EARTH ENVIRONMENTAL
& GEOTECHNICAL

Phase I Geo-Environmental Desk Study Report

12 Gloucester Road

Luton

Bedfordshire

LU1 3HX

Report Ref: R3532

February 2024

Earth Environmental & Geotechnical (Southern) Ltd
Suite 18, Wyvols Court, Swallowfield,
Reading, RG7 1WY

Tel : 01183 734000
Email south@earthenvironmental.co.uk
www.earthenvironmental.co.uk

PHASE I GEO-ENVIRONMENTAL DESK STUDY

12 GLOUCESTER ROAD

LUTTON

BEDFORDSHIRE

LU1 3HX

FOR

SPB METAL WORKS LTD

Earth Environmental & Geotechnical Ltd
Suite 18
Wyvols Court
Swallowfield
Reading
RG7 1WY

www.earthenvironmental.co.uk

Tel: 01183 734000

Report No. R3532/24/DTS

February 2024

Report Title:	12 Gloucester Road, Luton, Bedfordshire, LU1 3HX Phase I Geo-Environmental Desk Study
Report Reference:	R3532/24/DTS
Client:	SPB Metal Works Ltd
Issue Date:	05th February 2024
Drafted By:	C Kielinger Geo-Environmental Consultant
Reviewed By:	J Grace Director
Authorised By:	J Grace Director

CONTENTS

FIGURES

TABLES

APPENDICES

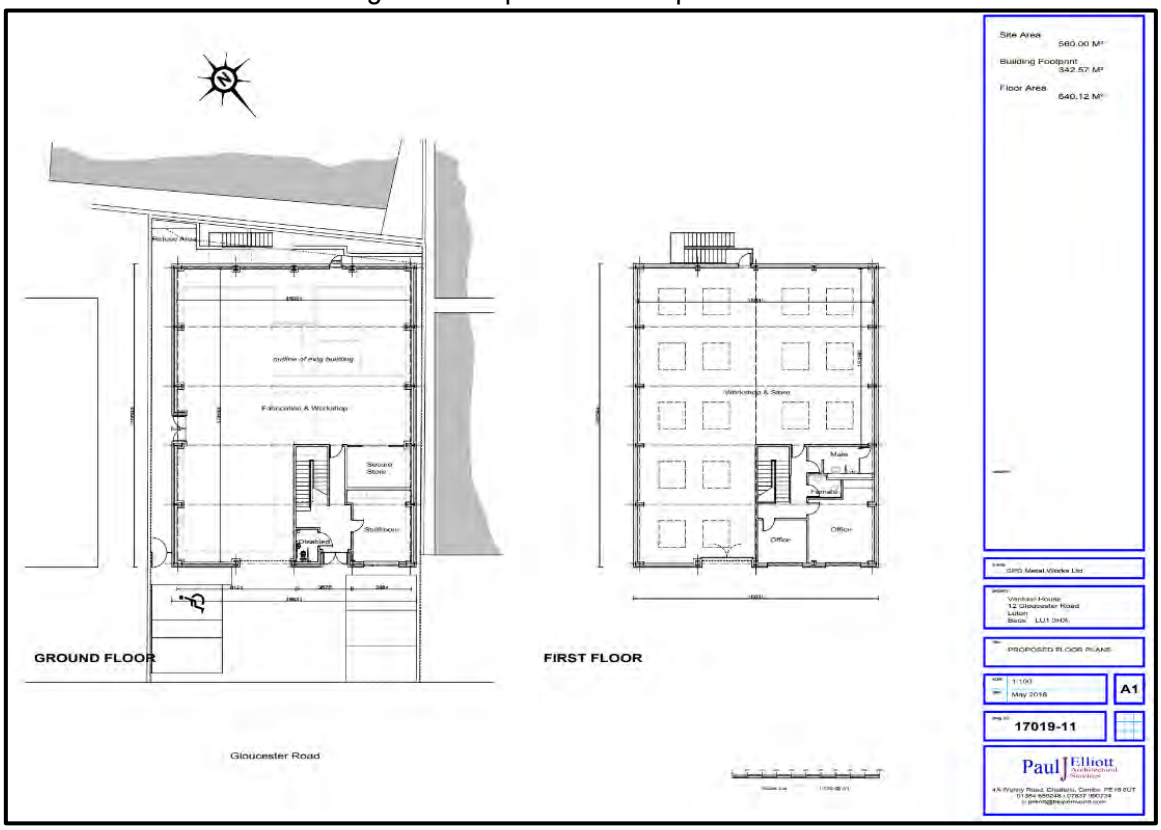
1 INTRODUCTION

Appointment

1.1 Earth Environmental & Geotechnical Ltd has been commissioned by SPB Metal Works Ltd (the Client) to undertake a Phase I Geo-Environmental Desk Study for a project located at 12 Gloucester Road, Luton, Bedfordshire, LU1 3HX.

1.2 It is understood that the Client is proposing to expand the original building in all directions and add an additional floor. The current proposed development plan is shown in Figure 1.

Figure 1: Proposed Development Plan



Objective

1.3 The purpose of the Desk Study is to collate available geological and environmental data for the site (and its environment) and provide a preliminary geotechnical and geo-environmental appraisal, with a site-specific conceptual model. This enables a preliminary assessment of geo-environmental risks to be undertaken and, if necessary, provides information for the design of a Phase II Ground Investigation.

Scope

1.4 The Phase I Environmental Desk Study comprises of a review of the following information sources:

- British Geological Survey online maps.
- Google Earth imagery.
- Environment Agency online mapping data.
- Historical Ordnance Survey maps.
- The site and surrounding areas environmental, geological, and mining data presented in the site specific GroundSure Reports (Appendix 1).
- Coal Authority Interactive Viewer.

2 SITE LOCATION AND DESCRIPTION

2.1 The site currently comprises an area of 0.05ha and is located at 12 Gloucester Road, Luton, Bedfordshire, LU1 3HX. The site centred on National Grid Reference (E: 509703, N: 220973).

2.2 The surrounding area is predominantly industrial, with Parkway Garage to the southeast, RCCG Victory Centre For All Nations to the northwest, Gloucester Road to the northeast and student accommodation to the southwest.

2.3 A site location plan is presented in Figure 2, whilst photographs showing the status of the site are presented in Figures 3-9.

Figure 2: Site Location Plan

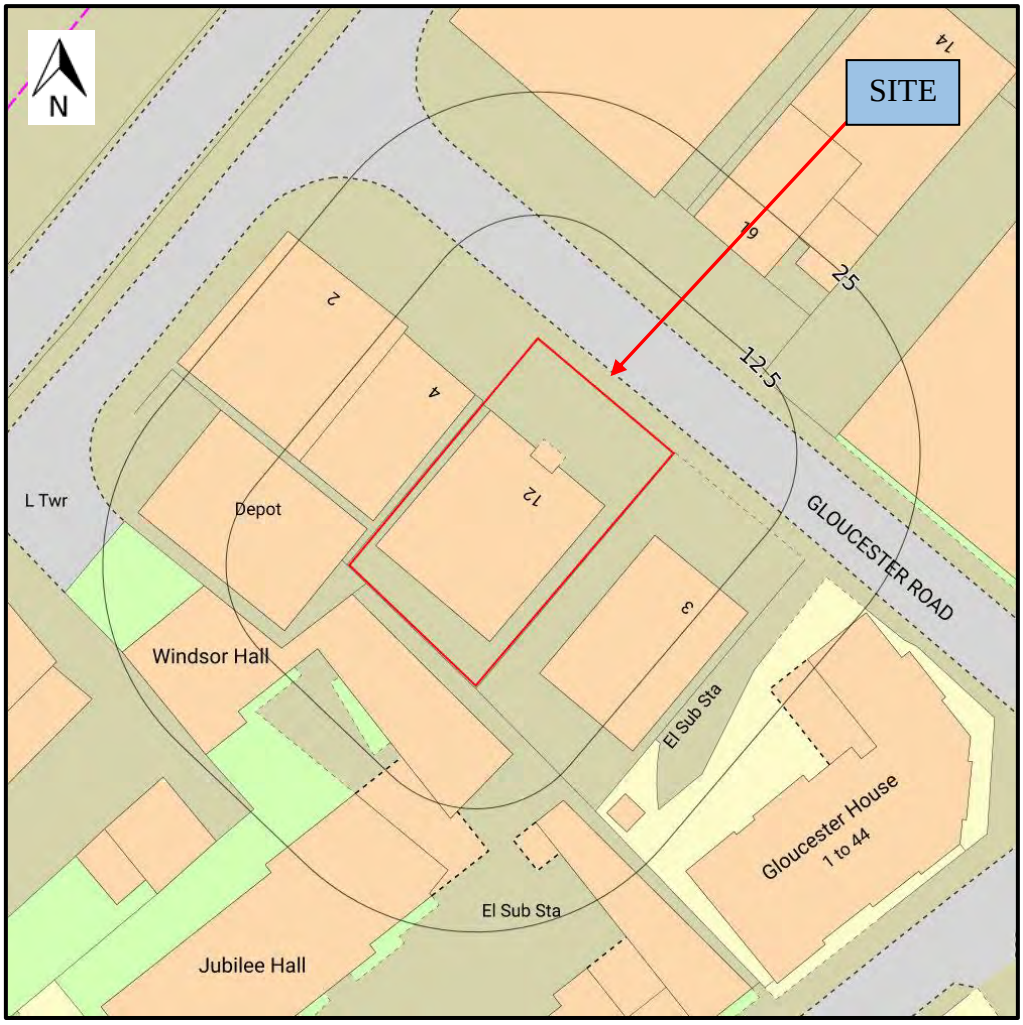


Figure 3: Photograph Showing SPB Metal Works from Gloucester Road

Figure 4: Looking Southeast Along Gloucester Road

Figure 5: Looking Northwest Along Gloucester Road

Figure 6: Looking Southwest Along the Southeastern Boundary of Site

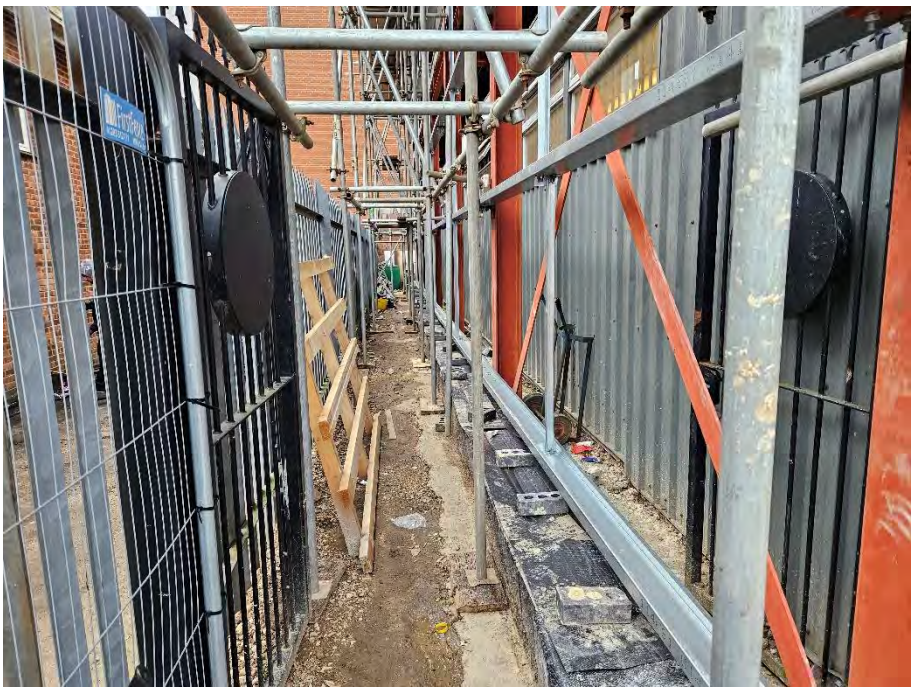


Figure 7: Looking Along the Northwestern boundary	Figure 8: Looking Along Southwestern Boundary
	

Figure 9: Showing the Current Status of the Workshop

2.4 During the site walkover it was noted that the current extension was underway and that the external shell and second floor of the building were mostly constructed.

2.5 The site visit also confirmed there was no current soft landscaping present on site, and none is proposed after completion.

2.6 The site itself consisted of a small metal fabricating workshop with limited parking directly off Gloucester Road. The workshop produces cuts and shapes all manor of metal products and is essentially made up of several workstations with central storage shelves / units.

2.7 During the walkover it was noted that no bulk chemical or fuel storage was present on site and most of the machinery was electrically operated. Some propane gas canisters were present within the workshop area, however these are not expected to constitute a potential risk in terms of contamination.

2.8 A compressor was noted towards the rear of the site, however this was sited internally and did not have a bulk above ground or below ground fuel tank associated with it.

2.9 During the walkover no evidence of asbestos materials were noted either on site or in the immediate surroundings.

2.10 Neighbouring the site to the southeast was an MOT garage (Parkway Garage Ltd) and to the north west was a former bakery now used as offices (partly by SPB Metal Works Ltd).

2.11 No significant sources of contamination were noted during the site walkover, either onsite or offsite.

Site Utility Services

2.12 Site service plans have not been provided by the client. The status of all services should be checked prior to any development or site investigation.

3 ENVIRONMENTAL SETTING

3.1 The geology of the site is covered by British Geological Survey (BGS) online data and the site specific GroundSure Geo Insight Report (Appendix 1).

3.2 Environmental conditions are covered by Environment Agency (EA) and British Geological Survey (BGS) online data, and the site specific GroundSure Enviro Insight Report (Appendix 1).

Geology

3.3 The BGS states that the site is not underlain by artificial ground (Made Ground) deposits.

3.4 According to the BGS the site is directly underlain by a glaciofluvial Deposit – Sand and Gravel and by bedrock geology consisting of the Holywell Nodular Chalk Formation and New Pit Chalk Formation (undifferentiated).

3.5 Glaciofluvial deposits were deposited by meltwater streams. Includes mostly coarse-grained sediments with some finer-grained layers. Sand and gravel locally with lenses of silt, clay or organic matter.

3.6 The Holywell Nodular Chalk Formation is generally described as hard nodular chalks with thin flaser marls and significant proportions of shell debris in part. Base marked by the interbedded coloured marl and chalk succession characteristic of Plenus Marls Member.

3.7 The New Pit Chalk Formation is generally described principally blocky, white firm to moderately hard chalk with numerous marls or paired marl seams. Flint occurs sporadically in the upper part in the deeper basin areas of the Southern Province. In some localities flint, in seams, occurs towards the base of the formation most notable over structural highs, towards the margins of the outcrop and within the Transitional Province.

3.8 There are no records of linear geological features within 500m of the site boundary.

3.9 There are no records of landslips within 500m of the site boundary.

3.10 There are 27 borehole records identified within 250m of the site. The closest is located 77m northwest of the site (BGS Reference TL025SE/423) and named Barnfield College No. 7. Records available online indicate that chalk was present from ground level to a depth of 19m at this location.

3.11 Information regarding the risk from specific geohazards within the area of the assessment site are presented in Table 1.

Table 1: Geohazards Risk Ratings

Geohazards:	Risk Rating
Highly Compressible Ground	Negligible risk
Collapsible Soils	Very Low risk
Shrink Swell Clays	Negligible risk
Running Sand	Very Low risk
Ground Dissolution	Very Low risk
Landslides	Very Low risk
Mining & Quarrying	No mining or quarrying is recorded as taking place on-site. The site is not located within a Coal Mining Reporting Area.

Ground Workings

3.12 There are 15 records of historical surface ground working features identified within 250m of the site boundary. The closest record refers to a sewage works located 177m east and was mapped in 1947.

3.13 According to the Groundsure report, there is 1 British Pit record within 500m of the site. The record refers to the Crescent Road Rail Depot located 499m north.

3.14 There are no records of historical mineral planning areas within 500m of the site.

Mining and Other Underground Workings

3.15 Reference to the Coal Authority Interactive viewer shows the site is not within a coal mining area, and therefore, is not located within a Development High Risk Area.

3.16 There are 5 records for non-coal mining areas located within 1km of the site. The closest are associated with possible chalk mining, however this is a generic record detailing the potential for sporadic historical mining and is not attributed to a specific known mining activity in this instance. A review of historical maps have proven a lack of mining activity within the area since at least the late 1890s therefore chalk mining risk on site is deemed as low in this instance.

3.17 There are no records for areas of brine extraction, gypsum extraction, tin mining, or clay mining at the assessment site.

3.18 There are no records for natural cavities identified within 500m of the site.

3.19 There are no records for mining cavities identified within 1km of the site.

3.20 There are no records for historical underground working features identified within 1km of the site.

Radon Potential

3.21 The site is located in an area where between 1% and 3% of properties are above the Radon Action Level. Therefore, according to the Groundsure report, radon protection measures are not expected to be required.

Hydrogeology and Hydrology

3.22 The underlying superficial deposit is classified as a Secondary A Aquifer. The Holywell Nodular Chalk Formation and New Pit Chalk Formation is classified by the Environment Agency (EA) as a Principal aquifer. These are described below:

Secondary A Aquifer – "Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on strategic scale. Generally principal aquifers were previously major aquifers."

Principal Aquifer – "Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers."

3.23 The groundwater vulnerability of the site has been classified as High Risk.

3.24 There are 7 groundwater abstraction licence records within 1km of the site. The closest is located 166m south of the site and is considered historical.

3.25 There are no records of surface water abstraction license records within 1km of the site.

3.26 There are 2 potable abstraction licence records within 2km of the site. The closest is located 249m southwest and is considered active.

3.27 The site is located within a Zone 1 Source Protection Zone (SPZ- inner catchment).

3.28 The closest surface water feature is the River Lee located 139m to the northeast.

Landfill & Waste Management Activity

3.29 There are no records for current Environment Agency/Natural Resource Wales landfill records within 500m of the site.

3.30 There are no records for historic Environment Agency/Natural Resource Wales landfill records within 500m of the site.

3.31 There are no records of a historical landfill site from the Local Authority and Historical Mapping Records within 500m of the site.

3.32 There are no records of historical waste sites from the Local Authority and Historical Mapping Records within 500m of the site.

3.33 There are no Environment Agency/Natural Resource Wales licensed waste sites within 250m of the site.

3.34 There are no records of Waste Exemptions located within 100m of the Site.

Industrial Land Use Information

3.35 There are no records of past historical potentially contaminative land uses identified within 100m of the site. The closest historical record is located 171m to the northeast and consisted of a unspecified works in 1959.

3.36 There are 7 records of current potentially contaminative land uses identified within 100m of the site. The closest record relates to S P B Metal works itself (onsite) with other nearby potential sources including electrical substations (located 15m south, 20m southeast and 82m northeast) Whitehill, a tools and machine shop located 38m north and Warden Domestics (an electrical equipment repair and servicing business) located 72m southwest.

3.37 There is one historical tank identified within 150m of the site. This refers to an unspecified tank located 93m north and dating to 1880.

3.38 There are 3 records of historical energy features identified within 100m of the site. The closest is an electrical substation and is located 21m south of the site dating to 1995.

3.39 There are no current or historical petrol or fuel sites located within 150m of the site.

3.40 There are 2 historical garage and motor vehicle repair site records identified within 150m of the site. The closest refers to a garage located 132m northwest dated to 1963-1968.

3.41 There are no National Grid high voltage underground electricity transmission cables within 500m of the site.

3.42 There are no National Grid high-pressure gas transmission pipeline records within 500m of the site.

3.43 There are no historical railway and tunnel features identified within 100m of the site.

3.44 There are no current active railway line records identified within 100m of the site.

3.45 There are no underground railway lines or tunnels identified within 100m of the site.

3.46 The site is not within 50m of the route of the High Speed 2 rail project.

Environmental Permits, Incidents and Registers

3.47 Records of environmental permits, incidents, and registers within 150m of the site are detailed within Table 2.

Table 2: Environmental Permits, Incidents and Registers

Permit/Incident/Register	Number	Closest Record
Historical Licensed Industrial Activities (IPC)	0	
Part A (1) and IPPC Authorised Activities	0	
Pollutant Release to Surface Waters (Red List)	0	
List 1 Dangerous Substances Inventory Sites	0	
List 2 Dangerous Substances Inventory Sites	0	
Part A (2) and Part B Activities and Enforcements	0	
Category 3 or 4 Radioactive Substance Authorisations	0	
Licensed Discharge Consents	0	
Planning Hazardous Substance Consents and Enforcements	0	
Dangerous or Hazardous (COMAH and NIHHS) Sites	0	
Sites Determined as Contaminated Land under Part 2A EPA 1990	0	
Regulated Explosive Sites	0	
Pollutant Release to Public Sewer	0	
Substantiated Pollution Incidents (Category 1 and 2)	1	Relates to a sewage release into a water body in July 2019. The incident was recorded 63m northeast of the site and had a significant impact on water (Category 2) but no impact on land or air.
Pollution Inventory Substances, Wastes and Radioactive Wastes	0	

Environmentally Sensitive Sites

3.48 There are no records of significantly sensitive environmental sites within 250m of the assessment site.

Ecology

3.49 An ecological assessment of the site falls outside the brief of this report. Where considered necessary, advice should be sought from an ecological specialist in this respect.

Archaeology

3.50 An archaeological assessment falls outside the brief of this report. Where considered necessary, advice should be sought from an archaeological specialist in this respect.

3.51 There are no records of World Heritage Sites or Scheduled Ancient Monuments within 250m of the site.

3.52 There are no records of Listed Buildings within 50m of the site.

Potential Flood Risks

3.53 Detailed assessment of flood risk is outside the scope of this report. However, it should be noted that the site is not within an area designed by the Environment Agency as being at risk of flooding, and the risk of surface water and groundwater flooding is negligible at the assessment site.

4 SITE HISTORY

4.1 The historical development of the site has been determined by reference to historical plans and Google Earth imagery. The reviewed historical plans comprise only readily available records and are limited; however, the information available to date indicates that additional searches are unlikely to add to our understanding of the site.

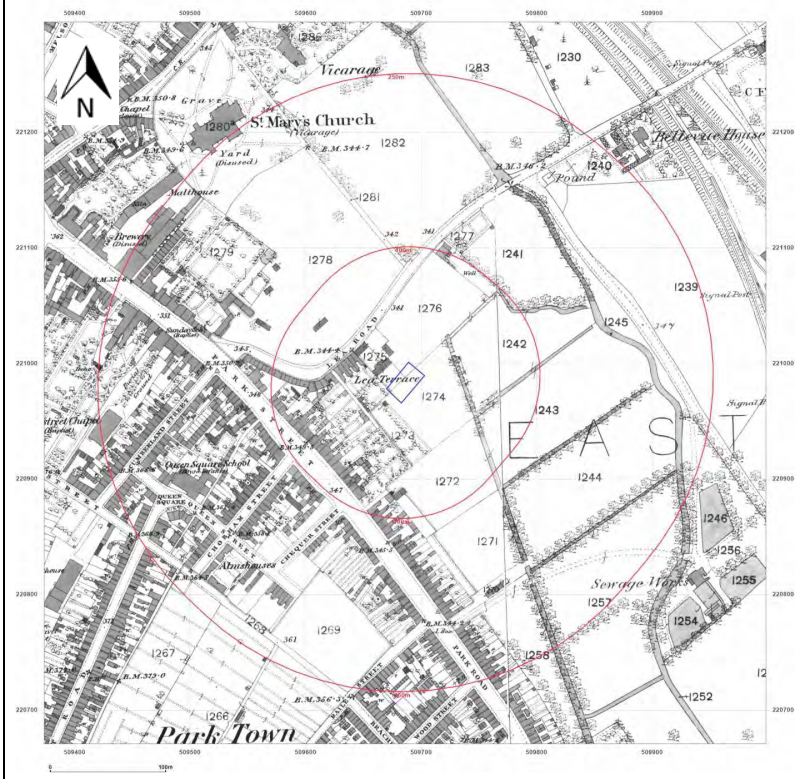
4.2 The site history is summarised in Table 3, followed by selected extracts from maps and aerial photographs.

Table 3: Summary of Site History

Date	On-Site History	Surrounding Land Use History
1880 1:2,500	The site comprises part of an open field.	The site is surrounded by open fields to the north and east. To the south and west there are residential properties. Lea Road is located 60m northwest. Park Road is located 90m southwest. Queen Square School is located 175m west. A Burial Ground is located 220m west. St Mary's Church is located 240m northwest.
1901 1:2,500	No significant change.	Further residential expansion north surrounding the site. Residential properties now stretch from the site up to 250m to the north, south and west. Gloucester Road borders the northern boundary of the site. Manor Road is Located 70m east. A recreation ground is located 80m east. A Volunteer Club is located 150m west. Dyeing and Bleaching works is located 200m northeast. The burial ground is no longer present and has been replaced by Longley Foundry located 220m west. A sewage works is located 250m southeast.
1922-1924 1: 10,560- 1:2,500	Three residential properties and gardens occupy the site.	Further residential expansion has occurred within the surrounding 250m. A tramway depot is located 210m southeast.
1938 1:10,560	No significant change.	No significant change.
1947 1:10,560	No significant change.	No significant change.
1963 1:2,500	No significant change.	A Warehouse is located on the western border of the site. A Hall is located 60m east. A Depot is located 70m south. Another Warehouse is located 80m south. A Day Nursery is located 80m southeast.

Date	On-Site History	Surrounding Land Use History
		A Garage is located 160m west. A Depot is located 180m northeast. Another Garage is located 200m south. A Laundry is located 230m northeast. An Abattoir is located 240m southeast.
1977 1:10,000	Residential properties no longer present onsite. One large building now presents on site, assumed to be SPB Metal Works.	No significant change.
1991-1995 1:10,000 - 1:1,250	St Mary's Centre now labelled as being on site. (Potential incorrect label).	Gloucester house located 30m east. Car parks located 60m northwest and 80m north. Garden centre located 70m south. Electrical substation located 90m northeast. Works located 160m west. Electrical substation located 210m west. Electrical substation located 230m northeast.
2001-2003 1:10,000 – 1:1,250	No significant change.	No significant change.
2010 1:10,000	No significant change.	No significant change.
2024 1:10,000	No significant change.	No significant change.

4.3 Selected extracts from historical maps are provided below for reference. A full set of historical maps are present within Appendix 1.



