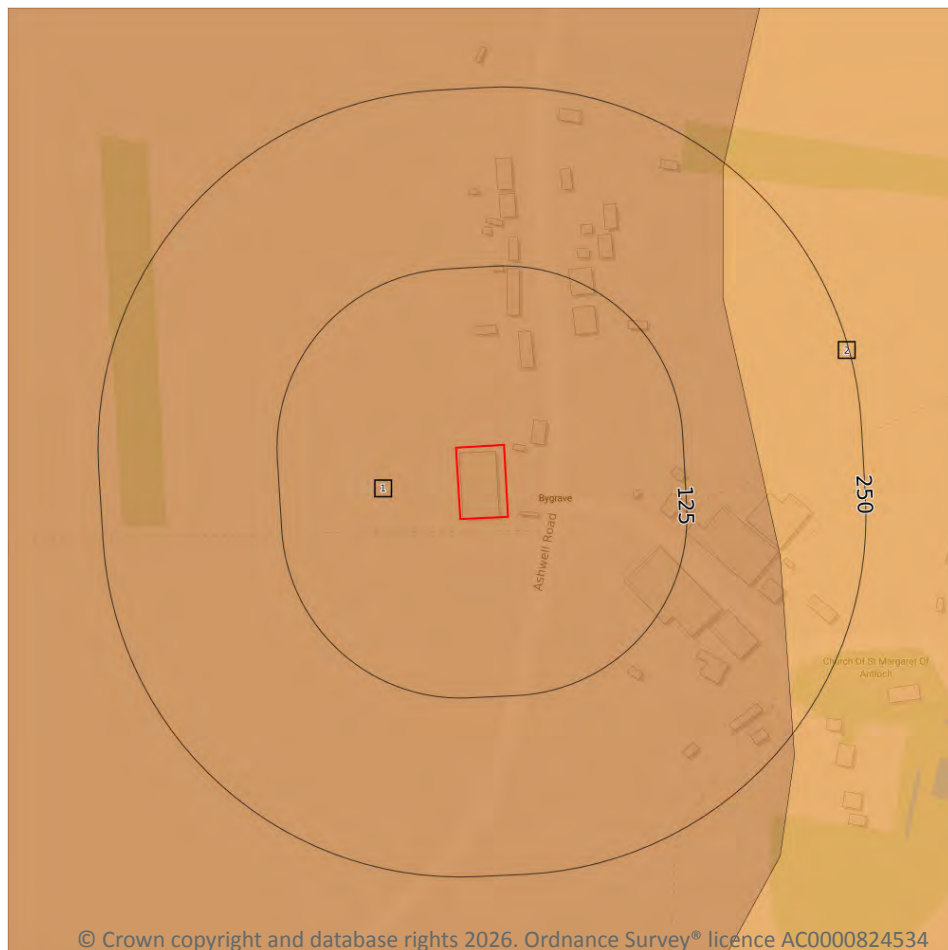
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 61](#) >

ID	Location	Classification	Description
1	On site	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
2	172m E	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m**1**

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

Location	Reference	Scheme	Start Date	End Date
161m N	1120799	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

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

2

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 64](#) >

ID	Location	Main Habitat	Other habitats
1	205m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
2	223m SE	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

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

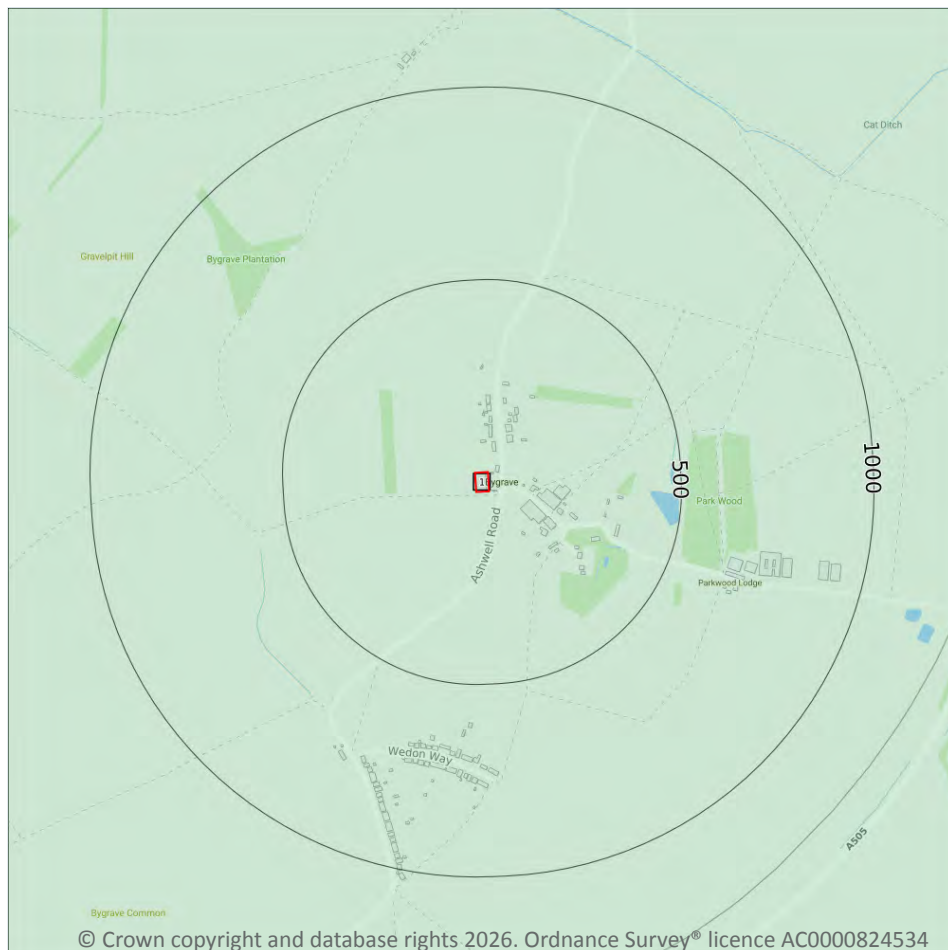
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

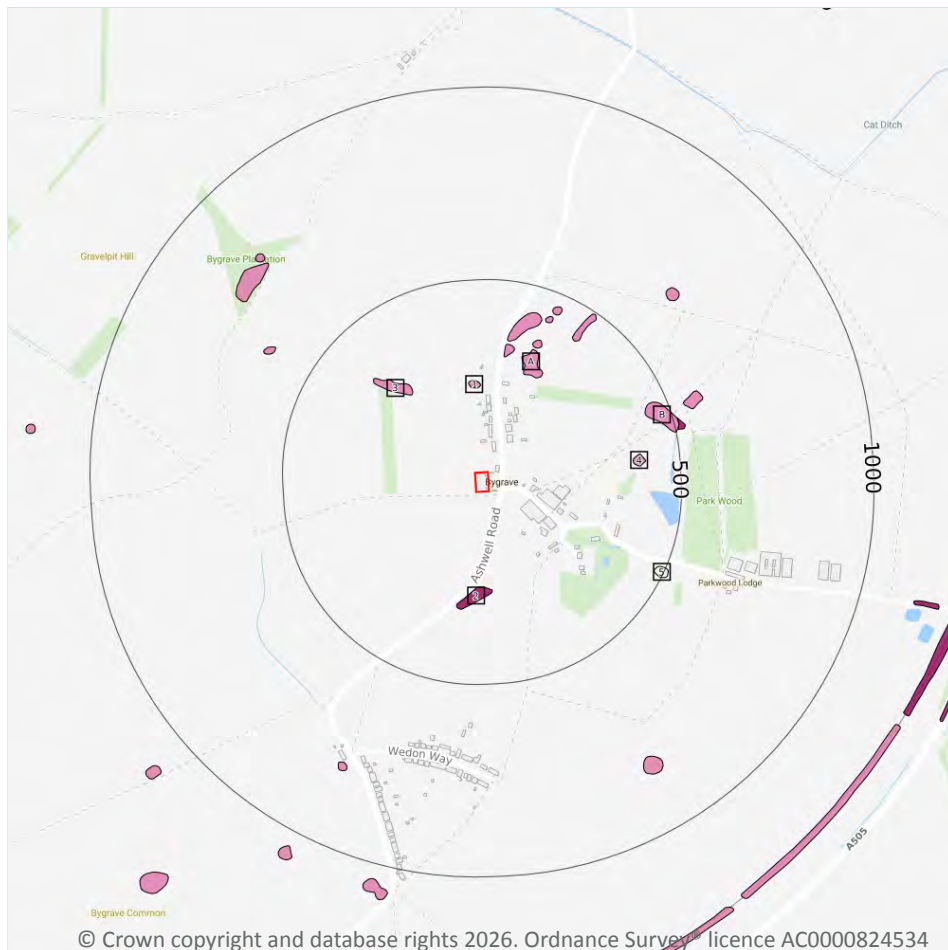
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 66](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TL23NE

