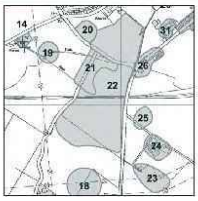
P24-281










Eastern Strategic City Expansion, Newport Pagnell, Buckinghamshire

Cultural Heritage and Archaeology Technical Note

for Ashflame Properties Ltd and Chicheley Farms Ltd

07/11/2025

HEADLAND ARCHAEOLOGY

Eastern Strategic City Expansion, Newport Pagnell

Cultural Heritage and Archaeology Technical Note

for Ashflame Properties Ltd and Chicheley Farms Ltd

November 2025

Ver 1.4

PROJECT INFORMATION:

HA JOB NO.	P24-281
NGR	490384, 244831
PARISH	Chicheley
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PROJECT TEAM:

PROJECT MANAGER, AUTHOR & GRAPHICS	Andrew Brown
APPROVED BY	Laurence Hayes
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TABLE OF CONTENTS

1.....INTRODUCTION.....1
1.1. BACKGROUND.....1
1.2. SITE DETAILS.....2
1.3. ENVIRONMENTAL SETTING.....2
1.4. NATIONAL PLANNING PRACTICE GUIDANCE (NPPG).....2
1.5. LOCAL PLANNING POLICY.....3
2.....ARCHAEOLOGY AND BUILT HERITAGE BASELINE.....5
2.1. INTRODUCTION.....5
2.2. KNOWN AND POTENTIAL CULTURAL HERITAGE ASSETS.....5
2.3. PREVIOUS ARCHAEOLOGICAL EVENTS.....13
3.....POTENTIAL IMPACTS OF PROPOSED DEVELOPMENT.....16
3.2. DESIGNATED HERITAGE ASSETS.....16
3.3. NON-DESIGNATED HERITAGE ASSETS.....17
4.....POTENTIAL HERITAGE CONSTRAINTS AND POSSIBLE MITIGATION.....18
5.....CONCLUSIONS.....19
5.1. HERITAGE RISK.....19
5.2. MANAGEMENT OF HERITAGE.....19
5.3. DISCLAIMER.....20
6.....REFERENCES.....21

LIST OF ILLUSTRATIONS

Illustration 1: Application Area.....1
Illustration 2: Site Location.....22
Illustration 3: Designated Heritage Assets within the Outer Study Area.....23
Illustration 4: Non-Designated Heritage Assets within the Inner Study Area.....24
Illustration 5: Previous Archaeological Events within the Inner Study Area.....25

CULTURAL HERITAGE AND ARCHAEOLOGY TECHNICAL NOTE

1. INTRODUCTION

1.1. PROJECT BACKGROUND

1.1.1. This technical note was commissioned by Ashflame Properties Ltd and Chicheley Farms Ltd and presents the results of a high-level archaeology and built heritage appraisal for the development of Eastern Strategic City Expansion, Newport Pagnell (NGR SP 90080 44771).

1.1.2. The proposed development is a mixed use residential led development for around 3000 dwellings and is currently in the design and feasibility stage with an illustrative land allocation layout below (Illus 1: Application Area). Whilst the allocation layout indicates that the blue hatched area is free of development, the client has expressed a wish to extend the built area northwards into the blue hatched area.

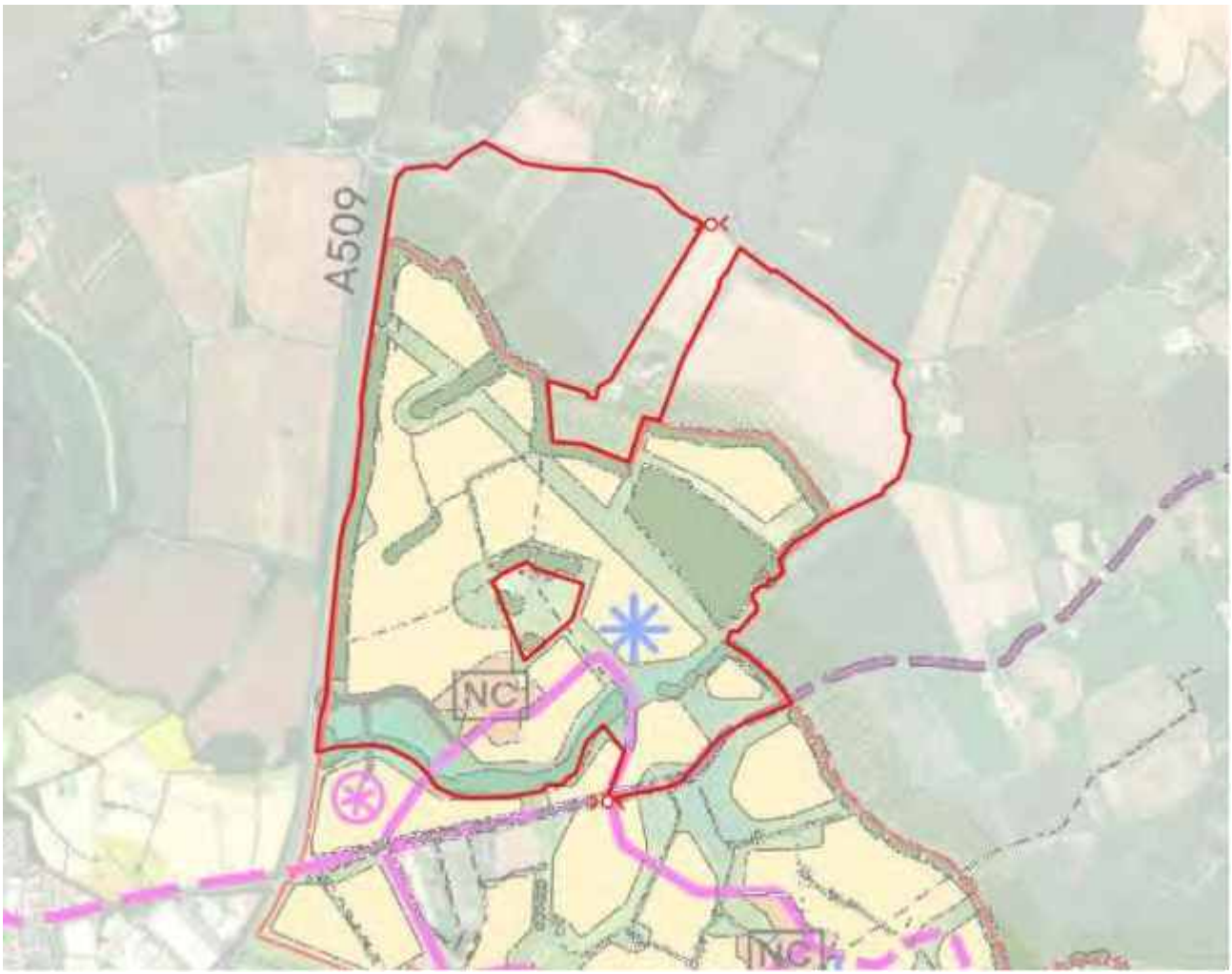


Illustration 1: Application Area

1.1.3. The historic environment comprises archaeological sites, historic buildings, gardens and designed landscapes, historic battlefields and other sites, features or places in the landscape that have the capacity to provide information about past human activity, or which have cultural relevance due to associations with folklore or historic events. Sites of cultural heritage interest may also derive some, or all, of that interest from their setting within the wider landscape.

1.1.4. This Cultural Heritage and Archaeology Technical Note is intended to help the client understand potential heritage constraints at the site. It presents an initial assessment of the archaeological baseline and potential for significant environmental effects of the proposed development upon the physical fabric and settings of heritage assets within the Proposed Development Area (PDA), and potential effects on the settings of assets

within the wider landscape, which would need detailed consideration through a full archaeological Desk-Based Assessment (DBA) or Environmental Impact Assessment (EIA).

1.1.5. The significance of a heritage asset will derive from factors including fabric, setting, rarity, completeness, historic and cultural associations, community, research and place-making potential. Significance is assessed in relation to the criteria in HEAN12[1] (i.e. in *archaeological, architectural, artistic,* or *historic* terms), which are intended primarily to inform decisions regarding heritage designations, but may also be applied more generally in identifying the 'special characteristics' of a heritage asset, which contribute to its significance and should be protected, conserved and enhanced according to the National Planning Policy Framework (NPPF).

1.1.6. This use of the word 'significance', referring to the range of values or interest attached to an asset, should not be confused with the unrelated usage in EIA where the 'significance of an effect' reflects the weight that should be attached to it in a planning decision.

1.2. SITE DETAILS

1.2.1. The PDA comprises an area approximately 236ha in size (Illus 1). The PDA currently comprises arable farmland and woodland. It is bounded on the east and south by further arable farmland and the Chicheley Brook. The western boundary is defined by the A509 and the north by the Chicheley Road. The PDA excludes the current Newfield Farm and Hill Farm and their immediately surrounding land.

1.3. ENVIRONMENTAL SETTING

1.3.1. The British Geological Survey[2] records the bedrock geology of the PDA as mudstone of the Peterborough Member and Stewartby Member. Superficial deposits are recorded as Diamicton of the Oadby Member, sedimentary deposits between 480 to 423 thousand years ago.

1.3.2. At a wider topographic scale, the Great Ouse River is located 800 m to the west of the PDA, the combination of a large river and free-draining soils would indicate that the area has been attractive to farmers and settlement for centuries.

1.4. NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

1.4.1. In March 2014 (most recently updated in 2023), the Government published the NPPG. This guidance is intended to sit alongside and provide clarity to NPPF policy. The NPPG provides guidance on a range of topics including Heritage.

1.4.2. The NPPG provides additional guidance on conserving and, where appropriate, enhancing the historic environment further to the framework set out in the NPPF. It clarifies what is meant by 'significance' and 'harm', why it is important in decision making, and how proposals can avoid or minimise harm to the significance of heritage assets.

1.4.3. It also defines what is meant by the 'setting' of a heritage asset. The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/ physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which an asset is experienced in its setting is also influenced by other environmental factors (paragraph: 013 Reference ID: 18a-013-20190723).

1.4.4. Any harm to designated heritage assets is to be weighed against the public benefits of the proposal, as set out in the NPPF paragraph 195. The NPPG describes how public benefits could be anything that delivers economic, social, or environmental objectives as described paragraph 8 of the NPPF. Benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit (paragraph: 020 Reference ID: 18a-020-20190723).

1 https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/
2 http://geologyviewer.bgs.ac.uk

1.4.5. The NPPF defines non-designated heritage assets as buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets (paragraph: 039 Reference ID: 18a-039-20190723).

1.4.6. Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets (paragraph: 040 Reference ID: 18a-040-20190723).

1.5. LOCAL PLANNING POLICY

1.5.1. The Plan:MK 2016-2031[3] for Milton Keynes Council contains policies to protect the historic environment. Policies relevant to this development are:

1.5.2. **Policy HE1 HERITAGE AND DEVELOPMENT**

A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance.

These heritage assets include:

1. *Listed Buildings;*
2. *Conservation Areas;*
3. *Scheduled Ancient Monuments and non-designated Archaeological sites;*
4. *Registered Parks and Gardens;*
5. *Assets on the MK New-Town Heritage Register; and*
6. *Other places, spaces, structures and features which may not be formally designated but considered to meet the definition of 'heritage assets' as defined in Annex 2 of the NPPF.*

B. Where appropriate, development proposals must provide an impartial and objective heritage assessment. Where necessary, the Council will require suitably qualified specialists to undertake the heritage assessment. The heritage assessment shall:

1. Assess and describe the significance of the heritage assets affected, identifying those elements that contribute to that significance and, where appropriate, those that do not. The level of detail shall be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of proposals on their significance. Limited and localised alterations to an unlisted building in a conservation area need not be supported by the level of detail required to convey the impact on significance caused by development in the setting of a listed building or by proposed alterations to the built fabric of a listed building.

2. Be of an analytical and interpretive nature rather than simply provide a description of the assets and the proposed works.

3. Provide a sound justification for the works, based on the economic, social and environmental benefits delivered by the scheme, for example, promoting the long term care for a heritage asset and/or its setting.

4. Explain how the scheme has taken account of the significance of the assets in its scope, design and detail, in order to minimise or avoid harm to the heritage assets affected.

5. Assess the nature and extent of any harm or public benefit arising from the scheme.

6. Where harm is caused by the proposal, the assessment shall explain why such harm is unavoidable or required to deliver public benefits that outweigh the harm caused.

C. Where applications seek to change the use of a listed building, evidence should be submitted to demonstrate that the proposal includes the full scope of works required to achieve that use (such as those that will be required by Building Regulations, The Fire Authority, Environmental Health etc.). Where a change of use requires a significant alteration or structural works, an engineer's report shall be submitted to

[3] https://www.milton-keynes.gov.uk/sites/default/files/2022-05/PlanMK%20Adoption%20Version%20%28March%202019%29.pdf

demonstrate that the building is capable of conversion, set out the full extent of works and show how they have taken account of 2 a) above.

D. Granting of permission for proposals that result in substantial harm to or total loss of the significance of a designated heritage asset will only be exceptional or wholly exceptional in accordance with national policy and guidance.

E. Permission for proposals that cause less than substantial harm to a designated heritage asset will only be granted where the harm is demonstrably outweighed by public benefits delivered by the scheme.

F. Proposals that result in harm to the significance of non-designated heritage assets will be resisted unless the need for, and benefits of the development clearly outweigh the harm, taking into account the asset's significance and importance, and only once all feasible solutions to avoid and mitigate that harm have been fully implemented.

G. In assessing any potential harm or enhancement to the significance of a heritage asset(s) the following will be considered:

1. Avoiding successive small scale changes that lead to a cumulative loss or harm to the significance of the asset or historic environment;

2. Respecting the character, appearance, special interest and setting of the asset and historic environment;

3. Retaining architectural or historic features which are important to the character and appearance of the asset (including internal features) in an unaltered state; and

4. Retaining the historic form and structural integrity of the asset.

H. Where 'enabling development' is proposed, the Council will expect the proposal to accord with Historic England's published guidance. The applicant will provide accurate evidence to establish that a 'heritage deficit' exists. It is not the role of 'enabling development' to reimburse owners or applicants who have paid above the market value of asset, that value being based on the current condition of the asset.

I. Proposals will be accompanied by an appropriate desk-based assessment and field evaluation where development is proposed affecting an unscheduled site of known archaeological interest or with the potential to include heritage assets with archaeological interest (General requirement for applications affecting heritage assets).

J. The ability to record evidence of our past should not be a factor in deciding whether the loss of significance should be permitted. Where harm to or loss of heritage assets occurs as a consequence of development it will be necessary for developers to record and advance understanding of the significance of the affected assets in a manner proportionate to their importance and the impact (NPPF paragraph 141). Recording techniques should keep in step with current best practice and in particular the use of photogrammetry and fine grain LIDAR ground scans where unavoidable loss will occur. In the case of heritage assets of greater than local importance the results of this recording work should be published in the relevant local or period journal or in book form according to the scale and significance of the assets affected. Where significant archaeological remains are found, provision shall be made for public open days, exhibitions and/or popular publications/booklets. Where archaeological remains are preserved within public open space appropriate on-site interpretation and a strategy for long term care (and funding thereof) shall be produced as part of a holistic approach to the long term stewardship of the open space in question and agreed with the body responsible for the same. Where recording or assessment results in a physical archive for deposition at an appropriate museum or archive facilities, consideration of resources for its storage, interpretation and public access should be made in order to capture the heritage significance of that asset for future generations.

2. ARCHAEOLOGY AND BUILT HERITAGE BASELINE

2.1. INTRODUCTION

2.1.1. A high-level study of readily available sources has been undertaken to identify potential heritage risks associated with development of the PDA.

2.1.2. An outer study area of 2 km to assess potential setting impacts to designated heritage assets has been implemented for this assessment.

2.1.3. An inner study area of 1 km to assess the archaeological potential of the proposed development area has been implemented for this assessment.

2.1.4. Data was reviewed from the following sources for the proposed development area (PDA):

- Designated heritage assets - National Heritage List for England (NHLE) maintained by Historic England
- Non-designated heritage assets – Milton Keynes Council Historic Environment Record (HER)
- Conservation Area appraisals – Milton Keynes Council
- Historical aerial photos on Google Earth Pro
- Historic OS mapping held by National Library of Scotland

2.2. KNOWN AND POTENTIAL CULTURAL HERITAGE ASSETS

Designated Heritage Assets

2.2.1. There are no designated heritage assets within the PDA (i.e. no scheduled monuments, listed buildings, registered parks and gardens, registered battlefields or world heritage sites).

