



Photograph 3: View south east from the centre of site.



Photograph 4: View over the south of site, showing previous unfill quarry area.



Photograph 5: Dividing fence in central north of site, view south east.



Photograph 6: Building waste occupying a portion of the east of site.

Appendix D In Situ Test Results

Table summarising Standard Penetration Test (SPT) results

Location	Start Depth (m)	Penetration (mm)					
		Seating 1-2	Main 1-4	Total Seating	Total Main	Total Seating	Total Main
WLS01	1.20	2/2	2/2/2/1	4	7	150	300
WLS01	3.00	1/1	2/2/2/2	2	8	150	300
WLS01	5.00	6/8	10/11/12/12	14	45	150	300
WLS02	2.00	2/2	1/2/2/3	4	8	150	300
WLS02	4.00	2/3	3/3/4/4	5	14	150	300
WLS04	1.90	8/12	14/19/17	20	50	150	205
WLS05	2.00	1/2	2/2/3/3	3	10	150	300
WLS05	4.00	2/2	2/3/2/4	4	11	150	300
WLS06	1.00	1/1	1/1/2/3	2	7	150	300
WLS06	3.00	2/2	1/2/2/2	4	7	150	300
WLS06	5.00	4/6	6/8/9/13	10	36	150	300
WLS07	2.00	1/1	1/1/2/3	2	7	150	300
WLS07	4.00	2/3	9/7/4/4	5	24	150	300
WLS08	1.00	1/1	1/1/1/1	2	4	150	300
WLS08	3.00	1/1	1/1/1/2	2	5	150	300
WLS08	5.00	2/2	2/3/3/4	4	12	150	300
WLS09	2.00	1/1	1/2/1/2	2	6	150	300
WLS09	4.00	2/2	2/2/2/4	4	10	150	300

Appendix E Post Fieldwork Monitoring

Ground gas and groundwater monitoring results

Notes

- 1) The instrument limit of detection has been adopted where no gas flows or concentrations have been recorded (indicated in grey italics).
2) Atmospheric temperature (*) data sourced from local weather station data.
3) CH4 = methane; CO2 = carbon dioxide; O2 = oxygen; PPM = parts per million CO = carbon monoxide; H2S = hydrogen sulphide.
4) Gas Screening Values (GSVs) are rounded to 3 decimal places.

Worst case scenario									0.4	0.0	0.0	11.7	11.5	1.4	1.6	1	1	0.00	0.00	0.05	0.05	ONE	
Average scenario									0.0	0.0	0.0	6.6	6.6	13.8	13.9	0	0	0.00	0.00	0.00	0.00	ONE	
Date	Time	Location	Install Reference	Install Response Zone		Atmospheric Pressure (mB)	Atmospheric Temperature (°C) *	Depth to Water (m)	Gas Steady Flow	CH ₄ (%v/v)		CO ₂ (%v/v)		O ₂ (%v/v)		Other Gases (PPM)		GSV (CH ₄)		GSV (CO ₂)		Indicative (steady) CIRIA Characteristic Situation	Notes
				Response Zone (mBGL)	Flooded				l/Hr	Peak	Steady	Peak	Steady	Minimum	Average	CO	H ₂ S	Peak	Steady	Peak	Steady		
18/07/2025	11:54	WLS02	1	1.00 - 5.00	No	1001	22	DRY	-0.3	0.0	0.0	4.9	4.8	16.4	16.5	0	1	0.000	0.000	0.015	0.014	CS-1	
05/08/2025	11:47	WLS02	1	1.00 - 5.00	No	1009	21	DRY	0	0.0	0.0	7.2	7.1	14.2	14.2	0	0	0.000	0.000	0.007	0.007	CS-1	Elevated carbon dioxide, consider CS-2.
21/08/2025	14:49	WLS02	1	1.00 - 5.00	No	1006	17	DRY	0	0.0	0.0	6.3	6.3	15.2	15.2	0	0	0.000	0.000	0.006	0.006	CS-1	Elevated carbon dioxide, consider CS-2.
18/07/2025	11:47	WLS05	1	1.00 - 5.00	No	1001	22	DRY	0.4	0.0	0.0	0.1	0.1	21.4	21.4	0	0	0.000	0.000	0.000	0.000	CS-1	
05/08/2025	11:47	WLS05	1	1.00 - 5.00	No	1009	21	DRY	0	0.0	0.0	5.4	5.4	16.5	16.5	0	0	0.000	0.000	0.005	0.005	CS-1	Elevated carbon dioxide, consider CS-2.
21/08/2025	14:29	WLS05	1	1.00 - 5.00	No	1006	17	DRY	-0.1	0.0	0.0	11.7	11.5	1.4	1.6	0	0	0.000	0.000	0.012	0.012	CS-1	Elevated carbon dioxide, consider CS-2.
18/07/2025	12:00	WLS06	1	1.00 - 5.00	No	1002	22	DRY	-0.3	0.0	0.0	8.2	8.2	12.3	12.3	1	1	0.000	0.000	0.025	0.025	CS-1	Elevated carbon dioxide, consider CS-2.
05/08/2025	11:47	WLS06	1	1.00 - 5.00	No	1009	21	DRY	0	0.0	0.0	8.9	8.9	12.0	12.1	0	1	0.000	0.000	0.009	0.009	CS-1	Elevated carbon dioxide, consider CS-2.
21/08/2025	14:07	WLS06	1	1.00 - 5.00	No	1006	17	DRY	0	0.0	0.0	6.7	6.7	15.2	15.2	0	0	0.000	0.000	0.007	0.007	CS-1	Elevated carbon dioxide, consider CS-2.

Appendix F Geoenvironmental Laboratory Test Results



Final Report

Report No.: 25-21777-1

Initial Date of Issue: 08-Jul-2025

Re-Issue Details:

Client *Soiltechnics Limited*

Client Address: *1st Floor Unit 9 Westpoint Enterprise
Park
Clarence Avenue
Trafford Park
Manchester
M17 1QS*

Contact(s): *Admin*

Project *STX7068 Carden Gardens, Welwyn*

Quotation No.: **Date Received:** 02-Jul-2025

Order No.: POR022763 **Date Instructed:** 02-Jul-2025

No. of Samples: 12

Turnaround (Wkdays): 5 **Results Due:** 08-Jul-2025

Date Approved: 08-Jul-2025

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 - Leachate

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited	Chemtest Job No.:					25-21777	25-21777	25-21777
Quotation No.:	Chemtest Sample ID.:					1993958	1993965	1993966
Order No.: POR022763	Client Sample Ref.:					2	2	3
	Client Sample ID.:					WLS01-1.6-2	WLS07-0.75-2	WLS07-1.8-3
	Client Reference:					WLS01	WLS07	WLS07
	Sample Type:					SOIL	SOIL	SOIL
	Top Depth (m):					1.60	0.75	1.80
	Bottom Depth (m):					1.90		2.40
	Date Sampled:					23-Jun-2025	24-Jun-2025	24-Jun-2025
	Time Sampled:					11:03	9:12	9:47
Determinand	Accred.	SOP	Type	Units	LOD			
pH at 20C	U	1010	2:1		4.0	7.6	7.5	7.7
Sulphate	U	1220	2:1	mg/l	1.0	8.6	25	2.8
Cyanide (Total)	U	1300	2:1	mg/l	0.050	< 0.050	< 0.050	< 0.050
Arsenic (Dissolved)	U	1455	2:1	µg/l	0.20	2.9	0.56	0.46
Cadmium (Dissolved)	U	1455	2:1	µg/l	0.11	< 0.11	< 0.11	< 0.11
Chromium (Dissolved)	U	1455	2:1	µg/l	0.50	0.82	5.1	< 0.50
Copper (Dissolved)	U	1455	2:1	µg/l	0.50	1.3	4.4	0.89
Mercury (Dissolved)	U	1455	2:1	µg/l	0.05	< 0.05	< 0.05	< 0.05
Nickel (Dissolved)	U	1455	2:1	µg/l	0.50	< 0.50	0.69	< 0.50
Lead (Dissolved)	U	1455	2:1	µg/l	0.50	< 0.50	0.59	< 0.50
Selenium (Dissolved)	U	1455	2:1	µg/l	0.50	0.52	0.70	< 0.50
Zinc (Dissolved)	U	1455	2:1	µg/l	2.5	< 2.5	7.7	2.6
Chromium (Hexavalent)	U	1490	2:1	µg/l	20	< 20	< 20	< 20
C2 Aliphatic TPH >C5-C6	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aliphatic TPH >C6-C8	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aliphatic TPH >C8-C10	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aliphatic TPH >C10-C12	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aliphatic TPH >C12-C16	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aliphatic TPH >C16-C21	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aliphatic TPH >C21-C35	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aliphatic TPH >C35-C44	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Total Aliphatic Hydrocarbons	N	1675	2:1	µg/l	5.0	< 5.0	< 5.0	< 5.0
C2 Aromatic TPH >C5-C7	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aromatic TPH >C7-C8	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aromatic TPH >C8-C10	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aromatic TPH >C10-C12	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aromatic TPH >C12-C16	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aromatic TPH >C16-C21	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aromatic TPH >C21-C35	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Aromatic TPH >C35-C44	N	1675	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
C2 Total Aromatic Hydrocarbons	N	1675	2:1	µg/l	5.0	< 5.0	< 5.0	< 5.0
Total Petroleum Hydrocarbons	N	1675	2:1	µg/l	10	< 10	< 10	< 10
Benzene	U	1760	2:1	µg/l	1.0	< 1.0	< 1.0	< 1.0
Toluene	U	1760	2:1	µg/l	1.0	< 1.0	< 1.0	< 1.0
Ethylbenzene	U	1760	2:1	µg/l	1.0	< 1.0	< 1.0	< 1.0

Results - Leachate

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited	Chemtest Job No.:					25-21777	25-21777	25-21777
Quotation No.:	Chemtest Sample ID.:					1993958	1993965	1993966
Order No.: POR022763	Client Sample Ref.:					2	2	3
	Client Sample ID.:					WLS01-1.6-2	WLS07-0.75-2	WLS07-1.8-3
	Client Reference:					WLS01	WLS07	WLS07
	Sample Type:					SOIL	SOIL	SOIL
	Top Depth (m):					1.60	0.75	1.80
	Bottom Depth (m):					1.90		2.40
	Date Sampled:					23-Jun-2025	24-Jun-2025	24-Jun-2025
	Time Sampled:					11:03	9:12	9:47
Determinand	Accred.	SOP	Type	Units	LOD			
m & p-Xylene	U	1760	2:1	µg/l	1.0	< 1.0	< 1.0	< 1.0
o-Xylene	U	1760	2:1	µg/l	1.0	< 1.0	< 1.0	< 1.0
Naphthalene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Acenaphthene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Fluorene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Phenanthrene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Anthracene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Fluoranthene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Pyrene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Benzo[a]anthracene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Chrysene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Benzo[b]fluoranthene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Benzo[k]fluoranthene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Benzo[a]pyrene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Indeno(1,2,3-c,d)Pyrene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Dibenz(a,h)Anthracene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Benzo[g,h,i]perylene	U	1800	2:1	µg/l	0.10	< 0.10	< 0.10	< 0.10
Total Of 16 PAH's	U	1800	2:1	µg/l	2.0	< 2.0	< 2.0	< 2.0
Total Phenols	U	1920	2:1	mg/l	0.030	< 0.030	< 0.030	< 0.030

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:					25-21777	25-21777	25-21777	25-21777	25-21777	25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:					1993957	1993959	1993960	1993961	1993962	1993963	1993964
Order No.: POR022763		Client Sample Ref.:					1	1	2	1	1	3	1
		Client Sample ID.:					WLS01-0.45-1	WLS02-0.6-1	WLS02-2-2	WLS03-1-1	WLS04-0.5-1	WLS05-0.8-3	WLS07-0.3-1
		Client Reference:					WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07
		Sample Type:					SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):					0.45	0.60	2.00	1.00	0.50	0.80	0.30
		Bottom Depth (m):							2.50	1.50			
		Date Sampled:					23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	24-Jun-2025
		Time Sampled:					10:42	12:06	12:06	14:17	14:37	15:58	9:12
		Asbestos Lab:					DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD								
ACM Type		N	2192		N/A	-	-	-	-	-	-	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Moisture		N	2030	%	0.020	16	8.4	7.5	9.2	20	15	9.6	
Soil Colour		N	2030		N/A	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
Other Material		N	2030		N/A	Stones	Stones and Roots	Stones and Roots	Stones	Stones and Roots	Stones and Roots	Stones and Roots	Stones and Roots
Soil Texture		N	2030		N/A	Clay	Loam	Loam	Clay	Loam	Loam	Loam	Loam
pH at 20C		M	2010		4.0	7.8	7.8	7.9	7.5	7.2	7.6	7.9	
Boron (Hot Water Soluble)		M	2120	mg/kg	0.40		1.1			1.1	1.1		
Sulphate (2:1 Water Soluble) as SO4		M	2120	g/l	0.010		< 0.010			0.086	0.26		
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	< 0.50	0.50	< 0.50	< 0.50	
Ammoniacal Nitrogen		M	2425	mg/kg	0.50		1.7			15	4.9		
Arsenic		M	2455	mg/kg	0.5	13	12	8.0	11	8.5	13	18	
Barium		M	2455	mg/kg	0.5		50			40	55		
Beryllium		U	2455	mg/kg	0.5		0.5			< 0.5	< 0.5		
Cadmium		M	2455	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.28	< 0.10	0.16	
Chromium		M	2455	mg/kg	0.5	16	15	14	18	11	24	22	
Manganese		M	2455	mg/kg	1.0		270			550	300		
Molybdenum		M	2455	mg/kg	0.5		0.6			1.1	< 0.5		
Antimony		N	2455	mg/kg	2.0		< 2.0			< 2.0	< 2.0		
Copper		M	2455	mg/kg	0.50	19	18	7.6	12	20	27	25	
Mercury		M	2455	mg/kg	0.05	0.12	0.23	0.08	0.22	0.13	0.07	0.23	
Nickel		M	2455	mg/kg	0.50	15	10	7.5	6.6	14	11	22	
Lead		M	2455	mg/kg	0.50	76	73	35	28	45	51	100	
Selenium		M	2455	mg/kg	0.25	0.28	0.29	< 0.25	< 0.25	< 0.25	< 0.25	0.42	
Vanadium		U	2455	mg/kg	0.5		27			19	25		
Zinc		M	2455	mg/kg	0.50	68	55	27	44	200	89	140	
Chromium (Hexavalent)		N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	
Aliphatic VPH >C5-C6	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05	< 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	< 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	< 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	< 0.10	< 0.10	< 0.10	< 0.10	

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:	25-21777	25-21777	25-21777	25-21777	25-21777	25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:	1993957	1993959	1993960	1993961	1993962	1993963	1993964
Order No.: POR022763		Client Sample Ref.:	1	1	2	1	1	3	1
		Client Sample ID.:	WLS01-0.45-1	WLS02-0.6-1	WLS02-2-2	WLS03-1-1	WLS04-0.5-1	WLS05-0.8-3	WLS07-0.3-1
		Client Reference:	WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07
		Sample Type:	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):	0.45	0.60	2.00	1.00	0.50	0.80	0.30
		Bottom Depth (m):			2.50	1.50			
		Date Sampled:	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	24-Jun-2025
		Time Sampled:	10:42	12:06	12:06	14:17	14:37	15:58	9:12
		Asbestos Lab:	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD				
Aliphatic VPH >C8-C10	HS_2D_AL	U	2780	mg/kg	0.05	< 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	< 0.25
Aliphatic EPH >C10-C12 MC	EH_2D_AL_#1	M	2690	mg/kg	2.00	< 2.0	< 2.0	< 2.0	< 2.0
Aliphatic EPH >C12-C16 MC	EH_2D_AL_#1	M	2690	mg/kg	1.00	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic EPH >C16-C21 MC	EH_2D_AL_#1	M	2690	mg/kg	2.00	< 2.0	< 2.0	< 2.0	4.6
Aliphatic EPH >C21-C35 MC	EH_2D_AL_#1	M	2690	mg/kg	3.00	< 3.0	< 3.0	3.4	< 3.0
Aliphatic EPH >C35-C40 MC	EH_2D_AL_#1	N	2690	mg/kg	10.00	< 10	< 10	< 10	< 10
Total Aliphatic EPH >C10-C35 MC	EH_2D_AL_#1	M	2690	mg/kg	5.00	< 5.0	< 5.0	< 5.0	46
Total Aliphatic EPH >C10-C40 MC	EH_2D_AL_#1	N	2690	mg/kg	10.00	< 10	< 10	< 10	46
Aromatic VPH >C5-C7	HS_2D_AR	U	2780	mg/kg	0.05	< 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	< 0.05
Aromatic VPH >C8-C10	HS_2D_AR	U	2780	mg/kg	0.05	< 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	< 0.25
Aromatic EPH >C10-C12 MC	EH_2D_AR_#1	U	2690	mg/kg	1.00	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic EPH >C12-C16 MC	EH_2D_AR_#1	U	2690	mg/kg	1.00	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic EPH >C16-C21 MC	EH_2D_AR_#1	U	2690	mg/kg	2.00	2.1	< 2.0	< 2.0	5.9
Aromatic EPH >C21-C35 MC	EH_2D_AR_#1	U	2690	mg/kg	2.00	4.0	< 2.0	< 2.0	35
Aromatic EPH >C35-C40 MC	EH_2D_AR_#1	N	2690	mg/kg	1.00	< 1.0	< 1.0	< 1.0	5.0
Total Aromatic EPH >C10-C35 MC	EH_2D_AR_#1	U	2690	mg/kg	5.00	6.1	< 5.0	< 5.0	41
Total Aromatic EPH >C10-C40 MC	EH_2D_AR_#1	N	2690	mg/kg	10.00	< 10	< 10	< 10	46
Total VPH >C5-C10	HS_2D_Total	U	2780	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50
Total EPH >C10-C35 MC	EH_2D_Total_#1	U	2690	mg/kg	10.00	< 10	< 10	< 10	87
Total EPH >C10-C40 MC	EH_2D_Total_#1	N	2690	mg/kg	10.00	< 10	< 10	< 10	92
Organic Matter		M	2625	%	0.40	3.5	2.4	3.1	0.74
Dichlorodifluoromethane		N	2760	µg/kg	1.0		< 1.0		< 1.0
Chloromethane		M	2760	µg/kg	1.0		< 1.0		< 1.0
Vinyl Chloride		M	2760	µg/kg	1.0		< 1.0		< 1.0
Bromomethane		M	2760	µg/kg	20		< 20		< 20
Chloroethane		U	2760	µg/kg	2.0		< 2.0		< 2.0
Trichlorofluoromethane		N	2760	µg/kg	1.0		< 1.0		< 1.0
1,1-Dichloroethene		M	2760	µg/kg	1.0		< 1.0		< 1.0
Trans 1,2-Dichloroethene		M	2760	µg/kg	1.0		< 1.0		< 1.0
1,1-Dichloroethane		M	2760	µg/kg	1.0		< 1.0		< 1.0
cis 1,2-Dichloroethene		M	2760	µg/kg	1.0		< 1.0		< 1.0

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:					25-21777	25-21777	25-21777	25-21777	25-21777	25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:					1993957	1993959	1993960	1993961	1993962	1993963	1993964
Order No.: POR022763		Client Sample Ref.:					1	1	2	1	1	3	1
		Client Sample ID.:					WLS01-0.45-1	WLS02-0.6-1	WLS02-2-2	WLS03-1-1	WLS04-0.5-1	WLS05-0.8-3	WLS07-0.3-1
		Client Reference:					WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07
		Sample Type:					SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):					0.45	0.60	2.00	1.00	0.50	0.80	0.30
		Bottom Depth (m):							2.50	1.50			
		Date Sampled:					23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	24-Jun-2025
		Time Sampled:					10:42	12:06	12:06	14:17	14:37	15:58	9:12
		Asbestos Lab:					DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD								
Bromochloromethane		U	2760	µg/kg	5.0			< 5.0			< 5.0	< 5.0	
Trichloromethane		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
1,1,1-Trichloroethane		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
Tetrachloromethane		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
1,1-Dichloropropene		U	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
Benzene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
1,2-Dichloroethane		M	2760	µg/kg	2.0			< 2.0			< 2.0	< 2.0	
Trichloroethene		N	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
1,2-Dichloropropane		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
Dibromomethane		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
Bromodichloromethane		M	2760	µg/kg	5.0			< 5.0			< 5.0	< 5.0	
cis-1,3-Dichloropropene		N	2760	µg/kg	10			< 10			< 10	< 10	
Toluene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Trans-1,3-Dichloropropene		N	2760	µg/kg	10			< 10			< 10	< 10	
1,1,2-Trichloroethane		M	2760	µg/kg	10			< 10			< 10	< 10	
Tetrachloroethene		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
1,3-Dichloropropane		U	2760	µg/kg	2.0			< 2.0			< 2.0	< 2.0	
Dibromochloromethane		U	2760	µg/kg	10			< 10			< 10	< 10	
1,2-Dibromoethane		M	2760	µg/kg	5.0			< 5.0			< 5.0	< 5.0	
Chlorobenzene		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
1,1,1,2-Tetrachloroethane		M	2760	µg/kg	2.0			< 2.0			< 2.0	< 2.0	
Ethylbenzene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
m & p-Xylene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
o-Xylene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Styrene		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
Tribromomethane		U	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
Isopropylbenzene		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
Bromobenzene		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
1,2,3-Trichloropropane		N	2760	µg/kg	50			< 50			< 50	< 50	
N-Propylbenzene		U	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
2-Chlorotoluene		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
1,3,5-Trimethylbenzene		M	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
4-Chlorotoluene		U	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	
Tert-Butylbenzene		U	2760	µg/kg	1.0			< 1.0			< 1.0	< 1.0	

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:				25-21777	25-21777	25-21777	25-21777	25-21777	25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:				1993957	1993959	1993960	1993961	1993962	1993963	1993964
Order No.: POR022763		Client Sample Ref.:				1	1	2	1	1	3	1
		Client Sample ID.:				WLS01-0.45-1	WLS02-0.6-1	WLS02-2-2	WLS03-1-1	WLS04-0.5-1	WLS05-0.8-3	WLS07-0.3-1
		Client Reference:				WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07
		Sample Type:				SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):				0.45	0.60	2.00	1.00	0.50	0.80	0.30
		Bottom Depth (m):						2.50	1.50			
		Date Sampled:				23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	24-Jun-2025
		Time Sampled:				10:42	12:06	12:06	14:17	14:37	15:58	9:12
		Asbestos Lab:				DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD							
1,2,4-Trimethylbenzene		M	2760	µg/kg	1.0		< 1.0			< 1.0	< 1.0	
Sec-Butylbenzene		U	2760	µg/kg	1.0		< 1.0			< 1.0	< 1.0	
1,3-Dichlorobenzene		M	2760	µg/kg	1.0		< 1.0			< 1.0	< 1.0	
4-Isopropyltoluene		U	2760	µg/kg	1.0		< 1.0			< 1.0	< 1.0	
1,4-Dichlorobenzene		M	2760	µg/kg	1.0		< 1.0			< 1.0	< 1.0	
N-Butylbenzene		U	2760	µg/kg	1.0		< 1.0			< 1.0	< 1.0	
1,2-Dichlorobenzene		M	2760	µg/kg	1.0		< 1.0			< 1.0	< 1.0	
1,2-Dibromo-3-Chloropropane		N	2760	µg/kg	50		< 50			< 50	< 50	
1,2,4-Trichlorobenzene		M	2760	µg/kg	1.0		< 1.0			< 1.0	< 1.0	
Hexachlorobutadiene		N	2760	µg/kg	1.0		< 1.0			< 1.0	< 1.0	
1,2,3-Trichlorobenzene		U	2760	µg/kg	2.0		< 2.0			< 2.0	< 2.0	
Methyl Tert-Butyl Ether		M	2760	µg/kg	1.0		< 1.0			< 1.0	< 1.0	
N-Nitrosodimethylamine		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
Phenol		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
2-Chlorophenol		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
Bis-(2-Chloroethyl)Ether		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
1,3-Dichlorobenzene		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
1,4-Dichlorobenzene		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
1,2-Dichlorobenzene		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
2-Methylphenol		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
Bis(2-Chloroisopropyl)Ether		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
Hexachloroethane		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
N-Nitrosodi-n-propylamine		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
4-Methylphenol		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
Nitrobenzene		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
Isophorone		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
2-Nitrophenol		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
2,4-Dimethylphenol		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
Bis(2-Chloroethoxy)Methane		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
2,4-Dichlorophenol		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
1,2,4-Trichlorobenzene		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
4-Chloroaniline		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
Hexachlorobutadiene		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	
4-Chloro-3-Methylphenol		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50	

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:					25-21777	25-21777	25-21777	25-21777	25-21777	25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:					1993957	1993959	1993960	1993961	1993962	1993963	1993964
Order No.: POR022763		Client Sample Ref.:					1	1	2	1	1	3	1
		Client Sample ID.:					WLS01-0.45-1	WLS02-0.6-1	WLS02-2-2	WLS03-1-1	WLS04-0.5-1	WLS05-0.8-3	WLS07-0.3-1
		Client Reference:					WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07
		Sample Type:					SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):					0.45	0.60	2.00	1.00	0.50	0.80	0.30
		Bottom Depth (m):							2.50	1.50			
		Date Sampled:					23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	24-Jun-2025
		Time Sampled:					10:42	12:06	12:06	14:17	14:37	15:58	9:12
		Asbestos Lab:					DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD								
2-Methylnaphthalene		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
4-Nitrophenol		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
2,4,6-Trichlorophenol		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
2,4,5-Trichlorophenol		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
2-Chloronaphthalene		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
2-Nitroaniline		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
Dimethylphthalate		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
2,6-Dinitrotoluene		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
3-Nitroaniline		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
Dibenzofuran		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
4-Chlorophenylphenylether		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
2,4-Dinitrotoluene		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
Diethyl Phthalate		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
4-Nitroaniline		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
Azobenzene		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
4-Bromophenylphenyl Ether		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
Hexachlorobenzene		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
Carbazole		M	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
Di-N-Butyl Phthalate		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
Butylbenzyl Phthalate		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
Bis(2-Ethylhexyl)Phthalate		N	2790	mg/kg	0.50		< 0.50			< 0.50	1.1		
Di-N-Octyl Phthalate		N	2790	mg/kg	0.50		< 0.50			< 0.50	< 0.50		
Naphthalene		M	2800	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.20
Acenaphthylene		N	2800	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.12	0.58
Acenaphthene		M	2800	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.25	< 0.10
Fluorene		M	2800	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.13	0.11
Phenanthrene		M	2800	mg/kg	0.10	0.42	0.24	< 0.10	0.18	0.34	4.0	1.4	
Anthracene		M	2800	mg/kg	0.10	0.13	< 0.10	< 0.10	0.17	0.12	1.2	0.75	
Fluoranthene		M	2800	mg/kg	0.10	1.2	0.60	< 0.10	0.85	1.1	12	5.6	
Pyrene		M	2800	mg/kg	0.10	1.0	0.50	< 0.10	0.78	1.1	10	4.6	
Benzo[a]anthracene		M	2800	mg/kg	0.10	0.62	0.27	< 0.10	0.71	0.57	4.8	3.3	
Chrysene		M	2800	mg/kg	0.10	0.68	0.33	< 0.10	0.61	0.68	5.4	3.5	
Benzo[b]fluoranthene		M	2800	mg/kg	0.10	0.97	0.43	< 0.10	0.63	1.1	7.2	5.1	
Benzo[k]fluoranthene		M	2800	mg/kg	0.10	0.33	0.14	< 0.10	0.20	0.37	2.5	2.0	

