

Phase 1 Desk Study

Bendish Stables - Hitchin



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Non-Technical Summary

What is Proposed?	Proposals involve clearance of the existing domestic garden structures and construction of a single storey self-build residential dwelling ('The Willows') within the south of the site. External areas of the site will include private gardens, soft verges, parking and access.
What is the Problem?	The following potential sources of contamination have been identified: ▶ Onsite – Current site use as large domestic garden including workshop, greenhouses, storage sheds, vegetable patch, small orchard garden, pigpens and chicken coops. Limited small scale hazardous material storage observed onsite in addition to a burning ground and likely Made Ground or reworked soils. ▶ Offsite – Surrounding farmland, nearby farms and heating oil tank (AST) approximately 15m north of site at adjacent Bendish Stables property.
What is the Result?	Contamination from the historical/current use of the site for domestic gardening purposes is anticipated to be minimal with potential for localised hotspots around identified sources, that may pose a moderate/low risk to future site residents and site visitors in areas of soft landscaping (residential gardens). Risks to other identified receptors are considered low or very low, and potential off-site sources are not considered to pose a viable contaminative risk to the proposed development.
What are the Next Steps?	This report should be submitted to the local planning authority to support the planning application. To mitigate the above identified risks, the following elements will need to be carried out on award of planning: ▶ Undertake a limited Phase 2 Site Investigation to assess potential contamination hotspots and risks to future residents in areas of proposed soft landscaping. ▶ Carry out a Non-Specialist Watching Brief during groundworks.

Report Record

Project Name	Bendish Stables - Hitchin
Client	Linda Anderson
Report Type	Phase 1 Desk Study
Report Ref	R400-PH1-01.0_5534
Issue Date	March 2026
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Report Revisions

Revision Ref	Date	Author	Details



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1.0 Introduction

- 1.1 This report presents the findings of a Phase 1 Desk Study - a land contamination assessment that has been prepared in line with best practice guidance and planning policy.

What is a Phase 1 Desk Study?

- 1.2 A Phase 1 Desk Study will determine if potential contamination is present at a site, and importantly, if that contamination poses a risk to future site users or the environment. If the Desk Study finds that the level of risk is unacceptable, you may need to further investigate with a Phase 2 Site Investigation and possibly undertake remediation.
- 1.3 The Phase 1 assessment will consider the historical and current uses of a site and understand its environmental sensitivity, within a conceptual site model (CSM). The report will provide risk ratings assigned to different components of the CSM and give actionable recommendations. Recommendations may include further investigation of any issues or ways to reduce the risk. If no unacceptable risks are identified, then typically no further environmental assessment is required. Find out more about Phase 1 Desk Studies [here](#).
- 1.4 Understanding and reducing the risks ensures that you have a safe and compliant site. When dealing with planning, the National Planning Policy Framework (NPPF) and associated policies require an appropriate land contamination risk assessment at the initial planning stage, whilst the Land Contamination Risk Management guidance (LCRM) requires a phased, risk-based approach when dealing with land affected by contamination in the UK. A Phase 1 Desk Study is the first part of that iterative investigation process.

The Subject Site

Table 1 Site Details

Address	Land at Bendish Stables, Bendish Lane, Hitchin, Hertfordshire, SG4 8JA
Eastings, Northings	516760, 221670
Area	0.26 Ha

- 1.5 The site currently comprises a large **domestic / kitchen garden** including a workshop building, an allotment garden / vegetable patch, chicken coops, glasshouses, various wooden sheds and disused pigpens. It is understood that the site is utilised by the residents of Bendish Stables, the property

adjacent to the north of the site. The site is located within a rural area with residential and agricultural uses nearby. The site area is shown in Figure 1.

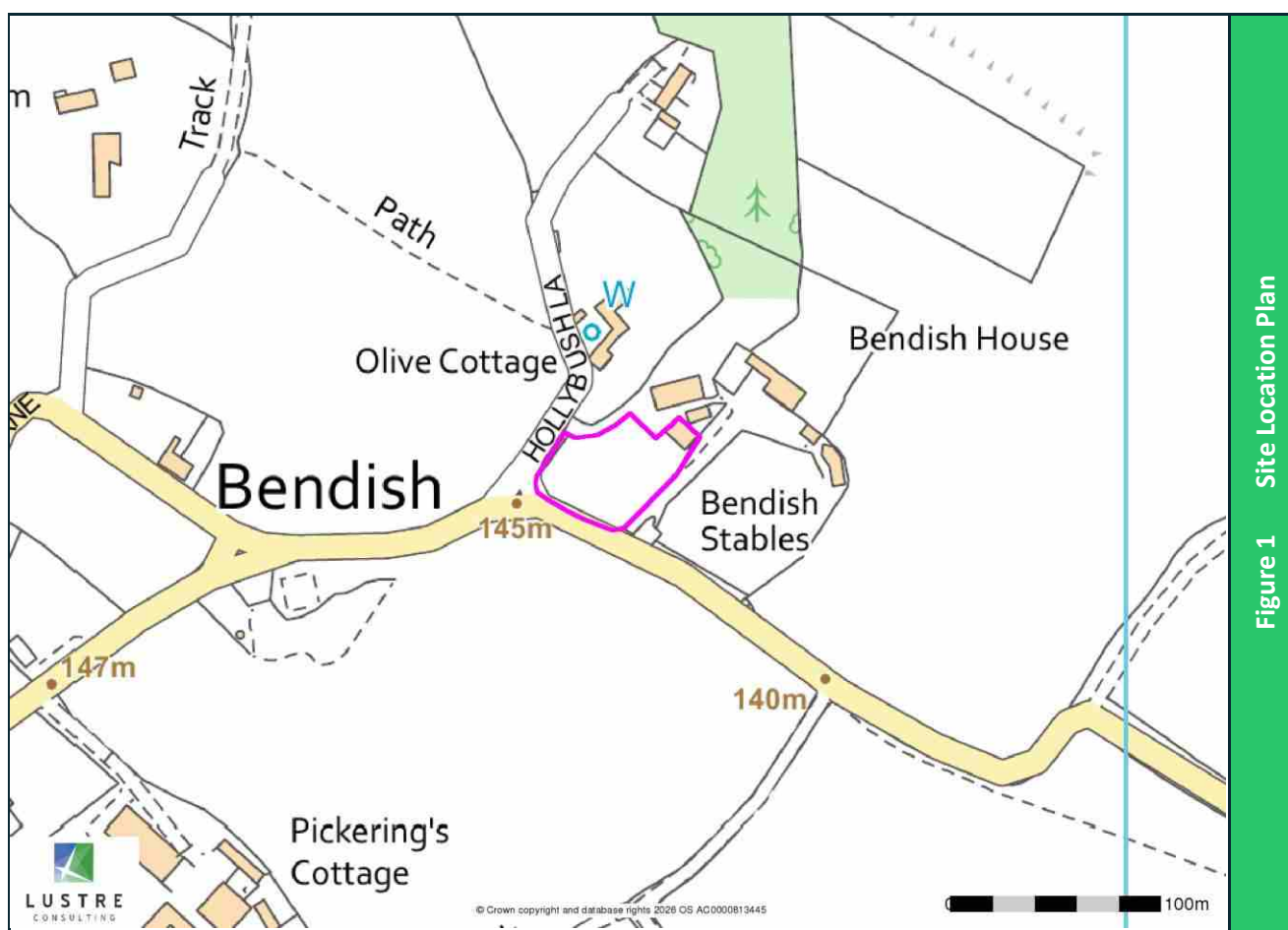


Figure 1 Site Location Plan

The Proposed Development

- 1.6 It is understood that proposals involve the **full clearance** of the site and redevelopment to provide a **residential** scheme comprising one dwelling, as illustrated in Figure 2.
- 1.7 The existing gardening structures on site (including a workshop, glasshouses, wooden sheds and pigpens) are proposed to be demolished and a single storey self-build dwelling (called 'The Willows') constructed within the south of the site. The workshop and shed to be demolished is signified by the orange hatched areas in Figure 2, whilst the red area represents the proposed dwelling. The northern areas of the site (above dotted line) will be retained as garden space for the adjacent off-site Bendish Stables property. External parts of the site will comprise private garden space, soft verges, parking and access. There are no basements, undercroft car parking or other underground structures anticipated

with below ground features limited to foundations and buried services. It is understood that site levels will remain relatively similar to that present.

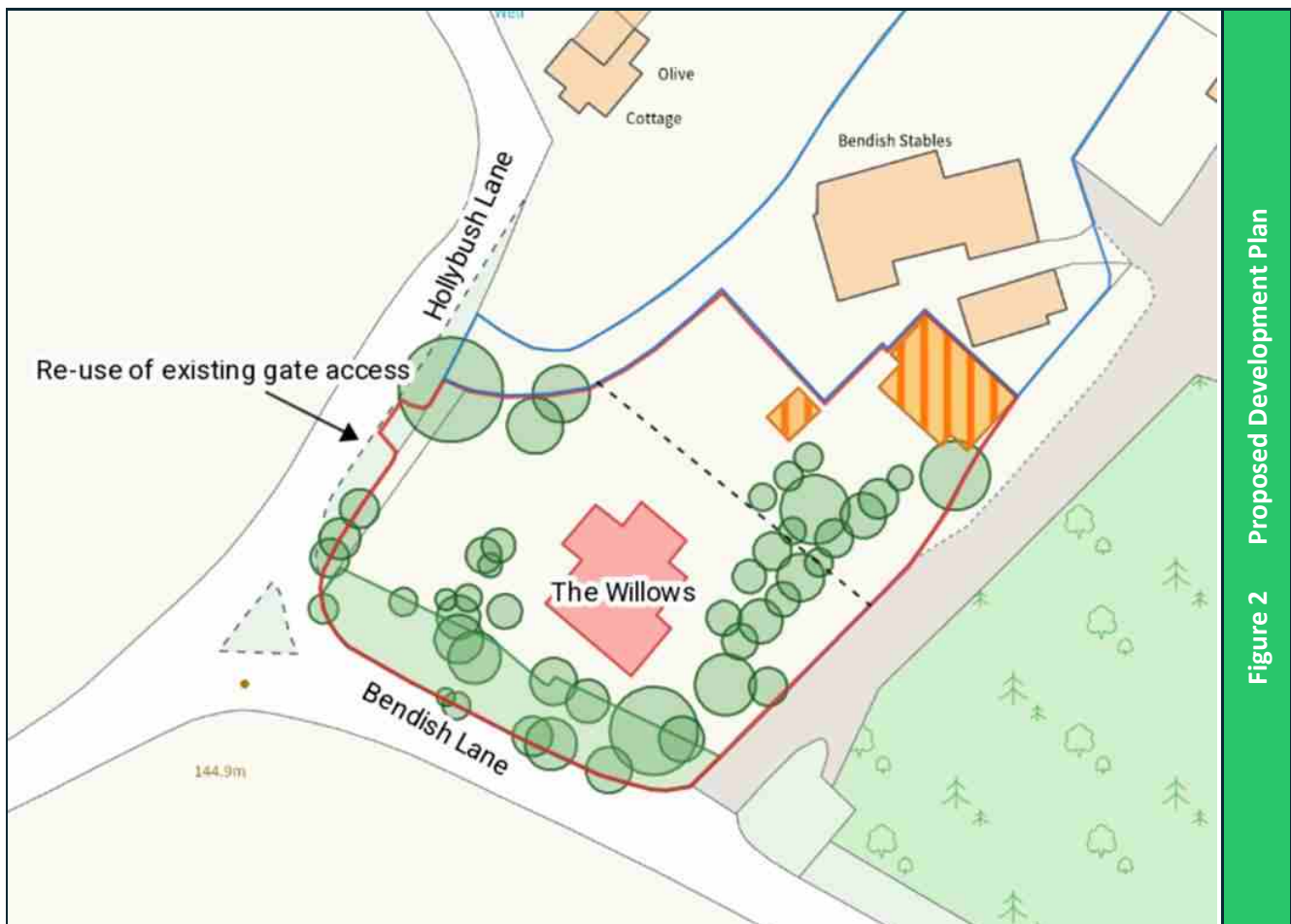


Figure 2 Proposed Development Plan

The Stakes & Objectives

1.8 The scope of works adopted in this Desk Study will address the following potential issues:

- ▶ Potential for contamination from historical site uses and nearby land uses through a review of available historical Ordnance Survey maps (dating back to the mid-1800s) and any existing information and reports relating to the site and surrounding area.
- ▶ Potential for contamination from the current or contemporary site uses by undertaking a site walkover.
- ▶ Sensitive receptors such as groundwater aquifers and geotechnical ground hazards through a review of published geological, hydrogeological and hydrological records.



- ▶ Nearby environmentally sensitive areas such as protected groundwater bodies, surface water features etc through a review of available public information and up-to-date regulatory information from relevant authorities.

1.9 The objective of this report is therefore to determine the contaminative status of the site and to provide a general indication of the likely geoenvironmental issues which may be present. Information on likely geotechnical conditions and hazards is also included.

Report Structure, Limitations & Changes

- 1.10 The report structure generally follows the pollution linkage approach described above. Chapter 2 of the report provides information relating to the "sources" of potential contamination through a study of current and historical land uses, whilst the sensitivity and anthropology information in Chapter 3 relates to the "receptors" and "pathways" components. Report conclusions and recommendations, including a summary of the conceptual site model and risk assessment Appendix, are set out in Chapter 4.
- 1.11 This Phase 1 Desk Study has been undertaken in accordance with our Terms & Conditions. Full details on limitations and reliance are provided in those Terms. Third party information which has been reviewed and used to inform the assessments presented herein, including public records held by various regulatory authorities and environmental database data has been assumed to be true and accurate.
- 1.12 This assessment has been carried out to determine the potential risks posed to future end users, along with other key receptors, based on the current development. Should revisions in the development proposals result in a change any assessment parameters detailed in this report, a re-assessment of the risk should be carried out.

2.0 Land Use

- 2.1 This chapter identifies and provides information on any potential on-site and off-site "sources" of contamination within the source-pathway-receptor model. The chapter includes a review of information obtained from photographic records, publicly recorded information on environmental issues and controls within relevant distances of the site (which may indicate the presence of potential source(s) of contamination, such as licensed landfills), available planning records obtained from regulatory websites and OS historical mapping. A summary of the identified sources and potential contaminants are given at the end of the chapter.

Site Description

- 2.2 A site walkover was undertaken by a qualified consultant from Lustre on 23rd March 2026. Access was granted to all buildings and external areas.

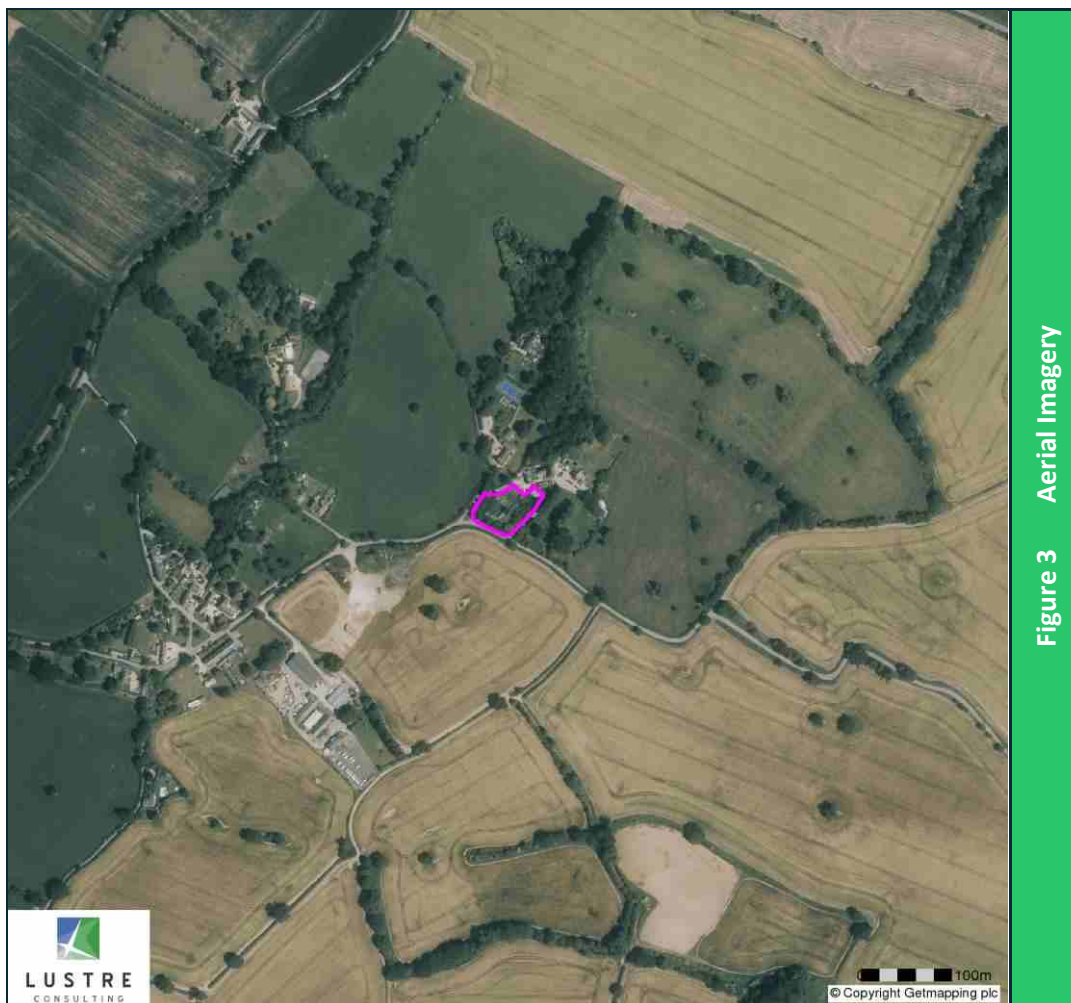


Figure 3 Aerial Imagery



View across south-western section



Burning ground in SW quadrant

- 2.3 At the time of the site walkover, the site comprised a large **domestic garden** that was **partly disused**. The site was generally partitioned into four quarters, with a row of structures along the centre of the site separating the western and eastern sides, and fencing that separated north from south. The two northern sections of the site appeared to be actively used by the residents of the adjacent Bendish Stables property for kitchen gardening purposes including **growing produce, small orchard garden** and **keeping chickens**. The southern sections of the site mainly comprised grassland and did not appear to be as actively used. Gardening tools like plant pots, shovels, wheelbarrows and water troughs were observed across the site.
- 2.4 The site was accessed via a wooden gate along Hollybush Lane that opened up to the south-western quadrant of the site. This section comprised rough grassland with several semi-mature trees, two disused livestock coops, a small stockpile of wood chips, and two beehives. A **burning ground** with ash and charcoal was observed at the base of one of the trees. A small area of old concrete was noted nearby the adjacent large greenhouse. The south-eastern quadrant comprised a vacant grassed field with a couple of mature trees and pile of wooden pallets / debris.
- 2.5 A greenhouse composed of glass panels around a metal frame separated the south-western and south-eastern sections of the site. The glasshouse was laid to concrete hardstanding with raised soil beds around the edges. It appeared to have been used for gardening activities with the following items observed internally: plastic pots, manual gardening tools (e.g. shovels, watering cans, shears etc) and bags of compost / soil. A small wooden shed was present to the south-east of the glasshouse and was observed to contain a single lawn mower overlying a wooden board. A water trough was also noted immediately adjacent to the large greenhouse.

- 2.6 A disused pigpen was present opposite the glasshouse which comprised a short brick surround with lean-to metal framing. The pen was overgrown and contained several piles of wooden pallets, tiles and paving. To the north of the pigpen was an overgrown enclosure surrounded by netting which housed several small trees but appeared disused.
- 2.7 Beyond the north of this enclosure was a wooden shed associated with the Bendish Stables property. It was observed to contain wooden debris, old carpet and **small-scale hazardous material storage** such as paint cans, various jerry cans of unknown contents (possibly fuel and/or detergent) and two containers of Ad Blue. Anecdotal evidence from the residents stated that the spray bottles contained diluted detergent (washing up liquid) for spraying vegetables.



