

DESKTOP STUDY REPORT

Site Address:	Gosmore End House, Hitchin Road, Gosmore, Near Hitchin SG4 7QH
Report Date:	March 2026
Project No.:	20201
Prepared for:	Highacre Cambridge Limited
Planning Application	North Herts Council 5/01980/FP



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DESKTOP STUDY GENERAL NOTES

This report has been prepared based on the findings of investigations into the site's conditions using current available data which has been recovered from Envirocheck to provide environmental data in relation to the site and surrounding area. Where possible, local sources have been researched to gain a better understanding of the site's conditions. As part of this review, research has been undertaken by the Local Authority and the Environment Agency to aid in the assessment of the site's condition.

We can confirm that this report has been prepared based on the information gained and that this information is not exhaustive, and that subsequent research may reveal additional facts that may influence the reporting. Where possible, this information has been researched.

All geological information has been researched using the British Geological Society website, (the geology viewer). The disclaimer associated with this portal confirms 'The British Geological Society accept no responsibility for omissions or misinterpretations of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation.'

The accuracy of map extracts cannot be guaranteed, and it should be recognized that different conditions on site may have existed after the various map surveys.

We can confirm that within the assessment of the site, various websites have been visited and as such, we cannot confirm the validity of these sites and as such, this information is accepted de facto and without prejudice. Anyone relying on these sources does so at their own risk, however, Herts & Essex Site Investigations does undertake all reasonable care to ensure this data is relevant and correct.

It should be confirmed that the extent of review of this report has undertaken a broad review of on-site features which would promote a contamination ground risk, however, this does not include ecological features and in particular Japanese Knotweed which should be reviewed under separate cover.

A review of the site will be made to confirm the extent of obvious Asbestos products or sheet materials either on the surface of the site soil or evident above ground, however, it does not constitute a full Asbestos Survey by any means. This should be sought under separate cover.

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DOCUMENT INFORMATION AND CONTROL SHEET

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SUMMARY

Client	Highacre Cambridge Limited		
Site Location	Gosmore End House, Hitchin Road, Gosmore SG4 7QH		
Existing Development	Open Land and rear garden.		
Proposed Development	There are two areas to the site, within the north there is the applications site for the erection of two self-build detached 3-bed dwellings including open carports, cycle stores, garden stores; bin storage and landscaping, and within the south of the site the potential for an additional residential dwelling in the future.		
Site Settings and Previous Uses	The site area is recorded as open land from the earliest map reference, with a driveway to the north of the site, which remain in place to date. The southern section of the site was incorporated as part of the garden to a residential dwelling from about 1898. The northern section of the site forms a section of open land. Surrounding the site to the east and south residential dwellings are recorded in place and remain in place to date. To the north of the site open land is in place. Further to the northeast of the site area Gosmore House is in place which currently forms a care home.		
Geological and Hydrological Profile	Geology		Aquifer Classification
	Made Ground	Shallow Made Ground Anticipated	Not Classified
	Glaciofluvial deposits	Sand and gravel	Secondary A Aquifer
	West Melbury Marly Chalk Formation	Chalk	Principal Aquifer
Nearest Surface Water Feature	The nearest surface water feature is recorded as 267 meters to the south of the site which is recorded as a pond.		
Groundwater Abstractions	The nearest abstraction well is located 505 meters to the south of the site which is recorded for Domestic & Agriculture.		
Source Protection Zone	The site lies within a Zone 2 Source Protection Zone.		
Potential Sources of Contamination	Features On Site None	Features Off Site None	
Human Health Risk	A watching brief should be kept as follows and it may be prudent to complete an exploratory investigation to confirm no risks are in place. It should be noted that this investigation is undertaken in order to identify the potential for contamination as a result of historic and ongoing use. Should any areas of the site be encountered within the development that appear potentially contaminated through visual or olfactory assessment outside that discussed within this report, consultation with ourselves should be undertaken in order to identify the risk associated with the material.		

PRELIMINARY RISK ASSESSMENT – DESKTOP STUDY - PHASE 1 REPORT

1 Context and Objectives of this report

1.1 Introduction

We have been asked by Highacre Cambridge Limited to undertake an investigation of the above site to assess the potential environmental impact of the existing and historical use of the site on the proposed development sufficient to document the level of risk and impact on future users and the environment.

The client is proposing to develop residential dwellings with gardens, as such the derivation of risk has been assigned as a 'Residential Land Use with Home-grown Produce'.

1.2 Reference to the Current Planning Application Details

An application is in place with North Herts Council as follows: -

Application no: 25/01980/FP

Application details: Erection of two self-build detached 3-bed dwellings including open carports, cycle stores, garden stores; bin storage and landscaping.

Decision: Decided 11 Feb 2026

1.3 Decision Notice Relating to Contaminated Land

Within the above application the following conditions are in place which relates to contaminated land and this report should be submitted as part of gaining the planning approval.