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:						25-21777	25-21777	25-21777	25-21777	25-21777	25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:						1993957	1993959	1993960	1993961	1993962	1993963	1993964
Order No.: POR022763		Client Sample Ref.:						1	1	2	1	1	3	1
		Client Sample ID.:						WLS01-0.45-1	WLS02-0.6-1	WLS02-2-2	WLS03-1-1	WLS04-0.5-1	WLS05-0.8-3	WLS07-0.3-1
		Client Reference:						WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07
		Sample Type:						SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):						0.45	0.60	2.00	1.00	0.50	0.80	0.30
		Bottom Depth (m):								2.50	1.50			
		Date Sampled:						23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	23-Jun-2025	24-Jun-2025
		Time Sampled:						10:42	12:06	12:06	14:17	14:37	15:58	9:12
		Asbestos Lab:						DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD									
Benzo[a]pyrene		M	2800	mg/kg	0.10	0.67	0.27	< 0.10	0.44	0.78	6.1	4.0		
Indeno(1,2,3-c,d)Pyrene		M	2800	mg/kg	0.10	0.52	0.24	< 0.10	0.20	0.64	3.5	3.2		
Dibenz(a,h)Anthracene		N	2800	mg/kg	0.10	0.12	< 0.10	< 0.10	< 0.10	0.11	0.65	0.57		
Benzo[g,h,i]perylene		M	2800	mg/kg	0.10	0.49	0.24	< 0.10	0.22	0.64	3.8	3.1		
Total Of 16 PAH's		N	2800	mg/kg	2.0	7.2	3.3	< 2.0	5.0	7.6	62	38		
Total Phenols		M	2920	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10		
SVOC TIC		N	2790	mg/kg	N/A		None Detected			None Detected	None Detected			
VOC TIC		N	2760	µg/kg	N/A		None Detected			None Detected	None Detected			

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:				25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:				1993967	1993968
Order No.: POR022763		Client Sample Ref.:				1	1
		Client Sample ID.:				WLS08-1-1	WLS09-0.8-1
		Client Reference:				WLS08	WLS09
		Sample Type:				SOIL	SOIL
		Top Depth (m):				1.00	0.80
		Bottom Depth (m):				1.40	
		Date Sampled:				24-Jun-2025	24-Jun-2025
		Time Sampled:				10:36	11:26
		Asbestos Lab:				DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD		
ACM Type		N	2192		N/A	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected
Moisture		N	2030	%	0.020	25	15
Soil Colour		N	2030		N/A	Brown	Brown
Other Material		N	2030		N/A	Stones	Stones and Roots
Soil Texture		N	2030		N/A	Clay	Loam
pH at 20C		M	2010		4.0	6.5	7.9
Boron (Hot Water Soluble)		M	2120	mg/kg	0.40		1.6
Sulphate (2:1 Water Soluble) as SO4		M	2120	g/l	0.010		0.16
Cyanide (Free)		M	2300	mg/kg	0.50		< 0.50
Cyanide (Total)		M	2300	mg/kg	0.50	< 0.50	< 0.50
Ammoniacal Nitrogen		M	2425	mg/kg	0.50		2.1
Arsenic		M	2455	mg/kg	0.5	13	22
Barium		M	2455	mg/kg	0.5		110
Beryllium		U	2455	mg/kg	0.5		1.0
Cadmium		M	2455	mg/kg	0.10	< 0.10	0.90
Chromium		M	2455	mg/kg	0.5	21	30
Manganese		M	2455	mg/kg	1.0		400
Molybdenum		M	2455	mg/kg	0.5		< 0.5
Antimony		N	2455	mg/kg	2.0		< 2.0
Copper		M	2455	mg/kg	0.50	13	120
Mercury		M	2455	mg/kg	0.05	0.06	0.05
Nickel		M	2455	mg/kg	0.50	10	19
Lead		M	2455	mg/kg	0.50	22	60
Selenium		M	2455	mg/kg	0.25	0.44	0.58
Vanadium		U	2455	mg/kg	0.5		40
Zinc		M	2455	mg/kg	0.50	35	120
Chromium (Hexavalent)		N	2490	mg/kg	0.50	< 0.50	< 0.50
Aliphatic VPH >C5-C6	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05
Aliphatic VPH >C6-C7	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05
Aliphatic VPH >C7-C8	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05
Aliphatic VPH >C6-C8 (Sum)	HS_2D_AL	N	2780	mg/kg	0.10	< 0.10	< 0.10

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:				25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:				1993967	1993968
Order No.: POR022763		Client Sample Ref.:				1	1
		Client Sample ID.:				WLS08-1-1	WLS09-0.8-1
		Client Reference:				WLS08	WLS09
		Sample Type:				SOIL	SOIL
		Top Depth (m):				1.00	0.80
		Bottom Depth (m):				1.40	
		Date Sampled:				24-Jun-2025	24-Jun-2025
		Time Sampled:				10:36	11:26
		Asbestos Lab:				DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD		
Aliphatic VPH >C8-C10	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05
Total Aliphatic VPH >C5-C10	HS_2D_AL	U	2780	mg/kg	0.25	< 0.25	< 0.25
Aliphatic EPH >C10-C12 MC	EH_2D_AL_#1	M	2690	mg/kg	2.00	< 2.0	< 2.0
Aliphatic EPH >C12-C16 MC	EH_2D_AL_#1	M	2690	mg/kg	1.00	< 1.0	< 1.0
Aliphatic EPH >C16-C21 MC	EH_2D_AL_#1	M	2690	mg/kg	2.00	2.9	6.2
Aliphatic EPH >C21-C35 MC	EH_2D_AL_#1	M	2690	mg/kg	3.00	100	9.4
Aliphatic EPH >C35-C40 MC	EH_2D_AL_#1	N	2690	mg/kg	10.00	< 10	14
Total Aliphatic EPH >C10-C35 MC	EH_2D_AL_#1	M	2690	mg/kg	5.00	100	16
Total Aliphatic EPH >C10-C40 MC	EH_2D_AL_#1	N	2690	mg/kg	10.00	100	30
Aromatic VPH >C5-C7	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05
Aromatic VPH >C7-C8	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05
Aromatic VPH >C8-C10	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05
Total Aromatic VPH >C5-C10	HS_2D_AR	U	2780	mg/kg	0.25	< 0.25	< 0.25
Aromatic EPH >C10-C12 MC	EH_2D_AR_#1	U	2690	mg/kg	1.00	< 1.0	< 1.0
Aromatic EPH >C12-C16 MC	EH_2D_AR_#1	U	2690	mg/kg	1.00	< 1.0	9.2
Aromatic EPH >C16-C21 MC	EH_2D_AR_#1	U	2690	mg/kg	2.00	< 2.0	140
Aromatic EPH >C21-C35 MC	EH_2D_AR_#1	U	2690	mg/kg	2.00	7.9	260
Aromatic EPH >C35-C40 MC	EH_2D_AR_#1	N	2690	mg/kg	1.00	< 1.0	460
Total Aromatic EPH >C10-C35 MC	EH_2D_AR_#1	U	2690	mg/kg	5.00	9.5	410
Total Aromatic EPH >C10-C40 MC	EH_2D_AR_#1	N	2690	mg/kg	10.00	< 10	880
Total VPH >C5-C10	HS_2D_Total	U	2780	mg/kg	0.50	< 0.50	< 0.50
Total EPH >C10-C35 MC	EH_2D_Total_#1	U	2690	mg/kg	10.00	110	430
Total EPH >C10-C40 MC	EH_2D_Total_#1	N	2690	mg/kg	10.00	110	910
Organic Matter		M	2625	%	0.40	1.4	8.5
Dichlorodifluoromethane		N	2760	µg/kg	1.0		< 1.0
Chloromethane		M	2760	µg/kg	1.0		< 1.0
Vinyl Chloride		M	2760	µg/kg	1.0		< 1.0
Bromomethane		M	2760	µg/kg	20		< 20
Chloroethane		U	2760	µg/kg	2.0		< 2.0
Trichlorofluoromethane		N	2760	µg/kg	1.0		< 1.0
1,1-Dichloroethene		M	2760	µg/kg	1.0		< 1.0
Trans 1,2-Dichloroethene		M	2760	µg/kg	1.0		< 1.0
1,1-Dichloroethane		M	2760	µg/kg	1.0		< 1.0
cis 1,2-Dichloroethene		M	2760	µg/kg	1.0		< 1.0

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:				25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:				1993967	1993968
Order No.: POR022763		Client Sample Ref.:				1	1
		Client Sample ID.:				WLS08-1-1	WLS09-0.8-1
		Client Reference:				WLS08	WLS09
		Sample Type:				SOIL	SOIL
		Top Depth (m):				1.00	0.80
		Bottom Depth (m):				1.40	
		Date Sampled:				24-Jun-2025	24-Jun-2025
		Time Sampled:				10:36	11:26
		Asbestos Lab:				DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD		
Bromochloromethane		U	2760	µg/kg	5.0		< 5.0
Trichloromethane		M	2760	µg/kg	1.0		< 1.0
1,1,1-Trichloroethane		M	2760	µg/kg	1.0		< 1.0
Tetrachloromethane		M	2760	µg/kg	1.0		< 1.0
1,1-Dichloropropene		U	2760	µg/kg	1.0		< 1.0
Benzene		M	2760	µg/kg	1.0	< 1.0	< 1.0
1,2-Dichloroethane		M	2760	µg/kg	2.0		< 2.0
Trichloroethene		N	2760	µg/kg	1.0		< 1.0
1,2-Dichloropropane		M	2760	µg/kg	1.0		< 1.0
Dibromomethane		M	2760	µg/kg	1.0		< 1.0
Bromodichloromethane		M	2760	µg/kg	5.0		< 5.0
cis-1,3-Dichloropropene		N	2760	µg/kg	10		< 10
Toluene		M	2760	µg/kg	1.0	< 1.0	< 1.0
Trans-1,3-Dichloropropene		N	2760	µg/kg	10		< 10
1,1,2-Trichloroethane		M	2760	µg/kg	10		< 10
Tetrachloroethene		M	2760	µg/kg	1.0		< 1.0
1,3-Dichloropropane		U	2760	µg/kg	2.0		< 2.0
Dibromochloromethane		U	2760	µg/kg	10		< 10
1,2-Dibromoethane		M	2760	µg/kg	5.0		< 5.0
Chlorobenzene		M	2760	µg/kg	1.0		< 1.0
1,1,1,2-Tetrachloroethane		M	2760	µg/kg	2.0		< 2.0
Ethylbenzene		M	2760	µg/kg	1.0	< 1.0	< 1.0
m & p-Xylene		M	2760	µg/kg	1.0	< 1.0	< 1.0
o-Xylene		M	2760	µg/kg	1.0	< 1.0	< 1.0
Styrene		M	2760	µg/kg	1.0		< 1.0
Tribromomethane		U	2760	µg/kg	1.0		< 1.0
Isopropylbenzene		M	2760	µg/kg	1.0		< 1.0
Bromobenzene		M	2760	µg/kg	1.0		< 1.0
1,2,3-Trichloropropane		N	2760	µg/kg	50		< 50
N-Propylbenzene		U	2760	µg/kg	1.0		< 1.0
2-Chlorotoluene		M	2760	µg/kg	1.0		< 1.0
1,3,5-Trimethylbenzene		M	2760	µg/kg	1.0		< 1.0
4-Chlorotoluene		U	2760	µg/kg	1.0		< 1.0
Tert-Butylbenzene		U	2760	µg/kg	1.0		< 1.0

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:				25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:				1993967	1993968
Order No.: POR022763		Client Sample Ref.:				1	1
		Client Sample ID.:				WLS08-1-1	WLS09-0.8-1
		Client Reference:				WLS08	WLS09
		Sample Type:				SOIL	SOIL
		Top Depth (m):				1.00	0.80
		Bottom Depth (m):				1.40	
		Date Sampled:				24-Jun-2025	24-Jun-2025
		Time Sampled:				10:36	11:26
		Asbestos Lab:				DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD		
1,2,4-Trimethylbenzene		M	2760	µg/kg	1.0		< 1.0
Sec-Butylbenzene		U	2760	µg/kg	1.0		< 1.0
1,3-Dichlorobenzene		M	2760	µg/kg	1.0		< 1.0
4-Isopropyltoluene		U	2760	µg/kg	1.0		< 1.0
1,4-Dichlorobenzene		M	2760	µg/kg	1.0		< 1.0
N-Butylbenzene		U	2760	µg/kg	1.0		< 1.0
1,2-Dichlorobenzene		M	2760	µg/kg	1.0		< 1.0
1,2-Dibromo-3-Chloropropane		N	2760	µg/kg	50		< 50
1,2,4-Trichlorobenzene		M	2760	µg/kg	1.0		< 1.0
Hexachlorobutadiene		N	2760	µg/kg	1.0		< 1.0
1,2,3-Trichlorobenzene		U	2760	µg/kg	2.0		< 2.0
Methyl Tert-Butyl Ether		M	2760	µg/kg	1.0		< 1.0
N-Nitrosodimethylamine		M	2790	mg/kg	0.50		< 0.50
Phenol		M	2790	mg/kg	0.50		< 0.50
2-Chlorophenol		N	2790	mg/kg	0.50		< 0.50
Bis-(2-Chloroethyl)Ether		M	2790	mg/kg	0.50		< 0.50
1,3-Dichlorobenzene		M	2790	mg/kg	0.50		< 0.50
1,4-Dichlorobenzene		N	2790	mg/kg	0.50		< 0.50
1,2-Dichlorobenzene		M	2790	mg/kg	0.50		< 0.50
2-Methylphenol		M	2790	mg/kg	0.50		< 0.50
Bis(2-Chloroisopropyl)Ether		N	2790	mg/kg	0.50		< 0.50
Hexachloroethane		N	2790	mg/kg	0.50		< 0.50
N-Nitrosodi-n-propylamine		M	2790	mg/kg	0.50		< 0.50
4-Methylphenol		M	2790	mg/kg	0.50		< 0.50
Nitrobenzene		N	2790	mg/kg	0.50		< 0.50
Isophorone		M	2790	mg/kg	0.50		< 0.50
2-Nitrophenol		N	2790	mg/kg	0.50		< 0.50
2,4-Dimethylphenol		N	2790	mg/kg	0.50		< 0.50
Bis(2-Chloroethoxy)Methane		M	2790	mg/kg	0.50		< 0.50
2,4-Dichlorophenol		N	2790	mg/kg	0.50		< 0.50
1,2,4-Trichlorobenzene		M	2790	mg/kg	0.50		< 0.50
4-Chloroaniline		N	2790	mg/kg	0.50		< 0.50
Hexachlorobutadiene		M	2790	mg/kg	0.50		< 0.50
4-Chloro-3-Methylphenol		N	2790	mg/kg	0.50		< 0.50

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:		25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:		1993967	1993968
Order No.: POR022763		Client Sample Ref.:		1	1
		Client Sample ID.:		WLS08-1-1	WLS09-0.8-1
		Client Reference:		WLS08	WLS09
		Sample Type:		SOIL	SOIL
		Top Depth (m):		1.00	0.80
		Bottom Depth (m):		1.40	
		Date Sampled:		24-Jun-2025	24-Jun-2025
		Time Sampled:		10:36	11:26
		Asbestos Lab:		DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD
2-Methylnaphthalene		M	2790	mg/kg	0.50
4-Nitrophenol		N	2790	mg/kg	0.50
2,4,6-Trichlorophenol		N	2790	mg/kg	0.50
2,4,5-Trichlorophenol		N	2790	mg/kg	0.50
2-Chloronaphthalene		M	2790	mg/kg	0.50
2-Nitroaniline		N	2790	mg/kg	0.50
Dimethylphthalate		M	2790	mg/kg	0.50
2,6-Dinitrotoluene		N	2790	mg/kg	0.50
3-Nitroaniline		N	2790	mg/kg	0.50
Dibenzofuran		M	2790	mg/kg	0.50
4-Chlorophenylphenylether		M	2790	mg/kg	0.50
2,4-Dinitrotoluene		N	2790	mg/kg	0.50
Diethyl Phthalate		M	2790	mg/kg	0.50
4-Nitroaniline		N	2790	mg/kg	0.50
Azobenzene		M	2790	mg/kg	0.50
4-Bromophenylphenyl Ether		M	2790	mg/kg	0.50
Hexachlorobenzene		M	2790	mg/kg	0.50
Carbazole		M	2790	mg/kg	0.50
Di-N-Butyl Phthalate		N	2790	mg/kg	0.50
Butylbenzyl Phthalate		N	2790	mg/kg	0.50
Bis(2-Ethylhexyl)Phthalate		N	2790	mg/kg	0.50
Di-N-Octyl Phthalate		N	2790	mg/kg	0.50
Naphthalene		M	2800	mg/kg	0.10
Acenaphthylene		N	2800	mg/kg	0.10
Acenaphthene		M	2800	mg/kg	0.10
Fluorene		M	2800	mg/kg	0.10
Phenanthrene		M	2800	mg/kg	0.10
Anthracene		M	2800	mg/kg	0.10
Fluoranthene		M	2800	mg/kg	0.10
Pyrene		M	2800	mg/kg	0.10
Benzo[a]anthracene		M	2800	mg/kg	0.10
Chrysene		M	2800	mg/kg	0.10
Benzo[b]fluoranthene		M	2800	mg/kg	0.10
Benzo[k]fluoranthene		M	2800	mg/kg	0.10

Results - Soil

Project: STX7068 Carden Gardens, Welwyn

Client: Soiltechnics Limited		Chemtest Job No.:				25-21777	25-21777
Quotation No.:		Chemtest Sample ID.:				1993967	1993968
Order No.: POR022763		Client Sample Ref.:				1	1
		Client Sample ID.:				WLS08-1-1	WLS09-0.8-1
		Client Reference:				WLS08	WLS09
		Sample Type:				SOIL	SOIL
		Top Depth (m):				1.00	0.80
		Bottom Depth (m):				1.40	
		Date Sampled:				24-Jun-2025	24-Jun-2025
		Time Sampled:				10:36	11:26
		Asbestos Lab:				DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD		
Benzo[a]pyrene		M	2800	mg/kg	0.10	< 0.10	28
Indeno(1,2,3-c,d)Pyrene		M	2800	mg/kg	0.10	< 0.10	18
Dibenz(a,h)Anthracene		N	2800	mg/kg	0.10	< 0.10	3.6
Benzo[g,h,i]perylene		M	2800	mg/kg	0.10	< 0.10	18
Total Of 16 PAH's		N	2800	mg/kg	2.0	< 2.0	240
Total Phenols		M	2920	mg/kg	0.10	< 0.10	< 0.10
SVOC TIC		N	2790	mg/kg	N/A		None Detected
VOC TIC		N	2760	µg/kg	N/A		None Detected

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
1010	pH Value of Waters	pH at 20°C	pH Meter	
1220	Anions, Alkalinity & Ammonium in Waters	Fluoride; Chloride; Nitrite; Nitrate; Total; Oxidisable Nitrogen (TON); Sulfate; Phosphate; Alkalinity; Ammonium	Automated colorimetric analysis using 'Aquakem 600' Discrete Analyser.	RE PW PL LE DW GW
1300	Cyanides & Thiocyanate in Waters	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Continuous Flow Analysis.	
1455	Metals in Waters by ICP-MS	Metals, including: Antimony; Arsenic; Barium; Beryllium; Boron; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Tin; Vanadium; Zinc	Filtration of samples followed by direct determination by inductively coupled plasma mass spectrometry (ICP-MS).	RE PW PL SW DW GW
1490	Hexavalent Chromium in Waters	Chromium [VI]	Automated colorimetric analysis by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazine.	
1675	TPH Aliphatic/Aromatic split in Waters by GC-FID(cf. Texas Method 1006 / TPH CWG)	Aliphatics: >C5–C6, >C6–C8, >C8– C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44 Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Pentane extraction / GCxGC FID detection	
1760	Volatile Organic Compounds (VOCs) in Waters by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics. (cf. USEPA Method 8260)	Automated headspace gas chromatographic (GC) analysis of water samples with mass spectrometric (MS) detection of volatile organic compounds.	
1800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Waters by GC-MS	Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]Anthracene; Benzo[a]Pyrene; Benzo[b]Fluoranthene; Benzo[ghi]Perylene; Benzo[k]Fluoranthene; Chrysene; Dibenz[ah]Anthracene; Fluoranthene; Fluorene; Indeno[123cd]Pyrene; Naphthalene; Phenanthrene; Pyrene	Pentane extraction / GCMS detection	
1920	Phenols in Waters by HPLC	Phenolic compounds including: Phenol, Cresols, Xylenols, Trimethylphenols Note: Chlorophenols are excluded.	Determination by High Performance Liquid Chromatography (HPLC) using electrochemical detection.	
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	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.	
2425	Extractable Ammonium in soils	Ammonium	Extraction with potassium chloride solution / analysis by 'Aquakem 600' Discrete Analyser using sodium salicylate and sodium dichloroisocyanurate.	
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.	
2690	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/Heptane extraction / GCxGC FID detection	

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.	
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	
2790	Semi-Volatile Organic Compounds (SVOCs) in Soils by GC-MS	Semi-volatile organic compounds(cf. USEPA Method 8270)	Acetone/Hexane extraction / GC-MS	
2800	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*	Dichloromethane extraction / GC-MS	
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.	
640	Characterisation of Waste (Leaching C10)	Waste material including soil, sludges and granular waste	ComplianceTest for Leaching of Granular Waste Material and Sludge	
650	Characterisation of Waste (Leaching C2,C8,C10,WAC)	Waste material including soil, sludges and granular waste	ComplianceTest for Leaching of Granular Waste Material and Sludge	

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.

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
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:
customerservices@chemtest.com

Appendix G Contamination Assessment Screening

GQRA Screening

Assessments	Status	Date	Created by	Reviewed By
Acute human health risk - Soils	x2 completed	July 2025	TB	KB
Chronic human health risk - Soils	Completed	July 2025	TB	KB
<i>Chronic human health risk - Groundwater vapour</i>	<i>Not undertaken</i>			
<i>Controlled waters risk - Surface water</i>	<i>Not undertaken</i>			
Controlled waters risk - Drinking water	Completed	July 2025	TB	KB
<i>Controlled waters - Free phase indicator</i>	<i>Not undertaken</i>			
Phytotoxicity	Completed	July 2025	TB	KB
<i>Ecotoxicity</i>	<i>Not undertaken</i>			

Key

Assessment	Abbr.	GQRA Source (in order of preference)	Last Update
All	NGA	No guideline value available	-
Acute human health risk - Soils	AGAC	Acute Generic Assessment Criteria (SoBRA)	April 2019
	sat.	Contaminant poses a low acute risk unless the soil saturation limit is exceeded and a free oil phase is present.	April 2019
Chronic human health risk - Soils	C4SL	Category 4 Screening Levels (DEFRA)	May 2021
	S4UL	Suitable 4 Use Levels (LQM)	August 2015
	ATK	Atrisk Soil Screening Values (Atkins)	June 2017
	CL:AIRE	Generic Assessment Criteria (CL:AIRE)	Jan 2010
Controlled waters risk - Drinking water	UK DWS	National drinking water requirements (The Water Supply (Water Quality) Regulations 2018)	June 2018
	Int. DWS	Guidelines for Drinking Water Quality (World Health Organisation)	April 2017
	WHO	Petroleum Products in Drinking Water (World Health Organisation)	June 2008

Acute human health risk (soils)

Scenario	Off-site public exposure
Critical receptor	Young female child (1 to 2 years old)
Oral exposure	N/A
Demal exposure	N/A
Inhalation exposure	30 mins exposure to a child off-site, from dusts and vapours generated during excavation

Contaminant	Guideline source	Principal pathway	Guideline value (mg/kg)	Max value (mg/kg)	Location	WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07	WLS08	WLS09
					Depth (m)	0.45	0.60	2.00 - 2.50	1.00 - 1.50	0.50	0.80	0.30	1.00 - 1.40	0.80
					Date	23/06/25	23/06/25	23/06/25	23/06/25	23/06/25	23/06/25	24/06/25	24/06/25	24/06/25
Inorganics														
Arsenic	AGAC	Inhalation	7,000,000	22		13	12	8	11	8.5	13	18	13	22
Cadmium	AGAC	Inhalation	1,800,000	0.9		< 0.10	< 0.10	< 0.10	< 0.10	0.28	< 0.10	0.16	< 0.10	0.9
Cyanide - Free	AGAC	Inhalation	380	<LoD			< 0.50			< 0.50	< 0.50			< 0.50
Organics														
Benzene	AGAC	Inhalation	120	<LoD		< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Phenol	AGAC	**sat.**	**sat.**	<LoD		< 0.10	< 0.50	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.10	< 0.50
Trichloroethene	AGAC	Inhalation	8,000	<LoD			< 0.001			< 0.001	< 0.001			< 0.001
Vinyl Chloride	AGAC	Inhalation	98	<LoD			< 0.001			< 0.001	< 0.001			< 0.001

Acute human health risk (soils)

Scenario	Occupational exposure (construction worker)
Critical receptor	Adult female worker
Oral exposure	Ingestion of soil and dusts over a single working day
Demal exposure	Soil being left on the skin for several hours, assumed no PPE worn
Inhalation exposure	30 mins exposure - worker standing adjacent to active excavation (assumed no RPE)

Contaminant	Guideline source	Principal pathway	Guideline value (mg/kg)	Max value (mg/kg)	Location	WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07	WLS08	WLS09
					Depth (m)	0.45	0.60	2.00 - 2.50	1.00 - 1.50	0.50	0.80	0.30	1.00 - 1.40	0.80
					Date	23/06/25	23/06/25	23/06/25	23/06/25	23/06/25	23/06/25	24/06/25	24/06/25	24/06/25
Inorganics														
Arsenic	AGAC	Oral	7,000	22		13	12	8	11	8.5	13	18	13	22
Cadmium	AGAC	Oral	12,000	0.9		< 0.10	< 0.10	< 0.10	< 0.10	0.28	< 0.10	0.16	< 0.10	0.9
Cyanide - Free	AGAC	Oral & Inhalation	1,400	<LoD			< 0.50			< 0.50	< 0.50			< 0.50
Organics														
Benzene	AGAC	Inhalation	240	<LoD		< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Phenol	AGAC	**sat.**	**sat.**	<LoD		< 0.10	< 0.50	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.10	< 0.50
Trichloroethene	AGAC	Inhalation	16,000	<LoD			< 0.001			< 0.001	< 0.001			< 0.001
Vinyl Chloride	AGAC	Inhalation	220	<LoD			< 0.001			< 0.001	< 0.001			< 0.001

Chronic human health risk (soils)

Scenario	
End user	Current and proposed site user
Receptor	Residential with homegrown produce
SOM	1.00%
GAC Preference	C4SLs over S4ULs