2.2.2. There are 186 designated heritage assets within the outer 2 km study area (Illus 2). These are

- 6 Scheduled Monuments (assets 1-6)
- 176 Listed Buildings (seven Grade I Listed Buildings; three Grade II* Listed Buildings; one-hundred and sixty-six Grade II Listed Buildings) (assets 7-182)
- 1 Grade II* Registered Park and Garden (asset 183)
- 3 Conservation Areas (assets 184-186)

2.2.3. While there are no designated heritage assets located within the site boundary, the application site will envelop the Grade II Listed Newfield Farmhouse (asset 129) and Hill Farmhouse (asset 128). The remaining listed buildings in the study area are primarily centred within the villages of Newport Pagnell, Sherrington, Chicheley and North Crawley to the west, north and east of the PDA.

2.2.4. The nearest recorded scheduled monuments are;

- Moated site at Old Moat Farm (4) approx. 890 m to the east of the redline boundary.
- Bowl Barrow at Junction of Crofts End and Bedford Road (2) approx. 920 m to the north-west of the redline boundary.
- Moated Site known as Caves Manor immediately east of the Manor House (5) approx. 960 m to the north-west of the redline boundary.

2.2.5. The nearest conservation area is the Sherington Conservation Area (184) approx. 935 m to the north-west of the redline boundary.

2.2.6. The five closest designated heritage assets to the PDA are;

Grade II Listed Chicheley Hall Registered Park and Garden & Grade I Listed Chicheley Hall*

2.2.7. The Grade II* Chicheley Hall Registered Park and Garden (183) is of high importance and is located on the immediate northern boundary of the PDA. The park and garden was created by Sir John Chichester in 1700 and who would later build the Grade I Listed Chicheley Hall (80) in 1791-1721. The hall replaced the previous Tudor mansion built by Anthony Cave (1517-1588). The initial garden layout was begun in 1700, beginning with the three-sided canal to the east of the house, and was completed in 1701.

2.2.8. The main approach is from the south off Chicheley Road. The drive rises towards the main house and is flanked by lime trees. The centre of the south front is visible from the bottom of the drive, the view of the Hall gradually widening out during progress along the drive, with views across the park and dovecote to the west, and out over the agricultural land of the park to the east. At the top of the avenue the full width of the Hall is revealed, framed very simply by the lawn in front of it and garden walls to west and east[4].

2.2.9. The south garden is a large rectangular entrance court through which the drive runs to the main entrance front of the Hall. It is bounded to the north by the Hall, to the east by a brick retaining wall with stone coping (18th century, Grade II) backed by a clipped yew hedge planted on the higher ground of the terrace in the east garden, to the south by the first trees of the avenue, and to the west by a brick wall with a central opening flanked by stone gate piers (18th century, Grade II), which separates it from the stable block, although this building is still a dominant feature in the south garden.

2.2.10. There are two small areas of park. That to the south slopes down from the southern edge of the formal gardens to the north of Chicheley Road, and is pasture with sparse trees, divided by the avenue. In the west half, close to the south end of the stable block, an octagonal brick dovecote with ogee domed roof and wooden cupola (18th century, Grade II*) lies alongside the remains of a lime avenue running at right angles to the main approach. The open north park, bounded on the west by the A422, includes an enclosed area of trees and scrub known as The Grove. An avenue stretching north has recently been planted, replacing an earlier one seen on late 19th century OS maps.

2.2.11. The Grade I Chicheley Hall (80) was completed in 1724 and the estate remained in the hands of the Chester family until it was sold to Lord Beatty in 1952. Chicheley Hall is a red-brick house with stone dressings, lies at the centre of the site, surrounded by the gardens. It was built by Sir John Chester shortly before he died, replacing a Tudor house, parts of the fabric of which were reused inside the new house. It is of U shape, with a supporting pair of brick office pavilions with central pediments to the north and south, offset to the west from the north/south axis of the Hall.

2.2.12. The views from the Hall are to the agricultural land to the north, along the line of an avenue, now replanted, in the north park, south down the drive and avenue, and east across the garden to the shallow valley and hillside beyond, and North Crawley church tower flanked by trees in the distance. The Grade I house and surrounding Grade II* park and garden is currently used as a wedding venue[5].

Grade I Listed Church of St Lawrence

2.2.13. The Church of St Lawrence (130) is a Grade I Listed Building and is of high importance. It is located approximately 250m to the north of the application area and to the immediate west of Chicheley Park and Garden. The church gains its significance from its architectural and historic interest as a fine surviving example of a medieval parish church. The nave and north aisle dates from the 14th century, although the tower is from the 15th century and a clerestory dates from the 16th century. Its historic interest is from the persons buried within the church nave. These include Anthony Cave (1517-1588), a merchant who previously owned Chicheley Manor; Sir Anthony Chester (1566-1635) the 1st Baronet of Chicheley and wife Dame Elizabeth; their son Sir Anthony Chester (1633-1697) the 3rd Baronet of Chicheley and MP for Bedford 1685-1687 and wife Mary.

Grade II Listed Newlands Farm

2.2.14. Newland Farm is a Grade II Listed Building and of medium importance. It gains its significance primarily from its architectural interest as a surviving example of the local vernacular. It is an 18th century farmhouse currently in use as a welding and fabrication business. The 1849 Chicheley Parish Tithe map indicates that the farm was owned by the Reverand Anthony Chester and tenanted by Mr James Riley. The land within the proposed

[4] CHICHELEY HALL, Chicheley - 1000596 | Historic England
[5] https://chicheleyhall.co.uk/

development area was at that time owned by the Reverand Anthony Chester and tenanted out to several individuals.

Grade II Listed Hill Farmhouse

2.2.15. Hill Farmhouse is a Grade II Listed Building of medium importance. It gains its significance primarily from its architectural interest as a surviving example of the local vernacular. The building is an 18th century house possibly built by Francis Smith (1672-1738), the architect and master-builder involved with the design of Chicheley Hall[6]. Above the door the window is in a carved stone surround with dolphins at the head and side scrolls nesting on the capping mould of the plain stone apron. The stone carving is by one William Oldfield, who also did the carving on the chancel of Chicheley Church. It is also possible that Hill Farmhouse may have been a Dower House to Chicheley Hall[7]. A dower House was a moderately large house available to the widow of the previous owner of an Estate. However, the house could also be occupied by an elder son or rented out to a tenant. The 1849 Chicheley Parish Tithe map was owned by the Reverand Anthony Chester and tenanted by Mr George Farey.

Non-designated Heritage Assets

2.2.16. There are eight non-designated heritage assets within the PDA. The majority of these records are concentrated towards the north-west and represent Roman, medieval and post medieval settlement and agricultural activity.

2.2.17. The HER records a potential Roman Villa (196, 197) in the north-west part of the PDA. This is inferred by an extensive scatter of Roman roof tile, flue and pottery sherds indicating the presence of a substantial Roman building.

2.2.18. The HER also records the presence of the Little End deserted settlement (305) in the north-west part of the PDA. This is recorded as comprising five dwellings in two rows that was abandoned sometime after 1930. A 19th century building recorded on the 1st Edition Ordnance Survey (OS) map (321) is also recorded in the north-west corner of the PDA. The HER records another 19th century building (323) within the southern part of the PDA.

2.2.19. A large area of Medieval ridge and furrow (337, 338), hollow way, boundary banks and boundary ditches are also recorded within the north-western part of the PDA.

2.2.20. There are a further 172 non-designated heritage assets within the 1 km Inner Study Area (Illus 3)

2.2.21. An Iron Age enclosure and settlement is recorded just beyond the north-western boundary of the PDA (244-246), another is recorded on the western boundary (240-242, 335) and another Iron Age settlement (233-238) was also discovered on the south-western boundary. The settlements were discovered during the construction of the Newport Pagnell Bypass in 1979.

2.2.22. Within the wider landscape extensive medieval remains are recorded within and around Chicheley to the north and the north-west. Another Iron Age settlement (347) is also recorded from cropmarks over 700m to the north-west of the PDA.

2.2.23. There are in total 172 records of non-designated assets within 1 km of the PDA as outlined in the table below. The location of all non-designated heritage assets is shown on Illus 3..

Table 1. Non-designated assets located with 1 km study area

Map Number	HER ID	Name	Period	Easting	Northing
187	MMK2	Bancroft Field, Croft's End	RING BARROW	489369.9982	246429.9994
188	MMK85	Caves Manor Icehouse	ICEHOUSE	489035.999	246275.0038
189	MMK127	Moat Farm	TIMBER FRAMED HOUSE	492169.9962	245050.0044

[6] https://en.wikipedia.org/wiki/Francis_Smith_of_Warwick
[7] HILL FARMHOUSE, Chicheley - 1289588 | Historic England

190	MMK128	Moat Farm	MOAT	492169.9962	245050.0044
191	MMK129	Chicheley Hall (The Canal)	ORNAMENTAL CANAL	490669.997	245799.9997
192	MMK130	Chicheley Hall (The Canal)	ORNAMENTAL CANAL	490669.997	245799.9997
193	MMK131	Chicheley Hall (The Canal)	MOAT	490669.997	245799.9997
194	MMK132	Chicheley Hall	FISHPOND	490669.997	245799.9997
195	MMK133	Chicheley Hall	HA HA	490669.997	245799.9997
196	MMK394	Sherington Roman Site	FINDSPOT	489990.0021	245489.9985
197	MMK395	Sherington Roman Site	FINDSPOT	489990.0021	245489.9985
198	MMK473	Bank of Chicheley Brook	FINDSPOT	488610.0015	244199.9977
199	MMK474	Renny Lodge Hospital	INHUMATION CEMETERY	488769.9969	243310.0025
200	MMK475	Renny Lodge Hospital	FINDSPOT	488769.9969	243310.0025
201	MMK476	Renny Lodge Hospital	INHUMATION CEMETERY	488769.9969	243310.0025
202	MMK486	Tickford	SETTLEMENT	488560.0034	244050.0007
203	MMK487	Tickford	DITCH; PIT	488560.0034	244050.0007
204	MMK488	Tickford	POST HOLE	488600.0002	244099.9964
205	MMK489	Tickford	FINDSPOT	488560.0034	244050.0007
206	MMK490	Tickford	FINDSPOT	488560.0034	244050.0007
207	MMK491	Tickford Park	DEER PARK; DEER PARK	490900.0012	243000.0012
208	MMK492	Tickford Park	PARK PALE; PARK PALE	490900.0012	243000.0012
209	MMK496	Tickford Abbey	CEMETERY	488680.002	244239.9963
210	MMK497	Tickford Abbey	INHUMATION	488680.002	244239.9963
211	MMK498	Tickford Abbey	FINDSPOT	488680.002	244239.9963
212	MMK499	Tickford Gravel Pit	FINDSPOT	488699.9963	244070.0049
213	MMK501	The Folly, Tickford Estate	INHUMATION	488899.9967	243599.9995
214	MMK545	Enclosure	ENCLOSURE	491300.0021	244199.9977
215	MMK546	Iron Age building, Crawley Road	BUILDING	490000.0033	243100.0026
216	MMK547	Iron Age building, Crawley Road	FINDSPOT	490000.0033	243100.0026
217	MMK568	Lacbridge	ROAD BRIDGE	488800.0006	244099.9964
218	MMK569	Chicheley Cross	WAYSIDE CROSS; WAYSIDE CROSS	488800.0006	244199.9977
219	MMK570	House at Bedlam	DETACHED HOUSE	490177.9977	246124.9967
220	MMK571	Chicheley moated site	MOAT	490130.0032	246259.9981
221	MMK572	Chicheley moated site	FINDSPOT	490130.0032	246259.9981
222	MMK573	Bedlam pond	FISHPOND?	490070.0039	246140.0024
223	MMK574	Bedlam enclosure	RECTILINEAR ENCLOSURE	490130.0032	246259.9981
224	MMK949	Blackbird Lane, South Field	WINDMILL	489600.0024	245200.0015
225	MMK961	200 m. NE Renny Lodge	HOLLOW WAY	488810.0019	243429.9981
226	MMK962	200m NE Renny Lodge	HOUSE	488810.0019	243429.9981
227	MMK963	200m NE Renny Lodge	HOLLOW WAY	488810.0019	243429.9981

228	MMK1021	Chicheley Parish	PARISH	490253.003	245947.9974
229	MMK3373	N. of Chicheley Brook	FINDSPOT	489450	243840.0008
230	MMK3386	North Crawley	WINDMILL; WINDMILL	490999.9973	244099.9964
231	MMK3390	Bedlam Spinney, Chicheley	FINDSPOT	489860.0022	246259.9981
232	MMK3411	Tickfordfield Farm	OCCUPATION SITE	489480.0038	243450.0024
233	MMK3424	Newport Pagnell By-pass NPA79	DITCH	489470.0026	244070.0049
234	MMK3425	Newport Pagnell By-pass NPA79	FINDSPOT	489470.0026	244070.0049
235	MMK3426	Newport Pagnell By-pass NPA79	FINDSPOT	489470.0026	244070.0049
236	MMK3427	Newport Pagnell By-pass NPA79	FINDSPOT	489470.0026	244070.0049
237	MMK3428	Newport Pagnell By-pass NPA79	FINDSPOT	489470.0026	244070.0049
238	MMK3429	Newport Pagnell By-pass NPA79	FINDSPOT	489470.0026	244070.0049
239	MMK3430	Newport Pagnell By-pass NPA79	FINDSPOT	489470.0026	244070.0049
240	MMK3431	Newport Pagnell By-pass NPA79	RECTILINEAR ENCLOSURE	489610.0037	244820.0003
241	MMK3432	Newport Pagnell By-pass NPA79	FINDSPOT	489610.0037	244820.0003
242	MMK3433	Newport Pagnell By-pass NPA79	FINDSPOT; FINDSPOT	489610.0037	244820.0003
243	MMK3434	Newport Pagnell By-pass NPA79	FINDSPOT	489610.0037	244820.0003
244	MMK3435	Newport Pagnell By-pass	DITCH	489709.9998	245480.0013
245	MMK3436	Newport Pagnell By-pass	FINDSPOT	489709.9998	245480.0013
246	MMK3437	Newport Pagnell By-pass (NPC 79)	DITCH	489670.003	245310
247	MMK3438	Newport Pagnell By-pass (NPC 79)	FINDSPOT	489670.003	245310
248	MMK3450	Lee Hoo Park, Sherington	PARK PALE?	490079.9969	246539.9979
249	MMK3451	Lee Hoo Park	DEER PARK	489899.999	246600.0007
250	MMK3452	Le Hoo Manor, Sherington	MANOR	489899.999	246600.0007
251	MMK3555	Hollows Close, Brook End	FISHPOND	492119.9982	244500.0019
252	MMK3556	Wren Park Brickworks	BRICKWORKS	491659.998	244229.9991
253	MMK3557	Wren Park Brickworks	BRICKWORKS	491659.998	244229.9991
254	MMK3561	Little Crawley	CHAPEL OF EASE	492100.0039	245200.0015
255	MMK3610	Chicheley	SHRUNKEN VILLAGE	490299.9999	245799.9997
256	MMK3611	Chicheley	SHRUNKEN VILLAGE	490299.9999	245799.9997
257	MMK3612	Chicheley	FINDSPOT	490299.9999	245799.9997
258	MMK3613	Chicheley	FINDSPOT	490299.9999	245799.9997
259	MMK3614	Bedlam, Chicheley	SHRUNKEN VILLAGE	490320.0024	246149.9996
260	MMK3615	Bedlam, Chicheley	WINDMILL MOUND	490320.0024	246149.9996