Greenhouse interior



Shed with small-scale hazardous storage

- 2.8 The north-western quadrant of the site was being used as a kitchen garden associated with the adjacent Bendish Stables property. This section largely comprised vegetable patches and raised gardening beds, but a smaller glasshouse was also observed in this area which contained gardening materials such as manual tools and plastic pots. A perished oil can was observed in this area but was noted to be empty. This area was separated from the grassland in the south-west by a metal fence.
- 2.9 The north-eastern quadrant comprised a single-storey workshop building, a small overgrown pond, a small orchard garden also associated with Bendish Stables. The workshop building was mainly constructed of wood and appeared to be used for storage and domestic construction activities such as woodworking. The following items were observed within the workshop: wooden debris, wooden furniture, manual and electric tools, machinery for woodworking (e.g. planar, grinder, saw etc), dry goods and several cans of paint / varnish. The ground cover internally comprised wood and concrete.

- 2.10 Beyond the south of the workshop was a **small overgrown pond**. The external area of the north-eastern quadrant was noted to also include several small trees, operational chicken coops, wooden sheds, wooden pallets, waste bins and a composter.



Workshop in north-eastern corner (internal)



View across north-western section

- 2.11 The site was relatively level, but the ground was noted to be rough and undulating with a noticeable mound of soil along the western side of the large glasshouse. The shallow soils within the south-western quadrant were observed to sporadically contain ash and charcoal. Fragments and cobbles of brick were also occasionally observed in the shallow soils around the buildings / structures.

Storage of Fuels & Hazardous Material

- 2.12 Lustre has not been made aware of or observed any evidence of current or former bulk hazardous material storage at the site e.g. above ground or underground storage tanks for fuel or heating oil.
- 2.13 Some **small-scale hazardous material storage** was observed onsite in the workshop building and the wooden shed closest to the off-site Bendish Stables property. The following items were observed: several cans of paint / varnish, spray bottles, various jerry cans of unknown contents (possibly fuel, oil and/or detergent) and two containers of Ad Blue. Anecdotal evidence from the residents stated that the spray bottles contained diluted detergent (washing up liquid) for spraying vegetables. Although not observed during the walkover, there is potential for the workshop to have previously housed other hazardous substances such as small volumes of fuels, adhesives, wood treatment compounds, resins, cleaning products and solvents. The wooden floor of the shed was in a state of disrepair, and any spills or leaks of these potentially hazardous substances would likely have entered the underlying soils. The



floor inside the workshop appeared to be in fair condition which would have afforded some protection from any uncontrolled releases of hazardous substances.

Asbestos Containing Soils (ACS)

- 2.14 Given the age of most of the buildings onsite (mainly constructed prior to 1999) it is possible that asbestos is present within the building fabric. However, **no obvious ACM** (asbestos containing materials) was observed during the site walkover and the buildings were largely constructed from glass or wood which further decreases the likelihood that they contain ACM. This does not however constitute an asbestos survey.
- 2.15 Soil contamination from asbestos can be caused through deterioration of ACM within building fabric and poor management of ACM during historical demolition or renovation works. ACS can also be encountered within imported sub-base / fill materials associated with previous construction or renovation works. The potential for asbestos (ACS) to be present underlying any hardstanding should be considered (e.g. beneath concrete of glasshouse), and it is possible that Made Ground from historical demolition works could contain asbestos.

Waste

- 2.16 Potentially contaminative waste streams are not considered likely from the site. Only limited small-scale hazardous material storage was observed which is considered unlikely to constitute a contaminative waste stream. It is anticipated that only domestic and gardening waste is generated on site as evidenced by a composter and several metal bins of plant cuttings and garden waste and is anticipated to be taken away by a licensed waste carrier.

Drainage

- 2.17 Only surface water run-off (from roof areas) is generated on site, but given the site largely comprises soft landscaping, surface water would likely infiltrate into the shallow soils. No evidence of activities that would require a Discharge Consent was observed. Lustre has not been made aware of any oil / water interceptors within the site drainage system by the Client. Existing drainage plans were not made available for viewing.
- 2.18 A **small pond** was noted to the south of the workshop but was overgrown with vegetation. Surface water runoff from the roof of the workshop was discharged to the pond via drainage pipes.



Persistent Organic Pollutants (POPs, inc. Polychlorinated Biphenyls (PCBs))

- 2.19 No electrical substations, high-voltage overhead cables or other sources of PCBs were observed on site.
- 2.20 **No evidence of agrochemicals** was observed during the site walkover. The spray bottles observed onsite contained diluted detergent (washing up liquid). If pesticides or herbicides have been used on site previously it was likely limited to small-scale domestic agrochemicals, and not commercial intensive agrochemicals. The potential for agrochemical-related POPs as a source of contamination is therefore considered low.

Invasive Species

- 2.21 No invasive species such as Japanese Knotweed, Himalayan Balsam or Giant Hogweed was observed onsite; however this does not constitute an injurious plants and invasive species survey.

Potential Off-site Sources / Points of Interest

- 2.22 The residential property called Bendish Stables was present adjacent to the north of the site. At the time of the walkover two vehicles were parked along the site boundary associated with this property. An **above ground storage tank** was also observed at the property approximately 15m north-west of the site. It is understood from observations and anecdotal evidence from the residents that the tank contains heating oil for the house and is of modern construction with internal secondary bund containment.

Further Surveys

- 2.23 Whilst the site walkover discussion may reference observations regarding the presence of features/issues such as invasive species, ACM, site drainage and evidence of structural abnormalities, this report does not constitute specialist surveys on these matters. Should further specialist surveys be carried out in this regard, the findings of these should be reported to Lustre so that we may determine if this has any discernible impact on the findings of this report.

Public Record Information

- 2.24 Information on potentially significant environmental issues and controls at the site and surrounding area may be held on public records by various regulatory authorities. Information referenced in this Chapter has been sourced directly from the regulatory authorities and from the Landmark database (data summarised within relevant distances of the site centre). A copy of the Envirocheck report is attached



at Appendix A. A summary of the significant environmental issues and controls in the Envirocheck report is summarised in the following table.

Table 2 Regulatory Information	
Public Record	Features
Environmental Permits and Controls	No Local Authority or Integrated Pollution Prevention and Controls have been identified within 250m of the subject site.
Pollution Incidents to Controlled Waters	No pollution incidents to controlled waters have been identified within 250m of the subject site.
Hazardous Substances	There are no hazardous substances (e.g. Control of Major Accident Hazards (COMAH), Notification of Installations Handling Hazardous Substances (NIHHS) or Planning Hazardous Substance Consents) recorded within 250m.
Landfill Sites	No landfill sites have been identified within 1km of the subject site.
Potentially Infilled Land	No records of potentially infilled land are recorded within 250m of the subject site.
Waste Management Facilities	No Licensed or Registered Waste Management Facilities have been identified within 250m of the subject site. No on-site trade directory entries have been identified.
Contemporary Trade Directory Entries	Two contemporary trade directory entries have been listed within 250m from the subject site: ▶ 248m south-west for a machine shops (active) and precision engineers (inactive)
Petrol Filling Stations (PFS)	No fuel station entries have been identified within 250m of the subject site.

Review of Regulatory Information

- 2.25 A review of the available online planning records held by North Herts has not provided any pertinent information relating to the subject site.

Site History

- 2.26 The site history has been assessed by reviewing historical Ordnance Survey maps provided by Landmark and aerial photographic imagery from Google Earth. Relevant maps are reproduced in Appendix B. The historical development of the site and the surrounding area are summarised in the following section. Where features are identified as having a potential impact on the proposed development, an indication of potential contaminants has been provided at the end of the Chapter.
- 2.27 It is noted that the mapping process adopted in generating the historical Ordnance Survey records (mapping intervals/frequency, scale, inclusion/exclusion of features etc), may result in an incomplete account of a site's history. Changes in land use between mapping dates, or small yet potentially



contaminative land uses, may not be identified from the records. The following account is therefore based solely on the information provided in the mapping records and the dates listed should be considered as approximate.

Onsite History

- 2.28 The earliest available historical mapping records of the site are from 1881 and illustrate a majority of the site as undeveloped land, however a narrow building is present along the north-eastern boundary of the site associated with the nearby Bendish House. The narrow building has been cleared by 1924 maps. Historical mapping records show the site to remain as undeveloped land until present day, with the inclusion of a building in the north-eastern corner since 2025.
- 2.29 The earliest available aerial imagery of the site is from 1999/2000 and shows the site to comprise a similar layout to that of present. The workshop building, large glasshouse and pigpen are identifiable, and the north-western quadrant appears to comprise an allotment garden including gardening beds and a vegetable patch, as it remains today. The northern-most shed appears from 2015 onwards when the adjacent Bendish Stables property underwent renovation.

Offsite History

- 2.30 The earliest available mapping records (1881) of the Bendish area show the area surrounding the site to comprise rural agricultural fields, as it remains currently. In addition to general farmland, two agricultural farms with buildings have been identified within 250m of the site: West End Farm located 250m northwest and Bendish / Pickering's Farm located 220m southwest. Both farms are present in the earliest mapping records and remain present today.
- 2.31 Bendish House is present approximately 50m north-east of the site from the earliest mapping records and Bendish Stables appears adjacent to the north of the site in 1924. It is understood that both properties have undergone renovations into residential developments.

Summary of Identified Potential Sources of Contamination

- 2.32 This section has assessed both the current and historical uses of the site and surrounding areas, as well as publicly available regulatory information. In accordance with the LCRM guidance, this assessment has allowed potential sources of contamination to be identified. Viable potential sources of contamination which have been carried forward into the conceptual model and risk assessment are set out below.



On-Site Sources

- 2.33 Historical mapping records show that a narrow building was formally present in the northeastern corner of the site between the earliest available maps (1881) and 1924 maps, but do not indicate that other buildings or structures were historically present prior to the existing buildings. Waste demolition materials from the clearance of the historical building or other temporary structures like sheds may have been retained and either buried or spread across the site to form a **thin layer of Made Ground**. It is possible that the undulating ground and raised mounds are a result of Made Ground and reworked shallow soils. Fragments of brick were sporadically observed in the shallow soils around the existing structures. Any Made Ground present is likely of relatively narrow thickness and is unlikely to represent a source of ground gas generation.
- 2.34 The site has been used as a **large kitchen garden** since at least 1999/2000, based on the earliest available aerial imagery. The existing large greenhouse, pigpen and allotment garden (in north-western quadrant) were established prior to 1999. It is understood that the residents of the adjacent (off-site) Bendish Stables currently use the site for growing produce, keeping chickens and general gardening activities and storage of gardening materials. Other areas of the site appeared vacant (e.g. southern quadrants) or disused (e.g. pig pen and netted enclosure). Given activity at the site appears to have been limited to **small-scale domestic gardening** with a workshop, the potential for contamination is considered to be low. No agricultural plant or machinery was observed on site, only a domestic lawn mower, and no evidence of agrochemical storage or use (pesticides, herbicides, fertiliser) was observed on site. Additionally no evidence of former or current bulk fuel storage tanks. Limited small-scale hazardous material storage was observed onsite in the workshop and wooden shed closest to the off-site Bendish Stables property, in the form of paint cans, various jerry cans of unknown contents (possibly fuel, oil or detergent) and two containers of Ad Blue. Two spray bottles were also observed, and anecdotal evidence suggests they contained diluted detergent (washing up liquid) for spraying vegetables. Given the workshop has been used for domestic construction activities such as woodworking, small volumes of hazardous substances such as fuels, adhesives, wood treatment compounds, resins, cleaning products and solvents, may have historically been used and stored in the workshop. The wooden floor of the shed was in a state of disrepair, and any spills or leaks of these potentially hazardous substances would likely have entered the underlying soil. The concrete underlying the workshop would have offered some protection to the underlying soils from uncontrolled releases. If pesticides or herbicides have been used on site previously it was likely limited to small-scale domestic agrochemicals, and not commercial intensive agrochemicals. The potential for agrochemical-related POPs as a source of contamination is



therefore considered low. Burning grounds are common at domestic garden sites and an area of recent burning with ash and charcoal was present in the south-western quadrant during the walkover. Furthermore, ash and charcoal were sporadically observed within the shallow soils in this quadrant.

- 2.35 Given the age of most of the buildings onsite (mainly constructed prior to 1999), it is possible that asbestos is present within the building fabric. However, **no obvious ACM** (asbestos containing materials) was observed during the site walkover and the buildings were largely constructed from glass or wood which further decreases the likelihood that they contain ACM. This does not however constitute an asbestos survey. Soil contamination from asbestos can be caused through deterioration of ACM within building fabric and poor management of ACM during historical demolition or renovation works. ACS can also be encountered within imported sub-base / fill materials associated with previous construction or renovation works. The potential for asbestos (ACS) to be present underlying any hardstanding should be considered (e.g. beneath concrete of glasshouse), and it is possible that Made Ground from historical demolition works could contain asbestos.
- 2.36 Potential contaminants associated with these on-site sources include asbestos, metals, inorganics (including fertiliser), PAH, TPH, POPs, pesticides and herbicides.

Off-site Sources

- 2.37 The area surrounding the site has largely comprised agricultural land since the earliest available mapping records. In addition to **general farmland**, two agricultural farms with buildings have been identified within 250m of the site: West End Farm located 250m northwest and Bendish / Pickering's Farm located 220m southwest.
- 2.38 The residential use of the adjacent Bendish Stables property is not considered to pose a risk to the subject site given the minor contaminative nature of domestic dwellings. An **above ground storage tank** was also observed at the property approximately 15m north-west of the site. It is understood from observations and anecdotal evidence from the residents that the tank contains heating oil for the house and is of modern construction with internal secondary bund containment. This reduces the likelihood of any spills or leaks associated with the tank, entering the shallow soils and migrating onto site.



3.0 Sensitivity & Anthropology

Introduction

- 3.1 This chapter provides information relating to on-site and off-site 'pathways' and 'receptors' and includes a review of the geology, hydrogeology, hydrology and ecological setting of the site. A general assessment and review of the site anthropology, such as identified human / built environment receptors, including current and future site occupiers, below ground structures, flora etc is also provided. A summary of identified receptors and site-specific pollutant linkages is given at the end of the chapter. Any pathways (contaminant migration, exposure pathways), which can be discounted in conceptual terms (i.e. considering the unviable nature of the pathway given the proposed development setting or local geology/hydrogeology etc), are discussed at the end of the chapter.

Geology

- 3.2 The 1:50,000 British Geological Survey (BGS) map (Sheet 221)¹ and the BGS website (National Geoscience Information Service)² show the site to be directly underlain by superficial deposits of the **Clay-with-Flints Formation**, which typically comprises orange/red brown sandy clay with abundant nodules and pebbles of flint. The Clay with Flints formation can be up to 10m thick but is widely variable.
- 3.3 The bedrock is shown as the **Lewes Nodular Chalk Formation** which is characterised by hard nodular chalk with interbedded soft to medium hard chalk and marls.
- 3.4 Historical mapping records show that a narrow building was formally present in the northeastern corner of the site. Whilst no other structures are denoted on historical maps, there is potential for other temporary structures such as sheds to have formally been present at the site. Waste demolition materials from the clearance of these historical buildings may have been retained and either buried or spread across the site to form a **thin layer of Made Ground**. Reworked natural soils are also likely present as a result of the use as a kitchen garden.
- 3.5 A review of historical borehole records on the BGS website has been undertaken to identify any boreholes drilled within the general vicinity of the site. No useful records within a suitable distance and/or within relevant geological strata have been identified.

¹ BGS Solid and Drift Map Sheet

² Information from BGS website: www.bgs.ac.uk consulted in month of report issue



Ground Hazards

- 3.6 BGS data has also been reviewed to determine potential ground stability hazards which may affect the site. The table below summarises the ground stability hazards anticipated on the subject site based upon the expected ground model.

Table 3 Ground Hazards On-Site	
Hazard Type	Hazard Potential
Coal Mining Affected Area	None
Non-Coal Mining Affected Area	Rare
Potential for Collapsible Ground Stability Hazards	Very Low
Potential for Compressible Ground Stability Hazards	No Hazard
Potential for Ground Dissolution Stability Hazards	Low
Potential for Landslide Ground Stability Hazards	Very Low
Potential for Running Sand Ground Stability Hazards	No Hazard
Potential for Shrinking or Swelling Clay Ground Stability Hazards	Low

- 3.7 The BGS also holds data on non-coal mining areas, natural cavities and radon, and the Coal Authority holds data on coal mining affected areas for the UK. Data collated by Landmark on these matters (sites/features within 1km of the subject site) are presented below.

Table 4 BGS Sites & Radon	
Category	Details
BGS Recorded Mineral Sites	No BGS Recorded Mineral Sites have been identified within 1km of the subject site.
Man-Made Mining Cavities	No man-made mining cavities have been identified within 1km of the subject site.
Natural Cavities	No natural cavities have been identified within 1km of the subject site.
Radon Potential - Radon Affected Areas	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). No radon protective measures are necessary for the construction of new dwellings or extensions.

Hydrogeology

- 3.8 The Groundwater Vulnerability Map of England and the DEFRA website³ have been reviewed to determine the aquifer designations.
- 3.9 The superficial Clay with Flints Formation is designated as **unproductive strata** which is defined by the Environment Agency as "rock layers or drift deposits with low permeability that have negligible

³ Information from DEFRA Website: www.magic.defra.gov.uk consulted in month of report issue



significance for water supply or river base flow." If groundwater is present within unproductive strata, for example as small volumes within more permeable lenses or small fissures, it is typically perched, **discontinuous**, of low value and very low sensitivity.

- 3.10 The bedrock of the Lewes Nodular Chalk Formation is designated as a **Principal aquifer** which is defined by the Environment Agency as "layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer." Based on the BGS information reviewed, it is considered that the bedrock is relatively permeable and that shallow groundwater is not anticipated.
- 3.11 The Environment Agency has defined Source Protection Zones (SPZs) for groundwater sources used for public drinking water supply.⁴ A groundwater source protection zone is present on site: **Zone 1 (Inner Protection Zone)**. This Zone is the most sensitive area surrounding an abstraction point and is defined by a 50 day travel time from any point below the water table to the source.
- 3.12 Groundwater is classified as being at very significant risk with **moderate possibility of soluble rock risk**. This will be due to the presence of chalk which could result in the formation of natural cavities and solution features
- 3.13 Three groundwater abstractions are recorded within 1km of the site:
- ▶ 622m west - Operated by Mr G L Shaw (Grove Farm, Bendish, Herts - Borehole) and pertains to the abstraction of groundwater for general farming and domestic, under licence no. 29/38/02/0011.
 - ▶ 736m east - Operated by Mr P R W Roberts (Stagenhoe Bottom Farm - Borehole B) and pertains to the abstraction of groundwater for general farming and domestic, under licence no. 29/38/02/0059.
 - ▶ 957m east - Operated by Mr P R W Roberts (Stagenhoe Bottom Farm - Borehole A) and pertains to the abstraction of groundwater for general farming and domestic, under licence no. 29/38/02/0059.
- 3.14 Two groundwater discharge consents are recorded within 250m of the site:
- ▶ 152m west - Held by Fj & J Shervell (Environment Agency, Thames Region) and relates to the discharge of trade discharge - agricultural and surface to groundwater under licence no. Cang.0035.
 - ▶ 221m north-east - Held by Ms Linda Anderson (Environment Agency, Thames Region) and relates to the discharge of sewage discharges - final/treated effluent - not water company to groundwater under licence no. Canm.0322.

⁴ These zones show the risk of contamination from any activities that might cause pollution in the area. The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest.



Hydrology

- 3.15 A **small pond** was present **on-site** adjacent to the south of the workshop building (north-eastern quadrant) and is to be retained during redevelopment. The pond is anticipated to be man-made and was overgrown with vegetation at the time of the walkover.
- 3.16 The nearest surface water feature is approximately 284m north-west of the site and pertains to a drainage ditch, which is a tributary of the **River Mimram**. The River Mimram is located approximately 580m north of the site at the closest point.
- 3.17 The Environment Agency's Catchment Explorer shows the site to be within the catchment area of the River Mimram, specifically the section from Whitwell to Codicote Bottom. This water body was allocated **Moderate Ecological Status** in 2022.
- 3.18 No surface water abstractions are recorded within 1km of the site.
- 3.19 No surface water discharge consents are recorded within 250m of the site.

Flood Risk

- 3.20 The site is located within a **Flood Zone 1** which represents land assessed as having less than a 1 in 1000 annual probability of river or sea (fluvial) flooding in any one year, which is the lowest risk classification.
- 3.21 Maps displaying risk from surface water flooding (pluvial or flash flooding) do not show the site to be at risk.
- 3.22 The site is located within an area with limited potential for groundwater flooding to occur.

Environmental Statutory Designations

- 3.23 A review of the environmental sensitive receptors' database indicates that the site **is not** located within an ecologically sensitive area. There are no Special Protection Areas, Sites of Special Scientific Interest, Ramsar Sites, Local Nature Reserves, Environmentally Sensitive Areas within 250m of the site.
- 3.24 The site lies within Nitrate Vulnerable Zones concerning the groundwater within the Luton Chalk, and surface water of the River Lee.