Contaminant	Guideline source	Guideline value (mg/kg)	Max value (mg/kg)	Location	WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07	WLS08	WLS09	
				Depth (m)	0.45	0.60	2.00 - 2.50	1.00 - 1.50	0.50	0.80	0.30	1.00 - 1.40	0.80	
				Date	23/06/25	23/06/25	23/06/25	23/06/25	23/06/25	23/06/25	24/06/25	24/06/25	24/06/25	
Inorganics - Metals														
Arsenic	C4SL	37	22		13	12	8	11	8.5	13	18	13	22	
Beryllium	S4UL	1.7	1			0.5			< 0.5	< 0.5			1	
Boron	S4UL	290	1.6			1.1			1.1	1.1			1.6	
Cadmium	C4SL	22	0.9		< 0.10	< 0.10	< 0.10	< 0.10	0.28	< 0.10	0.16	< 0.10	0.9	
Chromium (III)	S4UL	910	30		16	15	14	18	11	24	22	21	30	
Chromium (VI)	C4SL	21	<LoD		< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	
Copper	S4UL	2400	120		19	18	7.6	12	20	27	25	13	120	
Cyanide - Free	ATK	34	<LoD			< 0.50			< 0.50	< 0.50			< 0.50	
Lead	C4SL	200	100		76	73	35	28	45	51	100	22	60	
Mercury	S4UL	40	0.23		0.12	0.23	0.08	0.22	0.13	0.07	0.23	0.06	0.05	
Nickel	S4UL	130	22		15	10	7.5	6.6	14	11	22	10	19	
Selenium	S4UL	250	0.58		0.28	0.29	< 0.25	< 0.25	< 0.25	< 0.25	0.42	0.44	0.58	
Vanadium	S4UL	410	40			27			19	25			40	
Zinc	S4UL	3700	200		68	55	27	44	200	89	140	35	120	
Inorganics - Asbestos														
Asbestos Type	N/A				-	-	-	-	-	-	-	-	-	
Asbestos Screen	N/A				No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	
Inorganics - Soil Parameters														
Organic matter	N/A				3.5	2.4	3.1	0.74	10	5.7	2.2	1.4	8.5	
Organics - PAH & Phenol														
Acenaphthene	S4UL	210	0.4		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.25	< 0.10	< 0.10	0.4	
Acenaphthylene	S4UL	170	7.3		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.12	0.58	< 0.10	7.3	
Anthracene	S4UL	2400	4.6		0.13	< 0.10	< 0.10	0.17	0.12	1.2	0.75	< 0.10	4.6	
Benzo(a)anthracene	S4UL	7.2	21		0.62	0.27	< 0.10	0.71	0.57	4.8	3.3	0.13	21	
Benzo(a)pyrene	C4SL	5	28		0.67	0.27	< 0.10	0.44	0.78	6.1	4	< 0.10	28	
Benzo(b)fluoranthene	S4UL	2.6	31		0.97	0.43	< 0.10	0.63	1.1	7.2	5.1	0.2	31	
Benzo(ghi)perylene	S4UL	320	18		0.49	0.24	< 0.10	0.22	0.64	3.8	3.1	< 0.10	18	
Benzo(k)fluoranthene	S4UL	77	11		0.33	0.14	< 0.10	0.2	0.37	2.5	2	< 0.10	11	
Chrysene	S4UL	15	19		0.68	0.33	< 0.10	0.61	0.68	5.4	3.5	0.16	19	
Dibenz(a,h)anthracene	S4UL	0.24	3.6		0.12	< 0.10	< 0.10	< 0.10	0.11	0.65	0.57	< 0.10	3.6	
Fluoranthene	S4UL	280	34		1.2	0.6	< 0.10	0.85	1.1	12	5.6	0.26	34	
Fluorene	S4UL	170	0.98		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.13	0.11	< 0.10	0.98	
Indeno(1,2,3-cd)pyrene	S4UL	27	18		0.52	0.24	< 0.10	0.2	0.64	3.5	3.2	< 0.10	18	
Naphthalene	C4SL	15	1.4		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.2	< 0.10	1.4	
Phenanthrene	S4UL	95	11		0.42	0.24	< 0.10	0.18	0.34	4	1.4	0.13	11	
Phenol	S4UL	120	<LoD		< 0.10	< 0.50	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.10	< 0.50	
Pyrene	S4UL	620	29		1	0.5	< 0.10	0.78	1.1	10	4.6	0.22	29	
Organics - TPH CWG and BTEX														
Benzene	C4SL	0.87	<LoD			< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Toluene	S4UL	130	<LoD			< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Ethylbenzene	S4UL	47	<LoD	< 0.001		< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	
o-Xylene	S4UL	60	<LoD	< 0.001		< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	
m & p-xylene	S4UL	56	<LoD	< 0.001		< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	
Xylenes (sum of)	S4UL	56	<LoD	< LoD		< LoD	< LoD	< LoD	< LoD	< LoD	< LoD	< LoD	< LoD	
EC05 - EC06 Aliphatic	S4UL	42	<LoD	< 0.05		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	
EC>06 - EC08 Aliphatic	S4UL	100	<LoD	< 0.10		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	
EC>08 - EC10 Aliphatic	S4UL	27	<LoD	< 0.05		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	
EC>10 - EC12 Aliphatic	S4UL	130	<LoD	< 2.0		< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	
EC>12 - EC16 Aliphatic	S4UL	1100	<LoD	< 1.0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	
EC>16 - EC21 Aliphatic	S4UL	65000	6.2	< 2.0		< 2.0	< 2.0	< 2.0	4.6	3.5	< 2.0	2.9	6.2	
EC>21 - EC35 Aliphatic	S4UL	65000	100	< 3.0		< 3.0	3.4	< 3.0	41	8	6.2	100	9.4	
EC>35 - EC40 Aliphatic	ERROR	ERROR	14	< 10		< 10	< 10	< 10	< 10	< 10	< 10	< 10	14	
EC5 - EC7 (benzene)	S4UL	70	<LoD	< 0.05		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	
EC7 - >EC8 (toluene)	S4UL	130	<LoD	< 0.05		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	
EC>08 - EC10 Aromatic	S4UL	34	<LoD	< 0.05		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	
EC>10 - EC12 Aromatic	S4UL	74	<LoD	< 1.0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	
EC>12 - EC16 Aromatic	S4UL	140	9.2	< 1.0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	9.2	
EC>16 - EC21 Aromatic	S4UL	260	140	2.1		< 2.0	< 2.0	< 2.0	5.9	100	44	< 2.0	140	
EC>21 - EC35 Aromatic	S4UL	1100	260	4		< 2.0	< 2.0	< 2.0	35	130	190	7.9	260	
EC>35 - EC44 Aromatic	S4UL	1100	460	< 1.0		< 1.0	< 1.0	< 1.0	5	220	49	< 1.0	460	

Chronic human health risk (soils)

Scenario	
End user	Current and proposed site user
Receptor	Residential with homegrown produce
SOM	1.00%
GAC Preference	C4SLs over S4ULs

Contaminant	Guideline source	Guideline value	Max value	Location	WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07	WLS08	WLS09
				Depth (m)	0.45	0.60	2.00 - 2.50	1.00 - 1.50	0.50	0.80	0.30	1.00 - 1.40	0.80
Organics - Volatile Organic Compounds (VOCs)													
1,1,1,2-Tetrachloroethane	S4UL	1.2	< LoD			< 0.002			< 0.002	< 0.002			< 0.002
1,1,1-Trichloroethane	S4UL	8.8	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
1,1,2-Trichloroethane	CL:AIRE	0.6	< LoD			< 0.01			< 0.01	< 0.01			< 0.01
1,1-Dichloroethane	CL:AIRE	2.4	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
1,1-Dichloroethene	CL:AIRE	0.23	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
1,1-Dichloropropene	NGA	NGA	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
1,2,3-Trichloropropane	NGA	NGA	< LoD			< 0.05			< 0.05	< 0.05			< 0.05
1,2,4-Trimethylbenzene	CL:AIRE	0.35	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
1,2-Dibromo-3-chloropropane	NGA	NGA	< LoD			< 0.05			< 0.05	< 0.05			< 0.05
1,2-Dibromoethane	NGA	NGA	< LoD			< 0.005			< 0.005	< 0.005			< 0.005
1,2-Dichloroethane	C4SL	0.11	< LoD			< 0.002			< 0.002	< 0.002			< 0.002
1,2-Dichloropropane	CL:AIRE	0.024	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
1,3,5-Trimethylbenzene	NGA	NGA	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
1,3-Dichloropropane	NGA	NGA	< LoD			< 0.002			< 0.002	< 0.002			< 0.002
2-Chlorotoluene	NGA	NGA	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
4-Chlorotoluene	NGA	NGA	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Bromobenzene	CL:AIRE	0.87	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Bromochloromethane	NGA	NGA	< LoD			< 0.005			< 0.005	< 0.005			< 0.005
Bromodichloromethane	CL:AIRE	0.016	< LoD			< 0.005			< 0.005	< 0.005			< 0.005
Bromoform	CL:AIRE	2.8	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Bromomethane	NGA	NGA	< LoD			< 0.02			< 0.02	< 0.02			< 0.02
Carbon Tetrachloride	S4UL	0.026	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Chlorobenzene	S4UL	0.46	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Chloroethane	CL:AIRE	8.3	< LoD			< 0.002			< 0.002	< 0.002			< 0.002
Chloroform	S4UL	0.91	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Chloromethane	CL:AIRE	0.0083	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
cis-1,2-Dichloroethene	CL:AIRE	0.11	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
cis-1,3-Dichloropropene	NGA	NGA	< LoD			< 0.01			< 0.01	< 0.01			< 0.01
Dibromochloromethane	ATK	0.0878	< LoD			< 0.01			< 0.01	< 0.01			< 0.01
Dibromomethane	NGA	NGA	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Dichlorodifluoromethane	NGA	NGA	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Isopropylbenzene	CL:AIRE	11	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
MTBE	CL:AIRE	49	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
n-Butylbenzene	NGA	NGA	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
n-Propylbenzene	CL:AIRE	34	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
p-Isopropyltoluene	NGA	NGA	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
sec-Butylbenzene	NGA	NGA	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Styrene	CL:AIRE	8.1	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
tert-Butylbenzene	NGA	NGA	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Tetrachloroethene	C4SL	0.31	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
trans-1,2-Dichloroethene	CL:AIRE	0.19	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
trans-1,3-Dichloropropene	NGA	NGA	< LoD			< 0.01			< 0.01	< 0.01			< 0.01
Trichloroethene	C4SL	0.0093	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Trichlorofluoromethane	NGA	NGA	< LoD			< 0.001			< 0.001	< 0.001			< 0.001
Vinyl Chloride	C4SL	0.0064	< LoD			< 0.001			< 0.001	< 0.001			< 0.001

Chronic human health risk (soils)

Scenario	
End user	Current and proposed site user
Receptor	Residential with homegrown produce
SOM	1.00%
GAC Preference	C4SLs over S4ULs

Contaminant	Guideline source	Guideline value	Max value	Location	WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07	WLS08	WLS09
				Depth (m)	0.45	0.60	2.00 - 2.50	1.00 - 1.50	0.50	0.80	0.30	1.00 - 1.40	0.80
Organics - Semi-Volatile Organic Compounds (SVOCs)													
Chlorophenols (sum of)	S4UL	0.87	< LoD			< LoD			< LoD	< LoD			< LoD
Cresols (sum of)	CL:AIRE	80	< LoD			< LoD			< LoD	< LoD			< LoD
o-Cresol	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
1,2,4-Trichlorobenzene	S4UL	2.6	< LoD			< 0.001			< 0.50	< 0.001			< 0.50
1,2-Dichlorobenzene	S4UL	23	< LoD			< 0.50			< 0.50	< 0.001			< 0.50
1,3-Dichlorobenzene	S4UL	0.4	< LoD			< 0.50			< 0.50	< 0.001			< 0.50
1,4-Dichlorobenzene	S4UL	61	< LoD			< 0.001			< 0.50	< 0.001			< 0.50
2,4,5-Trichlorophenol	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
2,4,6-Trichlorophenol	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
2,4-Dichlorophenol	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
2,4-Dimethylphenol	CL:AIRE	19	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
2,4-Dinitrotoluene	CL:AIRE	1.5	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
2,6-Dinitrotoluene	CL:AIRE	0.78	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
2-Chloronaphthalene	CL:AIRE	3.7	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
2-Chlorophenol	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
2-Methylnaphthalene	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
2-Nitroaniline	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
2-Nitrophenol	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
3-Nitroaniline	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
4-Bromophenyl phenyl ether	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
4-Chloro-3-methylphenol	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
4-Chloroaniline	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
4-Chlorophenyl phenyl ether	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
4-Nitroaniline	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
4-Nitrophenol	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
Azobenzene	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
Benzyl butyl phthalate	CL:AIRE	1400	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
bis(2-chloroethoxy)methane	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
bis(2-chloroethyl)ether	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
bis(2-ethylhexyl)phthalate	CL:AIRE	280	1.1			< 0.50			< 0.50	1.1			< 0.50
Carbazole	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
Dibenzofuran	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
Dibutyl phthalate	CL:AIRE	13	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
Diethyl phthalate	CL:AIRE	120	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
Dimethyl phthalate	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
Di-n-octyl phthalate	CL:AIRE	2300	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
Hexachlorobenzene	S4UL	1.8	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
Hexachlorobutadiene	S4UL	0.29	< LoD			< 0.001			< 0.50	< 0.001			< 0.50
Hexachloroethane	CL:AIRE	0.2	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
Isophorone	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
Nitrobenzene	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50
p-Cresol	NGA	NGA	< LoD			< 0.50			< 0.50	< 0.50			< 0.50

Controlled waters risk

Scenario
Receptor
Drinking water

Contaminant	Guideline source	Guideline value (µg/l)	Max value (µg/l)	Location	WLS01	WLS07	WLS07
				Depth (m)	1.60 - 1.90	0.75	1.80 - 2.40
				Type	ES	ES	ES
				Date	23/06/25	24/06/25	24/06/25
Inorganics - Metals							
Arsenic	UK DWS	10	2.9		2.9	0.56	0.46
Cadmium	UK DWS	5	<LoD		< 0.11	< 0.11	< 0.11
Chromium (total)	UK DWS	50	5.1		0.82	5.1	<LoD
Chromium (III)	NGA	NGA	5.1		0.82	5.1	< 0.50
Chromium (VI)	NGA	NGA	<LoD		< 20	< 20	< 20
Copper	UK DWS	2000	4.4		1.3	4.4	0.89
Lead	UK DWS	10	0.59		< 0.50	0.59	< 0.50
Mercury	UK DWS	1	<LoD		< 0.05	< 0.05	< 0.05
Nickel	UK DWS	20	0.69		< 0.50	0.69	< 0.50
Selenium	UK DWS	10	0.7		0.52	0.7	< 0.50
Zinc	Int. DWS	3000	7.7		< 2.5	7.7	2.6
Inorganics - Miscellaneous							
pH	NGA	NGA	7.7		7.6	7.5	7.7
Cyanide - Total	UK DWS	50	<LoD		< 50	< 50	< 50
Sulphate	UK DWS	250000	25000		8600	25000	2800
Organics - PAH & Phenol							
Naphthalene	NGA	NGA	<LoD		< 0.10	< 0.10	< 0.10
Acenaphthylene	NGA	NGA	<LoD		< 0.10	< 0.10	< 0.10
Acenaphthene	NGA	NGA	<LoD		< 0.10	< 0.10	< 0.10
Fluorene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
Phenanthrene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
Anthracene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
Fluoranthene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
Pyrene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
Benzo(a)anthracene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
Chrysene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
Benzo(b)fluoranthene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
Benzo(k)fluoranthene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
Benzo(a)pyrene	UK DWS	0.01	<LoD	< 0.10	< 0.10	< 0.10	
Indeno(1,2,3-cd)pyrene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
Dibenz(a,h)anthracene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
Benzo(ghi)perylene	NGA	NGA	<LoD	< 0.10	< 0.10	< 0.10	
PAH (sum of 4)	UK DWS	0.1	<LoD	<LoD	<LoD	<LoD	
Phenol	NGA	NGA	<LoD	< 30	< 30	< 30	
Organics - BTEX & MTBE							
Benzene	UK DWS	1	<LoD	< 1.0	< 1.0	< 1.0	
Toluene	Int. DWS	700	<LoD	< 1.0	< 1.0	< 1.0	
Ethylbenzene	Int. DWS	300	<LoD	< 1.0	< 1.0	< 1.0	
Xylene (m and p, o)	Int. DWS	500	<LoD	<LoD	<LoD	<LoD	
o-Xylene	NGA	NGA	<LoD	< 1.0	< 1.0	< 1.0	
m & p-xylene	NGA	NGA	<LoD	< 1.0	< 1.0	< 1.0	
Organics - VOCs							
Benzene	UK DWS	1	<LoD	< 1.0	< 1.0	< 1.0	
Ethylbenzene	Int. DWS	300	<LoD	< 1.0	< 1.0	< 1.0	
m & p-xylene	NGA	NGA	<LoD	< 1.0	< 1.0	< 1.0	
o-Xylene	NGA	NGA	<LoD	< 1.0	< 1.0	< 1.0	
Toluene	Int. DWS	700	<LoD	< 1.0	< 1.0	< 1.0	
Organics - SVOCs							
Phenol	NGA	NGA	<LoD	< 30	< 30	< 30	

Phytotoxicity

Scenario													
Land use				Planting									
Contaminant	Guideline source	Guideline value (mg/kg)	Max value (mg/kg)	Location	WLS01	WLS02	WLS02	WLS03	WLS04	WLS05	WLS07	WLS08	WLS09
				Depth (m)	0.45	0.60	2.00 - 2.50	1.00 - 1.50	0.50	0.80	0.30	1.00 - 1.40	0.80
				Date	23/06/25	23/06/25	23/06/25	23/06/25	23/06/25	23/06/25	24/06/25	24/06/25	24/06/25
Soil parameters													
pH	BSI-u	8.5	7.9		7.8	7.8	7.9	7.5	7.2	7.6	7.9	6.5	7.9
pH	BSI-l	5.5	6.5		7.8	7.8	7.9	7.5	7.2	7.6	7.9	6.5	7.9
Potentially toxic element													
Arsenic	SSIA	50			13	12	8	11	8.5	13	18	13	22
Cadmium	SSIA	3	0.9		< 0.10	< 0.10	< 0.10	< 0.10	0.28	< 0.10	0.16	< 0.10	0.9
Chromium (III)	SSIA	400	30		16	15	14	18	11	24	22	21	30
Lead	SSIA	300	100		76	73	35	28	45	51	100	22	60
Mercury	SSIA	1	0.23		0.12	0.23	0.08	0.22	0.13	0.07	0.23	0.06	0.05
Molybdenum	SSIA	4	1.1			0.6			1.1	< 0.5			< 0.5
Selenium	SSIA	3	0.58		0.28	0.29	< 0.25	< 0.25	< 0.25	< 0.25	0.42	0.44	0.58
Potentially toxic element (pH 6.0 to <7.0)													
Copper	SSIA	135	13									13	
Nickel	SSIA	75	10									10	
Zinc	SSIA	200	35									35	
Potentially toxic element (pH >7.0)													
Copper	SSIA	200	120		19	18	7.6	12	20	27	25		120
Nickel	SSIA	110	22		15	10	7.5	6.6	14	11	22		19
Zinc	SSIA	300	200		68	55	27	44	200	89	140		120

Appendix H Utility Service Plans

Soiltechnics Limited
SOILTECHNICS LTD, CEDAR BARN,
WALGRAVE
NN6 9PY

Search address supplied Carden Gardens
Welwyn
AL6 9SA

Your reference STX7068

Our reference ALS/ALS Standard/2025_5174688

Search date 5 June 2025

Keeping you up-to-date

Notification of price changes

We're changing our report prices from 4th June 2025. The price will increase by 3.5% based on Retail Price Index (RPI).

Find our new prices on our website thameswater.co.uk/property-searches

Any Questions? We're happy to talk through the changes with you – give our Property Searches team a call on 0800 009 4540 .



Thames Water Utilities Ltd
Property Searches,
Clearwater Court, Vastern Road, Reading RG1 8DB



property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches



0800 009 4540

Search address supplied: Carden Gardens, Welwyn, AL6 9SA

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position and size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the contact details below:

Thames Water Utilities Ltd
Property Searches
Clearwater Court
Vastern Road
Reading
RG1 8DB

Email: property.searches@thameswater.co.uk

Web: thameswater.co.uk/propertysearches

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority. Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners. The public sewer map relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus. The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

With regard to the fresh water supply, this site falls within the boundary of another water company. For more information, please redirect your enquiry to the following address:

Affinity Water Ltd
Tamblin Way



Hatfield
AL10 9EZ
Tel: 0845 7823333

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. You can do this by emailing customer.feedback@thameswater.co.uk with the email subject header 'Enquiry – TWOSA', along with details of the request.

If you have any questions regarding sewer connections, budget estimates, diversions or building over issues please direct them to our service desk which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

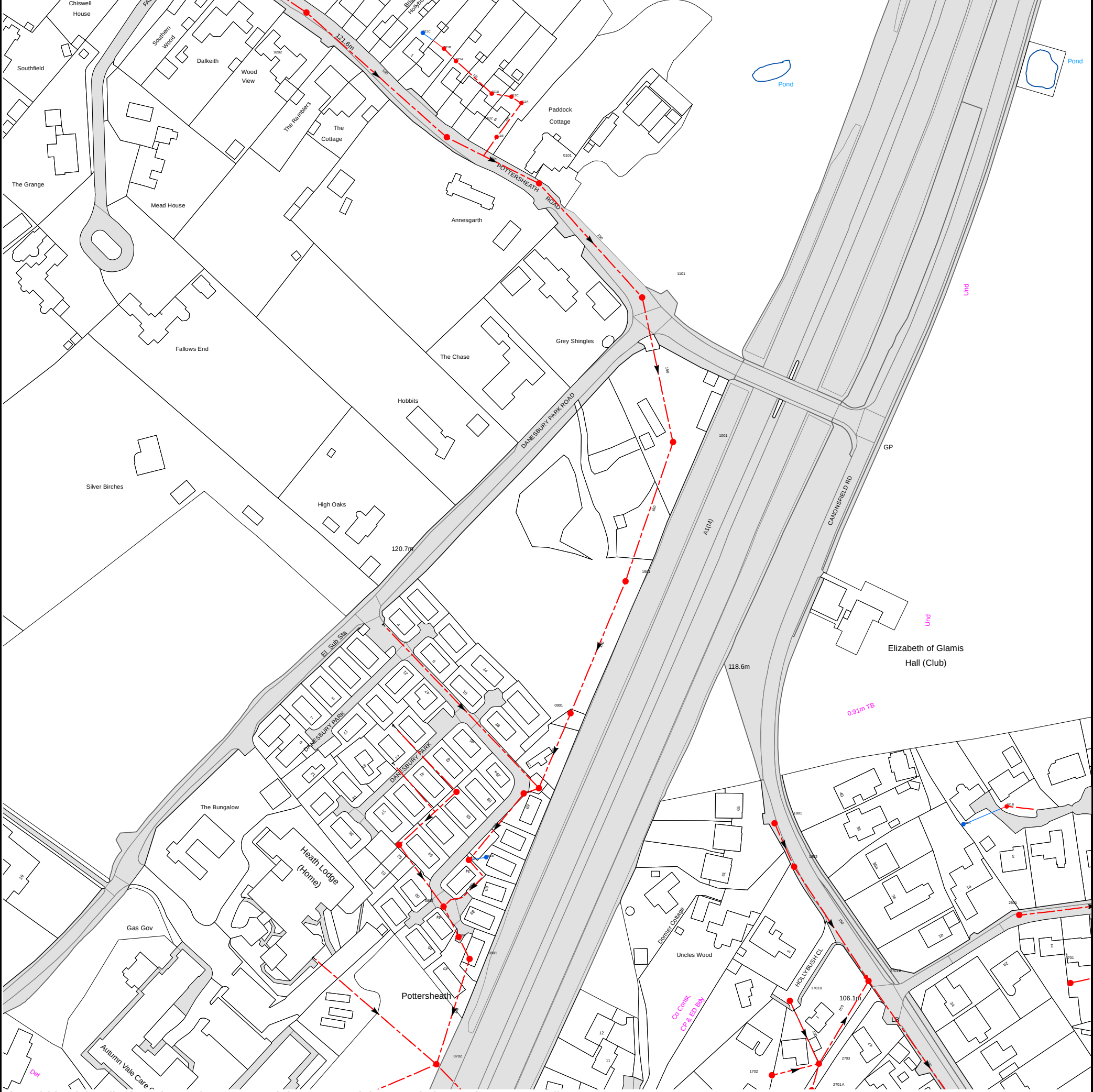
Clean Water queries

Should you require any advice concerning clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Asset Location Search Sewer Map - ALS/ALS Standard/2025 5174688



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 524081,217995

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
2703	105.24	104.43
2701B	107.07	103.8
281A	n/a	n/a
281B	n/a	n/a
2801	105.89	104.32
3701	103	102.02
021B	n/a	n/a
0102	120.99	n/a
021A	n/a	n/a
0807	n/a	n/a
0805	115.6	114.97
081A	n/a	n/a
0801	115.13	114.09
081B	n/a	n/a
021D	n/a	n/a
011B	n/a	n/a
011C	n/a	n/a
011A	n/a	n/a
0804	118.64	116.13
0809	n/a	n/a
0101	120.74	118.42
0901	n/a	n/a
1901	n/a	n/a
1101	121.41	117.96
1001	n/a	n/a
1702	n/a	n/a
1801	114.08	112.93
1701B	107.56	n/a
1802	111.67	109.78
2701A	n/a	n/a
0702	n/a	n/a
0802	116.19	115.5
0808	n/a	n/a
021C	n/a	n/a
9202	121.72	n/a

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

	Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Storm Sewer
	Sludge Sewer
	Foul Trunk Sewer
	Surface Trunk Sewer
	Combined Trunk Sewer
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Vacuum
	Thames Water Proposed
	Vent Pipe
	Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer		Culverted Watercourse
	Proposed		Decommissioned Sewer
	Content of this drainage network is currently unknown		Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Ancillary		Drop Pipe
	Control Valve		Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Inlet		Outfall
	Undefined End		

Other Symbols

Symbols used on maps which do not fall under other general categories.