9) has been submitted to and approved in writing by the Local Planning Authority:-A Preliminary Risk Assessment report documenting the ground conditions of the site with regard to potential contamination;-A Generic Quantitative Risk Assessment (where shown to be necessary by the Preliminary Risk Assessment);-A Detailed Quantitative Risk Assessment (where shown to be necessary by the General Quantitative Risk Assessment)-A Remedial Options Appraisal and Remediation Strategy (where shown to be necessary by the Detailed Quantitative Risk Assessment). All such work shall be undertaken in accordance with Land Contamination Risk Management (Environment Agency, 2023) or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment. Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

1.4 Report Objectives

The objective of this report is to assess and understand any potential sources, pathways and receptors associated with the site and preparation of a Conceptual Site Model (CSM) followed by a qualitative risk assessment, in line with UK's current regulatory guidance.

To complete the above the following will be undertaken.

- A visual walkover inspection of the site to review current and recent site activities, the condition of the site, potential ground related hazards and activities or areas that might have the potential to cause ground contamination as well as possible indicators of contamination.
- Review of historical land uses for the site and surroundings with a particular emphasis on identifying potential ground hazards and on-site and off-site contamination sources.
- A review of the geological, hydrological, and hydrogeological setting of the site, and public domain environmental information to build up an understanding of the site and its environmental setting/sensitivity/receptors.

1.5 Management Constraints

The site investigation has been prepared based on a budget and time scales which has been agreed with the client. The desk top study fees have been agreed at this time which will dictate a way forward.

2 Characteristics of the site

2.1 The Site

The site is located within a residential area of Gosmore in Hertfordshire, the details of which are summarised in Table 1 with the location plan of the site shown in Appendix 3, Sheet 1.

Table 1 Site Detail

Site Address:	Gosmore End House, Hitchin Road, Gosmore, Near Hitchin SG4 7QH
Site assessed under	Site Owners Request - Aid as part of planning and warranties.
Current use of land:	Open and a section of a residential garden.
Previous use of site, (if known)	As above.
Grid Reference	NGR 518700, 227230
Site Area	0.14 Hectares.
Local Authority	East Herts Council
Gradient of the site	The site slopes down to the north.

2.2 Existing Site Use

At the time of the walk over the site was vacant, forming a section of open land and a section of a residential garden.

2.3 Surrounding Land Uses

The surrounding land uses are detailed below: -

- To the north of the site area open land is in place.

- To the east of the site area Hitchin Road is in place.
- To the south of the site area residential dwellings are in place.
- To the west of the site area Gosmore End House is in place with a care home and ground in place to the southwest.

2.4 Site Reconnaissance

The site walk over visit was undertaken in February 2026 on which the weather conditions were recorded overcast.

Access

The site areas can be accessed from the driveway which leads to Iris Care Home. There is vehicle access onto to parking areas within the north of the area with free pedestrian access across the site.

Site Area

The northern section of the site forms a section of grass land with a hardcore area within the northeast where there is an access point onto the site. Some building material area in place within the hardcore area. A small brick wall is in place between the hardcore and the grass where the grassed area is about 0.5 meters higher.

The southern section of the site forms a lawn associated with the dwelling in place off site to the southwest. Within the north of this area there is a double garage in place, constructed with brick and tile roof. A small block paved area is in place to the front of the garage.

Vegetation

Low level grasses and weeds are in place within the site. around the boundary of the two area there are conifer hedges. Along the eastern boundary there are mature trees in place. Trees are also in place off site to the northwest.

Above or below ground fuel or oil storage tanks

By examination of the site no above ground tanks are in place, no features are present to suggest that any below ground fuel tanks would be in place within the site area.

Asbestos Containing Materials

No Asbestos containing materials were seen within the site. where in place a full assessment for asbestos within any made ground will be required to fully consider risk from Asbestos.

Surrounding Area

Surrounding the site area residential land is in place laid to the southwest and southeast. Open land is in place to the northwest and northeast of the site.

Site Levels and Ground Cover

The site area forms a generally slopes down to the north.

The site area is laid to soft landscaping with small section of hardcore and a block paving.

Current site activities

The current site use forms a vacant open land and a section of a residential garden.

Effluent, Site Drainage and Services

Drainage and services may travers through the site associated with the dwelling around the site.

2.5 Site Reconnaissance – Photos

Print 1



Print 2



Print 3



Print 4



Print 5



Print 6



Print 7



Print 8



Print 9



Print 10



Print 11



Print 12



Print 13



Print 14



Table 2 **Walk Over Inspection Risk**

<i>Feature</i>	<i>Location</i>	<i>Elevation</i>	<i>Is A Risk Assessment Required?</i>	<i>Justification</i>
Open land	On and Off Site	At GL.	X	No Souces
Residential land	On and Off Site	At GL.	X	No Souces

3 *Details of Searches Undertaken*

Within this report, various searches have been undertaken to assess the risk associated with the development of the site from the historical and current use of the site and surrounding area. These include: -

- Environmental Data Search 1:10,000.
- Environmental Data Search 1:2,500.
- Site Sensitivity Maps and Data Sheets.
- Historical Maps.
- Internet Search.
- Local Authority Search – Planning Files.
- Consultation with Site Owner / Architect.

4 *Information on Historical and Current Activities on the Site and Surrounding Area*

The history of the site's land-use and development from Victorian times onwards has been researched from Ordnance Survey, (O.S.) maps. Extracts of the O.S. Maps and plans are presented in Appendix 4. Reference to historical maps provides invaluable information regarding the land use/history of the site, but historical evidence may be incomplete for the period pre-dating the first edition and between successive map references.