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

13

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 67](#) >

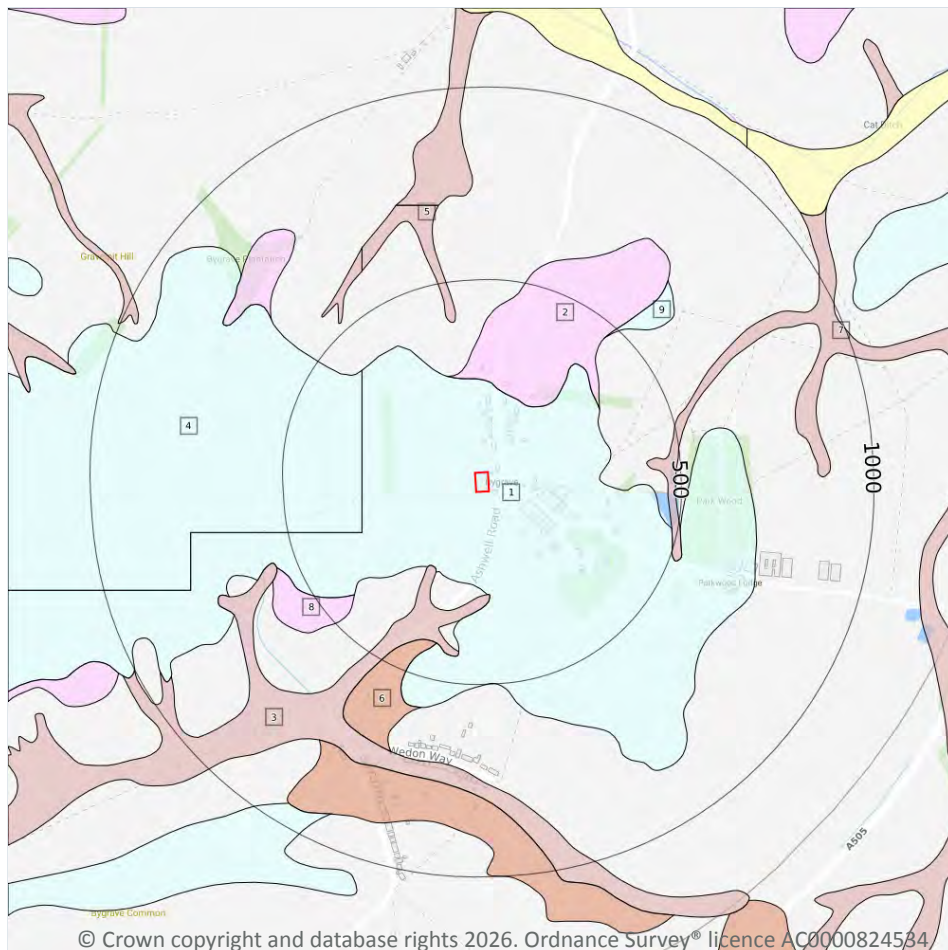
ID	Location	LEX Code	Description	Rock description
1	218m N	WGR-VOID	Worked Ground (Undivided)	Void
2	247m S	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
3	261m NW	WGR-VOID	Worked Ground (Undivided)	Void
A	270m N	WGR-VOID	Worked Ground (Undivided)	Void

ID	Location	LEX Code	Description	Rock description
A	302m N	WGR-VOID	Worked Ground (Undivided)	Void
A	345m N	WGR-VOID	Worked Ground (Undivided)	Void
A	346m N	WGR-VOID	Worked Ground (Undivided)	Void
4	379m E	WGR-VOID	Worked Ground (Undivided)	Void
A	408m NE	WGR-VOID	Worked Ground (Undivided)	Void
A	418m N	WGR-VOID	Worked Ground (Undivided)	Void
B	435m E	WGR-VOID	Worked Ground (Undivided)	Void
A	445m NE	WGR-VOID	Worked Ground (Undivided)	Void
5	476m SE	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

9

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 69](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton
2	200m NE	GFDUA-XSV	Glaciofluvial Deposits, Anglian-Sand And Gravel	Sand and gravel
3	223m SW	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel

ID	Location	LEX Code	Description	Rock description
4	294m W	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton
5	395m N	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
6	404m S	HEAD1-XCZSV	Head, 1-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
7	413m E	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
8	414m SW	GFDUA-XSV	Glaciofluvial Deposits, Anglian-Sand And Gravel	Sand and gravel
9	463m NE	LOFT-DMTN	Lowestoft Formation-Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

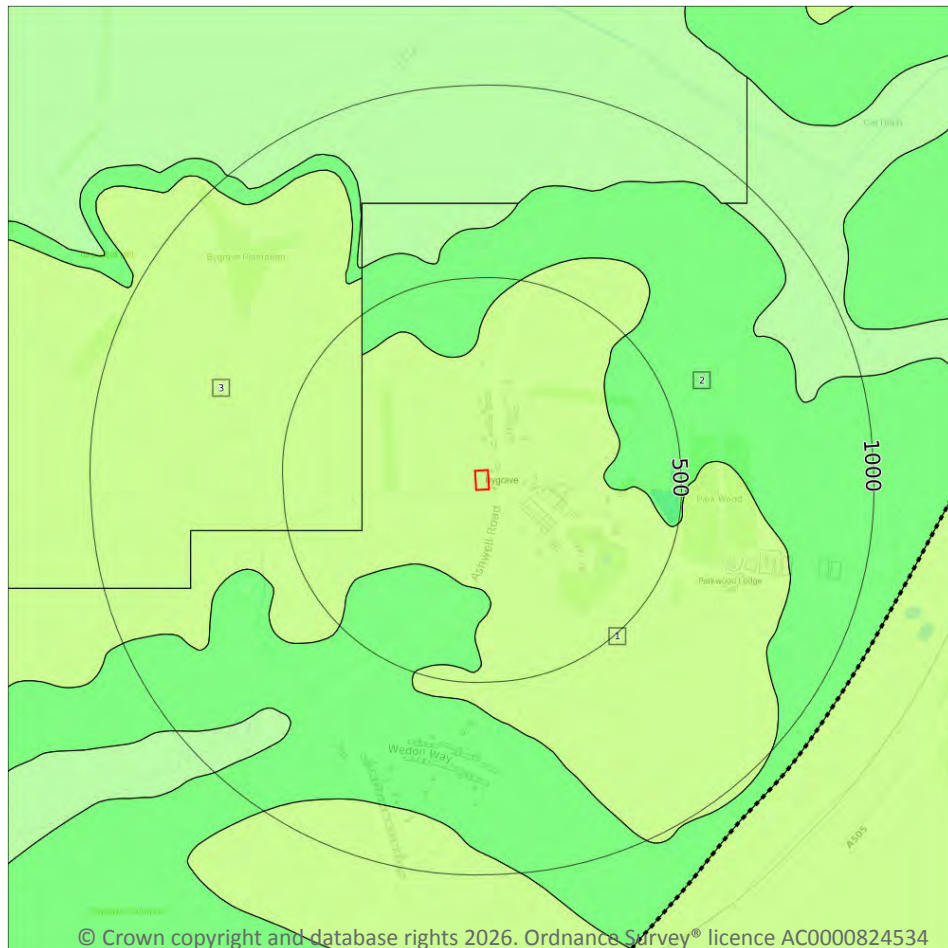
0

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

3

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 71](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	NPCH-CHLK	New Pit Chalk Formation-Chalk	Turonian
2	230m SW	HCK-CHLK	Holywell Nodular Chalk Formation-Chalk	Cenomanian
3	294m W	HNCK-CHLK	Holywell Nodular Chalk Formation And New Pit Chalk Formation (Undifferentiated)-Chalk	Cenomanian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