	Change of Characteristic Indicator		Public / Private Pumping Station
	Invert Level		Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Chamber
	Operational Site

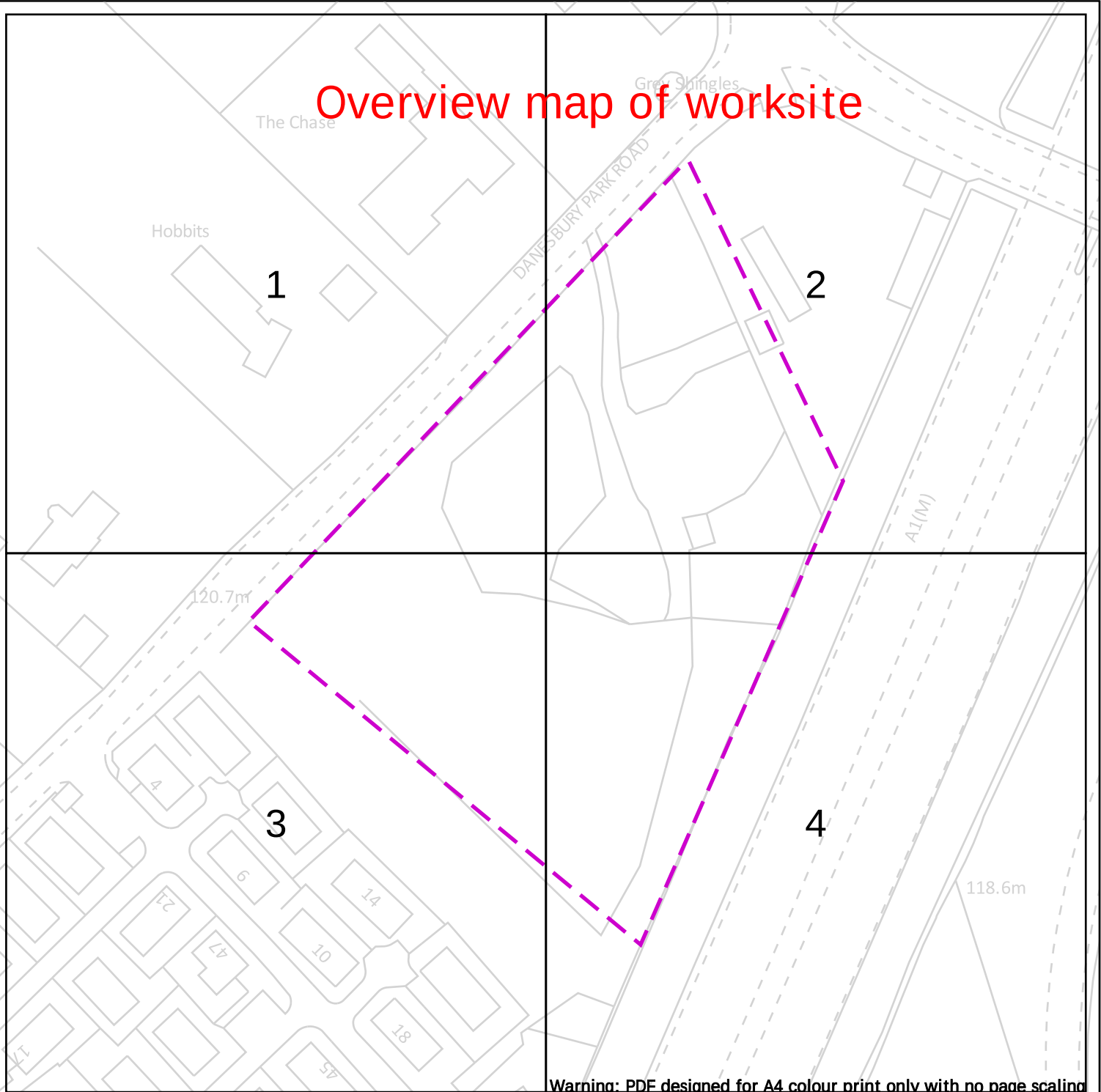
Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

Overview map of worksite



Warning: PDF designed for A4 colour print only with no page scaling



Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Date Requested: 05/06/2025
Job Reference: 37529133
Site Location: 524102 217928
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7068

View extent: 100m, 100m

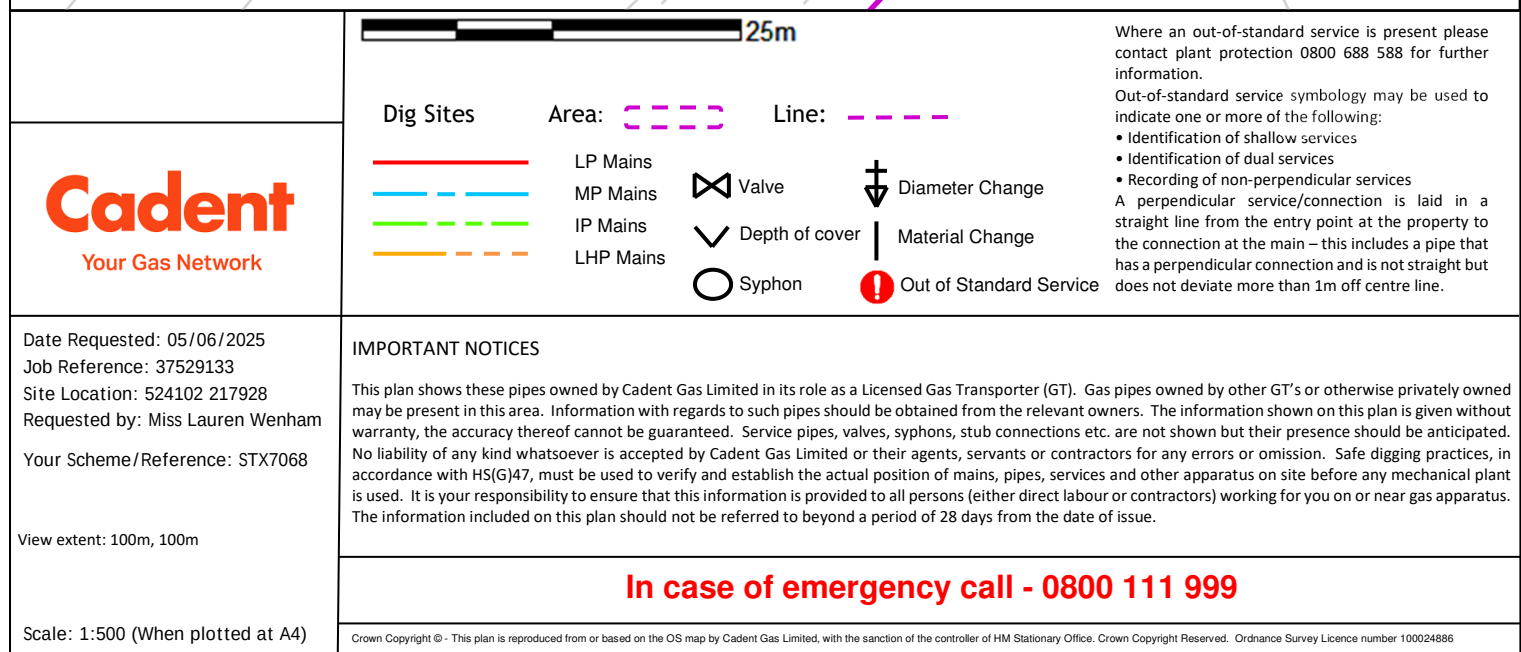
Scale: 1:1025 (When plotted at A4)

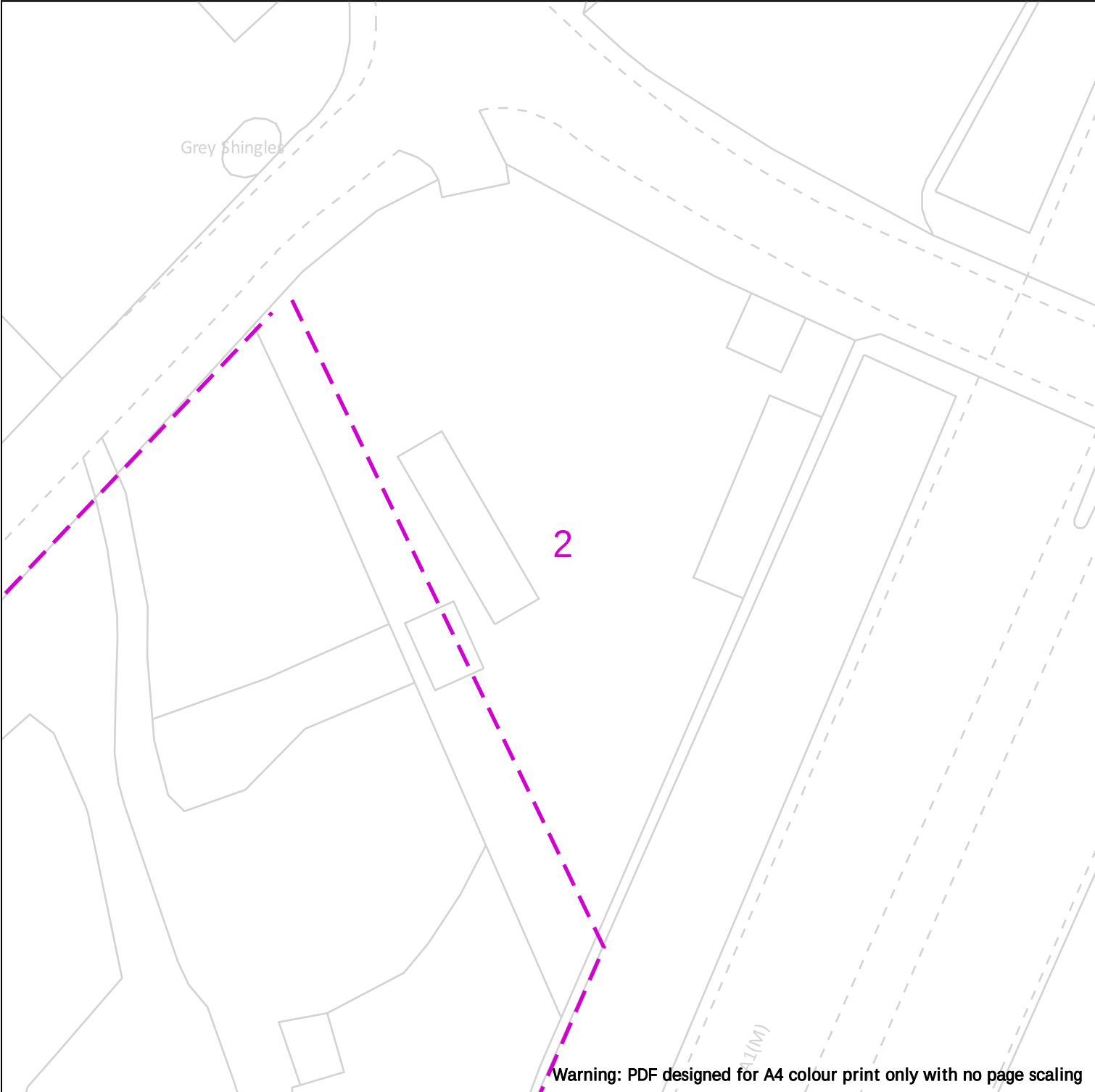
IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

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Cadent
Your Gas Network

Date Requested: 05/06/2025
Job Reference: 37529133
Site Location: 524102 217928
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7068

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

Dig Sites

Area:  Line: 

	LP Mains		Valve		Diameter Change
	MP Mains		Depth of cover		Material Change
	IP Mains		Syphon		Out of Standard Service
	LHP Mains				

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

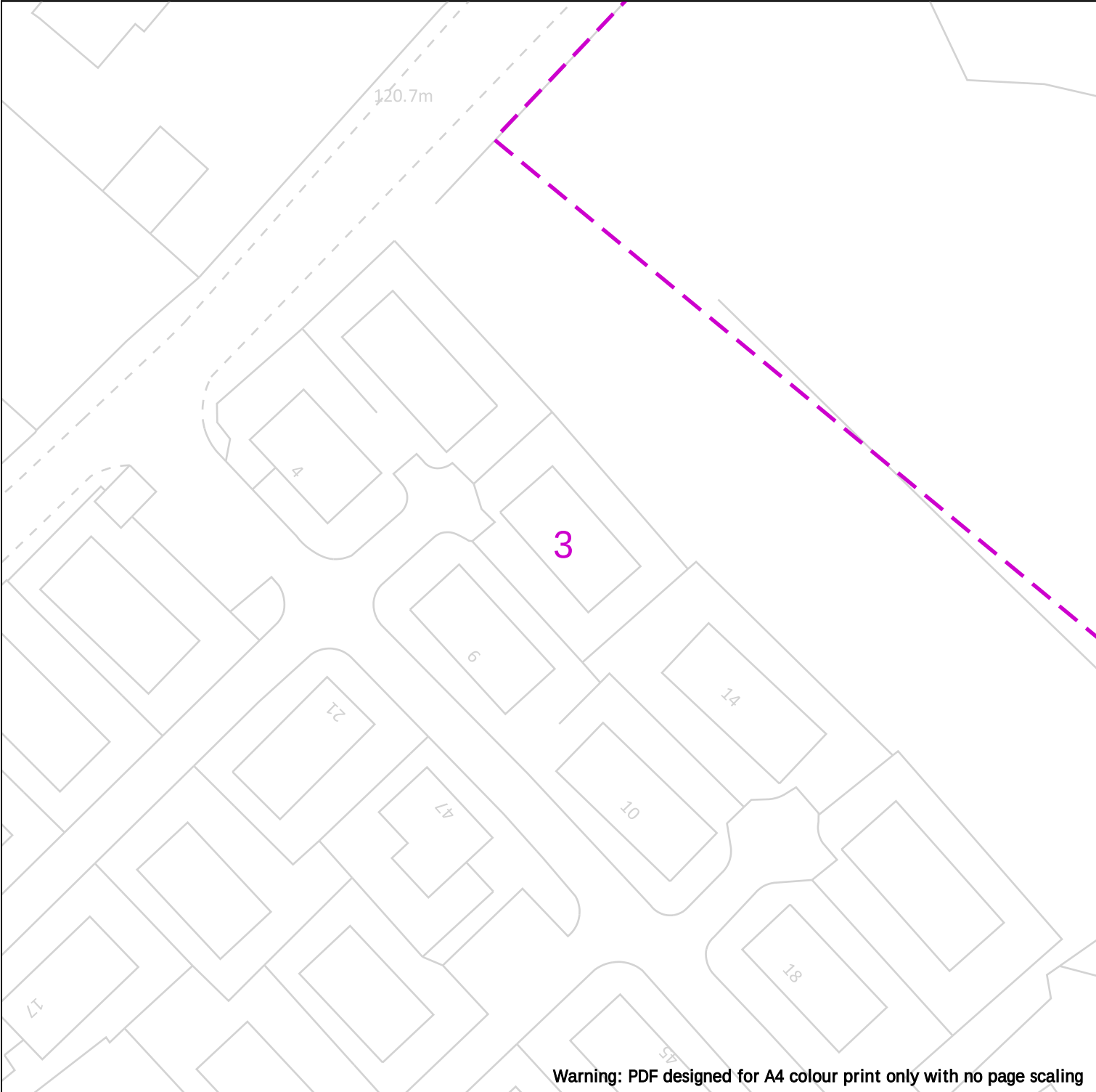
A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

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Warning: PDF designed for A4 colour print only with no page scaling



Cadent
Your Gas Network

Date Requested: 05/06/2025
Job Reference: 37529133
Site Location: 524102 217928
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7068

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



25m

Dig Sites

Area: 

Line: 

 LP Mains

 MP Mains

 IP Mains

 LHP Mains

 Valve

 Depth of cover

 Syphon

 Diameter Change

 Material Change

 Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

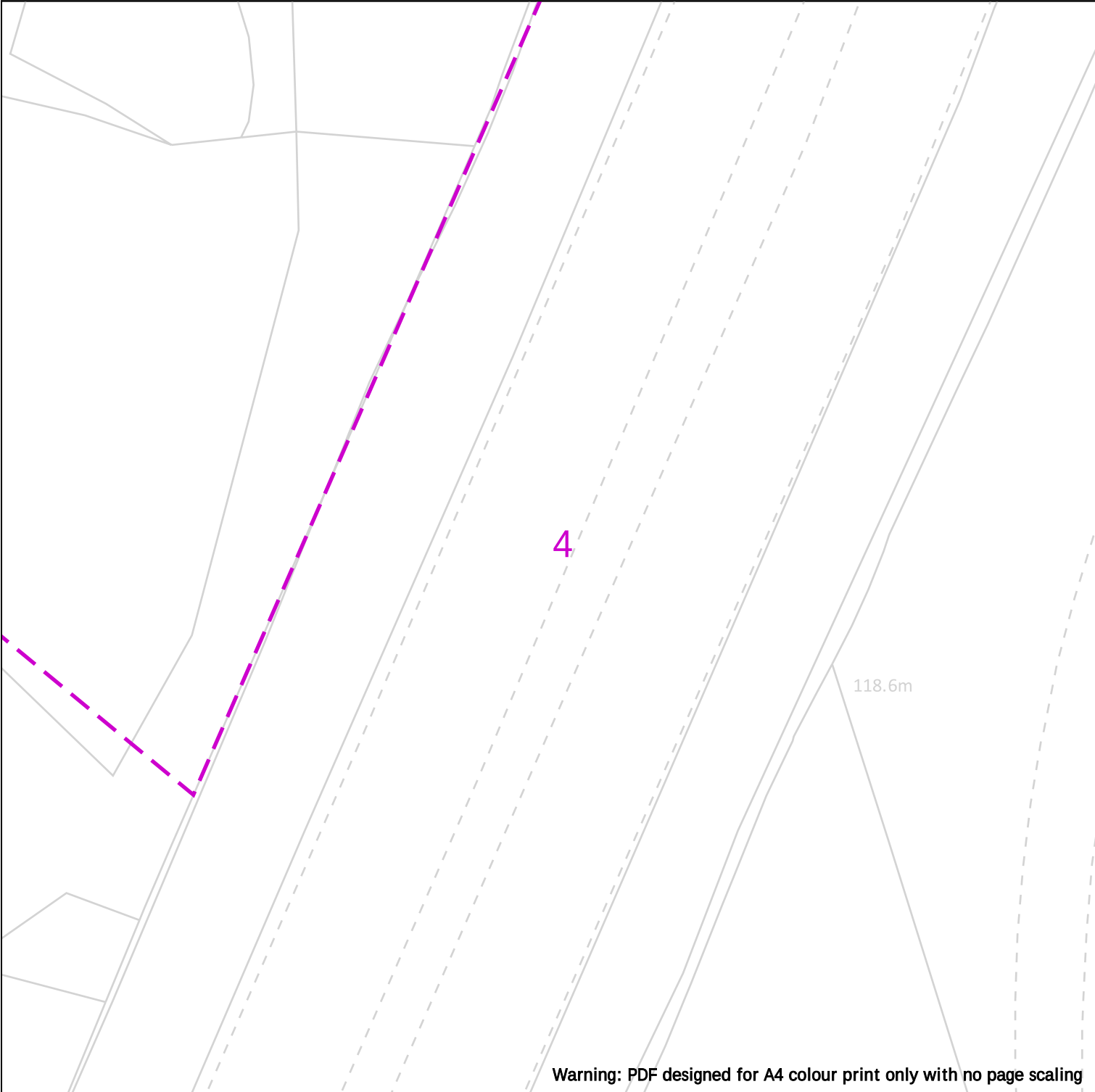
A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

IMPORTANT NOTICES

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In case of emergency call - 0800 111 999

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Warning: PDF designed for A4 colour print only with no page scaling



Cadent
Your Gas Network

Date Requested: 05/06/2025
Job Reference: 37529133
Site Location: 524102 217928
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7068

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



Dig Sites

	LP Mains
	MP Mains
	IP Mains
	LHP Mains

Area:

Line:

	Valve
	Depth of cover
	Syphon
	Diameter Change
	Material Change
	Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

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A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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In case of emergency call - 0800 111 999

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bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

Head Office
CityFibre Holdings Ltd
15 Bedford Street,
London,
WC2E 9HE

Tel: 0845 293 0774
Web: www.cityfibre.com

Asset Office
CityFibre Holdings Ltd,
Rutherford House,
Birchwood,
Warrington,
WA3 6ZH

Email: asset.team@cityfibre.com

Disclaimer:

Information shown on this plan is for general guidance only. No warranty is made as to its accuracy. This plan must not be solely relied upon in the event of excavation or other works being carried out in the vicinity of Cityfibre plant. No liability of any kind is accepted by Cityfibre, its agents or servants for any error, omission, discrepancy or deviation. This information is valid for the date printed.

Project
Plant Enquiry

Drawing
Existing Plant

Drawn by:
smallworld
Date: 05/06/2025

Drawing No.
CFH_EP_000001
Revision
001

Scale: 1:2500
A4
0m 20m 40m 60m 80m 100m
N

Enquirer

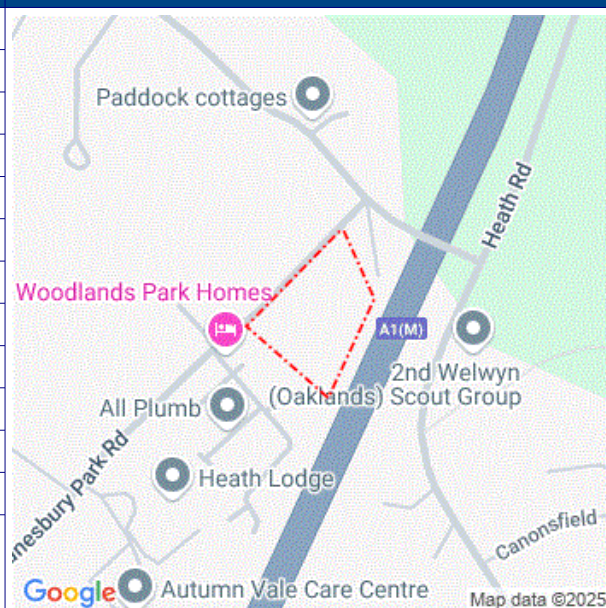
Name	Miss Lauren Wenham	Phone	01604 781877
Company	Soiltechnics Ltd	Mobile	Not Supplied
Address	Cedar Barn White Lodge Walgrave NTH NN6 9PY		
Email	admin@soiltechnics.net		

Enquiry Details

Enquiry type	Planned Works
Work category	Development Projects
Work type	Piling
Work type buffer*	150 metres
Start date	06/06/2025
End date	06/06/2025
Scheme/Reference	STX7068
Search location	AL69SA
Confirmed location	524102 217928
Site size	0 metres square
Site Contact Name	Admin Soiltechnics
Site Phone No.	01604781877
Description of Works	Boreholes

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
UK Power Networks	08000565866	08000565866	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/lineasearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Advanced Electricity Networks	Air Products PLC	AllPoints Fibre
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Burwell 11 Solar Limited
Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services	CATS Pipeline c/o Wood Group PSN
Cemex	Centrica Storage Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith
Diamond Transmission Corporation	DIO (MOD Live Pipelines)	Drax Power Limited
Eden Estuary Energy Limited	EDF Energy Renewables Ltd	EET Fuels
EirGrid	Eleclink Limited	Electricity North West Limited
Energy Assets Networks	ENI & Himor c/o Penspen Ltd	EnQuest Heather Ltd
EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group
Esso Petroleum Company Limited	euNetworks Fiber UK Ltd	EXA Infrastructure
Exolum Pipeline System	Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited
G.Network Communication Ltd c/o JSM Group Ltd	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Greenlink Interconnector Ltd
Harbour Energy	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	Impala Terminals Infrastructure Ltd	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Kensa Utilities	Last Mile
Liverpool City Region Connect	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
MUA Group Limited	Mutual Energy	National Gas Transmission
National Grid Electricity Distribution	National Grid Electricity Transmission	National Grid Ventures
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals
SAS Utility Services Ltd	Scottish and Southern Electricity Networks	Scottish Power Generation

Seabank Power Ltd	SES Water	SGN
Shell	Shell NOP	South Staffs Water
SP Energy Networks	Spring Fibre Limited	Squire Energy Networks
SSE Generation Ltd	SSE Transmission	SSE Utility Solutions Limited
Storengy	Sutton Bridge Power Generation	Tata Communications (c/o JSM Construction Ltd)
TfL – London Underground HV Cables (Road & Track Side Cables)	toob Limited	Total (Colnbrook) c/o Penspen
Total Finaline Pipelines	Transmission Capital	Trojan Energy Limited
UK Power Distribution	Uniper UK Ltd	University of Cambridge Granta Backbone Network
Vattenfall	Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd
Virgin Media O2	Voneus Limited	VPI Power Limited
Wales and West Utilities	Welsh Power	West of Duddon Sands Transmission Ltd
West Sussex OpenNetwork (Cooperative National Infrastructure)	Westminster City Council	Winnington CHP Ltd
Zayo Group UK Ltd c/o JSM Group Ltd		

Non-LSBUD members (Asset owners not registered on LSBUD)

(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.

Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

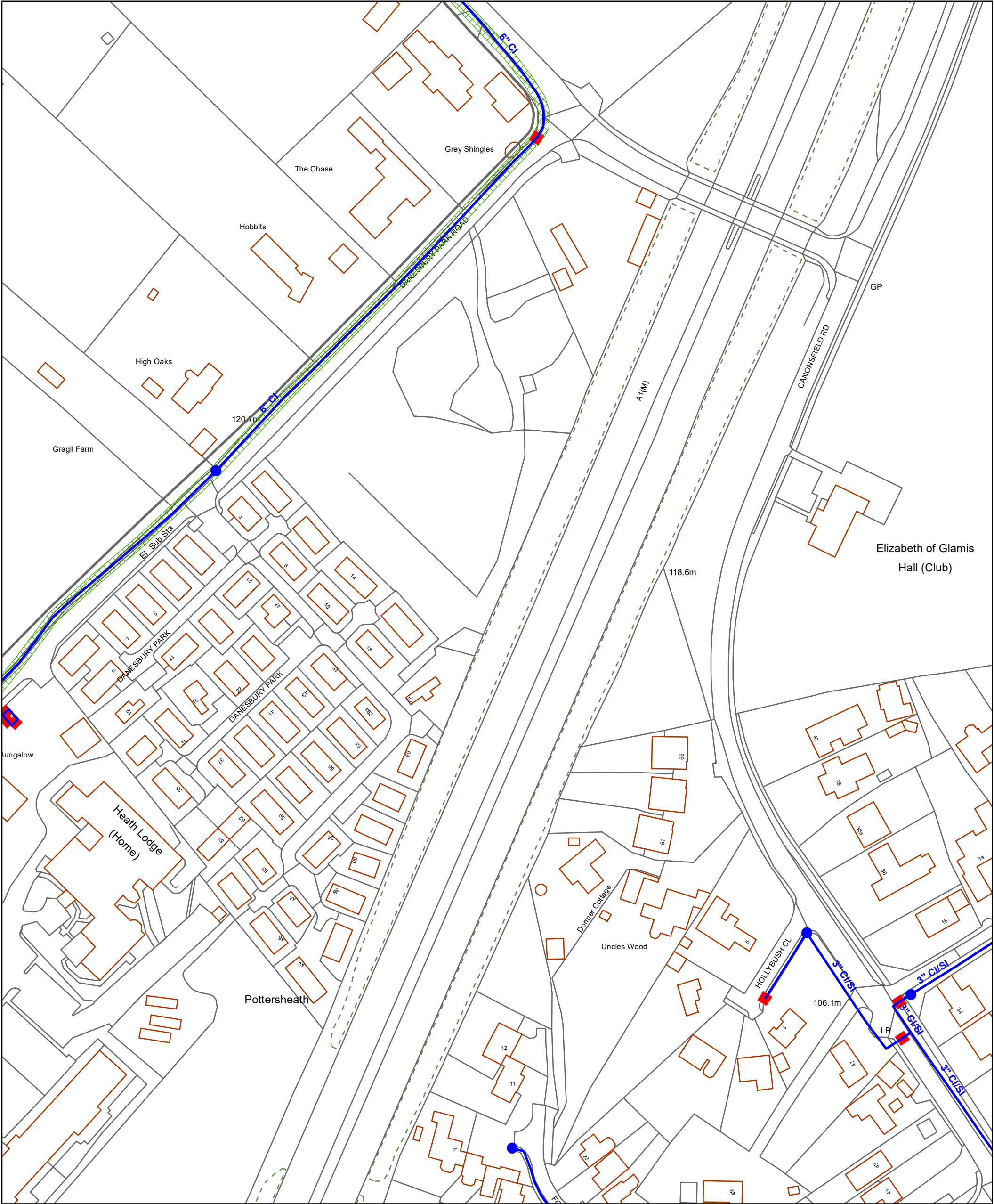
Asset Owner	Preferred contact method	Phone	Status
Affinity Water	maps@affinitywater.co.uk	03453572428	Not Notified
Bring Energy	nrsua@bringenergy.com	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Hertfordshire County Council	highway.structures@hertfordshire.gov.uk	01992556121	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrsua@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
Thames Water	http://www.digdat.co.uk	08450709145	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

Please refer to LSBUD's Terms of Use for full terms of use available at www.lsbud.co.uk

The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

Carden Gardens, Danesbury Park Road,
Welwyn, AL6 9SA



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without the written permission of Affinity Water Limited.
Plans are continuously being updated, so out of date plans should be destroyed and not relied upon. The position of
apparatus shown on this plan is provided for guidance only and should not be relied upon as being precise.
Therefore the Company accepts no responsibility in the event of inaccuracy. Service pipes are not necessarily shown
on this plan. Cover is normally 915mm for mains and 750mm for communication pipes but this may vary.
The actual position of apparatus must be determined on site by making hand dug trial holes. The Company requires a
minimum of two working days notice of the intention to excavate trial holes.
Except where prior written permission has been obtained, it is an offence under Section 174 of the Water Industry Act
1991 to operate or interfere with any valves, hydrants or other apparatus vested in Affinity Water.