Site

OS Map Extract

1880
1:2500

Site

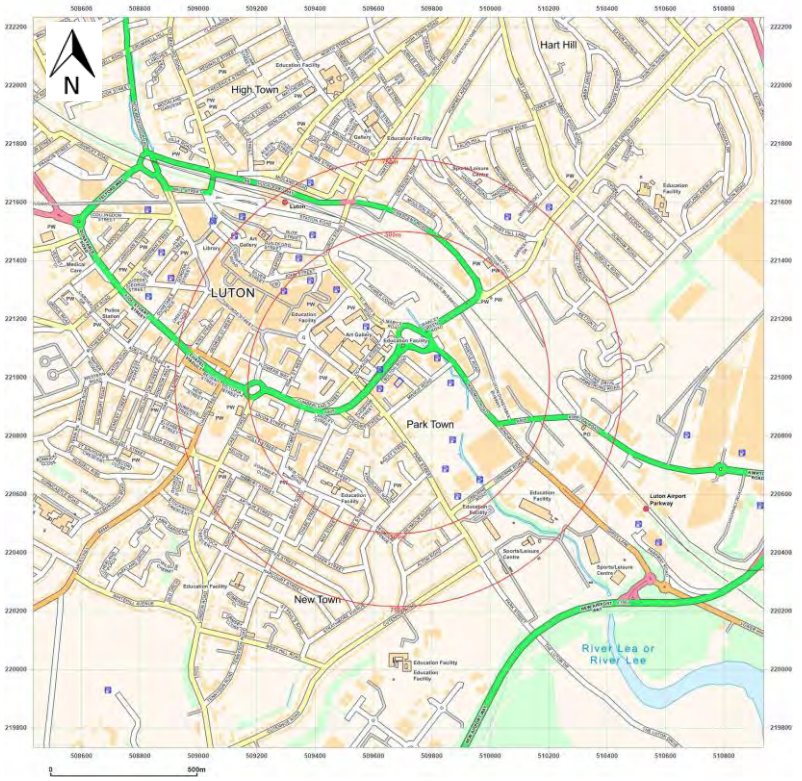
OS Map Extract

1901
1:2500

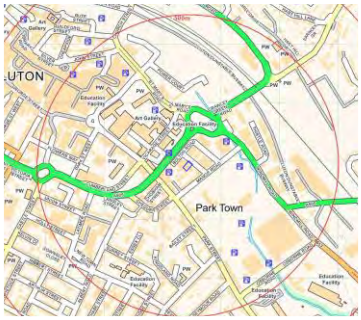
Site

OS Map Extract

1963
1:2500



Site



OS Map Extract

2024
1:10,000

5 PRELIMINARY CONTAMINATION RISK ASSESSMENT

Introduction

5.1 The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site based on the above desk study information as defined by DEFRA and the EA Land contamination risk management, LCRA (2020) guidance.

5.2 Table 6 provides a Preliminary Conceptual Model (PCM) which considers the source-pathway-receptor linkages present alongside the likelihood, severity and risk level as defined within Table 4 and Table 5 below. The assessment of probability, a modified risk table, and certain consequence definitions are based on CIRIA C552 and the former Environment Agency CLR11.

5.3 Table 6 considers whether a pollution linkage is potentially present and provides a preliminary qualitative assessment of risk based on the information currently available. Where a possible linkage is identified, it does not necessarily mean that a significant risk exists but indicates that further information is required through appropriate site investigation to substantiate the conceptual model.

5.4 The PCM/PRA is based on a continued commercial end use.

Table 4: Consequence, Probability and Risk

Probability	Consequence,	Risk
High Likelihood- There is a pollution linkage and an event either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution	Very High – acute risk to the human health likely to result in significant harm. Risk of severe or irreversible effect on ground/surface water quality. Catastrophic damage to buildings / property.	Very High – there is a high potential that the source-pathway-receptor scenarios may give rise to harm to human health, or the environment and remedial action is likely to be required.
Likely – there is a pollution linkage, and all the elements are present, which means that it is probable an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.	High – Severe or irreversible effect on human health. Temporary severe or irreversible effect on ground/surface water quality. Reduction of water quality rendering groundwater or surface water unfit to drink and/or substantial adverse impact on groundwater dependant environmental receptors.	High – it is likely that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, which may require remediation and/or control measures to mitigate risks
Low likelihood– there is a pollutant linkage and circumstances are possible for an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term	Moderate – Long term or short-term moderate effect on human health. Moderate effect on ground/surface water quality, reversible with time. Reduced reliability of a supply at a groundwater or surface water abstraction source	Moderate – it is possible that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, however it is either relatively unlikely that such would be severe, or if any harm were to occur it is more likely that harm would be mild.
Unlikely – there is a pollution linkage, but circumstances are such that it is doubtful that an event would occur even in the very long term.	Low – Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.) Slight effect on ground/surface water quality, reversible with time. Marginal reduced reliability of a supply at a groundwater or surface water abstraction source.	Low – it is possible that harm could arise at the source, however it is likely that this would at worst be mild.
		Very Low – it is unlikely that the source-pathway-receptor scenarios will give rise to an impact on human health or the environment.

Table 5: Estimation of Level of Risk by Comparison of Consequence and Probability

		Consequence			
		High	Moderate	Low	Very low
Probability	High Likelihood	Very High	High risk	Moderate risk	Moderate to low risk
	Likely	High risk	Moderate risk	Moderate to low risk	Low risk
	Low Likelihood	Moderate risk	Moderate to low risk	Low risk	Very low risk
	Unlikely	Moderate to low risk	Low risk	Very low risk	Very low risk

Potential Sources

5.5 Historically, the site has seen limited development, with residential housing first seen present in 1922. The site is thought to have been redeveloped as commercial in the 1970s, with SPB Metal Works taking over the site sometime after this period. Given the limited historical development, and the type of commercial business present on site (metal fabricating) only limited sources of contamination are expected to have been present. Some historical contamination may be present associated with Made Ground, however in this instance, this is not expected to be particularly significant.

5.6 There also appears to be minimal historical offsite sources of contamination, with the GroundSure report indicating no historical industrial uses within 150m. More recent industrial uses have been noted neighbouring the site, including the MOT centre and electrical substation to the south. Both offsite sources may pose a risk as contamination sources, however limited migration pathways are expected to be present.

Potential Receptors

5.7 The following receptors have been considered for the assessment site. These receptors have been chosen based on the continual commercial use of the site. If the proposed use of the site is changed, a review of the potential receptors should be made, and a revised conceptual site model generated.

- Current site users.
- Future site users.
- Construction workers.
- Controlled Waters.

Potential Pathways

5.8 The following pathways have been considered for the assessment site.

- Dermal contact, ingestion, inhalation pathways of potentially contaminated soils.
- Vertical or lateral migration of contamination via leaching into shallow groundwater.
- Vertical or lateral migration of ground gas and vapours.

Table 6: Preliminary Conceptual Model

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
On-Site Sources						
Potential contamination associated with the sites historical and current day use.	Dermal contact, ingestion and inhalation of soils dust	Construction Site Workers	Low to moderate likelihood	Moderate	Low	The risk to construction workers from potential contamination associated with the sites former use and historical development is deemed as LOW. It is possible that some contamination may be present in the form of shallow Made Ground, however exposure duration is expected to be short-term only, and assuming appropriate health and safety measures are adopted (in line with CDM and other relevant health and safety guidance) the risk to construction works should be safely mitigated.
	Vertical or horizontal migration of ground gasses	Current Site Users	Low to moderate likelihood	Moderate	Low	The risk to current site users from potential ground gas contamination associated with the sites former use and historical development is deemed as LOW. Despite there being the potential for some Made Ground to be present beneath the site, its likely to have a low generation potential given that it is several decades old and will most likely contain inert materials such as brick and concrete from former residential developments.
		Construction Site Users	Low to moderate likelihood	Moderate	Low	The risk to construction site users from potential ground gas contamination associated with the sites former use and historical development is deemed as LOW.
		Future Site Users	Low to moderate likelihood	Moderate	Low	The risk to future site users from potential ground gas contamination associated with the sites former use and historical development is deemed as LOW.

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
	Vertical or lateral migration of contamination via leaching into shallow groundwater	Shallow Groundwater	Low to moderate likelihood	Moderate	Low	The risk to controlled waters, and in particular shallow groundwater within the superficial deposits and underlying chalk bedrock is deemed as LOW. There is the potential for some contamination to be present within shallow Made Ground materials beneath the assessment site, however given that this contamination is likely to be mainly inert (associated with former residential development) the potential for this to act as a significant source of contamination is considered low. In addition, the current commercial building and associated hardstanding covers the entire site, limiting the amount of potential infiltrating surface waters and further decreasing the likelihood of any contamination leaching into the underlying controlled waters.
Off-site Sources						
Potential contamination associated with the offsite historical and current day use.	Vertical or horizontal migration of ground gasses	Current Site Users	Low to moderate likelihood	Moderate	Low	The risk to current site users from potential ground gas contamination associated with offsite uses and historical development is deemed as LOW. No significant off-site sources of ground gas have been identified, and despite there being the potential for some Made Ground to be present surrounding the site, its likely to have a low generation potential given that it will be several decades old and likely contain mainly inert materials.
		Construction Site Users	Low to moderate likelihood	Moderate	Low	The risk to construction workers from potential ground gas contamination associated with offsite uses and historical development is deemed as LOW.

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
		Future Site Users	Low likelihood	Low	Low	The risk to future site users from potential ground gas contamination associated with offsite uses and historical development is deemed as LOW.

6 CONCLUSIONS & RECOMMENDATIONS

Conclusions

6.1 Earth Environmental & Geotechnical Ltd has been commissioned by SPB Metal Works Ltd (the client) to undertake a Phase I Geo-Environmental Desk Study at 12 Gloucester Road, Luton, Bedfordshire, LU1 3HX.

6.2 From review of available information, it would appear that the site has seen limited development, with residential housing first seen present in 1922. The site is thought to have been redeveloped as a commercial premises in the 1970s, with SPB Metal Works taking over the site sometime after this period. Prior to the 1920s the site was undeveloped.

6.3 Given the limited historical development, and the type of commercial business present on site (metal fabricating) only limited sources of contamination are expected to have been present on site. Some historical contamination may be present in the form of Made Ground, however in this instance, this is not expected to be particularly extensive or contaminated.

6.4 There also appears to have been minimal historical offsite sources of contamination, with the GroundSure report indicating no historical industrial uses within 150m of the assessment site. More recent industrial uses have been noted neighbouring the site, including a small MOT centre and electrical substation to the south, however neither of these uses are deemed to be particularly significant in this instance, especially when considering the lack of viable pathways on site.

6.5 A conceptual site model has been generated for the assessment site based on the proposed commercial development and above information.

6.6 The outcome of this assessment has proven that only a Low risk is present to all receptors.

Recommendations

6.7 At this stage it is recommended that the site is currently fit for purpose and that no further assessment, with regards to contaminated land is required.

6.8 A review of this risk assessment will be required if future development plans change.

APPENDIX 1

GROUNDSURE REPORTS

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

S P B METAL WORKS LTD, 12, GLOUCESTER ROAD, LUTON, LU1 3HX

Order Details

Date: 10/01/2024

Your ref: R3532

Our Ref: GS-41T-O8Z-LU5-U8H

Site Details

Location: 509688 220984

Area: 0.05 ha

Authority: Luton Borough Council ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	29	136	-
22 >	1.2 >	Historical tanks >	0	0	3	20	-
23 >	1.3 >	Historical energy features >	0	1	12	13	-
24 >	1.4 >	Historical petrol stations >	0	0	0	1	-
24 >	1.5 >	Historical garages >	0	0	9	9	-
25	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	2.1 >	Historical industrial land uses >	0	0	52	228	-
37 >	2.2 >	Historical tanks >	0	0	3	32	-
38 >	2.3 >	Historical energy features >	0	1	21	23	-
40 >	2.4 >	Historical petrol stations >	0	0	0	1	-
40 >	2.5 >	Historical garages >	0	0	14	11	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
42	3.1	Active or recent landfill	0	0	0	0	-
42	3.2	Historical landfill (BGS records)	0	0	0	0	-
43	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
43	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
43	3.5	Historical waste sites	0	0	0	0	-
43 >	3.6 >	Licensed waste sites >	0	0	0	3	-
44 >	3.7 >	Waste exemptions >	0	0	1	36	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
48 >	4.1 >	Recent industrial land uses >	1	3	23	-	-
50 >	4.2 >	Current or recent petrol stations >	0	0	1	1	-
50	4.3	Electricity cables	0	0	0	0	-
51	4.4	Gas pipelines	0	0	0	0	-
51	4.5	Sites determined as Contaminated Land	0	0	0	0	-

51	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
51	4.7	Regulated explosive sites	0	0	0	0	-
51	4.8	Hazardous substance storage/usage	0	0	0	0	-
52	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
52	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
52 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	1	7	-
53 >	4.12 >	Radioactive Substance Authorisations >	0	0	7	2	-
54 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	6	-
55	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
56 >	4.15 >	Pollutant release to public sewer >	0	0	0	1	-
56	4.16	List 1 Dangerous Substances	0	0	0	0	-
56	4.17	List 2 Dangerous Substances	0	0	0	0	-
56 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	4	3	-
57	4.19	Pollution inventory substances	0	0	0	0	-
58	4.20	Pollution inventory waste transfers	0	0	0	0	-
58	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
59 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
61 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
63 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
64 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
64	5.5	Groundwater vulnerability- local information	None (within 0m)				
66 >	5.6 >	Groundwater abstractions >	0	0	2	0	13
70	5.7	Surface water abstractions	0	0	0	0	0
71 >	5.8 >	Potable abstractions >	0	0	1	0	1
71 >	5.9 >	Source Protection Zones >	1	0	2	1	-
72	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	6.1 >	Water Network (OS MasterMap) >	0	0	11	-	-

74 >	6.2 >	Surface water features >	0	0	4	-	-
75 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
75 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
76 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
77	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
78	7.2	Historical Flood Events	0	0	0	-	-
78 >	7.3 >	Flood Defences >	0	0	5	-	-
78	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
79	7.5	Flood Storage Areas	0	0	0	-	-
80	7.6	Flood Zone 2	None (within 50m)				
80	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
81 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
83 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
85	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
85	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
85	10.4	Special Protection Areas (SPA)	0	0	0	0	0
85	10.5	National Nature Reserves (NNR)	0	0	0	0	0
86	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
86 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	3
86	10.8	Biosphere Reserves	0	0	0	0	0
87	10.9	Forest Parks	0	0	0	0	0
87	10.10	Marine Conservation Zones	0	0	0	0	0
87 >	10.11 >	Green Belt >	0	0	0	0	1
87	10.12	Proposed Ramsar sites	0	0	0	0	0

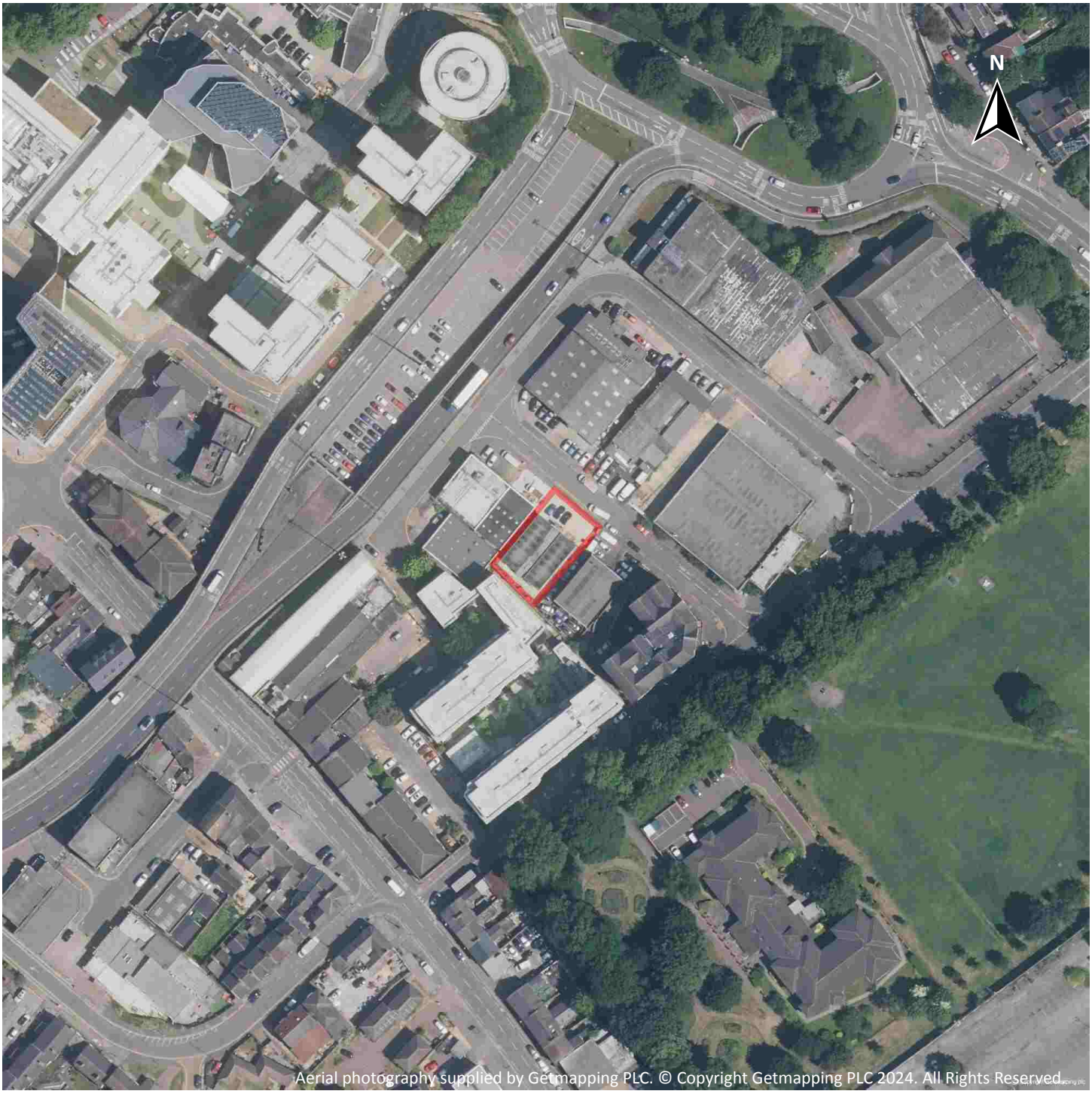
88	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
88	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
88	10.15	Nitrate Sensitive Areas	0	0	0	0	0
88 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
90 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
91 >	10.18 >	SSSI Units >	0	0	0	0	1
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
92	11.1	World Heritage Sites	0	0	0	-	-
93	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
93	11.3	National Parks	0	0	0	-	-
93 >	11.4 >	Listed Buildings >	0	0	1	-	-
94	11.5	Conservation Areas	0	0	0	-	-
94	11.6	Scheduled Ancient Monuments	0	0	0	-	-
94	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
95 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
96	12.2	Open Access Land	0	0	0	-	-
96	12.3	Tree Felling Licences	0	0	0	-	-
96	12.4	Environmental Stewardship Schemes	0	0	0	-	-
96	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
97	13.1	Priority Habitat Inventory	0	0	0	-	-
97	13.2	Habitat Networks	0	0	0	-	-
97	13.3	Open Mosaic Habitat	0	0	0	-	-
97	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	14.1 >	10k Availability >	Identified (within 500m)				
99 >	14.2 >	Artificial and made ground (10k) >	0	0	1	3	-
101 >	14.3 >	Superficial geology (10k) >	1	1	1	5	-

102	14.4	Landslip (10k)	0	0	0	0	-
103 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
104	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
105 >	15.1 >	50k Availability >	Identified (within 500m)				
106 >	15.2 >	Artificial and made ground (50k) >	0	0	1	3	-
107	15.3	Artificial ground permeability (50k)	0	0	-	-	-
108 >	15.4 >	Superficial geology (50k) >	1	1	1	1	-
109 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
109	15.6	Landslip (50k)	0	0	0	0	-
109	15.7	Landslip permeability (50k)	None (within 50m)				
110 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
111 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
111	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
112 >	16.1 >	BGS Boreholes >	0	0	27	-	-
Page	Section	Natural ground subsidence >					
114 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
115 >	17.2 >	Running sands >	Low (within 50m)				
117 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
119 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
120 >	17.5 >	Landslides >	Very low (within 50m)				
121 >	17.6 >	Ground dissolution of soluble rocks >	Very low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
123 >	18.1 >	BritPits >	0	0	0	1	-
124 >	18.2 >	Surface ground workings >	0	0	15	-	-
124	18.3	Underground workings	0	0	0	0	0
125	18.4	Underground mining extents	0	0	0	0	-
125	18.5	Historical Mineral Planning Areas	0	0	0	0	-

125 >	18.6 >	Non-coal mining >	1	0	1	1	2
126	18.7	JPB mining areas	None (within 0m)				
126	18.8	The Coal Authority non-coal mining	0	0	0	0	-
126	18.9	Researched mining	0	0	0	0	-
127	18.10	Mining record office plans	0	0	0	0	-
127	18.11	BGS mine plans	0	0	0	0	-
127	18.12	Coal mining	None (within 0m)				
127	18.13	Brine areas	None (within 0m)				
127	18.14	Gypsum areas	None (within 0m)				
128	18.15	Tin mining	None (within 0m)				
128	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
129	19.1	Natural cavities	0	0	0	0	-
129	19.2	Mining cavities	0	0	0	0	0
129	19.3	Reported recent incidents	0	0	0	0	-
129	19.4	Historical incidents	0	0	0	0	-
130	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
131 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
133 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	3	-	-	-
133	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
134	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
135	22.1	Underground railways (London)	0	0	0	-	-
135	22.2	Underground railways (Non-London)	0	0	0	-	-
136	22.3	Railway tunnels	0	0	0	-	-
136 >	22.4 >	Historical railway and tunnel features >	0	0	6	-	-
136	22.5	Royal Mail tunnels	0	0	0	-	-

137	22.6	Historical railways	0	0	0	-	-
137	22.7	Railways	0	0	0	-	-
137	22.8	Crossrail 1	0	0	0	0	-
137	22.9	Crossrail 2	0	0	0	0	-
137	22.10	HS2	0	0	0	0	-

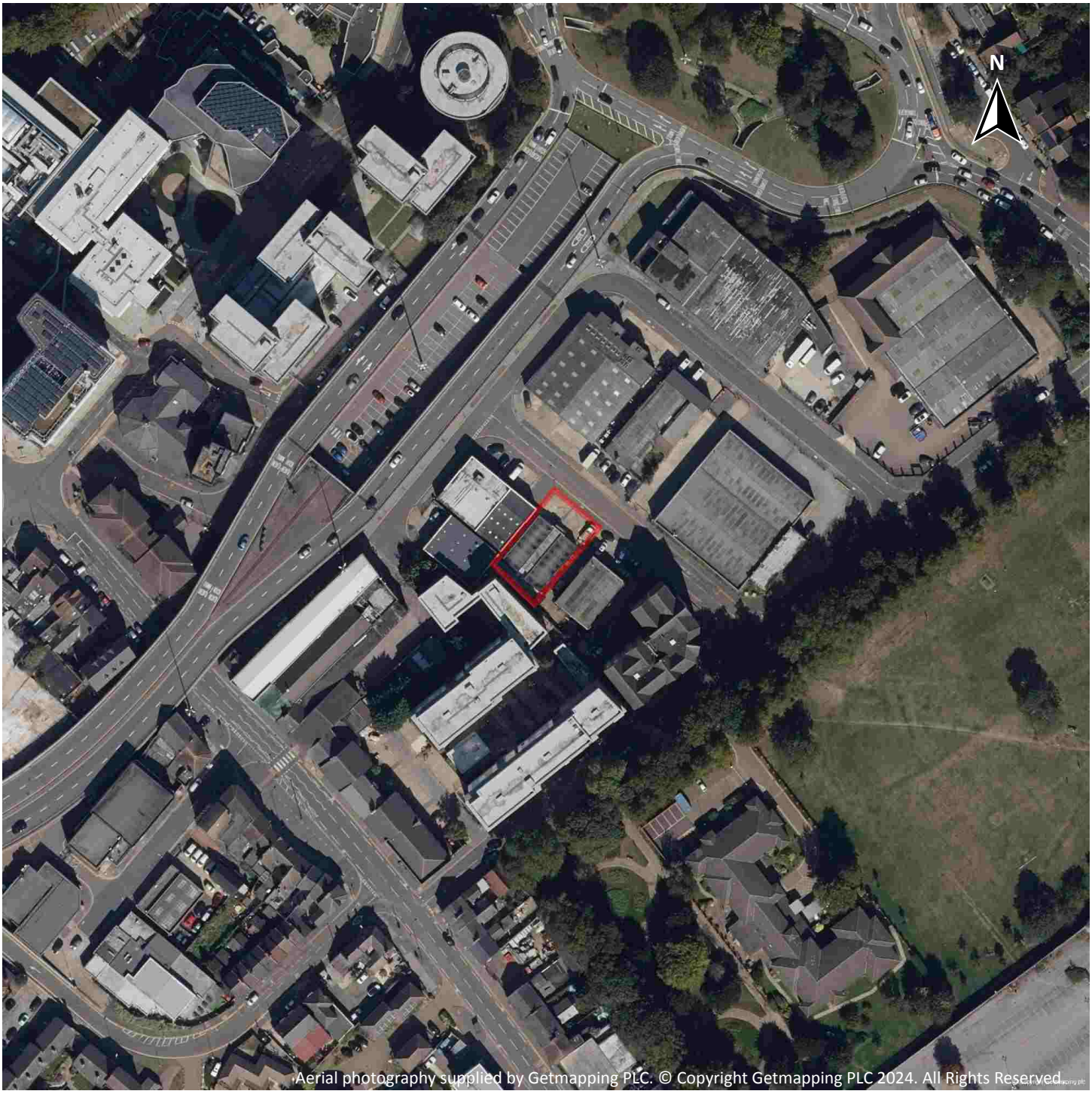
Recent aerial photograph



Capture Date: 15/06/2022

Site Area: 0.05ha

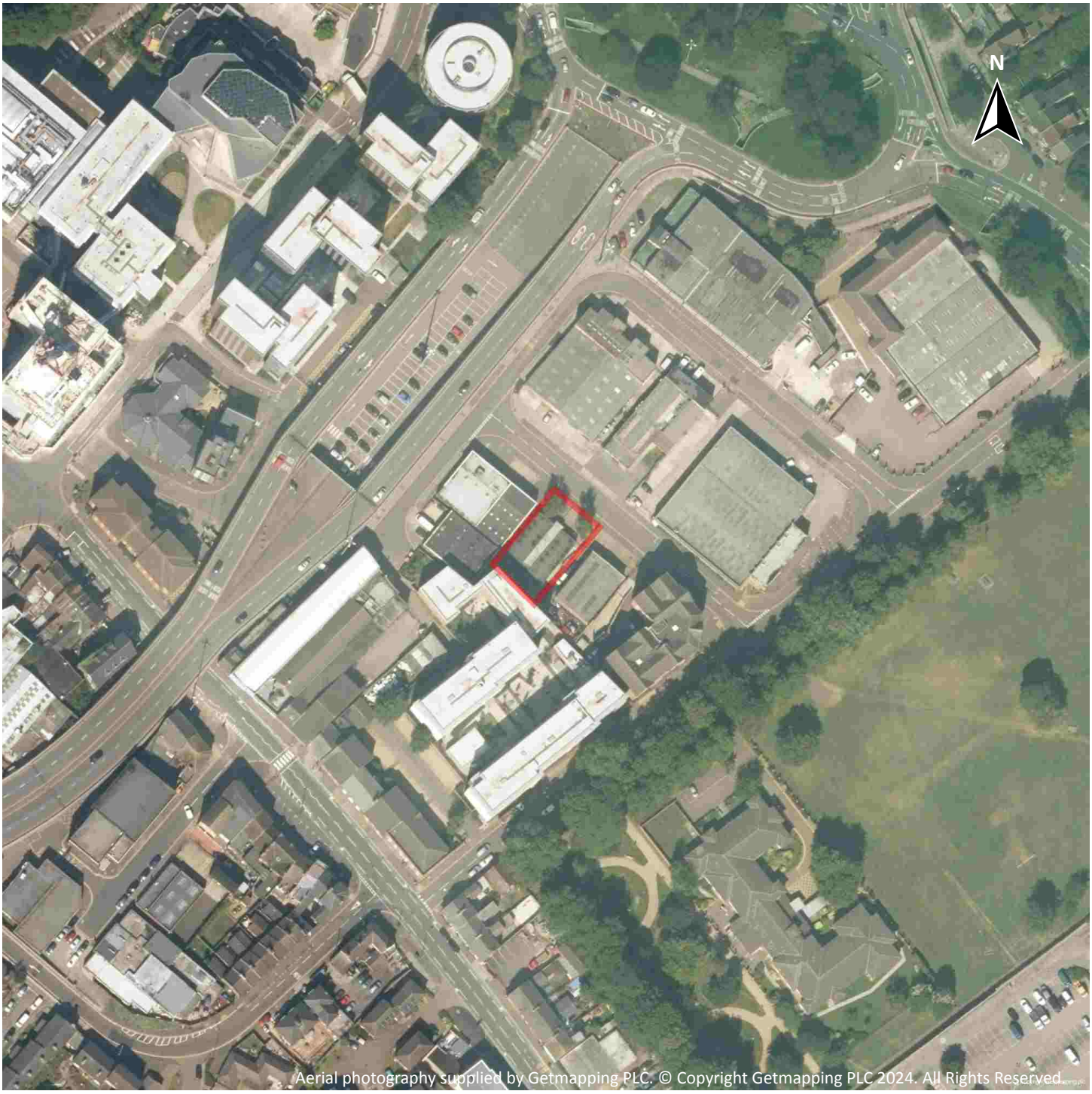
Recent site history - 2019 aerial photograph