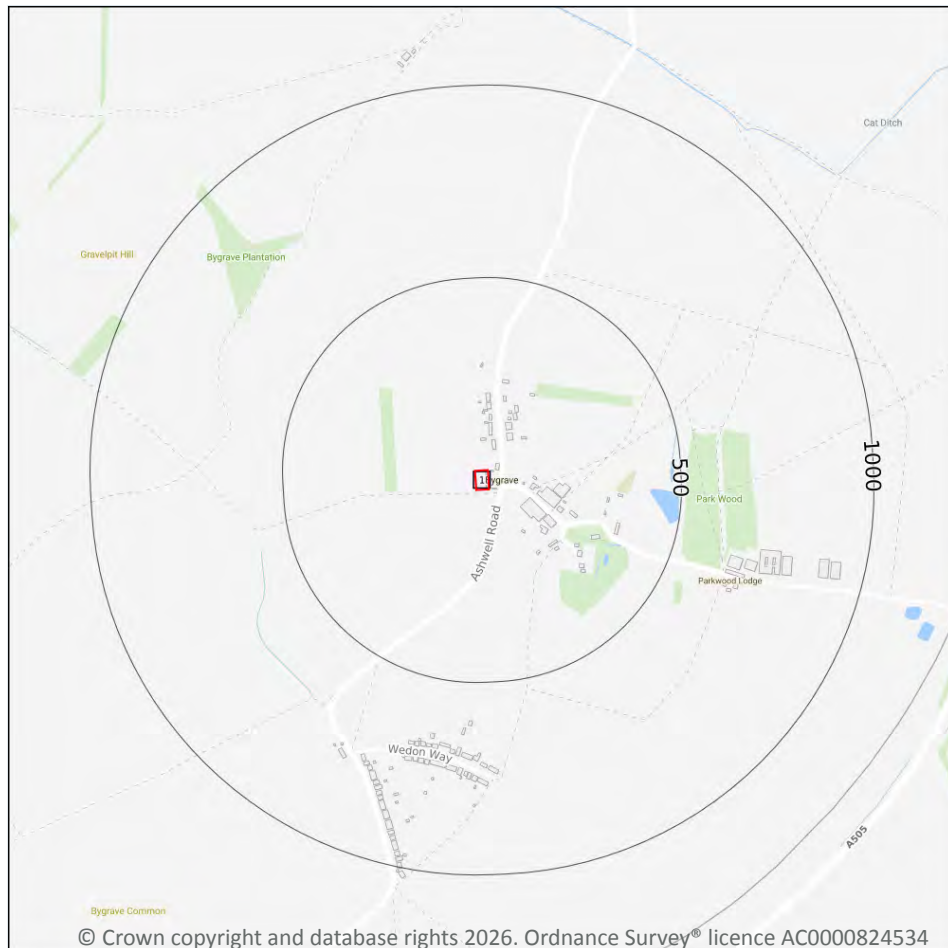
0

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.

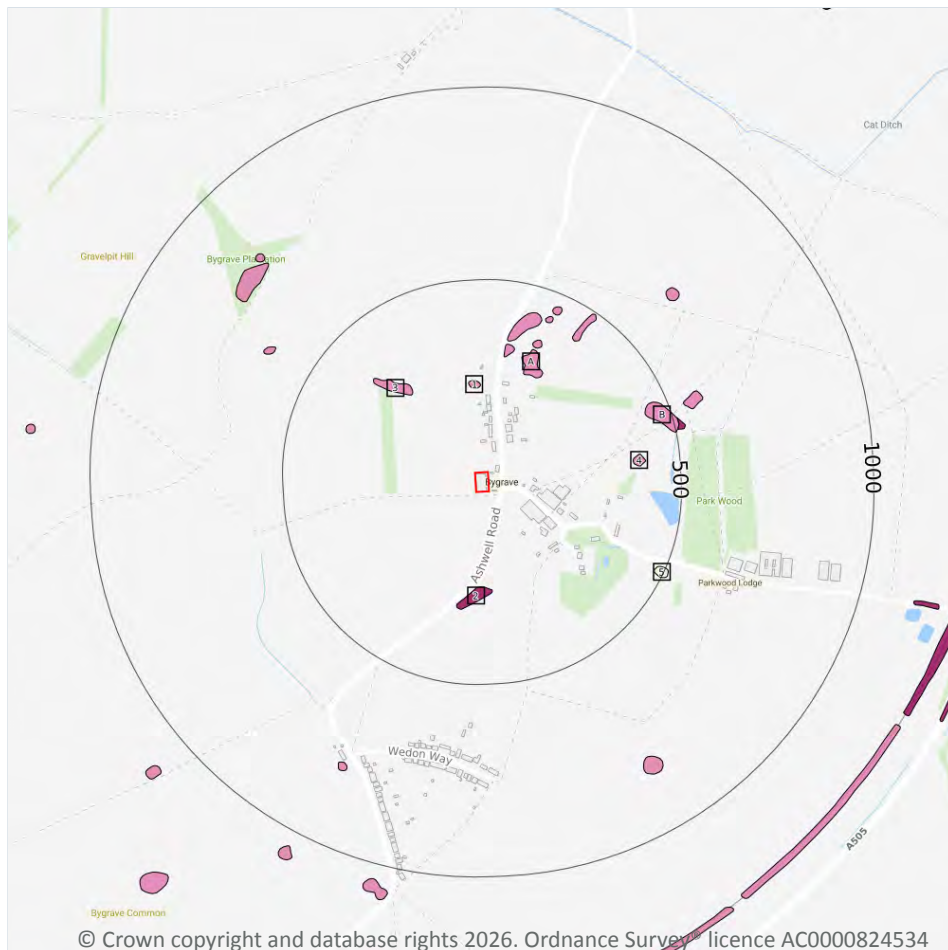
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 73](#) >

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

13

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 74](#) >

ID	Location	LEX Code	Description	Rock description
1	218m N	WGR-VOID	Worked Ground	Void
2	247m S	MGR-ARTDP	Made Ground	Artificial deposit
3	261m NW	WGR-VOID	Worked Ground	Void
A	270m N	WGR-VOID	Worked Ground	Void



ID	Location	LEX Code	Description	Rock description
A	302m N	WGR-VOID	Worked Ground	Void
A	345m N	WGR-VOID	Worked Ground	Void
A	346m N	WGR-VOID	Worked Ground	Void
4	379m E	WGR-VOID	Worked Ground	Void
A	408m NE	WGR-VOID	Worked Ground	Void
A	418m N	WGR-VOID	Worked Ground	Void
B	435m E	WGR-VOID	Worked Ground	Void
A	445m NE	WGR-VOID	Worked Ground	Void
5	476m SE	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.

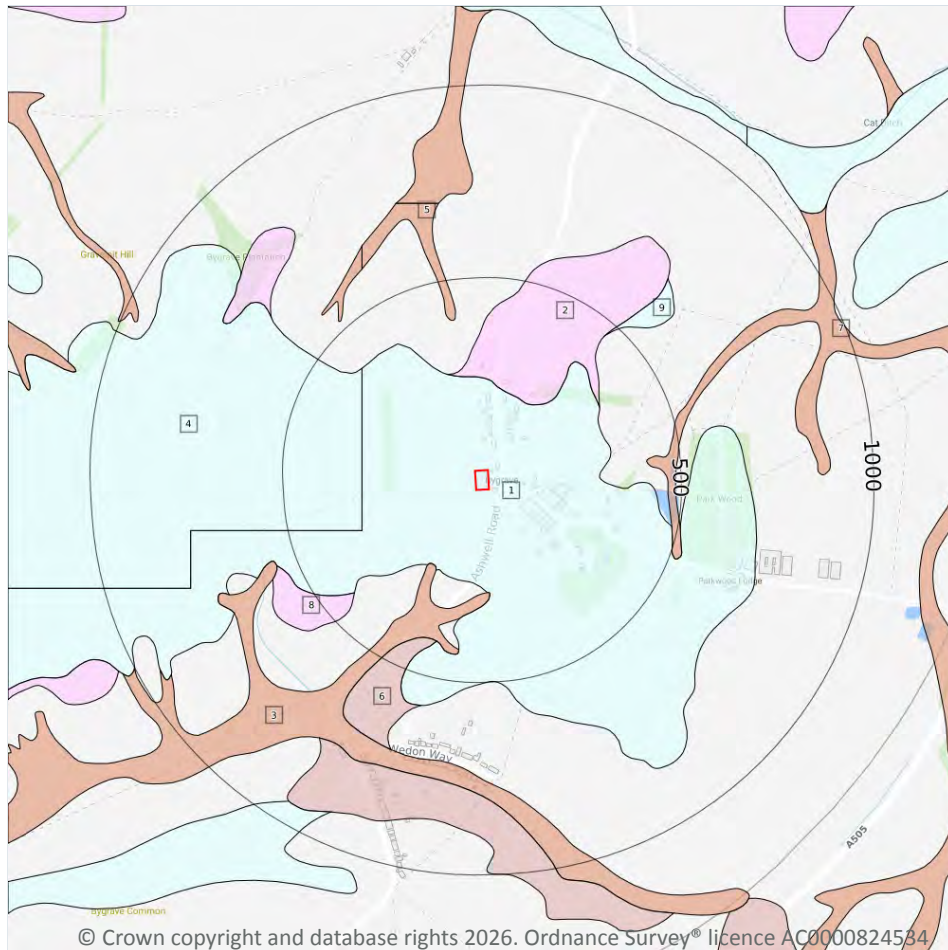
15.3 Artificial ground permeability (50k)

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

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

9

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 76 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	LOFT-DMTN	Lowestoft Formation	Diamicton
2	200m NE	GFDUA-XSV	Glaciofluvial deposits, Anglian	Sand and gravel
3	223m SW	HEAD-XCZSV	Head	Clay, silt, sand and gravel