4.1 *Discussion of the Development History*

A summary of the historical development of the site and surrounding area based on the information obtained from the above sources is provided in Table 3. It should be noted that these maps are only a small section of time and represent the timescales given in each of the map records. It is highly possible that development or features may have been developed within or surrounding the site which may influence the site, and this should be born in mind when assessing the history of the site.

Table 3 *Historic Maps Assessment*

Date	Scale	On Site Feature	Off Site Features
1881	1:2,500	Open Land	Open Land Residential dwellings – E & S Tumulus – NE 20m
1884	1:10,560		
1898	1:2,500	Driveway in place to the north of the site area	
1899	1:10,560		
1924	1:2,500		
1925	1:10,560		
1946	1:10,560		
1950	1:10,560		
1960	1:10,000		
1976	1:10,000		
1981	1:2,500 1:10,000		
1992	1:2,500 1:10,000		
1999	Historic Aerial Photo 1:10,000		
2006	1:10,000		
2025	1:10,000		

Table 4 *Overview of Historic Map Assessment Risk*

Identified Risk	Distance & Direction	Year	<i>Is A Risk Assessment Required?</i>	Justification
Open Land	On and Off Site	Pre 1881 – Present	X	No Source
Driveway – N	On Site	1898 – Present	X	Limited Sources and the feature remain in place.
Residential land	Off Site – E & S	Pre 1881 – Present	X	No Source

5 *Details of the Intended Future Use of the Site*

Within the northern section of the site two self-building homes are proposed. At the time of writing this report no specific plans are in place, although for the purpose of this report and risk assessment the proposed use would have been classed as residential.

6 *References of Planning Applications*

From a review of the North Herts District Council web site the following applications is recorded for the site area.

Application No: **24/01980/FP**

Proposal: Full Planning Permission: Erection of two self-build detached 3-bed dwellings

including open carports, cycle stores, garden stores; bin storage and landscaping.

Gosmore End House, Hitchin Road, Gosmore, Hitchin, Hertfordshire, SG4 7QH.

Decision: Decided 11 Feb 2026

Historical applications are in place with Council as follows: -

Application No: 06/00558/1

Proposal: Detached building to provide two horse stables

Decision: Refused

The southern section of the site is included within the following applications although only forms a part of area within the majority of these applications.

Application Number: 91/00408/1

Proposal: Detached dwelling with detached double garage

Decision: Appeal Dismissed

No other documents

Application Number: 90/00070/1

Proposal: Detached managers dwelling with integral garage in association with nursing home.

Decision: Refused

Application Number: 98/00105/1

Proposal: Replacement single storey dwelling with garage following demolition of major part of existing building

Decision: Conditional Permission

No other documents

Application Number: 05/01911/1EUD.

Proposal: Use of land for residential purposes and forming curtilage of Gosmore End House

Decision: Refused - Appeal Withdrawn

Application Number: 06/01412/1

Proposal: Change of use of garden land to form residential curtilage serving Gosmore End House.

Decision: Conditional Permission

No other documents

7 Discussion with Local Authority

To date, no contact has been made in relation to the site and this desk top study report. Should contact be made, this report will be re-issued.

8 Consultation with Environment Agency

Consultation has not been made with the Environment Agency at this time. The information gained from Envirocheck, and the EA web site has provided sufficient information at this stage. The assessment of the site should consider the groundwater regime within the site area and the possible risk from both on-site and off-site contamination.

Should heavy or persistent contamination be identified within any Phase 2 or intrusive investigation, consultation will be required and will be undertaken.

9 Unexploded Bomb Assessment

A review of the data available on Zeticauxo web site, revealed the site was located within a Low-risk area associated with unexploded ordnance (UXO), as indicated by having less than 15 bombs dropped per 1000 acres.

10 Consultation with Appropriate Bodies/Local Sources

A request for information relating to the site has been made to confirm the site condition, any potential sources of risk within the site. No additional information has been supplied which could be added to this report. The requested information is as follows: -

- Prior knowledge in relation to the history of the site uses. *The site has formed open land and no previous uses are known.*
- Service search to confirm the location of any and all Gas, Electric, Water Main, Fibre Optic, drainage works.
- Asbestos Containing Materials, (reporting or building management plan). – *None*
- Underground Fuel or Oil Tanks. – *None*
- Above Ground Fuel or Oil Tanks. – *None*
- Petrol Interceptors. – *None*
- Pollution Incidents. – *None*
- Storage of Chemicals, Pesticides, Herbicides. – *None*
- Electric Sub Station Uses. – *None*

11 Previous Reporting

No previous reports relating to contaminated land, or the ground conditions are known to us at the time of writing this report which relate to the site specifically.

12 Environmental Settings

12.1 Superficial Deposits and Solid Geology

The ground conditions based on geological maps and BGS information shows the site to be located within an area recorded as Glaciofluvial deposits (Sand & Gravel). This is seen to overlie West Melbury Marly Chalk Formation which will be in place to depth.

12.2 BGS Boreholes

No BGS Boreholes have been identified close to the site.

12.3 Hydrogeology

The published Environment Agency Groundwater Vulnerability Map of the area indicates the site to be located within an area classified as a Secondary A Aquifer. The underlying geology is recorded as a Principal Aquifer which is formed within the chalk.

