

Site Details:

PIRTON, HERTFORDSHIRE, SG5
3EQ

Client Ref: 340628 / P02158718
Report Ref: GS-FOT-GFB-IDY-PNO
Grid Ref: 515245, 231890

Map Name: County Series

Map date: 1922-1925

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1881
Revised 1922
Edition 1925
Copyright N/A
Levelled 1922

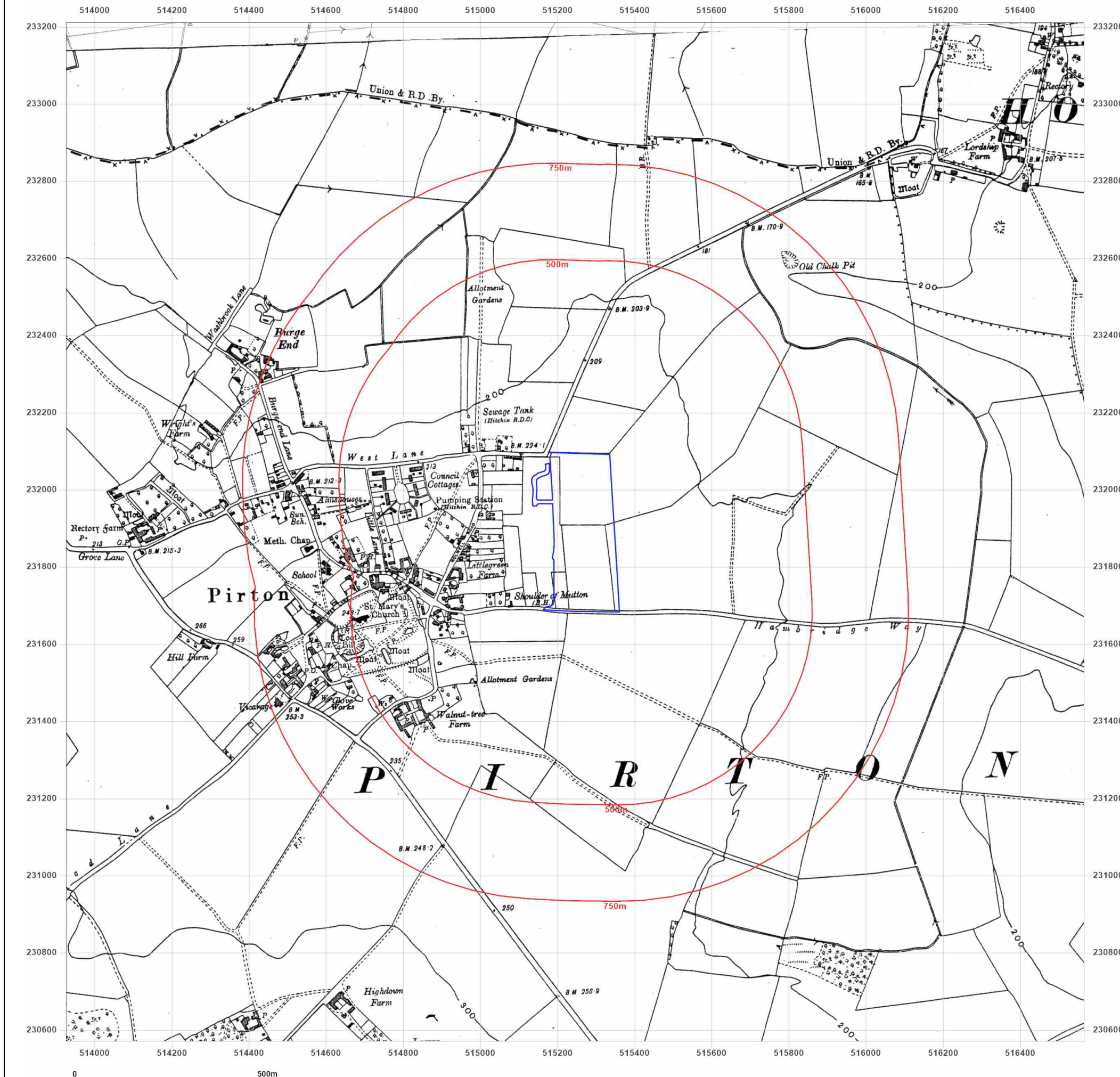


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Client Ref: 340628 / P02158718
Report Ref: GS-FOT-GFB-IDY-PNO
Grid Ref: 515245, 231890

Map Name: County Series

Map date: 1947-1948

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1881
Revised 1948
Edition 1948
Copyright N/A
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Surveyed 1881
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

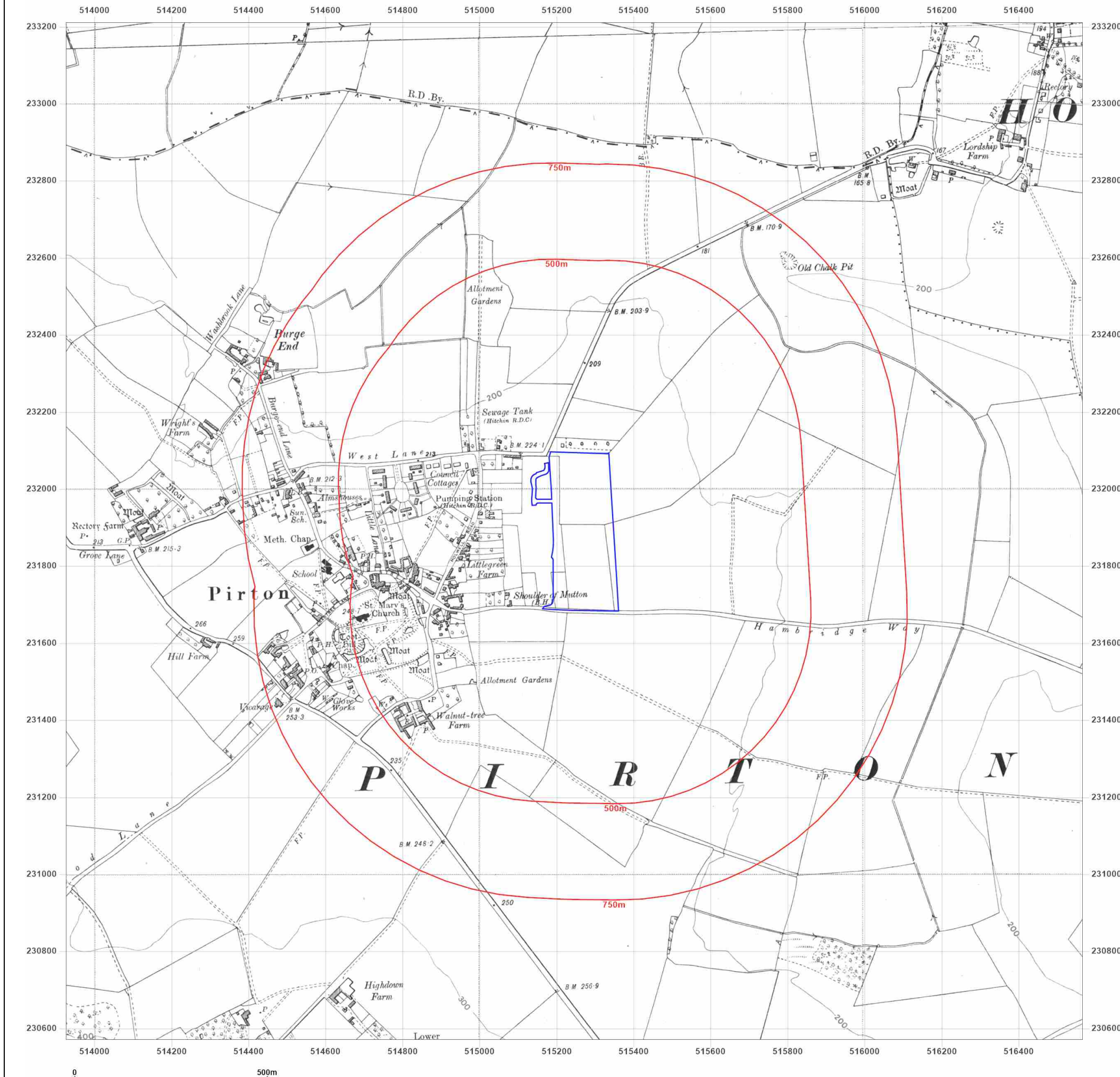


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3EQ

Client Ref: 340628 / P02158718
Report Ref: GS-FOT-GFB-IDY-PNO
Grid Ref: 515245, 231890