ID	Location	LEX Code	Description	Rock description
4	294m W	LOFT-DMTN	Lowestoft Formation	Diamicton
5	395m N	HEAD-XCZSV	Head	Clay, silt, sand and gravel
6	404m S	HEAD1-XCZSV	Head, 1	Clay, silt, sand and gravel
7	413m E	HEAD-XCZSV	Head	Clay, silt, sand and gravel
8	414m SW	GFDUA-XSV	Glaciofluvial deposits, Anglian	Sand and gravel
9	463m NE	LOFT-DMTN	Lowestoft Formation	Diamicton

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	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

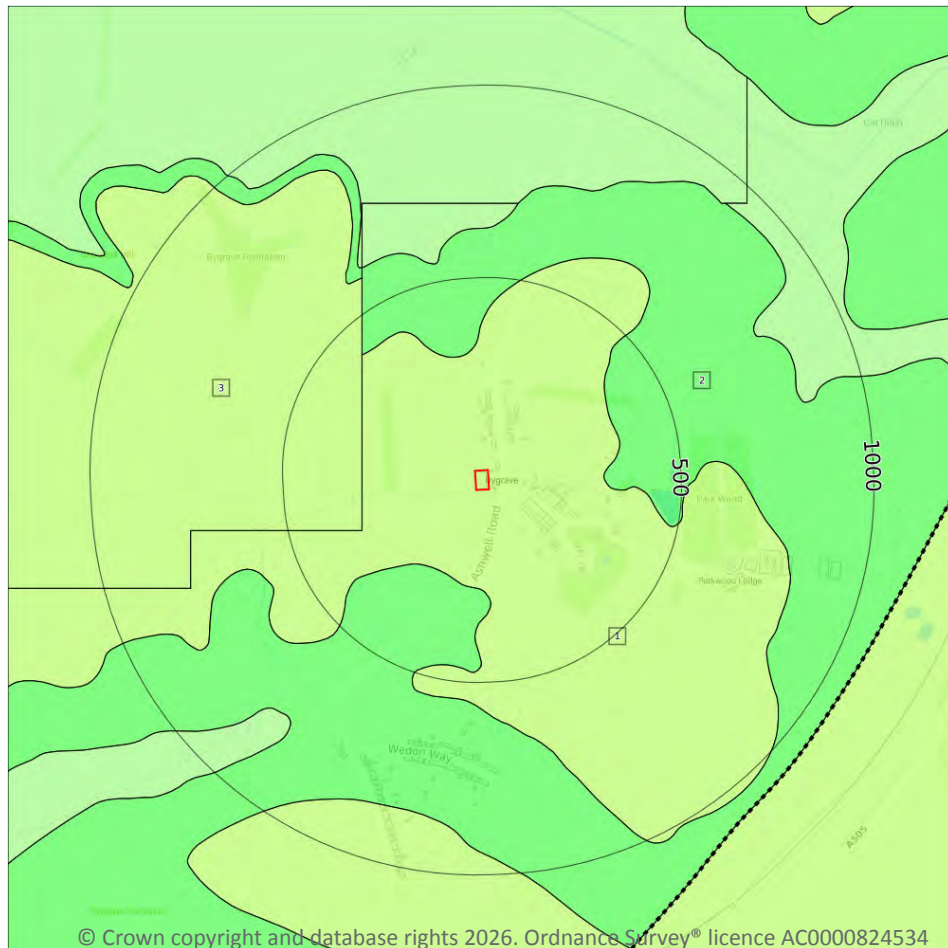
0

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

3

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 78 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	NPCH-CHLK	New Pit Chalk Formation-Chalk	Turonian
2	230m SW	HCK-CHLK	Holywell Nodular Chalk Formation-Chalk	Cenomanian
3	294m W	HNCK-CHLK	Holywell Nodular Chalk Formation and New Pit Chalk Formation (undifferentiated)-Chalk	Cenomanian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

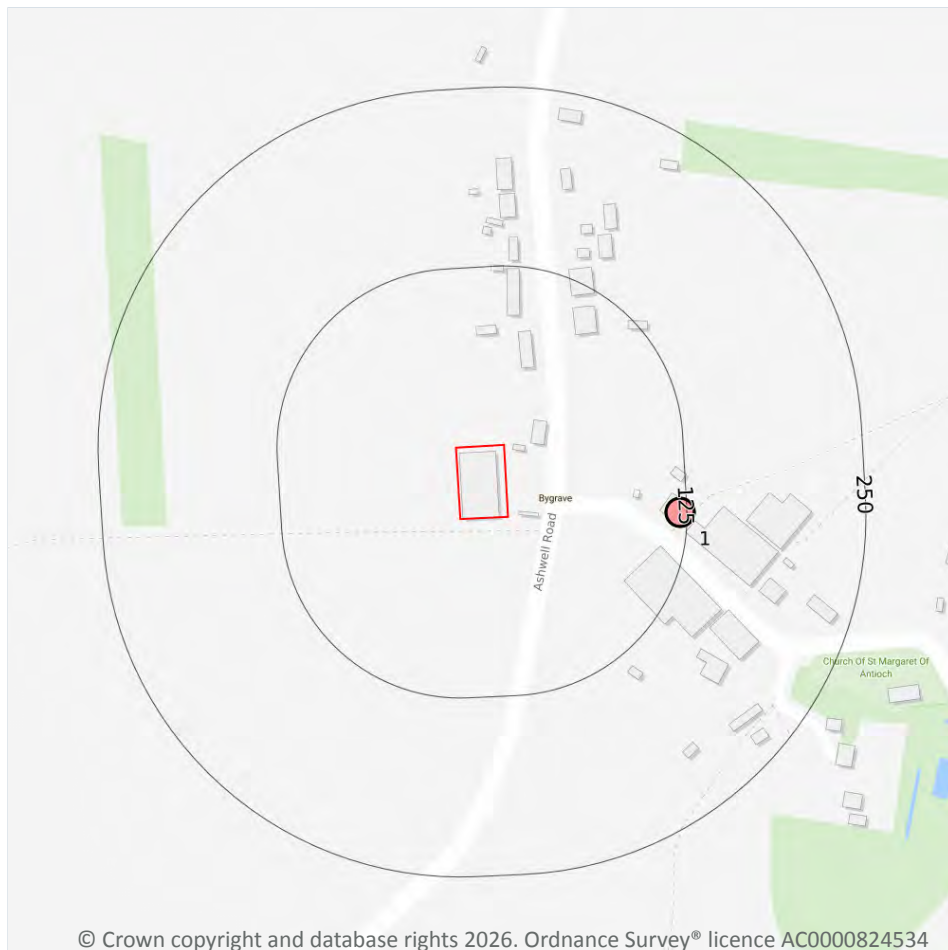
0

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

1

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.

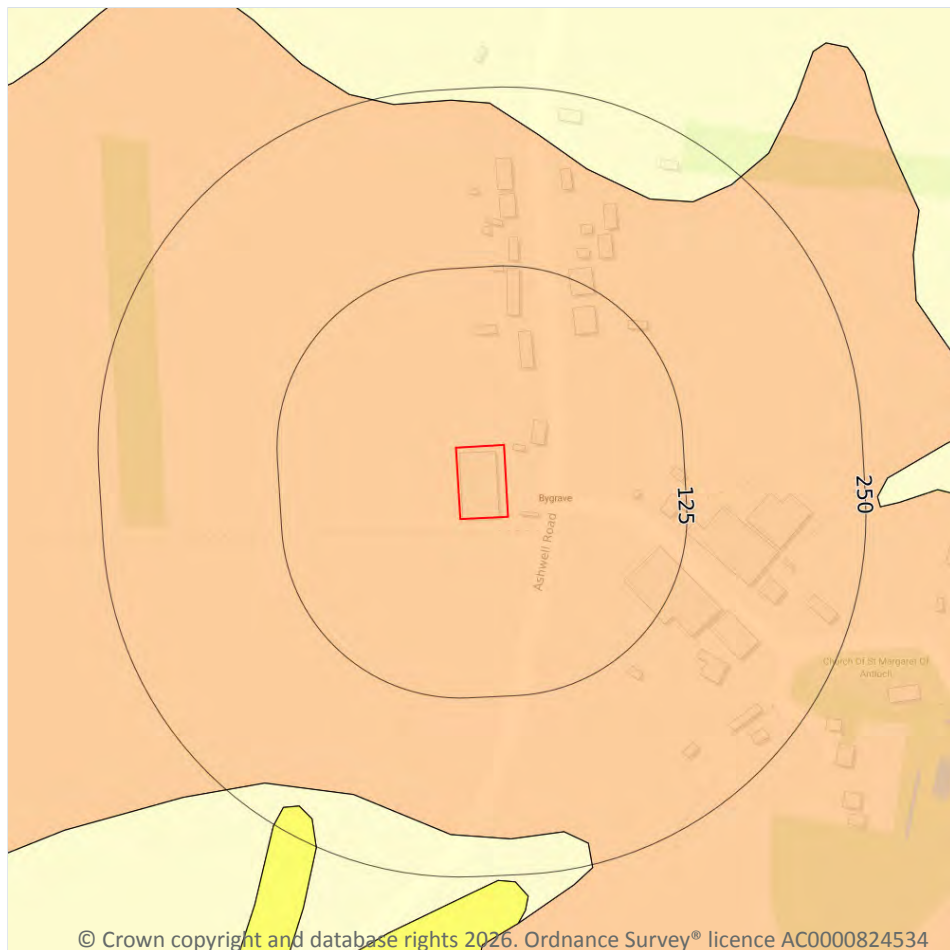
Features are displayed on the Boreholes map on [page 80](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	120m E	526450 236260	MANOR FARM, BYGRAVE	74.06	N	534355 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