Capture Date: 14/09/2019

Site Area: 0.05ha

Recent site history - 2015 aerial photograph



Capture Date: 22/08/2015

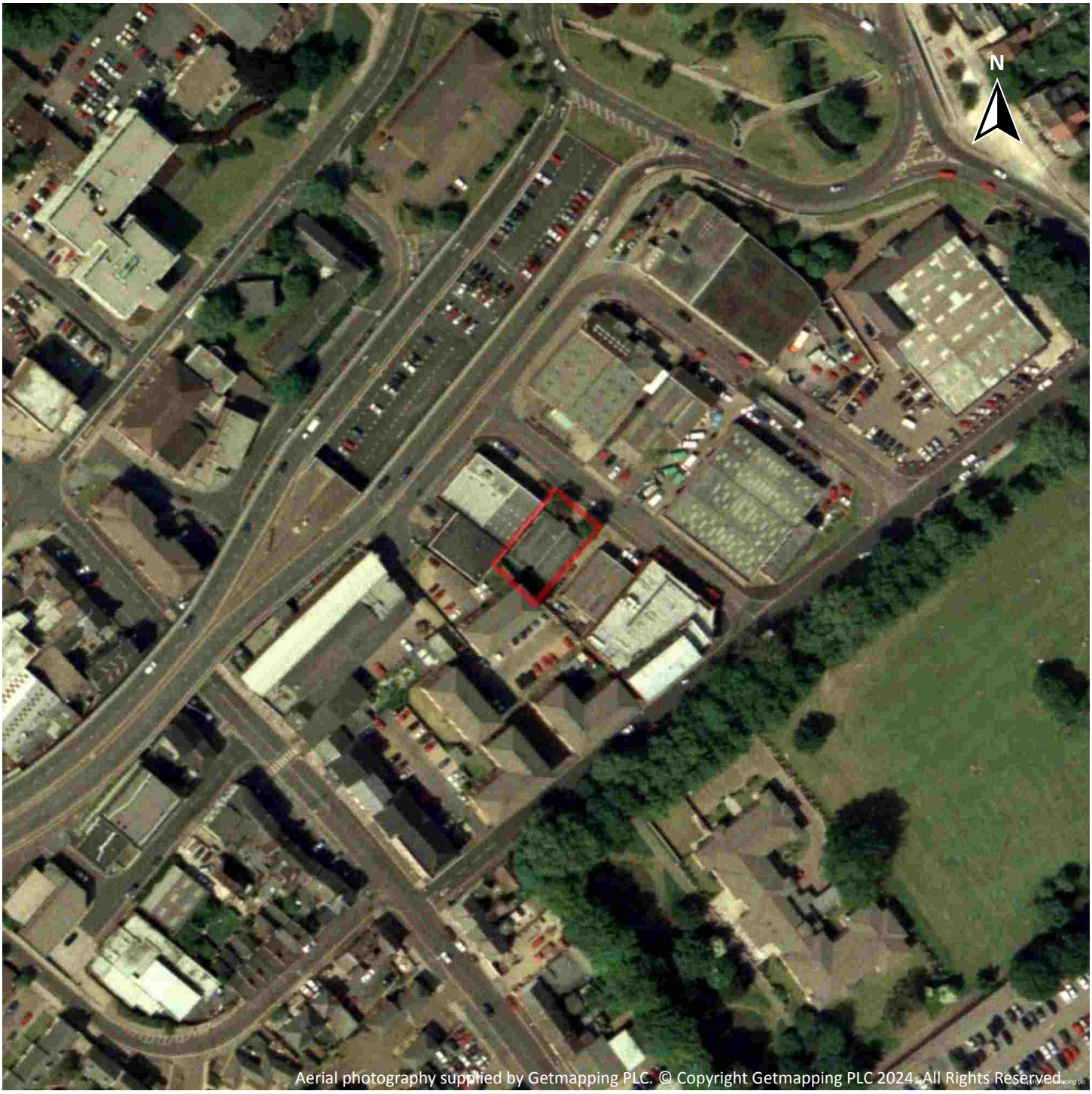
Site Area: 0.05ha

Recent site history - 2010 aerial photograph

Capture Date: 27/04/2010

Site Area: 0.05ha

Recent site history - 1999 aerial photograph



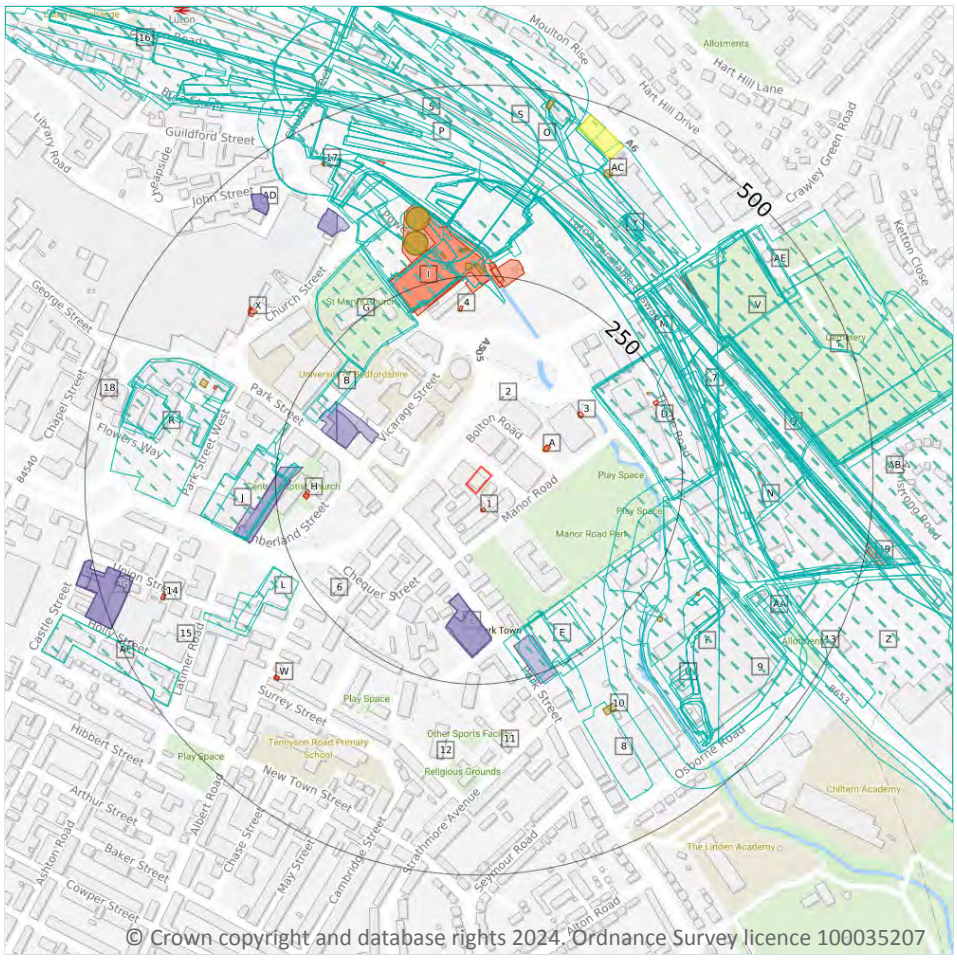
Capture Date: 27/05/1999

Site Area: 0.05ha

OS MasterMap site plan

Site Area: 0.05ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	165

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
D	171m NE	Unspecified Works	1959	2046219

ID	Location	Land use	Dates present	Group ID
E	173m SE	Tramway Depot	1938 - 1947	2094209
D	175m NE	Dyeing and Bleaching Works	1922 - 1938	2121880
D	175m NE	Dyeing and Bleaching Works	1938	2092972
D	176m NE	Dyeing and Bleaching Works	1922 - 1947	2114958
F	177m E	Sewage Works	1938 - 1947	2105111
E	178m SE	Tramway Depot	1938	2065262
E	178m SE	Unspecified Works	1959	2064727
F	179m SE	Unspecified Works	1985 - 1991	2111143
E	180m SE	Tramway Depot	1922 - 1938	2094550
B	196m NW	Disused Brewery	1879	2098937
G	197m NW	Grave Yard	1879	2080601
F	197m SE	Corporation Sewage Works	1922 - 1938	2078353
B	199m NW	Disused Brewery	1888	2068380
G	199m NW	Grave Yard	1888	2120379
F	202m E	Sewage Works	1922	2080294
5	217m N	Railway Sidings	1951 - 1959	2065416
K	217m N	Coal Depot	1959	2106741
J	221m W	Unspecified Foundry	1922 - 1938	2077117
I	222m N	Electricity Station	1922	2076513
I	223m NW	Fire Station	1938	2109820
I	223m NW	Unspecified Works	1959	2046221
J	224m W	Foundry	1938	2046857
I	224m N	Fire Station	1938	2102237
I	225m N	Electricity Station	1922	2066542
F	227m E	Sewage Works	1888 - 1900	2107016
F	228m E	Sewage Works	1879	2093531
J	235m W	Unspecified Foundry	1922 - 1938	2114603
F	243m SE	Sewage Works	1938	2081532

ID	Location	Land use	Dates present	Group ID
F	252m SE	Unspecified Ground Workings	1938	2067954
L	254m SW	Malthouse	1922 - 1947	2077140
K	258m NE	Railway Sidings	1991	2069152
K	258m NE	Railway Sidings	1975	2070936
F	266m E	Smithy	1922 - 1947	2084436
I	266m N	Boiler Works	1938	2078845
L	268m SW	Malthouse	1938	2103359
K	270m N	Coal Depot	1938	2097588
K	271m N	Coal Depot	1947	2066994
K	271m N	Coal Depot	1922	2113574
I	271m N	Corporation Yard	1922	2081831
I	272m N	Boiler Works	1922 - 1938	2097729
I	273m N	Unspecified Works	1959	2096623
M	274m NE	Cuttings	1959	2111286
I	274m N	Boiler Works	1922	2067208
I	274m N	Boiler Works	1947	2100354
I	276m N	Boiler Works	1938	2100462
N	276m E	Railway Sidings	1922 - 1947	2094362
I	277m N	Unspecified Works	1975	2064186
I	277m N	Unspecified Works	1991	2121829
M	277m NE	Cuttings	1922 - 1938	2083685
M	279m NE	Cuttings	1922 - 1947	2101971
N	279m NE	Railway Sidings	1900	2099518
K	283m NE	Railway Sidings	1879	2093004
M	283m NE	Cuttings	1879	2075631
N	285m NE	Unspecified Industrial/Commercial	1922 - 1938	2120370
M	285m NE	Cuttings	1888	2075915
F	288m E	Smithy	1938	2064642

ID	Location	Land use	Dates present	Group ID
M	289m NE	Cuttings	1922 - 1947	2086172
N	290m E	Brass and Iron Foundry	1922	2100563
N	290m E	Unspecified Commercial/Industrial	1938 - 1947	2100816
K	291m NE	Railway Sidings	1900	2102281
F	291m E	Smithy	1900 - 1938	2113886
N	292m NE	Unspecified Commercial/Industrial	1938	2092422
7	293m E	Railway Building	1959	2051320
N	293m E	Railway Sidings	1888	2068112
N	293m E	Railway Sidings	1888	2069473
N	293m E	Brass and Iron Foundry	1888	2081190
N	295m E	Brass and Iron Foundry	1879	2105435
N	297m E	Unspecified Works	1951	2118142
K	300m NE	Railway Sidings	1938	2115833
N	300m E	Brass and Iron Foundry	1900	2109226
K	300m NE	Railway Sidings	1922	2099066
K	300m NE	Railway Sidings	1947	2123349
K	301m NE	Railway Sidings	1938	2076378
O	301m NE	Coal Depot	1938	2094295
N	303m E	Unspecified Works	1985 - 1991	2087563
N	303m E	Unspecified Works	1973	2111820
F	304m SE	Unspecified Pit	1959	2040777
F	306m SE	Unspecified Ground Workings	1938	2100706
F	306m SE	Unspecified Ground Workings	1922	2101154
F	306m SE	Unspecified Ground Workings	1922	2101756
F	306m SE	Unspecified Ground Workings	1938	2104370
M	312m NE	Cuttings	1959	2091204
M	316m NE	Cuttings	1900 - 1947	2102969
M	317m NE	Cuttings	1938	2075612

ID	Location	Land use	Dates present	Group ID
P	319m N	Railway Sidings	1938	2069317
P	319m N	Railway Sidings	1938	2087518
P	319m N	Railway Sidings	1922	2092280
P	319m N	Railway Sidings	1922	2117189
Q	320m NE	Cuttings	1888	2111790
Q	320m NE	Cuttings	1888	2120365
Q	320m NE	Cuttings	1879	2107906
8	320m SE	Tramway Depot	1959	2045699
K	321m N	Coal Depot	1938	2080216
Q	323m NE	Cuttings	1922 - 1938	2064724
I	325m NW	Fire Station	1938	2076724
Q	325m NE	Cutting Works	1900	2048341
Q	325m NE	Cuttings	1947	2079297
Q	325m NE	Cuttings	1938	2102236
Q	326m NE	Cuttings	1938	2067496
I	327m N	Unspecified Tank	1959	2043972
9	327m E	Unspecified Works	1973	2071557
I	327m NW	Corporation Yard	1922	2112690
Q	328m NE	Cuttings	1951	2084141
R	332m W	Brewery	1922 - 1947	2106826
R	334m W	Brewery	1938	2091935
R	334m W	Brewery	1959	2077723
K	343m NE	Railway Sidings	1888	2065670
S	344m NE	Railway Sidings	1922 - 1938	2102820
T	347m NE	Cemetery	1951	2077993
S	348m NE	Railway Sidings	1938	2086830
U	348m SE	Filter Beds	1938	2068176
T	348m NE	Cemetery	1922 - 1938	2105382

ID	Location	Land use	Dates present	Group ID
T	350m NE	Cemetery	1947	2076295
T	350m NE	Cemetery	1922	2106410
V	350m NE	Cemetery	1900	2091338
T	352m NE	Cemetery	1991	2085988
V	352m NE	Cemetery	1879	2122905
V	353m NE	Cemetery	1888	2066078
U	354m SE	Filter Beds	1922 - 1947	2092043
K	355m N	Coal Depot	1922 - 1938	2076235
U	357m SE	Filter Bed	1922 - 1938	2101763
Y	358m NE	Railway Building	1959	2100422
T	358m NE	Cemetery	1973 - 1985	2101806
S	359m NE	Coal Depot	1922 - 1938	2104545
Y	362m NE	Railway Building	1922	2070097
Y	362m NE	Railway Building	1947	2119747
Y	363m NE	Railway Building	1938	2084038
Y	363m NE	Railway Building	1900	2065918
Y	363m NE	Railway Building	1879	2106173
U	366m SE	Unspecified Ground Workings	1900	2093427
Z	366m SE	Unspecified Commercial/Industrial	1951	2058219
AA	369m SE	Windmill	1922 - 1947	2086936
AA	371m SE	Unspecified Windmill	1922 - 1938	2107435
AA	374m SE	Windmill	1879	2110309
Y	375m NE	Railway Building	1879	2103001
R	382m W	Brewery	1938	2112780
U	383m SE	Unspecified Pit	1922 - 1947	2106423
13	385m E	Railway Sidings	1973	2094900
U	386m SE	Unspecified Pit	1959	2088008
U	387m SE	Unspecified Ground Workings	1938	2071657

ID	Location	Land use	Dates present	Group ID
U	387m SE	Unspecified Ground Workings	1938	2102996
U	387m SE	Unspecified Ground Workings	1922	2106864
U	387m SE	Unspecified Ground Workings	1922	2112080
AA	397m SE	Unspecified Windmill	1888	2071300
R	398m W	Brewery	1922	2103510
R	398m W	Brewery	1922	2121845
Z	404m E	Unspecified Works	1973	2065494
Z	404m E	Unspecified Works	1985 - 1991	2093688
AA	405m E	Windmill	1938	2079263
AA	406m E	Windmill	1951	2107596
AB	406m E	Motor Works	1938	2101981
AB	407m E	Motor Works	1947	2121998
O	417m N	Railway Building	1879	2051318
16	440m N	Railway Sidings	1888	2108358
AE	447m NE	Burial Ground	1879	2087734
AE	448m NE	Burial Ground	1888	2117761
AF	450m SW	Unspecified Works	1975	2046222
AF	450m SW	Unspecified Commercial/Industrial	1991	2058220
AB	451m E	Unspecified Works	1951	2065516
O	457m N	Petrol and Oil Store	1922	2074029
O	458m N	Petrol and Oil Store	1922	2064263
AB	461m E	Motor Works	1938	2077847
Z	464m SE	Sewage Farm	1900	2045655
AB	466m E	Unspecified Works	1985 - 1991	2105491

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	23

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
2	93m N	Unspecified Tank	1880	343070
6	225m SW	Unspecified Tank	1880	343064
D	230m NE	Unspecified Tank	1901	343068
I	252m N	Tanks	1968	348042
I	258m N	Unspecified Tank	1968	343071
I	277m N	Unspecified Tank	1924	343072
I	282m N	Unspecified Tank	1924	343078
I	283m N	Tanks	1963 - 1968	357402
F	287m SE	Unspecified Tank	1993 - 1995	355554
I	289m N	Tanks	1963 - 1968	355025
I	289m N	Unspecified Tank	1924 - 1963	357454
F	309m SE	Unspecified Tank	1924 - 1963	356910
I	320m N	Unspecified Tank	1963	343073
10	328m SE	Unspecified Tank	1993 - 1995	358476
11	330m S	Unspecified Tank	1880	343181
12	347m S	Unspecified Tank	1880	343183
N	349m E	Unspecified Tank	1901	343069
R	364m W	Unspecified Tank	1978	343059
AC	413m NE	Unspecified Tank	1981 - 1994	354319
15	430m SW	Unspecified Tank	1880	343063
17	445m NW	Unspecified Tank	1978 - 1996	355546

ID	Location	Land use	Dates present	Group ID
O	476m N	Unspecified Tank	1924	343075
18	493m W	Unspecified Tank	1880	343060

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**26**

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
1	21m S	Electricity Substation	1995	224989
A	75m NE	Electricity Substation	1994	230485
A	76m NE	Electricity Substation	1968 - 1986	229336
3	139m NE	Electricity Substation	1981 - 1994	231371
4	205m N	Electricity Substation	1994	224988
H	205m W	Electricity Substation	1985	235514
H	207m W	Electricity Substation	-	224246
H	207m W	Electricity Substation	1991 - 1994	231865
I	214m N	Electricity Generating Station	1968	227277
I	220m N	Corporation Electricity Station	1924	227268
D	232m NE	Electricity Substation	1979 - 1994	231861
I	237m N	Electricity Substation	1994	229393
I	242m N	Electricity Substation	1981 - 1986	235826
I	259m N	Electricity Substation	1979	234006
R	351m W	Electricity Substation	1978	225016
W	352m SW	Electricity Substation	1994	230242

ID	Location	Land use	Dates present	Group ID
W	352m SW	Electricity Substation	1985 - 1991	238347
M	354m NE	Electricity Substation	1994	230582
X	355m NW	Electricity Substation	1978	227907
M	356m NE	Electricity Substation	1979 - 1986	236110
X	363m NW	Electricity Substation	1985	236198
X	364m NW	Electricity Substation	1994	228155
X	364m NW	Electricity Substation	1996	228156
K	414m N	Electricity Substation	1979 - 1994	229858
14	420m W	Electricity Substation	1985 - 1994	234335
19	500m E	Electricity Substation	1995	232855

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	**1**

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
AC	437m N	Petrol and Oil Store	1924	3925

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	**18**

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	132m NW	Garage	1963 - 1968	72142
C	133m S	Garage	1963	70551
C	133m S	Garage	1993 - 1995	72411
C	152m S	Garage	1963 - 1968	72513
B	157m W	Garage	1963	69819
B	179m W	Garage	1978	71217
E	198m S	Garage	1963	71772
J	216m W	Garage	1963 - 1968	72018
J	231m W	Garage	1963	70968
I	357m NW	Garage	1963	70016
I	358m NW	Garage	1963	71247
AD	433m NW	Garage	1978	70574
AD	434m NW	Garage	1985	70938
AD	434m NW	Garage	1994 - 1996	72461
AG	453m W	Garage	1963 - 1968	72683
AG	456m W	Garage	1985	69837
AG	467m W	Garage	1963	69918
AG	467m W	Garage	-	69196

This data is sourced from Ordnance Survey / Groundsure.