Environmental Sensitivity

- 3.25 The sensitivity of each of the identified receptors is rated depending upon the environmental setting of the site, the likelihood for pollutant linkages to be present and potential consequence of those potential pollutant linkages. The assessment approach adopted is based on guidance set out in the *NHBC R&D 66*⁵ document.
- 3.26 Groundwater within the superficial **Clay with Flints Formation** is considered to have **Very Low (L2) sensitivity**, which is described in the guidance as being "not a recognised aquifer, but strata beneath site may retain a small amount of contaminated liquid but there is likely to be limited vertical penetration. High potential for surface runoff or ponding." This sensitivity classification has been assigned given the designation of the Clay with Flints as unproductive strata for groundwater, reflecting its low permeability. If groundwater is present within unproductive strata, it will likely be limited to small volumes perched discontinuously within more granular lenses or small fissures. As such any groundwater within the Clay with Flints is of low value and sensitivity.
- 3.27 Groundwater within the bedrock of **Lewes Nodular Chalk Formation** is considered to have a **Very High (H1) sensitivity**, which is described in the guidance as being a "highly vulnerable aquifer, actively used in vicinity of site with short travel times to sources of supply or sensitive watercourses. Likely to be within an inner or outer groundwater protection zone (Zones I or II under EA protection policy). All contaminant releases to the ground environment of concern." This sensitivity classification has been assigned given the designation of the site area as within a groundwater SPZ Zone 1 (inner protection zone), the presence of groundwater abstractions nearby, and the expected permeability and potential for groundwater storage as a designated principal aquifer.
- 3.28 Surface water is considered to have a **Moderate (M2) sensitivity** which is described in the guidance as being a "site within catchment of and relatively close (less than 1000m) to moderate or poor quality (GQA C to F) watercourse that may be subject to planned improvement by attainment of surface water quality objectives. May be potential for transmission of pollutants via baseflow from a highly permeable formation." This sensitivity classification has been assigned given the River Mimram is located approximately 580m north of the site (at the closest point), which was allocated Moderate ecological status in 2022, and a tributary drainage ditch of the Mimram is present approximately 284m north-west

⁵ Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66, NHBC, 2008



of the site. It is also noted that there is limited potential for baseflow in shallow groundwater due to the low permeability of the Clay-with-Flints Formation.

- 3.29 The land surrounding the site is considered to have **low ecological sensitivity**, due to the absence of statutory designated environmentally sensitive receptors within 250m of the site.
- 3.30 The sensitivity classifications noted above have been taken into consideration in the development of the conceptual model presented at the rear of this report.

Anthropology

- 3.31 Proposed anthropological receptors at the site are considered to include future residents and visitors, with access to private gardens. In the short term, groundworkers and construction personnel will also be considered.

Summary of Identified Receptors & Site-Specific Pollutant Linkages

- 3.32 A review of the environmental sensitivity and proposed anthropological use of the site has identified the following **receptors**, as detailed below.

Identified Receptors

- ▶ Residents and visitors (with private gardens),
- ▶ Ground / construction workers,
- ▶ Perched groundwater within Made Ground,
- ▶ Deeper groundwater within Lewes Nodular Chalk Formation (principal aquifer)
- ▶ Surface water,
- ▶ Adjacent land,
- ▶ Flora,
- ▶ Below ground structures and foundations (buried concrete),
- ▶ Potable water pipes.

Viable Pathways and Pollution Linkages

- 3.33 A number of **viable migration and exposure pathways** and potential pollutant linkages have been identified, whereby a receptor may be exposed to a source. The viable pollutant linkages have then been



used to develop a conceptual model. The following is a summary of **viable**, site specific pathways and pollutant linkages to be considered further:

- ▶ In areas of open ground, the following exposure pathways to humans are considered to be active: inhalation of contaminated dust and dermal contact and direct ingestion of contaminated soils. It is noted that these exposure pathways are only active in soft landscaped areas; permeant hardstanding breaks the potential pathways. In addition, as private gardens are proposed, the indirect ingestion of contaminated soils sorbed to home-grown produce are to be considered.
- ▶ Inhalation of toxic vapours, potentially migrating into above ground structures from organic contaminants within the Made Ground, contaminated groundwater or localised spills / leaks. Potential for vapours to migrate through hardstanding and open ground.
- ▶ Hazardous ground gases, potentially generated by the Made Ground or organic-rich natural soils, may migrate into above ground structures and accumulate within building voids and enclosed spaces (resultant risk of asphyxiation and / or explosion).
- ▶ Shallow soil contamination has the potential to vertically migrate downwards into the underlying natural soils and perched or shallow groundwater by leaching and infiltration. These processes are enhanced in areas of soft landscaping due to an increased infiltration potential. Conversely, areas of hardstanding reduce infiltration potential and leaching rates, which results in a lower mobility of any shallow contamination.
- ▶ Contaminated perched or shallow groundwater could vertically mix with a deeper aquifer if the groundwater bodies are in hydraulic continuity.
- ▶ Lateral migration of site-borne contaminants to off-site areas (down hydraulic gradient), via surface water runoff and groundwater baseflow. Also off-site contaminants to onsite.
- ▶ Flora grown within areas of soft landscaping may be exposed to contaminants through root uptake mechanisms.
- ▶ Below ground concrete structures and foundations are susceptible to chemical attack from aggressive ground conditions (pH and water-soluble sulphate).
- ▶ Potable water pipes are susceptible to chemical attack from shallow soil contamination.

Non-viable Pathways and Pollution Linkages

- 3.34 The following site-specific pathways and pollutant linkages are not considered to be viable, and therefore discounted from the conceptual model and risk assessment:



- ▶ Superficial deposits of the Clay with Flints Formation are anticipated onsite and are considered to have low permeability due to its high clay content. As such this stratum is not anticipated to be a viable groundwater aquifer capable of storing or transmitting significant quantities of groundwater. Any groundwater present will likely be limited to very low volumes held within discontinuous more granular lenses and be of limited value and low significance. The potential for significant mobilisation of contamination within this stratum is therefore very low. This will limit the potential for the lateral migration of site-borne contaminants to off-site areas (down hydraulic gradient) via baseflow. The risk to off-site surface water, adjacent land and off-site groundwater is therefore low. The migration of potential sources of off-site contamination and ground gases onto the site is also likely to be restricted noting the above.

- ▶ Noting the above, the Clay-with-Flints would act as an aquitard, inhibiting the downwards migration of any contaminants into the highly sensitive aquifer within the Chalk.



4.0 Conclusions & Next Steps

- 4.1 The information presented in the previous chapters have been compiled and used to create a conceptual model and qualitative risk assessment. The CSM and risk assessment is presented at the end of this Chapter.
- 4.2 The risk ratings assigned in the risk table, and summarised below, are based on information obtained through desk-based research, a site walkover and on our experience in assessing risks from similar sites. The proposed end use of the site, anticipated ground conditions, environmental receptors and viable exposure pathways have been considered.

Geoenvironmental Risk Ratings

- 4.3 In summary, this Phase 1 Desk Study has determined that there is **potential for minor contamination** to be present on site in a circumstance that may pose unacceptable risk to certain identified receptors.
- 4.4 The site has been used as a large kitchen garden since at least 1999/2000, including a workshop, vegetable patch, small orchard garden, pigpens, chicken coops, storage sheds and greenhouses. It is understood that all the existing garden structures will be demolished and a single residential dwelling constructed in the centre of the site, with the remainder of the site largely remaining as residential garden space. Given activity at the site appears to have been limited to **small-scale domestic gardening with a workshop**, the potential for contamination is considered to be low, given the absence of agricultural plant/ machinery and bulk hazardous material storage. Only limited small-scale hazardous material storage was noted in one of the wooden sheds and the workshop, in the form of paint cans, jerry cans of unknown contents (possibly fuel), several spray bottles of diluted washing up liquid and two containers of Ad Blue. Given the workshop has been used for domestic construction activities such as woodworking, small volumes of hazardous substances such as fuels, adhesives, wood treatment compounds, resins, cleaning products and solvents, may have historically been used and stored in the workshop. No evidence of agrochemicals was observed onsite and if pesticides or herbicides have been used on site previously it was likely limited to small-scale domestic agrochemicals, and not commercial intensive agrochemicals and so the potential for agrochemical-related POPs as a source of contamination is considered low. No obvious ACM was observed onsite and the potential for ACS is likely limited to imported subbase beneath hardstanding areas and Made Ground associated with historical demolition works e.g. clearance of narrow building along north-eastern boundary between 1881 and 1924. An area of recent burning was present in the south-western quadrant during the walkover, and



ash and charcoal were sporadically observed within the shallow soils across this quadrant. Overall contamination is anticipated to be minimal with potential for localised hotspots around identified sources (e.g. burning ground, ACS below hardstanding of greenhouse, small-scale hazardous storage in wooden shed / workshop, vegetable patch), with demolition works and general landscaping expected to disturb soils further and potentially spread contaminated soils.

- 4.5 Potential off-site sources of contamination include the surrounding general farmland, two agricultural farms within 250m of the site, and the heating oil AST identified approximately 15m north of the site. Overall, these potential off-site sources are considered to pose a low risk to identified receptors given the impermeable nature of the Clay-with-Flints Formation inhibiting the lateral migration of contaminants onto the site. Furthermore, the nearby heating oil AST is of modern construction and included internal secondary bund containment, which reduces the potential for leaks/spills to enter the shallow soils and migrate onto the site.
- 4.6 Noting the presence of these possible sources of contamination, risks have been identified to future residents, primarily where pollutant linkages will remain active such as in soft landscaped areas (residential gardens). The risk to the sensitive aquifer in the Chalk is considered low due to the anticipated minor nature of contamination at the site, coupled with the Clay-with-Flints Formation acting as an aquitard inhibiting the migration of contaminants into the chalk aquifer.
- 4.7 Potential contamination from on site sources are considered to pose the following risks:
- ▶ **Moderate/low risk to future residents** and visitors in areas of soft landscaping.
- 4.8 It is important to remember that the qualitative nature of the risk assessment is not absolute. Even if very low and low risks have been assigned to pollutant linkages, the risk cannot be eliminated (i.e. “no risk”) at this stage of the assessment. Residual risks will remain and should not be disregarded on the basis that the risk is low.

Planning Considerations & Next Steps

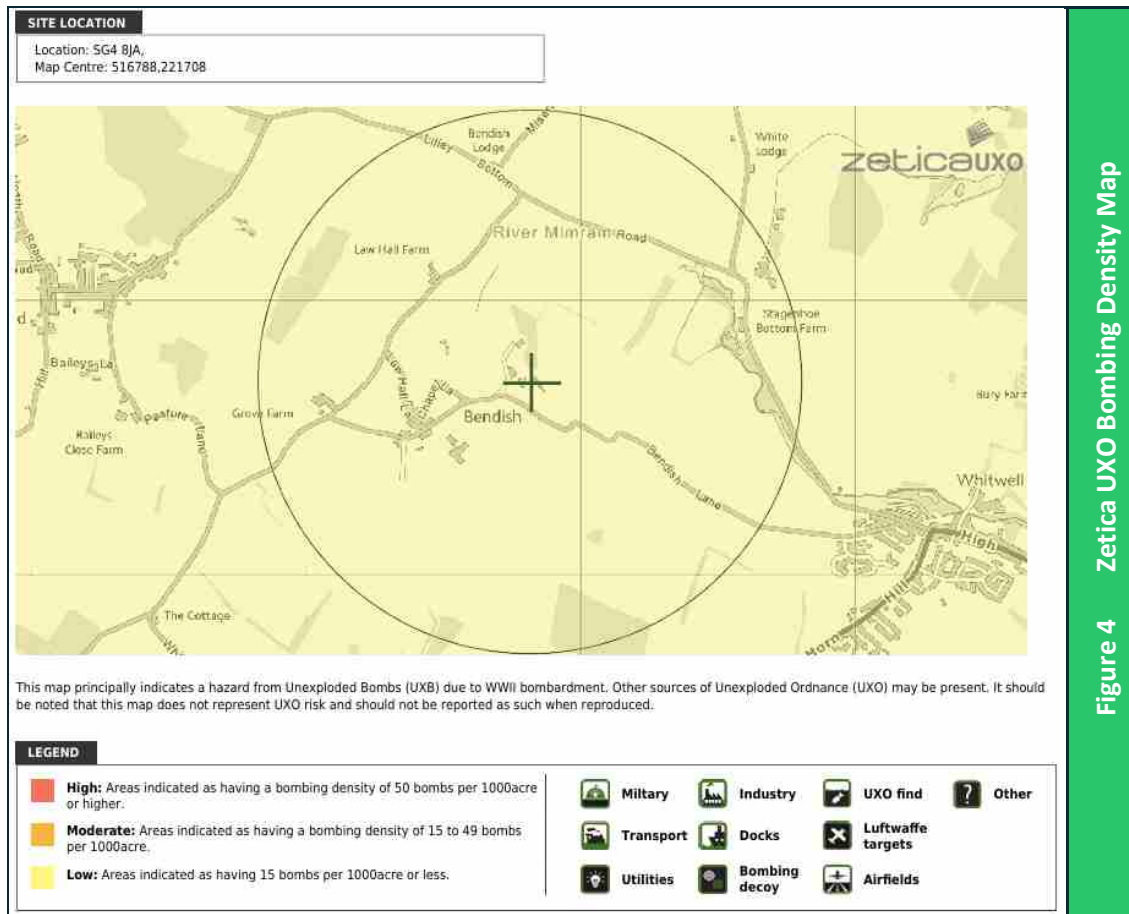
- 4.9 It is understood that this report will be submitted to the local planning authority to support the planning application.
- 4.10 To mitigate the above identified risks, the following elements will need to be carried out and would be expected to be **undertaken on award of planning** (these may be conditioned by the local planning authority):



- ▶ Undertake a limited **Phase 2 Site Investigation** to determine the contaminative status of the shallow soils, particularly around potential hotspots (e.g. burning ground, storage shed, areas of potential Made Ground) and proposed residential garden areas.
- ▶ A **Non-Specialist Watching Brief** is always recommended during the groundworks and construction phase to identify any visual or olfactory evidence of contamination. Should unforeseen contamination be identified, works in that area should stop and Lustre be contacted to assess the suspected contamination.

Advisory Matters

- 4.11 Aside from land contamination issues that require consideration under the planning regime, the findings of this assessment impact other aspects of building design and construction. These items often require action to ensure that you continue to have a safe and compliant site and include matters such as ground hazards foundation design, waste soil classification etc.
- 4.12 A suitable asbestos survey should be undertaken prior to the start of any site refurbishment/demolition works, if not already completed. If encountered, asbestos and asbestos containing materials, should be dealt with in accordance with CAR 2012.
- 4.13 Bombing density mapping provided by Zetica UXO (Figure 4) shows the site to fall within an area of low bombing density during WWII with no UXO finds or notable targets nearby. As such no further assessment of the risks from UXO is considered essential during groundworks



Preliminary Ground Model & Ground Hazard Recommendations

- 4.14 The BGS information shows that the site is underlain by superficial deposits of the Clay with Flints Formation, over the Lewes Nodular Chalk Formation.
- 4.15 Considering the information from the BGS reviewed as part of this Phase 1, shallow groundwater is not anticipated to be present beneath the site, but a highly sensitive aquifer is anticipated deeper in the Chalk.
- 4.16 All new build properties normally require a geotechnical site investigation to inform foundation design which can be combined with any environmental investigation works that are required. The geotechnical investigation and design should seek to assess the risk to buried concrete from aggressive ground conditions, particularly within the Clay-with-Flints Formation, and also the potential for tree-related ground hazards in clayey soils.



Comments on Waste Classification

- 4.17 Separate to the human health and wider environmental risks from potential contamination, the presence of some contaminants can also impact the waste spoil disposal costs. Depending on the chemical composition of any Made Ground, soils may require different disposal routes. Should there be a need for the disposal of soils as part of the development, the waste producer should undertake a waste spoil assessment. This must include an assessment of the hazardous nature of the soil by virtue of any contamination (in accordance with the Waste Framework Directive and the Environment Agency's *Technical Guidance WM3 Hazardous Waste*⁶), and possibly Waste Acceptance Criteria (WAC) testing.

Statutory Designation

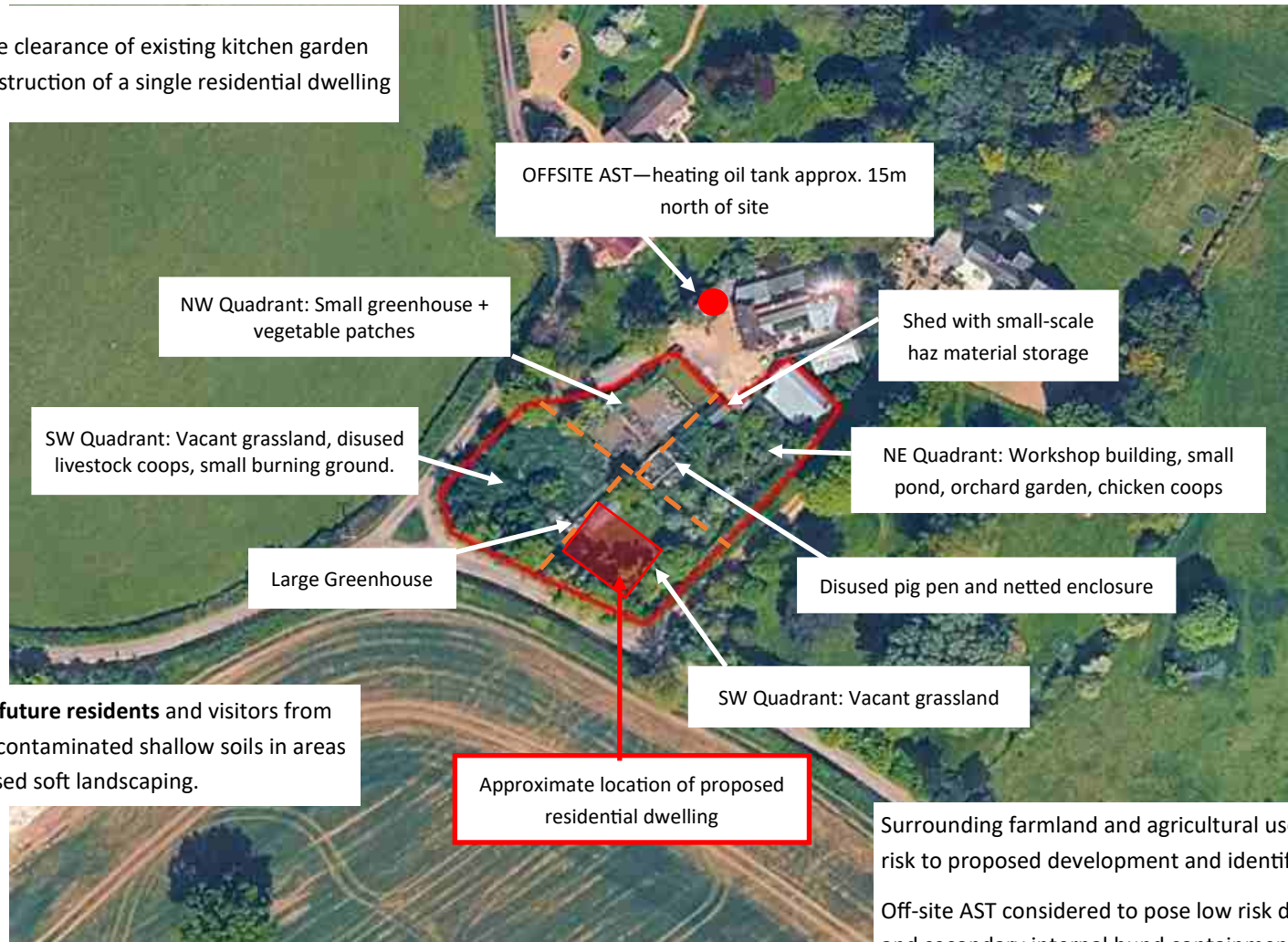
- 4.18 The National Planning Policy Framework (NPPF) states that "land should be suitable for its new use and as a minimum, after carrying out remediation (if required), the land should **not** be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990". It is our opinion that, based on the findings of this Phase 1 Desk Study, it is unlikely the site would be designated as statutory contaminated land by the Local Authority under the provision of the published Statutory Guidance. It is advisable however, that any recommendations made in this report are implemented in line with current guidance and good practice.