Map Name: Provisional

Map date: 1960

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1959
Edition N/A
Copyright 1960
Levelled N/A

Surveyed N/A
Revised 1959
Edition N/A
Copyright 1960
Levelled N/A

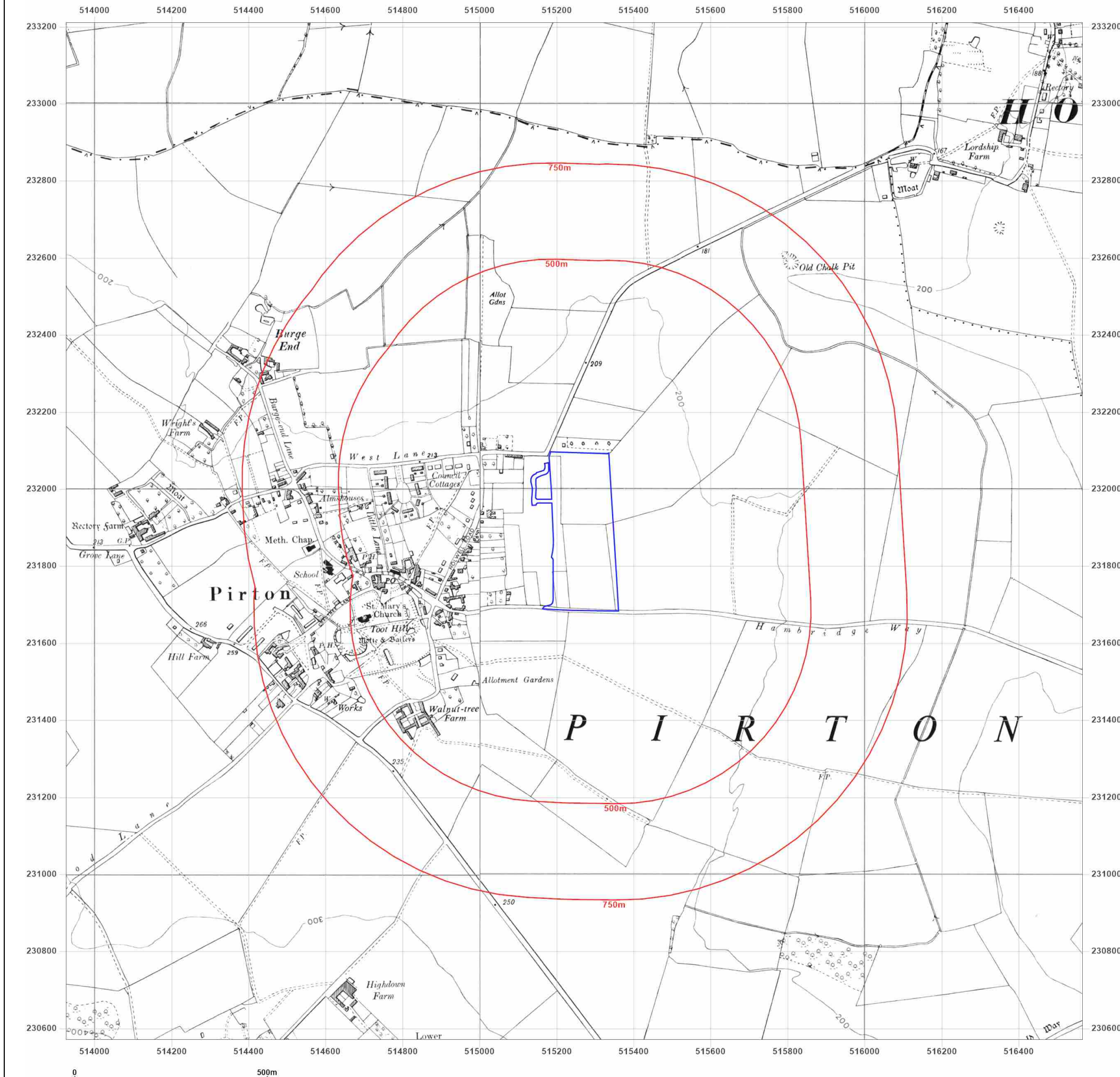


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Site Details:

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3EQ

Client Ref: 340628 / P02158718
Report Ref: GS-FOT-GFB-IDY-PNO
Grid Ref: 515245, 231890