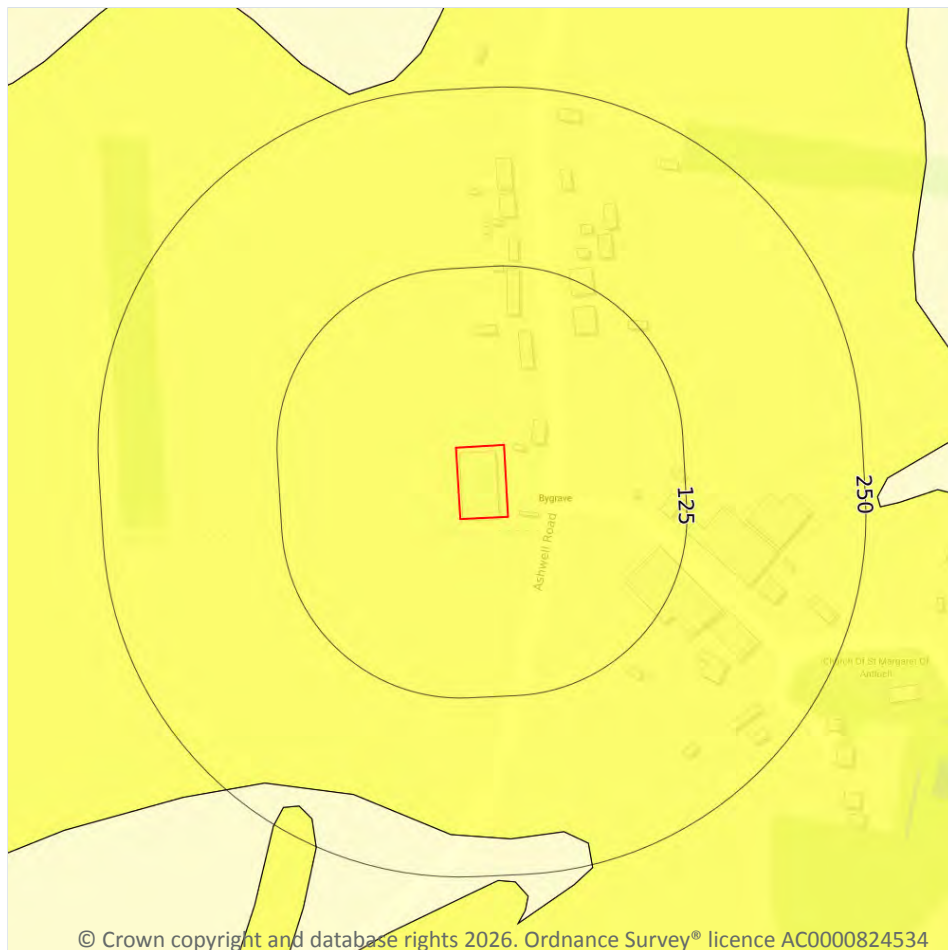
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 81](#) >

Location	Hazard rating	Details
On site	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

17.2 Running sands

Records within 50m

1

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

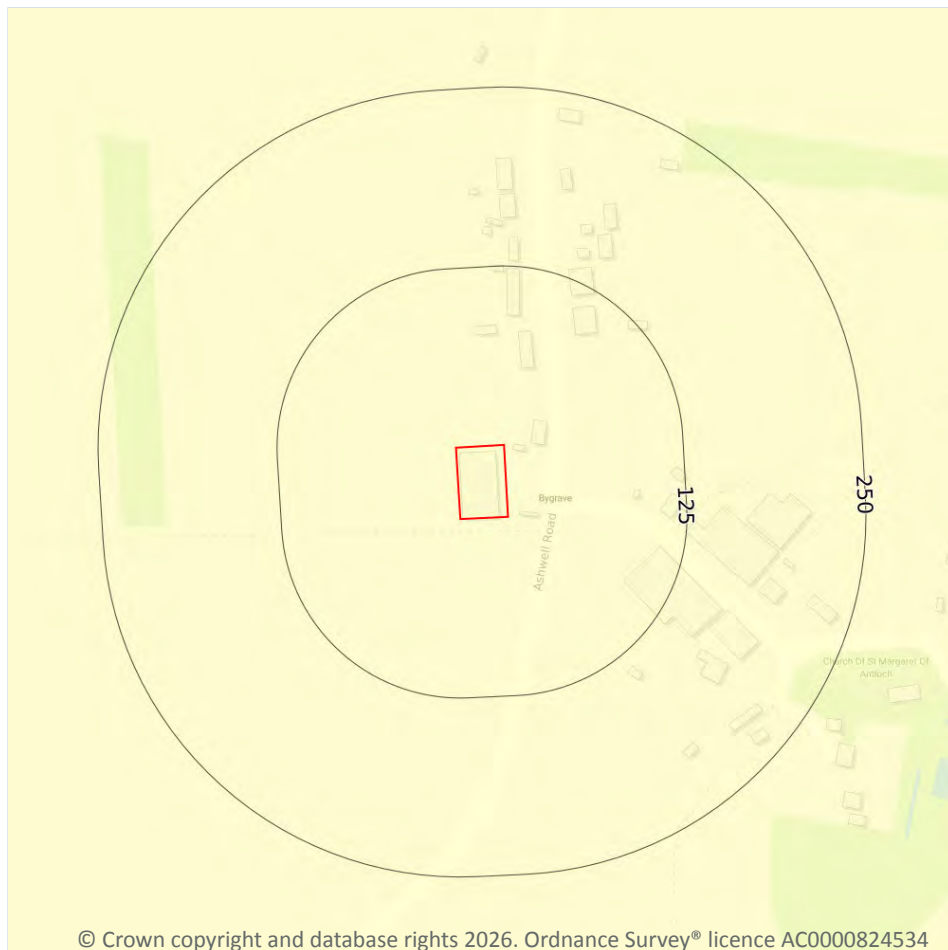
Features are displayed on the Natural ground subsidence - Running sands map on [page 82 >](#)

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 83](#) >

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.

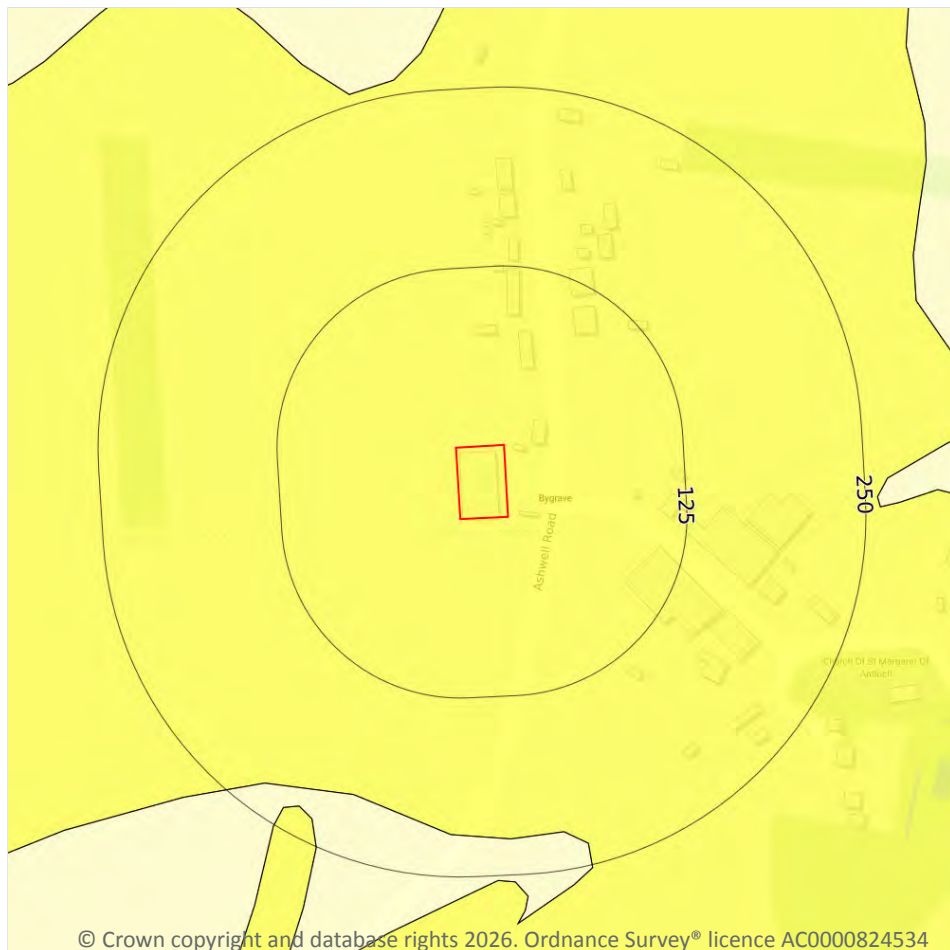
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 84](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