⁶ Technical guidance WM3: Guidance on the Classification and Assessment of Waste (1st Edition 2015). Environment Agency.

Annotated Site Plan

Geology is superficial Clay-with-Flints (unproductive stratum) overlying Lewes Nodular Chalk bedrock (principal aquifer)

Proposals involve clearance of existing kitchen garden structures and construction of a single residential dwelling



The background of the slide features a complex geometric pattern. It consists of several thin, light gray lines that intersect at various points, creating a series of overlapping triangles and polygons. Some of these shapes are filled with a very light, semi-transparent gray, while others remain white. The overall effect is a modern, minimalist, and abstract design.

Conceptual Site Model

ENVIRONMENTAL RISK ASSESSMENT

Introduction

This section assesses the significance of the environmental issues that have been identified on the site or in the surrounding area. This is achieved by developing an initial conceptual model for the site and undertaking a qualitative risk assessment.

The objective of the conceptual model is to identify potential contaminant “source(s)”, “pathways” and target “receptors” relating to the site and surrounding area. The information obtained is described in detail in the Land Use Chapter and the Sensitivity & Anthropology Chapters. This information is then collated and a qualitative risk assessment^{7,8} undertaken to assess the source-pathway-receptor linkages. The potential for a pollution event to occur is evaluated using a risk classification tool⁹. The level of risk is assigned by considering the likelihood that a pollution event might occur with the consequence of its occurrence. The consequence is essentially a measurement of the severity of a hazard (or source) and sensitivity of the receptor (e.g. aquifer type or end user).

The Table presented overleaf details the various components of the site conceptual model and evaluates the risks associated with each viable potential pollution linkage. Where additional explanation is required, Justification Notes have been given at the end of the Table. The risks associated with each potential pollution linkage are also discussed within the report conclusions.

Methodology

The qualitative risk assessment firstly considers the source of contamination and potential contaminants associated with the source(s) (or hazards). As well as the type of source, the extent, concentration and availability of a contaminant is also assessed.

The effect of a hazard on an identified receptor is largely governed by the sensitivity of a receptor. Receptors may typically include people, buildings, animals, plants and local resources (such as groundwater, surface waters, mines etc). A change in the receptor should be considered if the end-use of the site changes, for example, if a commercial site is to be redeveloped into a residential housing estate as a residential occupier is considered more sensitive than a commercial occupier. The presence of contamination (as a potential hazard) does not necessarily mean that there is a risk. It is the exposure pathway and the quantity of contamination that reaches the receptor which may determine the effect on a receptor (such as the integrity of a barrier between a contamination source and receptor).

The risk classifications for both likelihood and consequence is based on methodology presented in Contaminated Land Risk Assessment, A Guide to Good Practice (CIRIA C552, 2001) and has been developed from procedures outlined in the EA's LCRM. The Department for the Environment Transport and the Regions (DETR), with the EA and Institute of Environment & Health, has also published guidance on risk assessment (Guidelines for Environmental Risk Assessment and Management). The guidance states that the designation of risk is based upon a consideration of both:

⁷ Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66, NHBC, 2008.

⁸ Construction Industry Research and Information Association (CIRIA). Contaminated Land Risk Assessment. A Guide to Good Practice. CIRIA C552 2001.

⁹ Department of the Environment, Transport and the Regions, Environment Agency and Institute of Environmental Health. Guidelines for Environmental Risk Assessment and Management. HMSO July 2000.

- ▶ The magnitude of the potential consequence (severity) of risk occurring which takes into account both the potential severity of the hazard and the sensitivity of the receptor; and
- ▶ The likelihood of an event occurring (probability) which takes into account both the presence of the hazard and receptor and the integrity of the pathway.

The magnitude of consequence (severity) and likelihood (probability) is defined in the CIRIA guidance, together with examples. The two classifications are then compared (as shown on Table 1) to obtain an estimation of risk for each pollution linkage, ranging from “very high risk” to “very low risk”. A description of the risks and likely actions required is presented in Table 2. The benefit of estimating the risk in this way is that it can be revised after each investigation phase as the conceptual model and corresponding pollution linkages are refined.

Comparison of Consequence VS. Probability

		Consequence			
		Severe	Medium	Mild	Minor
Likelihood	High likelihood	Very high risk	High risk	Moderate risk	Moderate/ low risk
	Likely	High risk	Moderate risk	Moderate/ low risk	Low risk
	Low likelihood	Moderate risk	Moderate/ low risk	Low risk	Very low risk
	Unlikely	Moderate/ low risk	Low risk	Very low risk	Very low Risk

Description of the Classified Risks and Likely Action Required

Level of Risk	Description of Classification
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening. If this risk is realised, it is likely to result in significant environmental and financial liability to current and/ or future site owners/ occupiers. Urgent investigation (if not already undertaken) and remediation is likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. If risk is realised, it is likely to present a sizeable environmental and financial liability to current and/ or future site owners/ occupiers. Urgent investigation is required, and remediation work may be necessary in the short term and likely over the longer term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely the harm would be relatively mild.

	Investigation is normally required to clarify the risk and determine the potential environmental liability. Some remedial works may be required over the longer term.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Limited investigation may be recommended to clarify the risk, dependant on the sensitivity of the receptor and viewpoint of those of interest. Any remedial works are likely to be fairly limited.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is likely to be mild or minor.

The acceptability of risk will always depend upon the viewpoint of those of interest, whether it is an occupier of a site, a regulator or stakeholder. As a result, it could be that action will be required to deal with a level of risk even if it is classified as very low.

Bendish Stables - Hitchin



ON SITE SOURCE: Shallow Soils Impacted by Current and Historical Site Use

JUSTIFICATION NOTES: A full list of summary notes which provide detail and context to the risk ratings assigned in the table below is given at the end of the table. If specific notes are particularly significant to a certain pollutant linkage, these are referenced in the final column of the table.

CONCEPTUAL SITE MODEL				RISK ASSESSMENT			KEY
SOURCE - Potential contamination from current / historical site use(s) to impact site. Based on historical mapping records, the following have been identified on site: large domestic / kitchen garden with buildings/structures including workshop	POTENTIAL CONTAMINANTS - asbestos, metals, inorganics, PAH, TPH, pesticides, herbicides and fertiliser	PATHWAY	RECEPTOR	LIKELIHOOD OF OCCURRENCE	CONSEQUENCE (SEVERITY)	POTENTIAL RISK	JUSTIFICATION NOTES
		Inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils, and indirect ingestion of contaminated soils sorbed to home-grown produce	Residents and site visitors	Low Likelihood	Medium	Moderate/ low	1 to 4
		Inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils	Ground / construction workers	Low Likelihood	Mild	Low	1 to 5
		Vertical migration downwards via leaching and/or saturation of contaminated soils	Perched groundwater within Made Ground and/or Clay-with-Flints Formation	Low Likelihood	Mild	Low	2, 3, 6
		Vertical migration downwards via leaching and vertical mixing with shallow groundwater	Deeper groundwater within Lewes Nodular Chalk Formation (Principal aquifer)	Unlikely	Medium	Low	2, 6, 7
		Lateral migration of contaminants to down hydraulic gradient surface water (baseflow)	Surface water	Unlikely	Medium	Low	2, 6, 8
		Lateral migration of contaminants to down hydraulic gradient areas in groundwater and runoff	Adjacent land	Unlikely	Mild	Very Low	2, 6, 9
		Root uptake mechanisms	Flora	Low Likelihood	Mild	Low	1 to 3
		Chemical attack from aggressive ground conditions (pH and water soluble sulphate)	Below ground structures and foundations (buried concrete)	Likely	Mild	Moderate/ low	6, 11
		Chemical attack from shallow contamination	Buried services / potable water pipes	Low Likelihood	Mild	Low	2, 3, 10
		Migration and accumulation of gases within building voids and enclosed spaces	Building and site occupants	Very Unlikely	Severe	Acceptably Low	1, 3, 6

JUSTIFICATION NOTES

NOTE ID	NOTES
1	Proposals involve demolition of the existing garden structures on site (including workshop, derelict glasshouses, sheds and pigpens) and construction of a single storey self-build residential dwelling ('The Willows') within the south of the site. External parts of the site will comprise private garden space, soft verges, parking and access. In areas of soft landscaping, the following exposure pathways to humans are considered to be active: inhalation of contaminated dust and dermal contact and direct ingestion of contaminated soils. It is noted that these exposure pathways are only active in soft landscaped areas; permeant hardstanding breaks the potential pathways. In addition, as private gardens are proposed, the indirect ingestion of contaminated soils sorbed to home-grown produce are to be considered.
2	The site has been used as a large kitchen garden since at least 1999/2000, including a workshop, vegetable patch, small orchard garden, pigpens, chicken coops, storage sheds and greenhouses. It is understood that the residents of the adjacent (off-site) Bendish Stables currently use the site for growing produce, keeping chickens, domestic workshop (woodworking), general gardening activities and storage of gardening materials, whilst other areas appeared vacant or disused. Given activity at the site appears to have been limited to small-scale domestic gardening, the potential for contamination is considered to be low, given the absence of agricultural plant/ machinery and bulk hazardous material storage. Limited small-scale hazardous material storage was noted onsite in one of the wooden sheds and the workshop, in the form of paint cans, jerry cans of unknown contents (possibly fuel), several spray bottles of diluted washing up liquid and two containers of Ad Blue. Given the workshop has been used for domestic construction activities such as woodworking, small volumes of hazardous substances such as fuels, adhesives, wood treatment compounds, resins, cleaning products and solvents, may have historically been used and stored in the workshop. No evidence of agrochemicals was observed onsite and if pesticides or herbicides have been used on site previously it was likely limited to small-scale domestic agrochemicals, and not commercial intensive agrochemicals and so the potential for agrochemical-related POPs as a source of contamination is considered low. No obvious ACM was observed onsite and the potential for ACS is likely limited to imported subbase beneath hardstanding areas and Made Ground associated with historical demolition works. An area of recent burning was present in the south-western quadrant during the walkover, and ash and charcoal were sporadically observed within the shallow soils across this quadrant. Overall contamination is anticipated to be minimal with potential for localised hotspots around identified sources e.g. burning ground, ACS below hardstanding of greenhouse, small-scale hazardous storage in wooden shed, vegetable patch.
3	Historical mapping records show that a narrow building was formally present in the northeastern corner of the site between the earliest available maps (1881) and 1924 maps, but do not indicate that other buildings or structures were historically present prior to the existing buildings. Waste demolition materials from the clearance of the historical building or other temporary structures like sheds may have been retained and either buried or spread across the site to form a thin layer of Made Ground . It is possible that the undulating ground and raised mounds are a result of Made Ground and reworking shallow soils. Fragments of brick were sporadically observed in the shallow soils around the existing structures. Any Made Ground present is likely of relatively narrow thickness and is unlikely to represent a source of ground gas generation.
4	Given the age of most of the buildings onsite (mainly constructed prior to 1999), it is possible that asbestos is present within the building fabric. However, no obvious ACM (asbestos containing materials) was observed during the site walkover and the buildings were largely constructed from glass or wood which further decreases the likelihood that they contain ACM. This does not however constitute an asbestos survey. Soil contamination from asbestos can be caused through deterioration of ACM within building fabric and poor management of ACM during historical demolition or renovation works. ACS can also be encountered within imported sub-base / fill materials associated with previous construction or renovation works. The potential for asbestos (ACS) to be present underlying any hardstanding should be considered (e.g. beneath concrete of glasshouse), and it is possible that Made Ground from historical demolition works could contain asbestos.
5	Risks to construction and ground workers can be mitigated through the preparation and implementation of a suitable health and safety plan and/or CEMP (Construction Environment Management Plan) including use of appropriate PPE and awareness of potential hazards through 'toolbox' talks.
6	Superficial deposits of the Clay with Flints Formation are anticipated onsite and is designated as unproductive strata for groundwater due to its low permeability and high clay content. As such this stratum is not anticipated to be a viable groundwater aquifer capable of storing or transmitting significant quantities of groundwater. Any groundwater present will likely be limited to very low volumes held within discontinuous more granular lenses and be of limited value and low significance. As such any groundwater within the Clay-with-Flints is considered to have Very Low (L2) sensitivity . The potential for significant mobilisation of contamination within this stratum is therefore very low. This will limit the potential for the lateral migration of site-borne contaminants to off-site areas (down hydraulic gradient) via baseflow. The risk to off-site surface water, adjacent land and off-site groundwater is therefore low. The migration of potential sources of off-site contamination and ground gases onto the site is also likely to be restricted noting the above. The Clay-with-Flints would act as an aquitard, inhibiting the downwards migration of any contaminants into the highly sensitive aquifer within the Chalk.
7	Groundwater within the Lewes Nodular Chalk Formation bedrock is considered to have a Very High (H1) sensitivity . This sensitivity classification has been assigned given the designation of the site area as within a groundwater SPZ Zone 1 (inner protection zone), the presence of groundwater abstractions nearby, and the expected permeability and potential for groundwater storage as a designated principal aquifer . The aquifer within the chalk is therefore a highly vulnerable aquifer and all contaminant releases to the ground environment of concern. It is unknown at what depth the chalk aquifer is present.
8	Surface water is considered to have a Moderate (M2) sensitivity given the River Mimram is located approximately 580m north of the site (at the closest point), which was allocated Moderate ecological status in 2022, and a tributary drainage ditch of the Mimram is present approximately 284m north-west of the site. It is also noted that there is limited potential for baseflow in shallow groundwater due to the low permeability of the Clay-with-Flints Formation.
9	The land surrounding the site is considered to have low ecological sensitivity , due to the absence of statutory designated environmentally sensitive receptors within 250m of the site.
10	Potable water pipes will likely extend through natural soils depending on the depth of the base of Made Ground. Contamination within the Made Ground may provide aggressive conditions for PE and PVC pipes.
11	Naturally occurring contamination , particularly within Clay-with-Flints Formation, concerning sulphates and pH has potential to impact buried concrete e.g. building foundations.

Bendish Stables - Hitchin



OFF-SITE SOURCES

JUSTIFICATION NOTES: A full list of summary notes which provide detail and context to the risk ratings assigned in the table below is given at the end of the table. If specific notes are particularly significant to a certain pollutant linkage, these are referenced in the final column of the table.

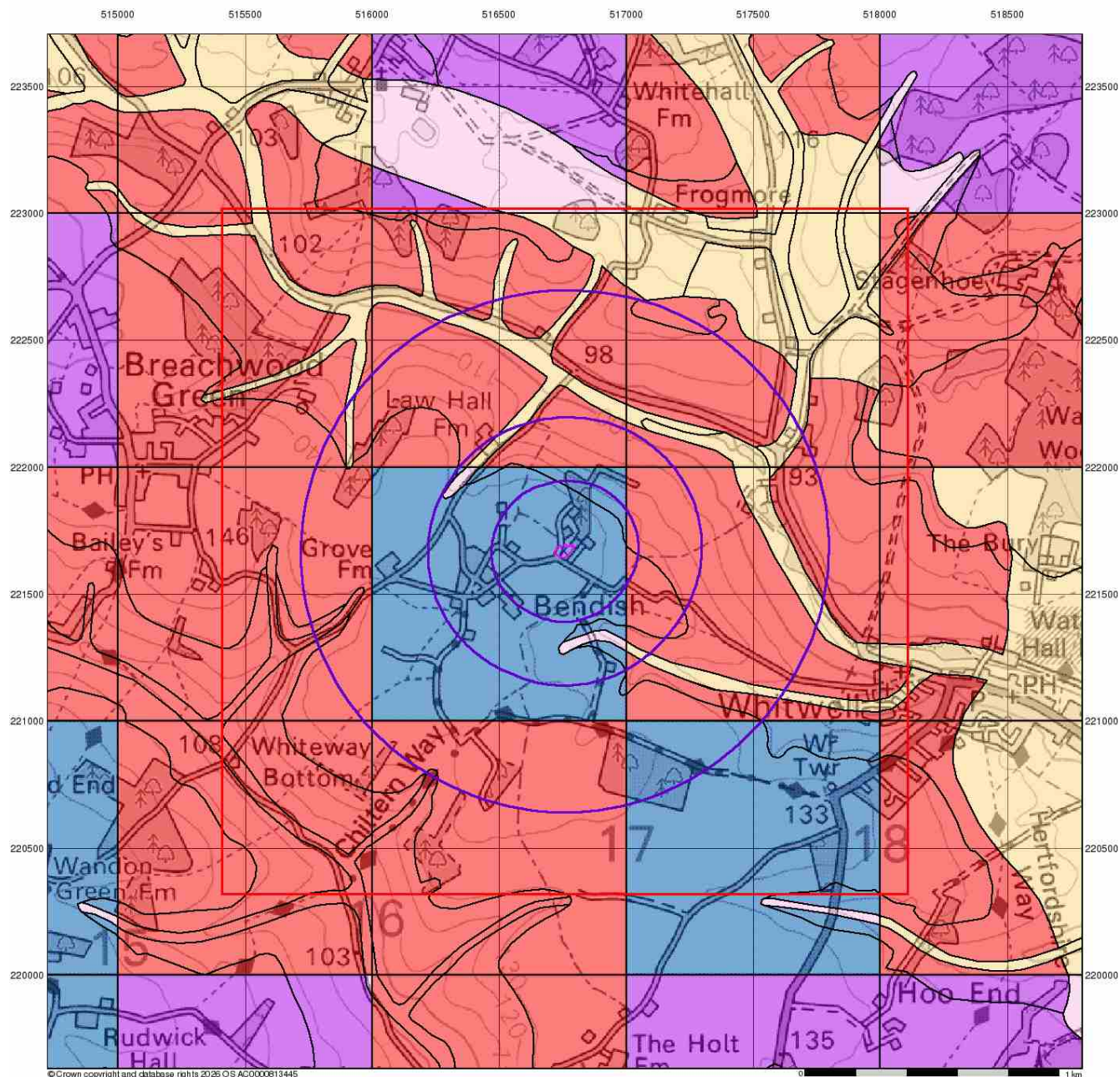
CONCEPTUAL SITE MODEL				RISK ASSESSMENT			KEY JUSTIFICATION NOTES
SOURCE	POTENTIAL CONTAMINANTS	PATHWAY	RECEPTOR	LIKELIHOOD OF OCCURRENCE	CONSEQUENCE (SEVERITY)	POTENTIAL RISK	
Off-site agricultural land uses	Metals, inorganics (including fertiliser), PAH, TPH, pesticides, herbicides	Inhalation of vapours from groundwater	Site occupants	Unlikely	Mild	Very Low	1, 3
		Lateral migration of contaminated groundwater on to the subject site	On-site groundwater	Unlikely	Medium	Low	1, 3, 4
Off-site AST	Metals, TPH and VOCs	Inhalation of vapours from groundwater	Site occupants	Unlikely	Medium	Low	2, 3
		Lateral migration of contaminated groundwater on to the subject site	On-site groundwater	Unlikely	Medium	Low	2, 3, 4

JUSTIFICATION NOTES

NOTE ID	NOTES
1	The area surrounding the site has largely comprised agricultural land since the earliest available mapping records. In addition to general farmland, two agricultural farms with buildings have been identified within 250m of the site: West End Farm located 250m northwest and Bendish / Pickering's Farm located 220m southwest.
2	The residential use of the adjacent Bendish Stables property is not considered to pose a risk to the subject site given the minor contaminative nature of domestic dwellings. However, an above ground storage tank was also observed at the property approximately 15m north-west of the site. It is understood from observations and anecdotal evidence from the residents that the tank contains heating oil for the house and is of modern construction with internal secondary bund containment, which reduces the potential for leaks/spills to enter the shallow soils and migrate onto the site.
3	Superficial deposits of the Clay with Flints Formation are anticipated onsite and is designated as unproductive strata for groundwater due to its low permeability and high clay content. As such this stratum is not anticipated to be a viable groundwater aquifer capable of storing or transmitting significant quantities of groundwater. Any groundwater present will likely be limited to very low volumes held within discontinuous more granular lenses and be of limited value and low significance. As such any groundwater within the Clay-with-Flints is considered to have Very Low (L2) sensitivity . The potential for significant mobilisation of contamination within this stratum is therefore very low. This will limit the potential for the lateral migration of site-borne contaminants to off-site areas (down hydraulic gradient) via baseflow. The risk to off-site surface water, adjacent land and off-site groundwater is therefore low. The migration of potential sources of off-site contamination and ground gases onto the site is also likely to be restricted noting the above. The Clay-with-Flints would act as an aquitard, inhibiting the downwards migration of any contaminants into the highly sensitive aquifer within the Chalk.
4	Groundwater within the Lewes Nodular Chalk Formation bedrock is considered to have a Very High (H1) sensitivity . This sensitivity classification has been assigned given the designation of the site area as within a groundwater SPZ Zone 1 (inner protection zone), the presence of groundwater abstractions nearby, and the expected permeability and potential for groundwater storage as a designated principal aquifer . The aquifer within the chalk is therefore a highly vulnerable aquifer and all contaminant releases to the ground environment of concern. It is unknown at what depth the chalk aquifer is present.