261	MMK3616	Bedlam, Chicheley	FINDSPOT	490320.0024	246149.9996
262	MMK3617	Chicheley Hall	GREAT HOUSE	490556.0008	245854.0043
263	MMK3618	Cave Manor House	HOUSE	490630.0002	245821.0037
264	MMK3619	Dovecote S of Chicheley Hall	DOVECOTE	490478.0025	245776.9963
265	MMK3620	Chicheley Hall	WATER TOWER	490469.9965	245729.9998
266	MMK3621	Chicheley Vicarage	VICARAGE	490419.9985	245879.9968
267	MMK3622	Chicheley House (Vicarage)	VICARAGE	490419.9985	245879.9968
268	MMK3626	Chicheley churchyard	FINDSPOT	490500.0003	245799.9997
269	MMK3628	N of Chicheley Old Vicarage	BRICKYARD	490299.9999	245900.0011
270	MMK3632	Viatores Road 175	LINEAR SYSTEM	489200.0015	244530.0033
271	MMK3636	Newport Pagnell?	FINDSPOT	488800.0006	243200.004
272	MMK3637	Newport Pagnell?	FINDSPOT	488800.0006	243200.004
273	MMK3638	Newport Pagnell	ENCLOSURE	490999.9973	243200.004
274	MMK3650	Chicheley St, Newport Pagnell	BRICKWORKS	488750.0026	243730.0023
275	MMK3651	Brickworks, Tickford	BRICKWORKS	488750.0026	243730.0023
276	MMK3652	Brickworks,Tickford	BRICKWORKS	488750.0026	243730.0023
277	MMK3660	Lathbury Manor/River Ouse	FISHERY; FISHERY	488680.002	244789.9988
278	MMK3661	Dredged from River Ouse	FINDSPOT	488680.002	244789.9988
279	MMK3680	St. Lawrence's Parish Church	PARISH CHURCH	490455.9964	245864.0014
280	MMK3851	unassigned	FINDSPOT	489400.002	243450.0024
281	MMK3869	Unassigned	FINDSPOT	491279.9996	245130.0015
282	MMK4779	Home Farm, Chicheley	FINDSPOT	490320.0024	246149.9996
283	MMK4851	Chicheley Hall Garden	FORMAL GARDEN	490570.0009	245900.0011
284	MMK4994	22 & 24 Crofts End	HOUSE	489169.9978	246378.0043
285	MMK5095	Home Farmhouse	HOUSE; BARN	490246.003	245985.9965
286	MMK5096	Newfield Farmhouse	HOUSE	490478.0025	244970.997
287	MMK5097	Service wing. Chicheley Hall	SERVICE WING	490550.996	245906.9991
288	MMK5098	stable block. Chicheley Hall	STABLE	490550.996	245906.9991
289	MMK5099	gatepiers & wall SW of Hall	COURTYARD; WALL	490503.9992	245822.0034
290	MMK5100	Coach House. Chicheley Hall	COACH HOUSE	490465	245823.0032
291	MMK5101	Summerhouse. Chicheley Hall	SUMMERHOUSE	490640.0015	245914.9968
292	MMK5102	Garden House NW Chicheley House	GARDEN HOUSE	490548.0031	245881.9963
293	MMK5103	wall. Chicheley Hall	GARDEN WALL	490616.0001	245943.9985
294	MMK5105	Hill Farmhouse	HOUSE	490134.0021	244352.0042
295	MMK5166	Brook End Farmhouse	FARMHOUSE	491893.0034	244359.0022
296	MMK5396	Chicheley Street. Newport Pagnell	FINDSPOT	488519.9984	243662.0017
297	MMK5530	Home Farm Barns (1)	BARN	490261.0007	245976.9991

298	MMK5531	Home Farm Barns (2)	BARN	490276.9962	245988.9956
299	MMK5538	Tickford Lodge Farm	FINDSPOT	489899.999	242960.0027
300	MMK5595	Caves Manor House garden prospect mound	PROSPECT MOUND	489038.0026	246271.0049
301	MMK5698	Brookend Farm Barn	TIMBER FRAMED BARN	491848.0019	244366.9999
302	MMK5802	The 'Poors Allotment' Pound?	POUND	491189.9965	243130.004
303	MMK5862	Perry Lane prisoner of War Camp	PRISONER OF WAR CAMP	489428.0022	246434.998
304	MMK5880	Newport Pagnell to Bedford Turnpike	TOLL ROAD	489018.9977	245605.9953
305	MMK6184	Little End deserted settlement	HAMLET	489969.9995	245559.9984
306	MMK6250	Unassigned	FINDSPOT	489099.9972	244400.0005
307	MMK6251	Unassigned	FINDSPOT	489099.9972	244199.9977
308	MMK6252	Unassigned	FINDSPOT	489299.9976	244400.0005
309	MMK7172	Unassigned	FINDSPOT	490799.9969	243100.0026
310	MMK7173	Unassigned	FINDSPOT	490799.9969	243100.0026
311	MMK7175	Unassigned	FINDSPOT	490279.9974	243579.9952
312	MMK7177	Crawley Road	FINDSPOT	490219.998	243550.0038
313	MMK7178	Unassigned	FINDSPOT	488699.9963	245030.0001
314	MMK7207	Unassigned	FINDSPOT	488789.9994	245190.0043
315	MMK7209	Unassigned	FINDSPOT	489099.9972	246100.0039
316	MMK7220	Unassigned	FINDSPOT	489600.0024	246600.0007
317	MMK7224	Unassigned	FINDSPOT	489379.9995	246059.9953
318	MMK7226	Unassigned	FINDSPOT	489000.0011	244500.0019
319	MMK7227	Unassigned	FINDSPOT	488880.0025	245069.9987
320	MMK7534	Bicty barn	BUILDING	489930.0028	246649.9964
321	MMK7557	Site of building	BUILDING	489983.002	245682.0035
322	MMK7558	Site of building	BUILDING	490156.9975	246161.9961
323	MMK7559	Site of building	BUILDING	490130.0032	243859.9951
324	MMK7586	Site of building	BUILDING	492137.9971	245310
325	MMK7587	Site of building	BUILDING	492052.9988	245270.0014
326	MMK7603	Site of building	BUILDING	489850.0009	242960.0027
327	MMK7720	Renny Lodge Hospital	FINDSPOT	488769.9969	243310.0025
328	MMK7721	Renny Lodge Hospital	FINDSPOT	488769.9969	243310.0025
329	MMK7722	Renny Lodge Hospital	FINDSPOT	488769.9969	243310.0025
330	MMK7723	Renny Lodge Hospital	FINDSPOT	488769.9969	243310.0025
331	MMK7880	Chicheley Hall	PUMP	490469.9965	245729.9998
332	MMK7881	St. Lawrence's Parish Church	EFFIGY; EFFIGY	490455.9964	245864.0014
333	MMK7895	Caves Manor Moat sluice	SLUICE GATE	488951.0007	246185.9992
334	MMK491	Tickford Park	DEER PARK; DEER PARK	490871.9341	242900.4336
335	MMK3431	Newport Pagnell By-pass NPA79	RECTILINEAR ENCLOSURE	489641.6612	244816.0534
336	MMK5862	Perry Lane prisoner of War Camp	PRISONER OF WAR CAMP	489459.5047	246430.8052

337	MMK7988	450 Medieval features	PLOUGH HEADLAND; RIDGE AND FURROW; HOLLOW WAY; BOUNDARY BANK; BOUNDARY DITCH; DITCH	490224.0031	245193.0843
338	MMK8000	18 Second World War features	MILITARY DEPOT	490526.8779	245194.3957
339	MMK8004	7 Post Medieval features	ORNAMENTAL CANAL; LANDSCAPE PARK	490680.1003	245689.3417
340	MMK8024	4 Post Medieval features	WINDMILL MOUND	490359.0178	246190.895
341	MMK8025	18 Second World War features	MILITARY DEPOT	491136.4643	245151.3005
342	MMK8042	10 Second World War features	MILITARY DEPOT	490607.9504	246266.8378
343	MMK8060	18 Second World War features	MILITARY DEPOT	491160.9261	246393.3932
344	MMK8069	1 Post Medieval feature	TREE ENCLOSURE RING	491037.5882	246231.9793
345	MMK8080	253 Medieval features; 8 Post Medieval features	FIELD BOUNDARY; PLOUGH HEADLAND; RIDGE AND FURROW; BOUNDARY DITCH; DITCH; DRAINAGE DITCH; STEAM PLOUGHED RIG	493341.0642	245127.9166
346	MMK8082	2 Medieval features	MOAT	492170.2432	245054.5484
347	MMK8088	12 Iron Age features	SETTLEMENT; CURVILINEAR ENCLOSURE; D SHAPED ENCLOSURE; RECTILINEAR ENCLOSURE; LINEAR FEATURE; SUBRECTANGULAR ENCLOSURE	491821.5387	245496.5854
348	MMK8098	12 Second World War features	MILITARY DEPOT	490956.8288	246314.3411
349	MMK8109	3 Medieval features	FISHPOND; BOUNDARY DITCH	490110.3837	246183.6506
350	MMK8115	20 Second World War features	MILITARY DEPOT	491871.3813	245214.3613
351	MMK8123	8 Second World War features	MILITARY DEPOT	491240.3793	245066.9672
352	MMK8124	1 Medieval feature	MOAT	490132.9831	246277.1282

2.3. PREVIOUS ARCHAEOLOGICAL EVENTS

2.3.1. There are no previous archaeological events recorded within the PDA:

2.3.2. To the immediate west of the PDA four archaeological events are recorded by the HER:

- Archaeological works carried out during the construction of the Newport Pagnell Bypass in 1979 (EMK131, EMK133, EMK134, EMK136) recorded remains including ditches and a possible enclosure dating to the Iron Age and Early medieval periods along the route of the scheme. The Iron Age enclosure (EMK136) comprised two ditches set 500 m apart forming an enclosure around and Iron Age occupation site.

2.3.3. To the south-west of the PDA two previous archaeological events have been recorded by the Milton-Keynes HER:

- In 2001 a geophysical survey was carried out at Tickford Fields (EMK1300) which revealed a number of linear, rectilinear and curvilinear features indicating a large, potentially Late Prehistoric, settlement. Several responses of an unclear origin were also recorded in the data and were considered to have archaeological potential.
- In 2018 archaeological trial trenching (EMK1358) was carried out at pre-determination stage ahead of a new residential development. The evaluation identified archaeological remains across the site, with a slightly higher concentration of findings within the northern part of the site. Although a number of these features were undated, the majority could be dated to the prehistoric, Roman, medieval, post-medieval and modern periods. The results of the evaluation correlated well with the previous 2001 geophysical survey, which identified rectilinear, linear and discrete anomalies, indicative of enclosures, agricultural ditches, furrows, boundary features, trackways and pits. The earliest activity identified on site comprised two Neolithic flints and four flints broadly attributable to the Neolithic/Early Bronze Age. The artefactual evidence suggested that permanent settlement occurred within the northern area of the site during the medieval period, comprising enclosures, field system ditches and further settlement features. Features associated with medieval, post-medieval and modern agricultural land use were also recorded, as well as extensive areas of quarrying. Structural remains, in the form of possible medieval ovens, stone walls, which may indicate the location of the 17th-century tomb of Mark Slingsby. In 1919 a coffined inhumation was found within a rectangular brick monument which may have been the remains of Mark Slingsby, who was buried in 1677 in a field known as 'The Folly' within the Tickford Estate (EMK397). Features associated with medieval, post-medieval and modern agricultural land use were also recorded, as well as extensive areas of quarrying.

2.3.4. Within 1 km of the PDA there are 22 further records of previous archaeological events as summarised in the table below. The location of these archaeological events is shown on Illus 4.

Table 2. Previous archaeological events with 1 km study area

HER Event No.	Event Name	Description	Easting	Northing
EMK131	Newport Pagnell By-pass [ditch]	EXCAVATION	489470.0273	244070.0149
EMK133	Newport Pagnell Bypass ditch	WATCHING BRIEF	489709.9998	245480.0213
EMK134	Newport Pagnell Bypass (ditch)	WATCHING BRIEF	489669.97	245309.98
EMK136	Newport Pagnell By-	RESCUE EXCAVATION	489610.0119	244819.9803

	pass [enclosure]			
EMK148	Newport Pagnell Water pipe trench	EXCAVATION	489480.0121	243450.0124
EMK149	North Crawley Road water pipe trench	EXCAVATION	489480.0121	243450.0124
EMK397	The Folly, field no.21 on 1912 OS	EXCAVATION	488899.9803	243600.0295
EMK853	Renny Lodge Development	STRIP MAP AND SAMPLE	488680.002	243279.9511
EMK854	Renny Lodge Hospital / workhouse	BUILDING SURVEY	488680.0103	243260.0368
EMK874	Renny Lodge - DBA	DESK BASED ASSESSMENT	488680.002	243279.9511
EMK879	Renny Lodge - Excavation	TRIAL TRENCH; EXCAVATION	488679.969	243270.0439
EMK935	Brook End Farm - Historic Building Recording	BUILDING SURVEY	491885.0222	244372.0185
EMK1077	Chicheley Hall, Coach House and Hall	WATCHING BRIEF	490510.0263	245850.0554
EMK1088	Chicheley Hall, Coach House	STRIP MAP AND SAMPLE	490469.9718	245829.9712
EMK1097	Chicheley Hall	DESK BASED ASSESSMENT	490550.0314	245850.0054
EMK1107	Chicheley Hall	WATCHING BRIEF	490500.0003	245870.0097
EMK1111	Chicheley Hall	BUILDING SURVEY	490559.9914	245859.9726
EMK1221	Chicheley Hall	DESK BASED ASSESSMENT	490557.892	245854.3492
EMK1300	Tickford Fields, Newport	MAGNETOMETRY SURVEY	488910.5484	243695.2709

	Pagnell - Geophysical Survey			
EMK1358	Tickford Fields, Newport Pagnell - Trial trenching	TRIAL TRENCH	488910.5484	243695.2709
EMK1419	MK East SUE, Newport Pagnell / Moulsoe - Geophysical Survey Area 2	MAGNETOMETRY SURVEY	489173.9444	241929.7764
EMK1534	MK East SUE, Newport Pagnell / Moulsoe - Geophysical Survey, additional Areas 2 to 17	MAGNETOMETRY SURVEY	490283.627	241605.4656

3. POTENTIAL IMPACTS OF PROPOSED DEVELOPMENT

3.1.1. The proposed development is a new residential scheme on agricultural land. The proposed development is currently in the design and feasibility stage.

3.2. DESIGNATED HERITAGE ASSETS

3.2.1. No direct physical impacts on any designated heritage assets are anticipated, however there is the potential for impacts upon the settings and significance of designated heritage assets outside the PDA as a result of visual and other sensory changes. It is considered that the five designated heritage assets most likely to experience changes to their setting and significance are.

- Grade I Listed Chicheley Hall (80)
- Grade II* Chicheley Hall Registered Park and Garden (183)
- Grade I Church of St Lawrence (130)
- Grade II Hill Farmhouse (128)
- Grade II Newlands Farmhouse (129)

Grade II Listed Chicheley Hall Registered Park and Garden & Grade I Listed Chicheley Hall*

3.2.2. The Grade II* Chicheley Hall Registered Park and Garden (183) is located on the immediate northern boundary of the application area. The Grade I Chicheley Hall (80) ,lies at the centre of the site, surrounded by the gardens.

3.2.3. The main approach is from the south off Chicheley Road. The drive rises towards the main house and is flanked by lime trees. The centre of the south front is visible when looking north from the bottom of the drive, the view of the Hall gradually widening out during progress northwards along the drive, with views across the park and dovecote to the west, and out over the agricultural land of the park to the east. At the top of the avenue the full width of the Hall is revealed, framed very simply by the lawn in front of it and garden walls to west and east[8].

3.2.4. The views from the Hall are to the agricultural land to the north, along the line of an avenue, now replanted, in the north park, southwards down the drive and avenue towards Chicheley Road, and east across the garden to the shallow valley and hillside beyond, and North Crawley church tower flanked by trees in the distance. The Grade I house and surrounding Grade II* park and garden is currently used as a wedding venue[9]. It may be possible to include development within this area with appropriate mitigation along the northern boundary of the application area along Chicheley Road.

3.2.5. The main area of proposed development is to the south of Longclose Spinney and Newland Spinney, on the reverse slope of a ridge. Residential development in this area is unlikely to be see in views southwards from Chicheley Hall due to topography and existing woodland.

3.2.6. There is a further potential area of development to the north of the main development area (the blue hatched area in Illus 1), where additional residential development is proposed on the existing farmland. Any residential development in the blue hatched area could be visible from the south gardens of the Chicheley Hall Park and Garden. Longer views southwards indicate that the northern part of the application area is on a north-facing slope, towards the registered park and garden. Residential development would be visible in views southwards from Chicheley Hall across the northern part of the application area as it slopes upwards to Longclose Spinney and Newland Spinney on the ridgeline and would highly likely have an adverse impact on their setting and significance without mitigation.