Map Name: Provisional
Map date: 1970
Scale: 1:10,560
Printed at: 1:10,560



Surveyed N/A
Revised 1970
Edition N/A
Copyright 1960
Levelled N/A

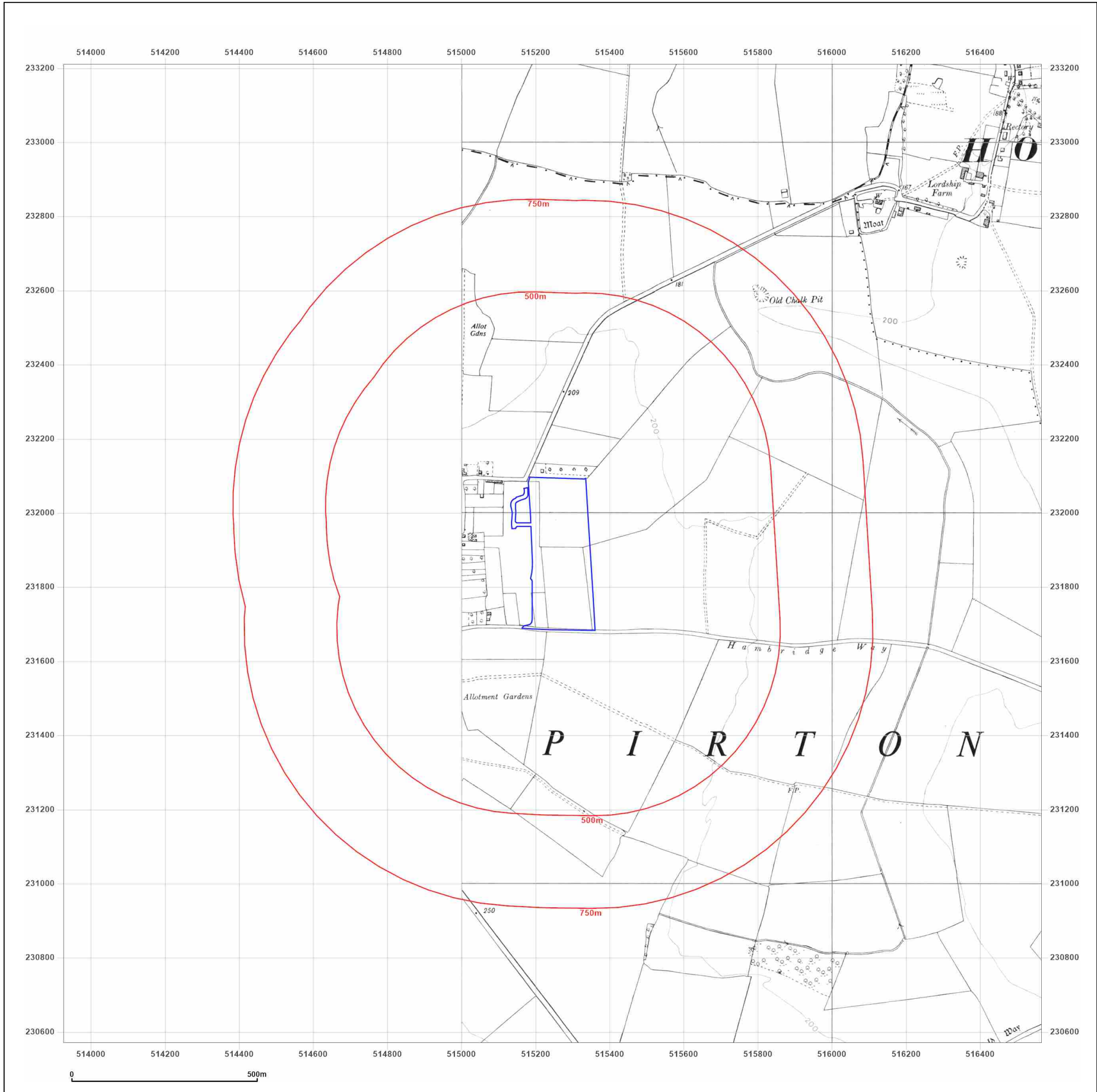


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Site Details:

PIRTON, HERTFORDSHIRE, SG5
3EQ

Client Ref: 340628 / P02158718
Report Ref: GS-FOT-GFB-IDY-PNO
Grid Ref: 515245, 231890

Map Name: National Grid

Map date: 1981-1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
Revised 1981
Edition N/A
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Surveyed 1980
Revised 1982
Edition N/A
Copyright N/A
Levelled N/A

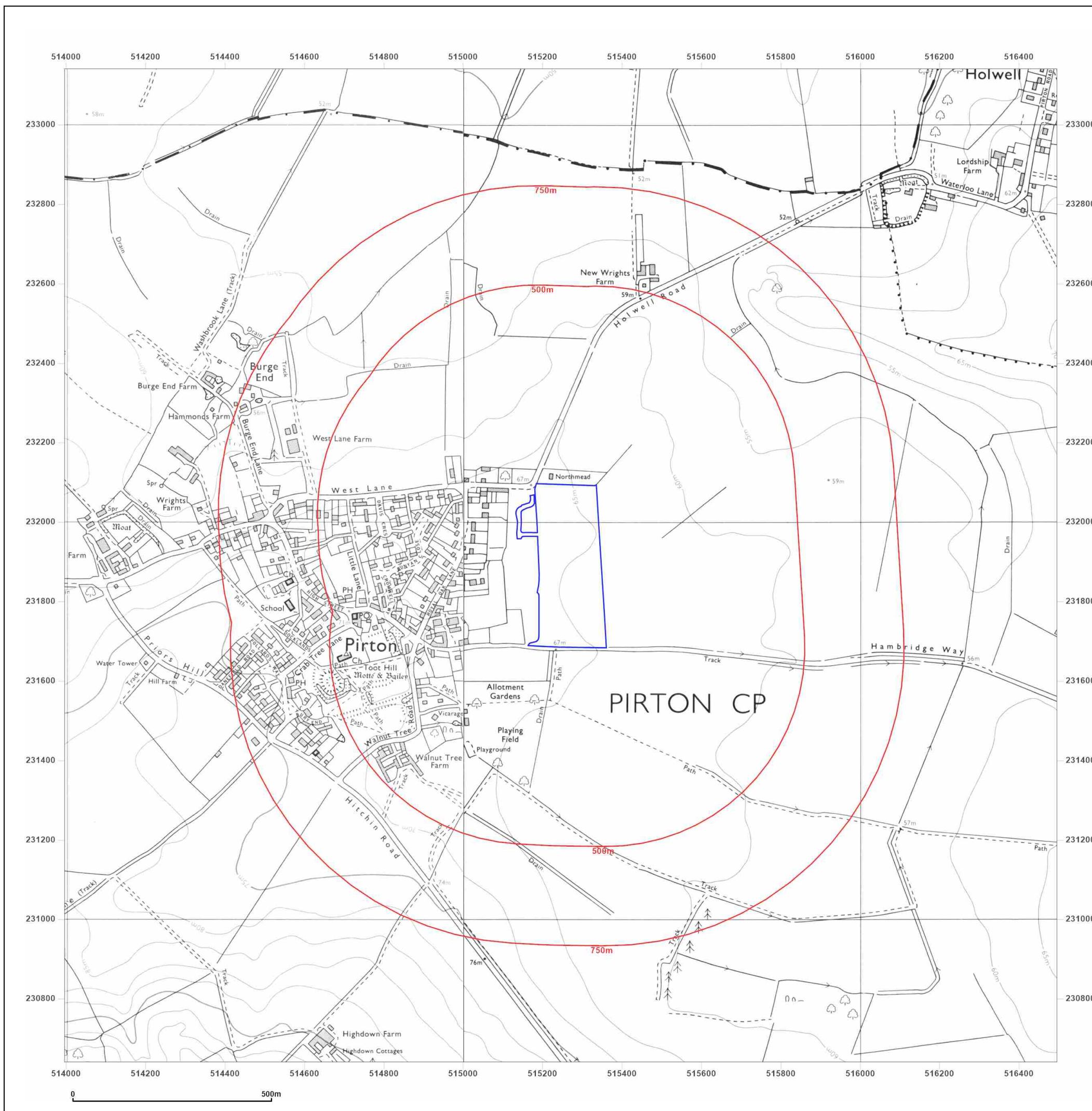


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Production date: 06 February 2025

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Site Details:

PIRTON, HERTFORDSHIRE, SG5
3EQ

Client Ref: 340628 / P02158718
Report Ref: GS-FOT-GFB-IDY-PNO
Grid Ref: 515245, 231890