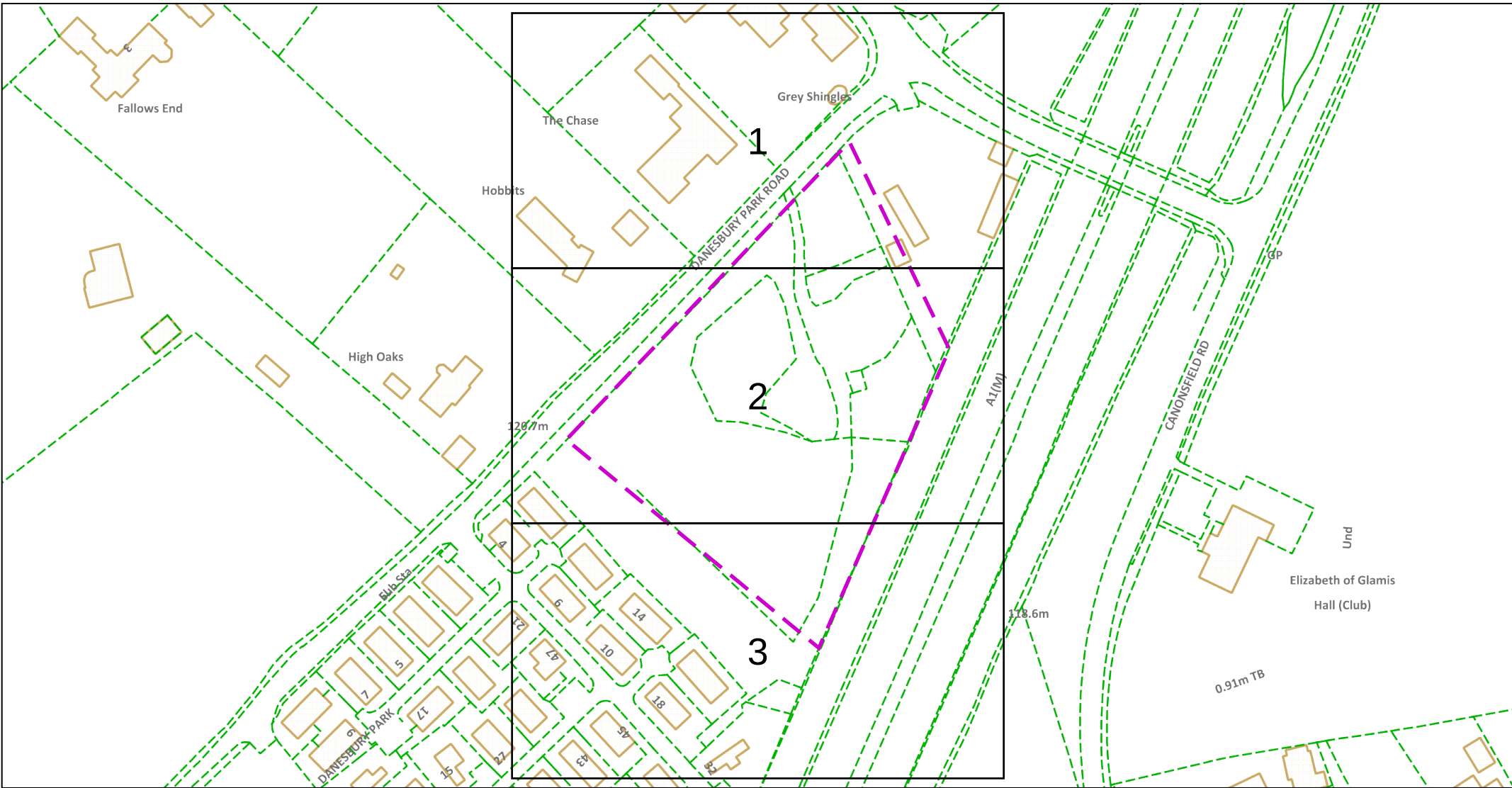
Page Size = A3
05/06/2025
X524102,Y217928



1:1,250

This map was created by the Affinity Water Asset Information
Team, Tamblin Way, Hatfield, AL10 9EZ

	Distribution Main		Hydrant
	Asbestos Distribution Main		Fitting
	Abandoned Main		Easement
	Asbestos Abandoned Main		Company Boundary
	Adit / Tunnel		
	Cable		



Dig Sites Area:  Line: 

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

Date Requested: 05/06/2025
Job Reference: 37529133
Site Location: 524029 217928
Requested by:
Miss Lauren Wenham
Your Scheme/Reference:
STX7068
Scale: 1:1538 (When plotted at A4)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
8. Please be aware the Low Voltage Overhead power lines are not currently displayed for the Eastern Region via this service, if you require records on the location of these please contact our Plan Provision team directly via plans@ukpowernetworks.co.uk.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
6. Please Note: The Overview map does not display UK Power Networks electricity network and should not be used for the location of UK Power Networks assets. For detail of the electricity network please view the relevant page as highlighted in the Overview map.

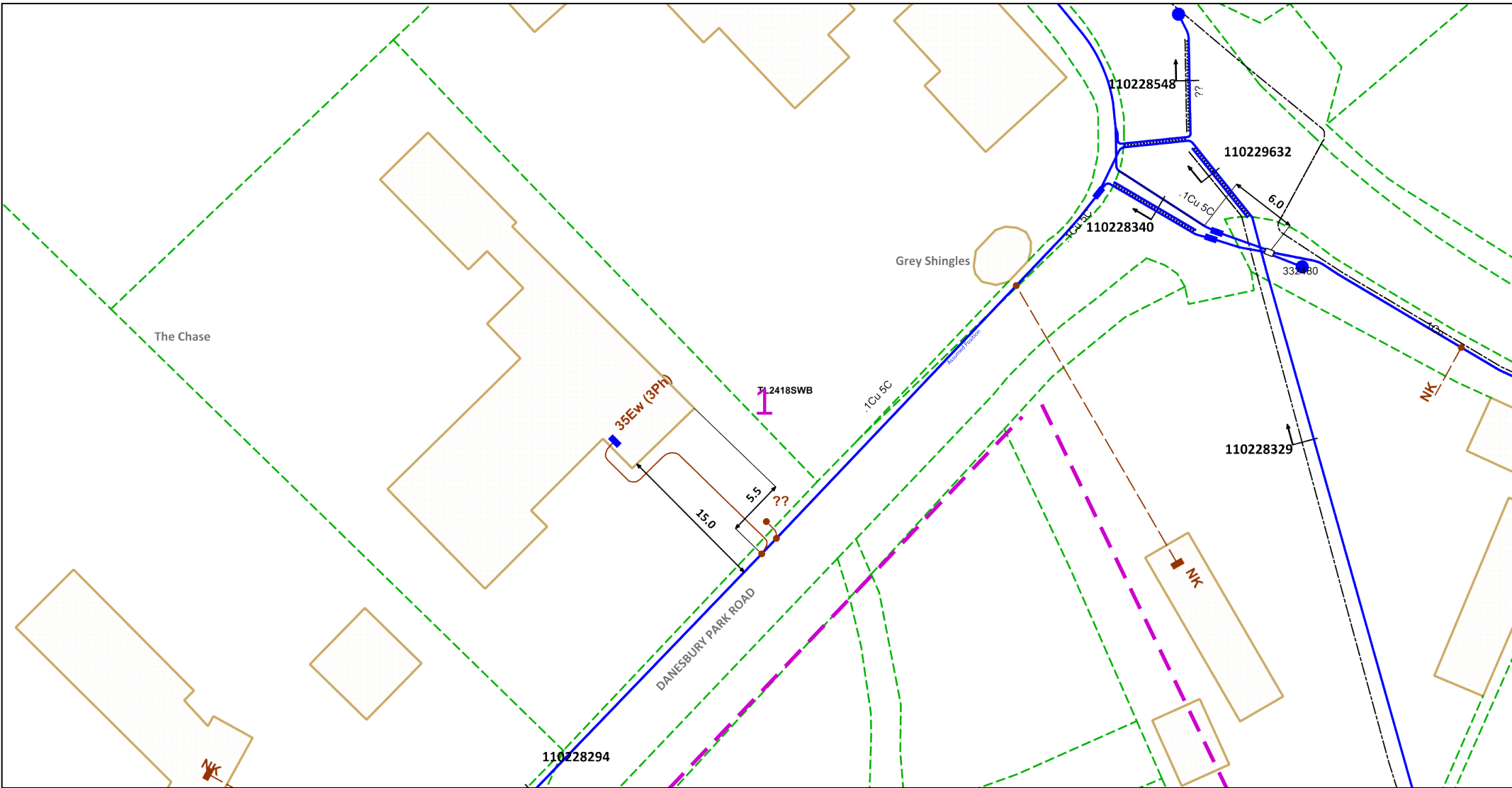


IF IN DOUBT - ASK! PHONE
0800 056 5866
EMERGENCY - If you damage a
cable or line
Phone 0800 783 8838 (24hrs)
URGENTLY

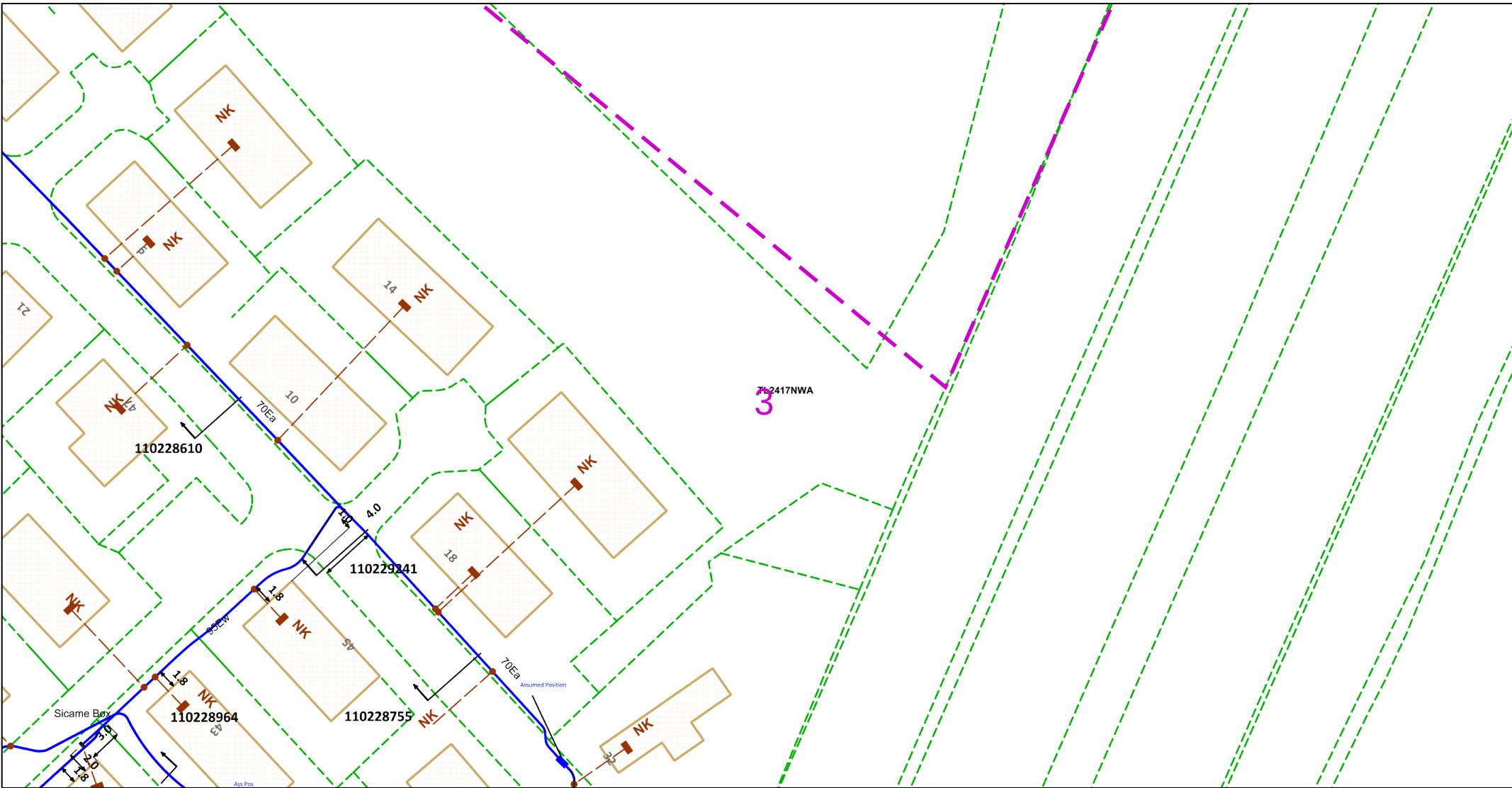


ALWAYS LOOK UP
BEFORE
YOU START WORK
Refer to HSE Guidance
note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

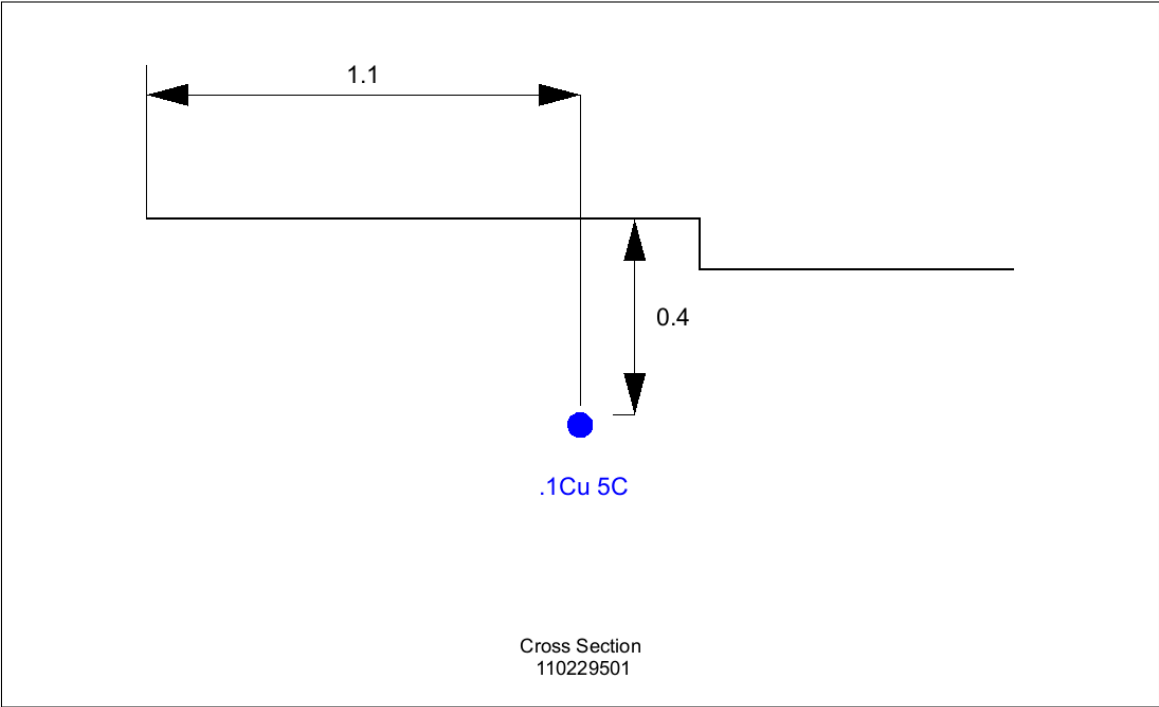


0 12.5 25 metres Dig Sites Area: --- Line: ---		The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.							
This plan must be used with the attached 'Symbols' document. Date Requested: 05/06/2025 Job Reference: 37529133 Site Location: 524029 217928 Requested by: Miss Lauren Wenham Your Scheme/Reference: STX7068 Scale: 1:500 (When plotted at A4)		1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location. 8. Please be aware the Low Voltage Overhead power lines are not currently displayed for the Eastern Region via this service, if you require records on the location of these please contact our Plan Provision team directly via plans@ukpowernetworks.co.uk.		1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person. 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter. 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party. 6. Please Note: The Overview map does not display UK Power Networks electricity network and should not be used for the location of UK Power Networks assets. For detail of the electricity network please view the relevant page as highlighted in the Overview map.		IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY		ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6	
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0 12.5 25 metres Dig Sites Area: Line:		The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.	
This plan must be used with the attached 'Symbols' document. Date Requested: 05/06/2025 Job Reference: 37529133 Site Location: 524029 217928 Requested by: Miss Lauren Wenham Your Scheme/Reference: STX7068 Scale: 1:500 (When plotted at A4)		1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location. 8. Please be aware the Low Voltage Overhead power lines are not currently displayed for the Eastern Region via this service, if you require records on the location of these please contact our Plan Provision team directly via plans@ukpowernetworks.co.uk. 1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person. 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter. 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party. 6. Please Note: The Overview map does not display UK Power Networks electricity network and should not be used for the location of UK Power Networks assets. For detail of the electricity network please view the relevant page as highlighted in the Overview map.	
IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY		ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6	
Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.			
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Cross Section : 110229501



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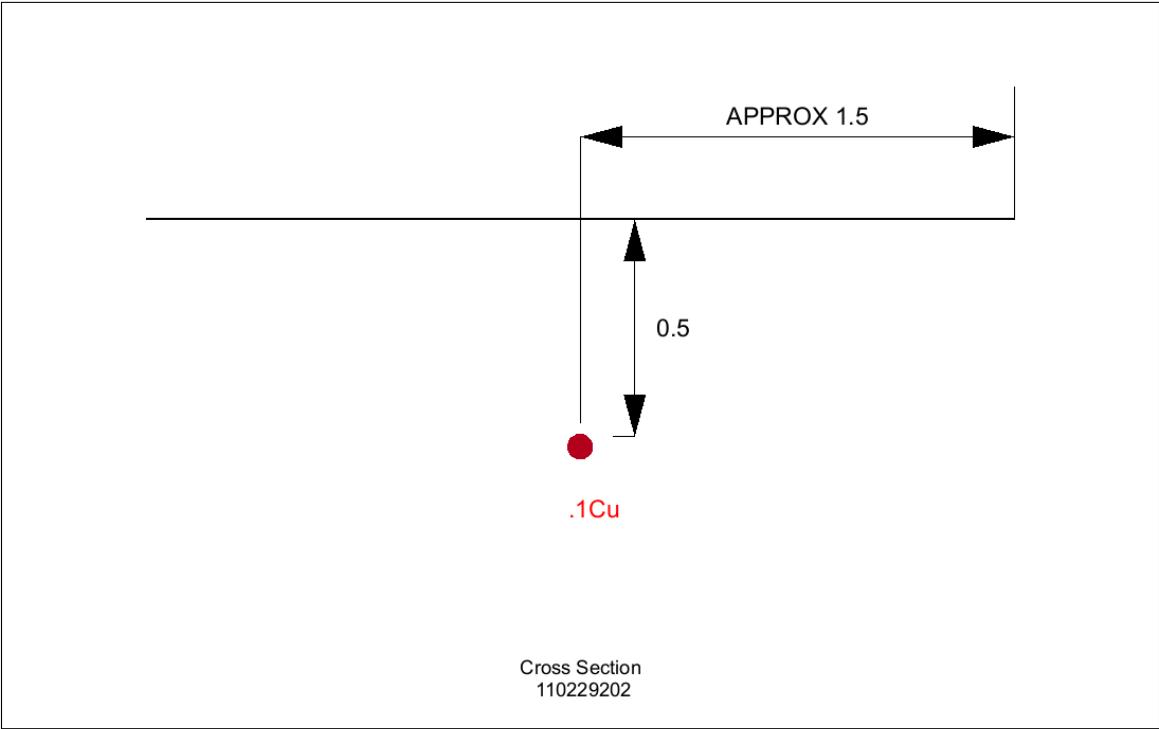
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Cross Section : 110229202



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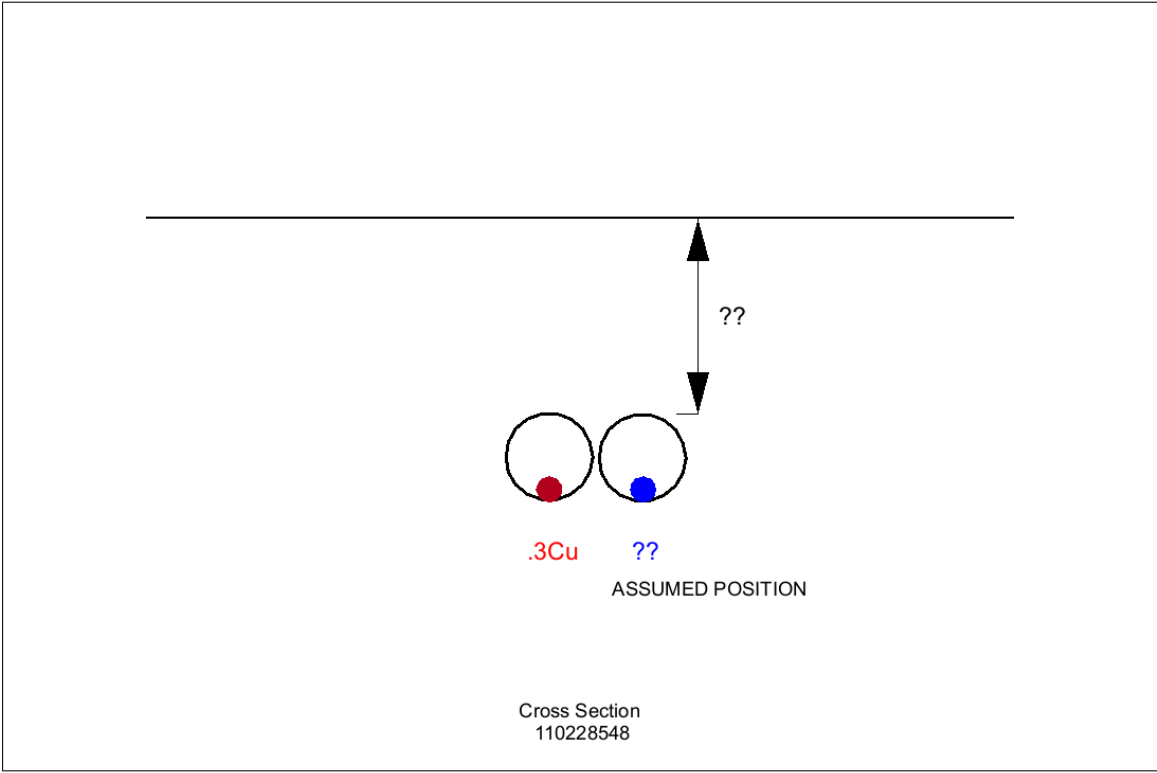
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Cross Section : 110228548



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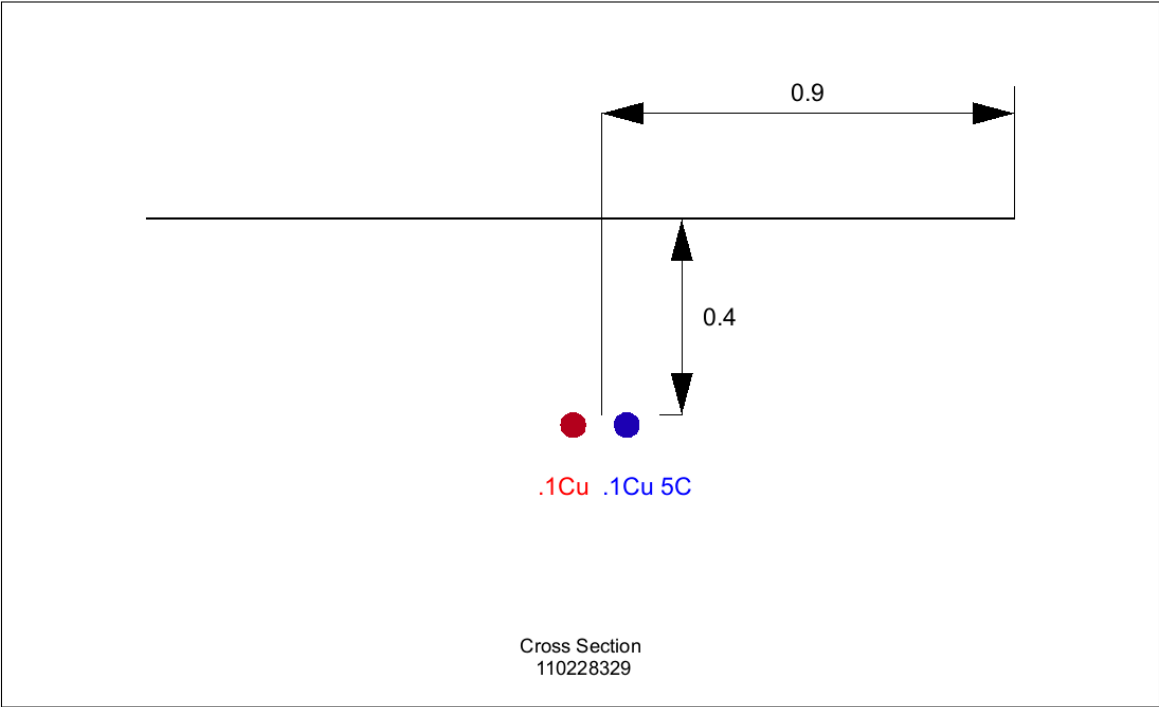
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Cross Section : 110228329