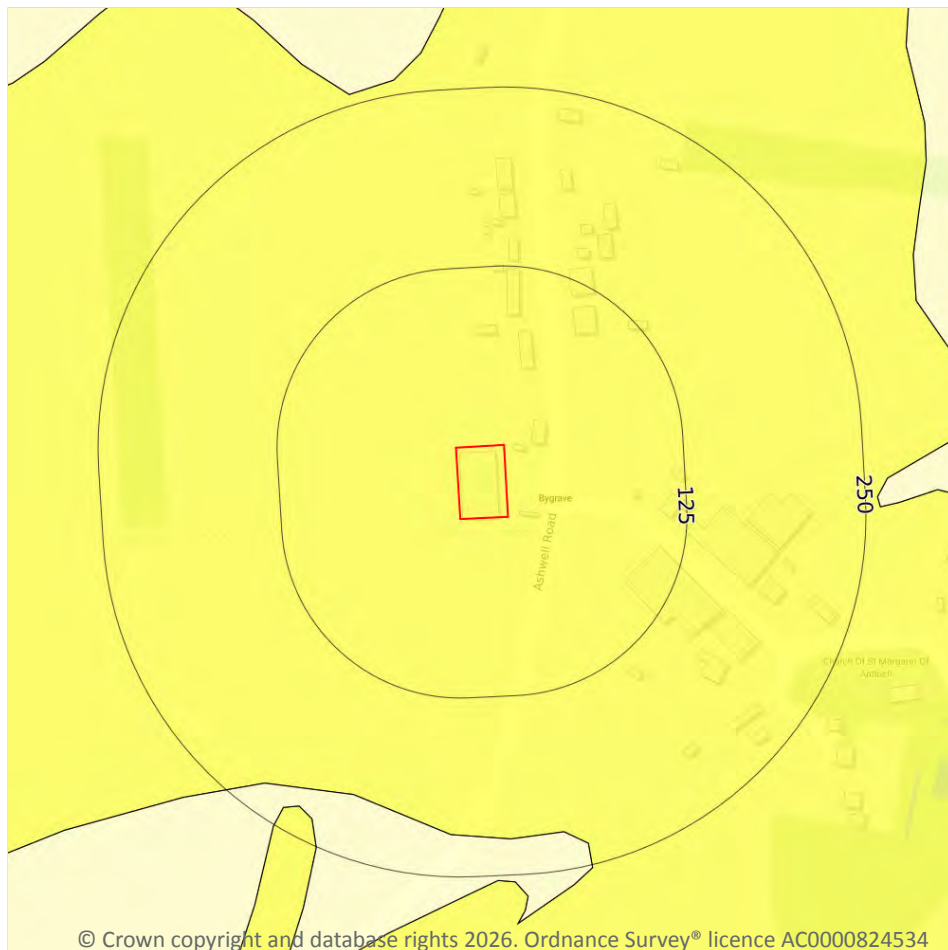
Features are displayed on the Natural ground subsidence - Landslides map on [page 85 >](#)

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

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17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 86](#)

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

4

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 88](#) >

ID	Location	Details	Description
A	266m S	Name: Bygrave Chalk Pit Address: Bygrave, BALDOCK, 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.
B	328m N	Name: Bygrave Sand Pit Address: Bygrave, BALDOCK, Hertfordshire Commodity: Sand & Gravel 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.
C	405m E	Name: Lower Farm Chalk Pit Address: Bygrave, BALDOCK, 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	469m E	Name: Lower Farm Chalk Pit Address: Bygrave, BALDOCK, 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

4

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 88 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
2	237m SE	Grave Yard	1883	1:10560
A	247m S	Unspecified Quarry	1951	1:10560
A	250m S	Unspecified Pit	1922	1:10560
A	250m S	Unspecified Pit	1922	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

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

1

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 88](#) >

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.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is



approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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

18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

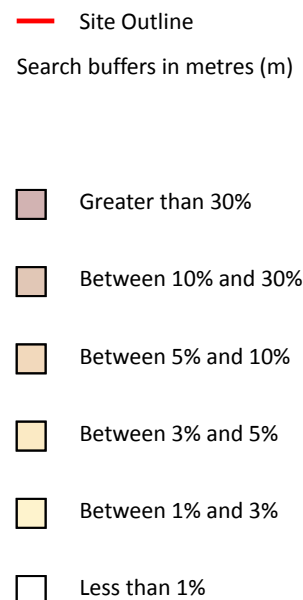
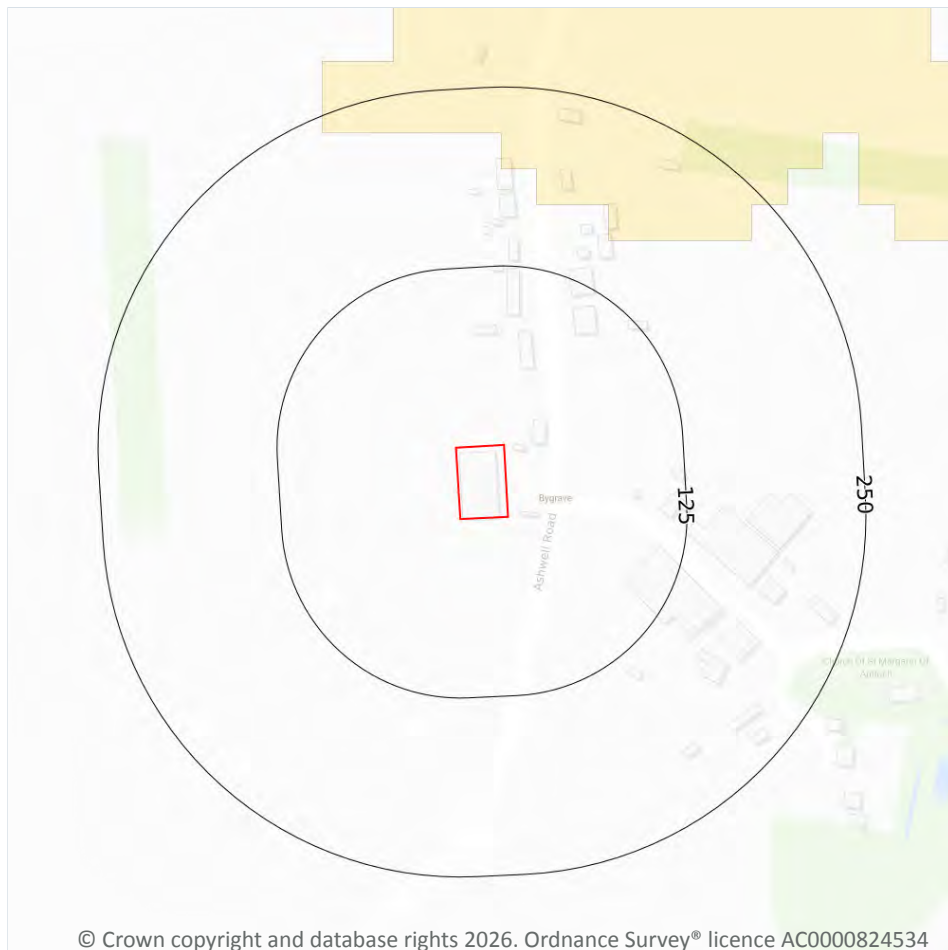
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 96 >](#)