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

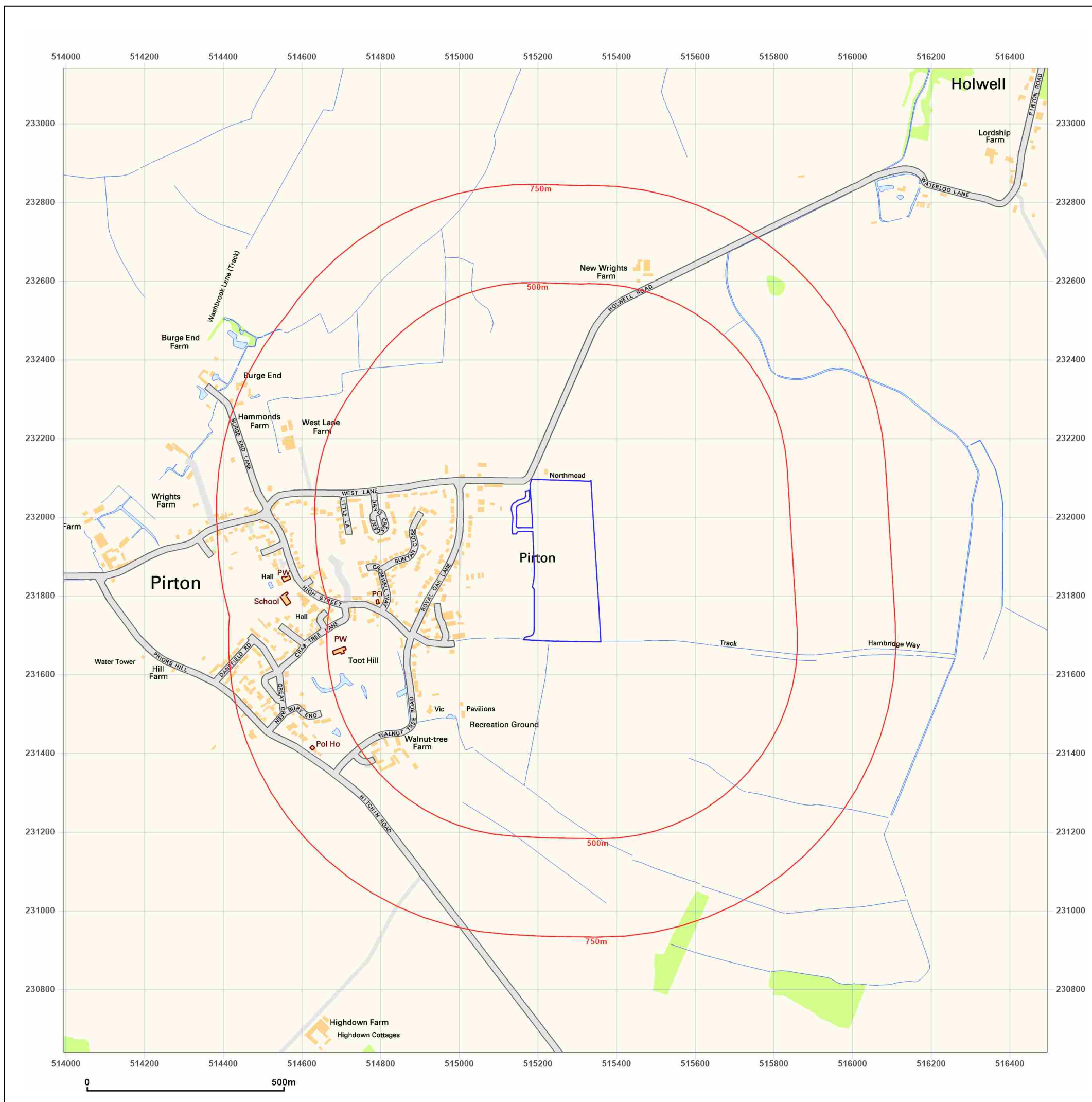


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Site Details:

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3EQ

Client Ref: 340628 / P02158718
Report Ref: GS-FOT-GFB-IDY-PNO
Grid Ref: 515245, 231890

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

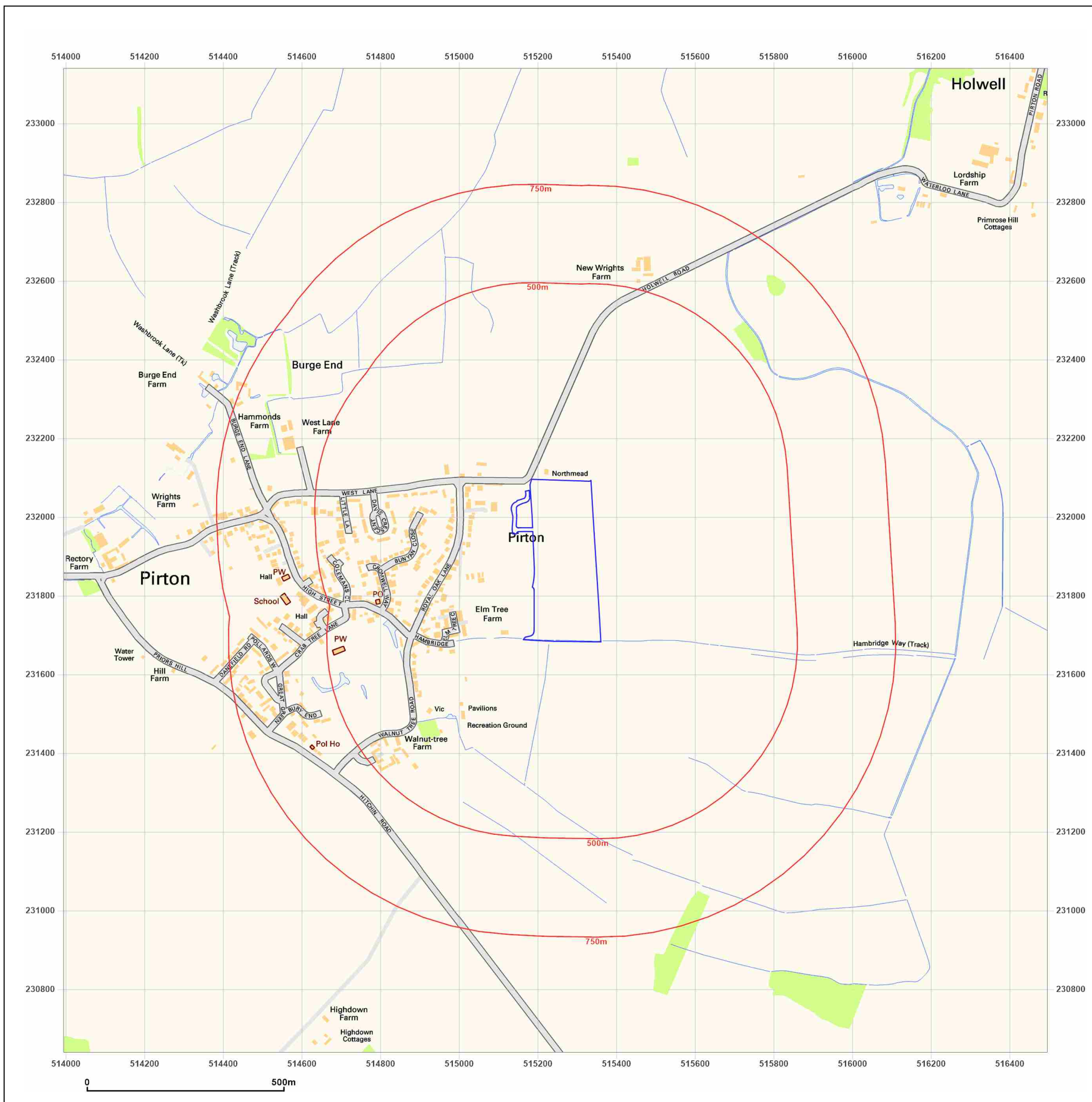


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Site Details:

PIRTON, HERTFORDSHIRE, SG5
3EQ

Client Ref:

340628 / P02158718

Report Ref:

GS-FOT-GFB-IDY-PNO

Grid Ref:

515245, 231890

Map Name:

National Grid

Map date:

2025

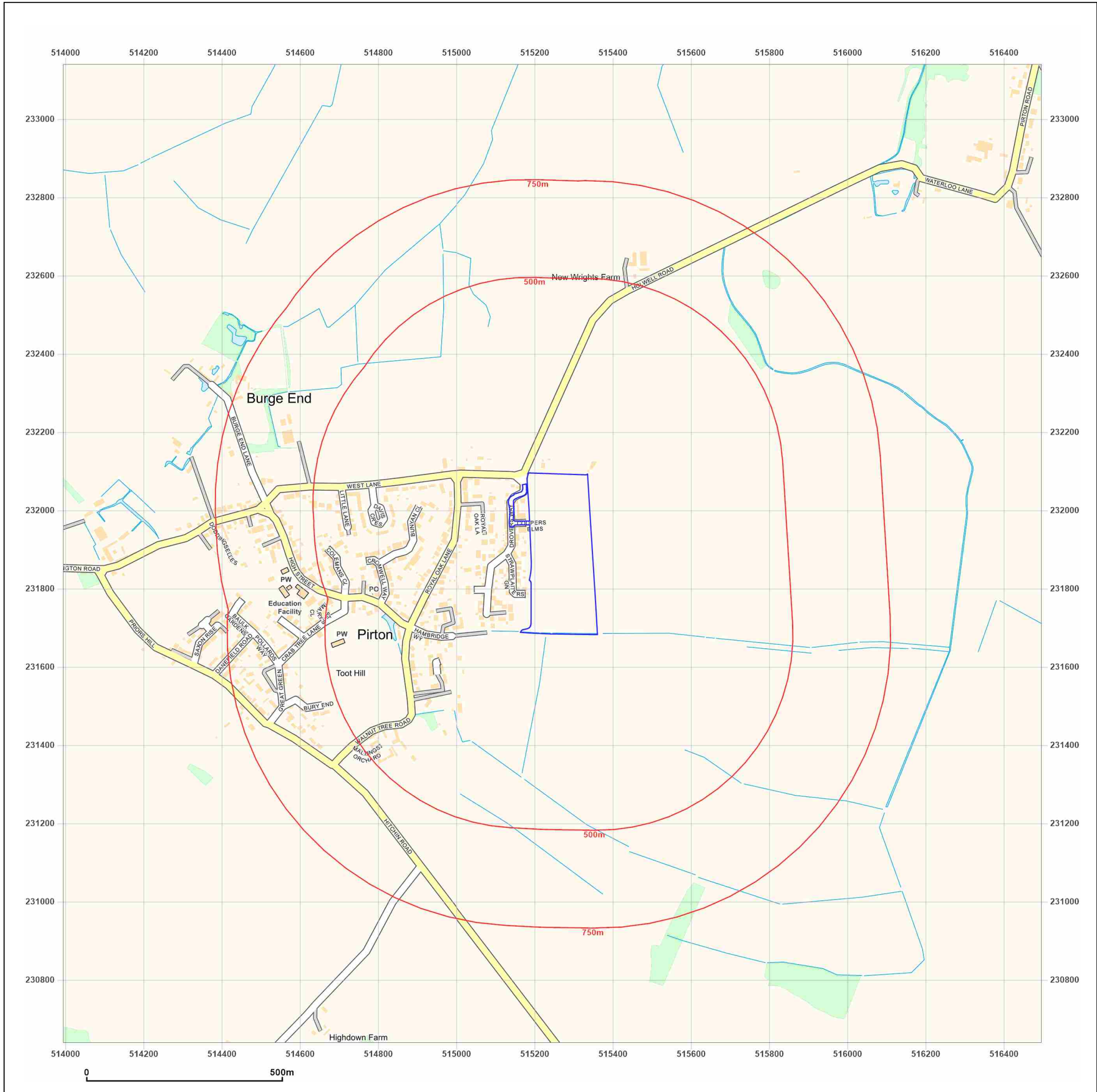
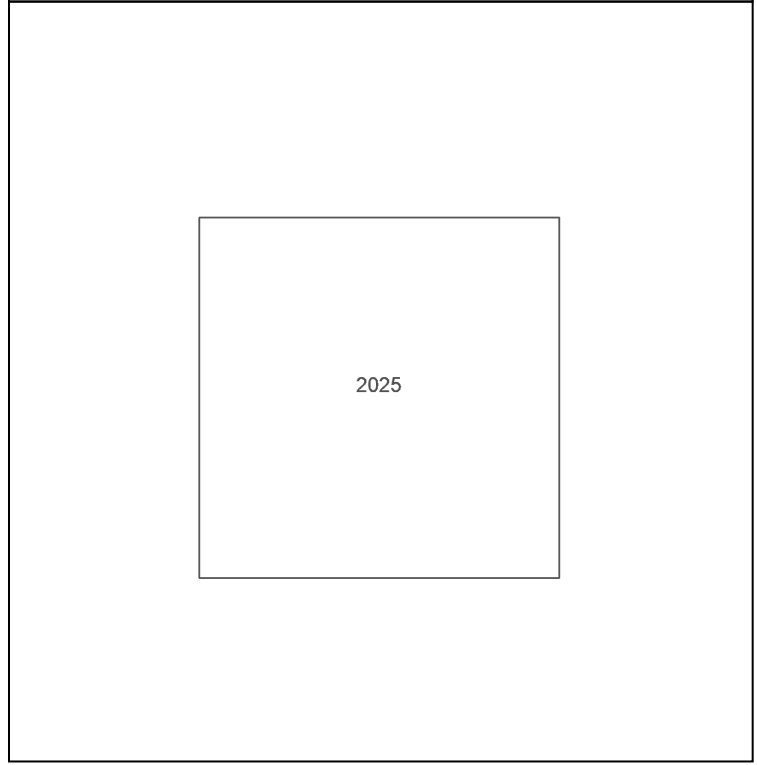
Scale:

1:10,000

Printed at:

1:10,000





Appendix C

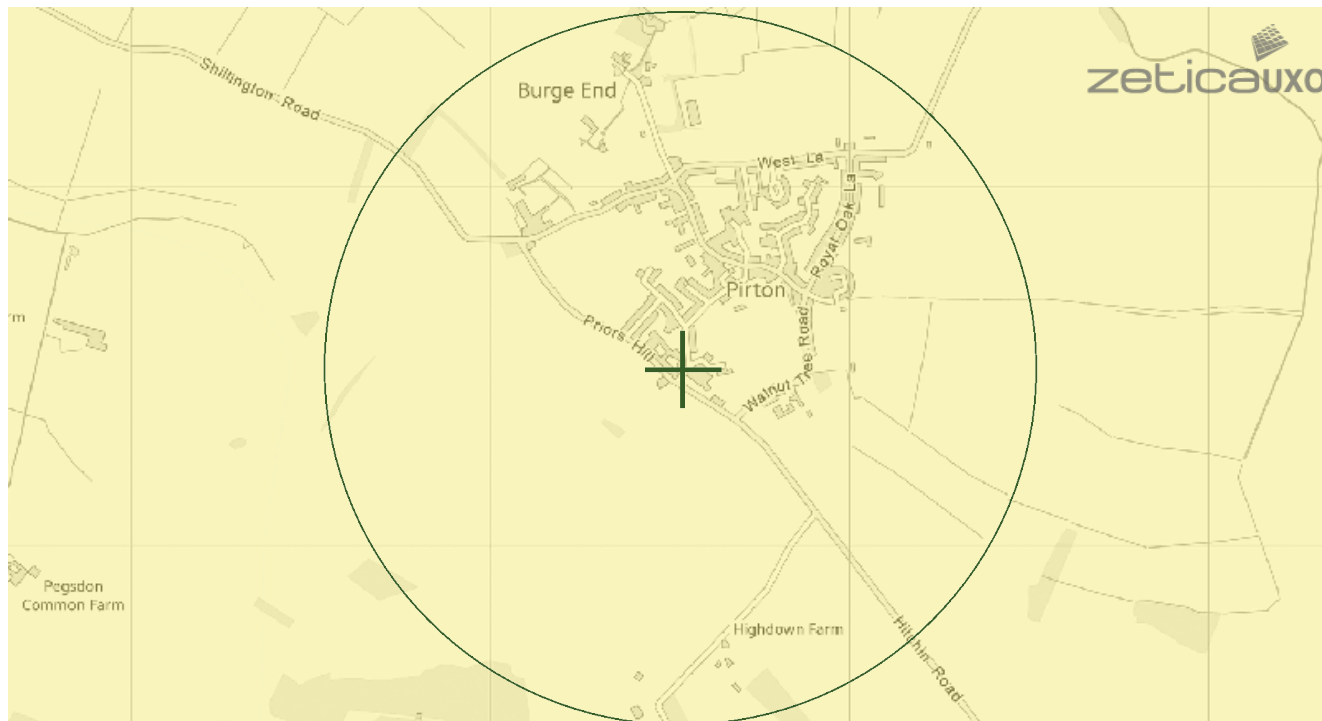
THIRD PARTY DATA

UNEXPLODED BOMB RISK MAP



SITE LOCATION

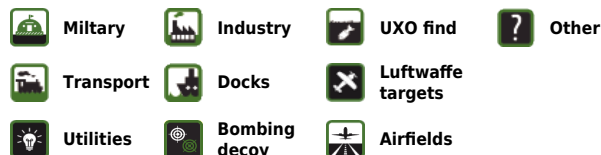
Location: Pirton, Hertfordshire
Map Centre: 514500,231500