APPENDIX A: Envirocheck Report



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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

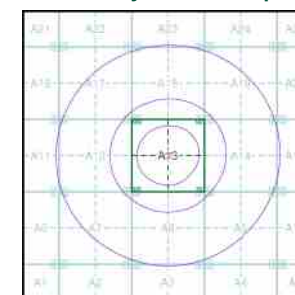
Superficial Aquifers

- 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

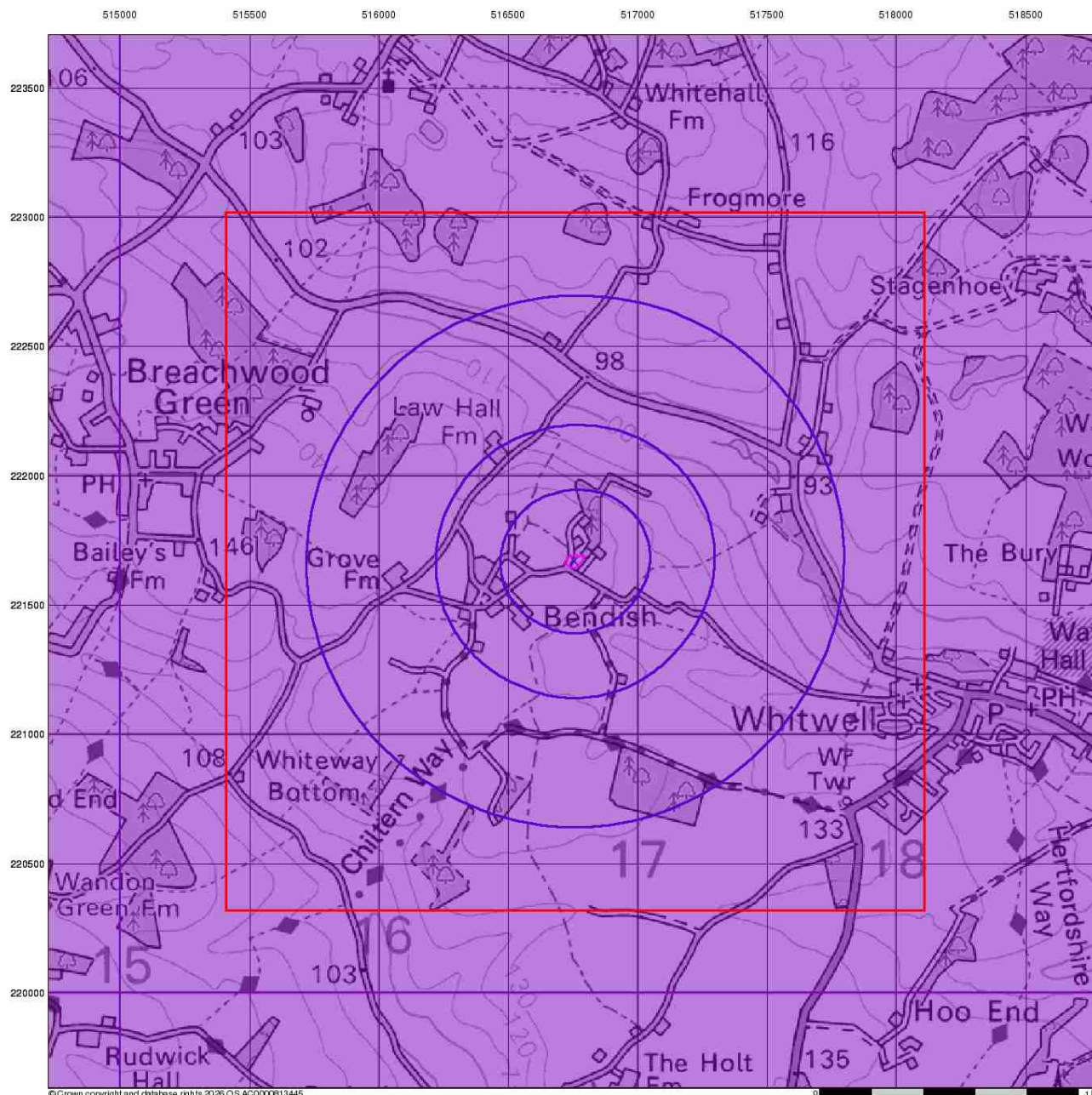
Order Number: 397478934_1_1
Customer Ref: 5534
National Grid Reference: 516760, 221670
Slice: A
Site Area (Ha): 0.26
Search Buffer (m): 1000

Site Details

Land at Bendish Stables, Bendish, Hitchin, Hertfordshire, SG4 8JA

Landmark
INFORMATION GROUP

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



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Bedrock Aquifer Designation

General

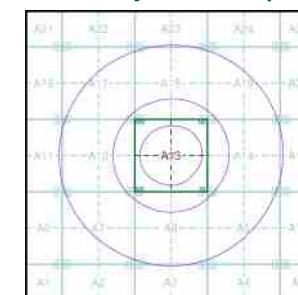
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

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

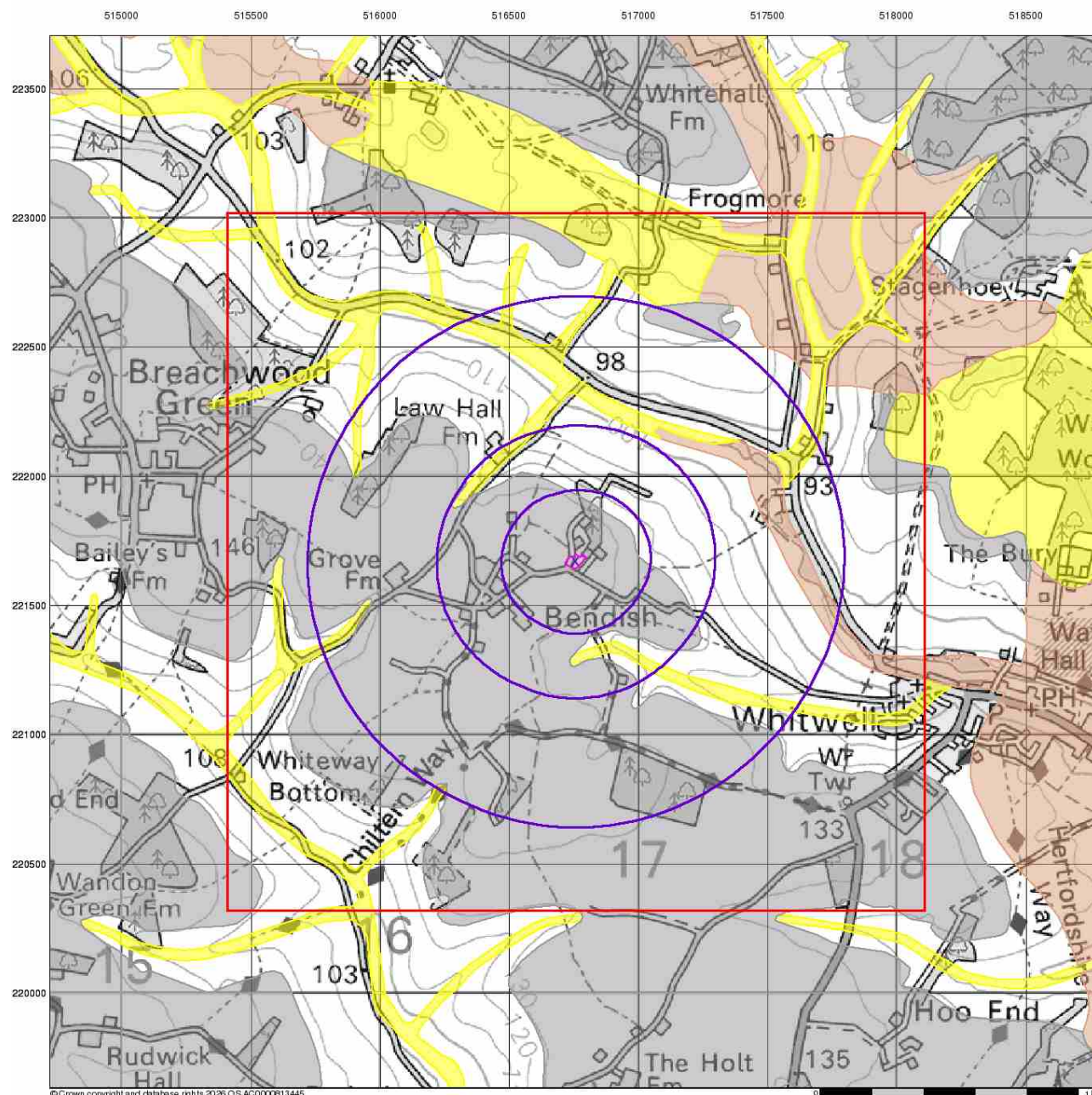
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Customer Ref: 5534
National Grid Reference: 516760, 221670
Slice: A
Site Area (Ha): 0.26
Search Buffer (m): 1000

Site Details

Land at Bendish Stables, Bendish, Hitchin, Hertfordshire, SG4 8JA

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Superficial Aquifer Designation

General

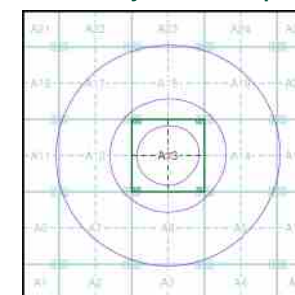
- ◊ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- B Map ID

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

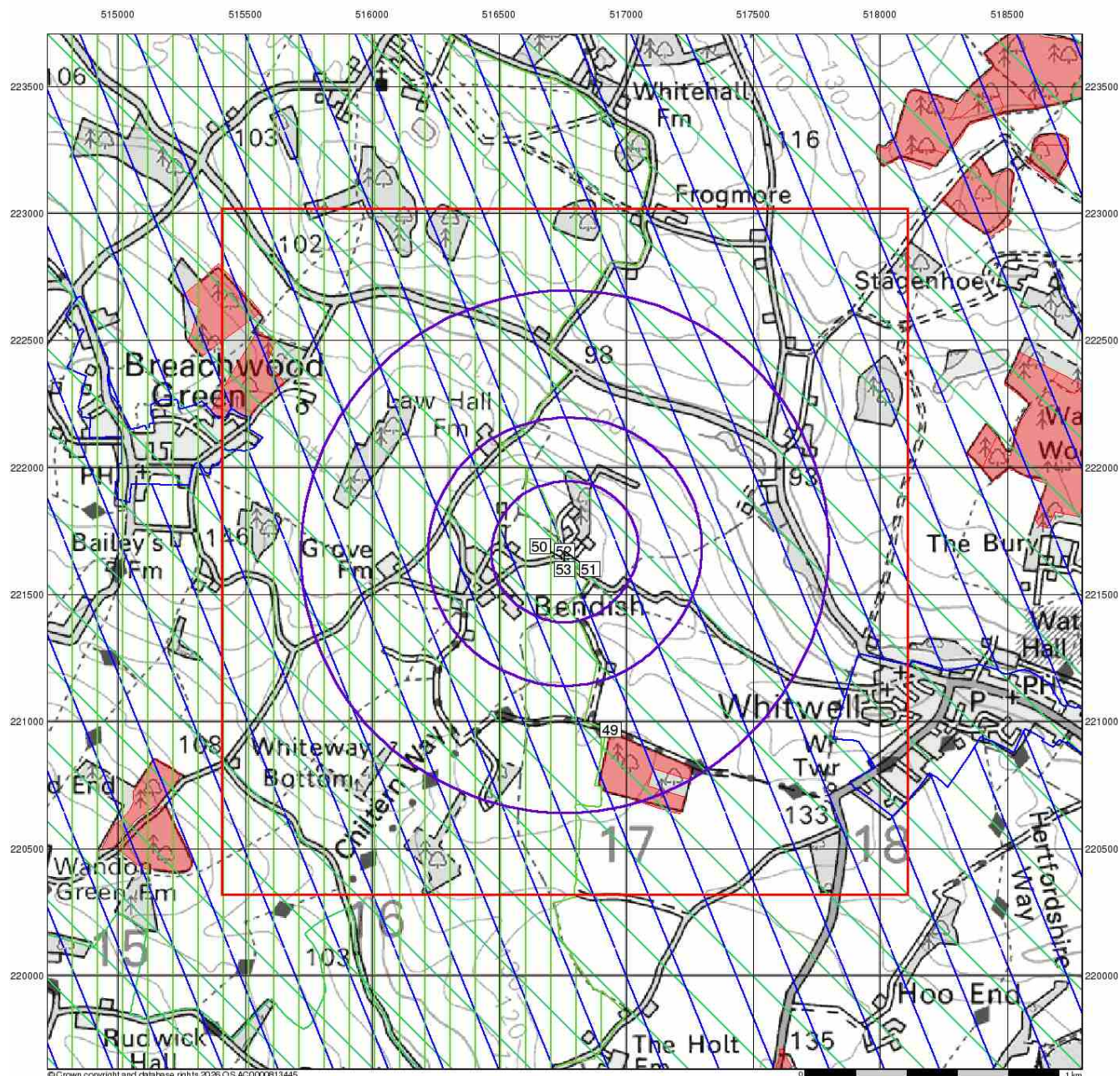
Order Number: 397478934_1_1
Customer Ref: 5534
National Grid Reference: 516760, 221670
Slice: A
Site Area (Ha): 0.26
Search Buffer (m): 1000

Site Details

Land at Bendish Stables, Bendish, Hitchin, Hertfordshire, SG4 8JA

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Sensitive Land Uses

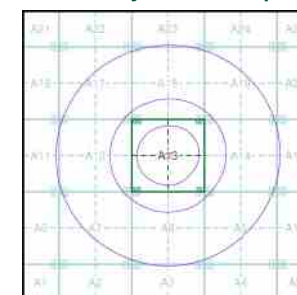
General

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

Sensitive Land Uses

- Ancient Woodland
- ▨ Area of Adopted Green Belt
- ▨ Area of Unadopted Green Belt
- ▨ Area of Outstanding Natural Beauty
- ▨ Environmentally Sensitive Area
- ▨ Forest Park
- ▨ Local Nature Reserve
- ▨ Marine Nature Reserve
- ▨ National Nature Reserve
- NP National Park
- ▨ Nitrate Sensitive Area
- ▨ Nitrate Vulnerable Zone
- ▨ Ramsar Site
- ▨ Site of Special Scientific Interest
- ▨ Special Area of Conservation
- ▨ Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A



Order Details

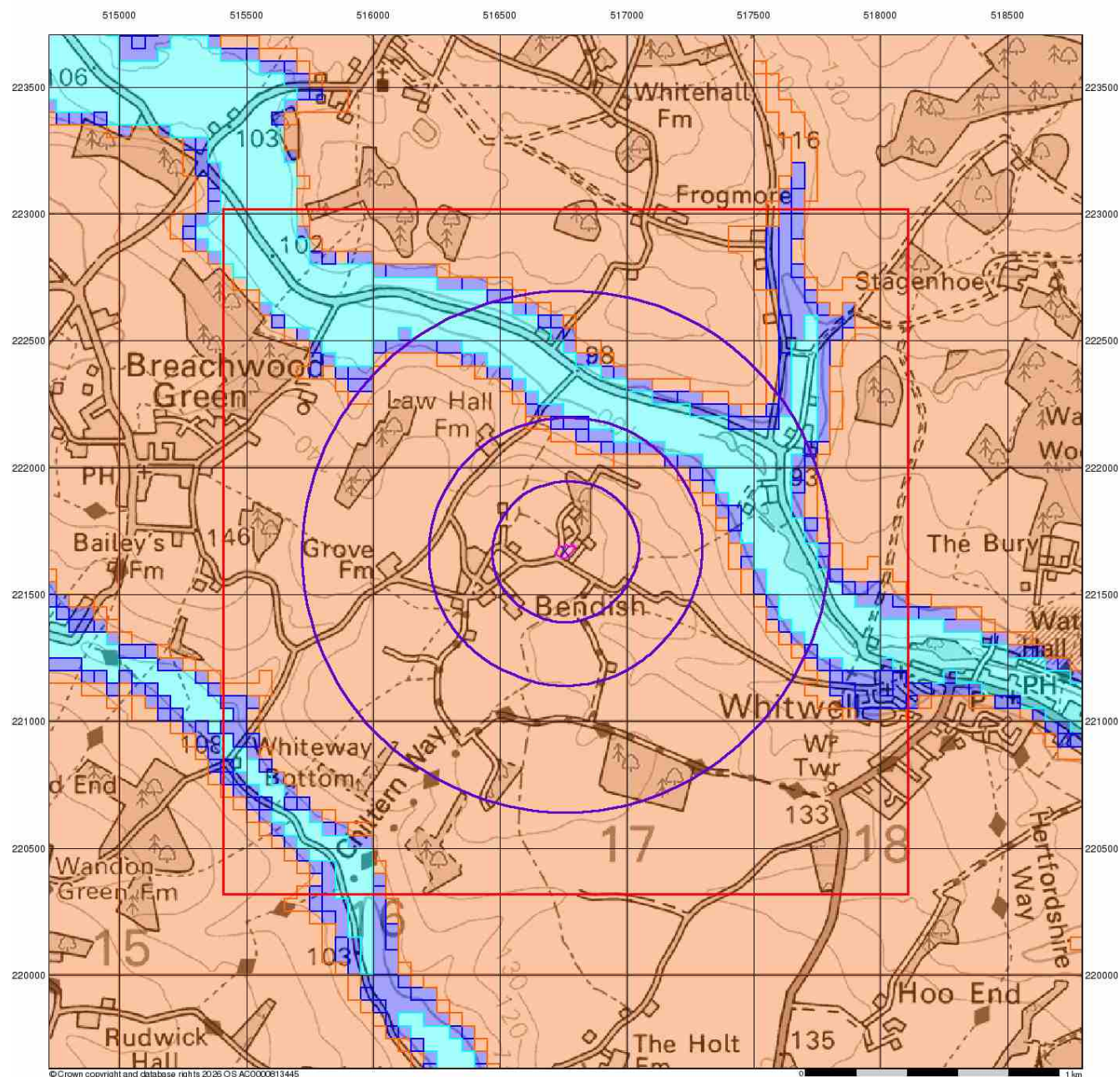
Order Number: 397478934_1_1
 Customer Ref: 5534
 National Grid Reference: 516760, 221670
 Slice: A
 Site Area (Ha): 0.26
 Search Buffer (m): 1000