Principal aquifers provide significant quantities of drinking water, and water for business needs. They may also support rivers, lakes and wetlands.

Secondary A aquifers comprise permeable layers that can support local water supplies and may form an important source of base flow to rivers.

The nearest abstraction well is located 505 meters to the south of the site which is recorded for Domestic & Agriculture.

The site lies within a Zone 2 Source Protection Zone.

Table 5 Summary of Geological Information

Geological Unit	Brief Description	Anticipated thickness, (m)	Aquifer Type
Superficial Deposits/Drift On Site			
Filled/Re-worked ground.	Made Ground, (Potentially Contaminated Stratum).	0.5-1.00 meters+	Not Classified
Glaciofluvial Deposits	Sand & Gravel.	4-6 meters	Secondary A Aquifer
Solid Geology Deposits			
West Melbury Marly Chalk Formation	Chalk	15m +	Principal Aquifer

The above information has been taken from the BGS website based on the postcode location of the site.

12.4 Hydrology

The nearest surface water feature is recorded as 267 meters to the south of the site which is recorded as a pond.

12.5 Implication of groundwater

Considering the underlying Secondary A Aquifer, groundwater links are possible and therefore some degree of assessment will be required to classify the extent of risk to a groundwater system, as well as abstraction wells, surface water features and source protections zones surrounding the site area.

In accordance with Environment Agency guidance document: -

- The Environment Agency's approach to groundwater protection, Version 1.2, (February 2018)

The document confirms: -

- "Selecting compliance points for use in land contamination risk assessments the distance to a set compliance point should not exceed 50 metres for hazardous substances or a maximum of 250 metres for non-hazardous pollutants unless there are specific physical constraints on the ability to use the groundwater resource. Any increases above these specified distances may be justified but must be supported by a sustainability assessment that considers environmental, social and economic factors."

Considering the above, groundwater risk may be in place if significant contamination or a persistent source of contamination is encountered or recorded within the site area, within the information to date risk is considered low.

12.6 Flooding

Based on the BGS Flood GFS Data the site is recorded within an area with limited potential for groundwater flooding to occur.

Based on a post code search of the Gov.com website the risks are noted as follows.

Surface water:

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2040 and 2060 - Very Low

River and the sea:

Yearly chance of flooding – Very Low

Yearly chance of flooding between 2036 and 2069 - Very Low

Groundwater – This location is outside of a groundwater flood alert area.

Reservoirs - Flooding from reservoirs is unlikely in this area.

(<https://www.gov.uk/check-long-term-flood-risk>)

Based on the EA Flood map for planning search, as noted in the appendix of this report, this site is recorded within a flood zone 1, land within flood zone 1 has a low probability of flooding from rivers and the sea. (<https://flood-map-for-planning.service.gov.uk/>)

12.7 Landfill Sites

No landfill sites are recorded in place surrounding the site area.

A Historical Landfill Sites is identified as in place some 224 meters to the northwest of the site limited data is recorded and due to the distance from the site risks are unlikely to be in place within the site area.

12.8 Environmentally Sensitive Sites

Surrounding the site area, no environmentally sensitive receptors are recorded in place.

Table 6 *Sensitivity of Environmental Receptors in the Vicinity of the Site*

Receptor Type	Receptor(s)	Sensitivity	Comments
Groundwater	Secondary A Aquifer	Moderate	Possible risk to underlying Gravel Deposits.
	Principal Aquifer	High	Should contamination risks be in place risk to the lower aquifer could be affected.
Water Abstraction	Domestic & Agriculture	Medium	The nearest abstraction well is located 505 meters to the south of the site.
Source Protection Zone	Zone 2	Moderate	Possible risk to underlying ground water.
Surface Water	Pond	Low	The nearest surface water feature is recorded as 267 meters to the southwest of the site.
Flooding	NONE		
Ecological	NONE		

13 Site Drainage and Other Potential Man-Made Pathways

Drainage is recorded in place, although, the site has not been reviewed for drainage routes. A full drainage assessment may aid in the assessment of the site in relation to pathway creation for pollution to migrate.

14 Regulatory Data

Information relating to the potential hazards associated with environmental regulatory controls are summarised in Table 7 and 8. This information is recorded in full within the Envirocheck Data provided within Appendix 5. The salient points recorded within this data are re-created below.

Table 7 **Summary of Regulatory Data - Sources**

<i>Data Sources</i>	<i>On Site</i>	<i>Off Site</i>	<i>Distance from site</i>	<i>Is A Risk Assessment Required?</i>	<i>Justification</i>
Discharge Consents	None	Sewage Discharges - Final/Treated Effluent - Not Water Company	W 290m	X	Distance from the site reduces risk.
Pollution Incidents to Controlled Waters	None	Crude Sewage	E 734m	X	Distance from the site reduces risk.
Historical Landfill Sites	None	Limited information	NW 224m	X	Distance from the site reduces risk.
Radon Potential - Radon Protection Measures		No radon protective measures are necessary in the construction of new dwellings or extensions	On Site	X	The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level).