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

LEGEND

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



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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

tel: [+44 \(0\) 1993 886682](tel:+441993886682) email: uxo@zetica.com web: www.zeticauxo.com

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

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



221/358 Mr. Walker, Bakehouse, Holwell Road, Pirton

TL13SW18
1499.3210

Surface +220. Shaft x 3. Date unknown.

R.W.L. +199½. Sept.; +194½. Dec. Handpump. 1956. R.W.L. +209. Feb. 1957.

Lck ... 32 32

Estimated classification

PP

July 1966

LOG OF STRATA OVERLEAF.

GEOLOGICAL SURVEY AND MUSEUM,
SOUTH KENSINGTON,
LONDON, S.W.7.

Section 6.

Date
Received

1" O.S. Map
No.

Site marked
on 1" Map

(use symbol)
on 6" Map

(1327) DMS74/W/37183 12.00



221/358 Mr. Walker, Bakehouse, Holwell Road, Pirton

TL13/27

Surface +220. Shaft $\times$ 3. Date unknown.

R.W.L. +199 $\frac{3}{4}$. Sept.; +194 $\frac{1}{2}$. Dec. Handpump. 1956. R.W.L. +209. Feb. 1957.

LCK

...

...

32

32

Estimated classification

PP



July 1966

TL1499 3210



RECORD OF WELL (SHAFT OR BORE)

TL13/27
For Survey use only
221
N
358
Licence No.

EXACT SITE
OF WELL

At Babehouse Adwell Rd.
Nº 42 on Plan
Town or Village Pailon
County Hertfordshire Six-inch quarter sheet Keto VI S.E/E
For Mr. Walhel State whether owner, tenant, builder, contractor, consultant, etc.:— owner
Address (if different from above).....
Level of ground surface above sea-level (O.D.) 220 ft. If well-top is not at ground level, state how far { above: ft. below: ft.

SHAFT 32 ft.; diameter 3 ft.; Full details of headings (dimensions and directions)

BORE ft.; diameter of bore: at top ins.; at bottom ins.

Full details of permanent lining tubes (position, length, diameter, plain, slotted etc.).....

Water struck at depths of ft. below well-top.

TEST
CONDITIONS

Rest level of water ft. above well-top. Suction at ft. Yield on hours' test
pumping at galls. per with depression to ft. below well-top.
Recovery to rest-level in mins. Capacity of pump g.p.h. Date of measurements.....

NORMAL
CONDITIONS

DESCRIPTION OF PERMANENT PUMPING EQUIPMENT:

Make and/or type Hand operated Motive power.....
Capacity gallons per hour. Suction at ft.
Amount pumped galls. per day. Estimated consumption galls. per week.
Well made by Date of well.....
Information from.....

ADDITIONAL NOTES

ANALYSIS (please attach copy if available)

Sited by O on 6" Keto 6 S.E/E.
Visited. Covered by stone slab. Could not move it.
O.D. + c. 220. mjc 20/9/60.

Present Water Level 22'-8" from top.

LOG OF STRATA OVERLEAF.

GEOLOGICAL SURVEY AND MUSEUM, SOUTH KENSINGTON, LONDON, S.W.7.	Section 6.	Date Received	1" O.S. Map No.	Site marked on 1" Map	(use symbol) on 6" Map
				○	○



(For Survey use only)
GEOLOGICAL
CLASSIFICATION

NATURE OF STRATA

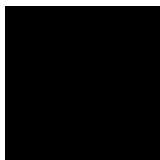
If measurements start below
ground surface, state how far ..

THICKNESS

Feet Inches
.. ..

DEPTH

Feet Inches





Reference No. 42.

Mr. Walker, Baker, Holwell Road, Pirton.

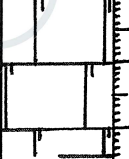
Ground Level - O.D.