Site Details

Land at Bendish Stables, Bendish, Hitchin, Hertfordshire, SG4 8JA

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BGS Flood GFS Data

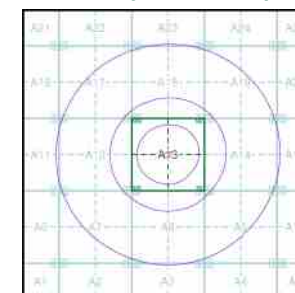
General

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

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

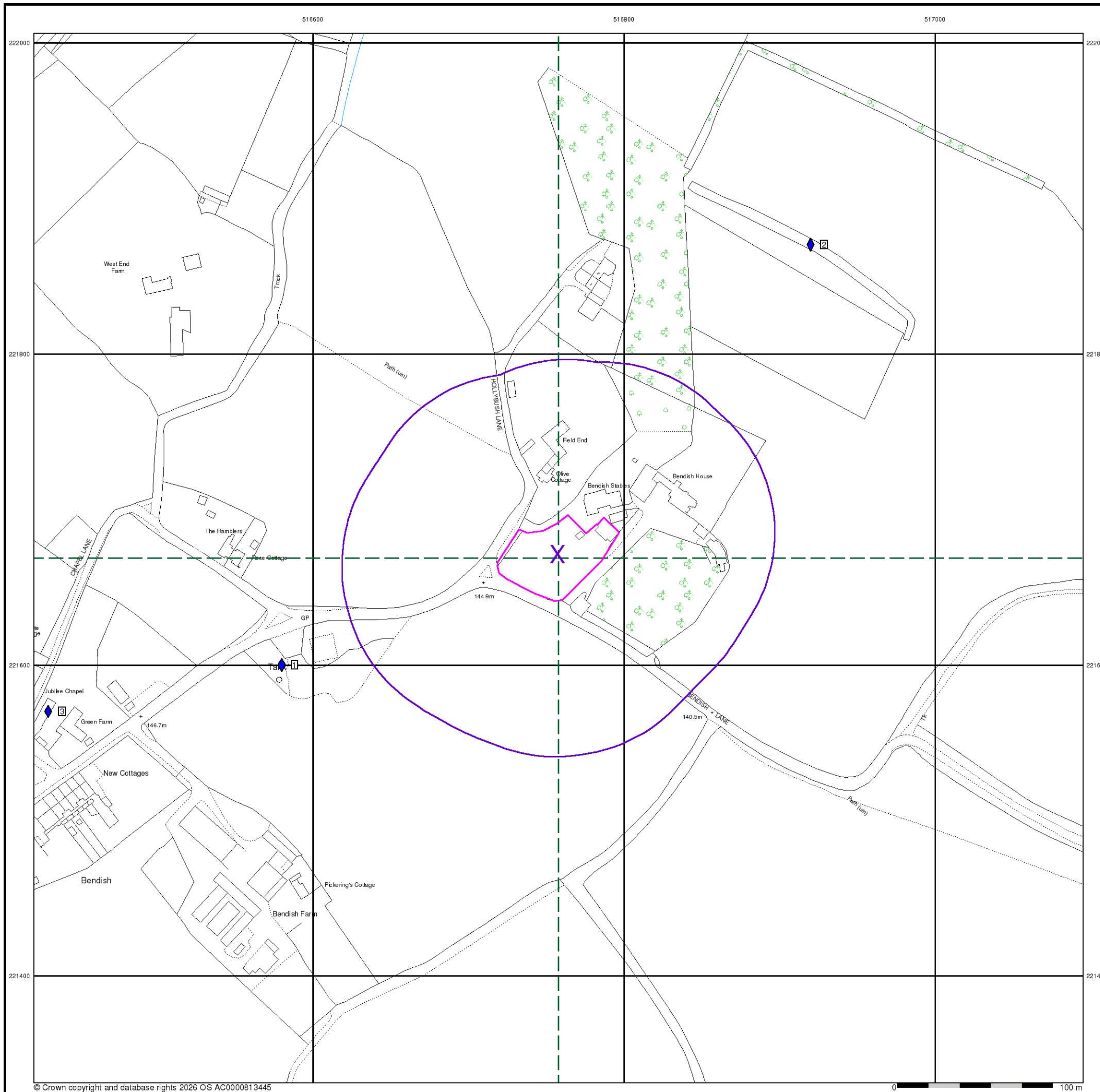
Order Number: 397478934_1_1
Customer Ref: 5534
National Grid Reference: 516760, 221670
Slice: A
Site Area (Ha): 0.26
Search Buffer (m): 1000

Site Details

Land at Bendish Stables, Bendish, Hitchin, Hertfordshire, SG4 8JA

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0 100 m



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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
- Prosecutions
- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral
- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

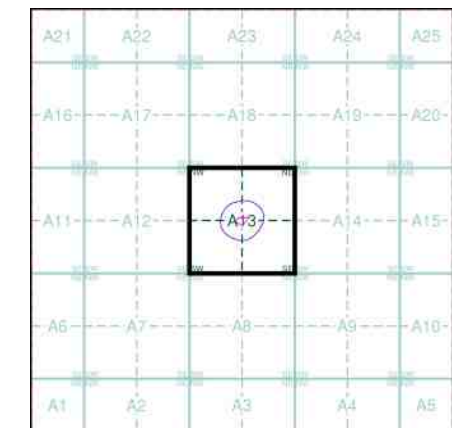
Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Geological

- BGS Recorded Mineral Site

Site Sensitivity Map - Segment A13



Order Details

Order Number: 397478934_1_1
Customer Ref: 5534
National Grid Reference: 516760, 221670
Slice: A
Site Area (Ha): 0.26
Plot Buffer (m): 100

Site Details

Land at Bendish Stables, Bendish, Hitchin, Hertfordshire, SG4 8JA

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Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

397478934_1_1

Customer Reference:

5534

National Grid Reference:

516760, 221670

Slice:

A

Site Area (Ha):

0.26

Search Buffer (m):

1000

Site Details:

Land at Bendish Stables, Bendish
Hitchin
Hertfordshire
SG4 8JA

Client Details:

Mr M Dean
Lustre Consulting Ltd
Units 42 & 43
The Joiners Shop
The Historic Dockyard
Chatham
Kent
ME4 4TZ

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	12
Hazardous Substances	13
Geological	14
Industrial Land Use	19
Sensitive Land Use	21
Data Currency	22
Data Suppliers	28
Useful Contacts	29

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		Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		2	3	7
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	pg 4				1
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 4			Yes	
Pollution Incidents to Controlled Waters					
Historical Prosecutions					
Registered Radioactive Substances					
Substantiated Pollution Incident Register					
Water Abstractions	pg 5				3 (*6)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 7	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk	pg 7	1	n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 7	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 7	Yes	n/a	n/a	n/a
Source Protection Zones	pg 7	3			
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 8			1	27
Water Framework Directive - Catchment	pg 11	Yes		Yes	
Water Framework Directive - Groundwater	pg 11	Yes			
Water Framework Directive - Surface Waters	pg 11				Yes

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					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 12	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)					
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	pg 13				2
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 14	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 14	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites					
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					
Non Coal Mining Areas of Great Britain	pg 17	Yes		n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 17	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards	pg 18	Yes	Yes	n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 18	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards				n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 18	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			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 19		2	4	1
Fuel Station Entries					
Points of Interest - Commercial Services	pg 19		1	1	
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 19				5
Points of Interest - Public Infrastructure					
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 21				1
Areas of Adopted Green Belt	pg 21	1			
Areas of Unadopted Green Belt	pg 21	1			
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 21	2			
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	A13NW (W)	0	1	516758 221671
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	347	1	516950 222000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (N)	356	1	516800 222050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	373	1	516900 222050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (NE)	391	1	516950 222050
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	404	1	516758 222100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	406	1	516800 222100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	411	1	516850 222100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (NE)	415	1	517000 222050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SE (NE)	437	1	516950 222100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (NE)	443	1	517050 222050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (N)	454	1	516750 222150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (N)	454	1	516758 222150
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	459	1	516700 222150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (NE)	473	1	517150 222000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (NE)	483	1	517200 221950
1	Discharge Consents Operator: Fj & J Shervell Property Type: Arable Farming Location: Bendish Farm Whitwell Hitchin Hertfordshire Sg4 8jd Authority: Environment Agency, Thames Region Catchment Area: Mimram Reference: Cang.0035 Permit Version: 1 Effective Date: 7th March 2000 Issued Date: 15th March 2000 Revocation Date: 21st October 2004 Discharge Type: Trade Discharge - Agricultural And Surface Discharge Environment: Onto Land Receiving Water: Not Supplied Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13SW (W)	152	2	516580 221600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	Discharge Consents Operator: Ms Linda Anderson Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Bendish House Bendish Hitchin Hertfordshire Sg4 8ja Authority: Environment Agency, Thames Region Catchment Area: Mimram Reference: Canm.0322 Permit Version: 1 Effective Date: 24th July 2001 Issued Date: 24th July 2001 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Onto Land Environment: Receiving Water: Land 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	A13NE (NE)	221	2	516920 221870
3	Discharge Consents Operator: Mr And Mrs Batchelor Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Green Farm Bendish, Hertfordshire, Sg4 8jd, Sg4 8jd Authority: Environment Agency, Thames Region Catchment Area: Beane Reference: Canm.0139 Permit Version: 1 Effective Date: 11th May 2000 Issued Date: 1st November 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Ditch Trib Of R Mimram 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)	303	2	516430 221570
4	Discharge Consents Operator: Mr Jonny Beale Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: The Old Bakery Bendish . Hertfordshire Sg4 8jh Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Eprgb3549kb Permit Version: 1 Effective Date: 3rd February 2025 Issued Date: 3rd February 2025 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Underground Water Environment: Receiving Water: Groundwater Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A12SE (W)	395	2	516349 221524
4	Discharge Consents Operator: Mr Timothy Hillyer Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: The Old Bakery Bendish . Hertfordshire Sg4 8jh Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Eprgb3549kb Permit Version: 1 Effective Date: 3rd February 2025 Issued Date: 3rd February 2025 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Underground Water Environment: Receiving Water: Groundwater Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A12SE (W)	395	2	516349 221524

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	Discharge Consents Operator: Mr. P.R.W. Roberts Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: , , Whitwell, Hertfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Clcu.0160 Permit Version: 3 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: To Groundwater Via Soakaway Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A14NE (E)	795	2	517550 221940
5	Discharge Consents Operator: Mr. P.R.W. Roberts Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: , , Whitwell, Hertfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Clcu.0160 Permit Version: 2 Effective Date: 17th November 2006 Issued Date: 17th November 2006 Revocation Date: 20th December 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Land/Soakaway Environment: Receiving Water: To Groundwater Via Soakaway Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 10m	A14NE (E)	795	2	517550 221940
5	Discharge Consents Operator: Mr. P.R.W. Roberts Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: , , Whitwell, Hertfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CLCU.0160 Permit Version: 1 Effective Date: 24th September 1968 Issued Date: 24th September 1968 Revocation Date: 16th November 2006 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Land/Soakaway Environment: Receiving Water: To Groundwater Via Soakaway Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 100m	A14NE (E)	795	2	517550 221940
5	Discharge Consents Operator: Mr Cliff Myers Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 4 Stagenhoe Bottom Cottage Stp Lilley Bottom Road Whitwell Hitchin Hertfordshire Sg4 8jn Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Epreb3390nt Permit Version: 1 Effective Date: 24th September 2013 Issued Date: 24th September 2013 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Freshwater Stream/River Environment: Receiving Water: River Mimram Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A14NE (E)	809	2	517562 221947

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	Discharge Consents Operator: Mr Peter Roberts Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 4 Stagenhoe Bottom Cottage Stp Lilley Bottom Road Whitwell Hitchin Hertfordshire Sg4 8jn Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Epreb3390nt Permit Version: 1 Effective Date: 24th September 2013 Issued Date: 24th September 2013 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Mimram Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A14NE (E)	809	2	517562 221947
5	Discharge Consents Operator: Mr Daniel Robson Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 4 Stagenhoe Bottom Cottage Stp Lilley Bottom Road Whitwell Hitchin Hertfordshire Sg4 8jn Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Epreb3390nt Permit Version: 1 Effective Date: 24th September 2013 Issued Date: 24th September 2013 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Mimram Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A14NE (E)	809	2	517562 221947
5	Discharge Consents Operator: Mr Stefan Skanski Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 4 Stagenhoe Bottom Cottage Stp Lilley Bottom Road Whitwell Hitchin Hertfordshire Sg4 8jn Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Epreb3390nt Permit Version: 1 Effective Date: 24th September 2013 Issued Date: 24th September 2013 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Mimram Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A14NE (E)	809	2	517562 221947
6	Local Authority Pollution Prevention and Controls Name: National Grid Site Location: Lilley Bottom Road, Whitwell, HITCHIN, SG4 Authority: North Hertfordshire District Council, Environmental Health Department Permit Reference: EPA/1036/05 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG1/15 Odourising natural gas & liquified petroleum gas Status: Permitted Positional Accuracy: Manually positioned to the address or location	A14NW (E)	647	3	517403 221910
	Nearest Surface Water Feature	A13NW (NW)	284	-	516618 221947

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Water Abstractions Operator: Mr G L Shaw Licence Number: 29/38/02/0011 Permit Version: 100 Location: Grove Farm, Bendish, Herts - Borehole Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 5 Yearly Rate (m3): 363 Details: Grove Farm, Bendish, Near Hitchin, Herts Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 20th March 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A12SE (W)	622	2	516100 221600
8	Water Abstractions Operator: Mr P R W Roberts Licence Number: 29/38/02/0059 Permit Version: 100 Location: Stagenhoe Bottom Farm - Borehole B Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Stagenhoe Bottom Farm, Whitwell, Near Hitchin, Herts Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 12th January 1973 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14NE (E)	736	2	517500 221900
9	Water Abstractions Operator: Mr P R W Roberts Licence Number: 29/38/02/0059 Permit Version: 100 Location: Stagenhoe Bottom Farm - Borehole A Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 18 Yearly Rate (m3): 6638 Details: Stagenhoe Bottom Farm, Whitwell, Near Hitchin, Herts Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 12th January 1973 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A14NE (E)	957	2	517700 222000
	Water Abstractions Operator: Sansom & Sons Licence Number: 29/38/02/0041 Permit Version: 100 Location: Nine Wells, Whitwell - 5 Boreholes Authority: Environment Agency, Thames Region Abstraction: Aquaculture: Fish Farm/Cress Pond Throughflow Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Nine Wells, Whitwell, Near Hitchin, Herts Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 20th June 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A10NW (E)	1205	2	517900 221200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Sansom & Sons Licence Number: 29/38/02/0041 Permit Version: 100 Location: Nine Wells, Whitwell - 3 Boreholes Authority: Environment Agency, Thames Region Abstraction: Aquaculture: Fish Farm/Cress Pond Throughflow Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 9165 Yearly Rate (m3): 3341310 Details: Nine Wells, Whitwell, Near Hitchin, Herts Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 20th June 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A10NW (E)	1298	2	518000 221200
	Water Abstractions Operator: Sansom & Sons Licence Number: 29/38/02/0041 Permit Version: 100 Location: Nine Wells, Whitwell - Borehole Authority: Environment Agency, Thames Region Abstraction: Aquaculture: Fish Farm/Cress Pond Throughflow Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Nine Wells, Whitwell, Near Hitchin, Herts Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 20th June 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A10NW (E)	1391	2	518100 221200
	Water Abstractions Operator: Mr N S Bonfield Licence Number: 29/38/02/0024 Permit Version: 100 Location: Water Hall Farm, Whitwell - Well Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 5 Yearly Rate (m3): 1327 Details: Water Hall Farm, Whitwell, Herts Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 20th March 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A10NE (E)	1675	2	518400 221200
	Water Abstractions Operator: Sir T H Milbourne-Swinnerton-Pilkington Licence Number: 29/38/02/0054 Permit Version: 100 Location: Kings Walden Bury, Near Hitchin - Borehole Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 14 Yearly Rate (m3): 1 Details: Kings Walden Bury, Near Hitchin, Herts Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 24th July 1968 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A22NE (N)	1699	2	516200 223300

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Sir T H M Pilkington Licence Number: 29/38/02/0054 Permit Version: 101 Location: Kings Walden Bury, Near Hitchen (Borehole) Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Kings Walden Bury, Near Hitchin, Herts Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1816	2	516130 223400
	Groundwater Vulnerability Map Combined Classification: Principle Bedrock Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Unproductive 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: Low	A13NW (W)	0	2	516758 221671
	Groundwater Vulnerability - Soluble Rock Risk Classification: Very Significant Risk - Moderate Possibility	A13NW (W)	0	2	516758 221671
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NW (W)	0	2	516758 221671
	Superficial Aquifer Designations Aquifer Designation: Unproductive Strata	A13NW (W)	0	2	516758 221671
10	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone I (Inner Protection Zone): Travel time of 50 days or less to the groundwater source.	A13NW (W)	0	2	516758 221671
11	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.	A13NW (W)	0	2	516758 221671
12	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.	A13NW (W)	0	2	516758 221671
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 201.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A13NW (NW)	284	4	516618 221947
14	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1019.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 1	A18SE (N)	571	4	516963 222237
15	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 224.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (E)	577	4	517349 221852
16	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 54.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NE (E)	684	4	517469 221813
17	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 14.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 1	A19SW (NE)	710	4	517361 222117
18	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 71.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 2	A19SW (NE)	722	4	517379 222112
19	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 92.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 1	A19SW (NE)	723	4	517375 222119
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 49.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 1	A14NE (E)	736	4	517515 221847
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 758.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 1	A14NE (E)	737	4	517517 221837

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 42.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 1	A19SE (NE)	746	4	517443 222058
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 124.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 1	A19SE (NE)	749	4	517449 222052
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 24.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NE (E)	753	4	517529 221859
25	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 1	A19SE (NE)	758	4	517437 222091
26	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 126.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 2	A19SE (NE)	758	4	517437 222091
27	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 17.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 1	A14NE (E)	758	4	517529 221882
28	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 98.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 1	A14NE (E)	772	4	517539 221896
29	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 44.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NE (E)	772	4	517539 221896
30	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 38.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NE (E)	787	4	517563 221861

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
31	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 13.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NE (E)	791	4	517575 221825
32	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 52.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mimram Catchment Name: Thames Primacy: 1	A14NE (E)	810	4	517549 221985
33	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 71.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	828	4	517546 222036
34	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 26.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	896	4	517597 222086
35	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 34.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	919	4	517615 222103
36	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	953	4	517641 222127
37	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 22.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	958	4	517645 222130
38	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 13.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	978	4	517659 222147
39	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	991	4	517668 222156

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
40	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 36.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	995	4	517670 222161
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Mimram (Whitwell to Codicote Bottom) WaterBody ID: GB106038033460 Operational: Lee Upper Catchment: Lee Upper Management: Lee Upper Catchment: Lee Upper Catchment Name: Upper and Middle Lea	A13NW (W)	0	2	516758 221671
	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	A13SW (W)	301	2	516430 221580
	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: Poor Measure: 2019	A13NW (W)	0	2	516758 221671
	Water Framework Directive - Surface Waters Class Code: River Waterbody Name: Mimram (Whitwell To Codicote Bottom) Waterbody ID: GB106038033460 URL Address: Not Supplied Overall Rating: Not Assessed Chemical Rating: Not Assessed Classification Year: 2022	A18SE (N)	570	2	516963 222237

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Hertfordshire County Council - Has supplied landfill data		0	5	516758 221671
	Local Authority Landfill Coverage Name: North Hertfordshire District Council - Has supplied landfill data		0	3	516758 221671

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
41	Planning Hazardous Substance Consents Name: British Gas Plc Location: Lilley Bottom Road, Whitwell, HITCHIN, Hertfordshire, SG4 8 Authority: North Hertfordshire District Council Application Ref: 92/1299/1hsd Hazardous Substance: Part C, Flammable Substance (Not in Parts A&B), Gas or gases flammable in air, when held as a gas, where amount held is >= 15tonnes Maximum Quantity: 0 Application date: 4th November 1992 Decision: Deemed Consent GrantedGranted Positional Accuracy: Manually positioned to the address or location	A14NE (E)	669	6	517433 221890
41	Planning Hazardous Substance Consents Name: Not Supplied Location: 0 Lilley Bottom Road Lilley, LU2 8HS Authority: North Hertfordshire District Council Application Ref: 92/01199/1HSD Hazardous Substance: Liquefied extremely flammable gas (including LPG) and natural gas (whether liquefied or not) Maximum Quantity: Not Supplied Application date: 4th November 1992 Decision: Deemed Consent GrantedGranted Positional Accuracy: Manually positioned to the address or location	A14NE (E)	703	6	517456 221929

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: White Chalk Subgroup	A13NW (W)	0	1	516758 221671
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NW (W)	0	1	516758 221671
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 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 (E)	203	1	517000 221671
	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: 45 - 60 mg/kg	A13NE (E)	204	1	517000 221693
	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: 30 - 45 mg/kg	A13SE (S)	310	1	516877 221355
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 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	A13NW (NW)	338	1	516604 222000
	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: 30 - 45 mg/kg	A13NW (NW)	438	1	516426 221999

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: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 45 - 60 mg/kg Concentration:	A8NE (SE)	439	1	517000 221274
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 45 - 60 mg/kg Concentration:	A17SE (NW)	477	1	516395 222024
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: <15 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:	A12NE (NW)	504	1	516338 222000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 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)	539	1	517084 222144
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: <15 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:	A8NE (SE)	571	1	517057 221153
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 45 - 60 mg/kg Concentration:	A18SE (N)	593	1	516991 222251

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: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A8NE (S)	685	1	517000 221000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 90 - 120 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A12NW (W)	719	1	516000 221671
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: <15 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A12NW (NW)	793	1	516000 222000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 45 - 60 mg/kg Concentration:	A14NE (E)	797	1	517570 221876
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 45 - 60 mg/kg Concentration:	A18NW (N)	817	1	516660 222506
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: <15 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 45 - 60 mg/kg Concentration:	A17SW (NW)	837	1	515998 222090