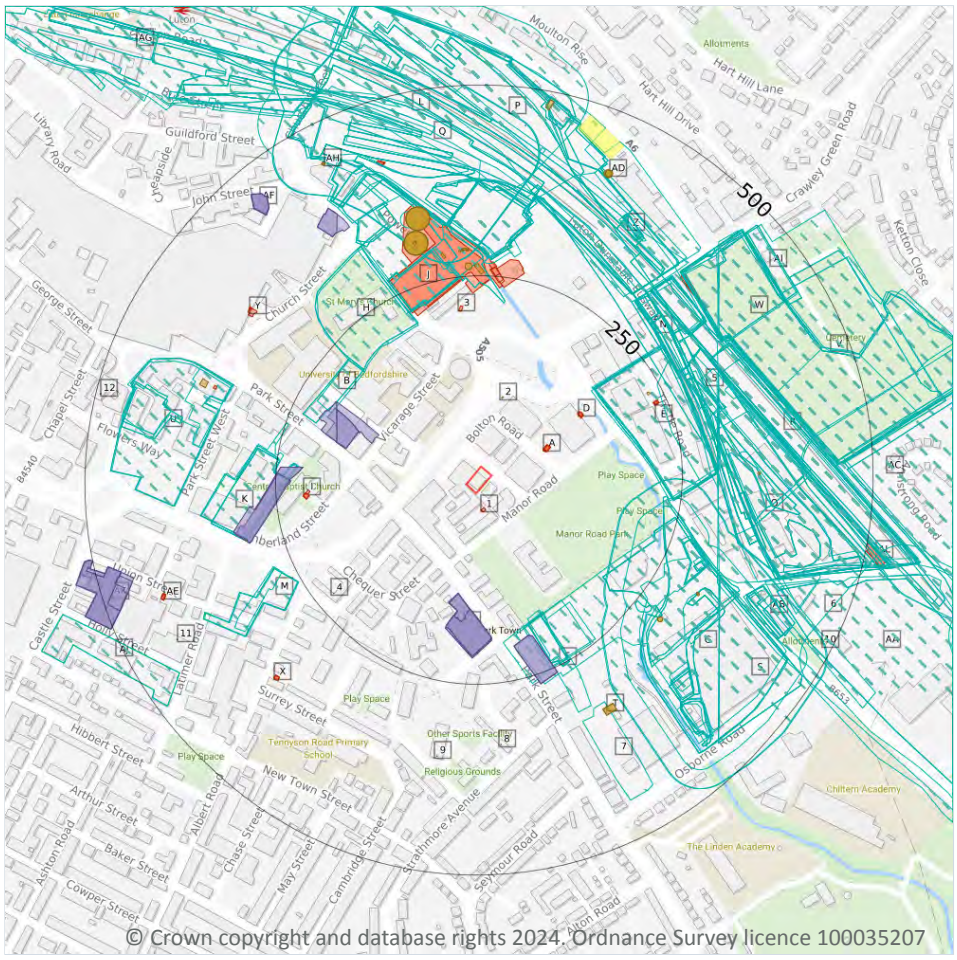
1.6 Historical military land

Records within 500m	**0**

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m	280

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 26 >**

ID	Location	Land Use	Date	Group ID
E	171m NE	Unspecified Works	1959	2046219
F	173m SE	Tramway Depot	1938	2094209
E	175m NE	Dyeing and Bleaching Works	1938	2121880

ID	Location	Land Use	Date	Group ID
E	175m NE	Dyeing and Bleaching Works	1922	2121880
E	175m NE	Dyeing and Bleaching Works	1938	2121880
E	175m NE	Dyeing and Bleaching Works	1922	2121880
E	175m NE	Dyeing and Bleaching Works	1938	2092972
E	176m NE	Dyeing and Bleaching Works	1947	2114958
E	176m NE	Dyeing and Bleaching Works	1922	2114958
G	177m E	Sewage Works	1947	2105111
F	177m SE	Tramway Depot	1947	2094209
E	177m NE	Dyeing and Bleaching Works	1938	2114958
F	178m SE	Tramway Depot	1938	2065262
G	178m E	Sewage Works	1938	2105111
F	178m SE	Unspecified Works	1959	2064727
G	179m SE	Unspecified Works	1991	2111143
F	180m SE	Tramway Depot	1922	2094550
F	181m SE	Tramway Depot	1938	2094550
F	181m SE	Tramway Depot	1922	2094550
F	181m SE	Tramway Depot	1938	2094550
F	181m SE	Tramway Depot	1922	2094550
B	196m NW	Disused Brewery	1879	2098937
H	197m NW	Grave Yard	1879	2080601
G	197m SE	Corporation Sewage Works	1938	2078353
G	197m SE	Corporation Sewage Works	1922	2078353
G	197m SE	Corporation Sewage Works	1938	2078353
G	197m SE	Corporation Sewage Works	1922	2078353
B	199m NW	Disused Brewery	1888	2068380
B	199m NW	Disused Brewery	1888	2068380
H	199m NW	Grave Yard	1888	2120379
H	199m NW	Grave Yard	1888	2120379

ID	Location	Land Use	Date	Group ID
G	202m E	Sewage Works	1922	2080294
L	217m N	Railway Sidings	1959	2065416
L	217m N	Coal Depot	1959	2106741
K	221m W	Unspecified Foundry	1938	2077117
J	222m N	Electricity Station	1922	2076513
K	223m W	Unspecified Foundry	1922	2077117
J	223m NW	Fire Station	1938	2109820
J	223m NW	Unspecified Works	1959	2046221
K	224m W	Foundry	1938	2046857
J	224m N	Fire Station	1938	2102237
J	225m N	Electricity Station	1922	2066542
J	225m N	Electricity Station	1922	2066542
G	227m E	Sewage Works	1888	2107016
G	227m E	Sewage Works	1888	2107016
G	228m E	Sewage Works	1879	2093531
G	228m E	Sewage Works	1879	2093531
K	235m W	Unspecified Foundry	1938	2114603
K	235m W	Unspecified Foundry	1922	2114603
K	235m W	Unspecified Foundry	1938	2114603
K	235m W	Unspecified Foundry	1922	2114603
G	243m SE	Sewage Works	1938	2081532
G	252m SE	Unspecified Ground Workings	1938	2067954
G	252m SE	Unspecified Ground Workings	1938	2067954
M	254m SW	Malthouse	1938	2077140
M	256m SW	Malthouse	1947	2077140
M	256m SW	Malthouse	1922	2077140
L	258m NE	Railway Sidings	1991	2069152
L	258m NE	Railway Sidings	1975	2070936

ID	Location	Land Use	Date	Group ID
G	266m E	Smithy	1947	2084436
G	266m E	Smithy	1922	2084436
J	266m N	Boiler Works	1938	2078845
G	268m E	Smithy	1938	2084436
M	268m SW	Malthouse	1938	2103359
L	270m N	Coal Depot	1938	2097588
L	271m N	Coal Depot	1947	2066994
L	271m N	Coal Depot	1922	2113574
J	271m N	Corporation Yard	1922	2081831
J	272m N	Boiler Works	1938	2097729
J	272m N	Boiler Works	1922	2097729
J	272m N	Boiler Works	1938	2097729
J	272m N	Boiler Works	1922	2097729
J	273m N	Unspecified Works	1959	2096623
N	274m NE	Cuttings	1959	2111286
J	274m N	Boiler Works	1947	2100354
J	274m N	Boiler Works	1922	2067208
G	276m SE	Sewage Works	1900	2107016
J	276m N	Boiler Works	1938	2100462
O	276m E	Railway Sidings	1947	2094362
O	276m E	Railway Sidings	1922	2094362
J	277m N	Unspecified Works	1991	2121829
J	277m N	Unspecified Works	1975	2064186
N	277m NE	Cuttings	1938	2083685
N	277m NE	Cuttings	1922	2083685
N	277m NE	Cuttings	1938	2083685
N	277m NE	Cuttings	1922	2083685
O	278m E	Railway Sidings	1938	2094362

ID	Location	Land Use	Date	Group ID
N	279m NE	Cuttings	1938	2083685
N	279m NE	Cuttings	1947	2101971
N	279m NE	Cuttings	1922	2101971
O	279m NE	Railway Sidings	1900	2099518
N	280m NE	Cuttings	1938	2101971
L	283m NE	Railway Sidings	1879	2093004
N	283m NE	Cuttings	1879	2075631
O	285m NE	Railway Sidings	1938	2094362
O	285m NE	Unspecified Industrial/Commercial	1938	2120370
O	285m NE	Railway Sidings	1922	2094362
O	285m NE	Unspecified Industrial/Commercial	1922	2120370
O	285m NE	Railway Sidings	1938	2094362
O	285m NE	Unspecified Industrial/Commercial	1938	2120370
O	285m NE	Railway Sidings	1922	2094362
O	285m NE	Unspecified Industrial/Commercial	1922	2120370
N	285m NE	Cuttings	1888	2075915
N	285m NE	Cuttings	1888	2075915
O	287m NE	Railway Sidings	1938	2094362
G	288m E	Smithy	1938	2064642
N	289m NE	Cuttings	1947	2086172
N	289m NE	Cuttings	1922	2086172
N	290m NE	Cuttings	1938	2086172
O	290m E	Unspecified Commercial/Industrial	1947	2100816
O	290m E	Brass and Iron Foundry	1922	2100563
L	291m NE	Railway Sidings	1900	2102281
G	291m E	Smithy	1938	2113886
G	291m E	Smithy	1922	2113886
G	291m E	Smithy	1938	2113886

ID	Location	Land Use	Date	Group ID
G	291m E	Smithy	1922	2113886
O	292m E	Unspecified Commercial/Industrial	1938	2100816
G	292m E	Smithy	1900	2113886
O	292m NE	Unspecified Commercial/Industrial	1938	2092422
5	293m E	Railway Building	1959	2051320
O	293m E	Railway Sidings	1888	2068112
O	293m E	Brass and Iron Foundry	1888	2081190
O	293m E	Railway Sidings	1888	2069473
O	293m E	Brass and Iron Foundry	1888	2081190
O	295m E	Brass and Iron Foundry	1879	2105435
6	296m E	Railway Sidings	1951	2065416
O	297m E	Unspecified Works	1951	2118142
L	300m NE	Railway Sidings	1938	2115833
O	300m E	Brass and Iron Foundry	1900	2109226
L	300m NE	Railway Sidings	1947	2123349
L	300m NE	Railway Sidings	1922	2099066
L	301m NE	Railway Sidings	1938	2076378
P	301m NE	Coal Depot	1938	2094295
O	303m E	Unspecified Works	1991	2087563
O	303m E	Unspecified Works	1985	2087563
O	303m E	Unspecified Works	1973	2111820
G	304m SE	Unspecified Pit	1959	2040777
G	306m SE	Unspecified Ground Workings	1938	2100706
G	306m SE	Unspecified Ground Workings	1922	2101154
G	306m SE	Unspecified Ground Workings	1938	2104370
G	306m SE	Unspecified Ground Workings	1922	2101756
N	312m NE	Cuttings	1959	2091204
N	316m NE	Cuttings	1938	2102969

ID	Location	Land Use	Date	Group ID
N	316m NE	Cuttings	1922	2102969
N	316m NE	Cuttings	1938	2102969
N	316m NE	Cuttings	1922	2102969
N	317m NE	Cuttings	1900	2102969
N	317m NE	Cuttings	1947	2102969
N	317m NE	Cuttings	1922	2102969
N	317m NE	Cuttings	1938	2075612
N	318m NE	Cuttings	1938	2102969
Q	319m N	Railway Sidings	1938	2087518
Q	319m N	Railway Sidings	1922	2092280
Q	319m N	Railway Sidings	1938	2069317
Q	319m N	Railway Sidings	1922	2117189
R	320m NE	Cuttings	1888	2120365
R	320m NE	Cuttings	1888	2111790
R	320m NE	Cuttings	1879	2107906
7	320m SE	Tramway Depot	1959	2045699
L	321m N	Coal Depot	1938	2080216
R	323m NE	Cuttings	1938	2064724
R	323m NE	Cuttings	1922	2064724
R	323m NE	Cuttings	1938	2064724
R	323m NE	Cuttings	1922	2064724
J	325m NW	Fire Station	1938	2076724
J	325m NW	Fire Station	1938	2076724
R	325m NE	Cutting Works	1900	2048341
R	325m NE	Cuttings	1947	2079297
R	325m NE	Cuttings	1938	2102236
R	326m NE	Cuttings	1938	2067496
J	327m N	Unspecified Tank	1959	2043972

ID	Location	Land Use	Date	Group ID
S	327m E	Unspecified Works	1991	2111143
S	327m E	Unspecified Works	1985	2111143
S	327m E	Unspecified Works	1973	2071557
J	327m NW	Corporation Yard	1922	2112690
J	327m NW	Corporation Yard	1922	2112690
R	328m NE	Cuttings	1951	2084141
U	332m W	Brewery	1938	2106826
U	333m W	Brewery	1947	2106826
U	333m W	Brewery	1922	2106826
U	334m W	Brewery	1938	2091935
U	334m W	Brewery	1959	2077723
L	343m NE	Railway Sidings	1888	2065670
L	343m NE	Railway Sidings	1888	2065670
P	344m NE	Railway Sidings	1938	2102820
P	344m NE	Railway Sidings	1922	2102820
P	344m NE	Railway Sidings	1938	2102820
P	344m NE	Railway Sidings	1922	2102820
V	347m NE	Cemetery	1951	2077993
P	348m NE	Railway Sidings	1938	2086830
P	348m NE	Coal Depot	1938	2094295
G	348m SE	Filter Beds	1938	2068176
V	348m NE	Cemetery	1938	2105382
V	348m NE	Cemetery	1922	2105382
V	348m NE	Cemetery	1938	2105382
V	348m NE	Cemetery	1922	2105382
V	350m NE	Cemetery	1947	2076295
V	350m NE	Cemetery	1922	2106410
V	350m NE	Cemetery	1938	2105382

ID	Location	Land Use	Date	Group ID
W	350m NE	Cemetery	1900	2091338
V	351m NE	Cemetery	1938	2105382
V	352m NE	Cemetery	1991	2085988
W	352m NE	Cemetery	1879	2122905
W	353m NE	Cemetery	1888	2066078
W	353m NE	Cemetery	1888	2066078
G	354m SE	Filter Beds	1938	2092043
L	355m N	Coal Depot	1938	2076235
L	355m N	Coal Depot	1922	2076235
L	355m N	Coal Depot	1938	2076235
L	355m N	Coal Depot	1922	2076235
G	355m SE	Filter Beds	1947	2092043
G	355m SE	Filter Beds	1922	2092043
G	357m SE	Filter Bed	1938	2101763
G	357m SE	Filter Bed	1922	2101763
G	357m SE	Filter Bed	1938	2101763
G	357m SE	Filter Bed	1922	2101763
Z	358m NE	Railway Building	1959	2100422
V	358m NE	Cemetery	1985	2101806
V	358m NE	Cemetery	1973	2101806
P	359m NE	Coal Depot	1938	2104545
P	359m NE	Coal Depot	1922	2104545
P	359m NE	Coal Depot	1938	2104545
P	359m NE	Coal Depot	1922	2104545
Z	362m NE	Railway Building	1947	2119747
Z	362m NE	Railway Building	1922	2070097
Z	363m NE	Railway Building	1938	2084038
L	363m N	Coal Depot	1922	2113574

ID	Location	Land Use	Date	Group ID
Z	363m NE	Railway Building	1900	2065918
Z	363m NE	Railway Building	1879	2106173
G	366m SE	Unspecified Ground Workings	1900	2093427
AA	366m SE	Unspecified Commercial/Industrial	1951	2058219
AB	369m SE	Windmill	1947	2086936
AB	369m SE	Windmill	1922	2086936
AB	370m SE	Windmill	1938	2086936
AB	371m SE	Unspecified Windmill	1938	2107435
AB	371m SE	Unspecified Windmill	1922	2107435
AB	371m SE	Unspecified Windmill	1938	2107435
AB	371m SE	Unspecified Windmill	1922	2107435
AB	374m SE	Windmill	1879	2110309
Z	375m NE	Railway Building	1879	2103001
U	382m W	Brewery	1938	2112780
U	382m W	Brewery	1938	2112780
G	383m SE	Unspecified Pit	1947	2106423
G	383m SE	Unspecified Pit	1922	2106423
G	383m SE	Unspecified Pit	1938	2106423
10	385m E	Railway Sidings	1973	2094900
G	386m SE	Unspecified Pit	1959	2088008
G	387m SE	Unspecified Ground Workings	1938	2102996
G	387m SE	Unspecified Ground Workings	1922	2112080
G	387m SE	Unspecified Ground Workings	1938	2071657
G	387m SE	Unspecified Ground Workings	1922	2106864
AB	397m SE	Unspecified Windmill	1888	2071300
AB	397m SE	Unspecified Windmill	1888	2071300
U	398m W	Brewery	1922	2103510
U	398m W	Brewery	1922	2121845

ID	Location	Land Use	Date	Group ID
AA	404m E	Unspecified Works	1991	2093688
AA	404m E	Unspecified Works	1985	2093688
AA	404m E	Unspecified Works	1973	2065494
AB	405m E	Windmill	1938	2079263
AB	406m E	Windmill	1951	2107596
AC	406m E	Motor Works	1938	2101981
AC	407m E	Motor Works	1947	2121998
P	417m N	Railway Building	1879	2051318
AG	440m N	Railway Sidings	1888	2108358
AG	440m N	Railway Sidings	1888	2108358
AI	447m NE	Burial Ground	1879	2087734
AI	448m NE	Burial Ground	1888	2117761
AI	448m NE	Burial Ground	1888	2117761
AJ	450m SW	Unspecified Commercial/Industrial	1991	2058220
AJ	450m SW	Unspecified Works	1975	2046222
AC	451m E	Unspecified Works	1951	2065516
P	457m N	Petrol and Oil Store	1922	2074029
P	458m N	Petrol and Oil Store	1922	2064263
P	458m N	Petrol and Oil Store	1922	2064263
AC	461m E	Motor Works	1938	2077847
AC	462m E	Motor Works	1938	2077847
AC	462m E	Motor Works	1938	2077847
AA	464m SE	Sewage Farm	1900	2045655
AC	466m E	Unspecified Works	1991	2105491
AC	466m E	Unspecified Works	1985	2105491

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	35

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 26 >**

ID	Location	Land Use	Date	Group ID
2	93m N	Unspecified Tank	1880	343070
4	225m SW	Unspecified Tank	1880	343064
E	230m NE	Unspecified Tank	1901	343068
J	252m N	Tanks	1968	348042
J	258m N	Unspecified Tank	1968	343071
J	277m N	Unspecified Tank	1924	343072
J	282m N	Unspecified Tank	1924	343078
J	283m N	Tanks	1968	357402
J	283m N	Tanks	1963	357402
J	283m N	Tanks	1963	357402
G	287m SE	Unspecified Tank	1993	355554
G	287m SE	Unspecified Tank	1995	355554
J	289m N	Tanks	1968	355025
J	289m N	Tanks	1963	355025
J	289m N	Unspecified Tank	1963	357454
J	303m N	Unspecified Tank	1924	357454
G	309m SE	Unspecified Tank	1924	356910
G	311m SE	Unspecified Tank	1963	356910
J	320m N	Unspecified Tank	1963	343073
T	328m SE	Unspecified Tank	1993	358476
T	328m SE	Unspecified Tank	1995	358476
8	330m S	Unspecified Tank	1880	343181
9	347m S	Unspecified Tank	1880	343183

ID	Location	Land Use	Date	Group ID
O	349m E	Unspecified Tank	1901	343069
U	364m W	Unspecified Tank	1978	343059
AD	413m NE	Unspecified Tank	1994	354319
AD	414m NE	Unspecified Tank	1986	354319
AD	414m NE	Unspecified Tank	1981	354319
11	430m SW	Unspecified Tank	1880	343063
AH	445m NW	Unspecified Tank	1978	355546
AH	445m NW	Unspecified Tank	1985	355546
AH	446m NW	Unspecified Tank	1994	355546
AH	446m NW	Unspecified Tank	1996	355546
P	476m N	Unspecified Tank	1924	343075
12	493m W	Unspecified Tank	1880	343060

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**45**

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 26 >**

ID	Location	Land Use	Date	Group ID
1	21m S	Electricity Substation	1995	224989
A	75m NE	Electricity Substation	1994	230485
A	76m NE	Electricity Substation	1981	229336
A	76m NE	Electricity Substation	1968	229336
A	77m NE	Electricity Substation	1979	229336
A	77m NE	Electricity Substation	1986	229336
D	139m NE	Electricity Substation	1986	231371
D	139m NE	Electricity Substation	1994	231371

ID	Location	Land Use	Date	Group ID
D	140m NE	Electricity Substation	1981	231371
3	205m N	Electricity Substation	1994	224988
I	205m W	Electricity Substation	1985	235514
I	207m W	Electricity Substation	-	224246
I	207m W	Electricity Substation	1991	231865
I	207m W	Electricity Substation	1994	231865
J	214m N	Electricity Generating Station	1968	227277
J	220m N	Corporation Electricity Station	1924	227268
E	232m NE	Electricity Substation	1994	231861
E	233m NE	Electricity Substation	1981	231861
E	234m NE	Electricity Substation	1979	231861
E	234m NE	Electricity Substation	1986	231861
J	237m N	Electricity Substation	1994	229393
J	242m N	Electricity Substation	1986	235826
J	251m N	Electricity Substation	1981	235826
J	259m N	Electricity Substation	1979	234006
U	351m W	Electricity Substation	1978	225016
X	352m SW	Electricity Substation	1994	230242
X	352m SW	Electricity Substation	1991	238347
X	353m SW	Electricity Substation	1985	238347
N	354m NE	Electricity Substation	1994	230582
Y	355m NW	Electricity Substation	1978	227907
N	356m NE	Electricity Substation	1981	236110
N	356m NE	Electricity Substation	1979	236110
N	356m NE	Electricity Substation	1986	236110
Y	363m NW	Electricity Substation	1985	236198
Y	364m NW	Electricity Substation	1994	228155
Y	364m NW	Electricity Substation	1996	228156

ID	Location	Land Use	Date	Group ID
L	414m N	Electricity Substation	1994	229858
L	414m N	Electricity Substation	1979	229858
L	414m N	Electricity Substation	1986	229858
L	415m N	Electricity Substation	1981	229858
AE	420m W	Electricity Substation	1985	234335
AE	420m W	Electricity Substation	1994	234335
AE	420m W	Electricity Substation	1991	234335
AL	500m E	Electricity Substation	1995	232855
AL	500m E	Electricity Substation	1995	232855

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	**1**

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 26 >**

ID	Location	Land Use	Date	Group ID
AD	437m N	Petrol and Oil Store	1924	3925

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	**25**

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 26 >**

ID	Location	Land Use	Date	Group ID
B	132m NW	Garage	1968	72142

ID	Location	Land Use	Date	Group ID
C	133m S	Garage	1963	70551
C	133m S	Garage	1993	72411
C	133m S	Garage	1995	72411
C	152m S	Garage	1968	72513
C	152m S	Garage	1963	72513
B	157m W	Garage	1963	72142
B	157m W	Garage	1963	69819
B	179m W	Garage	1978	71217
F	198m S	Garage	1963	71772
F	198m S	Garage	1963	71772
K	216m W	Garage	1968	72018
K	216m W	Garage	1963	72018
K	231m W	Garage	1963	70968
J	357m NW	Garage	1963	70016
J	358m NW	Garage	1963	71247
AF	433m NW	Garage	1978	70574
AF	434m NW	Garage	1985	70938
AF	434m NW	Garage	1994	72461
AF	434m NW	Garage	1996	72461
AK	453m W	Garage	1963	72683
AK	456m W	Garage	1985	69837
AK	467m W	Garage	1963	69918
AK	467m W	Garage	-	69196
AK	468m W	Garage	1968	72683

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

Site Outline

Search buffers in metres (m)

Licensed waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	3

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on **page 42 >**

ID	Location	Details		
B	312m N	Site Name: Luton Powercourt Site Address: Luton Powercourt, Luton, LU1 3JJ Correspondence Address: -	Type of Site: Physical Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 636296 EPR reference: EA/EPR/JB3402CP Operator: Soil & Water Solutions Limited Waste Management licence No: 406990 Annual Tonnage: 199999	Issue Date: 21/09/2020 Effective Date: 21/09/2020 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
E	472m N	Site Name: Crescent Road Railway Yard Site Address: Crescent Road Railway Yard, Church Street, Luton, Beds, LU1 3JG Correspondence Address: Ryebank, 6, Priory Close, Turvey, Beds, MK43 8BG	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BAW001 EPR reference: - Operator: B & A Waste Services Limited Waste Management licence No: 80543 Annual Tonnage: 54000	Issue Date: 26/03/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
E	472m N	Site Name: Crescent Road Railway Yard Site Address: British Rail Estate, Church Street, Luton, Bedfordshire, LU1 3JG Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 657815 EPR reference: EA/EPR/HP3997NA Operator: B & A Waste Services Limited Waste Management licence No: 80543 Annual Tonnage: 54000	Issue Date: 26/03/2002 Effective Date: 26/03/2002 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m **37**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 42 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	201m N	UNIT 9 POWER COURT LUTON BEDFORDSHIRE LU1 3JJ	EPR/KF0333ZK/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
A	273m E	UNIT 10 WINDMILL TRADING EST LUTON BEDFORDSHIRE LU1 3XJ	EPR/MF0902BW/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place

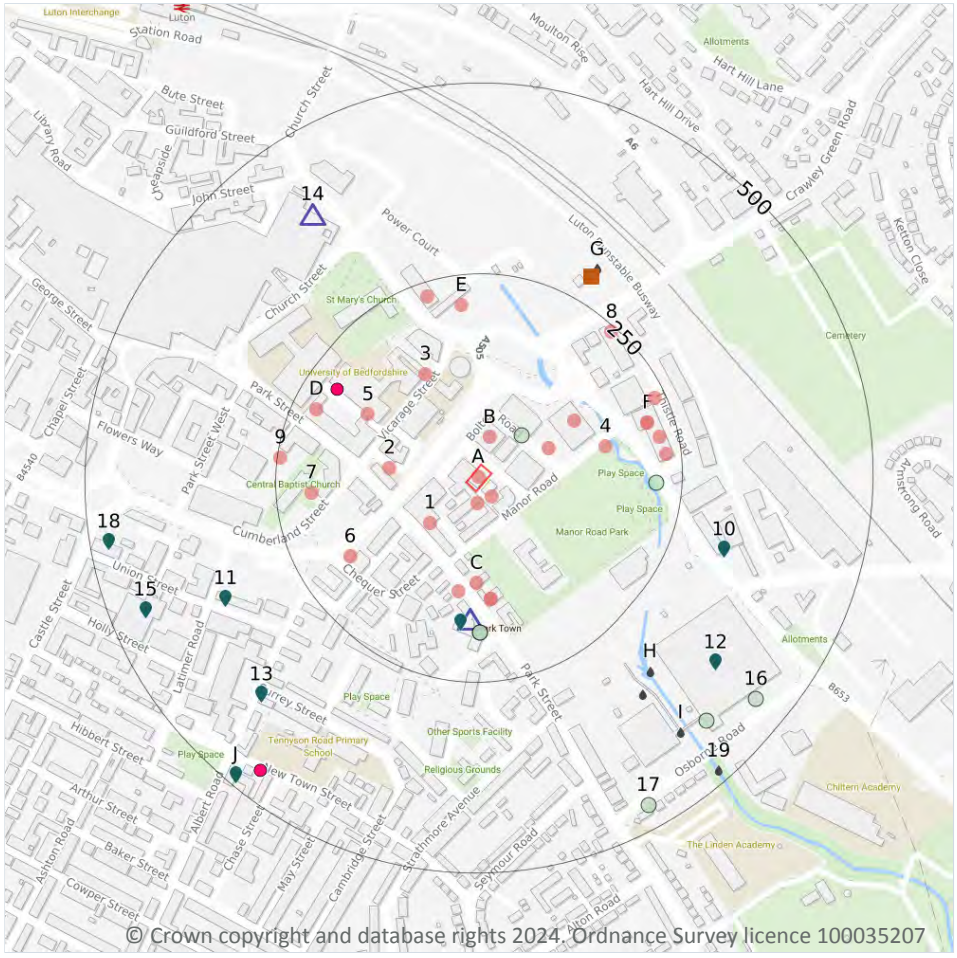
ID	Location	Site	Reference	Category	Sub-Category	Description
A	273m E	UNIT 10 WINDMILL TRADING EST LUTON BEDFORDSHIRE LU1 3XJ	EPR/MF0902B W/A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of scrap metal
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX341262	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX277139	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX341262	Treating waste exemption	Not on a farm	Recovery of scrap metal
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX277139	Treating waste exemption	Not on a farm	Recovery of scrap metal
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX377610	Treating waste exemption	Not on a farm	Recovery of scrap metal
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX377610	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX217332	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX137922	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX108215	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX072657	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX217332	Treating waste exemption	Not on a farm	Recovery of scrap metal
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX137922	Treating waste exemption	Not on a farm	Recovery of scrap metal