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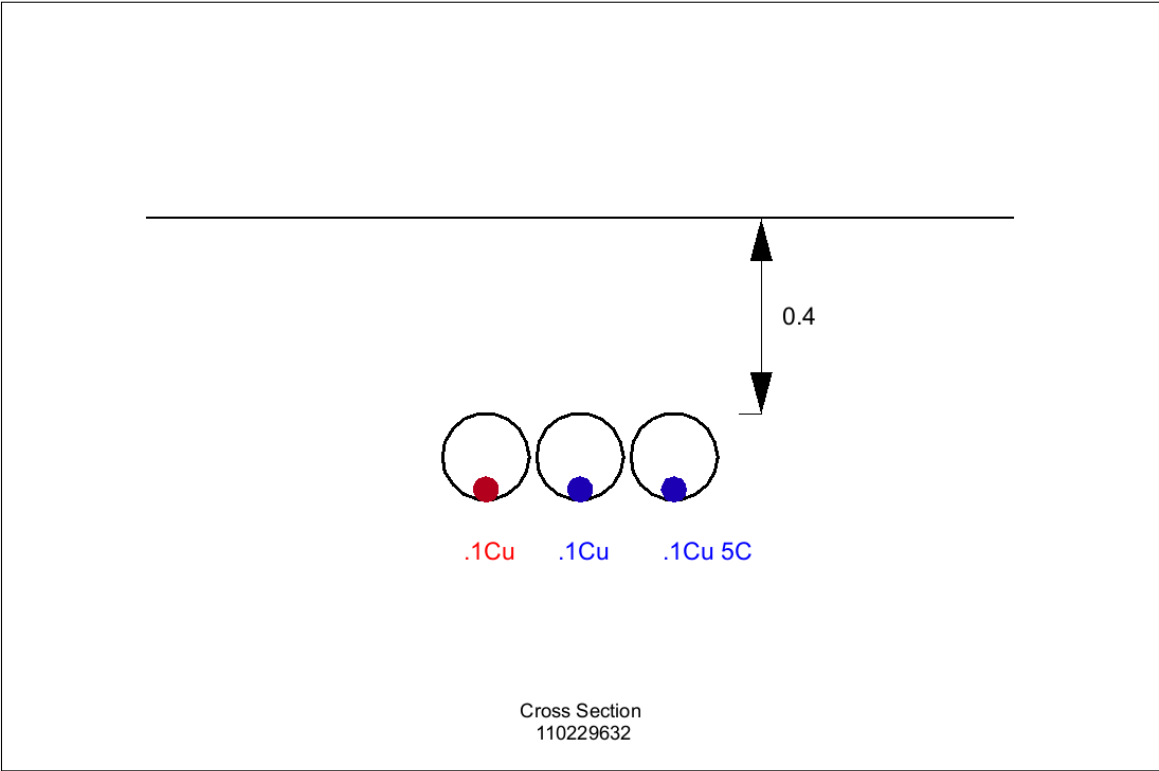
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Cross Section : 110229632



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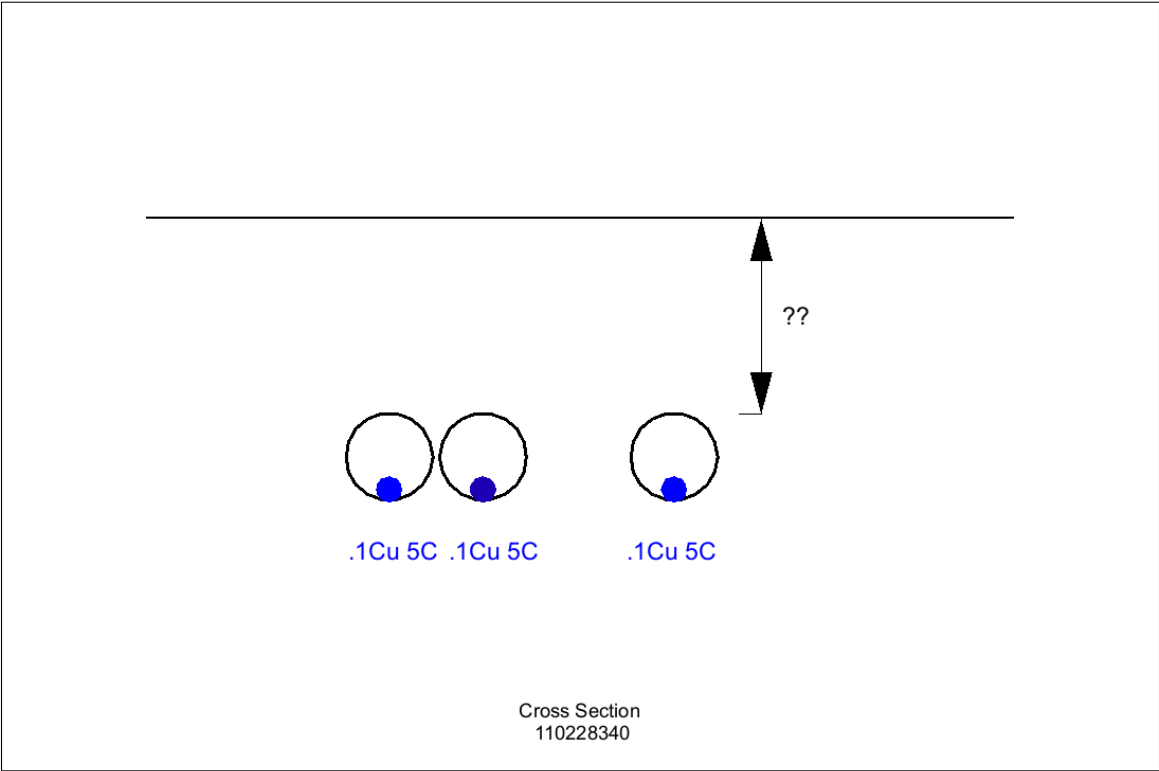
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Cross Section : 110228340



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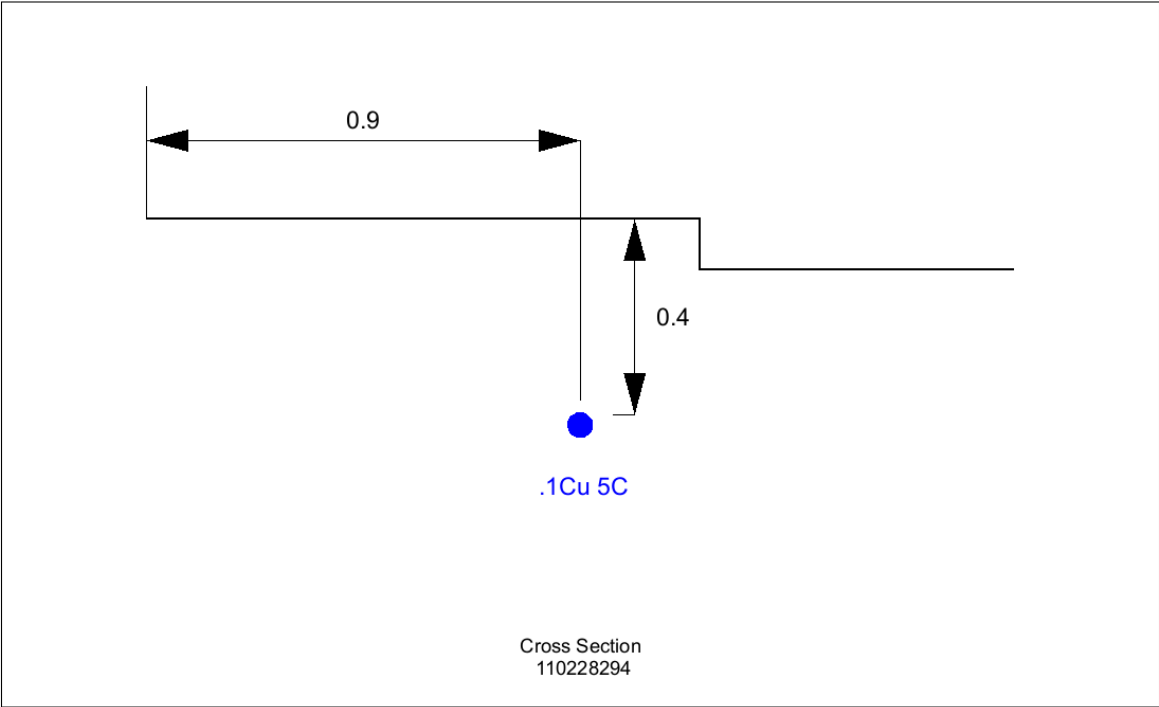
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Cross Section : 110228294



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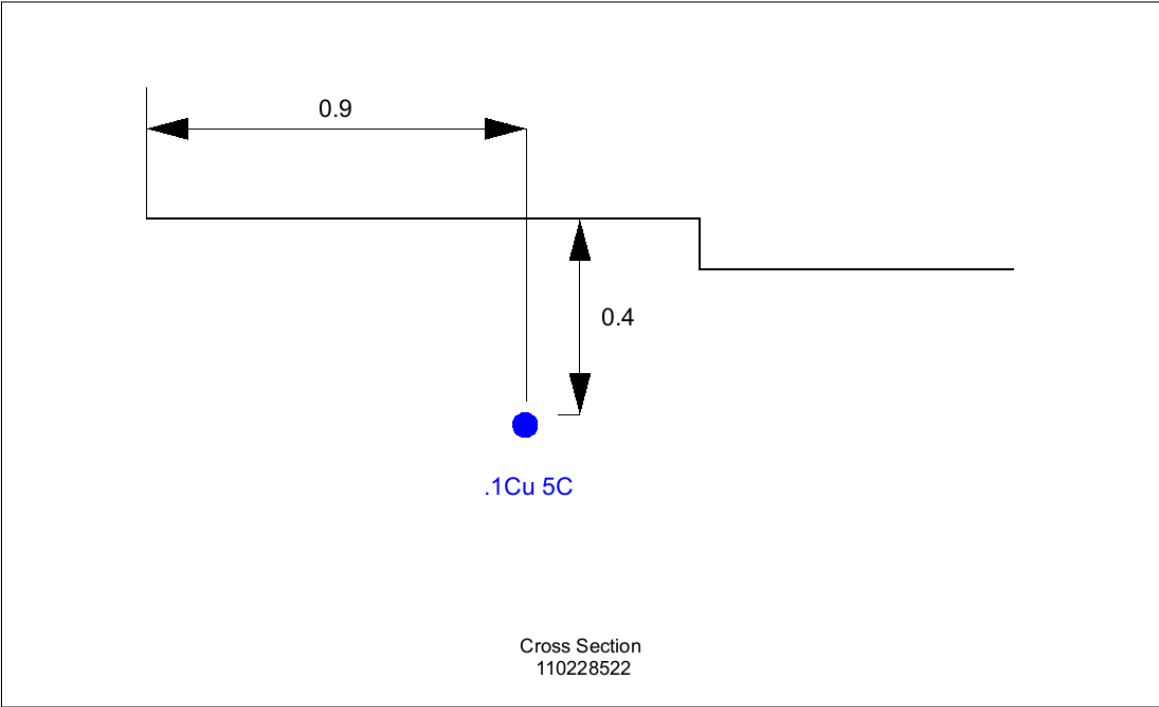
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Cross Section : 110228522



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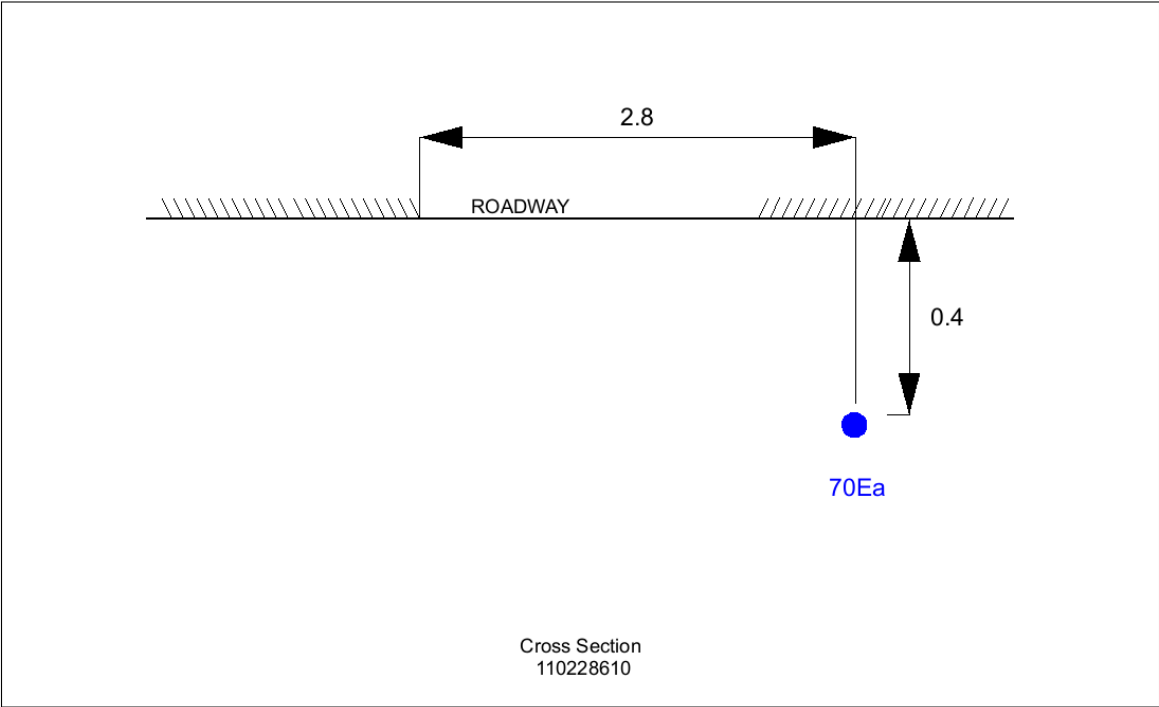
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Cross Section : 110228610



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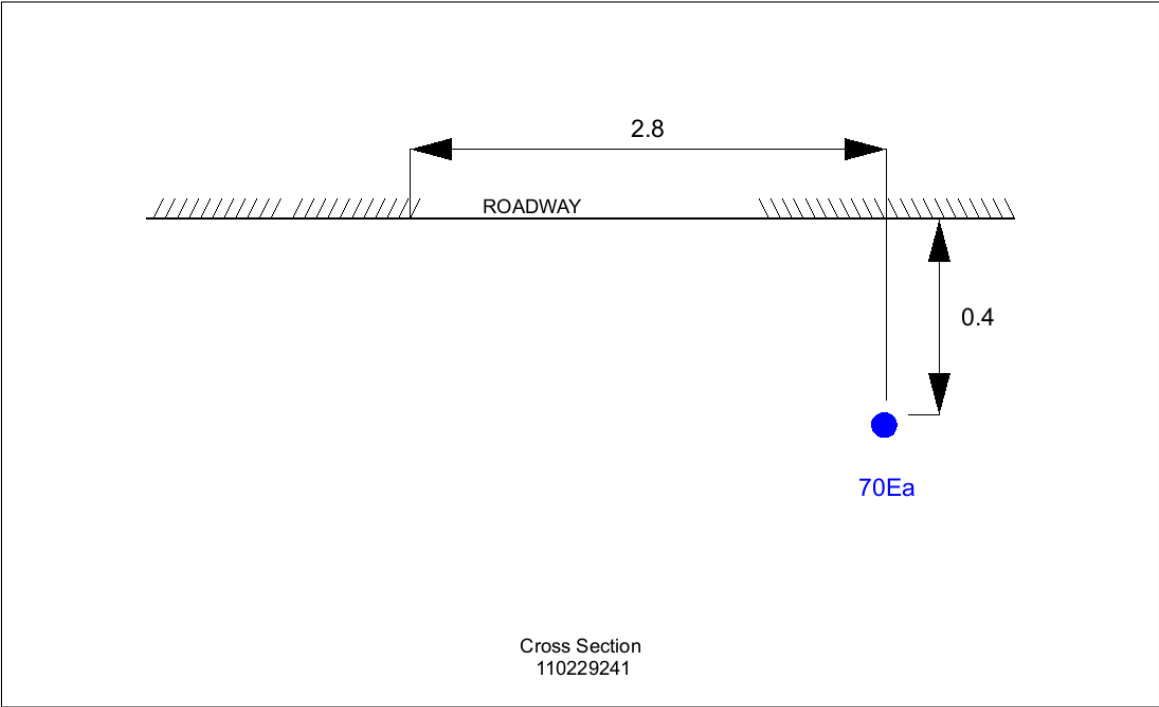
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Cross Section : 110229241



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5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

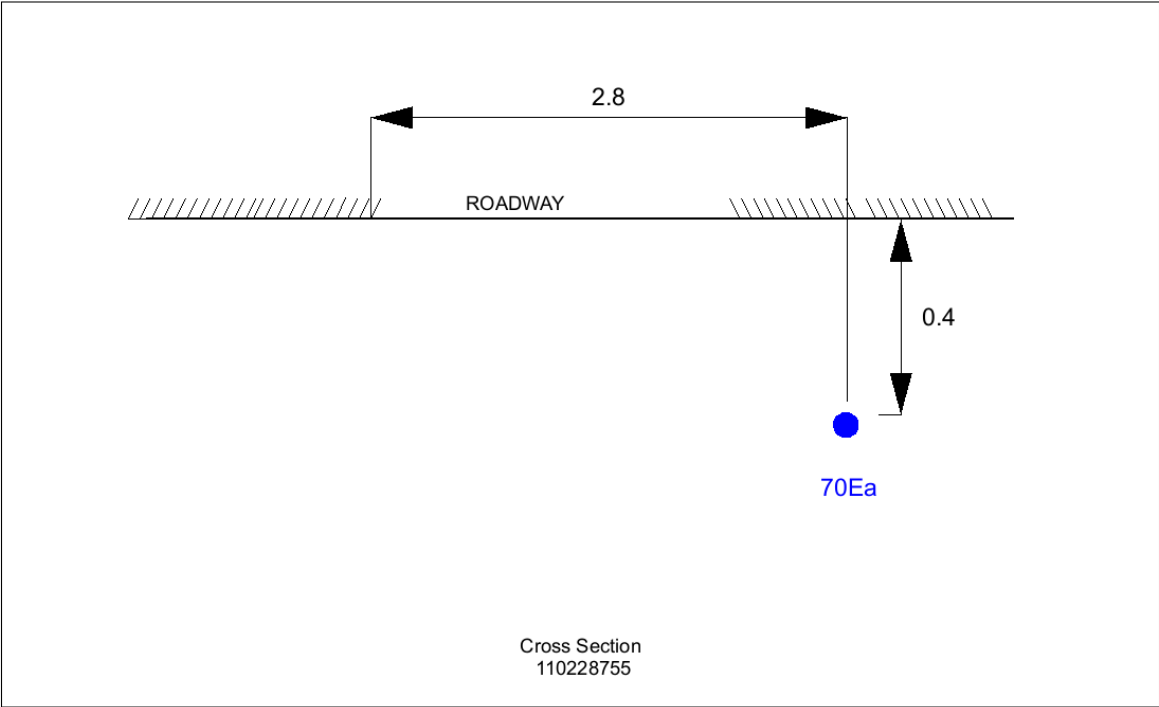
IF IN DOUBT - ASK! PHONE
0800 056 5866
EMERGENCY - If you damage
a cable or line
Phone 0800 783 8838 (24hrs)
URGENTLY



ALWAYS LOOK UP BEFORE
YOU START WORK
Refer to HSE Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

Cross Section : 110228755



1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

IF IN DOUBT - ASK! PHONE
0800 056 5866
EMERGENCY - If you damage
a cable or line
Phone 0800 783 8838 (24hrs)
URGENTLY



ALWAYS LOOK UP BEFORE
YOU START WORK
Refer to HSE Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

UK Power Networks Feedback Tool

Please help UK Power Networks improve the accuracy of their network records and help make it safer for all those working around them in future.

All you need to do is:

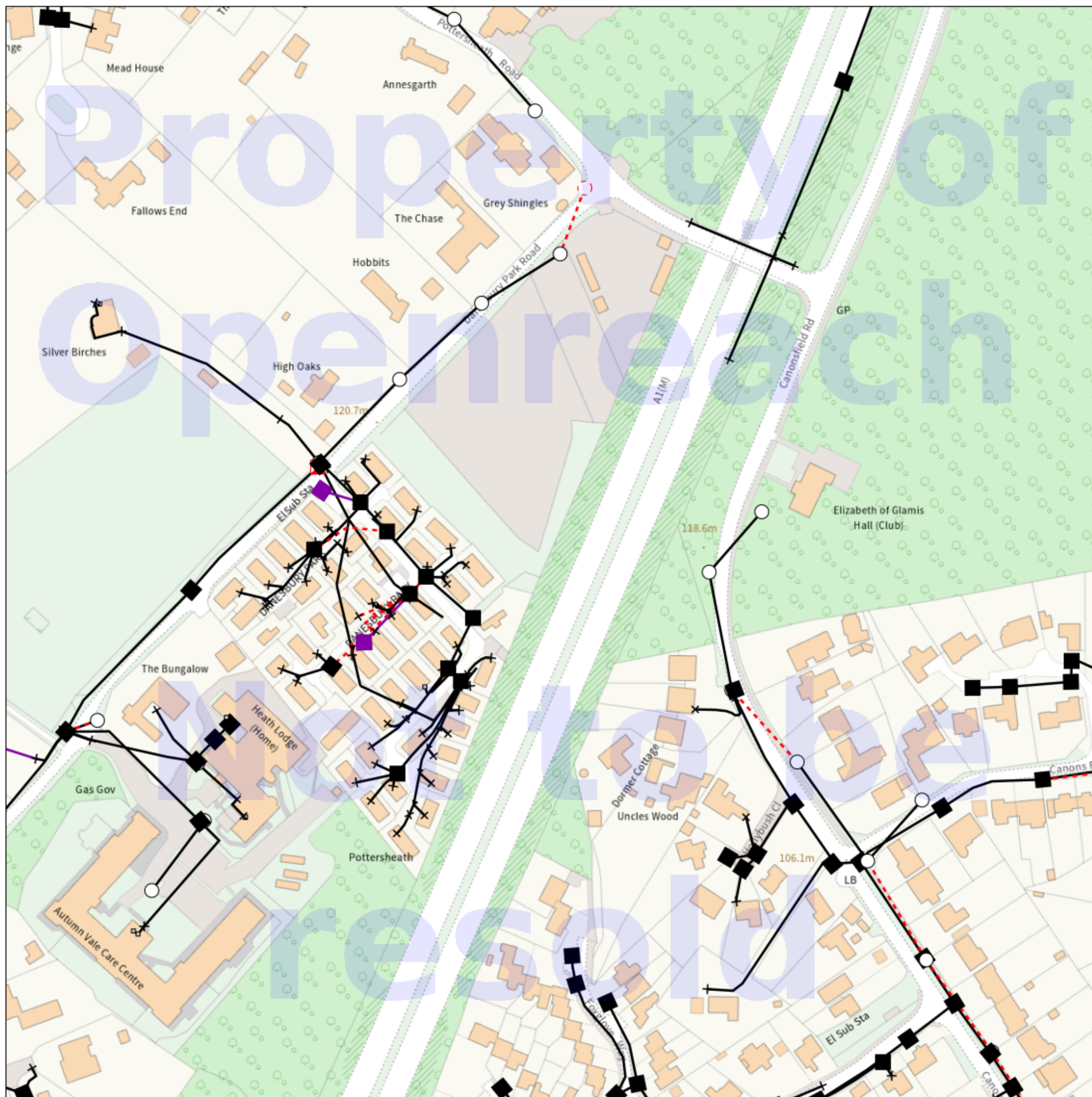
1. Use your phone camera to scan the QR code:
2. Provide feedback on what you have found on site (good or bad)
3. Upload a photo if needed



Thank you for making the area a safer place to dig.

UK Power Networks, working with LSBUD

Maps on Demand Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : GKM10307F

Map Reference : (centre) TL2410217928

Easting/Northing : (centre) 524102,217928

Scale : 1:500

Issued : 05/06/2025 10:30:16

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Appendix I Envirocheck Report

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

378346001_1_1

Customer Reference:

STX7068

National Grid Reference:

524090, 218000

Slice:

A

Site Area (Ha):

0.74

Search Buffer (m):

1000

Site Details:

Carden Gardens
Danesbury Park Road
WELWYN
AL6 9SA

Client Details:

Ms S Ltd
Soiltechnics Limited
Cedar Barn
White Lodge
Walgrave
Northampton
NN6 9PY

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	11
Hazardous Substances	-
Geological	13
Industrial Land Use	20
Sensitive Land Use	24
Data Currency	26
Data Suppliers	32
Useful Contacts	33

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes			n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		1	6	5
Prosecutions					
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 3		Yes		
Pollution Incidents to Controlled Waters					
Historical Prosecutions					
Registered Radioactive Substances					
Substantiated Pollution Incident Register					
Water Abstractions	pg 4				(*21)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 9	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk	pg 9	2	n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 9	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 9	Yes	n/a	n/a	n/a
Source Protection Zones	pg 9	1			1
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 10				1
Water Framework Directive - Catchment	pg 10	Yes			Yes
Water Framework Directive - Groundwater	pg 10	Yes			
Water Framework Directive - Surface Waters					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 11		1		
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 11	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites	pg 11		1		1
Potentially Infilled Land (Non-Water)	pg 11	1	1	1	6
Potentially Infilled Land (Water)	pg 12		1		
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 13	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 13	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 16		3	2	9
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities	pg 18				1
Non Coal Mining Areas of Great Britain	pg 18	Yes		n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 18	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards	pg 19	Yes	Yes	n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 19	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 19	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 19		Yes	n/a	n/a
Radon Potential - Radon Affected Areas	pg 19	Yes	n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 20		3	9	12
Fuel Station Entries	pg 22				1
Points of Interest - Commercial Services	pg 22		3	5	3
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 23		1	1	2
Points of Interest - Public Infrastructure	pg 23			1	
Points of Interest - Recreational and Environmental					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland	pg 24		1	1	5
Areas of Adopted Green Belt	pg 24	1	1		
Areas of Unadopted Green Belt	pg 24	1	1		
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves	pg 24		1		1
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 25	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (S)	0	1	524092 217998
1	Discharge Consents Operator: Mr & Mrs Silver Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Gragil Farm Danesbury Park Road Welwyn Hertfordshire AL6 9ss Authority: Environment Agency, Thames Region Catchment Area: Lee-Source / Mimram Reference: Canm.1149 Permit Version: 1 Effective Date: 7th December 2006 Issued Date: 12th December 2006 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Land/Soakaway Receiving Water: Groundwater Via Soakaway Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NW (W)	94	2	523944 218012
2	Discharge Consents Operator: Mr Marcus Andrews Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Old Orchard Danesbury Park Road Welwyn Hertfordshire AL6 9sh Authority: Environment Agency, Thames Region Catchment Area: Mimram Reference: Canm.1062 Permit Version: 2 Effective Date: 21st December 2012 Issued Date: 21st December 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Land/Soakaway Receiving Water: To Groundwater Via Soakaway Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13SW (W)	289	2	523750 217948
2	Discharge Consents Operator: Mr Marcus Andrews Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Old Orchard Danesbury Park Road Welwyn Hertfordshire AL6 9sh Authority: Environment Agency, Thames Region Catchment Area: Mimram Reference: Canm.1062 Permit Version: 1 Effective Date: 19th April 2006 Issued Date: 27th April 2006 Revocation Date: 20th December 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Land/Soakaway Receiving Water: To Groundwater Via Soakaway Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13SW (W)	289	2	523750 217948
3	Discharge Consents Operator: Mr. N. Jeffery Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Old Oak Cottage, Potters Heath, Welwyn, Hertfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Clcu.0163 Permit Version: 2 Effective Date: 21st December 2012 Issued Date: 21st December 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Land/Soakaway Receiving Water: Gw Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	359	2	523850 218320