3.2.7. Further consultation with the conservation officer and Historic England would be advisable.

[8] CHICHELEY HALL, Chicheley - 1000596 | Historic England
[9] https://chicheleyhall.co.uk/

Grade I Listed Church of St Lawrence

3.2.8. The Grade I Listed Church of St Lawrence (130) is located approximately 250m to the north of the application area and to the immediate west of Chicheley Park and Garden.

3.2.9. The church is best appreciated within its immediate setting of its churchyard and burial ground, surrounding estate buildings and stables, and mature trees. It is considered unlikely that the proposed residential development would adversely impact the setting and significance of the Grade I Listed church.

Grade II Listed Newlands Farm

3.2.10. Newland Farm is a Grade II Listed Building and of medium importance. It gains its significance primarily from its architectural interest as a surviving example of the local vernacular.

3.2.11. The building is located within a farm complex of barns and other out buildings. The proposed residential development will partially surround the complex on the west, south and eastern sides. The land to the north of the farm complex will remain free of development as far as Chicheley Road. The farmhouse would lose some of its agricultural setting and would adversely impact the setting and significance of the Grade II Listed farmhouse, however this impact is not considered to be significant.

Grade II Listed Hill Farmhouse

3.2.12. Hill Farmhouse is a Grade II Listed Building of medium importance. It gains its significance primarily from its architectural interest as a surviving example of the local vernacular.

3.2.13. The building is located within a farm complex of barns and other outbuildings. The proposed residential development will surround the complex and immediate gardens. The farmhouse would lose some of its agricultural setting and would adversely impact the setting and significance of the Grade II Listed farmhouse, however this impact is not considered to be significant.

3.2.14. Given the significance of these assets and the rural character of their current setting, it is considered likely that there will be setting impacts upon these designated assets as a result of the proposed scheme. Further assessment of potential changes to the setting and significance of nearby designated heritage assets will likely be requested by the LPA archaeologist and Conservation Officer as part of any planning application.

3.3. NON-DESIGNATED HERITAGE ASSETS

3.3.1. The Milton-Keynes HER contains eight records for non-designated heritage asset within the PDA.

3.3.2. Construction within the PDA could have a direct impact on known archaeological remains and there is a high potential for further archaeological remains of Iron Age, Roman, Medieval, and Post-Medieval date to be present. There is a potential for a substantial Roman villa complex or temple to be present within the north-western part of the site, the importance of which is currently unknown but could be of up to National Importance.

3.3.3. The potential villa site is located within the blue hatched area (Illus 1). Development in this area would likely destroy or truncate any remains of this Roman building without appropriate archaeological mitigation such as preservation in situ.

3.3.4. A review of historic mapping shows that the PDA has remained largely unchanged since the late 19th century with the site being used as agricultural land throughout the Post-Medieval and Modern periods.

4. POTENTIAL HERITAGE CONSTRAINTS AND POSSIBLE MITIGATION

4.1.1. There is a strong likelihood that the LPA archaeological advisor and Conservation Officer will require pre-determination information to be submitted in support of a planning application. Typically as a minimum this would comprise an archaeological desk-based assessment and heritage impact assessment, but given the known and potential assets within and surrounding the site is also likely to include results of a geophysical survey and trial trenching evaluation. This will establish an understanding of the location, date and importance of any archaeological remains within the site, assisting in the design process (e.g. identifying any areas that may require avoidance/preservation in situ) and establishing the likely development impacts on these remains, informing determination of the application and potentially the scope of any required mitigation measures. The latter may typically be secured through a condition on consent.

4.1.2. On the basis of the information to hand there are likely to be archaeological remains at the north-west part of the site which will be impacted by the development. They are not considered to be so important as to prevent development of the site, but they are likely to attract a programme of evaluation and mitigation measures.

4.1.3. Where potentially significant setting effects are identified, mitigation measures can be proposed. The preferred mitigation option is always to avoid or reduce impacts through design, or through precautionary measures such as fencing off heritage assets during construction works. Effects which cannot be eliminated in these ways will lead to residual effects.

4.1.4. The north-western part of the blue hatched area slopes upwards to the south with the existing woodland on the crest of that hill/ ridgeline. Development on that slope would be visible in designed views from the Grade I Listed Chicheley Hall and Grade II* Chicheley Hall Registered Garden and Designed Landscape and would highly likely have an adverse impact on their setting and significance without mitigation.

4.1.5. The north-eastern part of the hatched area may be partially visible in a designed view from Chicheley Hall eastwards towards North Crawley Church, however it may be possible to include development within this area with appropriate mitigation along the northern boundary of the application area along Chicheley Road. Further consultation with the conservation officer and Historic England would be advisable.

4.1.6. Adverse effects on heritage assets which are not of national importance may be mitigated by an appropriate level of survey, excavation, recording, analysis and publication of the results, in accordance with a Written Scheme of Investigation (WSI). Archaeological investigation can have a beneficial effect of increasing knowledge and understanding of an asset, thereby enhancing its archaeological and historical interest and offsetting adverse effects.

4.1.7. Primary mitigation measures for built heritage assets will comprise design responses to the possible effects identified in the iterative design process. These mitigation measures will seek to avoid significant adverse effects through careful planning, siting, access, layout and scale of buildings and landscaping in consultation with the heritage advisors to Milton Keynes Council.

4.1.8. For archaeological assets, recommendations for further works will be based on the findings of the DBA and may include but not be limited to:

- Design solutions to avoid or reduce effects (preservation in situ);
- Targeted excavation and recording in advance of construction;
- Archaeological observation and construction-integrated recording; and
- Appropriate archiving and publication of findings.

5. CONCLUSIONS

5.1. HERITAGE RISK

5.1.1. The PDA is currently greenfield and has not been developed in the last 200 years as documented in historic mapping. Therefore, below the ploughing level, this means that there is potential for good survival of archaeological remains.

5.1.2. A potential Roman Villa is recorded in the north-west part of the PDA through an extensive scatter of Roman roof, flue and pottery sherds indicating the presence of a substantial Roman building.

5.1.3. The Little End deserted settlement is recorded in the north-west part of the redline boundary. The HER records this settlement as comprising five dwellings in two rows that was abandoned sometime after 1930. A 19th century building recorded on the 1st Ed. Ordnance Survey (OS) is also recorded in the north-west corner of the redline boundary. The HER records another 19th century building within the southern part of the PDA.

5.1.4. A large area of Medieval ridge and furrow, hollow way, boundary banks and boundary ditches are also recorded within the north-western part of the PDA.

5.1.5. The wider area around the PDA contains numerous examples of archaeological remains, therefore there is a very high potential for previously unknown archaeological remains within the PDA.

5.1.6. There are known archaeological remains of Prehistoric date within the PDA on which construction activities could have a direct adverse impact unless the area is excavated or avoided entirely through design. There is also a high potential for the occurrence of previously unknown remains of similar date that survive with in the PDA on which construction would also have a direct impact.

5.1.7. There are no designated assets within the PDA, however development within the north-western blue hatched area would be visible in designed views from the Grade I Listed Chicheley Hall and Grade II* Chicheley Hall Registered Garden and Designed Landscape and would highly likely adversely impact their setting and significance without mitigation through design.

5.1.8. Proposed residential development within the north-eastern blue hatched area may be partially visible in a designed view from Chicheley Hall eastwards towards North Crawley Church, however it may be possible to include development within this area with appropriate mitigation along the northern boundary of the application area along Chicheley Road. Further consultation with the conservation officer and Historic England would be advisable.

5.2. MANAGEMENT OF HERITAGE

5.2.1. The local planning authority will likely require an archaeological desk-based assessment and built heritage assessment to be submitted in support of any application to redevelop the site. It is also likely that they will request pre-determination geophysical survey and evaluation trial trenching to establish the presence/absence and character of any archaeological remains at the site. Typically planning authorities make such investigations the subject of a post-determination planning condition as part of a programme of works which may allow for subsequent mitigation activities in the event of archaeological remains being present.

5.2.2. Early consultation with the LPA's archaeological advisor is considered beneficial as it will give an understanding of the likely scale of evaluation works and subsequent archaeological mitigation.

5.2.3. It is Headland's opinion that whilst there is no evidence for archaeological remains of such importance that impact upon them would warrant refusal of a planning application to develop the site. There is a high likelihood for the planning authority to require the preparation of pre-determination desk-based reports, the results of which would inform whether or not there might be archaeological conditions on any consent to redevelop the site.

5.2.4. Settings impacts are likely to be a more significant issue, with the possibility that the LPA conservation officer and Historic England may object to expanding residential development into the north-western blue hatched area shown in Illus 1. Further consultation early in the design process to inform a potential approach and gauge the LPA's position on this issue would be advised.

5.3. DISCLAIMER

5.3.1. It should be noted that these conclusions are based on readily available evidence and has not been substantiated with the more extensive research used in the preparation of a desk-based assessment which would be required for submission with a planning application.

5.3.2. Archaeological remains in England are protected by primary legislation and planning policy, specifically the National Planning Policy Framework and historic environment Policies of the Local Plan.

6. REFERENCES

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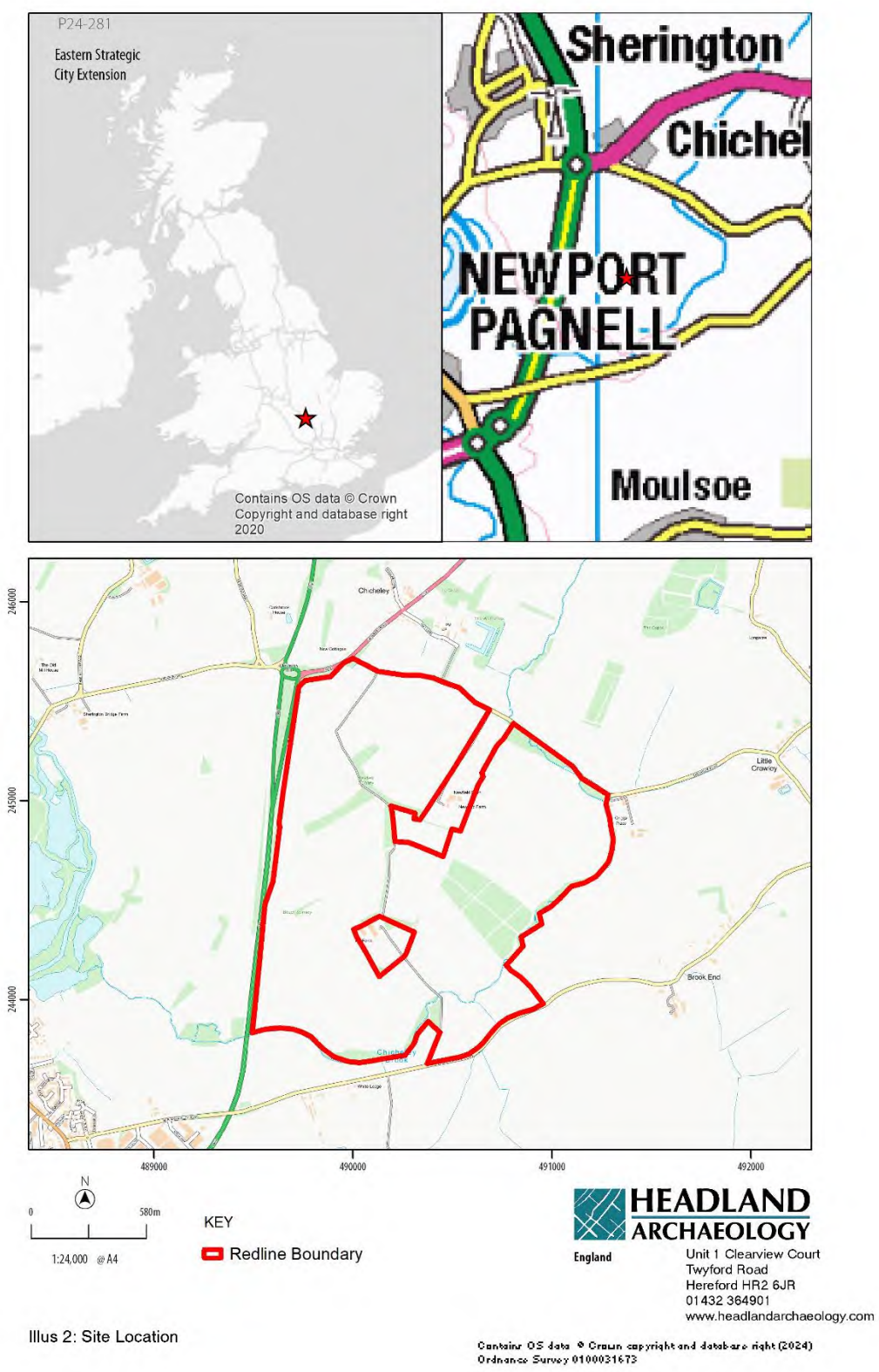
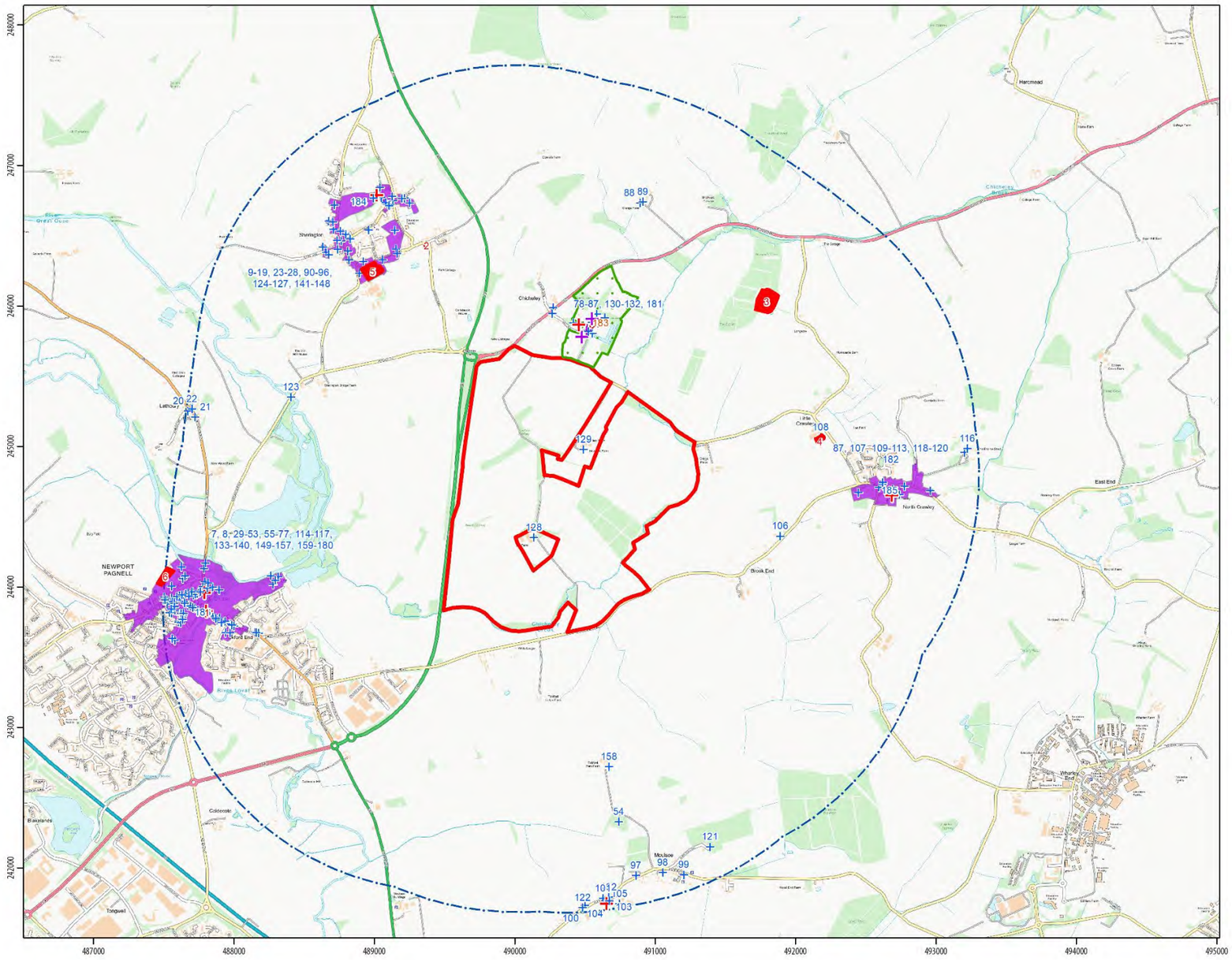