ID	Location	Site	Reference	Category	Sub-Category	Description
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX108215	Treating waste exemption	Not on a farm	Recovery of scrap metal
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX072657	Treating waste exemption	Not on a farm	Recovery of scrap metal
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX250162	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	276m E	UNIT 10, WINDMILL TRADING ESTATE, THISTLE ROAD, LUTON, LU1 3XJ	WEX250162	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	305m N	-	WEX315550	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	305m N	-	WEX315550	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	305m N	-	WEX315550	Treating waste exemption	Not on a farm	Screening and blending of waste
B	305m N	-	WEX186423	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	305m N	-	WEX186423	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	305m N	-	WEX186423	Treating waste exemption	Not on a farm	Screening and blending of waste
B	325m N	-	WEX166331	Using waste exemption	Not on a farm	Use of waste in construction
C	389m SE	-	WEX316119	Storing waste exemption	Not on a farm	Storage of waste in a secure place
2	398m NW	Unit 140 The Mall LU12TB	EPR/PE5542MX/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
C	418m SE	UKPN Luton South, Kimpton Road, Luton, LU1 3XW	WEX182577	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	421m NW	54, CHURCH STREET, LUTON, LU1 3JG	WEX211793	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	421m NW	54, CHURCH STREET, LUTON, LU1 3JG	WEX023043	Storing waste exemption	Not on a farm	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
D	421m NW	54, CHURCH STREET, LUTON, LU1 3JG	WEX030396	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	422m NW	54 Church Street Luton Bedfordshire LU1 3JG	EPR/ZH0072FL/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
D	423m NW	54 Church Street, Luton, LU1 3JG	EA/EPR/VP3848CV/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
D	424m NW	54 Church Street Luton Bedfordshire LU1 3JG	EPR/DE5284LR/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
D	426m NW	54 Church Street, Luton, LU1 3JG	EA/EPR/VP3952AU/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
D	427m NW	54 Church Street Luton LU13JG	EA/EPR/VP3741AJ/A001	Treating waste exemption	Non-Agricultural Waste Only	Repair or refurbishment of WEEE

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	27

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 48 >**

ID	Location	Company	Address	Activity	Category
A	**On site**	**S P B Metal Works**	**12, Gloucester Road, Luton, Bedfordshire, LU1 3HX**	**Metals Manufacturers, Fabricators and Stockholders**	**Industrial Products**
A	15m S	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
A	20m SE	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities
B	38m N	Whitehill	2-12, Bolton Road, Luton, Bedfordshire, LU1 3HR	Tools Including Machine Shops	Industrial Products
1	72m SW	Warden Domestics	95, Park Street, Luton, Bedfordshire, LU1 3HG	Electrical Equipment Repair and Servicing	Repair and Servicing
B	82m NE	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities
2	103m W	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities
C	120m S	Speedy Hire Plc	115-119, Park Street, Luton, Bedfordshire, LU1 3HG	Construction and Tool Hire	Hire Services
B	128m NE	McDonald Humfrey Automation Ltd	29-35, Bolton Road, Luton, Bedfordshire, LU1 3HY	Electrical and Electronic Engineers	Engineering Services
C	133m S	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities
3	140m NW	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities
C	142m S	Drive Ryte	127-135, Park Street, Luton, Bedfordshire, LU1 3HG	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	142m S	MOT Garage	127-135, Park Street, Luton, Bedfordshire, LU1 3HG	Vehicle Repair, Testing and Servicing	Repair and Servicing
4	153m E	Gas Governor Station	Bedfordshire, LU1	Gas Features	Infrastructure and Facilities
5	157m NW	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities
6	181m SW	Works	Bedfordshire, LU1	Unspecified Works Or Factories	Industrial Features
7	204m W	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities
E	211m N	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities
F	215m E	GSF Car Parts	1 Windmill Trading Estate, Thistle Road, Luton, Bedfordshire, LU1 3XJ	Vehicle Parts and Accessories	Motoring

ID	Location	Company	Address	Activity	Category
F	215m E	H S S	Unit 12 Windmill Trading Estate, Thistle Road, Luton, Bedfordshire, LU1 3XJ	Construction and Tool Hire	Hire Services
D	219m NW	Print Shop	45, Park Street, Luton, Bedfordshire, LU1 3JX	Published Goods	Industrial Products
F	225m E	Halfords Autocentre	4 Windmill Trading Estate, Thistle Road, Luton, Bedfordshire, LU1 3XJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	231m N	Nu Branding	5a, Power Court, Luton, Bedfordshire, LU1 3JJ	Published Goods	Industrial Products
F	231m E	Just Tyres	2 Windmill Trading Estate, Thistle Road, Luton, Bedfordshire, LU1 3XJ	Vehicle Parts and Accessories	Motoring
F	236m NE	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities
8	243m NE	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities
9	246m W	Electricity Sub Station	Bedfordshire, LU1	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**2**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 48 >**

ID	Location	Company	Address	LPG	Status
C	167m S	ESSO	120, Park Street, Luton, Luton, LU1 3EZ	Not Applicable	Obsolete
14	395m NW	OBSOLETE	Church Street, Luton, Luton, LU1 3JG	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	8

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 48 >**

ID	Location	Address	Details	
C	172m S	Esso Parkway, Park St, Luton, Bedfordshire, LU1 3EZ	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notices Date of enforcement: No Enforcement Notices Comment: No Enforcement Notices
10	320m E	Frank Ludlow Limited, 71 Windmill Road, LU1 3XL	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notices Date of enforcement: No Enforcement Notices Comment: No Enforcement Notices
11	350m SW	Speedtune, Latimer Road, Luton, LU1 3XA	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcement Notices Date of enforcement: No Enforcement Notices Comment: No Enforcement Notices
12	383m SE	Frank Ludlow, Windmill Rd, Luton, Bedfordshire, LU1 3XL	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notices Date of enforcement: No Enforcement Notices Comment: No Enforcement Notices

ID	Location	Address	Details	
13	386m SW	Cavedish Printing Inks, Latimer Rd, Luton, LU1 3UZ	Process: Printing Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notices Date of enforcement: No Enforcement Notices Comment: No Enforcement Notices
15	452m W	Luton Metal Castings, Holly Street, Luton, Bedfordshire, LU1 3XG	Process: Non-ferrous Metal Foundry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notices Date of enforcement: No Enforcement Notices Comment: No Enforcement Notices
18	475m W	Dunham & Haines, Castle St, Luton, LU1 3TX	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notices Date of enforcement: No Enforcement Notices Comment: No Enforcement Notices
J	487m SW	Stitch and Clean, 91A Albert Road, LU1 3PS	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notices Date of enforcement: No Enforcement Notices Comment: No Enforcement Notices

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m **9**

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

Features are displayed on the Current industrial land use map on **page 48 >**

ID	Location	Address	Details	
D	209m NW	University Of Luton, Park Square, Luton, LU1 3JU	Operator: University Of Luton Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC4724 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Superseded By Variation
D	209m NW	University Of Luton, Park Square, Luton, LU1 3JU	Operator: University Of Luton Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC4724 Date of approval: 06/04/1994	Effective from: 11/05/1994 Last date of update: 01/01/2015 Status: Superseded By Variation
D	209m NW	University Of Luton, Park Square, Luton, LU1 3JU	Operator: University Of Luton Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC4724 Date of approval: 11/02/1998	Effective from: 11/03/1998 Last date of update: 01/01/2015 Status: Superseded By Variation

ID	Location	Address	Details	
D	209m NW	University Of Luton, Park Square, Luton, LU1 3JU	Operator: University Of Luton Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC4724 Date of approval: 19/05/1999	Effective from: 14/06/1999 Last date of update: 01/01/2015 Status: Superseded By Variation
D	209m NW	University Of Luton, Park Square, Luton, LU1 3JU	Operator: University Of Luton Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC4724 Date of approval: 01/12/2003	Effective from: 01/01/2004 Last date of update: 01/01/2015 Status: Superseded By Variation
D	209m NW	University Of Luton, Park Square, Luton, LU1 3JU	Operator: University Of Luton Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC4724 Date of approval: 04/01/2006	Effective from: 04/01/2006 Last date of update: 01/01/2015 Status: Revoked/cancelled
D	209m NW	University Of Luton, Park Square, Luton, Bedfordshire, LU1 3JU	Operator: University Of Luton Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: AC4759 Date of approval: 14/03/1994	Effective from: 14/03/1994 Last date of update: 01/01/2015 Status: Revoked/cancelled
J	462m SW	Whitbread Group Plc, Whitbread Techincal Centre, Park Street, Luton, Bedfordshire, LU1 3ET	Operator: Whitbread Group Plc Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC7260 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Superseded By Variation
J	462m SW	Whitbread Group Plc, Whitbread Techincal Centre, Park Street, Luton, Bedfordshire, LU1 3ET	Operator: Whitbread Group Plc Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC7260 Date of approval: 16/08/1995	Effective from: 05/09/1995 Last date of update: 01/01/2015 Status: Revoked/cancelled

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m **6**

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 48 >**

ID	Location	Address	Details	
G	297m NE	ELSTER METERING LIMITED, PONDSWICK ROAD, LUTON, BEDFORDSHIRE, LU1 3LJ, LU1 3LJ	Effluent Type: TRADE DISCHARGES - BOILER BLOWDOWN EFFLUENT Permit Number: CANM.1035 Permit Version: 1 Receiving Water: TO RIVER LEE	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 20/03/2006 Effective Date: 08/02/2005 Revocation Date: 21/06/2006
G	297m NE	ELSTER METERING LIMITED, PONDSWICK ROAD, LUTON, BEDFORDSHIRE, LU1 3LJ, LU1 3LJ	Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - NOT WATER COMPANY Permit Number: CANM.1035 Permit Version: 2 Receiving Water: TO RIVER LEE	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 22/06/2006 Effective Date: 22/06/2006 Revocation Date: 10/03/2010
H	327m SE	CSO AT VAUXHALL MOTORS, Vauxhall Motors, LUTON, BEDFORDSHIRE, LU1 3YT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2984 Permit Version: 3 Receiving Water: RIVER LEE / LEA	Status: VARIED UNDER EPR 2010 Issue date: 21/03/2019 Effective Date: 21/03/2019 Revocation Date: -
H	343m SE	TECHNICAL CENTRE, OSBORNE ROAD, LUT, TECHNICAL CENTRE, OSBORNE ROAD, LUTON, BEDFORDSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CNTW.0488 Permit Version: 1 Receiving Water: RIVER LEE	Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 16/05/1990 Effective Date: 16/05/1990 Revocation Date: -
I	413m SE	VAUXHALL MOTORS, WINDMILL LANE, LUT, VAUXHALL MOTORS, WINDMILL LANE, LUTON, BEDS	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CLCP.0115 Permit Version: 1 Receiving Water: LEE	Status: REVOKED - UNSPECIFIED Issue date: 12/10/1962 Effective Date: 12/10/1962 Revocation Date: 28/02/1991
19	484m SE	Osborne Road SSO, Windmill Road, Osborne Road SSO, Windmill Road	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2826 Permit Version: 1 Receiving Water: LEE	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 17/01/2003

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	1

Discharges of Special Category Effluents to the public sewer.

Features are displayed on the Current industrial land use map on **page 48 >**

ID	Location	Address	Details	
G	285m NE	ELSTER METERING LTD, LEA WORKS PONDSWICK ROAD, PONDSWICK ROAD, LUTON, LONDON, LU1 3LJ	Permission reference: CA2720 Local Authority: LUTON BOROUGH COUNCIL First received date: 01/07/2010	Last received date: 01/01/2018 Status: DEAD (APPLICATION)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m	7

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 48 >**

ID	Location	Details	
B	63m NE	Incident Date: 06/07/2019 Incident Identification: 1716252 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	185m S	Incident Date: 24/10/2005 Incident Identification: 356531 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	185m S	Incident Date: 24/10/2005 Incident Identification: 356531 Pollutant: Oils and Fuel Pollutant Description: Petrol	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
F	215m E	Incident Date: 12/08/2005 Incident Identification: 337803 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
I	425m SE	Incident Date: 23/10/2003 Incident Identification: 197833 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
16	455m SE	Incident Date: 13/10/2001 Incident Identification: 36461 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
17	468m SE	Incident Date: 20/11/2002 Incident Identification: 122130 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	**0**

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

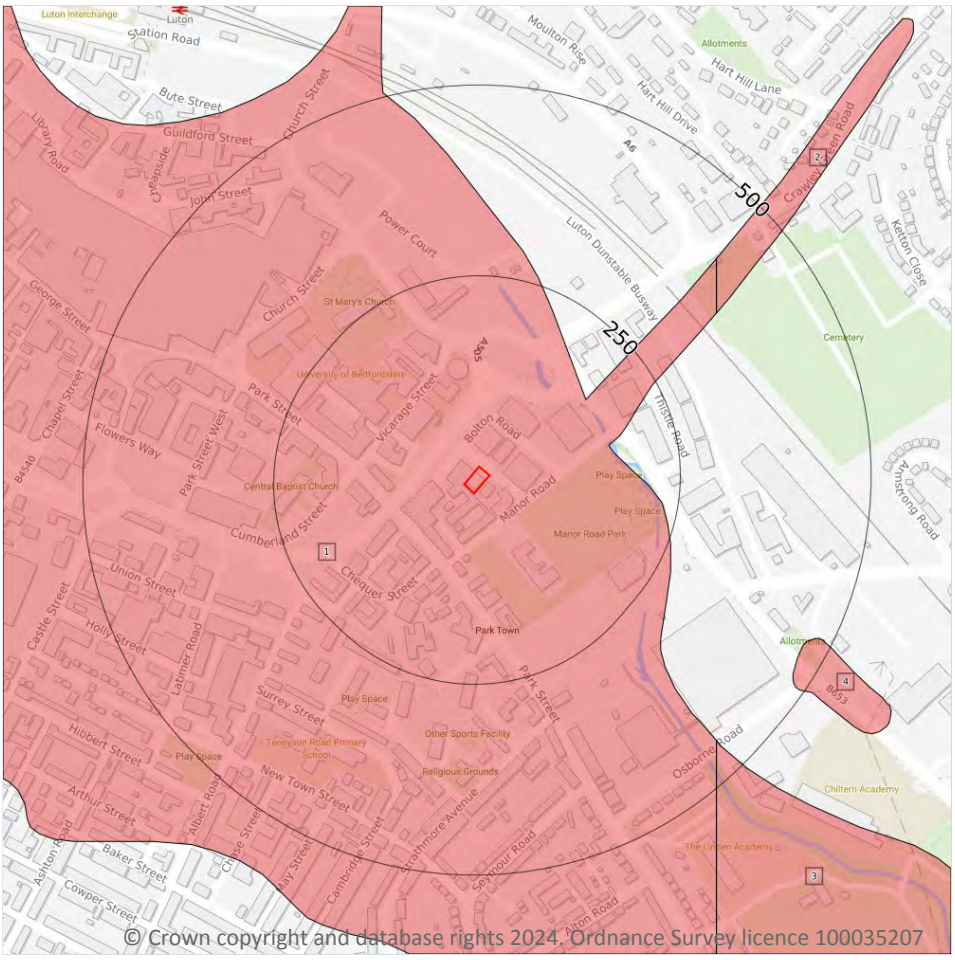
4.21 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	4

Aquifer status of groundwater held within superficial geology.

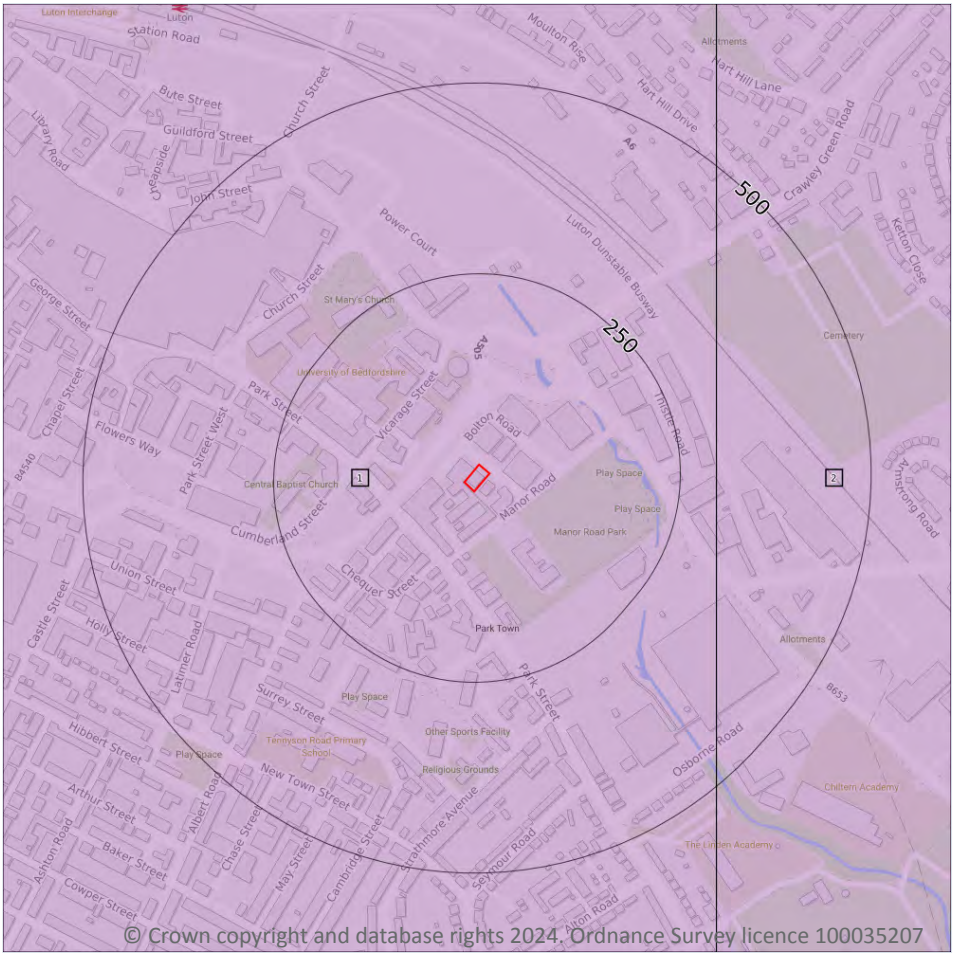
Features are displayed on the Hydrogeology map on **page 59 >**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	366m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	453m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	467m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	2

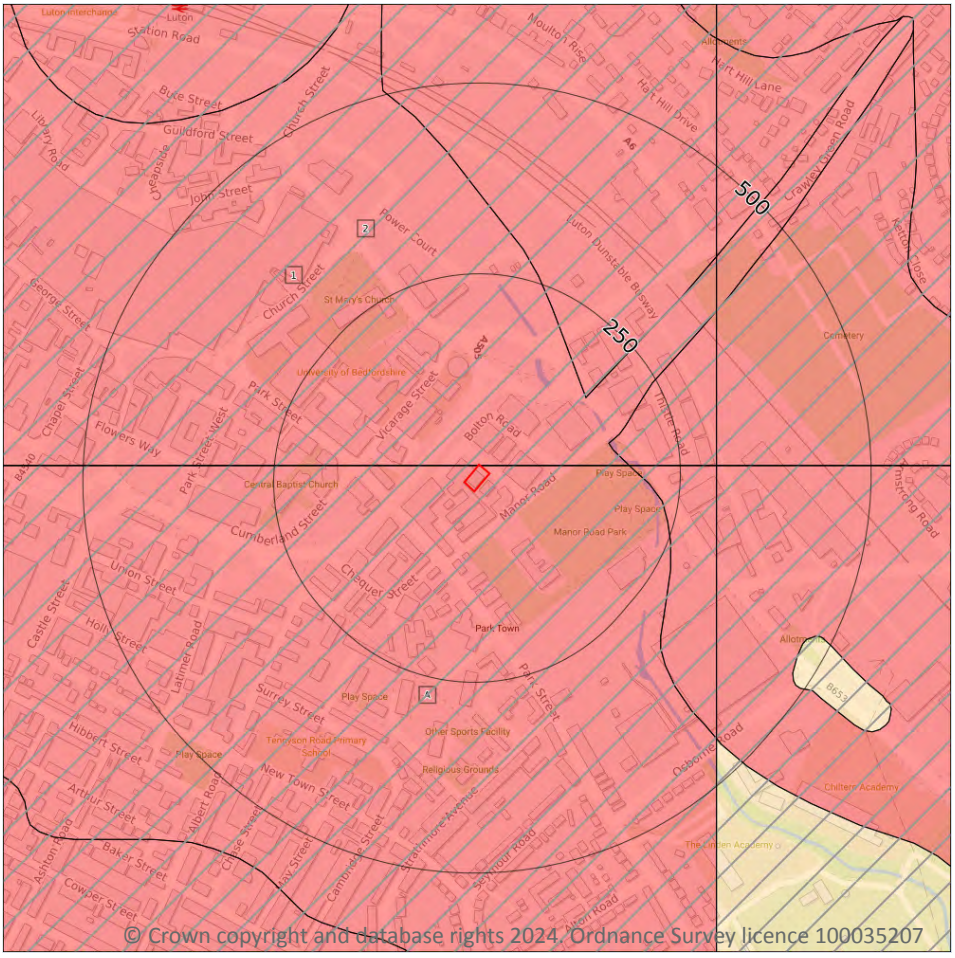
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 61 >**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	297m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 63 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: High	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
A	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: High	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	2

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	Very significant soluble rocks are likely to be present with a moderate possibility of localised natural subsidence or dissolution-related degradation of bedrock, especially in adverse conditions such as concentrated surface or subsurface water flow.	2.0%
A	Very significant soluble rocks are likely to be present with a moderate possibility of localised natural subsidence or dissolution-related degradation of bedrock, especially in adverse conditions such as concentrated surface or subsurface water flow.	7.000000000000001%

This data is sourced from the British Geological Survey and the Environment Agency.