Table 8 **Summary of Regulatory Data - Receptors**

<i>Data Receptors</i>	<i>On Site</i>	<i>Off Site</i>	<i>Distance from site</i>	<i>Is this a potential receptor for risk?</i>	<i>Justification</i>
Nearest Surface Water Feature	None	Pond	S 267m	X	Distance from the site reduces risk.
Water Abstractions	None	Domestic & Agriculture	S 505m	X	Distance from the site reduces risk.
OS Water Network Lines	None	Inland river	NW 386m	X	Distance from the site reduces risk.
Source Protection Zone	Zone 2		On Site	✓	Should contamination risks be in place risk.

Table 9 **BGS Estimated Chemistry Data**

<i>BGS Estimated Soil Chemistry Pollutant</i>	<i>BGS Estimated Soil Chemistry (mg / kg)</i>
Arsenic	15-25
Cadmium	<1.8
Chromium	40-60
Lead	<100
Nickel	30-45

Considering the background concentrations present, Potential for human health risk is not anticipated within this area.

Table 10 Geological Hazards

<i>Geological Hazard</i>	<i>Distance & Direction</i>	<i>Feature</i>	<i>Risk Assessment Required</i>
Non-Coal Mining Areas of Great Britain	On Site		Negligible
Collapsible Ground	On Site		Very Low
Compressible Ground	On Site		Negligible
Ground Dissolution Features	On Site		Negligible
Landslide	On Site		Very Low
Running Sand	On Site		Very Low
Shrinking or Swelling Clay	On Site		Negligible

Table 11 Summary of Contemporary Trade Entries

<i>Trade Name</i>	<i>Trade Use</i>	<i>Distance & Direction from Site</i>	<i>Is A Risk Assessment Required?</i>	<i>Comment</i>
The Car Agents Ltd	Car Dealers - Used	S 94m	X	
<i>Further trades extend away from the site, (See Envirocheck Data)</i>				

*NB The above information has been provided by Envirocheck and is taken from the Thomson Directories

15 Identification of Potential Contaminants of Concern and Source Areas

Based on the information gained no specific sources of contamination are in place, which are likely to impact on the development site. Within the site area there may be made ground in place although this is unlikely to contain contamination.

16 Next Steps

16.1 Soil Assessment

The watching brief and discovery strategy as noted in section 16.5 and 16.6 should be maintained through the development.

16.2 Groundwater Assessment

The unproductive strata within and surrounding the site area will greatly reduce the potential of risk to the ground water, therefore the watching brief noted in section 15.5 should be kept.

16.3 Land Gas Assessment

No sources of land gases are in place for the site area, should significant made ground or organic matter be encountered within the site area reassessment may be required, although for the information collect to date the risk of this is low.

16.4 Vapour Risk Assessment

No sources of vapours risks are recorded within the site area.

16.5 Working Brief

During the course of the development, it will be the responsibility of the on-site manager to ensure watching briefs are kept. A watching brief consists of a record of:

- Any observations of contamination made during the course of development by any member of site staff, contractor or visitor.
- A photographic record of the key stages of development and key occurrences including any contamination found during the course of the development, the formation levels of excavations, any reduced level dig/mass excavation, formation of landscaped or garden areas, etc.
- Contact the Environmental Engineer and strategic points within the development of the site where contamination validation elements will be required.

In areas of the site where there is a greater chance of finding contaminated soil and/or water an area specific watching brief will need to be kept. Such a brief will need to be completed by an appropriately qualified site manager and/or an environmental consultant. The following table specifies works in specific parts of the site that require an area specific watching brief, identifying who must complete the watching brief.

Table 12 **Watching Brief – Targeted areas for observation.**

Area of site	Works to be observed	Person to observe works
Sitewide	General watching brief through any excavations or reduced digs.	Site agent / Contractors

Upon completion of associated works, a written and signed statement will be obtained by the following parties:

- Ground works contractor(s) upon completion of foundations and ground works.
- On site manager upon completion of groundworks and landscaping work.

The written statement must clearly state whether or not evidence of contamination was identified during the course of the development and the action that was taken. An example statement is provided below.

"I am [insert name] from [insert company]. We undertook [insert works undertaken] between the [start date] and [finish date]. During the course of work at [insert site name and address] we observed [delete were not applicable: no potential contamination / evidence of contamination / significant evidence of contamination].

Where contamination is identified

The contamination identified:

[include a description of the observations of the contamination]

[identify the location of the observations of contamination and mark the locations on a plan]

[Who was notified of the observations]

[What action was taken to mitigate/clear up contamination]"

The on-site manager statement must include confirmation of whether all site staff and contractors received an appropriate brief regarding the potential presence of contamination.

16.6 Site Staff Training / Briefing

All site staff, site contractors, will be briefed on the potential for land, water or air bourn contamination before commencing work on the site. Apart from any standard Health & Safety practices this will include the following information:

- Health & Safety considerations.
- Asbestos Awareness course.
- The type of land, water or air bourn contamination expected at the development site based on previous use and available site investigation information.
- Any particular areas of the site which are likely to be affected.
- Staff responsibilities under the discovery strategy.

The on-site manager will need to provide written confirmation that site staff were briefed about contaminated land in line with these recommendations.

16.7 Discovery Strategy

The discovery strategy sets out the actions that must be taken if contamination is encountered during the course of a development.

A significant observation includes any observation of contamination. Examples of the types of observations that would be considered significant are set out in the following table.