Illustration 2: Site Location



HEADLAND ARCHAEOLOGY

MIDLANDS & WEST Unit 1 Clearview Court
Twyford Road
Hereford HR2 6JR
01432 364901
www.headlandarchaeology.com

KEY

- Redline Boundary
- Outer Study Area
- Scheduled Monuments

Listed Buildings

- I
- II*
- II
- Registered Parks and Gardens
- Conservation Areas

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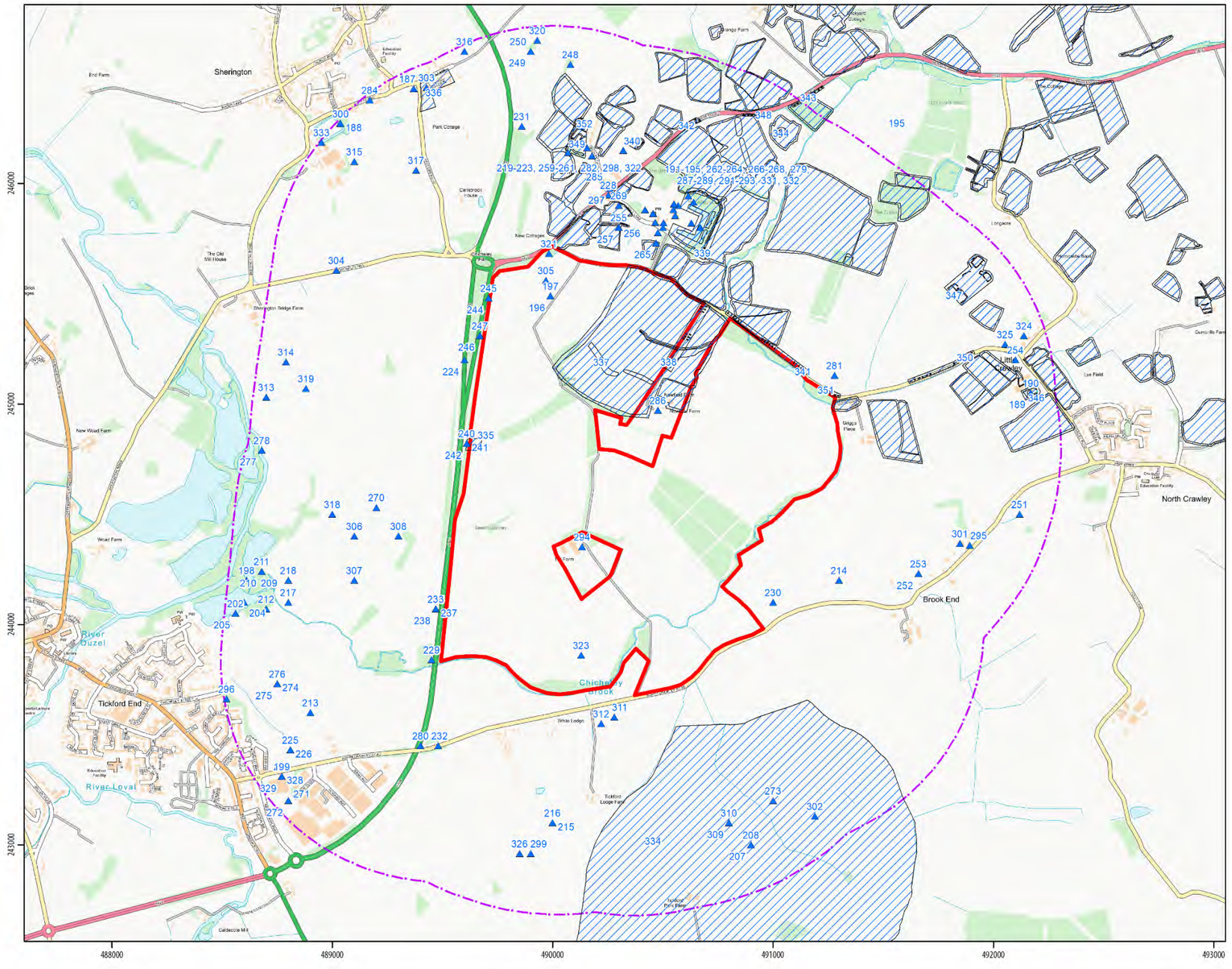
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ILLUS 3: Designated Heritage Assets within the Outer Study Area

Illustration 3: Designated Heritage Assets within the Outer Study Area



HEADLAND ARCHAEOLOGY

MIDLANDS & WEST Unit 1 Clearview Court
Twyford Road
Hereford HR2 6JR
01432 364901
www.headlandarchaeology.com

KEY

- Redline Boundary
- Inner Study Area
- HER Heritage Asset Points
- HER Heritage Asset Polygons

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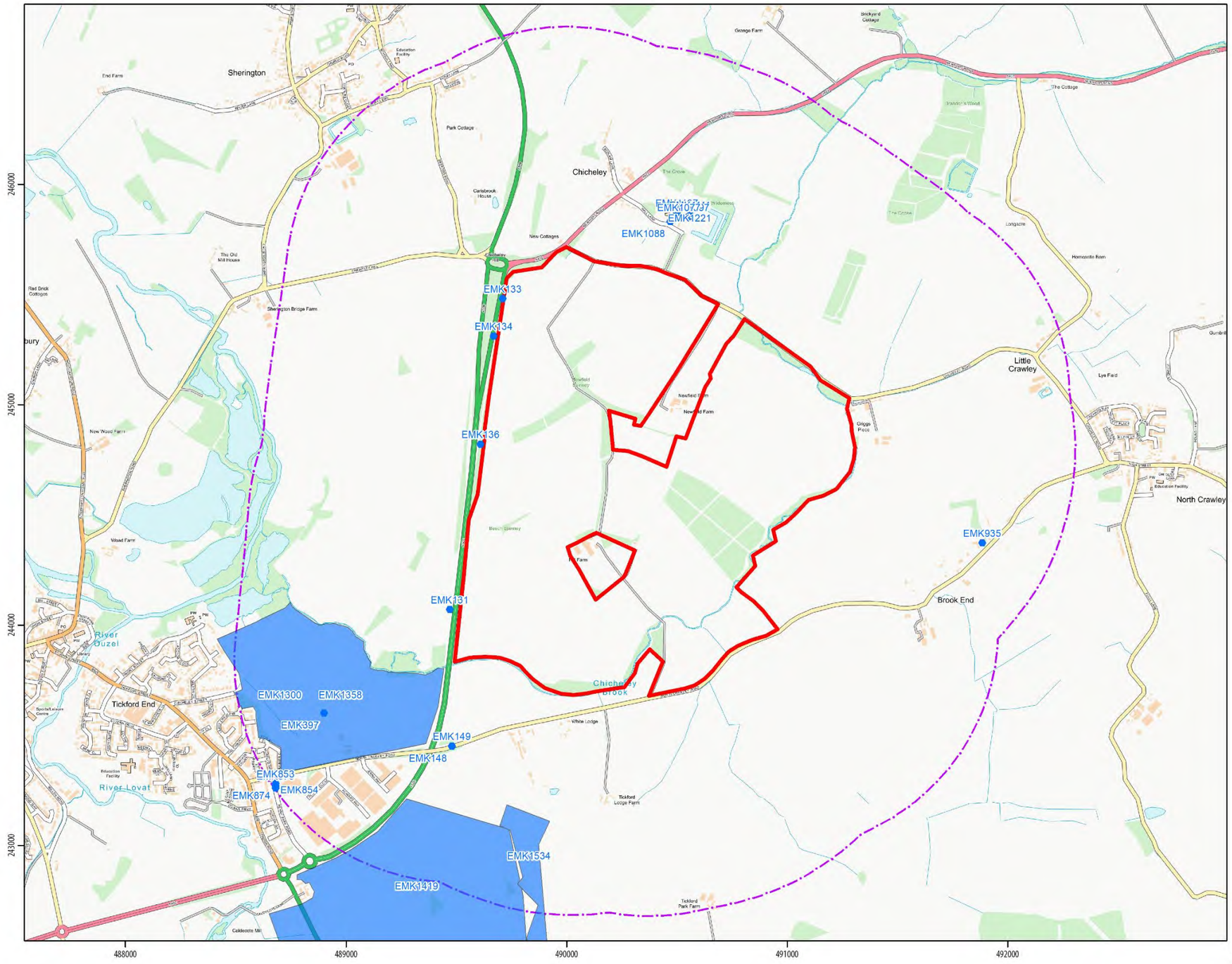
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ILLUS 4: Non-Designated Heritage Assets within the Inner Study Area

Illustration 4: Non-Designated Heritage Assets within the Inner Study Area



HEADLAND ARCHAEOLOGY
MIDLANDS & WEST Unit 1 Clearview Court
Twyford Road
Hereford HR2 6JR
01432 364901
www.headlandarchaeology.com

KEY

- Redline Boundary
- Inner Study Area
- Previous Event Points
- Previous Event Polygons

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0 360m

ILLUS 5: Previous Archaeological Events within the Inner Study Area

Illustration 5: Previous Archaeological Events within the Inner Study Area

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Headland Archaeology Scotland
13 Jane Street
Edinburgh EH6 5HE
t 0131 467 7705
e scotland@headlandarchaeology.com

Headland Archaeology Yorkshire & North
Units 23–25 & 15 | Acorn Business Centre | Balme Road Cleckheaton BD19 4EZ
t 0127 493 8019
e yorkshireandnorth@headlandarchaeology.com

Headland Archaeology South & East
Building 68C | Wrest Park | Silsoe
Bedfordshire MK45 4HS
t 01525 861 578
e southandeast@headlandarchaeology.com

Headland Archaeology Midlands & West
Unit 1 | Clearview Court | Twyford Rd
Hereford HR2 6JR
t 01432 364 901
e midlandsandwest@headlandarchaeology.com

Headland Archaeology North West
Fourways House | 57 Hilton Street
Manchester M1 2EJ
t 0161 236 2757
e northwest@headlandarchaeology.com

www.headlandarchaeology.com



Ashflame Properties Limited and Chicheley Farms Limited

Milton Keynes Eastern Strategic City Extension

Phase 1 Desk Study

253139-R01 (01)

RSK GEOSCIENCES

NOVEMBER 2025

CONTENTS

1 INTRODUCTION 1
1.1 Commissioning 1
1.2 Objectives 1
1.3 Scope of works 1
1.4 Existing reports 2
1.5 Limitations 2
2 SITE DETAILS 3
2.1 Site location 3
2.2 Site description 3
2.3 Surrounding land uses 3
2.4 Proposed development plans 4
3 DESK-BASED ASSESSMENT 5
3.1 Site history 5
3.1.1 Historical development record 5
3.1.2 Unexploded ordnance 6
3.2 Information from environmental database report 6
3.2.1 Contemporary trade directory entries 8
3.3 Information from regulatory authorities 9
3.3.1 Planning records 9
3.3.2 Site services 9
3.4 Site geology 9
3.4.1 Anticipated geological sequence 9
3.4.2 Radon 11
3.5 Mining and quarrying 11
3.6 Hydrogeology 11
3.7 Hydrology 12
3.8 Sensitive land uses 13
3.9 Climate change 14
4 SITE RECONNAISSANCE FINDINGS 15
5 PRELIMINARY GEOTECHNICAL CONSTRAINTS 16
5.1 Design class 16
5.2 Preliminary geotechnical hazards assessment 16
5.2.1 Clay shrink-swell 18
6 INITIAL CONCEPTUAL SITE MODEL 19
6.1 Potential soil, soil vapour and groundwater linkages 19
6.1.1 Potential sources of contamination 19
6.1.2 Sensitive receptors 20
6.1.3 Potential contaminant pathways 20
6.2 Potential ground gas linkages 20
6.2.1 Ground gas generation potential 20
6.2.2 Radon 21
6.2.3 Preferential pathways for ground gas migration 21
6.2.4 Sensitive receptors and ground gas linking pathways 21

6.3 Preliminary risk assessment 22
6.4 Data gaps and uncertainties 28
7 CONCLUSIONS AND RECOMMENDATIONS 29
7.1 Geo-environmental assessment 29
7.2 Geotechnical assessment 29
7.3 Recommendations 30
REFERENCES 31

FIGURES

Figure 1 Site location plan
Figure 2 Site layout plan
Figure 3 Site reconaissance mark up plan
Figure 4 Superficial geology plan

APPENDICES

Appendix A Service constraints
Appendix B Development drawings
Appendix C Environmental database report
Appendix D Pipeline information
Appendix E Photographic record
Appendix F Site reconnaissance survey notes
Appendix G Technical background

1 INTRODUCTION

1.1 Commissioning

RSK Environment Limited (RSK) were engaged by Ashflame Properties Limited and Chicheley Farms Limited, herein referred to as the 'Client', to carry out a Phase 1 Desk Study in relation to a parcel land north of North Crawley Road, Newport Pagnell, Milton Keynes, herein referred to as 'the site'.

References in this report to 'we', 'us', or 'our' shall mean RSK Geosciences as a trading name of RSK Environment Limited (company no.SC115530) at registered address 65 Sussex Street, Glasgow, G41 1DX.

The works were undertaken in accordance with RSK's fee proposal (ref.: 253139-T01 (00), 20 August 2024), including RSK Standard Terms and Conditions, Issue No. 12, July 2023; which forms the appointment between ourselves and the Client.

The site location is provided in **Figure 1** and the site layout boundary to which this report refers is presented in **Figure 2**.

The report should be read and used in accordance with the limitations and constraints identified in the report text, and at **Appendix A – Service Constraints**.

1.2 Objectives

The site comprises a large piece of land which forms part of the draft allocation for the Milton Keynes Eastern Strategic City Extension and is being considered for development with a mixed residential-led scheme comprising of 1,000 new homes.

The objective of the work is:

- to identify any contamination and/or geotechnical constraints to the proposed development and, where relevant, to support discharge of planning conditions and building control requirements
- to identify based on risk assessment whether additional investigation or remediation works may be required to support safe development to make the site suitable for use

1.3 Scope of works

The scope of works has been developed in accordance with relevant British Standards and authoritative technical guidance as referenced through the report. The assessment of the contamination status of the site is in line with the technical approach presented in Land Contamination Risk Management (LCRM) (Environment Agency, 2023) and in general accordance with BS 10175: 2011 + A2 2017 (BSI, 2017). It is also compliant with relevant planning policy and guidance (i.e. National Planning Policy Framework).

The scope of the intrusive investigation has been designed in line with the recommendations of BS5930:2015+A1:2020 Code of practice for ground investigations (BSI, 2020), which maintains compliance with BS EN 1997-1 and 1997-2 and their related standards. It has also been developed

in general accordance with BS 10175: 2011 + A2 2017. Ground gas assessment has been undertaken in general accordance with BS8576: 2013 and BS 8485:2015+A1:2019.

The scope of works for the assessment has included the following:

Desk study:

- review of the history of development on the site and surroundings
- assessment of local geology, hydrogeology and hydrology
- to consider potential risks from mining activities
- review previous reports pertaining to the site condition where available
- completion of a site reconnaissance survey to assess the visual condition of the site
- development of an initial conceptual site model (CSM) and preliminary risk assessment
- preliminary consideration of geotechnical constraints and hazards
- provide recommendations for further works should this be required.

1.4 Existing reports

No existing reports relevant to the site assessment have been provided to RSK.

1.5 Limitations

This report is subject to the RSK service constraints given in **Appendix A** and limitations that may be described below and throughout this document.

This report was prepared in accordance with good practice guidance at the time of issue. Consideration should be made in the light of changes in legislation, statutory requirements, or industry practices subsequent to the date of issue.

The opinions expressed in this report, and the comments and recommendations given, are based on the information obtained from the desk assessment and the site reconnaissance survey. No intrusive investigations have been undertaken to confirm the actual ground conditions and hence the environmental status of the site.

The study aims to principally identify and assess the potential risks and liabilities associated with contamination of the ground, on and in the vicinity of the site. While this includes consideration of current operations and housekeeping on the site, the report does not constitute a comprehensive environmental audit of the site, as covered under ISO 14001.

Although asbestos may not have been encountered as part of these works, asbestos could be present in soil in discrete areas and may be encountered in future ground investigation.

A detailed survey of invasive plant species is outside the scope of this investigation therefore detailed comments with regards to such species have been omitted from this report.

The comments given in this report and the opinions expressed are primarily based on third party data and investigations, while RSK have undertaken a review of the information provided RSK cannot be held liable for the quality of the data provided. There may be conditions pertaining to the site that have not been disclosed and therefore could not be taken into account.