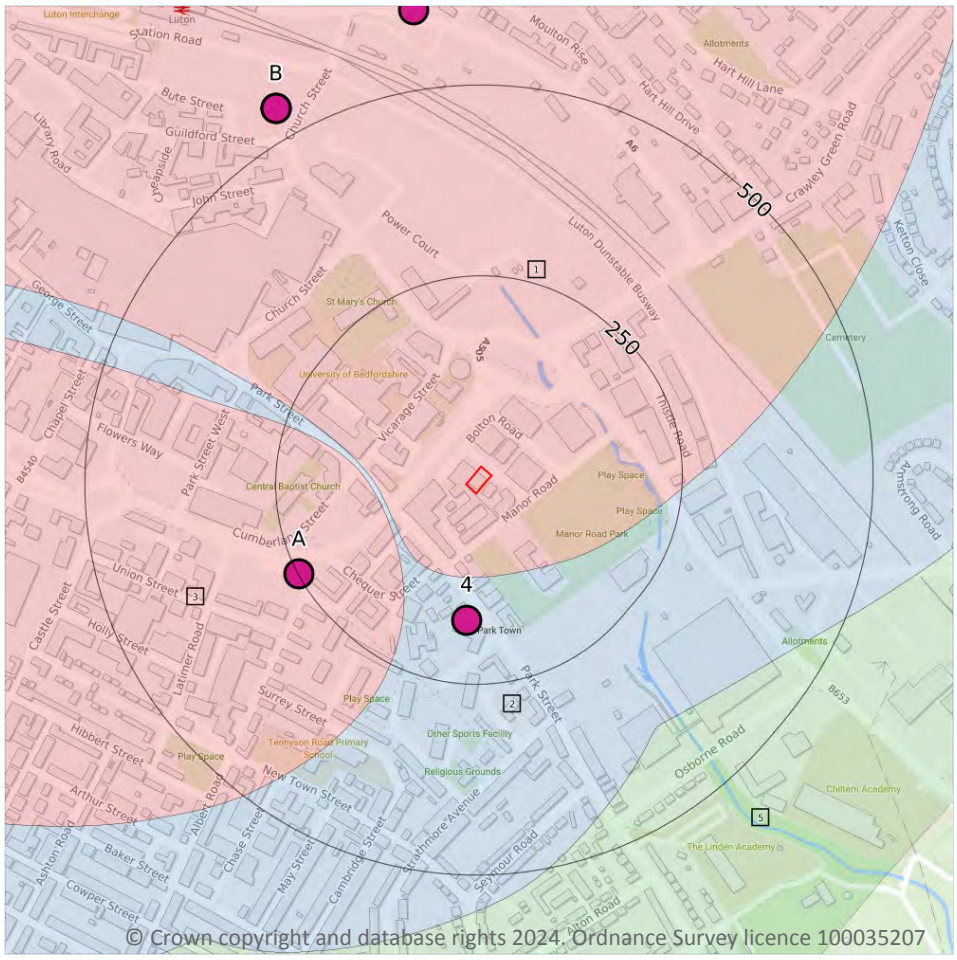
5.5 Groundwater vulnerability- local information

Records on site	0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m	15

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 66 >**

ID	Location	Details	
4	166m S	Status: Historical Licence No: 29/38/01/0106 Details: Pollution Remediation Direct Source: THAMES GROUNDWATER Point: 120 PARK STREET, LUTON, BEDFORDSHIRE - 32 BOREHOLES Data Type: Point Name: URS CORPORATION LIMITED Easting: 509670 Northing: 220800	Annual Volume (m^3): 35040 Max Daily Volume (m^3): 96 Original Application No: - Original Start Date: 10/10/2007 Expiry Date: 31/03/2012 Issue No: 1 Version Start Date: 10/10/2007 Version End Date: -
A	249m SW	Status: Active Licence No: 29/38/01/0067 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: ALBERT ROAD Data Type: Point Name: Affinity Water Limited Easting: 509450 Northing: 220860	Annual Volume (m^3): 1663870 Max Daily Volume (m^3): 5228 Original Application No: NPS/WR/011805 Original Start Date: 20/10/1969 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
B	540m NW	Status: Historical Licence No: 29/38/01/0098 Details: Pollution Remediation Direct Source: THAMES GROUNDWATER Point: POINT 'A' AT GUILDFORD STREET SERVICE STATION, LUTON. Data Type: Point Name: BP OIL UK LIMITED Easting: 509420 Northing: 221470	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 09/04/2002 Expiry Date: 30-Apr-05 Issue No: 1 Version Start Date: 09/04/2002 Version End Date: -
B	540m NW	Status: Historical Licence No: 29/38/01/0098 Details: Pollution Remediation Direct Source: THAMES GROUNDWATER Point: GUILDFORD STREET SERVICE STATION, LUTON-POINT A Data Type: Point Name: BP OIL UK LIMITED Easting: 509420 Northing: 221470	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 09/04/2002 Expiry Date: 30/04/2005 Issue No: 1 Version Start Date: 09/04/2002 Version End Date: -

ID	Location	Details	
B	540m NW	Status: Historical Licence No: 29/38/01/0100 Details: Pollution Remediation Direct Source: THAMES GROUNDWATER Point: GUILDFORD STREET SERVICE STATION, LUTON-POINT A Data Type: Point Name: BP OIL UK LIMITED Easting: 509420 Northing: 221470	Annual Volume (m^3): 366000 Max Daily Volume (m^3): 1008 Original Application No: - Original Start Date: 22/10/2003 Expiry Date: 31/12/2013 Issue No: 1 Version Start Date: 22/10/2003 Version End Date: -
C	605m N	Status: Active Licence No: 29/38/01/0008 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: CRESCENT ROAD PUMPING STATION Data Type: Point Name: Affinity Water Limited Easting: 509600 Northing: 221600	Annual Volume (m^3): 10398011 Max Daily Volume (m^3): 29300 Original Application No: NPS/WR/011805 Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
-	978m SE	Status: Historical Licence No: 29/38/01/0036 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: KIMPTON ROAD, LUTON, BOREHOLE 'B' Data Type: Point Name: IBC VEHICLES LIMITED Easting: 510600 Northing: 220600	Annual Volume (m^3): 2636738 Max Daily Volume (m^3): 11724.4 Original Application No: - Original Start Date: 20/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/05/2005 Version End Date: -
-	1022m SE	Status: Historical Licence No: 29/38/01/0036 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: KIMPTON ROAD, LUTON, BOREHOLE 'A' Data Type: Point Name: IBC VEHICLES LIMITED Easting: 510600 Northing: 220500	Annual Volume (m^3): 2636738 Max Daily Volume (m^3): 11724.4 Original Application No: - Original Start Date: 20/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/05/2005 Version End Date: -

ID	Location	Details	
-	1053m E	Status: Active Licence No: 29/38/01/0036 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: KIMPTON ROAD, LUTON - BOREHOLE B Data Type: Point Name: IBC VEHICLES LIMITED Easting: 510700 Northing: 220650	Annual Volume (m^3): 1000000 Max Daily Volume (m^3): 11724 Original Application No: NPS/WR/027556 Original Start Date: 20/03/1966 Expiry Date: - Issue No: 104 Version Start Date: 01/12/2017 Version End Date: -
-	1054m E	Status: Active Licence No: 29/38/01/0036 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: KIMPTON ROAD, LUTON - BOREHOLE A Data Type: Point Name: IBC VEHICLES LIMITED Easting: 510690 Northing: 220620	Annual Volume (m^3): 1000000 Max Daily Volume (m^3): 11724 Original Application No: NPS/WR/027556 Original Start Date: 20/03/1966 Expiry Date: - Issue No: 104 Version Start Date: 01/12/2017 Version End Date: -
-	1079m N	Status: Historical Licence No: 28/39/01/0106 Details: Pollution Remediation Direct Source: THAMES GROUNDWATER Point: 120 PARK STREET, LUTON Data Type: Point Name: URS CORPORATION LIMITED Easting: 509670 Northing: 222080	Annual Volume (m^3): 35040 Max Daily Volume (m^3): 96 Original Application No: - Original Start Date: 10/10/2007 Expiry Date: 31/03/2009 Issue No: 1 Version Start Date: 10/10/2007 Version End Date: -
-	1117m E	Status: Historical Licence No: 29/38/01/0036 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: KIMPTON ROAD, LUTON, BOREHOLE 'C' Data Type: Point Name: IBC VEHICLES LIMITED Easting: 510800 Northing: 221200	Annual Volume (m^3): 2636738 Max Daily Volume (m^3): 11724.4 Original Application No: - Original Start Date: 20/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/05/2005 Version End Date: -

ID	Location	Details	
-	1189m E	Status: Active Licence No: 29/38/01/0036 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: KIMPTON ROAD, LUTON - BOREHOLE C Data Type: Point Name: IBC VEHICLES LIMITED Easting: 510870 Northing: 221220	Annual Volume (m^3): 1000000 Max Daily Volume (m^3): 11724 Original Application No: NPS/WR/027556 Original Start Date: 20/03/1966 Expiry Date: - Issue No: 104 Version Start Date: 01/12/2017 Version End Date: -
-	1196m E	Status: Active Licence No: 29/38/01/0036 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: KIMPTON ROAD, LUTON - BOREHOLE D Data Type: Point Name: IBC VEHICLES LIMITED Easting: 510870 Northing: 221250	Annual Volume (m^3): 1000000 Max Daily Volume (m^3): 11724 Original Application No: NPS/WR/027556 Original Start Date: 20/03/1966 Expiry Date: - Issue No: 104 Version Start Date: 01/12/2017 Version End Date: -
-	1215m E	Status: Historical Licence No: 29/38/01/0036 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: KIMPTON ROAD, LUTON, BOREHOLE 'D' Data Type: Point Name: IBC VEHICLES LIMITED Easting: 510900 Northing: 221200	Annual Volume (m^3): 2636738 Max Daily Volume (m^3): 11724.4 Original Application No: - Original Start Date: 20/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/05/2005 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	**0**

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	2

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 66 >**

ID	Location	Details	
A	249m SW	Status: Active Licence No: 29/38/01/0067 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: ALBERT ROAD Data Type: Point Name: Affinity Water Limited Easting: 509450 Northing: 220860	Annual Volume (m^3): 1663870 Max Daily Volume (m^3): 5228 Original Application No: NPS/WR/011805 Original Start Date: 20/10/1969 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
C	605m N	Status: Active Licence No: 29/38/01/0008 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: CRESCENT ROAD PUMPING STATION Data Type: Point Name: Affinity Water Limited Easting: 509600 Northing: 221600	Annual Volume (m^3): 10398011 Max Daily Volume (m^3): 29300 Original Application No: NPS/WR/011805 Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	4

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

Features are displayed on the Abstractions and Source Protection Zones map on **page 66 >**

ID	Location	Type	Description
1	**On site**	**1**	**Inner catchment**
2	107m SW	2	Outer catchment
3	113m W	1	Inner catchment
5	387m SE	3	Total catchment

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology

Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	11

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on **page 73 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	139m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Lee

ID	Location	Type of water feature	Ground level	Permanence	Name
B	140m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Lee
B	151m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Lee
B	159m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Lee
B	161m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Lee
C	163m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Lee
D	183m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Lee
2	236m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Lee
E	239m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Lee
E	240m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Lee
E	247m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Lee

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**4**

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on **page 73 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 73 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Lee (from Luton to Luton Hoo Lakes)**	**GB106038033391**	**Lee Upper**	**Lee Upper**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 73 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
1	139m NE	River	Lee (from Luton to Luton Hoo Lakes)	GB106038033391 ↗	Bad	Fail	Bad	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1

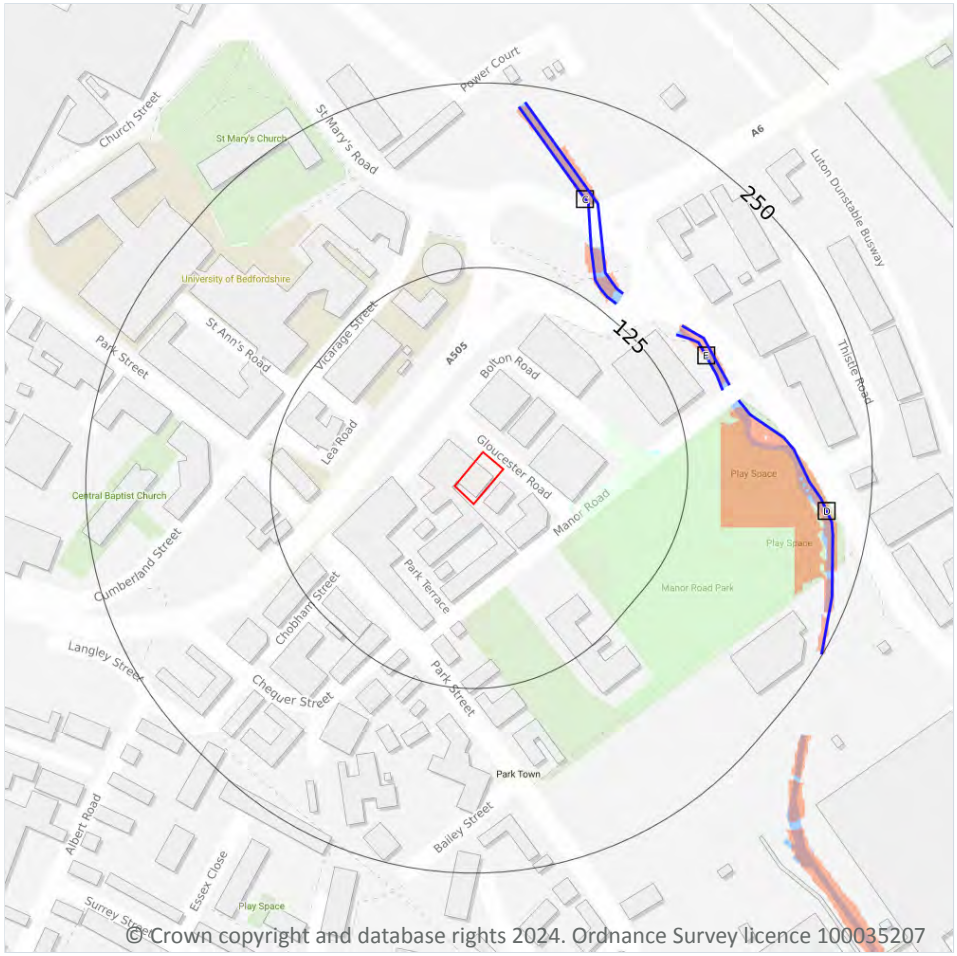
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 73 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**On site**	**Upper Lee Chalk**	**GB40601G602900** ↗	**Poor**	**Poor**	**Poor**	**2019**

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	5

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

Features are displayed on the River and coastal flooding map on **page 77 >**

ID	Location	Update
C	135m NE	08/11/2022
C	143m NE	08/11/2022
E	148m NE	08/11/2022
E	155m NE	08/11/2022
D	166m E	08/11/2022

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

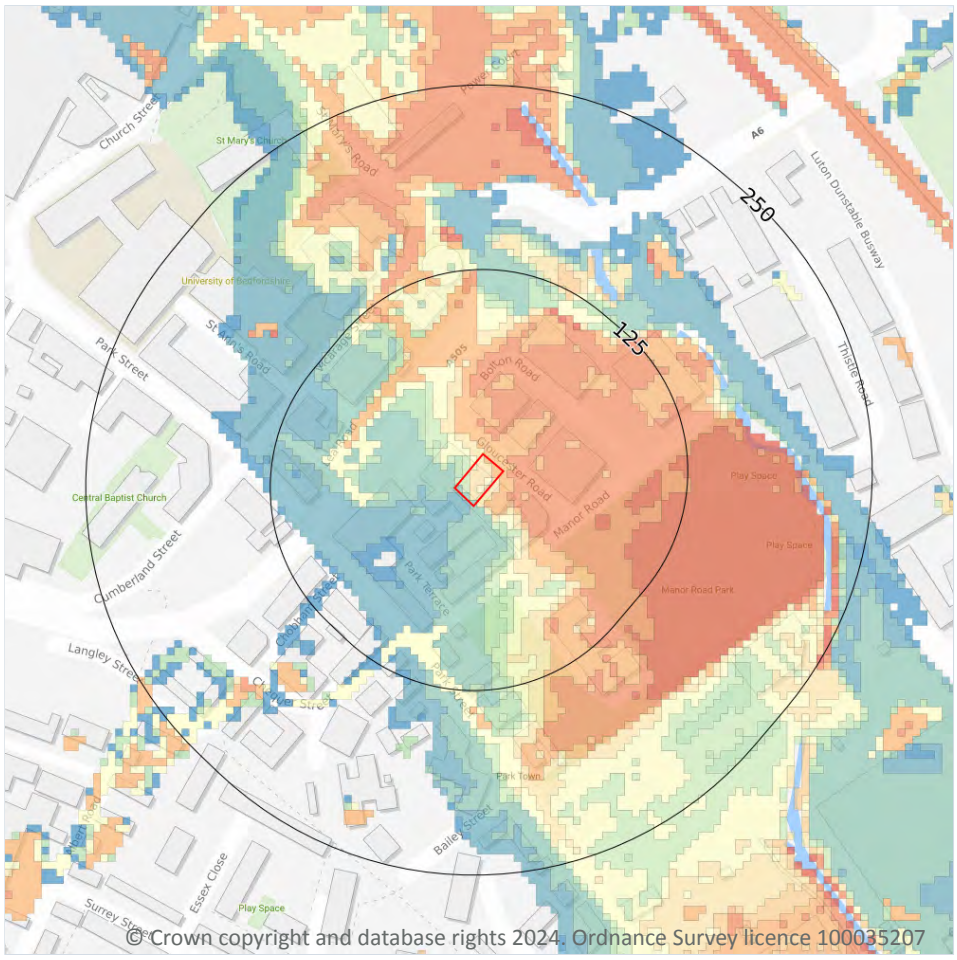
7.7 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 81 >**

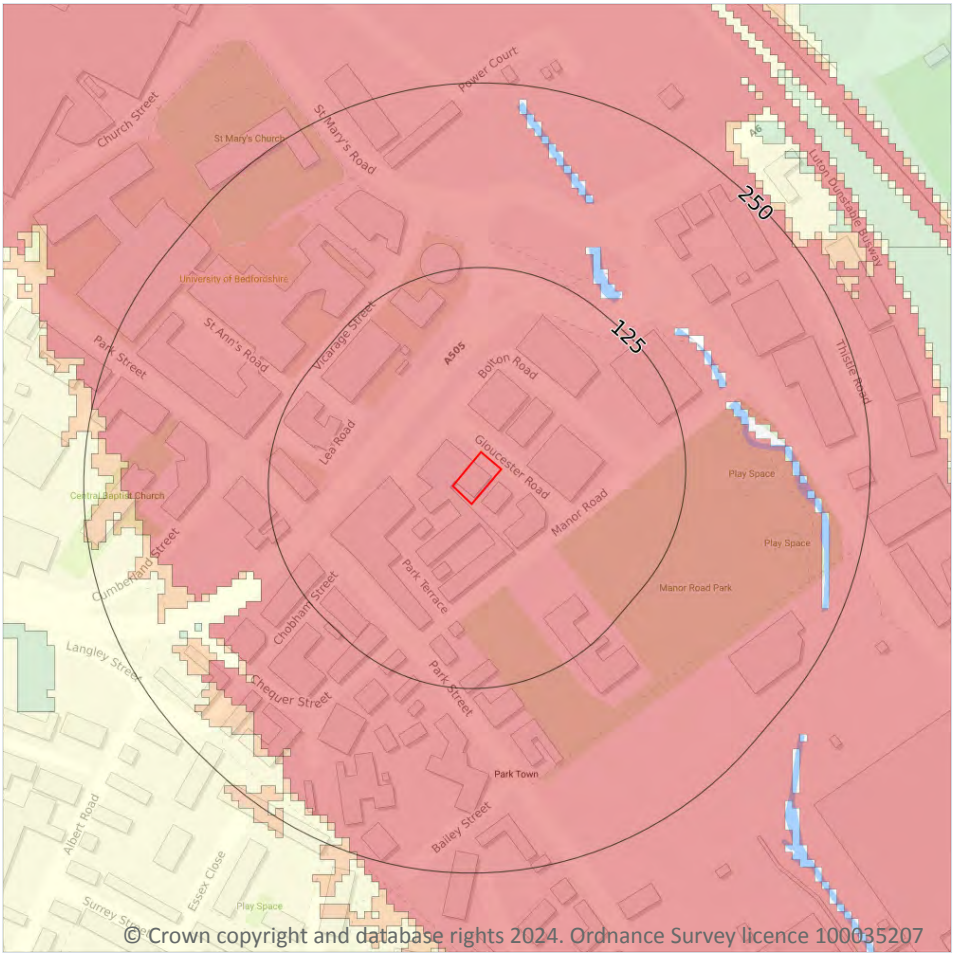
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site	**High**
Highest risk within 50m	**High**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 83 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	1

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on **page 84 >**

ID	Location	Name	Data source
-	1562m W	Dallow Downs and Winsdon Hill	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	3

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 84 >**

ID	Location	Name	Woodland Type
2	1215m S	Kidney/bulls Woods	Ancient & Semi-Natural Woodland
-	1518m S	Kidney/bulls Woods	Ancient Replanted Woodland
-	1577m S	Kidney/bulls Woods	Ancient Replanted Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	1

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on **page 84 >**

ID	Location	Name	Local Authority name
1	1000m SE	London	Central Bedfordshire

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

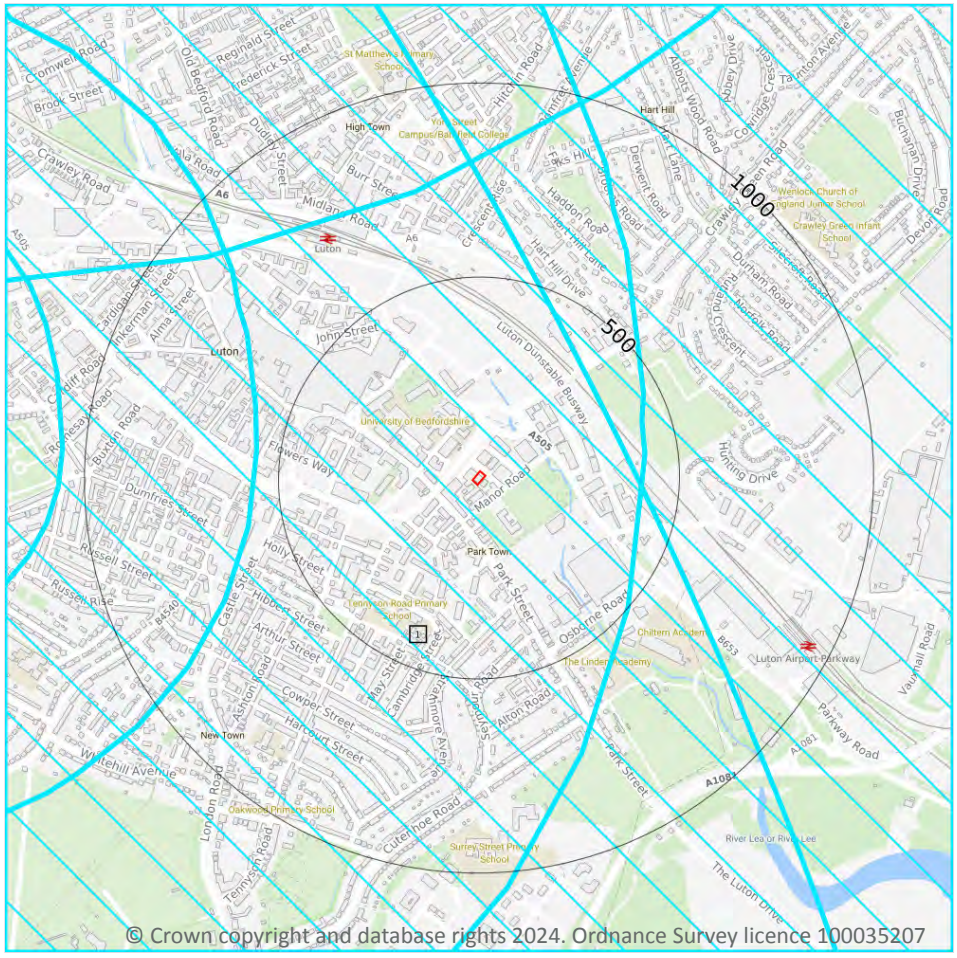
Records within 2000m	1

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	**LEE NVZ**	**Surface Water**	**443**	**Existing**

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 90 >**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Airports, helipads and other aviation proposals.** **Residential - Any residential developments with a total net gain in residential units.** **Rural residential - Any residential developments outside of existing settlements/urban areas with a total net gain in residential units.** **Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).** **Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.** **Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.** **Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**1**

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on **page 90 >**

ID: -
Location: 1562m W
SSSI name: Dallow Downs and Winsdon Hill
Unit name: Dallow Downs And Winsdon Hill
Broad habitat: Calcareous Grassland - Lowland
Condition: Not Recorded
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	15/07/2019
Population of RDB plant - Bunium bulbocastanum, Great Pignut	-	-

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

Site Outline

Search buffers in metres (m)

- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	1

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 92 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	78m SW	101, Park Street	II	1114634	02/04/1980

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

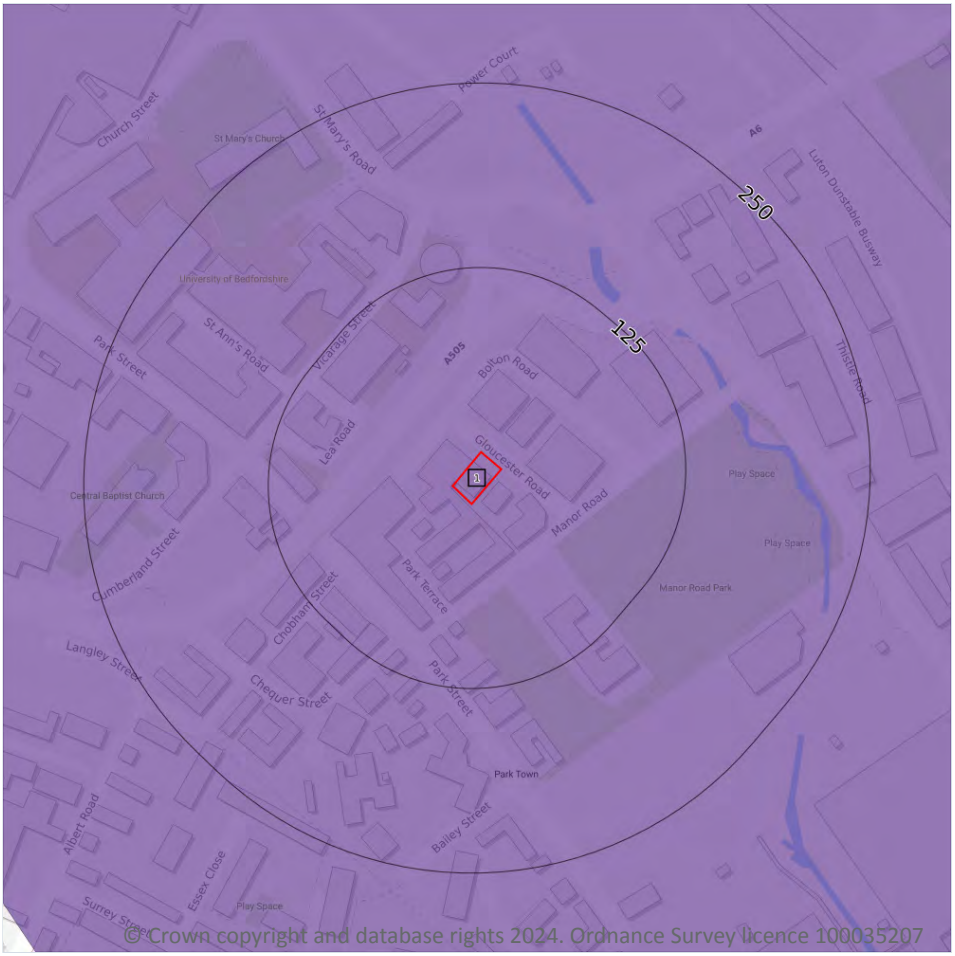
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 95 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

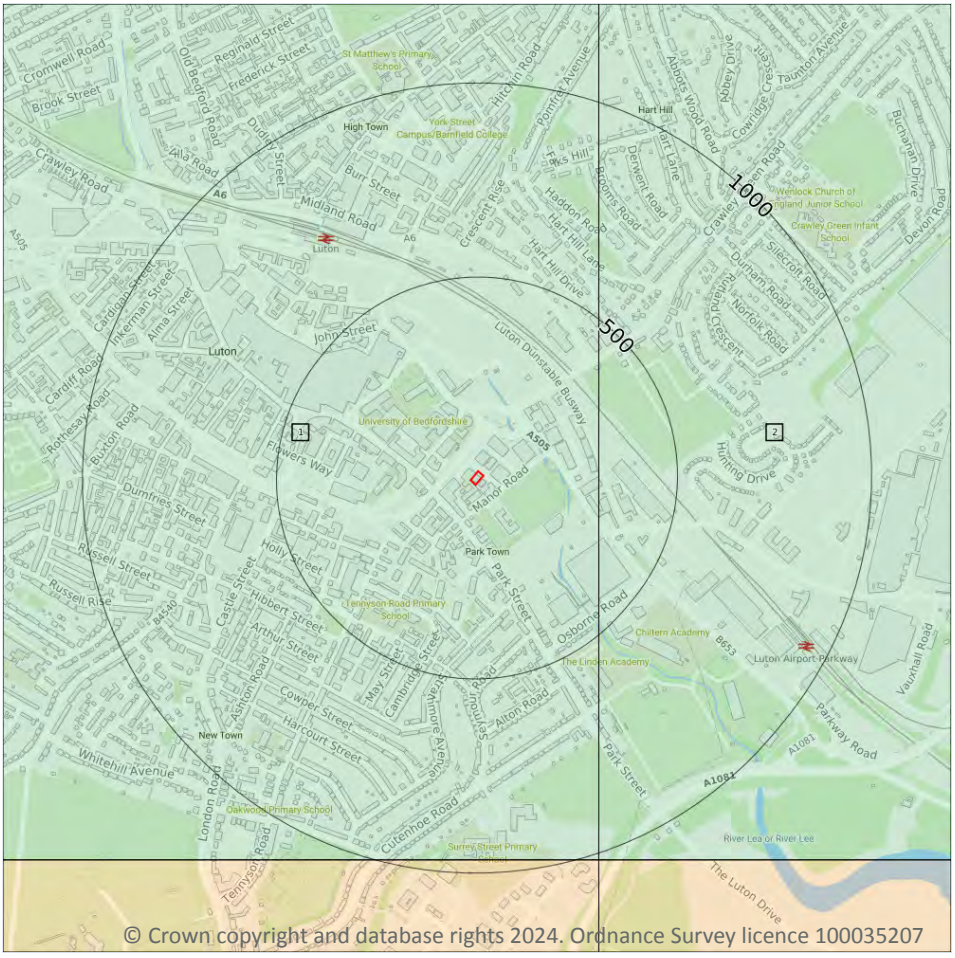
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	2