Table 13 *Discovery Strategy – Examples of Observations*

<i>Evidence</i>	<i>Description</i>
Visual	- Fuel or oil-like substances mixed in with or smeared on the soil or floating on perched, groundwater or surface waters. - Waste materials (refuse, barrels, industrial wastes, ash, tar, etc.) buried at specific location or across the site. - Marked variation in colour. For example, red, orange, yellow, green, light or dark blue, etc. may indicate contamination from a variety of contaminants. - Soils including large amounts of ash and clinker where such contamination of soils wasn't expected.
Odours	- Fuel, oil and chemical type odours. - Unusual odours such as sweet odours or fishy odours
Wellbeing	- Light headedness and/or nausea when in excavations, at the working face of an excavation, when visual or olfactory evidence of contamination exists, etc. - Burning of nasal passages, throat, lungs or skin. - Blistering or reddening of skin due to contact with soil

Note: The examples provided in this table are not exhaustive.

The following table sets out the actions that must be taken if significant or suspected land, water or air contamination is observed by site staff, contractors or visitors.

Table 14 *Discovery Strategy – Action to be taken if risks are encountered*

<i>Person observing contamination</i>	<i>To be reported to:</i>	<i>Action to be taken</i>
Site visitor	Must report observations to the site manager	Stop work and where possible make area safe and secure area before reporting to site manager
Contractor	Must report observations to the site manager	Stop work and where possible make area safe and secure area before reporting to site manager
On site manager	Must report observations to their direct manager, the appointed Environmental Consultant, the Planning Authority and Contaminated Land Officer at the Local Authority	Stop work and where possible make area safe and secure area before reporting to others
Environmental Consultant	Must report observations to the site manager, the Planning Authority and Contaminated Land Officer at the Local Authority	Advise that work stops and where possible that the area is made safe before reporting to others

The following table identifies other organisations that may need to be contacted in an emergency or where pollution of controlled waters or nuisance is occurring.

Table 15 **Discovery Strategy – Organisations to be contacted if risks are encountered**

Occurrence	Description	Contact
Risk to the public	If at any point residents, the public or others may be at risk as a result of contamination found during the course of investigation, remediation or development works	· Contact the emergency services if there is a risk to life · Contaminated Land Officer/Planning Authority · Health & Safety Executive
Nuisance to residents/the public	If a nuisance has been or is likely to be caused to nearby residents, the public and others – for example odours, dust, noise, vibration, etc.	· Pollution Control Team at the Local Authority (and other council's where necessary)
Pollution of controlled waters	If any surface, culverted or groundwater has been polluted – for example slurry, contaminated soil/water or a chemical spillage entering a river or canal.	· Environment Agency · Planning Authority and Contaminated Land Officer at the Local Authority
Pollution of adjoining land	If land outside the boundary of the development site is polluted from site activities – for example slurry, contaminated soil/water or a chemical spillage	· The owner of the land · Planning Authority and Contaminated Land Officer at the Local Authority

APPENDIX ONE

ADDITIONAL INFORMATION

UNEXPLODED BOMB RISK MAP



SITE LOCATION

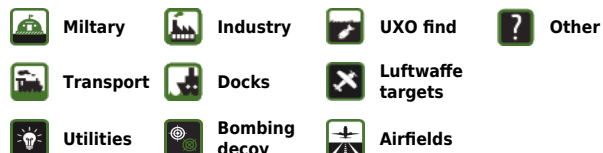
Map Centre: 518690,227242



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

LEGEND

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



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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

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

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

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

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
518689/227216

Created
6 March 2026 09:19

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

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

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

Notes

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

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

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

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

518689/227216

Scale

1:2,500

Created

6 Mar 2026 09:19

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


0 20 40 60m

APPENDIX TWO

CONCEPTUAL MODEL

Gosmore End House, Hitchin Road, Gosmore, Near Hitchin SG4 7QH

Site Conceptual Model - Proposed Site Plan

Potential Pathways

Human Health

- ① Direct contact with contaminants in soil/dust or water
- ② Inhalation of contaminants through soil/dust/particles
- ③ Dermal Contact
- ④ Ingestion of home grown produce
- ⑤ Ingestion of contaminated water through water main pipework
- ⑥ Inhalation of Land Gases / Vapours From Soils
- ⑦ Inhalation of Vapours from Groundwater
- ⑧ Migration to off site Adjoining Land Owners

Flora

- ⑨ Plant uptake & direct contact with soil

Controlled Surface Water, Ground Water & Abstraction Well

- ⑩ Leaching, lateral migration of shallow groundwater to a target receptor

Off Site Sources

- A Migration of contamination to the site area
- B Migration of land gases/ vapours to the site area
- C Migration of contaminated groundwater to the site area