2 SITE DETAILS

2.1 Site location

Site location details are presented in **Table 1** and a site location plan is provided on **Figure 1**.

Table 1 Site location details

Site name	Milton Keynes Eastern Strategic City Extension
Full site address and Post code	Land north of North Crawley Road, Newport Pagnell
National Grid reference (centre of site)	490291 244651

2.2 Site description

The site covers an area of c.240 hectares of agricultural land and woodland; surrounding Hill Farm. Although Hill Farm is located at the centre of the site, it is noted that the farm buildings, storage areas and an associated pond lie outside the red line site boundary for the purpose of this assessment.

A site plan showing the boundary and current layout of the site is provided in **Figure 2**.

Photographic records and notes taken during the reconnaissance survey are included in **Appendix F** and **Appendix G**, respectively.

2.3 Surrounding land uses

The site is located on the eastern fringe of Newport Pagnell, within a predominantly rural setting. Immediate surrounding land uses are described in **Table 2**.

Table 2 Surrounding land uses

Centre	Hill Farm, with its associated farmhouse and agricultural buildings, is located at the centre of the site; however is noted to be excluded from the proposed development land boundary.
North	Newfield Farm, with an associated fabrications premises ("Wards Welding and Fabrications Limited") is located adjacent north of the site. The remainder of the site is bound to the north by Chicheley Road, beyond which lies further agricultural land, the village of Chicheley, and Chicheley Hall hotel.
East	The majority of the eastern boundary of the site is defined by Chicheley Brook, which flows in a southwesterly direction toward its confluence with the River Great Ouse west of the site. Beyond Chicheley Brook is Grigg's Piece, which operates for mixed farming purposes. An un-named sewage works is located adjacent east of Grigg's Piece, with further agricultural land and the villages of Little Crawley, North Crawley and Brook End beyond.
South	The majority of the southern boundary of the site is defined by Chicheley Brook, which flows in a westerly direction along the southern boundary of the site. The remainder of the southern boundary is defined by North Crawley Road, with predominantly agricultural land beyond. A landscaping supply premises is located adjacent south of North Crawley Road.

West	The western boundary of the site is defined by the A509, with predominantly agricultural land beyond. A business park ("Interchange Park") is located adjacent southwest of the A509, with typical mixed-use development associated with Newport Pagnell beyond.

2.4 Proposed development plans

The site comprises a large parcel of land to the east of Newport Pagnell, Milton Keynes, which forms part of the draft allocation for the Milton Keynes Eastern Strategic City Extension; a major new mixed use residential district allocated to the north and east of the city of Milton Keynes.

The site is located adjacent to the A509 which provides a direct route into Milton Keynes and connects to Bedford to the east as well as various villages to the north.

The proposed development will comprise up to 1,000 new homes, including walking and cycling connectivity improvements and an extension of the Redway network along North Crawley Road up to the A509. The proposed layout of development, is presented within Appendix B.

3 DESK-BASED ASSESSMENT

The desk-based assessment was designed to generally meet the objectives of a preliminary or Phase 1 investigation, as defined by BS 10175:2011+A2:2017 (BSI, 2017) and BS 5930:2015, and is set in context of a Tier 1 preliminary risk assessment as defined in LCRM.

The "vicinity" of the site for the purposes of this report is defined as locations situated within an approximate 250 m radius of the site, although certain sources and/ or sensitive targets further than 250 m distance from the site may also have been considered.

3.1 Site history

3.1.1 Historical development record

The development history of the site and surrounding area based upon assessment of historical plans and records is detailed below.

The historical maps reviewed are shown within the environmental database report in **Appendix C**.

The earliest available map for the site is dated 1881 and shows the site to predominantly comprise undeveloped agricultural fields, largely in line with the present-day configuration. Key features identified within the historical map data are as follows:

A number of named spinneys are present, as follows: Beech Spinney, Mouthslade Spinney, Longclose Spinney and Newfield Spinney.

Hill Farm, previously known as High Farm, has been established at the centre of the land parcel since the earliest available map. The majority of Hill Farm, including the farmyard, buildings a spring/well and an associated pond, fall outside the red line boundary of the current study site; however, a small farm building, secondary pond and well are shown to the east of the main farmyard, which do fall within the development site boundary. Subsequent maps are indicative of minor changes to the footprint of the farm and associated buildings, including the construction of a new storage building, however no large-scale redevelopment works appear to have taken place.

Chicheley Brook is shown to run along the eastern and southern boundaries of the site, bisecting the southwestern corner of the site. The Brook largely runs along its present-day course, however a secondary channel labelled “centre of old course of stream” is noted along a section of the southern site boundary, indicating a former channel within the site prior to 1886.

Maps dated 1881 show a pond to the south of Beech Spinney, and subsequent maps are indicative of surface water drainage from the vicinity of Beech Spinney in a southerly direction towards the pond. By 1970 the pond is no longer shown on the maps, with the surface water flow instead sinking at Beech Spinney and issuing further south, with flow recorded in the direction of Chicheley Brook. Subsequently, by 1984, neither the pond nor the surface water sink/issue is shown on the maps. This may represent a seasonal fluctuation in surface water drainage; however the potential for infilling can not be ruled out at this stage.

In the far north of the site, a spring, well, and number of small outbuildings are shown, adjacent south of the intersection of Chicheley Hill and Chicheley Road; and the area is referred to as ‘Little End’. The pond, well and outbuildings are no longer shown on maps dated 1974 or later, and the

area is instead shown to be vegetated/wooded. This coincides with the development of the A509 Newport Pagnell Bypass/Chicheley Hill roundabout adjacent north.

In the northern part of the site, a spring and associated drainage channel draining to Chicheley Brook are identified on maps dated 1899 to 1950, however these features are no longer present on maps dated 1981 or later. Again, this may represent a seasonal fluctuation in surface water drainage, however the potential for infilling warrants further consideration at this stage.

The 1999 aerial photograph included within the environmental database report indicates a linear excavation bisecting the site generally from south east to north west of the site. Reference to utility searches undertaken as part of the wider scope of works indicate that this excavation relates to the CEMEX pipeline present across the centre of the site. Further details of this are included within the RSK utility report.

The site has been surrounded by predominantly rural/agricultural land since the earliest available maps.

The A509 Newport Pagnell Bypass and Chicheley Hill roundabout were constructed along the western boundary of the site in the 1970's, with associated earthworks.

A sewage works was constructed some 120 m east of the site in the 1980's. This facility is known as North Crawley Sewage Treatment Works and comprises a small-scale sewage treatment facility operated by Anglian Water using secondary biological filtration, with an estimated sludge output of 14 tonnes per annum.

A plant nursery was subsequently constructed adjacent to the site and the sewage works in the 2000's.

3.1.2 Unexploded ordnance

A review of publicly available unexploded ordnance (UXO) risk maps indicates that the site is located in an area with low potential for wartime bombs to be present (Zetica, 2024).

3.2 Information from environmental database report

Relevant environmental permits and incidents detailed within the environmental database report (see **Appendix C**) are summarised below in **Table 3**.

Table 3 Summary of environmental permits, landfills and incidents

Data type	Entries on-site	Entries <250 m from site	Entries >250 m from site, where relevant	Details
Agency and hydrological				

Data type	Entries on-site	Entries <250 m from site	Entries >250 m from site, where relevant	Details
Environmental permits – incorporating Environmental Permitting Regulations (EPR) and/ or Pollution Prevention and Control (PPC) permits; former Integrated Pollution Controls (IPC), Local Authority Pollution Control (LAPC)	-	-	-	-
Enforcement and prohibition notices	-	-	-	-
Pollution incidents to controlled waters, Prosecutions relating to controlled waters, Substantiated pollution incident register, Water Industry Act referrals	-	-	-	-
Discharge consents	3	4	1	There are records of 3no. revoked discharge consents on site, relating to the discharge of final/treated effluent from Hill Farm and Newfield Farm to Chicheley Brook and an unnamed tributary. The closest operational consent relates to Chicheley Pumping Station, 56 m northeast of the site. In addition, a consent is in place for the discharge of final/treated effluent from North Crawley Sewage Treatment Works to Chicheley Brook 117 m east of the site.
Registered radioactive substances	-	-	-	-
Landfill and waste				
Active landfills	-	-	-	-
Historic / closed landfills	-	-	-	-

Data type	Entries on-site	Entries <250 m from site	Entries >250 m from site, where relevant	Details
Other waste management licences	-	1	-	A licensed household waste amenity site operates 207 m southwest of the site at North Crawley Road. The site is currently licensed for an annual tonnage of 25,000.
Waste exemptions	3	-	47	3no. waste exemptions are registered to the site, relating to the storage of sludge and the burning of waste in the open.
Potentially in-filled land (pit, quarry, pond, marsh, river, stream, dock etc)	5	6	-	There are 5no. records of worked/artificial ground which encroach onto the western boundary of the site, and a further 6no. records within 250 m of the site boundary; all of which relate to groundworks carried out as part of the adjacent A509 Newport Pagnell bypass.
Hazardous substances/ industrial land uses				
Control of Major Accident Hazards (COMAH) sites	-	-	-	-
Explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS), Planning hazardous substance consents/ enforcements	-	-	-	-
Contaminated land Part 2A register entries and notices	-	-	-	-
Fuel station entries	-	-	-	-
Note: Entries have only been included within the table where they are located within a 250m radius of the site or, where they fall outside of this radius but are considered to comprise a significant entry.				

3.2.1 Contemporary trade directory entries

The environmental database report identifies 6no. potentially contaminative land uses within 250 m of the site boundary, the most relevant of which relate to Chicheley Pumping Station (71 m

northeast), North Crawley Sewage Treatment Works, including tanks (100 m east) and a stone quarrying and preparation premises (221 m southwest).

3.3 Information from regulatory authorities

3.3.1 Planning records

Planning records held by the Local Authority Planning Department have been reviewed and records pertaining to the site are summarised in **Table 4**.

Table 4 Planning information

Year	Details and application reference no.	Part of site
2010	Ref No. 10/00039/OHL Notification of intention to rebuild parts of 11kv overhead line in the parishes of Moulsoe, North Crawley, Chicheley and Sherington	Overhead line in the northwest of the site

A number of planning applications have also been identified pertaining to the adjacent land at Hill Farm and Newfield Farm, which generally relate to minor construction works – i.e. the construction of a single storage building, and construction and subsequent extension of a grain store at Hill Farm; and the construction of various extensions, listed building consents and change of use applications at Newfield Farm. None of the above planning records are considered to be of major significance with regard to potential sources of contamination at the site.

3.3.2 Site services

Obtaining a full set of service plans was outside the scope of this report; however, pipeline markers were identified on-site during the walkover, and plans showing the route of the associated pipeline are shown in **Appendix D**.

Buried utility services and their backfill can represent a constraint to development and act as preferential migration pathways for gas, vapour or groundwater towards a receptor.

The proposed development site lies within the consultation distance (CD) of at least one major hazard site and/or major accident hazard pipeline; and the HSE needs to be consulted on any developments on this site.

3.4 Site geology

3.4.1 Anticipated geological sequence

Published records for the area (Sheet 203, Bedford) indicate the geology of the site to be characterized by the widespread presence of mudstones of the Stewartby Member and Peterborough Member, overlain by a variable distribution of superficial deposits, as follows:

Alluvium is mapped along the floodplain of Chicheley Brook, which runs along the northeast, eastern and southern boundaries of the site. These deposits are likely to comprise brown clay and silt up to 4 m thick, with peat locally.

Head deposits are mapped along the upper reaches of the tributary valley of the Chicheley Brook, predominantly within the southern part of the site, and represent superficial deposits formed by solifluction processes, mainly downslope mass movement of unconsolidated materials in past periglacial environments. These deposits are likely to predominantly comprise brown slightly gravelly sandy clay of a variable thickness.

Glaciofluvial deposits are mapped as sparsely distributed discontinuous bodies resting on the glacial tills and represent glacial outwash deposits. These deposits are likely to comprise brownish yellow sand and gravel with clasts of Jurassic limestone, sandstone and ironstone, flint, quartz and quartzite and locally chalk; and are limited to the area immediately south of Hill Farm (at the centre of the site) and the area south of Mouthslade Spinney (in the west of the site).

Sand and gravel deposits representing River Terrace Deposits may encroach onto the southern boundary of the site, to the south of Chicheley Brook. Referred to as the Felmersham member, these deposits are likely to comprise planar-bedded brownish yellow sand and gravel, in the order of 3 m thick, in which the gravel fraction is composed mainly of flint and limestone with quartzite, sandstone, chalk, ironstone and chert.

The Oadby Member (formerly Boulder Clay) is mapped across the majority of the remaining site area, with an estimated thickness of between 10 m and 25 m. These deposits are likely to comprise an olive-grey to dark grey, weathering yellowish brown, diamicton consisting of silty, variably sandy clay with abundant clasts of chalk, flint, Jurassic limestone, sandstone and ironstone, quartz, quartzite, and Carboniferous limestone and sandstone, the latter often as large, rounded clasts.

There are 3no. BGS historical boreholes located within 250 m of the site, however these records are confidential and not publicly available.

For the purpose of discussion within this report, the map extract showing the spatial distribution of the various superficial deposits outlined above has been reproduced as **Figure 4**, and the strata are summarised in **Table 5** below.

Table 5 Summary of site geology

Strata	Description	Permeability
Alluvium	Soft to firm compressible silty clay, with layers of silt, sand, peat and basal gravel.	Moderate
Head Deposits	Poorly sorted brown sandy gravelly clay, locally with lenses of silt, clay or peat and organic material.	Moderate to low
Glaciofluvial Deposits	Brownish yellow sand and gravel with clasts of Jurassic limestone, sandstone and ironstone, flint, quartz and quartzite and locally chalk.	High
Felmersham Member	River terrace deposit, comprising fluvially deposited sand and gravel.	High
Oadby Member	Sandy clay with abundant clasts of chalk, flint, Jurassic limestone, sandstone and ironstone, quartz, quartzite, and Carboniferous limestone and sandstone.	Low
Stewartby Member	Pale to medium grey, silty, calcareous mudstones.	Low
Peterborough Member	Brownish-grey, fissile, organic-rich mudstones.	Low

In addition to the natural strata outlined above, there is the potential for discrete areas of made ground to be present within the vicinity of the existing buildings at the centre of the site, and within potentially infilled former ponds.

3.4.2 Radon

The environmental database report provides an assessment of site-specific radon risk. The report indicates that the estimated percentage of houses with radon above the Radon Action Level (200 200 Bq m^{-3}) is <1%.

The environmental database report indicates that the site is not located within an 'Affected Area' and therefore no radon protective measures are required within new dwellings (or extensions) at the site.

3.5 Mining and quarrying

Evidence has been sought to identify any mining, quarrying, landfilling and land reclamation operations, past and present, which have taken place within 500m of the site. An initial site appraisal has been carried out based on the information provided on the Coal Authority Interactive Viewer of the UK Coalfield areas and the commercial environmental databased report for information on non-coal mining.

Use of the Coal Authority interactive viewer indicates the site lies outside their Coal Mining Reporting Area and therefore no further assessment of coal mining issues is required within this report.

3.6 Hydrogeology

A summary of the hydrogeological setting of the site, with respect to the anticipated geological sequence set out in Section 3.4 is presented below in **Table 6**.

Table 6 Summary of hydrogeological setting

Condition	Description
Aquifer characteristics	The strata at the site are designated as follows: <u>Superficial deposits:</u> Head – Undifferentiated Secondary aquifer Alluvium – Secondary (A) aquifer Glaciofluvial Deposits – Secondary (A) aquifer Felmersham member – Secondary (A) aquifer Oadby Member – Undifferentiated Secondary aquifer <u>Solid geology:</u> Peterborough/ Stewartby Member – Secondary (B) aquifer/ unproductive strata Reference should be made to **Figure 4**, which shows the spatial distribution of the key strata at the site. The presence of low permeability clay at depth beneath the site, while restricting downwards migration, may increase the potential for lateral migration of shallow groundwater (and therefore mobile contamination, if present).
Depth to groundwater and flow	Drainage from the site is anticipated to flow towards the Chicheley brook, which runs along the northeastern, eastern and southern boundary of the site. It is also likely that shallow water may be present in any localised made ground deposits present on-site. The regional direction of groundwater flow is likely to be towards the west, in line with local topography and the orientation of the River Great Ouse.
Groundwater recharge/ attenuation	Most of the site is currently unsurfaced and will therefore drain to ground.
Licensed groundwater abstractions	The environmental database report indicates that there are no current licensed groundwater abstractions within a 1 km radius of the site, although historical licenses have been identified relating the abstraction of groundwater for general farming and domestic purposes at Hill Farm and Newfield Farm.
Source protection zones	Information available in the environmental database report indicates that the site does not lie within a currently designated groundwater Source Protection Zone (SPZ).
Ground source potential	As part of RSK's commitment to promote sustainability in all that we do, we have assessed the site to determine the potential for space heating and/or cooling and hot water to be supplied by sustainable ground source heat pumps (GSHP). According to the BGS and EA online open loop GSHP screening tool for England and Wales the aquifer beneath the site is favourable. The geology beneath the site has potential for providing space heating and hot water via closed loop ground source heat pumps.