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	Discharge Consents Operator: Mr. N. Jeffery Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Old Oak Cottage, Potters Heath, Welwyn, Hertfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CLCU.0163 Permit Version: 1 Effective Date: 24th September 1968 Issued Date: 24th September 1968 Revocation Date: 20th December 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Land/Soakaway Environment: Receiving Water: Gw Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 100m	A13NW (NW)	359	2	523850 218320
4	Discharge Consents Operator: E.E. & M.E. Hone Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Hambledon Farm Cott, Danesbury Park Road, Welwyn, Hertfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctlu.0576 Permit Version: 2 Effective Date: 21st December 2012 Issued Date: 21st December 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Land/Soakaway Environment: Receiving Water: Groundwater Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A12SE (W)	367	2	523670 217970
4	Discharge Consents Operator: E.E. & M.E. Hone Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Hambledon Farm Cott, Danesbury Park Road, Welwyn, Hertfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTLU.0576 Permit Version: 1 Effective Date: 11th December 1978 Issued Date: 11th December 1978 Revocation Date: 20th December 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Land/Soakaway Environment: Receiving Water: Groundwater Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 100m	A12SE (W)	367	2	523670 217970
5	Discharge Consents Operator: Mr. M. Jones Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Claygate Plot, Rabley Heath, Welwyn, Hertfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Clcu.0133 Permit Version: 2 Effective Date: 21st December 2012 Issued Date: 21st December 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Land/Soakaway Environment: Receiving Water: Gw Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A18SW (N)	598	2	523850 218610

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	Discharge Consents Operator: Mr. M. Jones Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Claygate Plot, Rabley Heath, Welwyn, Hertfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CLCU.0133 Permit Version: 1 Effective Date: 8th March 1968 Issued Date: 8th March 1968 Revocation Date: 20th December 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Land/Soakaway Environment: Receiving Water: Gw Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 100m	A18SW (N)	598	2	523850 218610
6	Discharge Consents Operator: Mr P Kenyon Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: 5 Darby Drive Rabley Heath Welwyn Hertfordshire AL6 9te Authority: Environment Agency, Thames Region Catchment Area: Mimram Reference: Canm.0554 Permit Version: 1 Effective Date: 4th April 2003 Issued Date: 9th April 2003 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Land/Soakaway Environment: Receiving Water: To Land (Upper Chalk) Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18NE (N)	922	2	524310 218970
7	Discharge Consents Operator: Mr. N.D. Wright Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Plot 2, Danesbury Park, Danesbury Park Road, Welwyn, Hertfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CNTW.1216 Permit Version: 1 Effective Date: 27th August 1991 Issued Date: 27th August 1991 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Land/Soakaway Environment: Receiving Water: Clay And Chalk Status: Transferred from Water Act 1989 Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	931	2	523380 217330
8	Discharge Consents Operator: Grenrose Builders Ltd Property Type: MAKING OF WOOD PRODUCTS/CORK/STRAW/SAWMILLING Location: Builders Yard At Darby Drive, Potters Heath, Herts Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctcu.1218 Permit Version: 1 Effective Date: 1st October 1982 Issued Date: 1st October 1982 Revocation Date: 17th October 1986 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Land/Soakaway Environment: Receiving Water: Clay With Flints Strata Status: Authorisation revoked Positional Accuracy: Located by supplier to within 10m	A23SW (N)	990	2	524080 219060
	Nearest Surface Water Feature	A13NE (N)	152	-	524175 218206

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Mr P V Day Licence Number: 29/38/02/0017 Permit Version: 100 Location: Old Welwyn Nurseries, Welwyn - Borehole Authority: Environment Agency, Thames Region Abstraction: Agriculture: Horticultural Watering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 34 Yearly Rate (m3): 1300 Details: Old Welwyn Nurseries, Rabley Heath Road, Welwyn, Herts Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 13th October 1967 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A17NW (NW)	1235	2	523100 218800
	Water Abstractions Operator: Affinity Water Limited Licence Number: 29/38/02/0047/1 Permit Version: 1 Location: Fulling Mill Pumping Station - Point 'A' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2018 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1766	2	522650 216900
	Water Abstractions Operator: Affinity Water Limited Licence Number: 29/38/02/0089 Permit Version: 3 Location: Fulling Mill Pumping Station - Point 'A' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 14th November 2012 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1766	2	522650 216900
	Water Abstractions Operator: Affinity Water Limited Licence Number: 29/38/02/0047 Permit Version: 102 Location: Fulling Mill Pumping Station - Point 'A' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 14th November 2012 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1766	2	522650 216900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Veolia Water Central Limited Licence Number: 29/38/02/0047 Permit Version: 101 Location: Fulling Mill Pumping Station - Point 'A' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 20th July 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1766	2	522650 216900
	Water Abstractions Operator: Veolia Water Central Limited Licence Number: 29/38/02/0089 Permit Version: 2 Location: Fulling Mill Pumping Station - Point 'A' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 20th July 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1766	2	522650 216900
	Water Abstractions Operator: Three Valleys Water Plc Licence Number: 29/38/02/0089 Permit Version: 1 Location: Fulling Mill Pumping Station - Point 'A' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 20th May 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1766	2	522650 216900
	Water Abstractions Operator: Three Valleys Water Plc Licence Number: 29/38/02/0047 Permit Version: 100 Location: Fulling Mill Pumping Station - Point 'A' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 9092 Yearly Rate (m3): Not Supplied Details: Annual Abstraction Total Aggregated To Another Licence For Quantity Purposes. Chalk (Undifferentiate) Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 20th September 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1766	2	522650 216900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Affinity Water Limited Licence Number: 29/38/02/0047/1 Permit Version: 1 Location: Fulling Mill Pumping Station - Point 'B' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2018 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1SE (SW)	1778	2	522880 216630
	Water Abstractions Operator: Affinity Water Limited Licence Number: 29/38/02/0089 Permit Version: 3 Location: Fulling Mill Pumping Station - Point 'B' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 14th November 2012 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1SE (SW)	1778	2	522880 216630
	Water Abstractions Operator: Affinity Water Limited Licence Number: 29/38/02/0047 Permit Version: 102 Location: Fulling Mill Pumping Station - Point 'B' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 14th November 2012 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1SE (SW)	1778	2	522880 216630
	Water Abstractions Operator: Veolia Water Central Limited Licence Number: 29/38/02/0047 Permit Version: 101 Location: Fulling Mill Pumping Station - Point 'B' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 20th July 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1SE (SW)	1778	2	522880 216630

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Veolia Water Central Limited Licence Number: 29/38/02/0089 Permit Version: 2 Location: Fulling Mill Pumping Station - Point 'B' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 20th July 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1SE (SW)	1778	2	522880 216630
	Water Abstractions Operator: Three Valleys Water Plc Licence Number: 29/38/02/0089 Permit Version: 1 Location: Fulling Mill Pumping Station - Point 'B' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 20th May 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1SE (SW)	1778	2	522880 216630
	Water Abstractions Operator: Three Valleys Water Plc Licence Number: 29/38/02/0047 Permit Version: 100 Location: Fulling Mill Pumping Station - Point 'B' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 20th September 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1SE (SW)	1778	2	522880 216630
	Water Abstractions Operator: Three Valleys Water Plc Licence Number: 29/38/02/0084 Permit Version: 1 Location: Fulling Mill Pumping Station At Point A Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1805	2	522600 216900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Three Valleys Water Plc Licence Number: 29/38/02/0073 Permit Version: 100 Location: Fulling Mill Pumping Station 'A' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 22nd July 1991 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1805	2	522600 216900
	Water Abstractions Operator: Three Valleys Water Plc Licence Number: 29/38/02/0084 Permit Version: 1 Location: Fulling Mill Pumping Station At Point B Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1SE (SW)	1834	2	522800 216630
	Water Abstractions Operator: Three Valleys Water Plc Licence Number: 29/38/02/0073 Permit Version: 100 Location: Fulling Mill Pumping Station 'B' Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 22nd July 1991 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1SE (SW)	1855	2	522800 216600
	Water Abstractions Operator: Messrs M P Goldsmith & Son Licence Number: 29/38/02/0071 Permit Version: 101 Location: Welches Farm, Welwyn - Borehole Authority: Environment Agency, Thames Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Welches Farm, Burham Green, Welwyn, Herts Authorised Start: 01 March Authorised End: 30 September Permit Start Date: 11th November 2013 Permit End Date: Not Supplied Positional Accuracy: Manually corrected supplier location	(E)	1988	2	526000 217318

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Messrs M P Goldsmith & Son Licence Number: 29/38/02/0071 Permit Version: 100 Location: Welches Farm, Welwyn - Borehole Authority: Environment Agency, Thames Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 182 Yearly Rate (m3): 7274 Details: Welches Farm, Burham Green, Welwyn, Herts Authorised Start: 01 March Authorised End: 30 September Permit Start Date: 4th June 1984 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(E)	1995	2	526000 217300
	Groundwater Vulnerability Map Combined Classification: Principle Bedrock Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Intermediate Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: 40-70% Superficial Patchiness: <90% Superficial Thickness: 3-10m Superficial Recharge: High	A13SE (S)	0	2	524092 217998
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Intermediate Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: 40-70% Superficial Patchiness: >90% Superficial Thickness: 3-10m Superficial Recharge: High	A13NE (N)	0	2	524092 218000
	Groundwater Vulnerability - Soluble Rock Risk Classification: Very Significant Risk - Moderate Possibility	A13NE (N)	0	2	524092 218000
	Groundwater Vulnerability - Soluble Rock Risk Classification: Significant Risk - Low Possibility	A13SE (S)	0	2	524092 217998
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13SE (S)	0	3	524092 217998
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SE (S)	0	3	524092 217998
9	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A13SE (S)	0	2	524092 217998
10	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater.	A12SW (W)	742	2	523315 217819
	Extreme Flooding from Rivers or Sea without Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 83.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	689	4	524771 217742
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Mimram (Codicote Bottom to Lee) WaterBody ID: GB106038033270 Operational: Lee Upper Catchment: Lee Upper Management: Lee Upper Catchment: Lee Upper Catchment Name: Upper and Middle Lea	A13SE (S)	0	2	524092 217998
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Stevenage Brook WaterBody ID: GB106038033410 Operational: Lee Upper Catchment: Lee Upper Management: Lee Upper Catchment: Lee Upper Catchment Name: Upper and Middle Lea	A18NE (N)	912	2	524310 218960
	Water Framework Directive - Groundwater Waterbody Name: Upper Lee Chalk Waterbody ID: GB40601G602900 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB40601G602900 Overall Rating: Poor Chemical Rating: Poor Quantitative Measure: Poor Year: 2019	A13SE (S)	0	2	524092 217998

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	Historical Landfill Sites Licence Holder: Inns and Company Limited Location: Woolmer Green, Hertfordshire Name: Mardley Heath Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD10042 First Input Date: 31st January 1955 Last Input Date: 23rd November 1976 Specified Waste: Deposited Waste included Inert Waste Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 1900/0128 BGS Ref: Not Supplied Other Ref: HCC/067	A13SE (E)	127	2	524262 217995
	Local Authority Landfill Coverage Name: Hertfordshire County Council - Has supplied landfill data		0	5	524092 217998
	Local Authority Landfill Coverage Name: North Hertfordshire District Council - Has supplied landfill data		0	6	524092 217998
	Local Authority Landfill Coverage Name: Welwyn Hatfield Council - Has no landfill data to supply		79	7	524178 217904
13	Local Authority Recorded Landfill Sites Location: Roebuck Farm, Potters Heath Reference: 331 Authority: Hertfordshire County Council, Spatial Planning and Economy Unit Last Reported Status: Types of Waste: Not Supplied Date of Closure: Not Supplied Positional Accuracy: Manually positioned within the geographical locality Boundary Quality: Not Applicable	A13NW (NW)	206	5	523900 218150
14	Local Authority Recorded Landfill Sites Location: Mardley Heath, Welwyn Reference: 65 Authority: Hertfordshire County Council, Spatial Planning and Economy Unit Last Reported Status: Types of Waste: Not Supplied Date of Closure: Not Supplied Positional Accuracy: Positioned by the supplier Boundary Quality: Moderate	A19SW (NE)	586	5	524586 218408
15	Potentially Infilled Land (Non-Water) Bearing Ref: S Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1992	A13SE (S)	0	8	524092 217998
16	Potentially Infilled Land (Non-Water) Bearing Ref: NE Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1992	A13NE (NE)	44	8	524153 218077
17	Potentially Infilled Land (Non-Water) Bearing Ref: SW Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1992	A8NW (SW)	432	8	523853 217573
18	Potentially Infilled Land (Non-Water) Bearing Ref: E Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1992	A14NE (E)	687	8	524809 218143
19	Potentially Infilled Land (Non-Water) Bearing Ref: N Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1992	A18NW (N)	852	8	524040 218919
20	Potentially Infilled Land (Non-Water) Bearing Ref: E Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1993	A14NE (E)	890	8	525021 218096

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	Potentially Infilled Land (Non-Water) Bearing Ref: N Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1992	A18NW (N)	924	8	523985 218986
22	Potentially Infilled Land (Non-Water) Bearing Ref: N Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1992	A18NW (N)	938	8	524003 219002
23	Potentially Infilled Land (Non-Water) Bearing Ref: SE Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1992	A9SW (SE)	995	8	524726 217152
24	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1960	A13SW (S)	194	8	524048 217739

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: White Chalk Subgroup	A13SE (S)	0	1	524092 217998
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (N)	0	1	524092 218000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SE (S)	0	1	524092 217998
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SW (S)	82	1	524061 217855
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SE (SE)	347	1	524414 217775
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A14NW (E)	428	1	524563 218000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A8NE (SE)	435	1	524300 217539

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 40 - 60 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A14SW (E)	496	1	524616 217889
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A18SE (NE)	500	1	524340 218513
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 40 - 60 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A8NE (S)	522	1	524116 217404
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 40 - 60 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A9NW (SE)	654	1	524515 217419
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 40 - 60 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A8NE (SE)	655	1	524403 217345
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 40 - 60 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A14SE (E)	691	1	524782 217766

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 40 - 60 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A14NE (E)	763	1	524898 218000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 40 - 60 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A8SW (S)	764	1	523821 217215
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 40 - 60 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A9NE (SE)	853	1	524862 217540
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 40 - 60 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A14NE (E)	865	1	525000 218000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 40 - 60 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A8SE (S)	892	1	524157 217036
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A19NW (N)	910	1	524438 218918

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 40 - 60 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A9SW (S)	917	1	524466 217085
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A19SE (NE)	942	1	524835 218668
25	BGS Recorded Mineral Sites Site Name: Pottersheath Plantation Gravel Pit Location: Oaklands, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166832 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Mid Pleistocene Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	43	1	524150 218079
25	BGS Recorded Mineral Sites Site Name: Pottersheath Plantation Gravel Pit Location: Oaklands, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166833 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Mid Pleistocene Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	43	1	524171 218034
26	BGS Recorded Mineral Sites Site Name: Uncle Wood Gravel Pit Location: Oaklands, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166836 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Mid Pleistocene Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	46	1	524142 217905
27	BGS Recorded Mineral Sites Site Name: Pottersheath Farm Chalk Pit Location: Oaklands, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166838 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: White Chalk Subgroup Commodity: Chalk Positional Accuracy: Located by supplier to within 10m	A8NE (S)	369	1	524140 217559

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	BGS Recorded Mineral Sites Site Name: Pottersheath Farm Chalk Pit Location: Oaklands, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166835 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: White Chalk Subgroup Commodity: Chalk Positional Accuracy: Located by supplier to within 10m	A8NW (SW)	431	1	523856 217571
29	BGS Recorded Mineral Sites Site Name: Stocking Spring Chalk Pit Location: Oaklands, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166839 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: White Chalk Subgroup Commodity: Chalk Positional Accuracy: Located by supplier to within 10m	A8NW (S)	563	1	523921 217393
30	BGS Recorded Mineral Sites Site Name: The Willows Chalk Pit Location: Oaklands, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166841 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: White Chalk Subgroup Commodity: Chalk Positional Accuracy: Located by supplier to within 10m	A12SE (SW)	645	1	523456 217711
31	BGS Recorded Mineral Sites Site Name: Arnold'S Spring Pit Location: Oaklands, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166843 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: White Chalk Subgroup Commodity: Chalk Positional Accuracy: Located by supplier to within 10m	A12NW (W)	659	1	523382 218073
32	BGS Recorded Mineral Sites Site Name: Danesbury Chalk Pit Location: Oaklands, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166840 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: White Chalk Subgroup Commodity: Chalk Positional Accuracy: Located by supplier to within 10m	A7NE (SW)	771	1	523425 217524
33	BGS Recorded Mineral Sites Site Name: Mardley Heath Location: Mardley Heath, Welwyn, Welwyn Garden City, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 7436 Type: Opencast Status: Ceased Operator: Inns & Co., Ltd. Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14NE (E)	803	1	524905 218235

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
34	BGS Recorded Mineral Sites Site Name: Rableyheath Brick Works Location: Knebworth, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166830 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Palaeogene - Pleistocene Geology: Clay-With-Flints Formation Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A18NW (N)	920	1	524039 218988
35	BGS Recorded Mineral Sites Site Name: Taylor'S Heath Gravel Pit Location: Oaklands, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166831 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Mid Pleistocene Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14NE (E)	951	1	525078 218131
36	BGS Recorded Mineral Sites Site Name: Rableyheath Brick Works Location: Knebworth, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166829 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Palaeogene - Pleistocene Geology: Clay-With-Flints Formation Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A23SW (N)	982	1	523978 219044
37	BGS Recorded Mineral Sites Site Name: Little Wood Pit Location: Codicote, Stevenage, Hertfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 166844 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: White Chalk Subgroup Commodity: Chalk Positional Accuracy: Located by supplier to within 10m	A12NW (W)	988	1	523087 218270
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Natural Cavities Easting: 525000 Northing: 217500 Distance: 995 Quadrant Reference: A9 Quadrant Reference: NE Bearing Ref: SE Cavity Type: Sinkhole x 1, Solution Pipe x 1 Solid Geology Detail: Chalk Group Superficial Geology: Glacial Sand & Gravel Detail:	A9NE (SE)	995	8	525000 217500
	Non Coal Mining Areas of Great Britain Risk: Rare Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	524092 217998
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	524092 217998

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	524092 217998
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	524092 217998
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	524093 217942
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	82	1	524061 217855
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	175	1	524045 218233
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	224	1	524260 218235
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	524092 217998
	Potential for Landslide Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	82	1	524061 217855
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	524092 217998
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	82	1	524061 217855
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	524092 217998
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	91	1	524157 218146
	Radon Potential - Radon Affected Areas Affected Area: The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	524092 217998
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	524092 217998

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
38	Contemporary Trade Directory Entries Name: Knebworth Fire Protection Location: 18, Danesbury Park Caravan Site, Danesbury Park Road, Welwyn, Hertfordshire, AL6 9SP Classification: Firefighting Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	74	8	524014 217908
39	Contemporary Trade Directory Entries Name: Glade Pest Control Location: Hollybush Cottage, Pottersheath Road, Welwyn, Hertfordshire, AL6 9SU Classification: Pest & Vermin Control Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (N)	185	8	524008 218227
40	Contemporary Trade Directory Entries Name: Fireworks Ltd Location: 25, Birch Grove, Welwyn, Hertfordshire, AL6 0QP Classification: Firework Technicians, Manufacturers & Distribution Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	247	8	524198 217698
41	Contemporary Trade Directory Entries Name: 1st For Flowers Ltd Location: 7 Whetstone Close, Welwyn, Hertfordshire, AL6 0QW Classification: Horticultural Equipment Maintenance & Repair Status: Active Positional Accuracy: Manually positioned to the address or location	A8NE (S)	307	8	524163 217625
42	Contemporary Trade Directory Entries Name: C A P Distribution Systems Ltd Location: 3, Roundwood Close, Welwyn, Hertfordshire, AL6 0XB Classification: Distribution Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	335	8	523871 217680
43	Contemporary Trade Directory Entries Name: Power Display Equipment Ltd Location: 2, Dolesbury Drive, Welwyn, Hertfordshire, AL6 0QF Classification: Sheet Metal Work Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SW (E)	396	8	524506 217868
44	Contemporary Trade Directory Entries Name: Lanes Location: Pottersheath Rd, Welwyn, Hertfordshire, AL6 9SZ Classification: Car Body Repairs Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18SW (NW)	398	8	523846 218370
44	Contemporary Trade Directory Entries Name: Junction 6 Cars Welwyn Location: Pottersheath Rd, Welwyn, Hertfordshire, AL6 9SZ Classification: Car Dealers - Used Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A18SW (NW)	442	8	523829 218413
45	Contemporary Trade Directory Entries Name: Bees & Wasps Location: 23, Canonsfield Road, Welwyn, Hertfordshire, AL6 0PY Classification: Pest & Vermin Control Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NE (SE)	419	8	524341 217583
46	Contemporary Trade Directory Entries Name: D C Motors Location: 21, Danesbury Park Road, Welwyn, Hertfordshire, AL6 9SH Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (SW)	422	8	523700 217738
47	Contemporary Trade Directory Entries Name: C J'S Sports Cars Location: Pottersheath Rd, Welwyn, Hertfordshire, AL6 9SZ Classification: Car Dealers - Used Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18SW (NW)	448	8	523854 218440

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
48	Contemporary Trade Directory Entries Name: A N C Ltd Location: Arema Farm Danesbury Ia, Welwyn, Hertfordshire, AL6 9SG Classification: Electrical Engineers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A12SE (W)	478	8	523558 217972
49	Contemporary Trade Directory Entries Name: Bike Busters Location: Pottersheath Rd, Welwyn, Hertfordshire, AL6 9SZ Classification: Motor Cycle Breakers & Dismantlers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18SW (NW)	516	8	523841 218512
50	Contemporary Trade Directory Entries Name: Autohouse Location: The Av, Welwyn, Hertfordshire, AL6 0PW Classification: Car Dealers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A8NW (SW)	548	8	523792 217474
51	Contemporary Trade Directory Entries Name: Sage Contracting Location: 17, Danesbury Park Road, Welwyn, Hertfordshire, AL6 9SF Classification: Building Block Manufacturers & Distributors Status: Inactive Positional Accuracy: Automatically positioned to the address	A7NE (SW)	614	8	523574 217589
52	Contemporary Trade Directory Entries Name: B C L Smith Location: Pottersheath Road, Welwyn, Hertfordshire, AL6 9SZ Classification: Electrical Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SE (NW)	635	8	523692 218550
52	Contemporary Trade Directory Entries Name: Rocco Verre Location: Pottersheath Road, Welwyn, Hertfordshire, AL6 9SZ Classification: Glass Engravers & Decorators Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SE (NW)	635	8	523692 218550
52	Contemporary Trade Directory Entries Name: P T Bodywork Location: Pottersheath Road, Welwyn, Hertfordshire, AL6 9SZ Classification: Car Body Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SE (NW)	635	8	523692 218550
52	Contemporary Trade Directory Entries Name: The Traditional Studio Location: Pottersheath Road, Welwyn, Hertfordshire, AL6 9SZ Classification: Antiques - Repairing & Restoring Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SE (NW)	635	8	523692 218550
52	Contemporary Trade Directory Entries Name: M Caswell Location: Pottersheath Road, Welwyn, AL6 9SZ Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SE (NW)	647	8	523675 218551
53	Contemporary Trade Directory Entries Name: Recovery Vehicles Location: 17, Oak Piece, Welwyn, AL6 0XE Classification: Transport Equipment - Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A8SW (S)	685	8	524060 217242
54	Contemporary Trade Directory Entries Name: Ultraseal Welwyn Location: Heathlands, Welwyn, Hertfordshire, AL6 0UU Classification: Tyre Repairs & Retreading Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A14NE (E)	759	8	524892 218066
55	Contemporary Trade Directory Entries Name: Smart Master Location: 12, Chestnut Walk, Welwyn, Hertfordshire, AL6 0SB Classification: Car Body Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NE (SE)	933	8	524939 217517

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
56	Contemporary Trade Directory Entries Name: John O'Connor Pest Control Location: 2, GREAT NORTH ROAD, WELWYN, AL6 0PL Classification: Pest & Vermin Control Status: Active Positional Accuracy: Automatically positioned to the address	A3NW (S)	996	8	523837 216966
57	Fuel Station Entries Name: City Motors Location: Mardley Hill Canonsfield Road, Oaklands , Knebworth, Hertfordshire, AL6 Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Approximate location provided by supplier	A9NW (SE)	517	8	524485 217580
58	Points of Interest - Commercial Services Name: Glade Pest Control Location: Hollybush Cottage, Pottersheath Road, Welwyn, AL6 9SU Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A13NW (N)	185	9	524008 218226
58	Points of Interest - Commercial Services Name: Glade Pest Control Services Ltd Location: Hollybush Cottage, Pottersheath Road, Welwyn, AL6 9SU Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A13NW (N)	185	9	524008 218227
58	Points of Interest - Commercial Services Name: Glade Pest Control Services Ltd Location: Hollybush Cottage, Pottersheath Road, Welwyn, AL6 9SU Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A13NW (N)	185	9	524008 218227
59	Points of Interest - Commercial Services Name: C A P Distribution Systems Ltd Location: 3 Roundwood Close, Welwyn, AL6 0XB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SW (SW)	335	9	523871 217680
60	Points of Interest - Commercial Services Name: Power Display Equipment Ltd Location: 2 Dolesbury Drive, Welwyn, AL6 0QF Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A14SW (E)	396	9	524506 217868
60	Points of Interest - Commercial Services Name: Power Display Equipment Ltd Location: 2 Dolesbury Drive, Welwyn, AL6 0QF Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A14SW (E)	399	9	524506 217862
61	Points of Interest - Commercial Services Name: Bees & Wasps Location: 23 Canonsfield Road, Welwyn, AL6 0PY Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A8NE (SE)	413	9	524335 217585
61	Points of Interest - Commercial Services Name: Bees & Wasps Location: 23 Canonsfield Road, Welwyn, AL6 0PY Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A8NE (SE)	419	9	524341 217583
62	Points of Interest - Commercial Services Name: P T Bodywork Location: Pottersheath Road, Welwyn, AL6 9SZ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A17SE (NW)	635	9	523692 218550
62	Points of Interest - Commercial Services Name: M Caswell Location: Pottersheath Road, Welwyn, AL6 9SZ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A17SE (NW)	647	9	523674 218550

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
63	Points of Interest - Commercial Services Name: John O'Connor Pest Control Location: 2 Great North Road, Welwyn, AL6 0PL Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A3NW (S)	996	9	523837 216966
64	Points of Interest - Manufacturing and Production Name: Grey Shingles Boarding Cattery Location: Grey Shingles, Pottersheath Road, Welwyn, AL6 9ST Category: Farming Class Code: Livestock Farming Positional Accuracy: Positioned to address or location	A13NW (N)	59	9	524077 218120
65	Points of Interest - Manufacturing and Production Name: Piggery Location: AL6 Category: Farming Class Code: Livestock Farming Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	312	9	523724 217986
66	Points of Interest - Manufacturing and Production Name: Oakland Stone Location: 2 Bluebells, Welwyn, AL6 0XD Category: Extractive Industries Class Code: Stone Quarrying and Preparation Positional Accuracy: Positioned to address or location	A8SW (S)	719	9	524036 217210
67	Points of Interest - Manufacturing and Production Name: Rabley Heath Farm Location: Rabley Heath Farm, Rabley Heath, Welwyn, AL6 9UQ Category: Farming Class Code: Arable Farming Positional Accuracy: Positioned to address or location	A18NW (N)	863	9	523787 218871
68	Points of Interest - Public Infrastructure Name: Sewage Pumping Station Location: AL6 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	451	9	523587 217948