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 <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 30 - 45 mg/kg Concentration:	A12SW (W)	842	1	515901 221462
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 30 - 45 mg/kg Concentration:	A12NW (W)	884	1	515899 221994
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 45 - 60 mg/kg Concentration:	A12NW (W)	886	1	515899 222000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 30 - 45 mg/kg Concentration:	A12NW (W)	888	1	515896 222000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic <15 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:	A18NE (N)	935	1	517058 222589
	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				
	Non Coal Mining Areas of Great Britain Risk: Rare Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	516758 221671
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	516758 221671

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	A13NW (W)	0	1	516758 221671
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	516740 221682
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	516758 221671
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	125	1	516868 221794
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	186	1	516875 221857
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	516758 221671
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	176	1	516892 221835
	Potential for Landslide Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	186	1	516875 221857
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	211	1	516765 221907
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	516758 221671
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	516758 221671
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	186	1	516875 221857
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	516758 221671
	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	A13NW (W)	0	1	516758 221671

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
42	Contemporary Trade Directory Entries Name: Arcangel Ltd Location: Bendish, Hitchin, SG4 8JD Classification: Machine Shops Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (SW)	248	-	516569 221462
42	Contemporary Trade Directory Entries Name: Maysmith Engineering Location: BENDISH FARM, BENDISH, SG4 8JD Classification: Precision Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	248	-	516569 221462
42	Contemporary Trade Directory Entries Name: Arc Angel Location: Bendish Farm, Bendish, Hitchin, Hertfordshire, SG4 8JD Classification: Metal Workers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	267	-	516549 221454
42	Contemporary Trade Directory Entries Name: Gale'S Autos Location: Bendish Farm, Bendish, Hitchin, SG4 8JD Classification: Car Body Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	291	-	516567 221412
42	Contemporary Trade Directory Entries Name: Mill House Window Workshop Location: Bendish, Hitchin, Hertfordshire, SG4 8JD Classification: Window Frame Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	291	-	516567 221412
43	Contemporary Trade Directory Entries Name: Conservation Projects Location: Greyfell, Bendish, HITCHIN, Hertfordshire, SG4 8JH Classification: Furniture - Repairing & Restoring Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (SW)	421	-	516336 221485
44	Contemporary Trade Directory Entries Name: Wilsons Seasonings Ltd Location: Stagenhoe Bottom Farm, Lilley Bottom Road, Whitwell, Hitchin, SG4 8JN Classification: Sausage Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SE (E)	969	-	517694 222051
45	Points of Interest - Commercial Services Name: Gale's Autos Location: Bendish Farm, Bendish, SG4 8JD Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SW (SW)	248	7	516569 221462
45	Points of Interest - Commercial Services Name: Arc Angel Location: Bendish Farm, Bendish, Hitchin, Hertfordshire, SG4 8JD Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A13SW (SW)	267	7	516549 221454
46	Points of Interest - Manufacturing and Production Name: P T Shaw Location: Grove Farm, Bendish, Hitchin, SG4 8JQ Category: Farming Class Code: Arable Farming Positional Accuracy: Positioned to address or location	A12SW (W)	668	7	516056 221585
47	Points of Interest - Manufacturing and Production Name: Solar Panels Location: SG4 Category: Industrial Features Class Code: Energy Production Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	939	7	517615 222146
48	Points of Interest - Manufacturing and Production Name: Stagenhoe Farm Location: Stagenhoe Bottom Farm, Lilley Bottom Road, Whitwell, SG4 8JN Category: Farming Class Code: Poultry Farming, Equipment and Supplies Positional Accuracy: Positioned to address or location	A19SE (E)	969	7	517694 222051

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
48	Points of Interest - Manufacturing and Production Name: Stagenhoe Farm Location: Lilley Bottom Road, Whitwell, Hitchin, SG4 8JN Category: Farming Class Code: Poultry Farming, Equipment and Supplies Positional Accuracy: Positioned to address or location	A19SE (E)	971	7	517694 222055
48	Points of Interest - Manufacturing and Production Name: P R W Roberts Location: Lilley Bottom Road, Whitwell, Hitchin, SG4 8JN Category: Farming Class Code: Livestock Farming Positional Accuracy: Positioned to address or location	A19SE (E)	971	7	517695 222056

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
49	Ancient Woodland Name: Rose Grove Reference: 1115957 Area(m²): 60312.58 Type: Plantation on Ancient Woodland	A8SE (S)	699	8	516938 220966
50	Areas of Adopted Green Belt Authority: North Hertfordshire District Council Plan Name: North Hertfordshire District Local Plan Status: Adopted Plan Date: 30th April 1996	A13SW (SW)	0	6	516746 221646
51	Areas of Unadopted Green Belt Authority: North Hertfordshire District Council Plan Name: North Hertfordshire Local Plan Status: Submission Draft Plan Date: 11th April 2017	A13NW (W)	0	6	516758 221671
52	Nitrate Vulnerable Zones Name: Luton Chalk Description: Groundwater Source: Environment Agency, Head Office	A13NW (W)	0	2	516758 221671
53	Nitrate Vulnerable Zones Name: Lee Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NW (W)	0	2	516758 221671

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices St Albans City & District Council - Environmental Health Department Stevenage Borough Council - Environmental Health Department South Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department Central Bedfordshire Council - Environmental Health Department Environment Agency - Head Office Welwyn Hatfield District Council - Environmental Health Department Luton Borough Council - Environmental Health Department North Hertfordshire District Council - Environmental Health Department	December 2025 December 2025 July 2008 July 2025 November 2023 October 2017 October 2025 October 2025	Annual Rolling Update Annual Rolling Update Not Applicable Annually Annually Annual Rolling Update Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - Anglian Region Environment Agency - Thames Region	January 2026 January 2026	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	October 2025 October 2025	Bi-Annually Bi-Annually
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 South Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department Central Bedfordshire Council - Environmental Health Department Luton Borough Council - Environmental Health Department North Hertfordshire District Council - Environmental Health Department	April 2015 February 2024 February 2025 June 2008 November 2014 September 2014 September 2014	Variable Variable Variable Not Applicable Variable Variable Variable
Local Authority Pollution Prevention and Controls Stevenage Borough Council - Environmental Health Department Luton 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 South Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department Central Bedfordshire Council - Environmental Health Department	April 2015 December 2020 December 2020 February 2024 February 2025 June 2008 November 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Not Applicable Annually
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 South Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department Central Bedfordshire Council - Environmental Health Department Luton Borough Council - Environmental Health Department North Hertfordshire District Council - Environmental Health Department	April 2015 February 2024 February 2025 June 2008 November 2014 September 2014 September 2014	Variable Variable Variable Not Applicable Variable Variable Variable
Nearest Surface Water Feature Ordnance Survey	January 2026	
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

Agency & Hydrological	Version	Update Cycle
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	January 2026 January 2026	Quarterly Quarterly
Water Abstractions Environment Agency - Anglian Region Environment Agency - Thames Region	January 2026 January 2026	Quarterly Quarterly
Water Industry Act Referrals Environment Agency - Thames Region	October 2017	
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	August 2025	Quarterly
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	June 2025	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	January 2026	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 2025	Annually
Water Framework Directive - Groundwater Environment Agency - Head Office	July 2025	Annually
Water Framework Directive - Surface Waters Environment Agency - Head Office	July 2025	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	November 2025	Bi-Annually
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	November 2025 November 2025	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - South East Region - North East Thames Area Environment Agency - Thames Region - North East Area	October 2025 October 2025	Bi-Annually Bi-Annually
Local Authority Landfill Coverage Bedfordshire County Council (now part of Central Bedfordshire Council) Hertfordshire County Council - Spatial Planning and Economy Unit Luton Borough Council - Department of Environment and Regeneration North Hertfordshire District Council - Environmental Health Department South Bedfordshire District Council (now part of Central Bedfordshire 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 February 2003 February 2003 February 2003	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Bedfordshire County Council (now part of Central Bedfordshire Council) Hertfordshire County Council - Spatial Planning and Economy Unit Luton Borough Council - Department of Environment and Regeneration North Hertfordshire District Council - Environmental Health Department South Bedfordshire District Council (now part of Central Bedfordshire 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 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	June 2025	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 Central Bedfordshire Council - Planning Department Hertfordshire County Council - Spatial Planning and Economy Unit Luton Borough Council - Department of Environment and Regeneration North Hertfordshire District Council St Albans City & District Council Bedfordshire County Council (now part of Central Bedfordshire Council) Stevenage Borough Council Welwyn Hatfield District Council South Bedfordshire District Council (now part of Central Bedfordshire Council)	February 2016 February 2016 February 2016 February 2016 February 2016 July 2008 June 2023 June 2023 November 2008	Variable Variable Variable Variable Variable Annual Rolling Update Variable Variable Not Applicable
Planning Hazardous Substance Consents Hertfordshire County Council - Spatial Planning and Economy Unit North Hertfordshire District Council Bedfordshire County Council (now part of Central Bedfordshire Council) Central Bedfordshire Council - Planning Department South Bedfordshire District Council (now part of Central Bedfordshire Council) Luton Borough Council - Department of Environment and Regeneration Welwyn Hatfield District Council St Albans City & District Council Stevenage Borough Council	August 2022 August 2022 July 2008 July 2022 November 2008 November 2022 November 2022 October 2022 October 2022	Variable Variable Annual Rolling Update Variable Not Applicable 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 2025	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	November 2025	Annually
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	December 2025	Quarterly
Fuel Station Entries Green Street Advisor (UK) Ltd	February 2026	Quarterly
Points of Interest - Commercial Services PointX	March 2026	Quarterly
Points of Interest - Education and Health PointX	March 2026	Quarterly
Points of Interest - Manufacturing and Production PointX	March 2026	Quarterly
Points of Interest - Public Infrastructure PointX	March 2026	Quarterly
Points of Interest - Recreational and Environmental PointX	March 2026	Quarterly
Underground Electrical Cables National Grid	January 2024	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	September 2025	Bi-Annually
Areas of Adopted Green Belt Luton Borough Council North Hertfordshire District Council South Bedfordshire District Council (now part of Central Bedfordshire Council) St Albans City & District Council Stevenage Borough Council Welwyn Hatfield District Council Central Bedfordshire Council - Planning Department	July 2025 July 2025 July 2025 July 2025 July 2025 July 2025 July 2025 May 2011	Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly As notified
Areas of Unadopted Green Belt Luton Borough Council North Hertfordshire District Council South Bedfordshire District Council (now part of Central Bedfordshire Council) St Albans City & District Council Stevenage Borough Council Welwyn Hatfield District Council Central Bedfordshire Council - Planning Department	July 2025 July 2025 July 2025 July 2025 July 2025 July 2025 July 2025 May 2011	Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly As notified
Areas of Outstanding Natural Beauty Natural England	November 2025	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	January 2026	Bi-Annually
Marine Nature Reserves Natural England	February 2026	Bi-Annually
National Nature Reserves Natural England	January 2026	Bi-Annually
National Parks Natural England	September 2025	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 February 2026	Annually
Ramsar Sites Natural England	February 2026	Bi-Annually
Sites of Special Scientific Interest Natural England	November 2025	Bi-Annually
Special Areas of Conservation Natural England	January 2026	Bi-Annually
Special Protection Areas Natural England	November 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	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
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 Council Offices, Gernon Road, Letchworth, Hertfordshire, SG6 3JF	Telephone: 01462 474000 Fax: 01462 474558 Website: www.north-herts.gov.uk
7	PointX 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
8	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.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

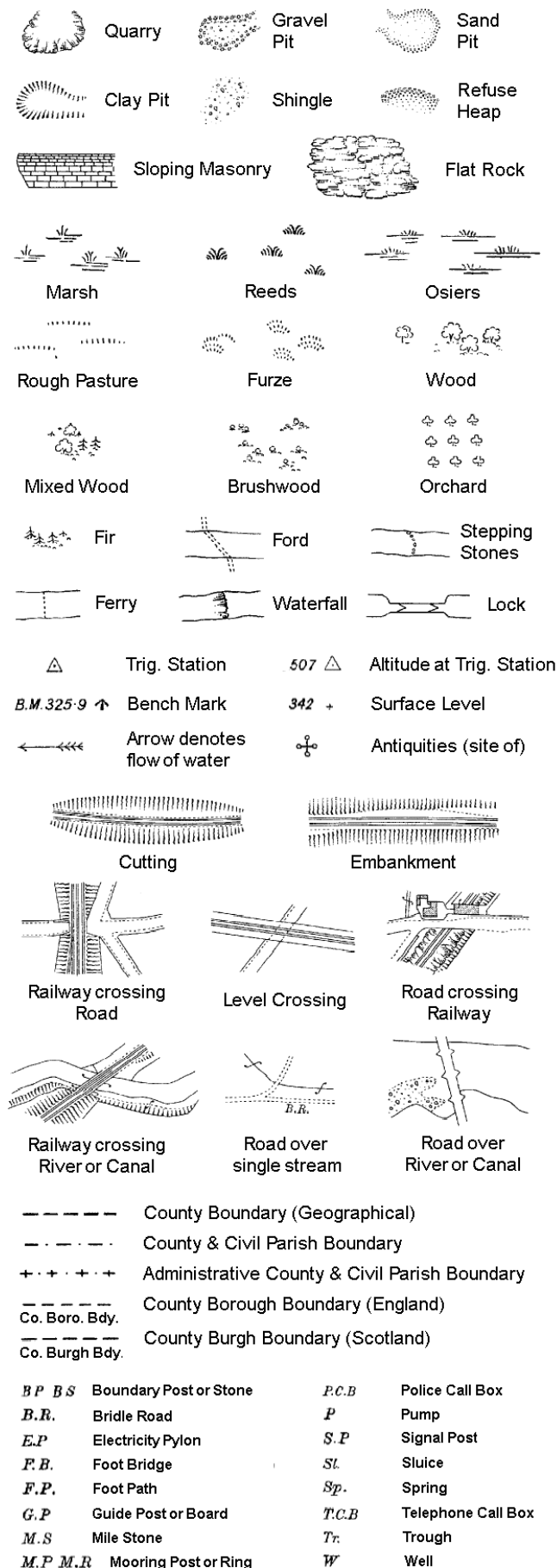
Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



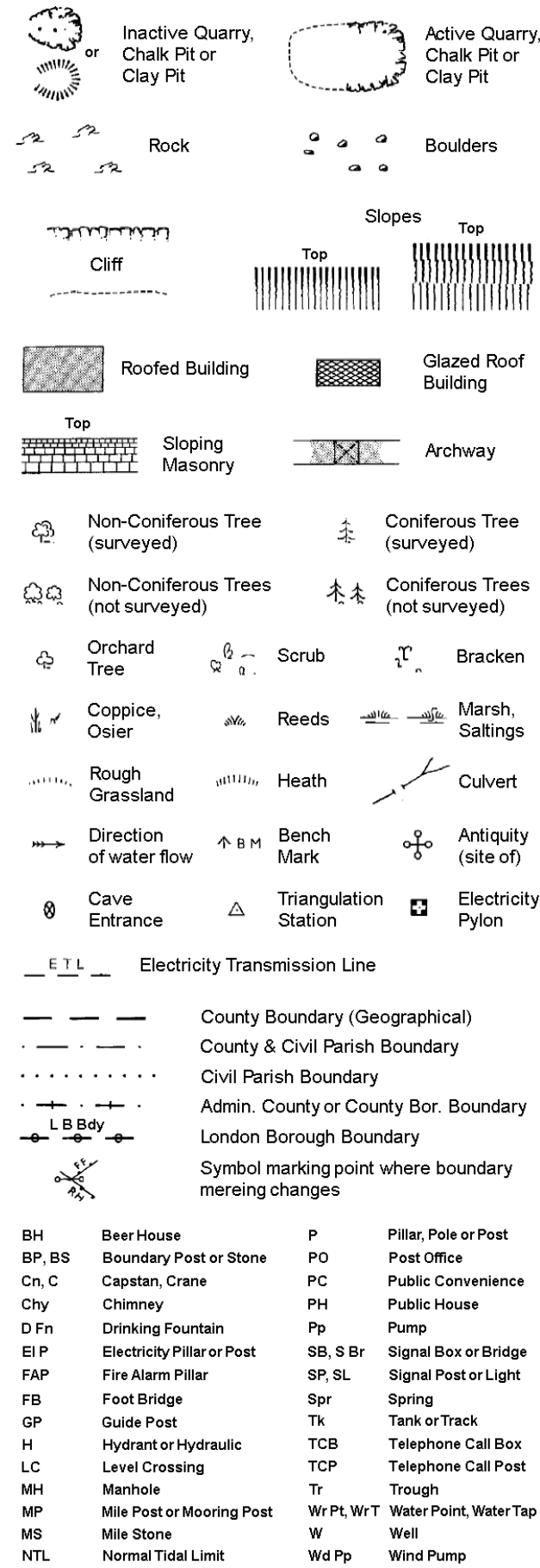
APPENDIX B: Historical Maps

Historical Mapping Legends

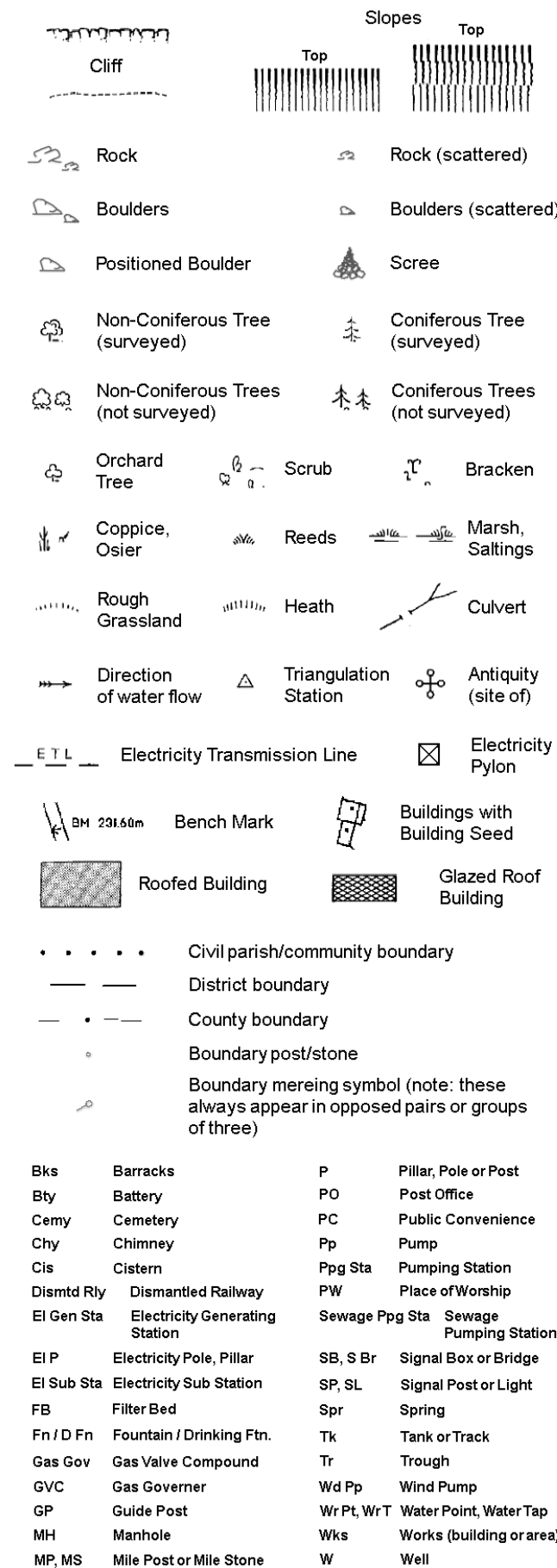
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



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

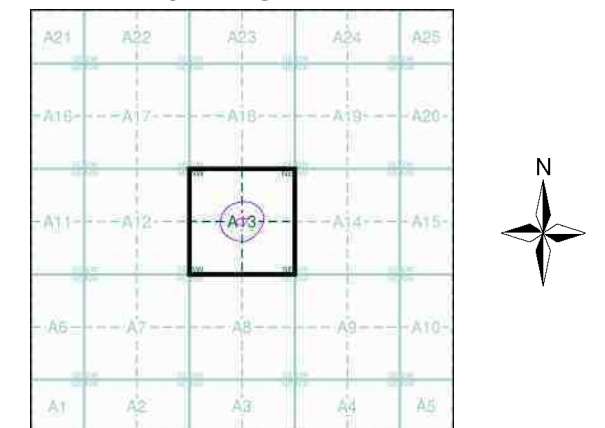


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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hertfordshire	1:2,500	1881	2
Hertfordshire	1:2,500	1898	3
Hertfordshire	1:2,500	1924	4
Ordnance Survey Plan	1:2,500	1972	5
Large-Scale National Grid Data	1:2,500	1993	6
Historical Aerial Photography	1:2,500	1999	7