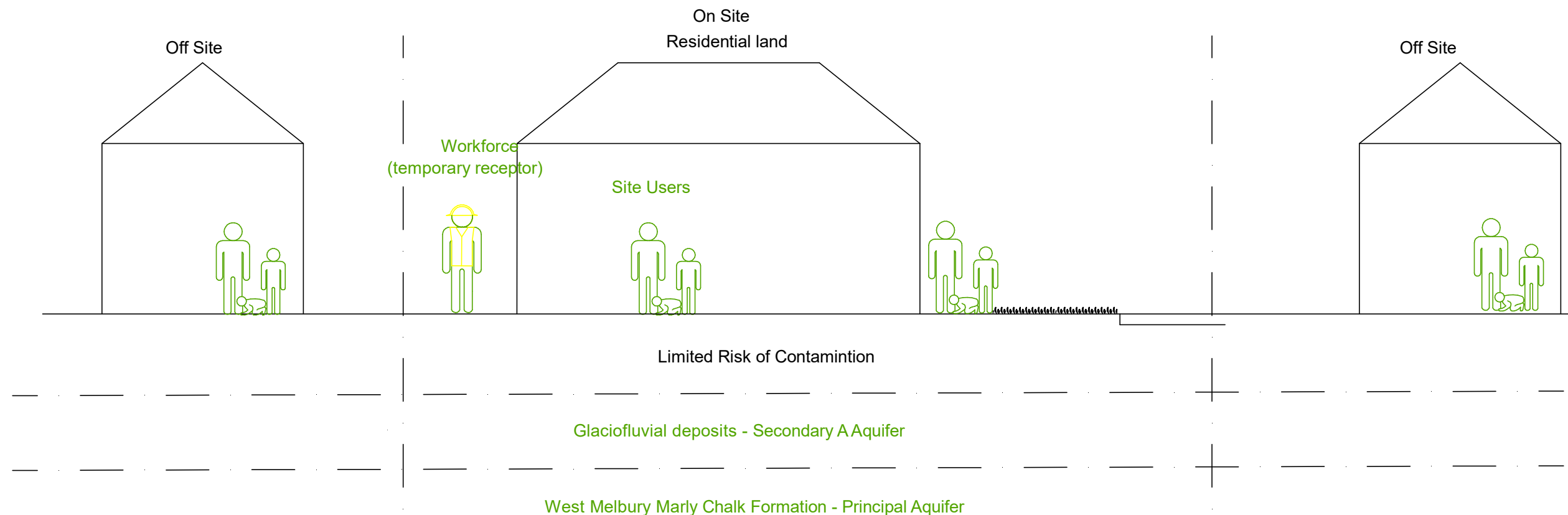
Key

Purple =Possible pathways

Green =Possible receptors

Red =Possible sources

Grey = Not in place within this site



Not to Scale
Sketch No. : DTS / 20201 / 02 / 01

APPENDIX THREE

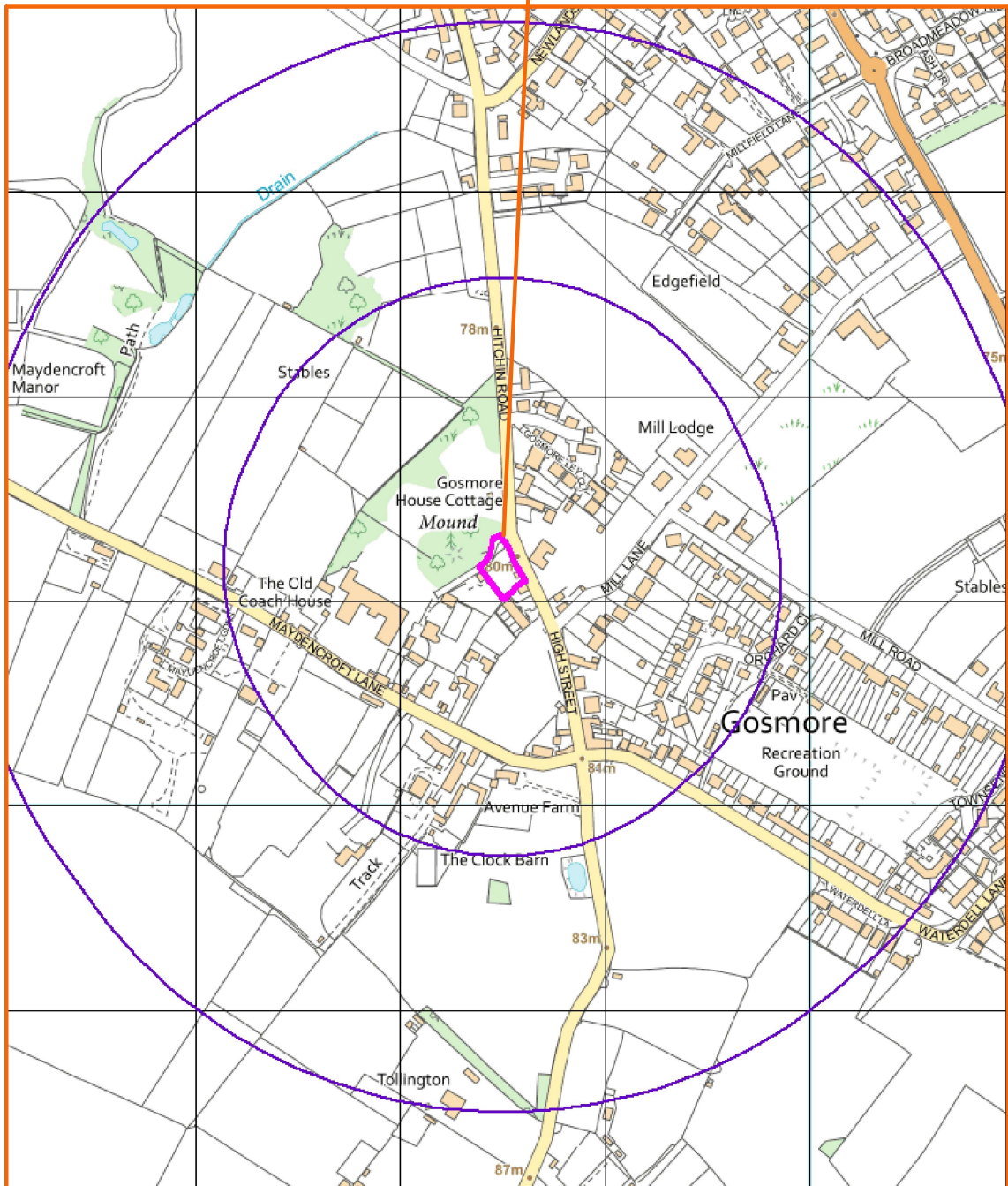
SITE PLANS