3.7 Hydrology

A summary of the hydrology within the site area is summarised in **Table 7**.

Table 7 Summary of hydrology in site area

Condition	Description
Surface watercourses/features	The Chicheley Brook flows along the northeastern, eastern and southern boundaries of the site, which flows in a southwesterly direction towards its confluence with the River Great Ouse to the west of the site.
Surface water abstractions	The environmental database report indicates that there are no current licensed surface water abstractions within a 1 km radius of the site; although 2no. historical licenses have been identified which relate to the abstraction of surface water from Chicheley Brook on site for spray irrigation purposes.
Site drainage	Surface drainage from the site appears to be discharged into the adjacent Chicheley Brook, which runs along the northeastern, eastern and southern boundaries of the site. As discussed in Section 3.1.1 above, a number of former ponds and channels are shown on the historical maps as follows: Chicheley Brook is shown to run along the eastern and southern boundaries of the site, bisecting the southwestern corner of the site. The Brook largely runs along its present-day course, however a secondary channel labelled “centre of old course of stream” is noted along a section of the southern site boundary, indicating a former channel within the site prior to 1886. Maps dated 1881 show a pond to the south of Beech Spinney, and subsequent maps are indicative of surface water drainage from the vicinity of Beech Spinney in a southerly direction towards the pond. By 1970 the maps shows surface water flow instead sinking at Beech Spinney and issuing further south, with flow recorded in the direction of Chicheley Brook. Subsequently, by 1984, neither the pond nor the surface water sink/issue is shown on the maps. In the far north of the site, a spring, well, and number of small outbuildings are shown, adjacent south of the intersection of Chicheley Hill and Chicheley Road. These features are no longer present by 1974, coinciding with the development of the A509 Newport Pagnell bypass adjacent north. In the northern part of the site, a spring and associated drainage channel draining to Chicheley Brook are identified on maps dated 1899 to 1950, however these features are no longer present on maps dated 1981 or later. The former channel listed above may represent preferential pathways for the lateral migration of any contaminants present towards the surface waters of the Chicheley Brook. In addition, former ponds and/or channels may have been infilled with unknown materials, which warrants further consideration as part of this assessment.
Preliminary flood risk assessment	The indicative floodplain map for the area, shows that the site lies within the designated floodplain of the Chicheley Brook. The risk of flooding each year has been assessed by the EA as high – i.e. 1 in 30. A flood risk assessment (FRA) is outside the scope of this report.

3.8 Sensitive land uses

Table 8 provides a summary of any environmentally sensitive areas identified within 250 m of the site based on the environmental database report.

Table 8 Environmentally sensitive areas

Feature	Present within 250 m of site?	Details	Likely pathways from site?
International designations – Ramsar wetland, Special Area of Conservation (SAC), Special Protection Area (SPA)	No	-	-
National designations – Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), ancient woodland	Yes	3no. designated ancient woodlands on site: Newfield, Mouthslade and Longfield Spinney	Not relevant
Local designations – Local Nature Reserve, Site of Importance for Nature Conservation (SINC)	No	-	-
Nearest high sensitivity development, e.g. residential	n/a	-	-

3.9 Climate change

Planning policies place a requirement on developers to mitigate and adapt to future climate change.

LCRM (EA, 2023) requires land contamination assessments to '*factor in climate change impacts, including extreme weather events, to ensure site works and any long term remediation is sustainably robust*', this includes consideration in the CSM and potential contaminant linkages that may be affected and the related uncertainty.

The effects of climate change on the conceptual site model and the potential for climate change effects to improve or exacerbate site conditions with respect to potential contaminant linkages is uncertain. Effects identified in LCRM could include increased rainfall and extreme weather events (i.e. flood and storms), increased seasonal variations in groundwater levels, soil moisture content, and potential for mobilisation of contaminants.

RSK consider that sites that are likely to be more susceptible to climate change effects to be those located on or near to the coast and at risk of coastal flooding, or erosion and those located within the flood plain.

Qualitative consideration of climate change is provided for specific linkages in the qualitative risk assessment and in the assessment of uncertainty.

4 SITE RECONNAISSANCE FINDINGS

A site reconnaissance survey was completed on 3rd September 2024 by RSK.

The notes recorded during the reconnaissance survey are provided in **Appendix G** and photographic records are included in **Appendix F**.

A plan showing the layout of the site is provided in **Figure 2**, and **Figure 3** shows the field numbers referenced in the walkover notes.

The key findings from the site reconnaissance survey are briefly summarised as follows:

- no access constraints noted at the time of the walkover
- undulating topography
- predominantly agricultural land, with evidence of wheat crop
- trees and hedgerows define field boundaries, and a number of woodland areas are also present
- Chicheley Brook defines the northeast, eastern and southern boundaries of the site, bisecting the southeastern corner. There is a drop in elevation in the order of 2m along the banks of the Brook.
- overhead cables (assumed electric) were noted in field no's.: 4, 12 and 18. A high pressure pipeline also runs through the site, denoted by the markers found within field no's.: 7, 10, 12, 13 and 15. It is assumed to run through Fields 1 or 5; however, the marker post was not observed
- washouts and assumed fire hydrants were noted within the south-western corner of field no.: 11
- evidence of a historic well was present in field no.: 12
- Hill Farm lies at the centre of the site, although this is located outside the red line development boundary for this assessment. Evidence of storage of fertiliser and other chemical was observed.

5 PRELIMINARY GEOTECHNICAL CONSTRAINTS

5.1 Design class

BS EN 1997-1 defines three different Geotechnical Categories that structures may fall into, which are summarised as follows:

- Category 1: Small and relatively simple structures for which it is possible to ensure that the fundamental requirements will be satisfied on the basis of experience and qualitative geotechnical investigations; with negligible risk
- Category 2: Conventional types of structure and foundation with no exceptional risk or difficult ground or loading conditions
- Category 3: Structures or part of structures, which fall outside limits of Geotechnical Categories 1 and 2. Examples include very large or unusual structures; structures involving abnormal risks, or unusual or exceptionally difficult ground or loading conditions; structures in highly seismic areas; structures in areas of probable site instability or persistent ground movements that require separate investigation or special measures.

Based on the information provided above on the proposed development and in view of the anticipated ground conditions, a Geotechnical Category of Category 2 has been assumed for the purposes of designing the geotechnical investigation. This should be reviewed at all stages of the investigation and revised where necessary.

5.2 Preliminary geotechnical hazards assessment

A summary of commonly occurring geotechnical hazards associated with the anticipated geology outlined in Section 3.4 above is given in **Table 9** together with an assessment of whether the site may be affected by each of the stated hazards.

Table 9 Summary of preliminary geotechnical risks that may affect site

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Sudden lateral changes in ground conditions	☒	☐	Likely to affect ground engineering and foundation design and construction
Shrinkable clay soils[1)]	☒	☐	Design to NHBC Standards Chapter 4 or similar
Highly compressible and low bearing capacity soils, (including peat and soft clay)	☒	☐	Likely to affect ground engineering and foundation design and construction

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Silt-rich soils susceptible to rapid loss of strength in wet conditions[1)]	☒	☐	Likely to affect ground engineering and foundation design and construction
Running sand at and below water table	☒	☐	Likely to affect ground engineering and foundation design and construction
Karstic dissolution features (including 'swallow holes' in Chalk terrain) [1)]	☐	☒	May affect ground engineering and foundation design and construction.
Evaporite dissolution features and/or subsidence [1)]	☐	☒	May affect ground engineering and foundation design and construction
Ground subject to or at risk from landslides[1)]	☐	☒	Likely to require special stabilisation measures
Ground subject to peri-glacial valley cambering with gulls possibly present	☐	☒	Likely to affect ground engineering and foundation design and construction
Ground subject to or at risk from coastal or river erosion[1)]	☐	☒	Likely to require special protection/stabilisation measures
High groundwater table (including waterlogged ground) [1)]	☒	☐	May affect temporary and permanent works
Rising groundwater table due to diminishing abstraction in urban areas [1)]	☐	☒	May affect deep foundations, basements and tunnels
Geological faults, fissures and break lines	☐	☒	May affect ground engineering and foundation design and construction
Underground mining including shafts and adits (e.g. coal, mineral)	☐	☒	Likely to require further assessment including potentially special stabilisation measures
Effects of extreme temperature (e.g. cold stores or brick kilns/furnaces)	☐	☒	Likely to affect ground engineering and foundation design and construction
Existing sub-structures (e.g. tunnels, foundations, basements, and adjacent sub-structures)	☐	☒	Likely to affect ground engineering and foundation design and construction
Filled and made ground (including embankments, infilled ponds and quarries)	☒	☐	Likely to affect ground engineering and foundation design and construction

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Adverse ground chemistry (including expansive slags and weathering of sulphides to sulphates)	☒	☐	May affect ground engineering and foundation design and construction
Site topography, including presence of steep slopes	☐	☐	May affect ground engineering and foundation design and construction
Note: Seismicity is not included in the above table as this is not normally a design consideration in the UK. [1)] The potential for these geohazards to impact the site may be exacerbated by climate change related fluctuations in temperature and precipitation.			

5.2.1 Clay shrink-swell

One of the likely geotechnical implications resulting from climate change impacts is that longer hotter summers will increase the zone of seasonal moisture variation in the upper soil horizon, leading to additional shrinkage. Furthermore, warmer wetter winters can cause rebound of soil moisture levels, leading to swelling. These changes will likely give rise to increases in subsidence and heave issues and hence insurance claims for existing buildings. The effects can also be exacerbated where building near trees resulting in desiccation (NHBC Standards Chapter , 2024). This and other potential climate change-related impacts are considered in NHBC report NF93 – Foundation solutions: future proofing against climate change (NHBC, 2023a).

The BGS GeoClimate UKCP18 study (BGS, 2023) considers the potential influence of climate change on the probability of subsidence. These BGS GeoClimate shrink–swell national datasets were developed by combining long-term UKCP scenarios for rainfall and temperature changes with the geotechnical properties of the ground, so as to identify areas projected to experience the largest increases in susceptibility to shrink-swell subsidence. The GeoClimate UKCP18 Open data is provided for two time periods, the 2030s and the 2070s with one projection provided for each time period, based on the average outcome for the UKCP18 higher emissions scenario and the most susceptible value (i.e. worst case) within the GeoSure grid cell.

This data is available on BGS Geoindex and the 2070 layer has been consulted for the proposed development at this site. This indicates that it is possible that foundations will be affected by increased clay shrink-swell due to climate change' based on GeoClimateUKCP18.

The NHBC NF93 report (NHBC Foundation, 2023a) identified that foundations for new domestic structures should be designed to accommodate climate change resilience for the entire lifetime of a building.

6 INITIAL CONCEPTUAL SITE MODEL

In the UK land contamination is assessed using a risk-based approach taking account of the magnitude (severity of the hazard) and likelihood (probability) of occurrence. A 'receptor' is something that could be adversely affected by contamination (e.g. people, an ecological system, property or a water body). A 'pathway' is a route or means by which a receptor is or could be exposed to or affected by a contaminant. A 'contaminant source' is a hazard but it can only pose a risk to a receptor where a pathway is present.

The relationship between sources, pathways and receptors are referred to as a conceptual site model. A risk can only be realised where a contaminant source, pathway and receptor are all in place, referred to as a 'contaminant linkage'.

In line with LCRM (Environment Agency, 2023) and BS 10175: 2011 + A2 2017 (BSI, 2017), RSK has used information in the preceding sections to identify hazards (sources of contaminants), receptors that may be impacted and plausible linking pathways. Where all three are present this is termed a potentially complete contaminant linkage and a qualitative risk estimation is made.

The conceptual site model has been considered in context of the proposed development as understood at the time of writing this report. Should the site development proposals change, the CSM and the associated contaminant linkages identified may need to be revised.

6.1 Potential soil, soil vapour and groundwater linkages

6.1.1 Potential sources of contamination

Potential sources of soil and groundwater contamination identified from current activities and the history of the site and surrounding area are presented in **Table 10**.

Table 10 Potential sources of soil and groundwater contamination

Potential sources	Contaminants of concern
On-site	
Discrete deposits of made ground associated with potentially infilled former ponds and channels/drainage ditches and pipeline installation	Unknown fill material but potentially including brick, ash and clinker and containing toxic and phytotoxic metals, inorganics, polycyclic aromatic hydrocarbons (PAHs), asbestos
Herbicides and pesticides associated agricultural use	Low levels of pesticides and herbicides may be present within the shallow topsoil on site originating from farming activities
Off-site	
Farmyard storage associated with Hill Farm, including storage of fertilisers, other unspecified chemicals, and potentially agricultural fuel	Petroleum hydrocarbons, fuel additives, PAHs, chlorinated solvents, asbestos, pesticides and herbicides
Newfield Farm, including welding and fabrications premises	Metals, inorganics, asbestos, hydrocarbons, PCBs, solvents

Potential sources	Contaminants of concern
Sewage works, located 117 m east of the site	Metals, inorganics, asbestos, organic compounds, polychlorinated biphenyls (PCBs) pathogens

6.1.2 Sensitive receptors

Sensitive receptors identified at or in the vicinity of the site that could be affected by the potential sources identified above comprise:

- future site users (residential)
- future buildings and services (i.e. foundations and potable water pipes)
- groundwater in Secondary (A) and undifferentiated Secondary aquifers (superficial deposits)
- surface water course (Chicheley Brook)

6.1.3 Potential contaminant pathways

Exposure pathways applicable to human health receptors include:

- direct ingestion, inhalation and dermal contact with soil and soil-derived dust and consumption of site-grown produce
- vapour migration followed by indoor inhalation
- asbestos fibre release followed by inhalation

Pathways applicable to environmental pathways include:

- direct contact of foundations/services with contamination in soil and/or groundwater
- leaching from soil followed by migration in groundwater

Please note that construction workers and future maintenance workers have not been identified in the conceptual model as receptors because risks are considered to be managed through health and safety procedures according to the Health & Safety at Work Act 1974 and associated regulations and guidance.

Where there are potential instances that construction methods may result in short term environmental impacts, these will need to be assessed at design stage, within a construction phase environmental management plan and mitigation measures put in place where required.

6.2 Potential ground gas linkages

6.2.1 Ground gas generation potential

Potential ground gas sources identified for the site and surrounding are shown in **Table 11**.

Table 11 Potential ground gas sources (excludes mine gas)

Potential sources	Indicative ground gas generation potential (CIEH, 2008)	Additional information
On-site		
Natural soil strata with a low degradable organic content	Very low	Alluvium, associated with Chicheley Brook in the east and southeast of the site
Infilled ponds and drainage channels and pipeline installation channel	Very low	Discrete areas of made associated with potential infilling of former ponds and drainage channels and utility excavations
Off-site		
Sewage sludge	Moderate	North Crawley Sewage Works located 117 m east of the site

6.2.2 Radon

The site is in an area where the estimated percentage of homes exceeding the action level of 200 Bq m^3 is <1% as indicated on available radon potential mapping (UKHSA & BGS, 2022).

In accordance with BRE 211 guidance (2023) and associated building regulations/standards no protection measures are considered to be required in new developments.

6.2.3 Preferential pathways for ground gas migration

Credible preferential pathways potentially connecting the source and receptor through vertical and lateral migration are:

- Superficial geology, which is likely to be permeable
- building foundations, piled foundations and vibro-stone columns
- construction joints and cracks within building structure
- utility routes and service penetrations into buildings

6.2.4 Sensitive receptors and ground gas linking pathways

Sensitive receptors identified at or in the vicinity of the site that could be affected by the potential ground gas sources identified above comprise:

- on-site human receptors - migration and ingress of ground gases into buildings or confined spaces followed by explosion / asphyxiation
- future buildings and services - migration and ingress of ground gases into buildings or confined spaces followed by explosion.