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

1

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

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

22.1 Underground railways (London)

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

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

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

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

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

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

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

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

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

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



Appendix 3

Records of Boreholes WS01 to WS03 Results of gas/water monitoring

Lucion improving people and planet LUCION GROUND ENGINEERING LTD. Peterborough Tel : 01733 566566 <td colspan="4">Site: Downs Barns, Bygrave</td> <td colspan="2">WINDOW SAMPLE WS01</td>			Site: Downs Barns, Bygrave				WINDOW SAMPLE WS01					
26/02/2026			Final Depth 3.45 m	Equipment Dynamic Sampling Rig								
Samples and In Situ Testing			Water Levels (Casing)	Stratum Description		Legend	Depth (m)					
Depth (m)	Type	Results										
0.20 0.20 0.40-0.80 0.50 0.50 0.80 1.10 1.20 1.20-2.00 1.35-1.65	D1 ES1 B1 D2 ES2 D3 D4 D5 U1 SPT	N13 (3/2,3,4,4)		MADE GROUND - Firm, dark brown, slightly gravelly, silty CLAY. Gravel of angular brick.			0.30					
		Firm, brown and grey brown mottled, slightly sandy, slightly gravelly, silty CLAY. Gravel of sub-angular to rounded chalk.										
		(GLACIAL TILL)										
2.00 2.00-3.00 2.15-2.45	D6 U2 SPT	N18 (3/4,3,5,6)		Stiff, brown grey and grey mottled, slightly gravelly, silty CLAY. Gravel of sub-angular to rounded chalk.			1.70					
		(GLACIAL TILL)										
3.00 3.15-3.45	D7 SPT	N22 (5/5,4,6,7)					3.45					
				End of Borehole at 3.45m								
Remarks						Hole Diameter by Depth						
1. Starter pit excavated to 1.20m depth.						Depth (m) Diameter (mm)		Project No. 145791				
						2.00 67 3.45 57						
						Scale: 1:50		Page 1/1				
KEY				Groundwater Strike			Groundwater Observations					
D - Disturbed Sample		MP - Mackintosh Probe		Strike (m)	Rose To (m)	Casing (m)	Sealed	Remarks	Date	Depth (m)	Casing (m)	Water (m)
B - Bulk Sample		V - Vane Shear Test							26/02/2026	3.45		Dry
U - Undisturbed Sample		N/* - SPT Blows										
W - Water Sample		ES - Environmental Sample										
S/C - SPT Spoon/Cone		▽ - Level On Completion										
- Water Strike		▼ - Level Casing Withdrawn										
- Water Rise		▮ - Standpipe Level										

Lucion Investing people and planet LUCION GROUND ENGINEERING LTD. Peterborough Tel : 01733 566566				Site: Downs Barns, Bygrave				WINDOW SAMPLE WS02									
26/02/2026				Final Depth 3.45 m		Equipment Dynamic Sampling Rig											
Samples and In Situ Testing			Water Levels (Casing)	Well	Stratum Description	Legend	Depth (m)										
Depth (m)	Type	Results															
0.10	D1	N16 (4/3,4,4,5)			MADE GROUND - Firm, dark brown, slightly gravelly, silty CLAY.		0.20										
0.10	ES1				Gravel of angular brick.												
0.40	D2				Firm, orange brown, slightly gravelly, silty CLAY. Gravel of angular to rounded flint and chalk.												
0.40	ES2																
0.50-0.80	B1																
0.80	D3				(GLACIAL TILL)		1.10										
1.10	D4				Stiff, grey brown and brown mottled, slightly gravelly, silty CLAY. Gravel of sub-angular to rounded chalk.												
1.20	D5																
1.20-2.00	U1																
1.35-1.65	SPT																
2.00	D6	N16 (4/3,4,4,5)					3.45										
2.00-3.00	U2				(GLACIAL TILL)												
2.15-2.45	SPT																
3.00	D7	N22 (5/5,5,6,6)															
3.15-3.45	SPT																
					End of Borehole at 3.45m												
Remarks 1. Starter pit excavated to 1.20m depth. 2. Gas monitoring standpipe installed to 3.00m depth.						Hole Diameter by Depth			Project No. 145791								
						Depth (m)	Diameter (mm)										
						2.00	77		Scale: 1:50		Page 1/1						
						3.45	67										
KEY					Groundwater Strike			Groundwater Observations									
D - Disturbed Sample					MP - Mackintosh Probe		Strike (m)	Rose To (m)	Casing (m)	Sealed	Remarks	Date	Depth (m)	Casing (m)	Water (m)		
B - Bulk Sample		V - Vane Shear Test							26/02/2026	3.45		Dry					
U - Undisturbed Sample		N/* - SPT Blows							25/03/2026	3.00	1.00	0.71					
W - Water Sample		ES - Environmental Sample							01/04/2026	3.00	1.00	0.73					
S/C - SPT Spoon/Cone		▽ - Level On Completion							09/04/2026	3.00	1.00	0.71					
⊘ - Water Strike		⬇ - Level Casing Withdrawn															
⬆ - Water Rise		⬆ - Standpipe Level															

Gas and Groundwater Monitoring Results

Date	Borehole No.	CH4 (% v/v)		CO2 (% v/v)		O2 (% v/v)		Flow Rate (l/hr)		Atmos Pressure (mb)	Well Depth (m bgl)	Groundwater (m bgl)	Comments
		Peak	Steady	Peak	Steady	Minimum	Maximum	Peak	Steady				
25/03/2026	WS02	<0.1	<0.1	0.5	0.5	20.0	20.0	<0.1	<0.1	997	3.12	0.71	
01/04/2026	WS02	<0.1	<0.1	0.7	0.7	20.2	20.2	<0.1	<0.1	1010	3.12	0.73	
09/04/2026	WS02	<0.1	<0.1	0.4	0.4	20.1	20.1	<0.1	<0.1	1002	3.12	0.71	



LUCION GROUND ENGINEERING LTD.

Peterborough Tel : 01733 566566

Project: Downs Barns, Bygrave

Client: D. Northern & Sons Limited

Project No.

145791

Appendix 4

Laboratory Chemical Test Results



Final Report

Report No.: 26-06157-1

Initial Date of Issue: 25-Mar-2026

Re-Issue Details:

Client *Lucion Ground Engineering Limited*

Client Address: *Newark Road
Peterborough
Cambridgeshire
PE1 5UA*

Contact(s): *John Gibb*

Project *145791 Downs Barns, Bygrave*

Quotation No.: *Q26-40647*

Date Received: 02-Mar-2026

Order No.: *PO26138*

Date Instructed: 02-Mar-2026

No. of Samples: *3*

Turnaround (Wkdays): *10*

Results Due: 13-Mar-2026

Date Approved: 25-Mar-2026

Approved By:



Details: David Smith, Technical Director

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: 145791 Downs Barns, Bygrave

Client: Lucion Ground Engineering Limited		Chemtest Job No.:				26-06157	26-06157	26-06157
Quotation No.: Q26-40647		Chemtest Sample ID.:				2091345	2091346	2091347
		Client Sample ID.:				D1	D1	D1
		Client Reference:				WS01	WS02	WS03
		Sample Type:				SOIL	SOIL	SOIL
		Top Depth (m):				0.20	0.10	0.20
		Date Sampled:				26-Feb-2026	26-Feb-2026	26-Feb-2026
		Asbestos Lab:				DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD			
pH at 20C		M	2010		4.0	8.2	8.0	8.1
Moisture		N	2030	%	0.020	17	19	11
Stones and Removed Materials		N	2030	%	0.020	< 0.020	< 0.020	< 0.020
Boron (Hot Water Soluble)		M	2120	mg/kg	0.40	< 0.40	2.2	1.6
Sulphate (2:1 Water Soluble) as SO4		M	2120	g/l	0.010	0.014	0.074	0.050
Cyanide (Free)		M	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Cyanide (Total)		M	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Sulphide (Easily Liberatable)		N	2325	mg/kg	0.50	12	7.2	8.9
Arsenic		M	2455	mg/kg	0.5	20	24	22
Cadmium		M	2455	mg/kg	0.10	0.36	0.45	0.66
Chromium		M	2455	mg/kg	0.5	33	40	89
Copper		M	2455	mg/kg	0.50	25	30	50
Mercury		M	2455	mg/kg	0.05	0.12	0.16	0.16
Nickel		M	2455	mg/kg	0.50	34	37	66
Lead		M	2455	mg/kg	0.50	47	100	49
Selenium		M	2455	mg/kg	0.25	0.70	0.90	0.75
Zinc		M	2455	mg/kg	0.50	130	140	150
Chromium (Hexavalent)		N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Organic Matter		M	2625	%	0.40	2.3	2.9	2.4
Total Phenols		M	2920	mg/kg	0.10	< 0.10	< 0.10	< 0.10
ACM Type		N	2192		N/A	-	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Soil Colour		N	2030		N/A	Brown	Brown	Brown
Other Material		N	2030		N/A	Stones	Stones and Glass	Stones
Soil Texture		N	2030		N/A	Clay	Clay	Clay
Aliphatic VPH >C5-C6	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C6-C7	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C7-C8	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C6-C8 (Sum)	HS_2D_AL	N	2780	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aliphatic VPH >C8-C10	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Total Aliphatic VPH >C5-C10	HS_2D_AL	U	2780	mg/kg	0.25	< 0.25	< 0.25	< 0.25
Aromatic VPH >C5-C7	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aromatic VPH >C7-C8	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aromatic VPH >C8-C10	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Total Aromatic VPH >C5-C10	HS_2D_AR	U	2780	mg/kg	0.25	< 0.25	< 0.25	< 0.25