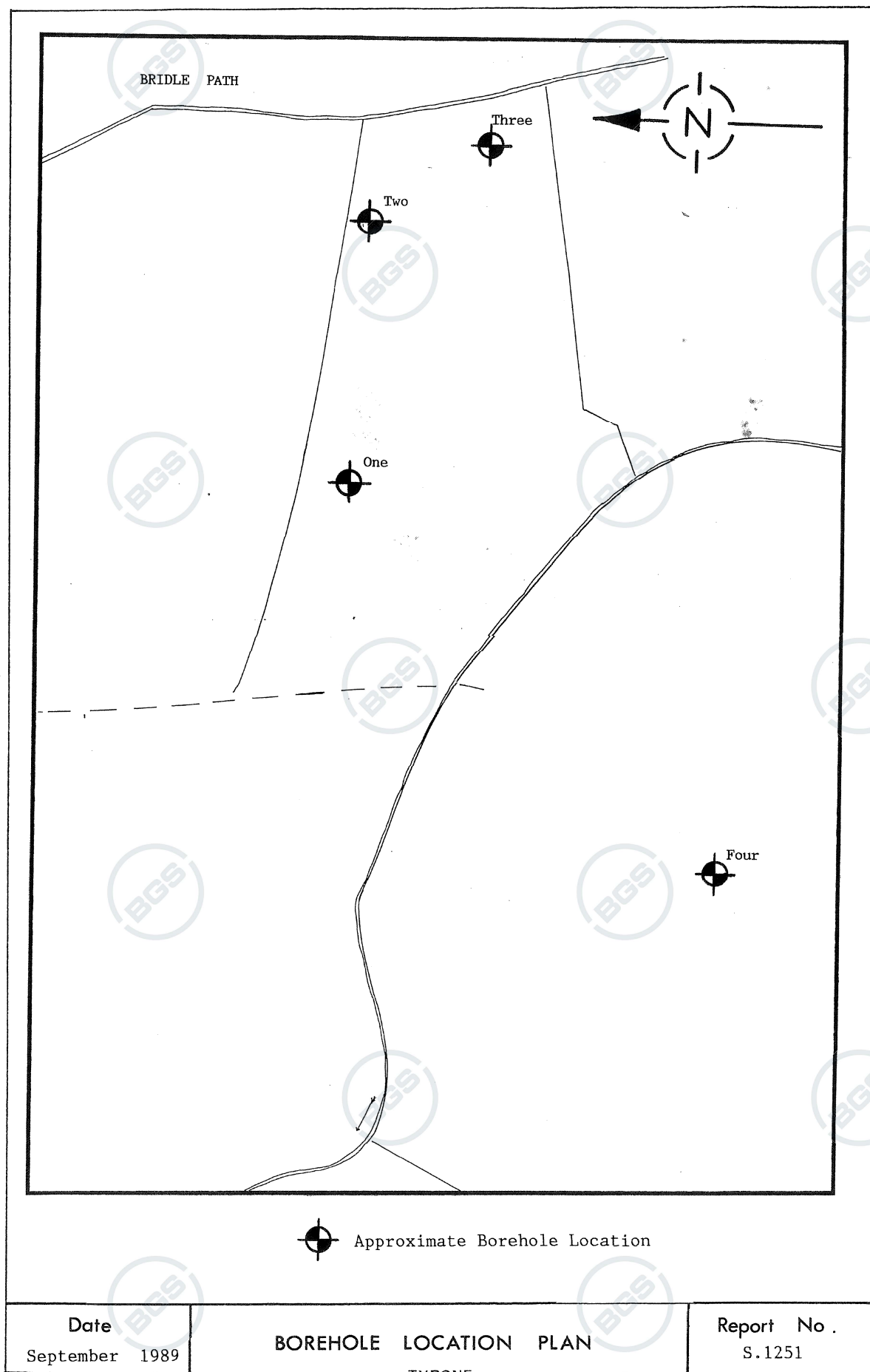
221 TL 13/27
358

Date.	Water Level.		Date.	Water Level.	
	ft.	ins.		ft.	ins.
13.8.56	22	9	21.1.57	19	6
20.8.56	22	10	22.1.57	19	6
28.8.56	22	9	23.1.57	19	7
3.9.56	23	1	24.1.57	19	10
10.9.56	20	4	25.1.57	20	-
17.9.56	21	2	26.1.57	20	1
24.9.56	22	7	27.1.57	20	2
1.10.56	23	6	28.1.57	20	3
10.10.56	23	6	29.1.57	20	4
21.10.56	23	3	30.1.57	20	5
28.10.56	24	3	31.1.57	20	4
4.11.56	24	1	1.2.57	20	-
11.11.56	24	1	2.2.57	20	-
18.11.56	24	5	3.2.57	20	5
25.11.56	25	2	4.2.57	18	10
2.12.56	25	2	10.2.57	13	10
9.12.56	25	2	17.2.57	11	-
11.12.56	25	6	24.2.57	14	4
14.12.56	25	2	3.3.57	16	2
16.12.56	24	6	10.3.57	17	10
23.12.56	21	3	17.3.57	19	3
30.12.56	14	3	24.3.57	20	2
1.1.57	13	1	31.3.57	21	-
2.1.57	13	-	7.4.57	21	8
	(morning reading)				
2.1.57	13	1			
	(afternoon)				
3.1.57	13	4			
6.1.57	14	8			
9.1.57	16	2			
9.1.57	16	4			
13.1.57	17	6			
20.1.57	19	4			

DATA Bank



LOCATION: Elm Tree Farm, Pirton		BOREHOLE No: Four					
		DATE OF BORING: 07.09.1989					
Description of Strata	Strata Change			Samples		SPT CPT N-Value	Water Level -m
	Legend	Depth -m	O.D. Level -m	Depth -m	Type		
TOPSOIL							DRY
BOULDER CLAY Light brown clayey GRAVEL.		1.00					
MIDDLE CHALK Light grey CHALK, weak.		2.00					
		3.00					
		4.00					
		5.00					
		6.00					
		7.00					
		8.00					
		9.00					
		10.00					
BOREHOLE DIAMETER: 160mm		GROUND LEVEL:		 - Water Strike			
LINING TUBES : -		PIEZOMETER :		 - Water (Standing Level)			
CHISELLING : -				W - Water Sample			
				B/J - Bulk/Jar Sample			
				SPT - Standard Penetration Test			
				CPT - Cone Penetration Test			
				* - extrapolated value			
				(U) - Undisturbed sample			
				no. of blows shown in brackets			
REMARKS : Borehole drilled from existing ground level							
DATE September 1989		BOREHOLE LOG				REPORT No. S.1251	



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
515261/231891

Created
11 Feb 2025 9:48

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

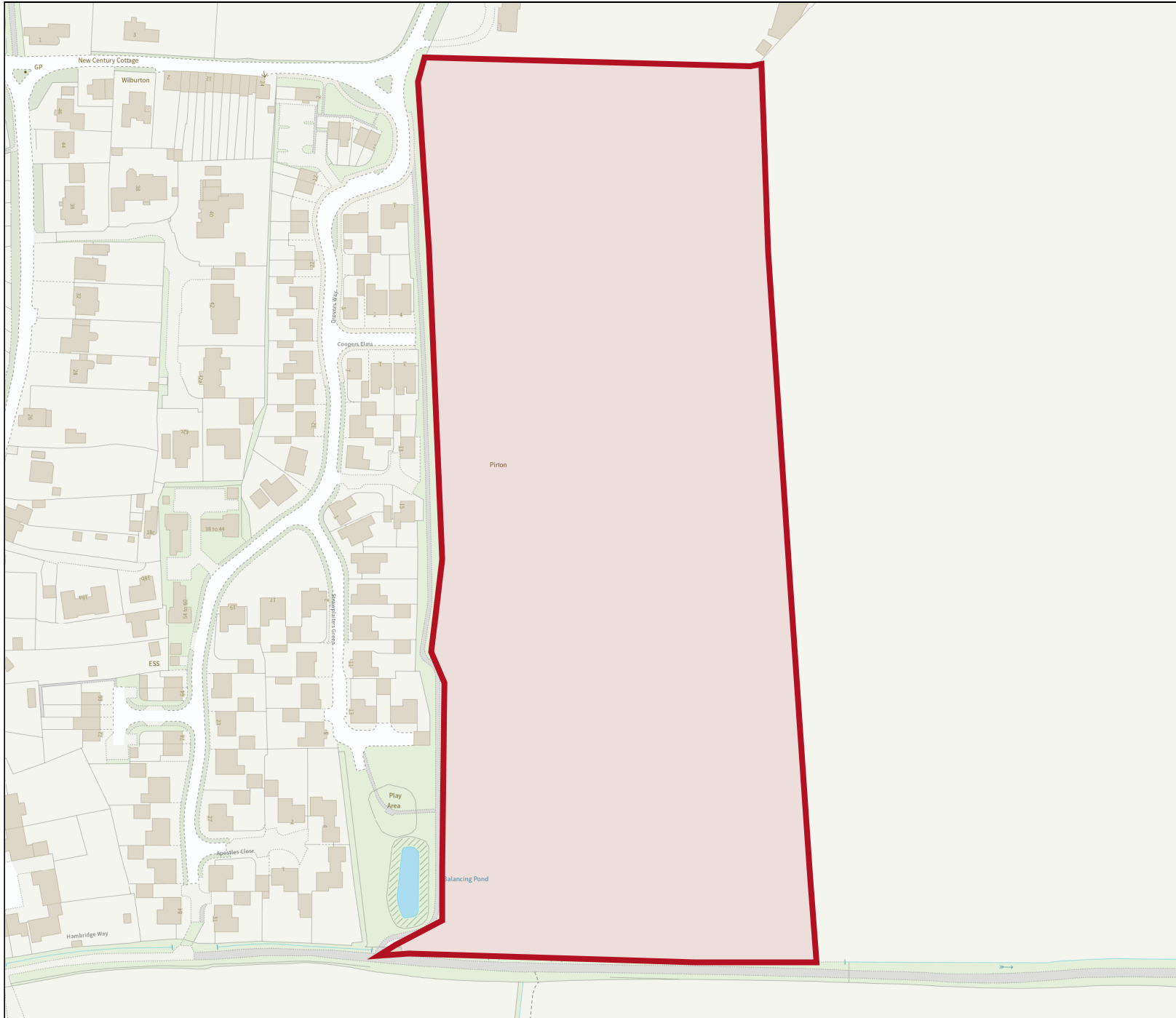
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
515261/231891

Scale
1:2500

Created
11 Feb 2025 9:48

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

Appendix D

PHOTOGRAPHIC RECORD

PHOTOGRAPHIC LOG		
Photo no. 1	Date: 17/02/2025	
Description: Main land use onsite: Grassland		

Photo No. 2	Date: 17/02/2025	
Description: Boundary: Northern boundary showing hedgerow and adjacent residential property		

Photo No. 3	Date: 17/02/2025	
Description: Boundary: Western boundary showing suds, play area and residential properties		

Photo No. 4	Date: 17/02/2025
Description: Boundary: Southern boundary showing hedgerow and electricity overhead	

A photograph showing a muddy, rutted path or track leading through a field. On the right side, there is a dense hedgerow of bare trees and bushes. A red safety fence is visible in the foreground on the right. Overhead power lines and a utility pole are visible in the background.

