



Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
168	Points of Interest - Public Infrastructure Name: Weir Location: SG5 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A6NW (SW)	673	6	517079 230693
168	Points of Interest - Public Infrastructure Name: Sluice Location: SG5 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A6NW (SW)	674	6	517079 230692
168	Points of Interest - Public Infrastructure Name: Weir Location: SG5 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A6NW (SW)	675	6	517083 230689
169	Points of Interest - Public Infrastructure Name: Sluice Location: SG5 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A16SE (E)	803	6	518494 231780
170	Points of Interest - Public Infrastructure Name: Sluices Location: SG5 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12SE (E)	883	6	518586 231295
170	Points of Interest - Public Infrastructure Name: Sluices Location: SG5 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12SE (E)	887	6	518590 231294
170	Points of Interest - Public Infrastructure Name: Sluice Location: SG5 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12SE (E)	887	6	518595 231316
170	Points of Interest - Public Infrastructure Name: Sluice Location: SG5 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12SE (E)	890	6	518598 231317
171	Points of Interest - Public Infrastructure Name: Westmill Service Station Location: Service Station, Bedford Road, Hitchin, SG5 2UG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A7SE (S)	976	6	517858 230446
171	Points of Interest - Public Infrastructure Name: Westmill Filling Station Location: Service Station, Bedford Road, Hitchin, SG5 2UG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A7SE (S)	976	6	517859 230446
171	Points of Interest - Public Infrastructure Name: Westmill Filling Station Location: Service Station, Bedford Road, Hitchin, SG5 2UG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A7SE (S)	976	6	517859 230446
171	Points of Interest - Public Infrastructure Name: BP Service Station Location: Service Station, Bedford Road, Hitchin, SG5 2UG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A7SE (S)	977	6	517859 230446



Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
172	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A11NE (E)	188	6	517885 231387
172	Points of Interest - Recreational and Environmental Name: Playground Location: Nr St Katharines Close, SG5 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A11NE (E)	188	6	517885 231387
173	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A15SE (NE)	441	6	518108 231837
173	Points of Interest - Recreational and Environmental Name: Playground Location: Chambers Lane, SG5 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A15SE (NE)	448	6	518111 231850
174	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A16SE (E)	833	6	518531 231740
174	Points of Interest - Recreational and Environmental Name: Playground Location: Icknield Close, SG5 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A16SE (E)	835	6	518533 231736
175	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7SW (S)	876	6	517770 230513



Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
176	Areas of Adopted Green Belt Authority: North Hertfordshire District Council Plan Name: North Hertfordshire District Local Plan Status: Adopted Plan Date: 30th April 1996	A11NW (S)	0	7	517456 231423
177	Areas of Unadopted Green Belt Authority: North Hertfordshire District Council Plan Name: North Hertfordshire Local Plan Status: Submission Draft Plan Date: 11th April 2017	A11NW (S)	0	7	517456 231423
178	Local Nature Reserves Name: Oughtonhead Common Multiple Area: Y Area (m2): 173489.63 Source: Natural England Designation Date: 1st January 2001	A7NW (SE)	417	8	517664 230935
179	Nitrate Vulnerable Zones Name: Anglian Chalk Description: Groundwater Source: Environment Agency, Head Office	A11NW (S)	0	2	517456 231423
180	Nitrate Vulnerable Zones Name: Great Ouse Nvz Description: Surface Water Source: Environment Agency, Head Office	A11NW (S)	0	2	517456 231423



Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Mid Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department Central Bedfordshire Council - Environmental Health Department Environment Agency - Head Office North Hertfordshire District Council - Environmental Health Department	July 2008 July 2025 November 2023 October 2017	Annually Annually Annual Rolling Update
Discharge Consents Environment Agency - Anglian Region	July 2025	Quarterly
Enforcement and Prohibition Notices Environment Agency - Anglian Region Environment Agency - Thames Region	March 2013 March 2013	
Integrated Pollution Controls Environment Agency - Anglian Region Environment Agency - Thames Region	January 2009 January 2009	
Integrated Pollution Prevention And Control Environment Agency - South East Region - North East Thames Area Environment Agency - Thames Region Environment Agency - Anglian Region	April 2025 April 2025 October 2024	Bi-Annually Bi-Annually Bi-Annually
Local Authority Integrated Pollution Prevention And Control Mid Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department Central Bedfordshire Council - Environmental Health Department North Hertfordshire District Council - Environmental Health Department	December 2008 November 2014 September 2014	Not Applicable Variable Variable
Local Authority Pollution Prevention and Controls Mid Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department North Hertfordshire District Council - Environmental Health Department Central Bedfordshire Council - Environmental Health Department	December 2008 December 2020 November 2014	Not Applicable Annual Rolling Update Annually
Local Authority Pollution Prevention and Control Enforcements Mid Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department Central Bedfordshire Council - Environmental Health Department North Hertfordshire District Council - Environmental Health Department	December 2008 November 2014 September 2014	Not Applicable Variable Variable
Nearest Surface Water Feature Ordnance Survey	August 2025	
Pollution Incidents to Controlled Waters Environment Agency - Anglian Region	September 1999	
Historical Prosecutions Environment Agency, Thames Region	March 2013	Not Applicable
Registered Radioactive Substances Environment Agency - Anglian Region Environment Agency - Head Office Environment Agency - Thames Region	May 2023 May 2023 May 2023	
Substantiated Pollution Incident Register Environment Agency - Anglian Region - Central Area Environment Agency - South East Region - North East Thames Area Environment Agency - Thames Region - North East Area	July 2025 July 2025 July 2025	Quarterly Quarterly Quarterly
Water Abstractions Environment Agency - Anglian Region	July 2025	Quarterly
Water Industry Act Referrals Environment Agency - Anglian Region Environment Agency - Thames Region	October 2017 October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified



Agency & Hydrological	Version	Update Cycle
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	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	
Flood Water Storage Areas Environment Agency - Head Office	June 2025	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	July 2025	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Water Framework Directive - Catchment Environment Agency - Head Office	July 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	April 2025	Bi-Annually
Integrated Pollution Control Registered Waste Sites Environment Agency - Anglian Region Environment Agency - Thames Region	January 2009 January 2009	Not Applicable Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - Anglian Region - Central Area Environment Agency - South East Region - North East Thames Area Environment Agency - Thames Region - North East Area	July 2025 July 2025 July 2025	Quarterly Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - Anglian Region - Central Area Environment Agency - South East Region - North East Thames Area Environment Agency - Thames Region - North East Area	April 2025 April 2025 April 2025	Bi-Annually 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 Mid Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department North Hertfordshire District Council - Environmental Health Department	February 2003 February 2003 February 2003 February 2003	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 Mid Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department North Hertfordshire District Council - Environmental Health Department	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 - Anglian Region - Central Area Environment Agency - Thames Region - North East Area	March 2006 March 2006	Not Applicable Not Applicable
Registered Waste Transfer Sites Environment Agency - Anglian Region - Central Area Environment Agency - Thames Region - North East Area	April 2018 April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - Anglian Region - Central Area Environment Agency - Thames Region - North East Area	June 2015 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 North Hertfordshire District Council Bedfordshire County Council (now part of Central Bedfordshire Council) Mid Bedfordshire District Council (now part of Central Bedfordshire Council)	February 2016 February 2016 February 2016 July 2008 May 2008	Variable Variable Variable Annual Rolling Update 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 Mid Bedfordshire District Council (now part of Central Bedfordshire Council)	February 2016 February 2016 July 2008 July 2022 May 2008	Variable Variable Annual Rolling Update Variable Not Applicable
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2025	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	November 2024	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	November 2024	Annually



Data Currency

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	June 2025	Quarterly
Fuel Station Entries Green Street Advisor (UK) Ltd	August 2025	Quarterly
Points of Interest - Commercial Services PointX	September 2025	Quarterly
Points of Interest - Education and Health PointX	September 2025	Quarterly
Points of Interest - Manufacturing and Production PointX	September 2025	Quarterly
Points of Interest - Public Infrastructure PointX	September 2025	Quarterly
Points of Interest - Recreational and Environmental PointX	September 2025	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 Mid Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department North Hertfordshire District Council Central Bedfordshire Council - Planning Department	July 2025 July 2025 May 2011	Quarterly Quarterly As notified
Areas of Unadopted Green Belt Mid Bedfordshire District Council (now part of Central Bedfordshire Council) - Environmental Health Department North Hertfordshire District Council Central Bedfordshire Council - Planning Department	July 2025 July 2025 May 2011	Quarterly Quarterly As notified
Areas of Outstanding Natural Beauty Natural England	May 2025	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	August 2025	Bi-Annually
Marine Nature Reserves Natural England	August 2025	Bi-Annually
National Nature Reserves Natural England	July 2025	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 November 2024	Annually
Ramsar Sites Natural England	August 2025	Bi-Annually
Sites of Special Scientific Interest Natural England	May 2025	Bi-Annually
Special Areas of Conservation Natural England	July 2025	Bi-Annually
Special Protection Areas Natural England	May 2025	Bi-Annually

A selection of organisations who provide data within this report

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

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	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	PointX 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
7	North Hertfordshire District Council Council Offices, Gernon Road, Letchworth, Hertfordshire, SG6 3JF	Telephone: 01462 474000 Fax: 01462 474558 Website: www.north-herts.gov.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

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Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

387515715_1_1

Customer Reference:

25-267.01

National Grid Reference:

517520, 232620

Slice:

B

Site Area (Ha):

21.94

Search Buffer (m):

1000

Site Details:

Land at Pound Farm
Bedford Road
Ickleford
HITCHIN
SG5 3RS

Client Details:

Mr J Burkitt
Aviron
Badgemore House
Badgemore Park
Greys Road
Henley on Thames
RG9 4NR



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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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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

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Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control	pg 3			1	
Local Authority Integrated Pollution Prevention And Control					
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Groundwater Vulnerability - Local Information			n/a	n/a	n/a
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Superficial Aquifer Designations	pg 10	Yes	n/a	n/a	n/a
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Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
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Summary

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Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					