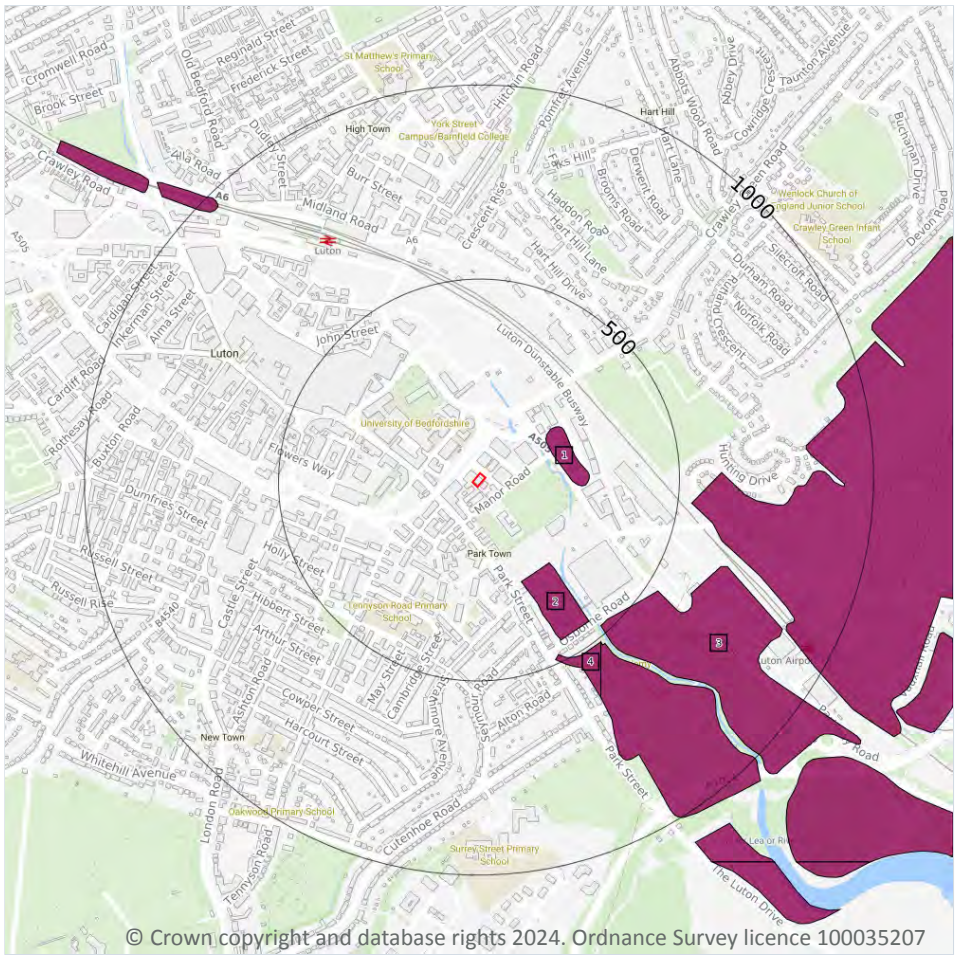
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 98 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**TL02SE**
2	297m E	Full	Full	Full	No coverage	TL12SW

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	4

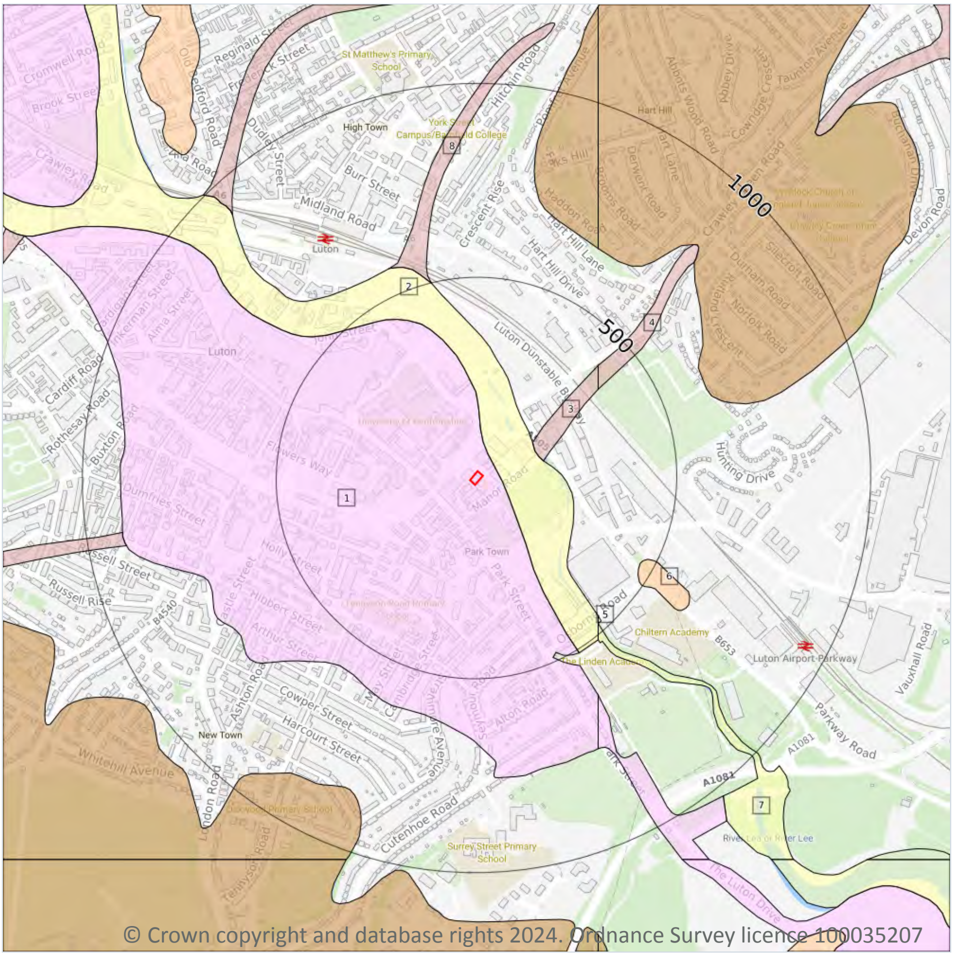
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 99 >**

ID	Location	LEX Code	Description	Rock description
1	182m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	266m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	478m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	480m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m	8

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on page 101 >

ID	Location	LEX Code	Description	Rock description
1	**On site**	**GFDU-XSV**	**Glaciofluvial Deposits - Sand And Gravel**	**Sand And Gravel**
2	38m NE	ALV-XCZS	Alluvium - Clay, Silt And Sand	Clay, Silt And Sand
3	149m NE	HEAD-DMTN	Head - Diamicton	Diamicton

ID	Location	LEX Code	Description	Rock description
4	372m NE	HEAD-DMTN	Head - Diamicton	Diamicton
5	464m SE	ALV-XCZS	Alluvium - Clay, Silt And Sand	Clay, Silt And Sand
6	464m SE	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
7	478m SE	ALV-XCZS	Alluvium - Clay, Silt And Sand	Clay, Silt And Sand
8	499m N	HEAD-DMTN	Head - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

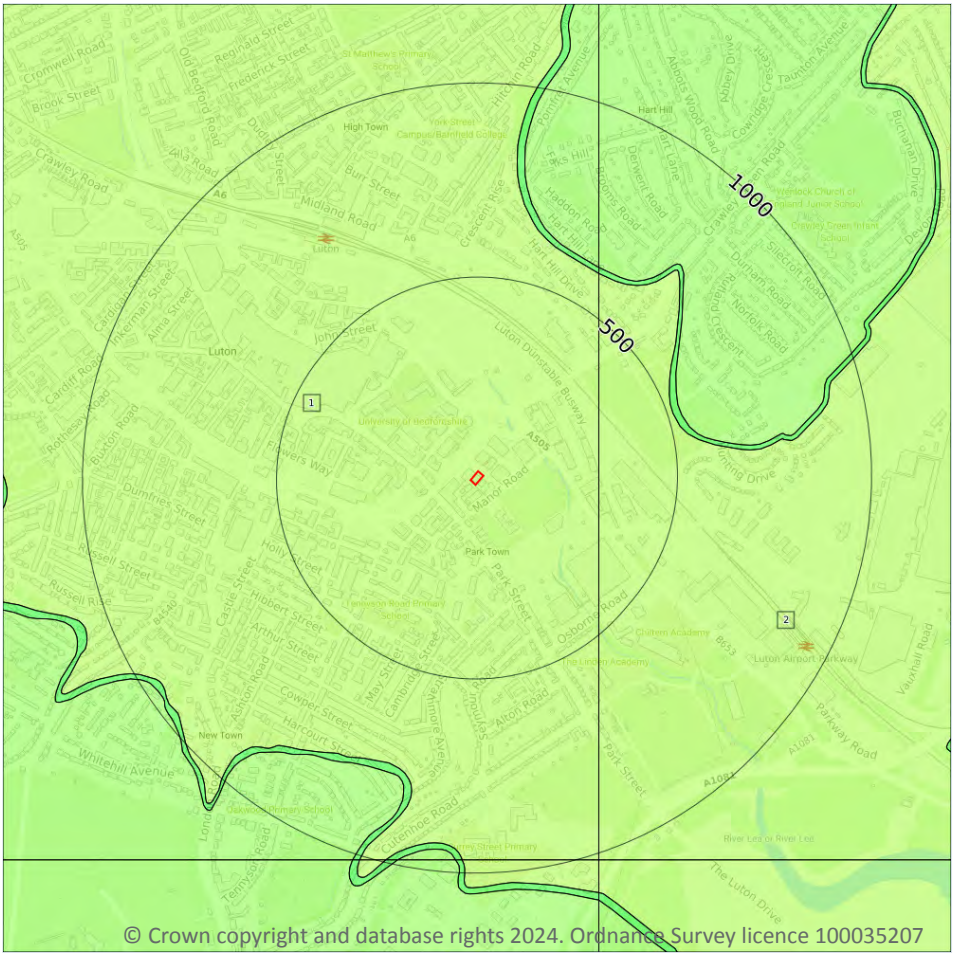
14.4 Landslip (10k)

Records within 500m	**0**

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m **2**

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 103 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**HNCK-CHLK**	**Holywell Nodular Chalk Formation And New Pit Chalk Formation (undifferentiated) - Chalk**	**Turonian Age - Cenomanian Age**
2	297m E	HNCK-CHLK	Holywell Nodular Chalk Formation And New Pit Chalk Formation (undifferentiated) - Chalk	Turonian Age - Cenomanian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability

Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

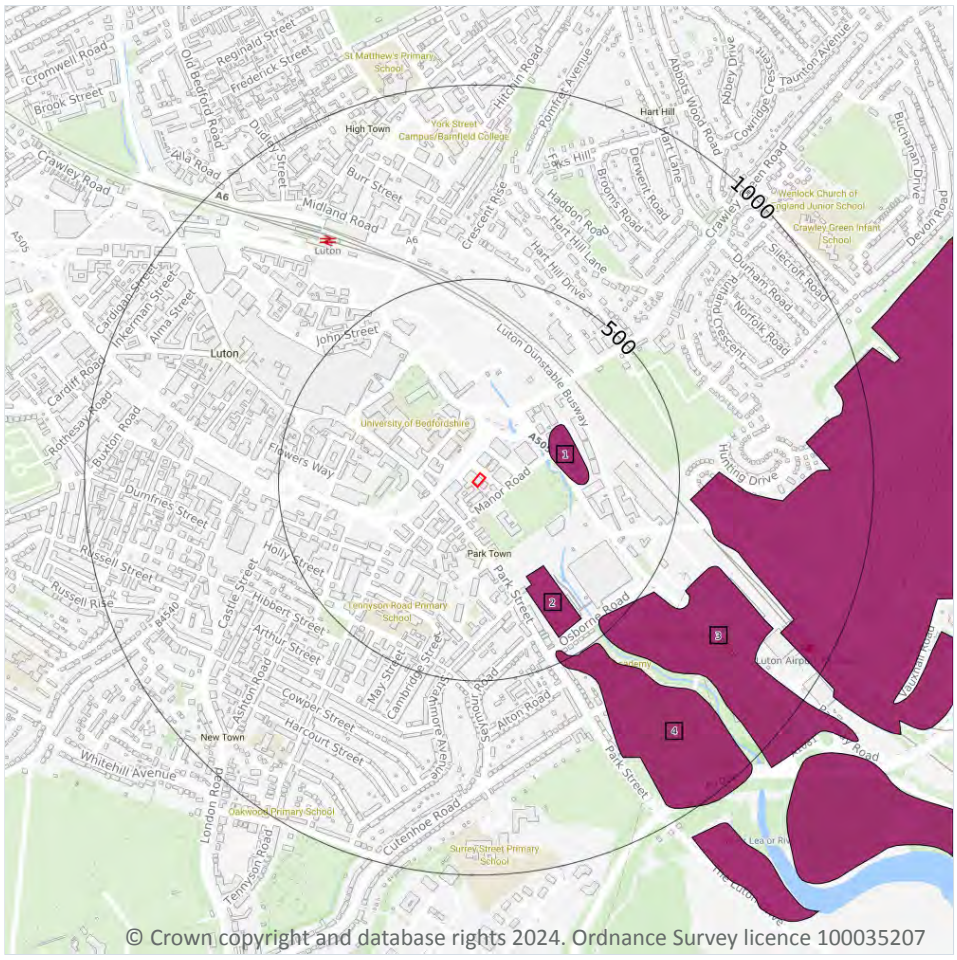
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 105 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW220_leighton_buzzard_v4**

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground



Site Outline

Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m **4**

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 106 >**

ID	Location	LEX Code	Description	Rock description
1	177m E	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	262m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	463m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	469m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

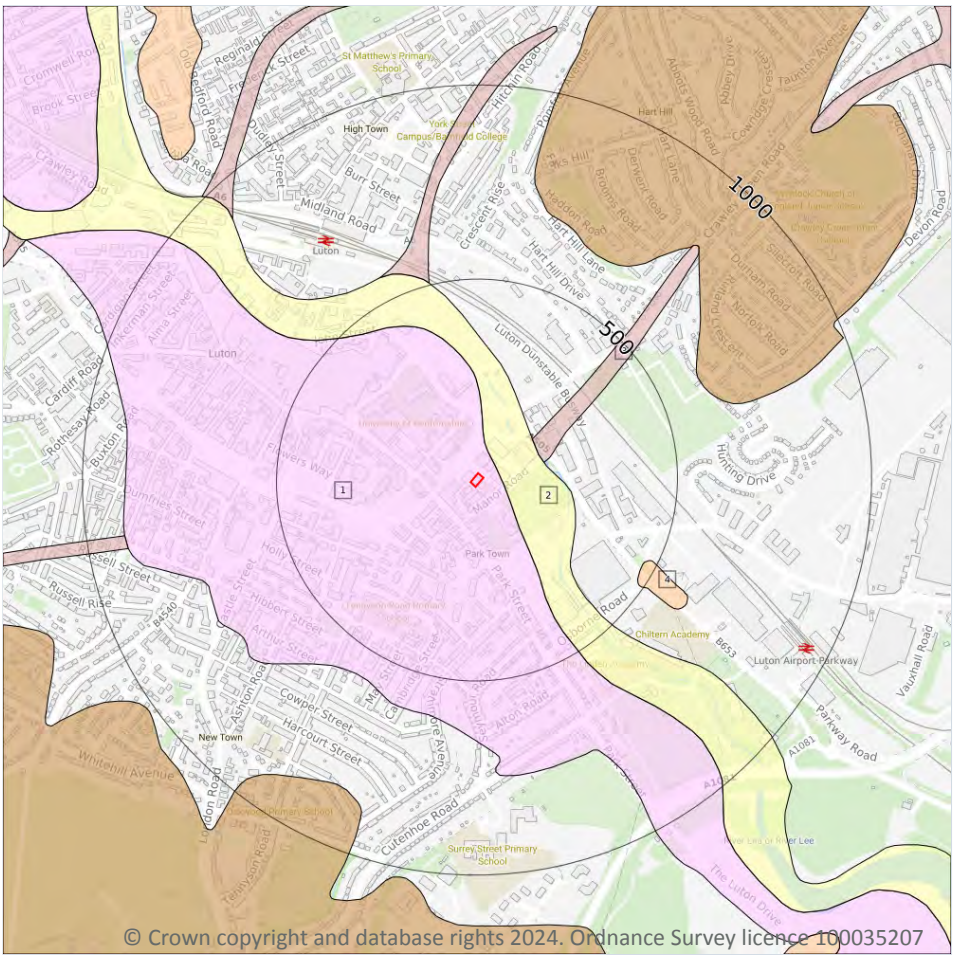
15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m **4**

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 108 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**GFDMP-XSV**	**GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE**	**SAND AND GRAVEL**
2	41m NE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	154m E	HEAD-XVSZC	HEAD	GRAVEL, SAND, SILT AND CLAY

ID	Location	LEX Code	Description	Rock description
4	467m SE	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	**2**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**
41m NE	Intergranular	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	**0**

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

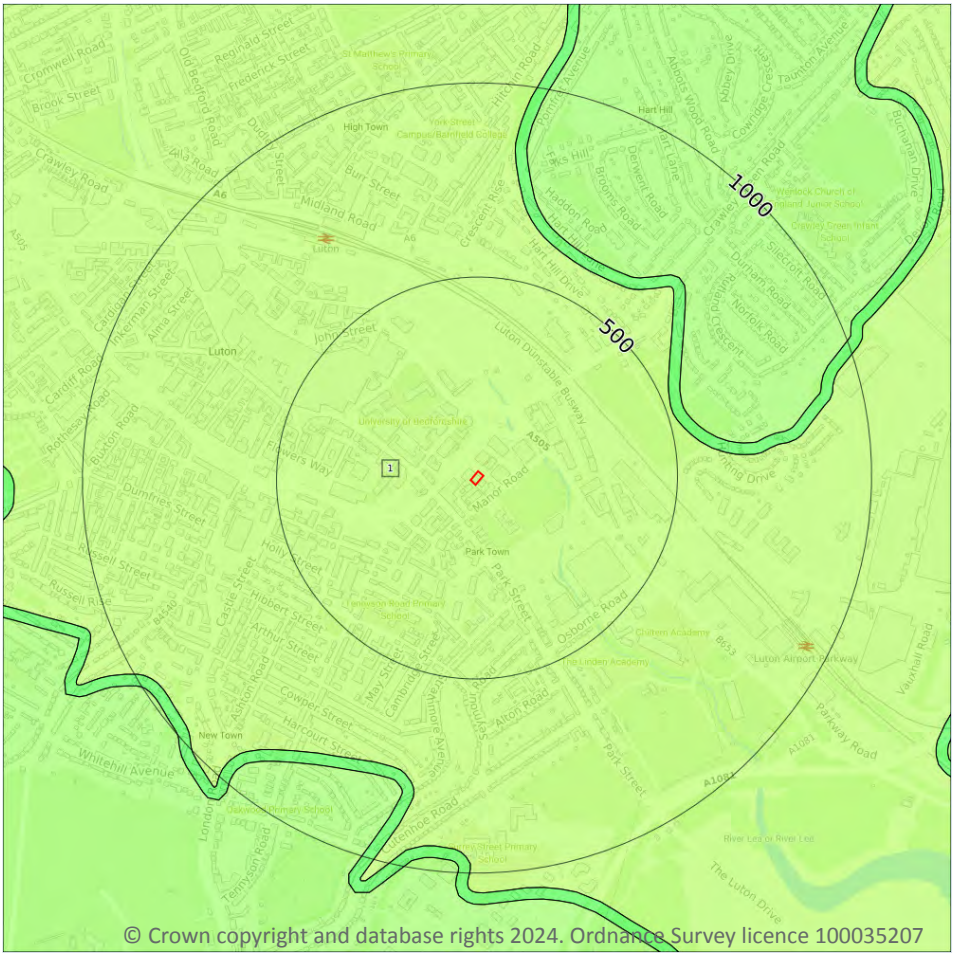
15.7 Landslip permeability (50k)

Records within 50m	**0**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m	1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 110 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**HNCK-CHLK**	**HOLYWELL NODULAR CHALK FORMATION AND NEW PIT CHALK FORMATION (UNDIFFERENTIATED) - CHALK**	**CENOMANIAN**

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Very High**	**Very High**

This data is sourced from the British Geological Survey.

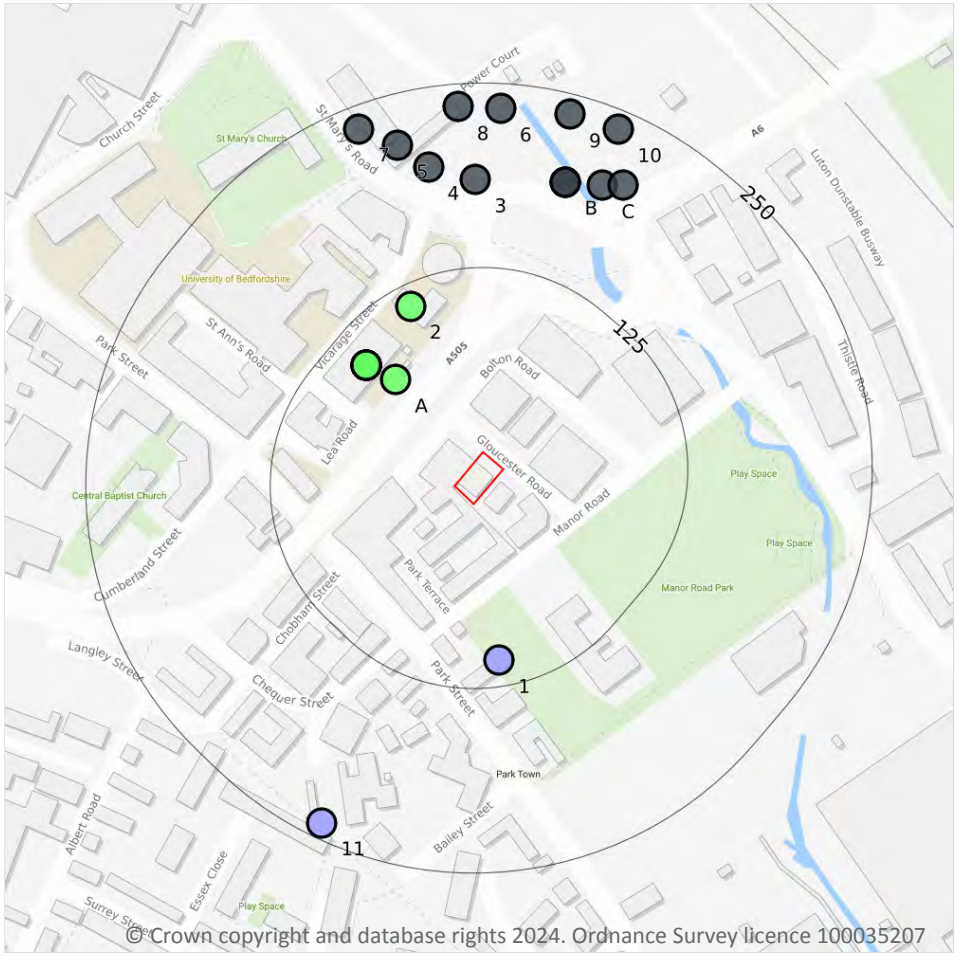
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m	27