Gosmore End House, Hitchin Road, Gosmore, Near Hitchin SG4 7QH

Location Plan

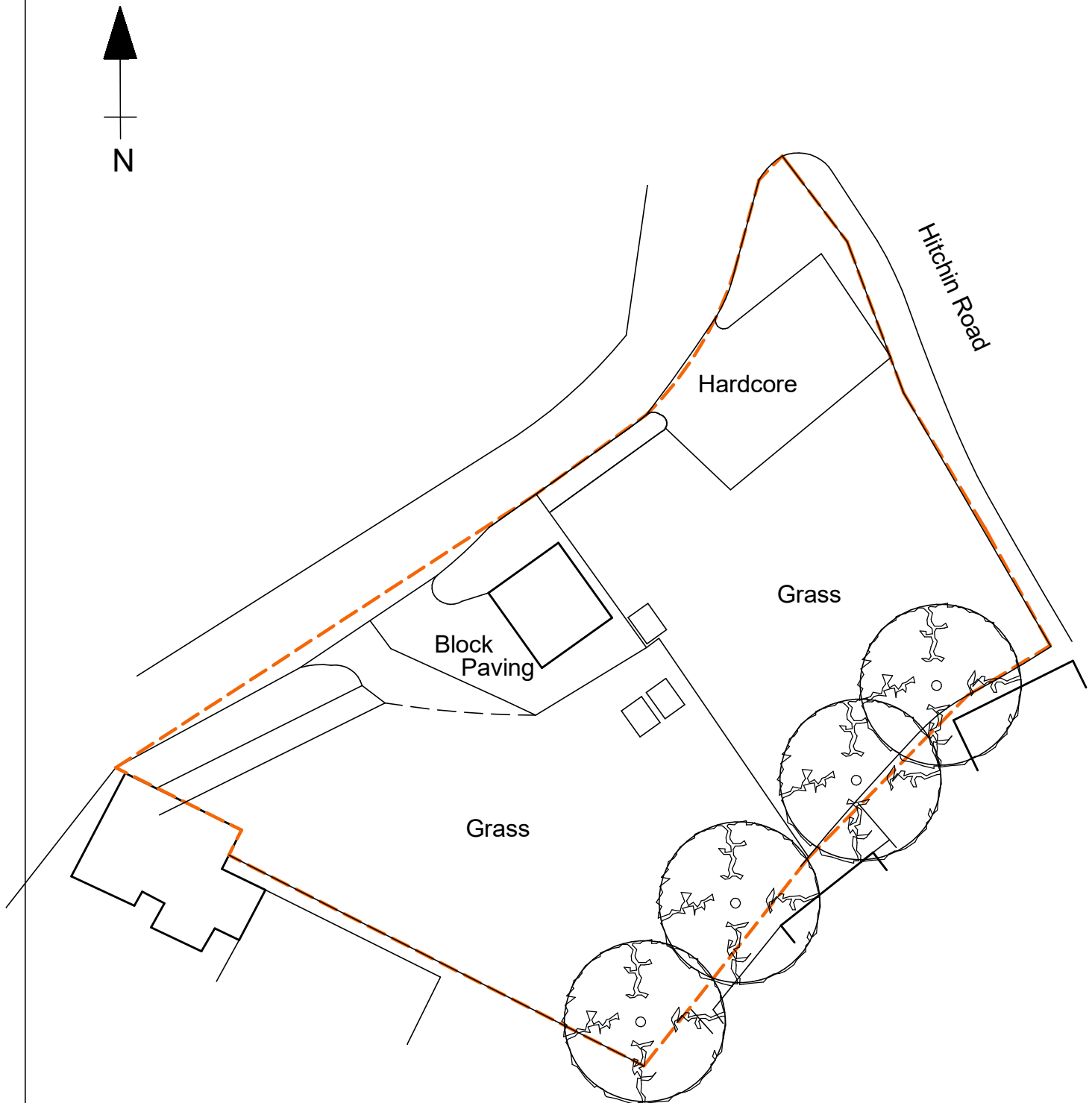


The site



Gosmore End House, Hitchin Road, Gosmore, Near Hitchin SG4 7QH

Existing Site Plan



Gosmore End House, Hitchin Road, Gosmore, Near Hitchin SG4 7QH

Proposed Site Plan