Historical Map - Segment A13



Order Details

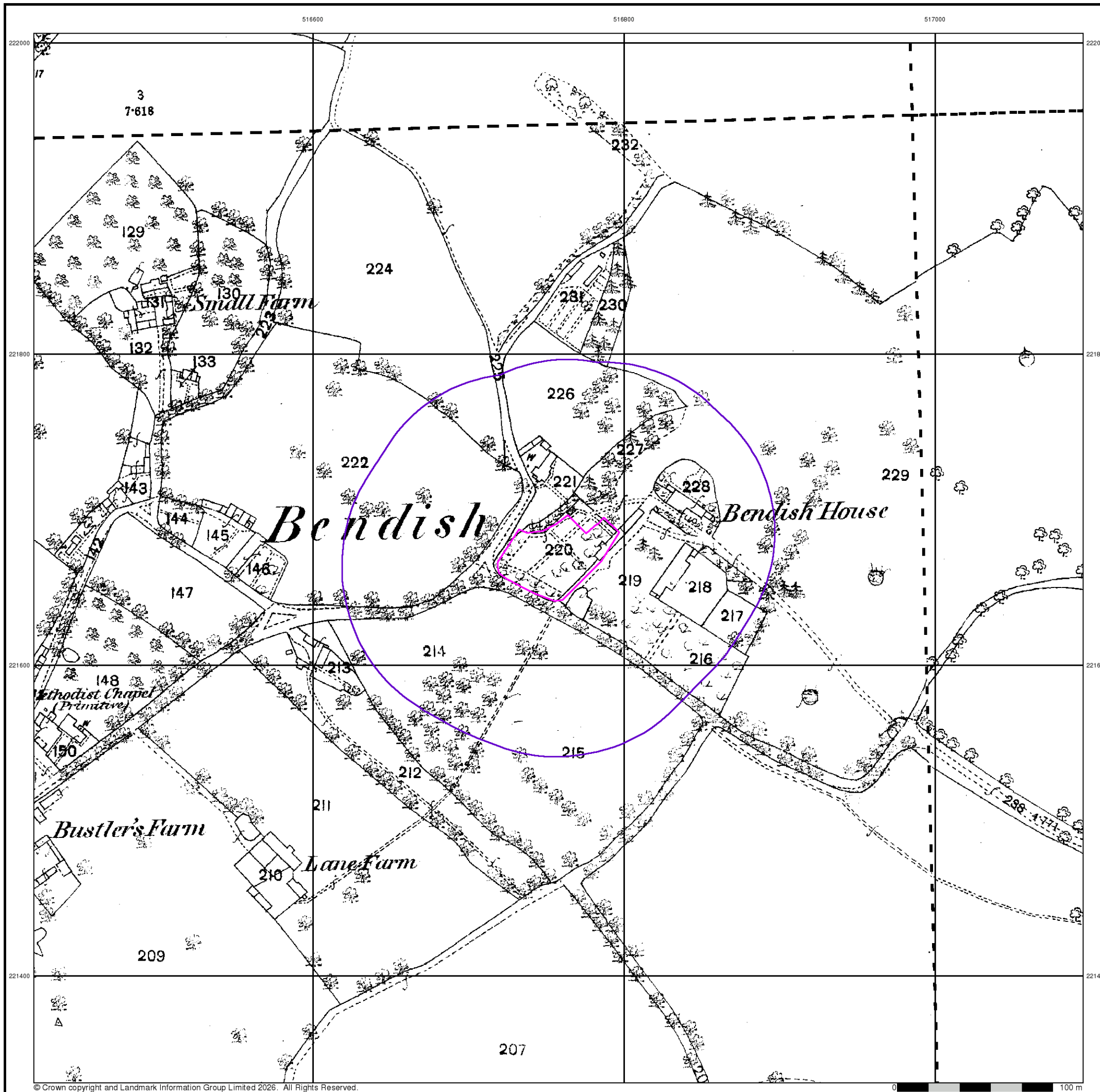
Order Number: 397478934_1_1
Customer Ref: 5534
National Grid Reference: 516760, 221670
Slice: A
Site Area (Ha): 0.26
Search Buffer (m): 100

Site Details

Land at Bendish Stables, Bendish, Hitchin, Hertfordshire, SG4 8JA

Landmark
INFORMATION GROUP

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



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Hertfordshire

Published 1881

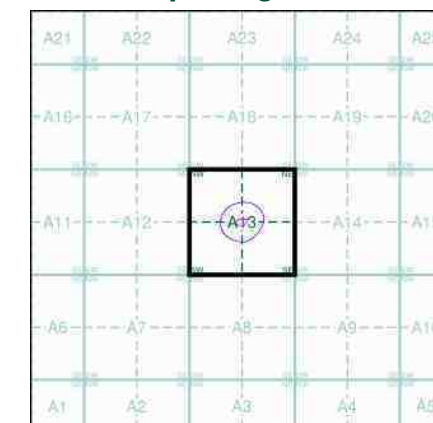
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

019_04 1881 1:2,500	020_01 1881 1:2,500
019_08 1881 1:2,500	020_05 1881 1:2,500

Historical Map - Segment A13



Order Details

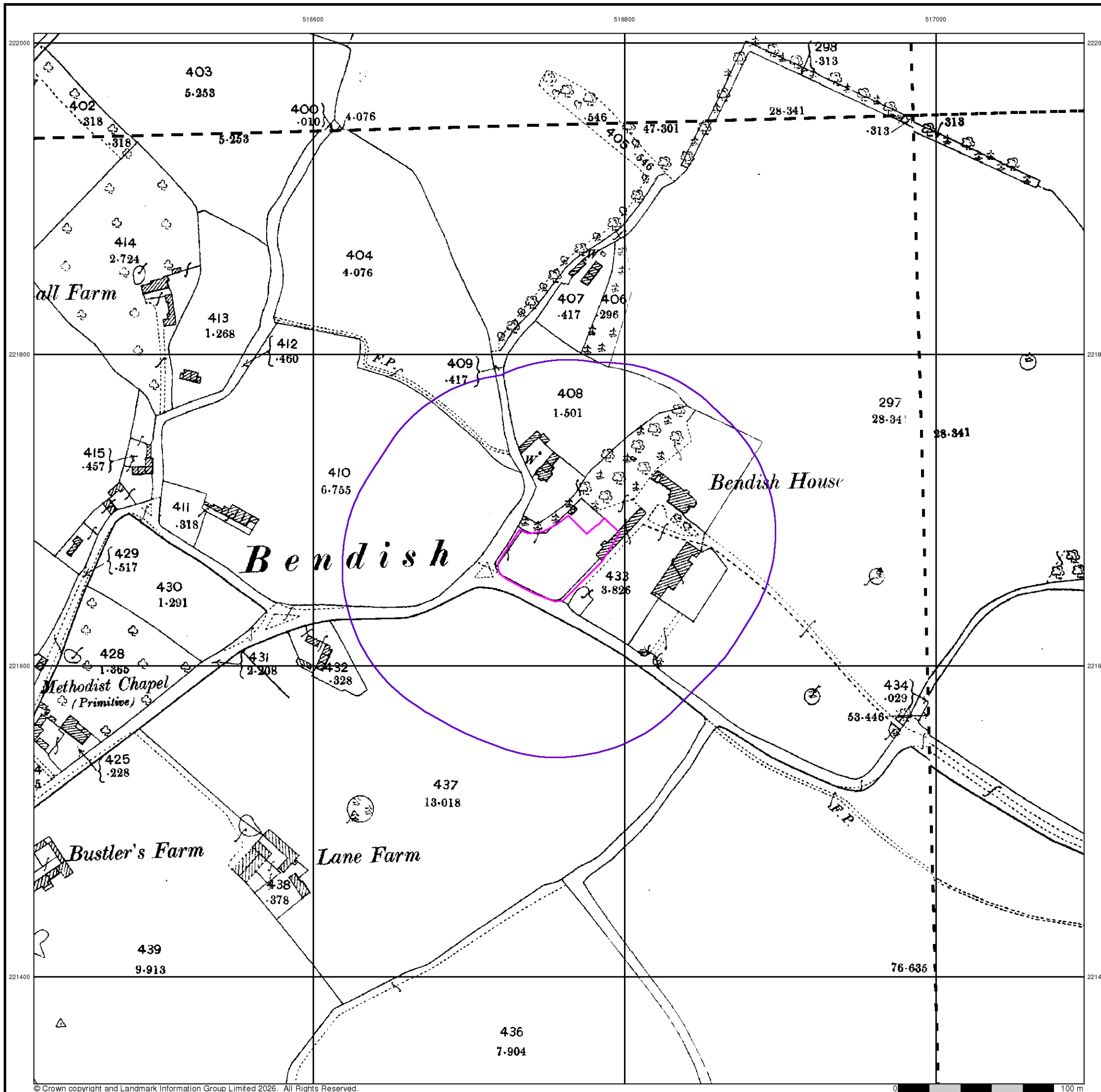
Order Number: 397478934_1_1
Customer Ref: 5534
National Grid Reference: 516760, 221670
Slice: A
Site Area (Ha): 0.26
Search Buffer (m): 100

Site Details

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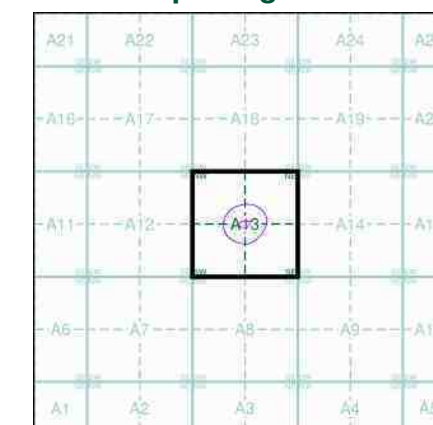
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Hertfordshire

Source map scale - 1:2,500

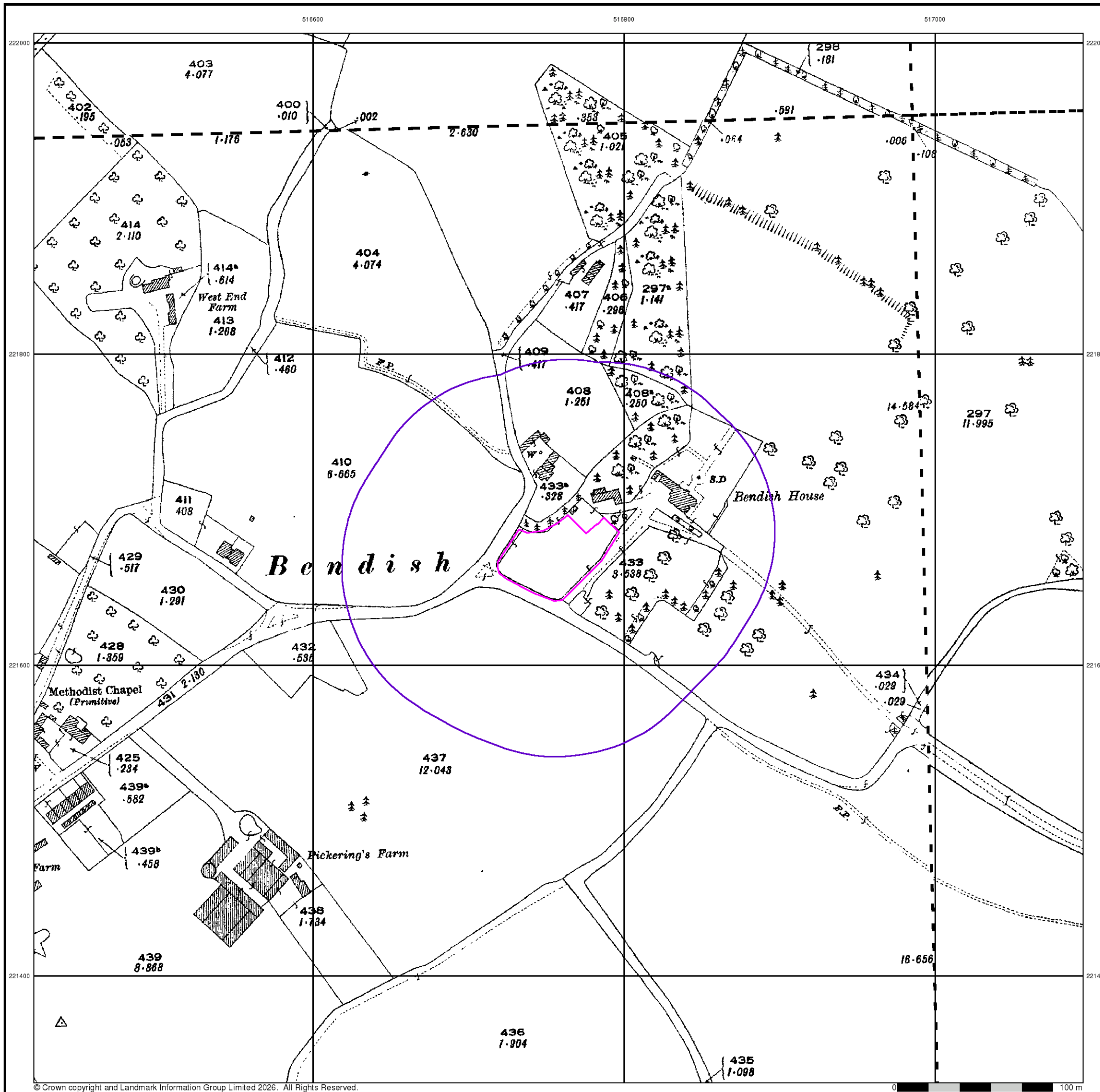
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain.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



Order Details

Site Details





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Hertfordshire

Published 1924

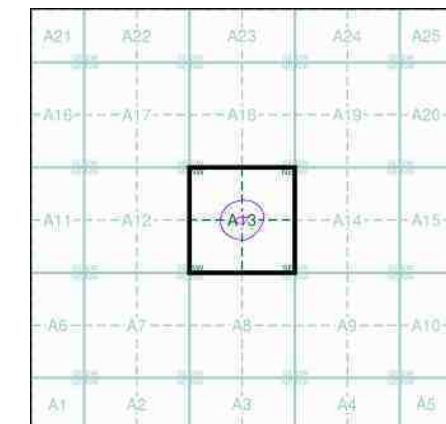
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

019_04 1924 1:2,500	020_01 1924 1:2,500
019_08 1924 1:2,500	020_05 1924 1:2,500

Historical Map - Segment A13



Order Details

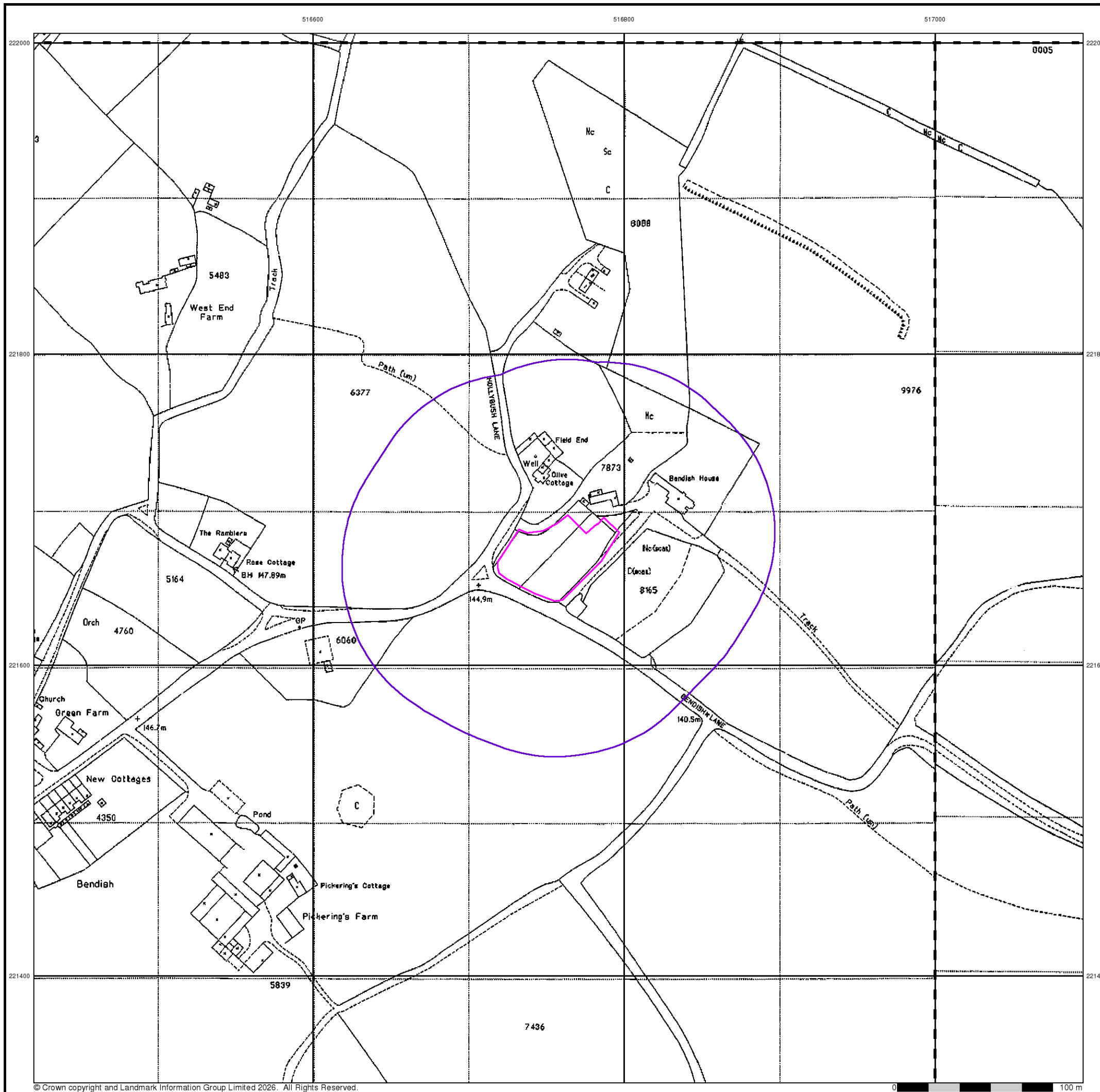
Order Number: 397478934_1_1
Customer Ref: 5534
National Grid Reference: 516760, 221670
Slice: A
Site Area (Ha): 0.26
Search Buffer (m): 100

Site Details

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Large-Scale National Grid Data

Published 1993

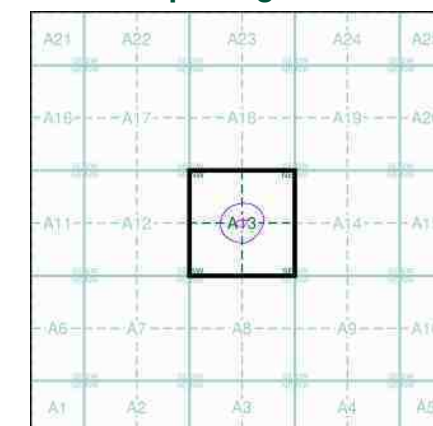
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

TL1622 1993 12,500	TL1722 1993 12,500
TL1621 1993 12,500	TL1721 1993 12,500

Historical Map - Segment A13



Order Details

Order Number: 397478934_1_1
Customer Ref: 5534
National Grid Reference: 516760, 221670
Slice: A
Site Area (Ha): 0.26
Search Buffer (m): 100

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222000
221800
221600
221400

516600 516800 517000

222000
221800
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221400

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0 100 m



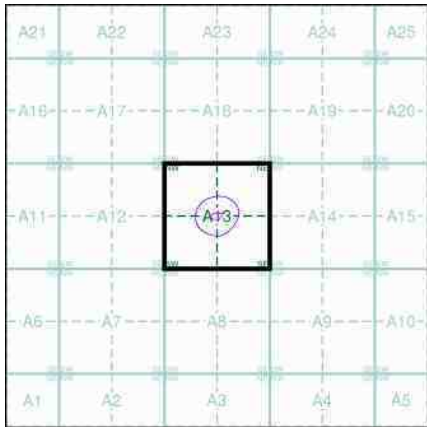
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Historical Aerial Photography

Published 1999

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

Historical Aerial Photography - Segment A13



Order Details

Order Number: 397478934_1_1
Customer Ref: 5534
National Grid Reference: 516760, 221670
Slice: A
Site Area (Ha): 0.26
Search Buffer (m): 100

Site Details

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