Results - Soil

Project: 145791 Downs Barns, Bygrave

Client: Lucion Ground Engineering Limited		Chemtest Job No.:				26-06157	26-06157	26-06157
Quotation No.: Q26-40647		Chemtest Sample ID.:				2091345	2091346	2091347
		Client Sample ID.:				D1	D1	D1
		Client Reference:				WS01	WS02	WS03
		Sample Type:				SOIL	SOIL	SOIL
		Top Depth (m):				0.20	0.10	0.20
		Date Sampled:				26-Feb-2026	26-Feb-2026	26-Feb-2026
		Asbestos Lab:				DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD			
Total VPH >C5-C10	HS_2D_Total	U	2780	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Aliphatic EPH >C10-C12	EH_2D_AL_#1	M	5002	mg/kg	2.00	< 2.0	< 2.0	< 2.0
Aliphatic EPH >C12-C16	EH_2D_AL_#1	M	5002	mg/kg	2.00	< 2.0	< 2.0	6.6
Aliphatic EPH >C16-C21	EH_2D_AL_#1	M	5002	mg/kg	2.00	< 2.0	< 2.0	15
Aliphatic EPH >C21-C35	EH_2D_AL_#1	M	5002	mg/kg	3.00	< 3.0	8.3	8.5
Aliphatic EPH >C35-C40	EH_2D_AL_#1	N	5002	mg/kg	10.00	< 10	< 10	< 10
Aliphatic EPH >C40-C44	EH_2D_AL_#1	N	5002	mg/kg	1.00	< 1.0	< 1.0	< 1.0
Total Aliphatic EPH >C10-C35	EH_2D_AL_#1	M	5002	mg/kg	7.00	< 7.0	8.3	31
Total Aliphatic EPH >C10-C40	EH_2D_AL_#1	N	5002	mg/kg	10.00	< 10	< 10	32
Total Aliphatic EPH >C10-C44	EH_2D_AL_#1	N	5002	mg/kg	10.00	< 10	< 10	31
Aromatic EPH >C10-C12	EH_2D_AR_#1	U	5002	mg/kg	2.00	< 2.0	< 2.0	< 2.0
Aromatic EPH >C12-C16	EH_2D_AR_#1	U	5002	mg/kg	2.00	< 2.0	< 2.0	< 2.0
Aromatic EPH >C16-C21	EH_2D_AR_#1	U	5002	mg/kg	2.00	< 2.0	< 2.0	4.9
Aromatic EPH >C21-C35	EH_2D_AR_#1	U	5002	mg/kg	2.00	< 2.0	7.4	9.8
Aromatic EPH >C35-C40	EH_2D_AR_#1	N	5002	mg/kg	1.00	< 1.0	< 1.0	4.3
Aromatic EPH >C40-C44	EH_2D_AR_#1	N	5002	mg/kg	1.00	< 1.0	< 1.0	< 1.0
Total Aromatic EPH >C10-C35	EH_2D_AR_#1	U	5002	mg/kg	4.00	< 4.0	8.5	16
Total Aromatic EPH >C10-C40	EH_2D_AR_#1	N	5002	mg/kg	10.00	< 10	< 10	20
Total Aromatic EPH >C10-C44	EH_2D_AR_#1	N	5002	mg/kg	10.00	< 10	< 10	20
Total EPH >C10-C35	EH_2D_Total_#1	U	5002	mg/kg	10.00	< 10	17	47
Total EPH >C10-C40	EH_2D_Total_#1	N	5002	mg/kg	10.00	< 10	17	52
Total EPH >C10-C44	EH_2D_Total_#1	N	5002	mg/kg	10.00	< 10	17	52
Naphthalene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Acenaphthene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Fluorene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Phenanthrene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Anthracene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Fluoranthene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Pyrene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Benzo[a]anthracene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Chrysene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Benzo[b]fluoranthene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Benzo(k)Fluoranthene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Benzo[a]pyrene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-c,d)Pyrene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)Anthracene		M	5003	mg/kg	0.05	< 0.05	< 0.05	< 0.05

Results - Soil

Project: 145791 Downs Barns, Bygrave

Client: Lucion Ground Engineering Limited		Chemtest Job No.:	26-06157	26-06157	26-06157
<i>Quotation No.: Q26-40647</i>		Chemtest Sample ID.:	2091345	2091346	2091347
		<i>Client Sample ID.:</i>	<i>D1</i>	<i>D1</i>	<i>D1</i>
		<i>Client Reference:</i>	<i>WS01</i>	<i>WS02</i>	<i>WS03</i>
		<i>Sample Type:</i>	<i>SOIL</i>	<i>SOIL</i>	<i>SOIL</i>
		<i>Top Depth (m):</i>	<i>0.20</i>	<i>0.10</i>	<i>0.20</i>
		<i>Date Sampled:</i>	<i>26-Feb-2026</i>	<i>26-Feb-2026</i>	<i>26-Feb-2026</i>
		<i>Asbestos Lab:</i>	<i>DURHAM</i>	<i>DURHAM</i>	<i>DURHAM</i>
Determinand	HWOL Code	Accred.	SOP	Units	LOD
Benzo[g,h,i]perylene		M	5003	mg/kg	0.05
Total Of 16 PAH's		M	5003	mg/kg	0.05

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2010	pH Value of Soils	pH at 20°C	pH Meter	
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <30°C.	
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES	
2192	Asbestos Quantification in Soils Sediments Ballast & Aggregate Crushed Concrete & Demolition Rubble	Asbestos	Polarised light microscopy / Gravimetry	
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.	
2325	Sulphide in Soils	Sulphide	Steam distillation with sulphuric acid / analysis by 'Aquakem 600' Discrete Analyser, using N,N-dimethyl-p-phenylenediamine.	
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazine.	
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
2780	VPH A/A Split	Aliphatics: >C5–C6, >C6–C7,>C7–C8,>C8–C10 Aromatics: >C5–C7,>C7–C8,>C8–C10	Water extraction / Headspace GCxGC FID detection	
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.	
5002	EPH A/A Split	Aliphatics: >C10–C12, >C12–C16, >C16–C21, >C21– C35, >C35– C40 Aromatics: >C10–C12, >C12–C16, >C16–C21, >C21– C35, >C35– C40	Acetone/Hexane extraction / GCxGC FID detection	
5003	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]Anthracene; Benzo[a]Pyrene; Benzo[b]Fluoranthene; Benzo[ghi]Perylene; Benzo[k]Fluoranthene; Chrysene; Dibenzo[ah]Anthracene; Fluoranthene; Fluorene; Indeno[123cd]Pyrene; Naphthalene; Phenanthrene; Pyrene	Hexane / Acetone extraction GC-MS	

Report Information

Key	
U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Text example All items indicated in italic font represent customer-supplied information that may not be independently verified by the laboratory

This report shall not be reproduced except in full, and only with the prior approval of the laboratory.

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

Uncertainty of measurement for the determinands tested are available upon request .

None of the results in this report have been recovery corrected.

All results are expressed on a dry weight basis.

The following tests were analysed on samples 'as received' and the results subsequently corrected to a dry weight basis EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at $\leq 30^{\circ}\text{C}$ prior to analysis.

All Asbestos testing is performed at the indicated laboratory .

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1.

Where analysis is performed on a dried and crushed sample, it has been prepared by crushing all of the sample. If material has been removed prior to crushing, or by request of the client, this will be stated on the report.

NEW_ASB Eurofins Chemtest Limited, 11 Depot Road, Newmarket, CB8 0AL

DURHAM Eurofins Chemtest Limited, Unit A North Wing, Prospect Business Park, Crookhall Lane, Consett, Co Durham, DH8 7PW

Sample Deviation Codes

As a result of any of the below deviations applying, the test results may be unreliable

- A - Date of sampling not supplied
- B - Sample age exceeds stability time (sampling to extraction)
- C - Sample not received in appropriate containers
- D - Broken Container
- E - The required amount of sample for analysis was not received
- H - Appropriate cooling measures were not taken for sample transportation

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt.

All water samples will be retained for 14 days from the date of receipt.

Charges may apply to extended sample storage.

Report Information

Water Sample Category Key for Accreditation

DW - Drinking Water (Non-Regulatory)
GW - Ground Water
LE - Land Leachate
NA - Not Applicable
PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

HS - Headspace analysis
EH - Extractable hydrocarbons – i.e. everything extracted by the solvent
CU - Clean-up – e.g. by Florisil, silica gel
1D - GC – Single coil gas chromatography
Total - Aliphatics & Aromatics
AL - Aliphatics only
AR - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

Asbestos Tests LOD = LOQ

Limit of Detection = Limit of Quantification for asbestos results only

If you require extended retention of samples, please email your requirements to:
cs@etuki.eurofins.com