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

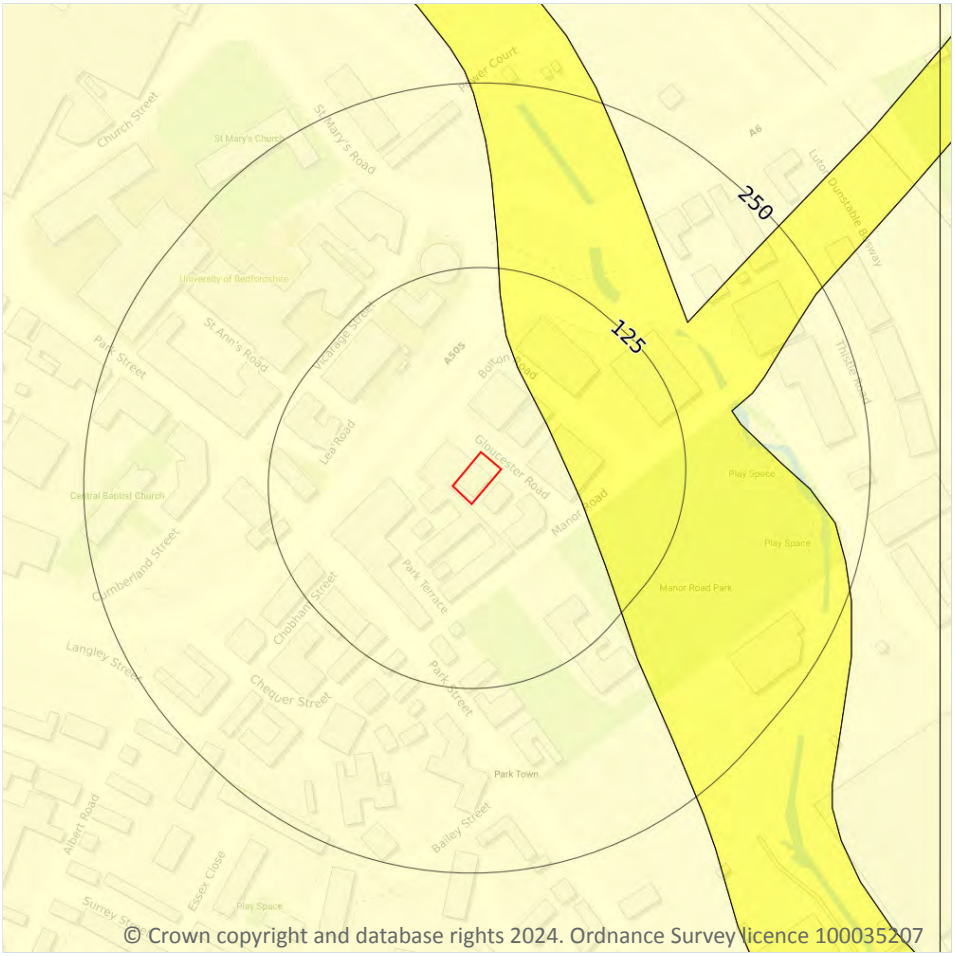
Features are displayed on the Boreholes map on **page 112 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	77m NW	509630 221050	BARNFIELD COLLEGE NO 7	19.0	N	15640603 ↗
A	98m NW	509610 221060	VICARAGE STREET LUTON 3	17.0	N	522163 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	98m NW	509610 221060	VICARAGE STREET LUTON 14	16.9	N	522170 ↗
A	98m NW	509610 221060	VICARAGE STREET LUTON 5	24.0	N	522165 ↗
A	98m NW	509610 221060	VICARAGE STREET LUTON 12	6.0	N	522168 ↗
A	98m NW	509610 221060	VICARAGE STREET LUTON 4	17.0	N	522164 ↗
A	98m NW	509610 221060	VICARAGE STREET LUTON 9	16.9	N	522167 ↗
A	98m NW	509610 221060	VICARAGE STREET LUTON 1	17.0	N	522161 ↗
A	98m NW	509610 221060	VICARAGE STREET LUTON 13	6.1	N	522169 ↗
A	98m NW	509610 221060	VICARAGE STREET LUTON 6	17.0	N	522166 ↗
A	98m NW	509610 221060	VICARAGE STREET LUTON 2	16.9	N	522162 ↗
1	107m S	509700 220860	PARK TOWN LUTON TP W1	3.0	N	522120 ↗
2	110m N	509640 221100	LEA ROAD LUTON BEDFORDSHIRE	13.87	N	521998 ↗
3	185m N	509684 221186	LUTON POWER COURT TP338	-	Y	N/A
B	191m N	509745 221184	LUTON POWER COURT WSTP339A	-	Y	N/A
B	191m N	509745 221184	LUTON POWER COURT WSTP339B	-	Y	N/A
B	191m N	509745 221184	LUTON POWER COURT WSTP339	-	Y	N/A
4	196m N	509652 221194	LUTON POWER COURT 311	-	Y	N/A
C	198m NE	509770 221182	LUTON POWER COURT TP336	-	Y	N/A
C	204m NE	509784 221182	LUTON POWER COURT 313	-	Y	N/A
5	216m N	509631 221209	LUTON POWER COURT WSTP329	-	Y	N/A
6	233m N	509701 221234	LUTON POWER COURT 310	-	Y	N/A
7	234m N	509605 221220	LUTON POWER COURT 307	-	Y	N/A
8	235m N	509672 221235	LUTON POWER COURT WSTP328	-	Y	N/A
9	236m N	509748 221230	LUTON POWER COURT WS309	-	Y	N/A
10	237m N	509781 221220	LUTON POWER COURT WSTP335	-	Y	N/A
11	239m SW	509580 220750	PARK TOWN LUTON W8	3.0	N	522127 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m	2

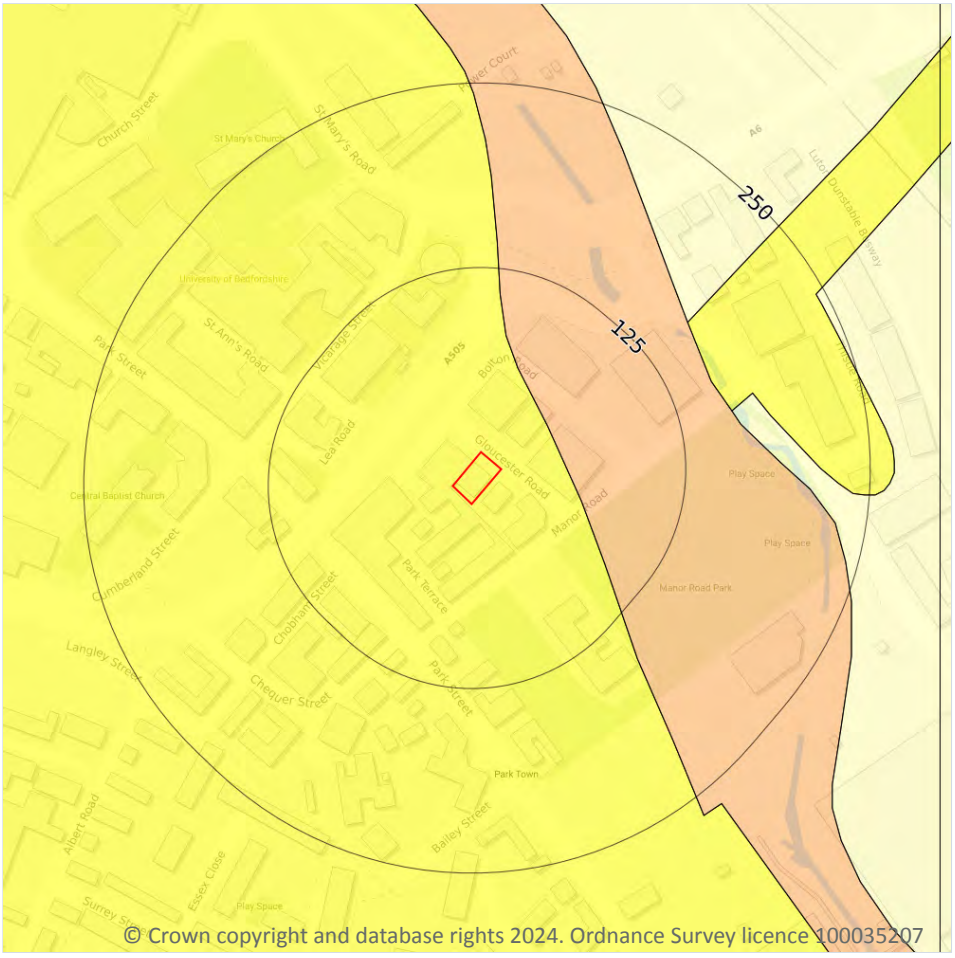
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 114 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
41m NE	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

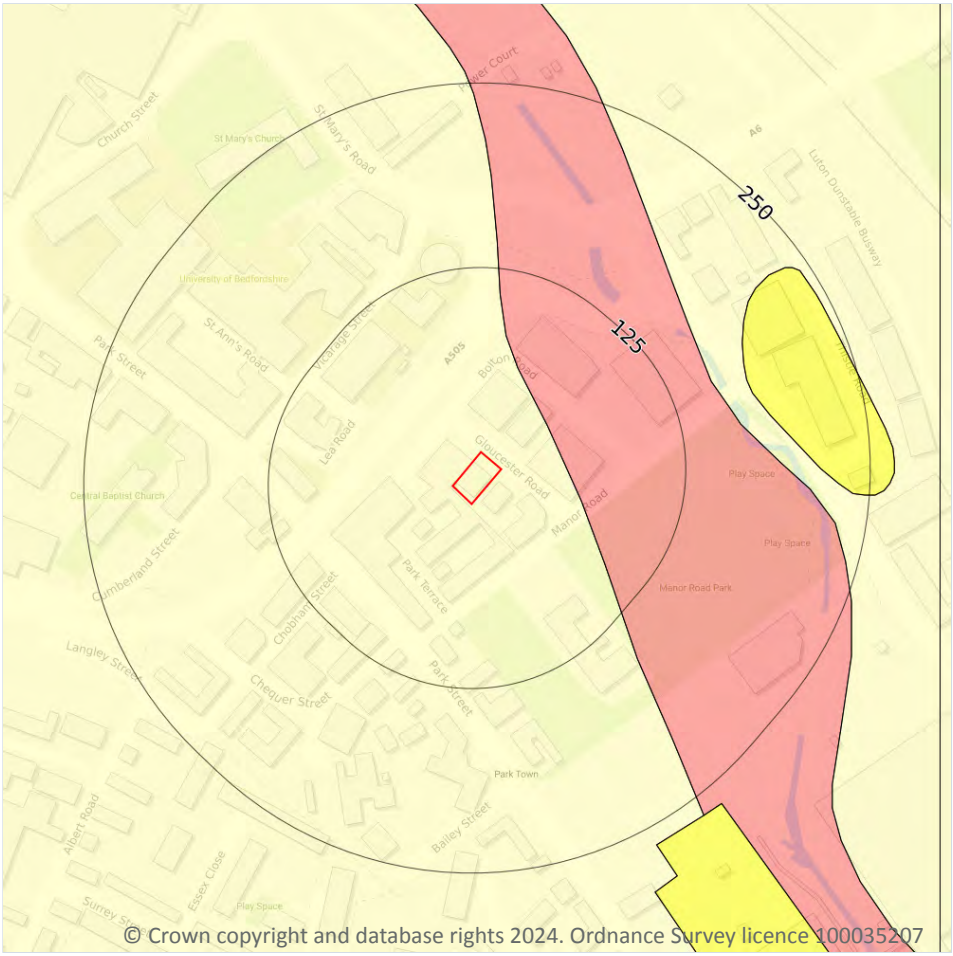
Features are displayed on the Natural ground subsidence - Running sands map on **page 115 >**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

Location	Hazard rating	Details
41m NE	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m	2

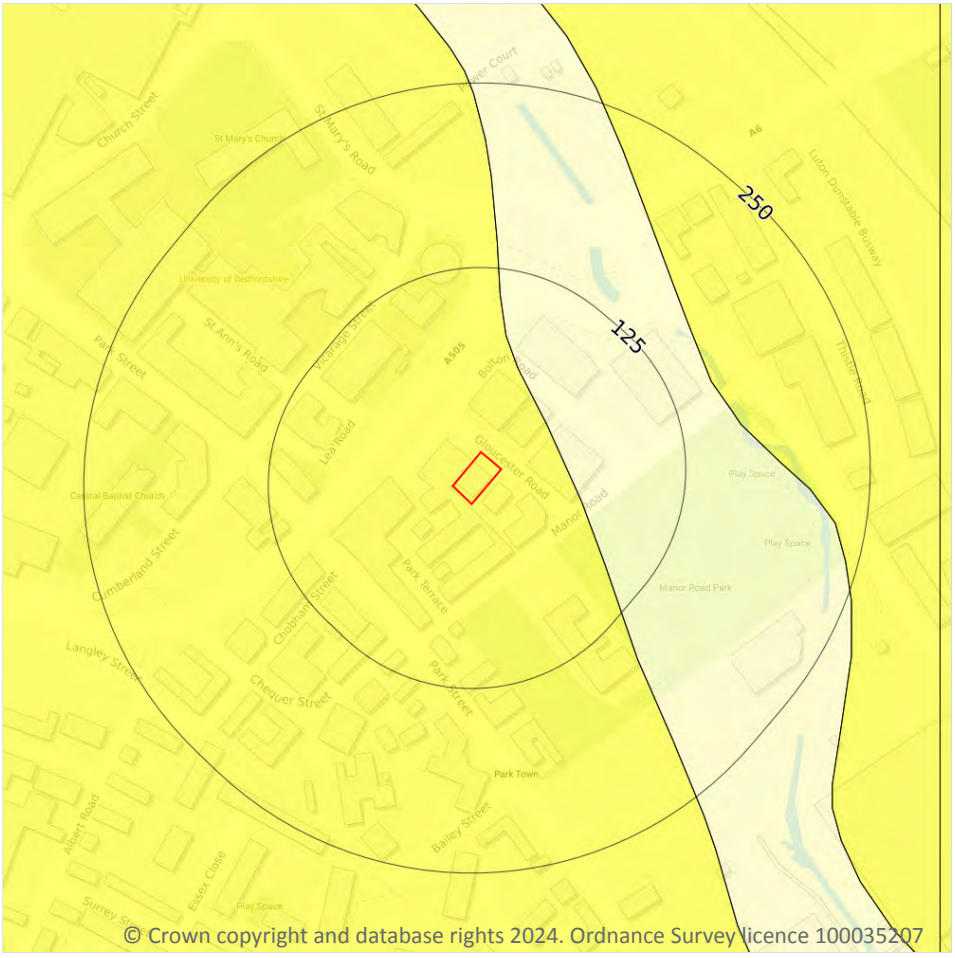
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 117 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
41m NE	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	2

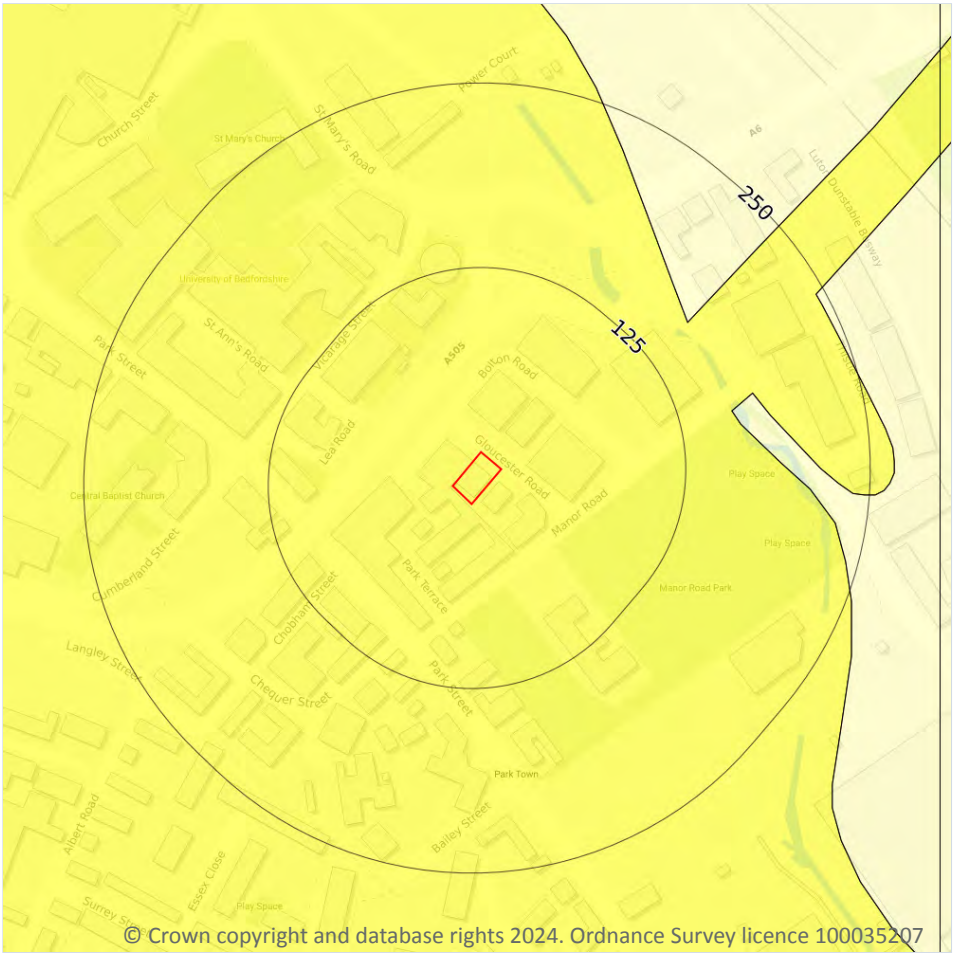
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 119 >**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**
41m NE	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m	1

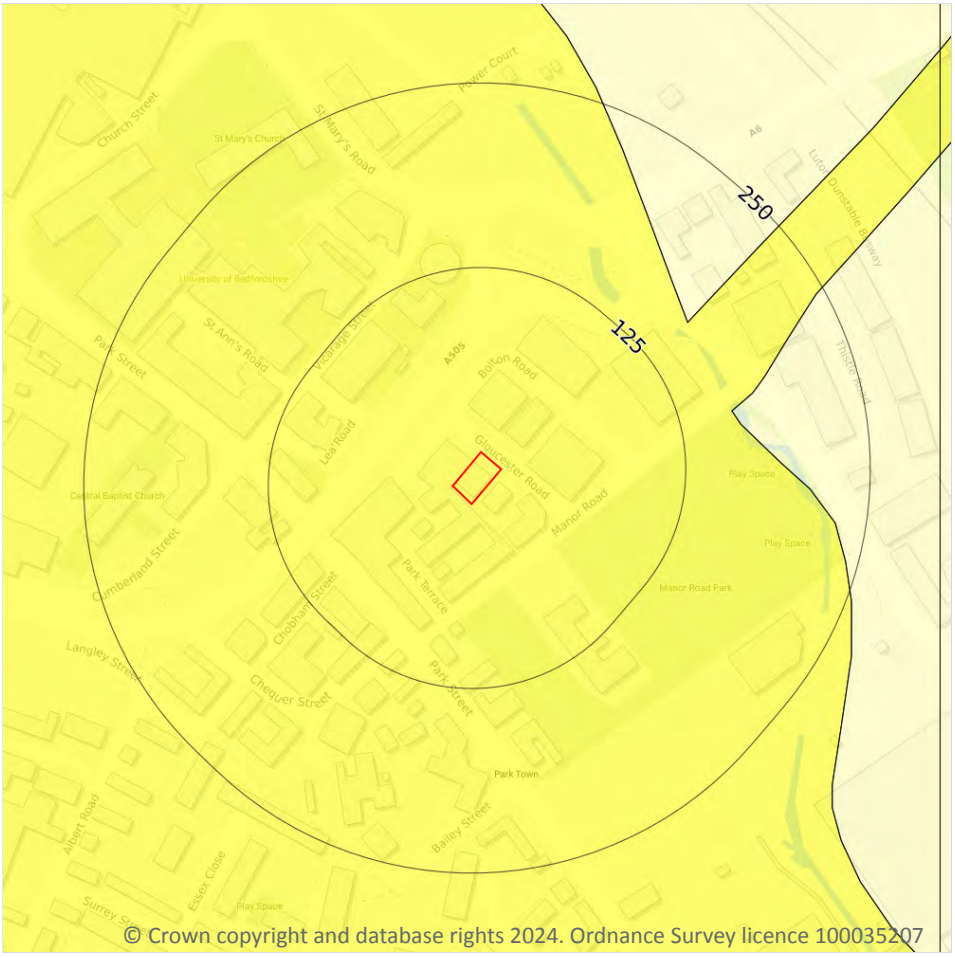
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 120 >**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

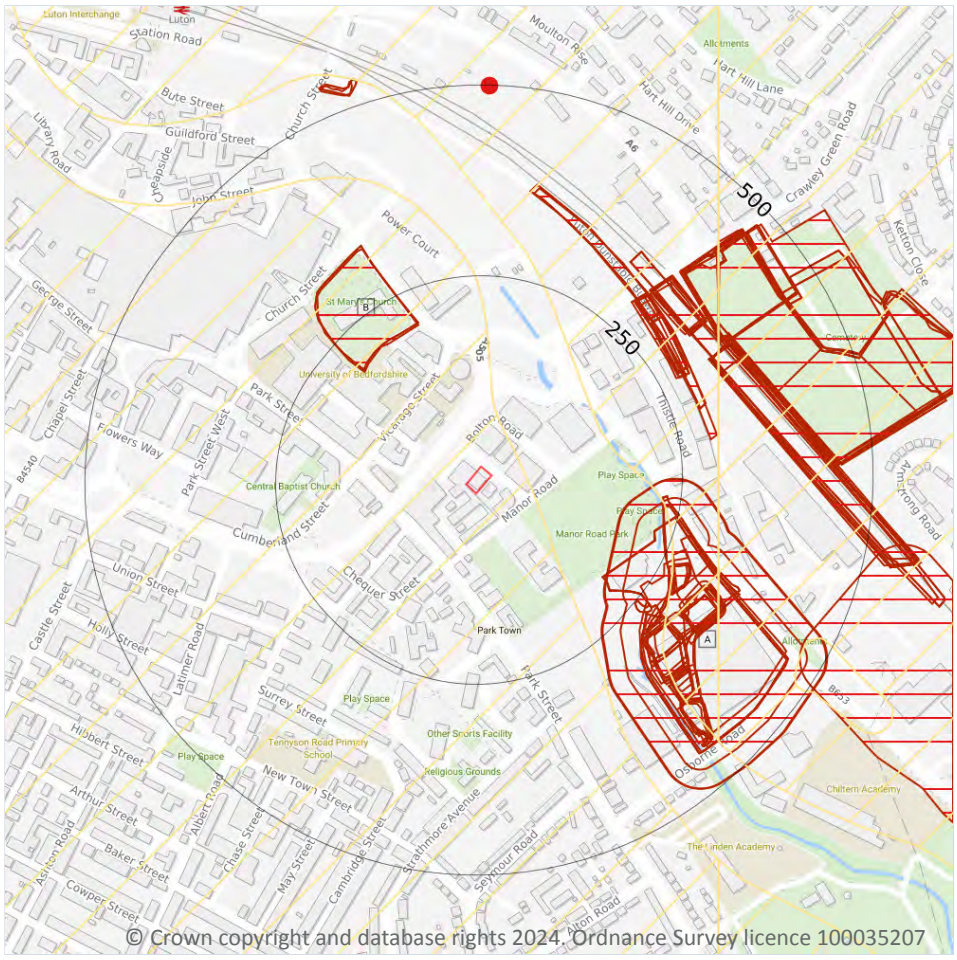
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 121 >**

Location	Hazard rating	Details
On site	**Very low**	**Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings



18.1 BritPits

Records within 500m	1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on **page 123 >**

ID	Location	Details	Description
5	499m N	Name: Crescent Road Rail Depot Address: LUTON, Bedfordshire Commodity: Crushed Rock Status: Active	Type: A site where mineral commodities are unloaded from rail trucks and stored Status description: Site which is actively extracting mineral products, or in the case of wharfs and rail depots, is actively handing minerals

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	15

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on **page 123 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	177m E	Sewage Works	1947	1:10560
A	178m E	Sewage Works	1938	1:10560
B	197m NW	Grave Yard	1879	1:10560
A	197m SE	Corporation Sewage Works	1938	1:10560
A	197m SE	Corporation Sewage Works	1922	1:10560
A	197m SE	Corporation Sewage Works	1938	1:10560
A	197m SE	Corporation Sewage Works	1922	1:10560
B	199m NW	Grave Yard	1888	1:10560
B	199m NW	Grave Yard	1888	1:10560
A	202m E	Sewage Works	1922	1:10560
A	227m E	Sewage Works	1888	1:10560
A	227m E	Sewage Works	1888	1:10560
A	228m E	Sewage Works	1879	1:10560
A	228m E	Sewage Works	1879	1:10560
A	243m SE	Sewage Works	1938	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	5

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on **page 123 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Chalk**	**A**	**Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.**
2	154m E	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
3	297m E	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

ID	Location	Name	Commodity	Class	Likelihood
6	575m SE	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	966m S	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

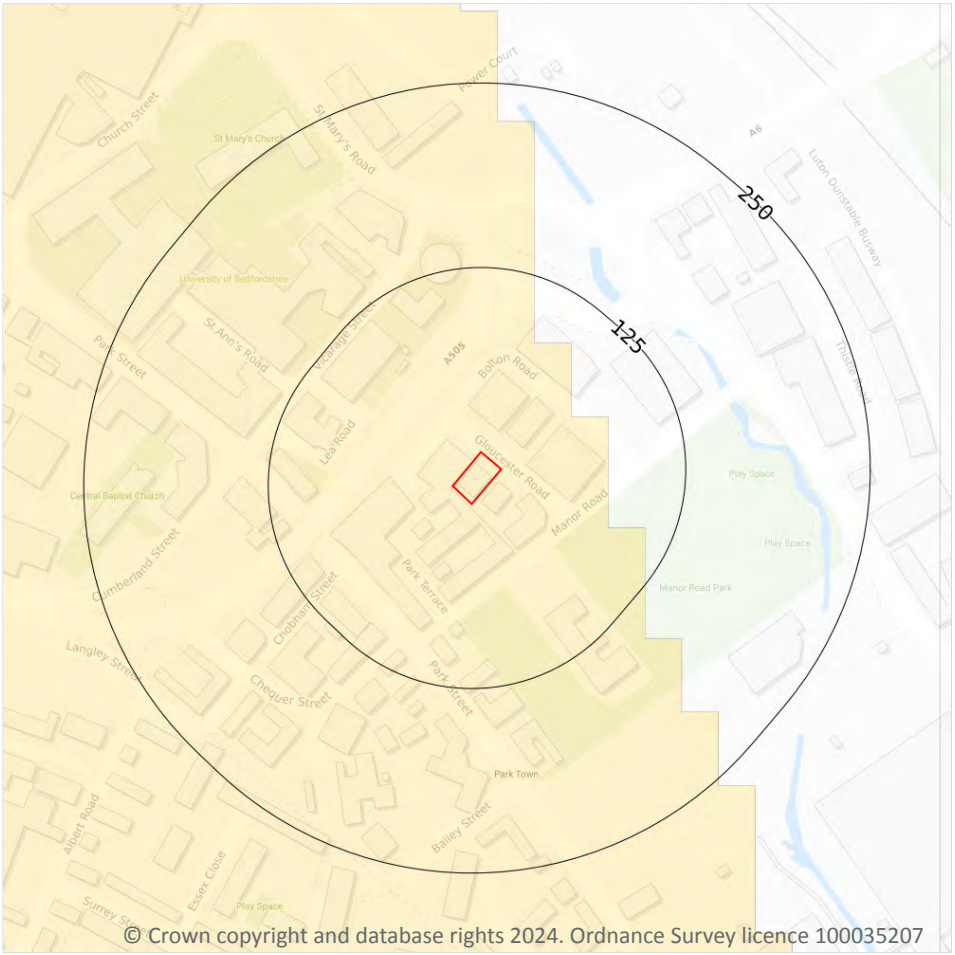
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 131 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Between 1% and 3%**	**None**