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
69	Ancient Woodland Name: Not Supplied Reference: 1414228 Area(m²): 117726.76 Type: Ancient and Semi-Natural Woodland	A13SE (E)	76	10	524208 217984
70	Ancient Woodland Name: Not Supplied Reference: 1414229 Area(m²): 83662.3 Type: Ancient and Semi-Natural Woodland	A18SE (NE)	325	10	524269 218353
71	Ancient Woodland Name: Not Supplied Reference: 1414226 Area(m²): 7819.97 Type: Ancient and Semi-Natural Woodland	A18SW (N)	519	10	524026 218583
72	Ancient Woodland Name: Puttockhill Wood Reference: 1116058 Area(m²): 45934.85 Type: Plantation on Ancient Woodland	A9NW (SE)	638	10	524429 217378
73	Ancient Woodland Name: Brokers Garden Wood Reference: 1116061 Area(m²): 21996.68 Type: Ancient and Semi-Natural Woodland	A19SE (NE)	900	10	524891 218518
74	Ancient Woodland Name: Harmergreen Wood Reference: 1116063 Area(m²): 385088.17 Type: Ancient and Semi-Natural Woodland	A9SW (SE)	971	10	524597 217091
75	Ancient Woodland Name: Puttockhill Wood Reference: 1116058 Area(m²): 75205.57 Type: Ancient and Semi-Natural Woodland	A3NE (S)	973	10	524261 216966
76	Areas of Adopted Green Belt Authority: North Hertfordshire District Council Plan Name: North Hertfordshire District Local Plan Status: Adopted Plan Date: 30th April 1996	A13SE (S)	0	11	524092 217998
77	Areas of Adopted Green Belt Authority: Welwyn Hatfield District Council Plan Name: Welwyn Hatfield Local Plan Status: Adopted Plan Date: 15th April 2005	A13SE (SE)	77	12	524176 217907
78	Areas of Unadopted Green Belt Authority: North Hertfordshire District Council Plan Name: North Hertfordshire Local Plan Status: Submission Draft Plan Date: 11th April 2017	A13SE (S)	0	11	524092 217998
79	Areas of Unadopted Green Belt Authority: Welwyn Hatfield District Council Plan Name: Welwyn Hatfield Local Plan Status: Submission Draft Plan Date: 15th May 2017	A13SE (SE)	77	12	524176 217907
80	Local Nature Reserves Name: Mardley Heath Multiple Area: N Area (m2): 410677.21 Source: Natural England Designation Date: 1st January 1999	A13SE (E)	76	10	524196 217956
81	Local Nature Reserves Name: Danesbury Park Multiple Area: Y Area (m2): 245223.06 Source: Natural England Designation Date: 1st January 1998	A8SW (SW)	777	10	523767 217225

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
82	Nitrate Vulnerable Zones Name: Lee Nvz Description: Surface Water Source: Environment Agency, Head Office	A13SE (S)	0	2	524092 217998

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices St Albans City & District Council - Environmental Health Department East Hertfordshire District Council - Environmental Health Department Environment Agency - Head Office North Hertfordshire District Council - Environmental Health Department Stevenage Borough Council - Environmental Health Department Welwyn Hatfield District Council - Environmental Health Department	February 2025 January 2013 November 2023 October 2017 October 2017 October 2017	Annual Rolling Update Annual Rolling Update Annually Annual Rolling Update Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - Anglian Region Environment Agency - Thames Region	April 2025 April 2025	Quarterly Quarterly
Enforcement and Prohibition Notices Environment Agency - Thames Region	March 2013	
Integrated Pollution Controls Environment Agency - Thames Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - South East Region - North East Thames Area Environment Agency - Thames Region	April 2025 April 2025	Quarterly Quarterly
Local Authority Integrated Pollution Prevention And Control Stevenage Borough Council - Environmental Health Department Welwyn Hatfield District Council - Environmental Health Department St Albans City & District Council - Environmental Health Department East Hertfordshire District Council - Environmental Health Department North Hertfordshire District Council - Environmental Health Department	April 2015 February 2024 February 2025 January 2014 September 2014	Variable Variable Variable Variable Variable
Local Authority Pollution Prevention and Controls Stevenage Borough Council - Environmental Health Department North Hertfordshire District Council - Environmental Health Department Welwyn Hatfield District Council - Environmental Health Department St Albans City & District Council - Environmental Health Department East Hertfordshire District Council - Environmental Health Department	April 2015 December 2020 February 2024 February 2025 January 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Stevenage Borough Council - Environmental Health Department Welwyn Hatfield District Council - Environmental Health Department St Albans City & District Council - Environmental Health Department East Hertfordshire District Council - Environmental Health Department North Hertfordshire District Council - Environmental Health Department	April 2015 February 2024 February 2025 January 2014 September 2014	Variable Variable Variable Variable Variable
Nearest Surface Water Feature Ordnance Survey	April 2025	
Pollution Incidents to Controlled Waters Environment Agency - Anglian Region Environment Agency - Thames Region	September 1999 September 1999	
Historical Prosecutions Environment Agency, Thames Region	March 2013	Not Applicable
Registered Radioactive Substances Environment Agency - Head Office Environment Agency - Thames Region	May 2023 May 2023	
Substantiated Pollution Incident Register Environment Agency - South East Region - North East Thames Area Environment Agency - Thames Region - North East Area	April 2025 April 2025	Quarterly Quarterly
Water Abstractions Environment Agency - Anglian Region Environment Agency - Thames Region	April 2025 April 2025	Quarterly Quarterly
Water Industry Act Referrals Environment Agency - Thames Region	October 2017	

Agency & Hydrological	Version	Update Cycle
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Groundwater Vulnerability - Soluble Rock Risk Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Source Protection Zones Environment Agency - Head Office	September 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	
Flood Water Storage Areas Environment Agency - Head Office	January 2024	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	April 2025	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Water Framework Directive - Catchment Environment Agency - Head Office	July 2024	Annually
Water Framework Directive - Groundwater Environment Agency - Head Office	July 2024	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	October 2024	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - Thames Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - South East Region - North East Thames Area Environment Agency - Thames Region - North East Area	May 2025 May 2025	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - South East Region - North East Thames Area Environment Agency - Thames Region - North East Area	April 2025 April 2025	Quarterly Quarterly
Local Authority Landfill Coverage East Hertfordshire District Council - Environmental Health Department Hertfordshire County Council - Spatial Planning and Economy Unit North Hertfordshire District Council - Environmental Health Department St Albans City & District Council - Environmental Health Department Stevenage Borough Council - Environmental Health Department Welwyn Hatfield District Council - Environmental Health Department	February 2003 February 2003 February 2003 February 2003 February 2003 February 2003	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites East Hertfordshire District Council - Environmental Health Department Hertfordshire County Council - Spatial Planning and Economy Unit North Hertfordshire District Council - Environmental Health Department St Albans City & District Council - Environmental Health Department Stevenage Borough Council - Environmental Health Department Welwyn Hatfield District Council - Environmental Health Department	October 2018 October 2018 October 2018 October 2018 October 2018 October 2018	
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	
Registered Landfill Sites Environment Agency - Thames Region - North East Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - Thames Region - North East Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - Thames Region - North East Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	September 2024	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Hertfordshire County Council - Spatial Planning and Economy Unit North Hertfordshire District Council St Albans City & District Council Stevenage Borough Council Welwyn Hatfield District Council East Hertfordshire District Council	February 2016 February 2016 February 2016 June 2023 June 2023 May 2023	Variable Variable Variable Variable Variable Variable
Planning Hazardous Substance Consents East Hertfordshire District Council Hertfordshire County Council - Spatial Planning and Economy Unit North Hertfordshire District Council St Albans City & District Council Stevenage Borough Council Welwyn Hatfield District Council	April 2015 February 2016 February 2016 February 2016 February 2016 February 2016	Variable Variable Variable Variable Variable Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2025	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	November 2024	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	November 2024	Annually
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	March 2025	Quarterly
Fuel Station Entries Green Street Advisor (UK) Ltd	May 2025	Quarterly
Points of Interest - Commercial Services PointX	March 2025	Quarterly
Points of Interest - Education and Health PointX	March 2025	Quarterly
Points of Interest - Manufacturing and Production PointX	March 2025	Quarterly
Points of Interest - Public Infrastructure PointX	March 2025	Quarterly
Points of Interest - Recreational and Environmental PointX	March 2025	Quarterly
Underground Electrical Cables National Grid	January 2024	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	March 2025	Bi-Annually
Areas of Adopted Green Belt East Hertfordshire District Council North Hertfordshire District Council St Albans City & District Council Stevenage Borough Council Welwyn Hatfield District Council	July 2024 July 2024 July 2024 July 2024 July 2024	Quarterly Quarterly Quarterly Quarterly Quarterly
Areas of Unadopted Green Belt East Hertfordshire District Council North Hertfordshire District Council St Albans City & District Council Stevenage Borough Council Welwyn Hatfield District Council	July 2024 July 2024 July 2024 July 2024 July 2024	Quarterly Quarterly Quarterly Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	May 2025	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	March 2025	Bi-Annually
Marine Nature Reserves Natural England	February 2025	Bi-Annually
National Nature Reserves Natural England	January 2025	Bi-Annually
National Parks Natural England	September 2024	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 November 2024	Annually
Ramsar Sites Natural England	February 2025	Bi-Annually
Sites of Special Scientific Interest Natural England	May 2025	Bi-Annually
Special Areas of Conservation Natural England	January 2025	Bi-Annually
Special Protection Areas Natural England	May 2025	Bi-Annually

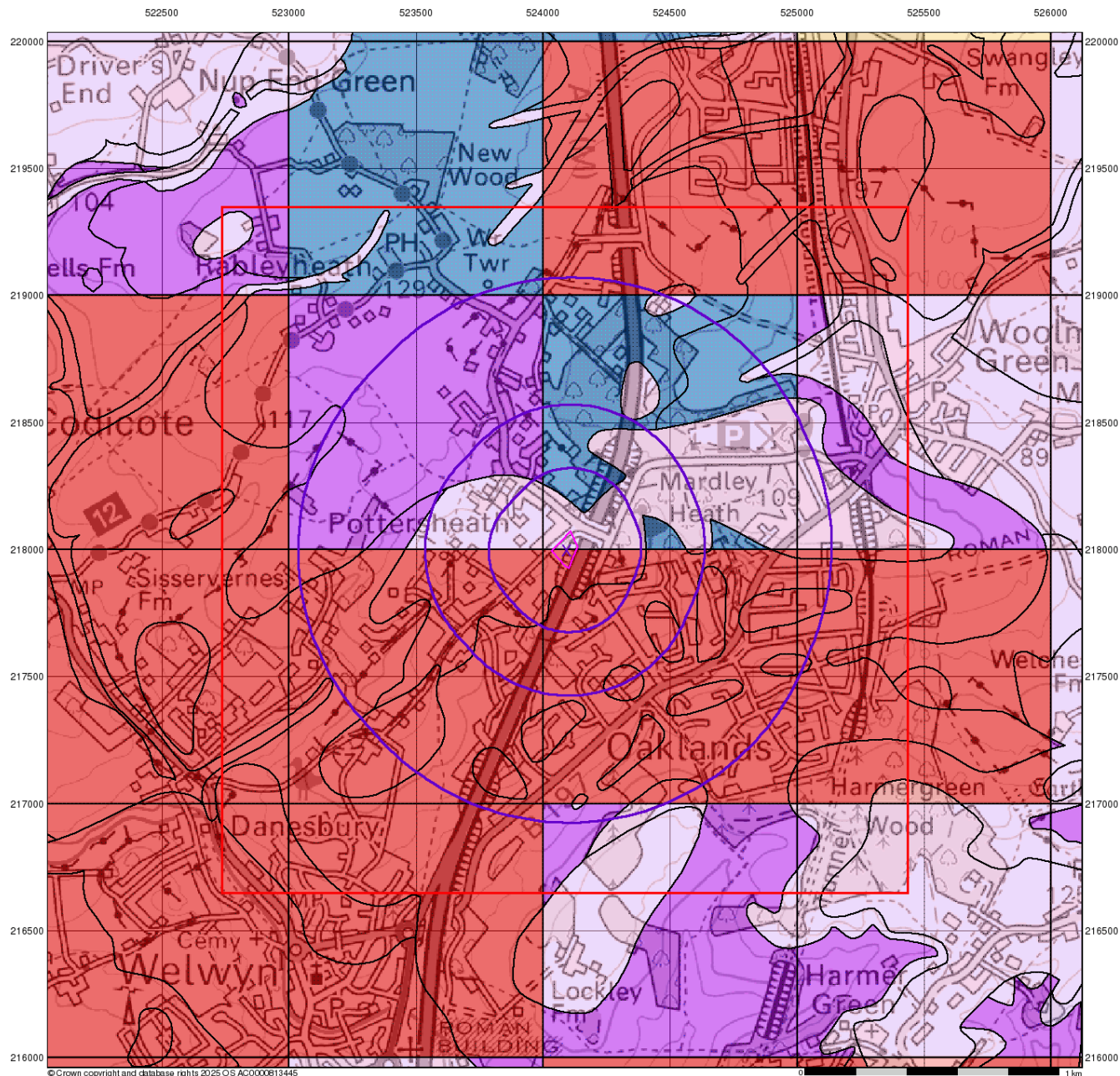
A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
4	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.co.uk
5	Hertfordshire County Council - Spatial Planning and Economy Unit County Hall, Hertford, Hertfordshire, SG13 8DN	Telephone: 01992 556266 Fax: 01992 556015 Email: spatialplanning@hertfordshire.gov.uk Website: www.hertsdirect.org
6	North Hertfordshire District Council - Environmental Health Department Council Offices, Gernon Road, Letchworth, Hertfordshire, SG6 3JF	Telephone: 01462 474000 Fax: 01462 474559 Website: www.north-herts.gov.uk
7	Welwyn Hatfield District Council - Environmental Health Department Council Offices, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE	Telephone: 01707 357000 Fax: 01707 375490 Website: www.welhat.gov.uk
8	Landmark Information Group Limited Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6619 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk
9	PointX 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
10	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
11	North Hertfordshire District Council Council Offices, Gernon Road, Letchworth, Hertfordshire, SG6 3JF	Telephone: 01462 474000 Fax: 01462 474558 Website: www.north-herts.gov.uk
12	Welwyn Hatfield District Council Council Offices, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE	Telephone: 01707 357000 Fax: 01707 375490 Website: www.welhat.gov.uk
13	East Hertfordshire District Council Wallfields, Pegs Lane, Hertford, Hertfordshire, SG13 8EQ	Telephone: 01279 655261 Fax: 01992 552280 Website: www.eastherts.gov.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6618 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk

Contact	Name and Address	Contact Details
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Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



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Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Bedrock Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

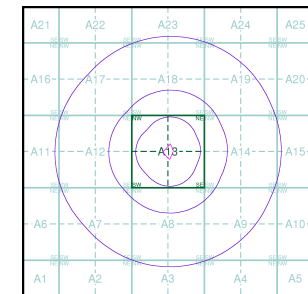
Superficial Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

Unproductive Aquifer

Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

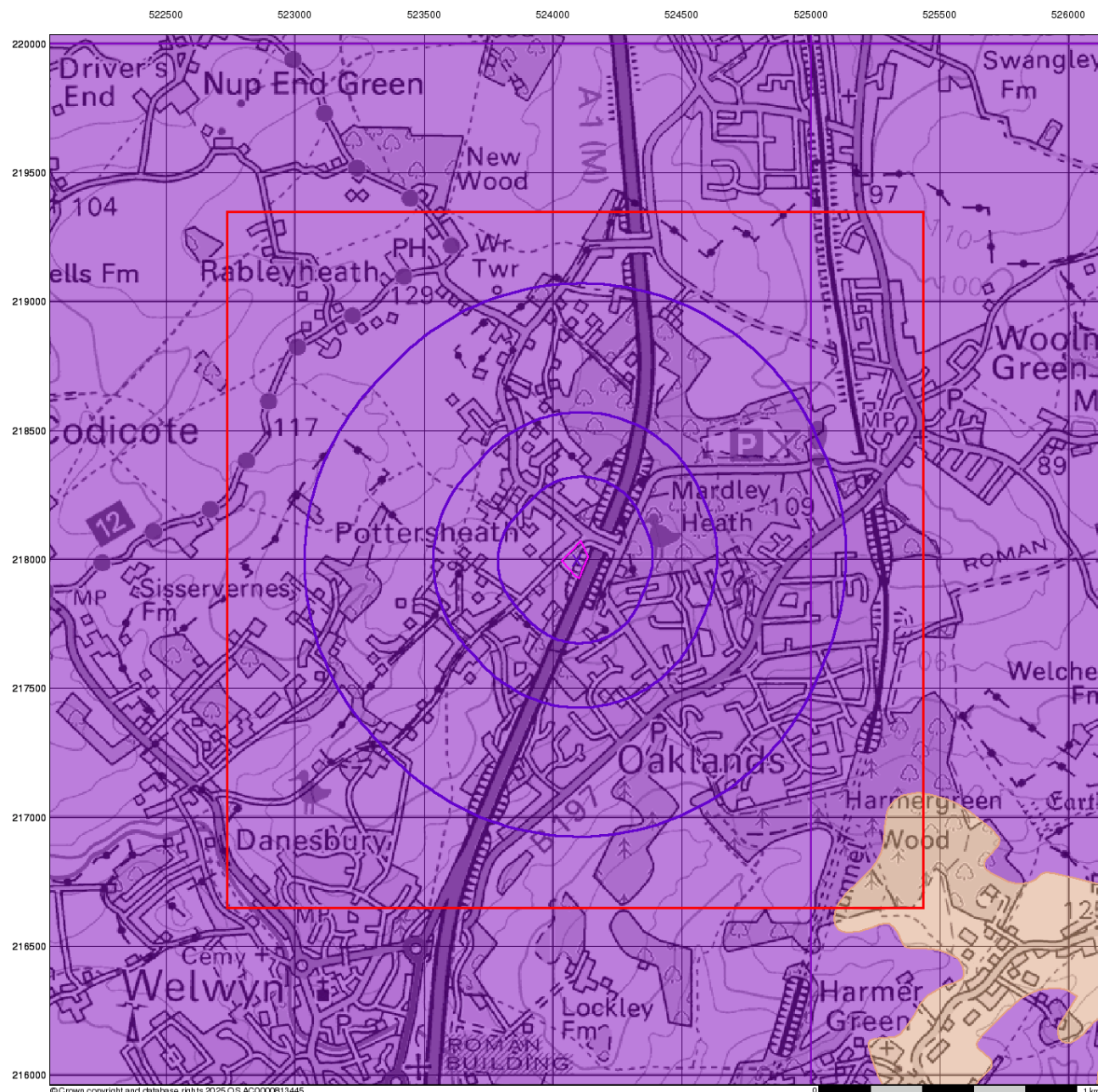
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 Slice: A
 Site Area (Ha): 0.74
 Search Buffer (m): 1000

Site Details

Carden Gardens, Danesbury Park Road, WELWYN, AL6 9SA

Landmark
 INFORMATION GROUP

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



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Bedrock Aquifer Designation

General

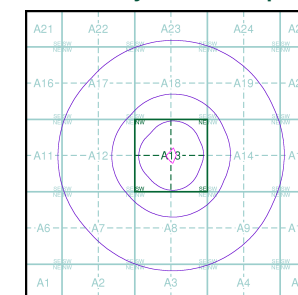
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

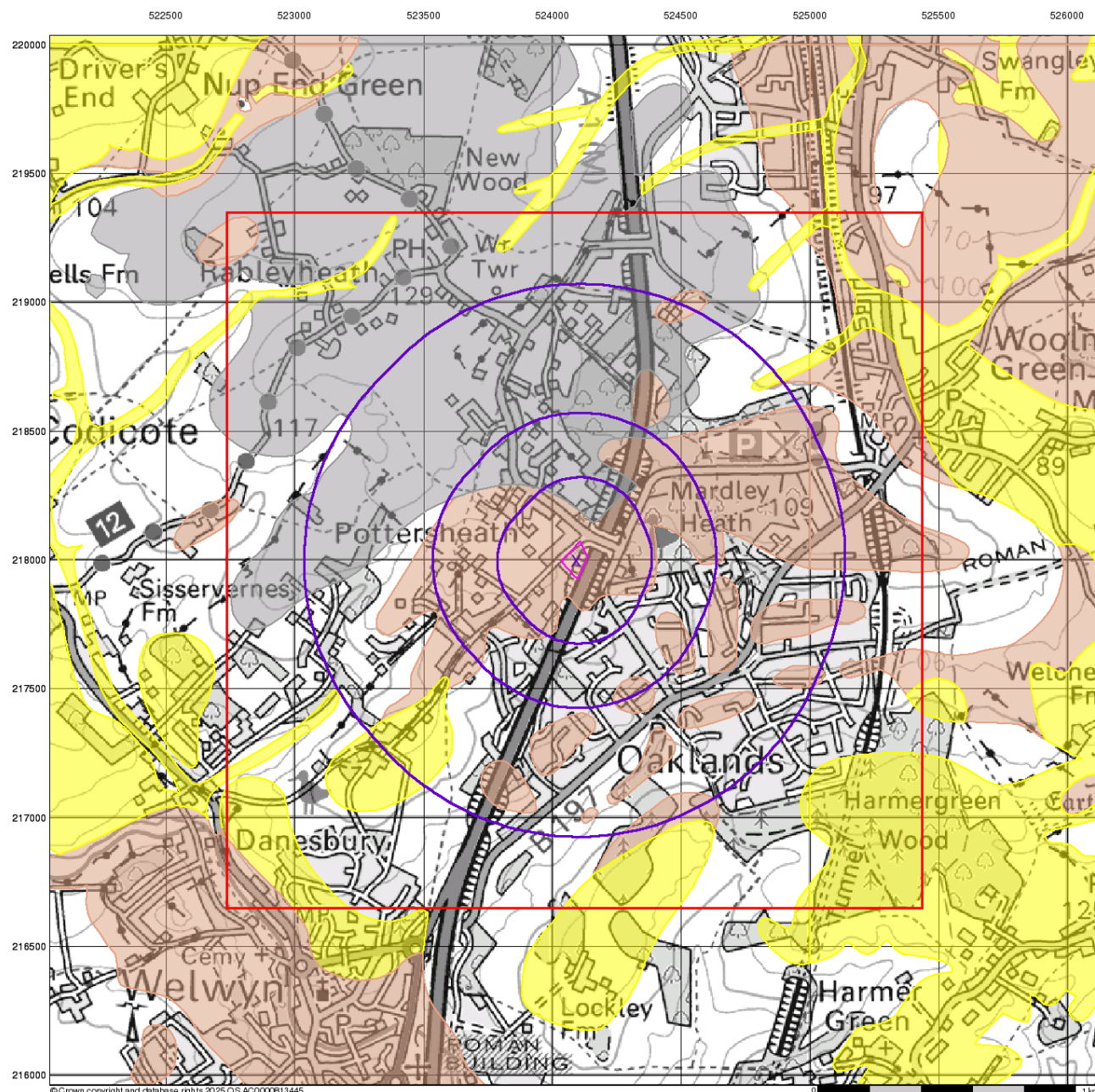
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Site Details

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Superficial Aquifer Designation

General

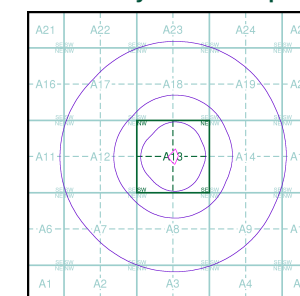
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  Specified Buffer(s)
  Bearing Reference Point

Agency and Hydrological

Geological Classes

-  Principal Aquifer
-  Secondary A Aquifer
-  Secondary B Aquifer
-  Secondary Undifferentiated
-  Unproductive Strata
-  Unknown
-  Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

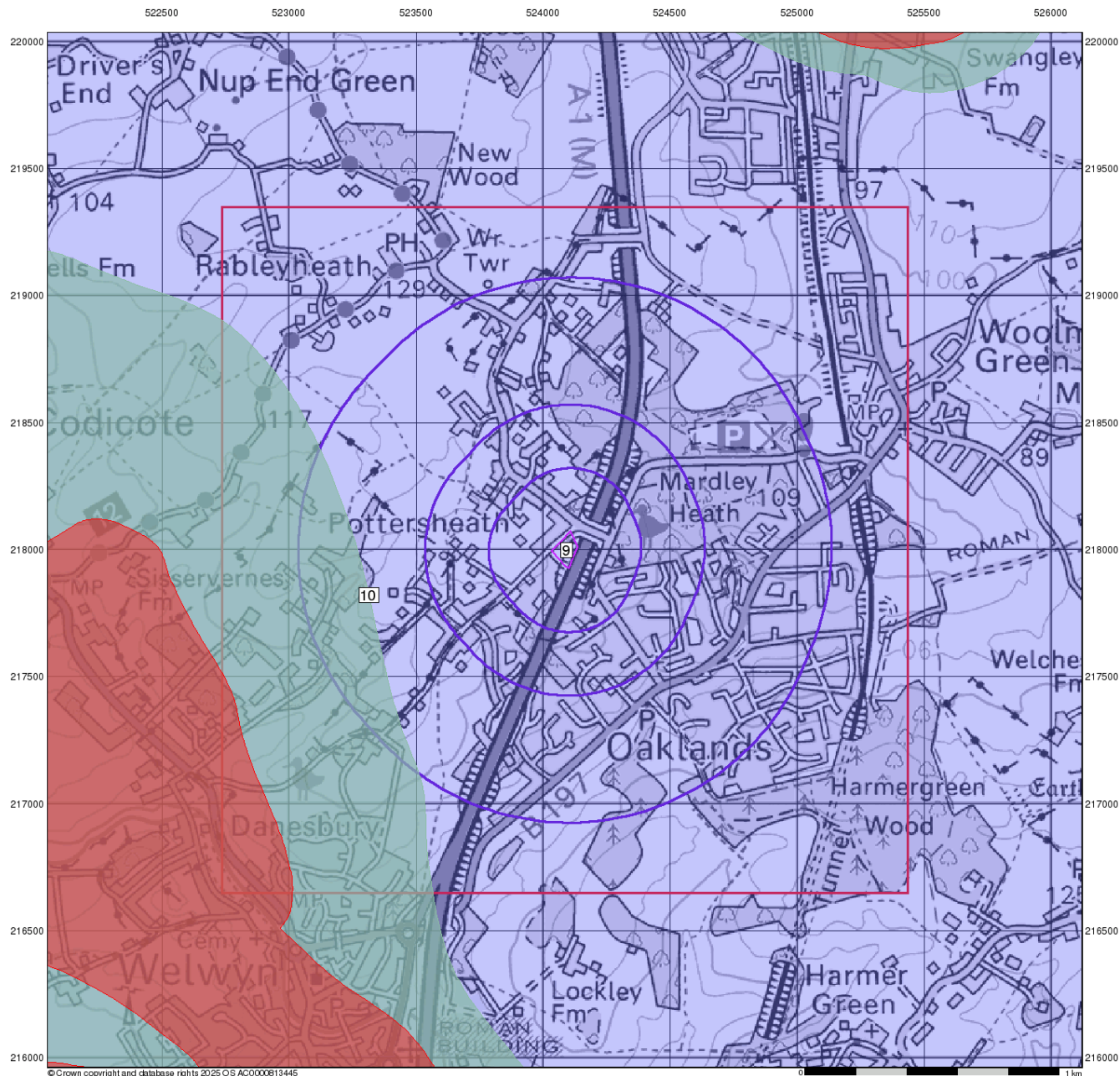
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Source Protection Zones

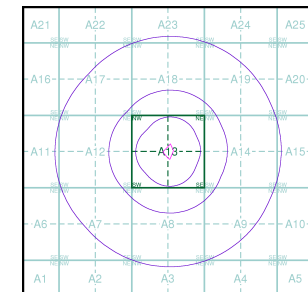
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

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