Photo No. 5	Date: 17/02/2025	
Description: Boundary: Eastern boundary showing hedgerow and agricultural field to the east		

Photo No. 6	Date: 17/02/2025	
Description: Surface water course: Suds southwest of the site		

Photo No. 7	Date: 17/02/2025	
Description: Surface water course: Dry ditch immediately south.		

Photo No. 8	Date: 17/02/2025	
Description: Surface water course: Headwall at southeast corner of the site		

Photo No. 9	Date: 17/02/2025
Description: Main site land use: view looking north from southern access track	

A photograph showing a view looking north from a southern access track. The foreground is dominated by a dense, overgrown hedge. In the background, a flat green field stretches to a line of trees and buildings under a blue sky with light clouds.

Photo No. 10	Date: 17/02/2025	
Description: Site access: double gates within southern boundary		

Appendix E

SITE RECONNAISSANCE SURVEY NOTES

Feature observed	Presence Y/N	Description
Physical characteristics		
1. Are there any access constraints?	Y	Pedestrian access from play area to southwest. Vehicle access via locked farm gate from southern boundary, off single track farm/dirt track
2. Is the site approximately level?	Y	The site is relatively flat
3. Any evidence of subsidence, landslip or slope erosion?	N	None identified
4. Any changes in level between the site and adjacent sites?	Y	Minor levels changes to south with ditch (0.50 m fall) and hardcore gravel/mud track (0.20 m rise)
5. Surface cover	Y	The site is approximately 100% soft standing other than access road for the development
Environmental characteristics		
6. Vegetation on site	Y	Grasses, hedges
7. Evidence for vegetation stress	N	There was no evidence of vegetation distress at the time of the walkover. It should be noted the walkover was conducted in February during the die back period
8. Invasive species	N	Based upon the walkover survey, obvious evidence of Japanese Knotweed or other invasive species has not been identified on-site. However, it should be noted that a detailed survey of the possible presence or absence of invasive species is outside of the scope of investigation and consideration should be given to commissioning a specialist survey, as necessary. It should be noted the walkover was conducted in February during the die back period.
9. Surface water features	Y	Dry ditch identified within southern
	Y	Balancing pond identified 5 m southwest of the site
	N	No evidence of contamination observed within water courses
10. Site drainage	Y	The site is soft standing and drains straight to ground then in possible land drains
	Y	Headwall present at southeast corner of the site to ditch. Water is static and visually clear. No discernible flow direction.

Feature observed	Presence Y/N	Description
Structures and services		
11. Existing buildings on-site	N	No buildings are present on-site
12. Buried and overhead services present	N	No buried services were identified on or adjacent to the site
	Y	Overhead electric cables were identified along the southern boundary
13. Underground structures	N	None observed
Geotechnical characteristics		
14. Evidence of damage to existing building structures on site?	N	None observed
15. Remains of building structures present on or adjacent to site?	N	None observed
16. Retaining walls and adjacent buildings on or close to site boundary?	N	None observed
17. Any abrupt changes in ground level present on or adjacent to site?	N	None observed
18. Any potentially unstable slopes/ exposed ground present on or adjacent to site?	N	None observed
19. Any mature trees on site?	Y	Eastern site boundary is treeline up to 5 m height
20. Any visual evidence of infilled basements on site?	N	None observed
Potential evidence for contamination		
21. Underground/ above ground storage tanks and pipework	N	None observed
22. Potentially hazardous materials storage and use	N	None observed
23. Waste storage	N	None observed
24. Fly-tipping	N	None observed
25. Electricity sub-stations/ transformers	N	None observed

Feature observed	Presence Y/N	Description
26. Asbestos-containing materials	N	None observed
27. Fire history	N	No evidence of fire observed onsite
28. Is there any visual evidence of potential contamination on site?	N	None observed
29. Is there any visual evidence of potential contamination on adjacent sites?	N	None observed

Appendix F

TECHNICAL BACKGROUND

F 1. Desk Study

Aquifer designation and Source protection zones (England and Wales)

Principal aquifer: layers of rock or drift deposit that have high intergranular and/or fracture permeability (usually providing a high level of water storage). They may support water supply and/or river base flow on a strategic scale.

Secondary A aquifer: permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

Secondary B aquifer: predominantly lower permeability layers that may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

Secondary undifferentiated aquifer: it has not been possible to attribute either a category A or B to a rock type. In most cases this means that it was previously designated as both a minor and non-aquifer in different locations owing to the variable characteristics.

Unproductive strata: low permeability with negligible significance for water supply or river base flow.

The EA generally adopts a three-fold classification of source protection zones (SPZ) surround abstractions for public water supply. The Site is situated in an area defined as follows:

- Zone 1 or the 'inner protection zone' is located immediately adjacent to the groundwater source and is based on a 50-day travel time from any point below the water table to the source. It is designed to protect against the effects of human activity and biological/chemical contaminants that may have an immediate effect on the source
- Zone 2 or the 'outer protection zone' is defined by a 400-day travel time from a point below the water table to the source. The travel time is designed to provide delay and attenuation of slowly degrading pollutants
- Zone 3 or the 'total catchment' is the area around the source within which all groundwater recharge is presumed to be discharged at the source.

Preliminary risk assessment methodology

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. An outline conceptual model should be formed at the preliminary risk assessment stage that collates all the existing information pertaining to a site in text, tabular or diagrammatic form. The outline conceptual model identifies potentially complete (termed possible) contaminant linkages (contaminant–pathway–receptor) and is used as the basis for the design of the site investigation. The outline conceptual model is updated as further information becomes available, for example as a result of the site investigation.

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the

likelihood and the consequences of an event must be taken into account when assessing risk. RSK has adopted guidance provided in CIRIA C552 for use in the production of conceptual models.

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution
- likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term
- low likelihood: circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term
- unlikely: circumstances are such that it is improbable the event would occur even in the long term.

RSK also adopt a 'very unlikely' probability to account for where there may be increased certainty over whether an event is probable in the long term.

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- severe: short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000)
- medium: chronic damage to human health ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem
- mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment
- minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the probability of an event occurring and its consequences have been classified, a risk category can be assigned according to the following table.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low
	Very Unlikely	Low	Very Low	Negligible	Negligible

Definitions of these risk categories are as follows together with an assessment of the further work that may be required:

- very high: there is a high probability that severe harm could occur or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability; urgent investigation and remediation are likely to be required
- high: harm is likely to occur. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required. Remedial works may be necessary in the short term and are likely over the long term
- moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term
- low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild
- very low: there is a low possibility that harm could occur and if realised the harm is unlikely to be severe.