The assessment has identified receptors to include building structures and proposed end-users.

Construction workers have not been identified as receptors for the purposes of this assessment. Risks may still be present to construction workers especially where works include the entry into excavations within the ground. Construction workers should undertake appropriate risk assessments and risks should be managed through health and safety procedures and the use of PPE.

6.3 Preliminary risk assessment

The preliminary risk assessment findings and potentially complete contaminant linkages are shown in **Table 12**.

The risk classification is based on the combination of hazard consequence and probability using a risk matrix from CIRIA C552 (Rudland et al., 2001). The requirement for a preliminary qualitative risk assessment is in accordance with LCRM (Environment Agency, 2023). A summary of the risk assessment process is in **Appendix G**.

Table 12 Risk estimation for potentially complete contaminant linkages

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
Discrete deposits of made ground associated with potentially infilled former ponds, channels/drainage ditches and utility installation trench	Future site residents	Direct oral ingestion, inhalation and dermal contact with soil and soil-derived dust and consumption of site-grown produce	Low Likelihood	Medium	Moderate / Low	Though made ground is likely to be limited to localised infilled ponds/ditches; the composition of such made ground is currently unknown. The proposed residential development of the site would result in plausible exposure pathways between future residents and any impacted made ground soils. Exposure to chemical constituents over chronic timeframes is considered to be of medium severity. The resultant risk level is therefore considered moderate to low.
		Accumulation of ground gas leading to explosion or asphyxiation	Low likelihood	Severe	Moderate	Given the predominantly agricultural nature of the land, any significant thicknesses of made ground are likely to be limited to the infilled ponds and drainage channels. The composition of the made ground, including its gas generation potential, is, however, currently unknown. The proposed residential development of the site has the potential to result in a ground gas accumulation and inhalation exposure pathway. The resultant risk level is therefore considered moderate.
	Groundwater (Secondary A and undifferentiated Secondary aquifers)	Leaching to groundwater	Low likelihood	Mild	Low	The groundwater within the Secondary aquifers is considered to be moderately sensitive, i.e. providing base flow to rivers although the site is not in a source protection zone and no potable abstractions have been identified within 2km. As such, whilst there is the potential for leaching from made ground to occur, the consequence to a lower sensitivity receptor would be considered mild. In addition, the potential for leaching and migration of mobile contaminants is likely to be limited to a degree by

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
						the presence of low permeability clays in areas of the site. The resultant risk rating is therefore considered low.
	Surface water (Chicheley Brook)	Leaching to groundwater followed by lateral migration	Low likelihood	Medium	Moderate / Low	An adverse impact to the surface water within the Chicheley Brook would be considered to be of medium severity. The potential for any migration of mobile contaminants is likely to be limited to a degree by the likely sporadic nature of any made ground and the presence of low permeability clays across parts of the site, however it should be appreciated that preferential pathways may be present, associated with former drainage channels and the historic course of the Chicheley Brook within the site. Resultant risk levels are therefore considered moderate to low.
	Proposed buildings and services	Accumulation of ground gas leading to explosion	Low likelihood	Severe	Moderate	Given the predominantly agricultural nature of the land, significant thicknesses of made ground are likely to be limited to the infilled ponds and drainage ditch. The composition of the made ground, including its gas generation potential, is, however, currently unknown. The proposed residential development of the site has the potential to result in a ground gas accumulation and inhalation exposure pathway. The resultant risk level is therefore considered moderate.
		Aggressive chemical attack against concrete	Likely	Mild	Moderate / Low	Though made ground is likely to be limited to the vicinity of the existing built development and localised infilled ponds/ditches; the composition of such made ground is currently unknown and may potentially present an aggressive chemical environment for concrete. The consequence to proposed concrete foundations and services is

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
						considered to be mild, and the resultant risk level is therefore considered moderate to low.
Herbicides and pesticides	Future site residents	Direct oral ingestion, inhalation and dermal contact with soil and soil-derived dust and consumption of site-grown produce	Low likelihood	Medium	Moderate / Low	Low levels of pesticides and herbicides may be present within the shallow topsoil on site originating from farming activities. The proposed residential development of the site would result in plausible exposure pathways between future residents and any impacted soils. Exposure to chemical constituents over chronic timeframes is considered to be of medium severity. The resultant risk level is therefore considered moderate to low.
Natural organic-rich strata (Alluvium)	Future site residents	Accumulation of ground gas leading to explosion or asphyxiation	Very unlikely	Severe	Low	Although the proposed residential development of the site would result in the formation of ground gas migration and accumulation/inhalation exposure pathways, the Alluvium is limited to the flood plain of the Chicheley Brook, which occupies a relatively small proportion of the site. In addition, these areas are unlikely to have significant built development given their proximity to the Brook and the potential for flooding. Furthermore, whilst the composition and the thickness/extent of the Alluvium are currently unknown, the ground gas generation potential of these deposits is considered relatively low. The resultant risk level is therefore considered low.
Off-site sources						
Farmyard storage associated with Hill Farm, including storage of fertilisers, chemicals, and	Future site residents	Vapour inhalation in relation to impacted groundwater	Unlikely	Medium	Low	The storage of chemicals and potentially fuel in the farmyard area at Hill Farm during the site walkover has the potential to have impacted the underlying groundwater. The nature of such impact, if any, is unlikely to be extensive, as no evidence of leaks or spillages was observed during the walkover. The

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
potentially agricultural fuel						proposed residential development of the site would result in plausible inhalation exposure pathways between future residents and any impacted groundwater beneath the site. Exposure over chronic timeframes is considered to be of medium severity. The resultant risk level is therefore considered low.
Newfield Farm, including welding and fabrications premises	Future site residents	Vapour inhalation in relation to impacted groundwater	Low likelihood	Medium	Moderate / Low	The fabrications premises at Newfield Farm has the potential to have impacted the underlying groundwater beneath the site; although the extent of the impact, if any, is not currently known. The proposed residential development of the site would result in plausible inhalation exposure pathways between future residents and any impacted groundwater beneath the site. Exposure over chronic timeframes is considered to be of medium severity. The resultant risk level is therefore considered low.
Sewage treatment works, located 117 m east of the site	Future site residents	Accumulation of ground gas leading to explosion	Very unlikely	Severe	Low	Although the proposed residential development of the site would result in the formation of ground gas migration and accumulation/inhalation exposure pathways, given the distance between the site and the sewage works, the limited scale of the sewage works, and the presence of the intervening Chicheley Brook; the formation of a complete pollutant linkage is considered very unlikely. The resultant risk level is therefore considered low.
Notes:						

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

6.4 Data gaps and uncertainties

Key data gaps and uncertainties identified in the CSM at desk study stage include:

- gaps in available historical OS maps
- there are no previous investigations available for the site, therefore no information on actual ground conditions and the contamination status of the site at this stage
- groundwater depth and flow direction are conceptual at this stage

7 CONCLUSIONS AND RECOMMENDATIONS

The site covers an area of some 240 hectares of agricultural land and woodland with Hill Farm at the centre; and is being considered for development with a mixed residential-led scheme comprising approximately 3,000 dwellings.

7.1 Geo-environmental assessment

Potential sources of contamination at the site are considered to be limited to discrete deposits of made ground associated with potentially infilled former ponds and channels/drainage ditches, and herbicides and pesticides associated agricultural use. In addition, potential offsite sources of contamination have been identified as the storage of chemicals and potentially fuels at Hill Farm which is located at the centre of the site although outside the red line development boundary, as well as a fabrications premises at the adjacent Newfield Farm, and sewage sludge from the nearby North Crawley Sewage Treatment Works.

Potentially complete contaminant linkages with a potential risk of moderate to low or higher have been identified as follows:

- direct contact between made ground and future site residents
- direct contact between herbicides/pesticides and future site residents
- direct contact between sewage sludge (from offsite sewage treatment works) and future site residents
- leaching and lateral migration of contaminants from made ground to Chicheley Brook
- accumulation and inhalation/explosion of hazardous ground gas associated with made ground
- accumulation and inhalation of vapours associated with offsite fabrication premises

7.2 Geotechnical assessment

The following potential geotechnical constraints have been identified by the desk-based assessment:

- lateral variability in ground conditions, associated with variations in mapped strata cross the site
- shrinkable clay soils
- compressible deposits of Alluvium along the Chicheley Brook flood plain
- potential for running sand conditions for excavations within granular superficial deposits (i.e. Glaciofluvial/River Terrace Deposits)
- localised instability within the vicinity of Chicheley Brook
- waterlogged ground, associated with onsite springs and former drainage channels
- discrete deposits of made ground of an unknown and potentially significant thickness associated with potential infilling of former ponds
- adverse ground conditions relating to the presence of pyritic mudstones.

7.3 Recommendations

In line with LCRM, the potentially complete contaminant linkages set out above need to be quantitatively assessed through an appropriate scope of site investigation, and/or mitigation incorporated into the development as may be appropriate.

In addition, further consideration of the potential geotechnical constraints outlined above is warranted in order to support the development and construction of the proposed scheme.

Based on the information reviewed as part of this desk study survey, and the information gained from the walkover survey, it is considered that, subject to the findings of an appropriate site investigation and contaminated land assessment, and adoption of any mitigation measures considered necessary, the site would be suitable for the proposed mixed-use development including residential development.

The identified potential geotechnical constraints and contaminant linkages can be investigated following outline planning for the site, at a detailed planning stage.

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FIGURES

Figure 1 SITE LOCATION PLAN



Legend:

Site Boundary

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Meter



Rev	Date	Description	Drn	Chk	App
00	05/09/2024	First Draft	FF	EW	EW

253139 - MK Eastern Expansion

RSK GEOSCIENCES

TITLE:
Figure 1:
Site Location Plan

0 1 2
Kilometers
SCALE: 1:70,000 @ A3

N
W E
S

REV 00

Document Path: C:\Users\FFOSTER\RSK Group\RSK Environment GIS Projects - 253139 - MK Eastern Expansion\01 - GIS\11 - ArcPro\Figure 1 - Site Location Plan.aprx

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OpenStreetMap Streets: Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri
Hybrid Reference Layer: Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS
World Imagery (Clarity): Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

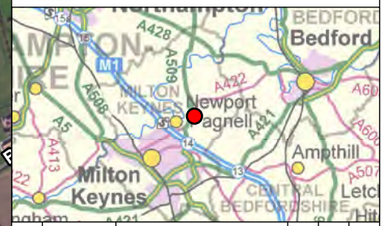
Figure 2 SITE LAYOUT PLAN



Legend:

Site Boundary

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Meter



Rev	Date	Description	Drn	Chk	App
00	05/09/2024	First Draft	FF	EW	EW

253139 - MK Eastern Expansion

RSK GEOSCIENCES

TITLE:
Figure 2:
Site Layout Plan

0 100 200
Metres
SCALE: 1:9,000 @ A3

N W E S

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Hybrid Reference Layer: Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

Figure 3 SITE RECONAISSANCE MARK UP PLAN



488800 488900 489000 489100 489200 489300 489400 489500 489600 489700 489800 489900 490000 490100 490200 490300 490400 490500 490600 490700 490800 490900 491000 491100 491200 491300 491400 491500 491600 491700 491800

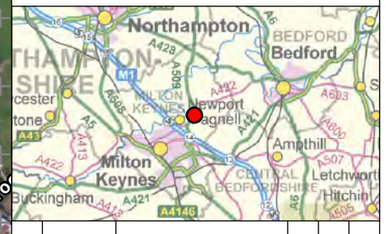
245900 245800 245700 245600 245500 245400 245300 245200 245100 245000 244900 244800 244700 244600 244500 244400 244300 244200 244100 244000 243900 243800 243700 243600 243500

Legend:

Site Boundary

No. Field Numbers

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Meter



Rev	Date	Description	Drn	Chk	App
00	06/09/2024	First Draft	FF	EW	EW

253139 - MK Eastern Expansion

RSK GEOSCIENCES

TITLE:
Figure 3:
Site Reconnaissance Mark-Up

0 100 200
Metres

SCALE: 1:9,000 @ A3

N W E S

REV 00

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World Imagery (Clarity): Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community
Hybrid Reference Layer: Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

Document Path: C:\Users\FFOSTER\RSK Group\RSK Environment GIS Projects - 253139 - MK Eastern Expansion\01 - GIS\11 - ArcPro\Figure 3 - Site Reconnaissance Mark-Up.aprx

Figure 4 SUPERFICIAL GEOLOGY PLAN

488800 488900 489000 489100 489200 489300 489400 489500 489600 489700 489800 489900 490000 490100 490200 490300 490400 490500 490600 490700 490800 490900 491000 491100 491200 491300 491400 491500 491600 491700

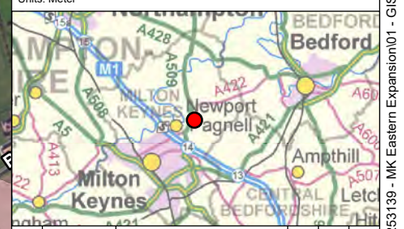
245800 245700 245600 245500 245400 245300 245200 245100 245000 244900 244800 244700 244600 244500 244400 244300 244200 244100 244000 243900 243800 243700 243600 243500

Road
Chicheley
St Lawrence Church
Chicheley Brook
Chicheley Hill
heley Hill
A509
A422
Chicheley Road
Brook End
North Crawley Road

Legend:

- Site Boundary
- GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE - SAND AND GRAVEL
- SAND AND GRAVEL OF UNCERTAIN AGE AND ORIGIN - SAND AND GRAVEL
- OADBY MEMBER - DIAMICTON
- ALLUVIUM - CLAY AND SILT
- HEAD - CLAY, SILT, SAND AND GRAVEL
- BIDDENHAM MEMBER - SAND AND GRAVEL
- FELMERSHAM MEMBER - SAND AND GRAVEL
- STOKE GOLDINGTON MEMBER - SAND AND GRAVEL

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Meter



Rev	Date	Description	Drn	Chk	App
00	17/09/2024	First Draft	FF	RB	RB

253139 - MK Eastern Expansion

RSK GEOSCIENCES

TITLE:
Figure 4:
Superficial Geology

0 100 200
Metres
SCALE: 1:9,000 @ A3

N W E S

REV 00

Document Path: C:\Users\FFOSTER\RSK Group\RSK Environment GIS Projects - 253139 - MK Eastern Expansion\01 - GIS\11 - ArcPro\Figure 4 - Superficial Geology.aprx

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BGS 50000 scale digital geology:
World Imagery (Clarity): Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community
Hybrid Reference Layer: Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

APPENDICES

Appendix A
SERVICE CONSTRAINTS

APPENDIX A
SERVICE CONSTRAINTS

1. Service Constraints

1.1. This Report (the “Report”) and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the “Appointment”) between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.

b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.

c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.

d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibly for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK's assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the

comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/ radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD)Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

Appendix B
DEVELOPMENT DRAWINGS

Sherington

A422

A509

North Crawley

NEWPORT PAGNELL

A509

NC

NC

LC

LC

LC

LC

LC

LC

LC

CRANFIELD UNIVERSITY

Cranfield

Moulsoe

M1

H3 / A422

H5 / A509

CENTRAL MILTON KEYNES

H6

Inset Plan area

Salford

M1

H8 / A421

A421

Brogborough

Google Earth

ESCE Allocation Area

Gross Development Areas

Mixed Use Centres

NC Neighbourhood Centre

LC Local Centre

Open Space

Existing Trees / Hedgerows

Structural Open Space / Tree Planting / Habitat Connectivity

City / Country Park

Linear Park

Potential Primary MRT Route

Potential Local Public Transport Route

Rural Bus Route

Park & Ride

MK East Secondary School

ESCE Secondary Schools and Community Sports Facilities

Inset Plan
Showing illustrative proposals on Hallam Land area within Central Bedfordshire



Notes:
Development parcels and development quantum/capacities are based on initial high level analysis for Local Plan testing purposes. As such, they are a starting point for conversations about capacities and viability testing, rather than any definitive position going forward.

Rev	Description	Date
D	Updates to key	24/06/25
C	Plan updates	06/06/25
B	Plan updates	13/05/25
A	Inset plan added	28/03/25

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Client:

GALLAGHER | Hallam Land PART OF HENRY BOOT | Berkeley Group

ESCE Framework Plan

Emerging Framework Plan

Scale@A0:	Drawn:	Designed:	Approved:
1:12,500	IW	IW / SJP	SJP

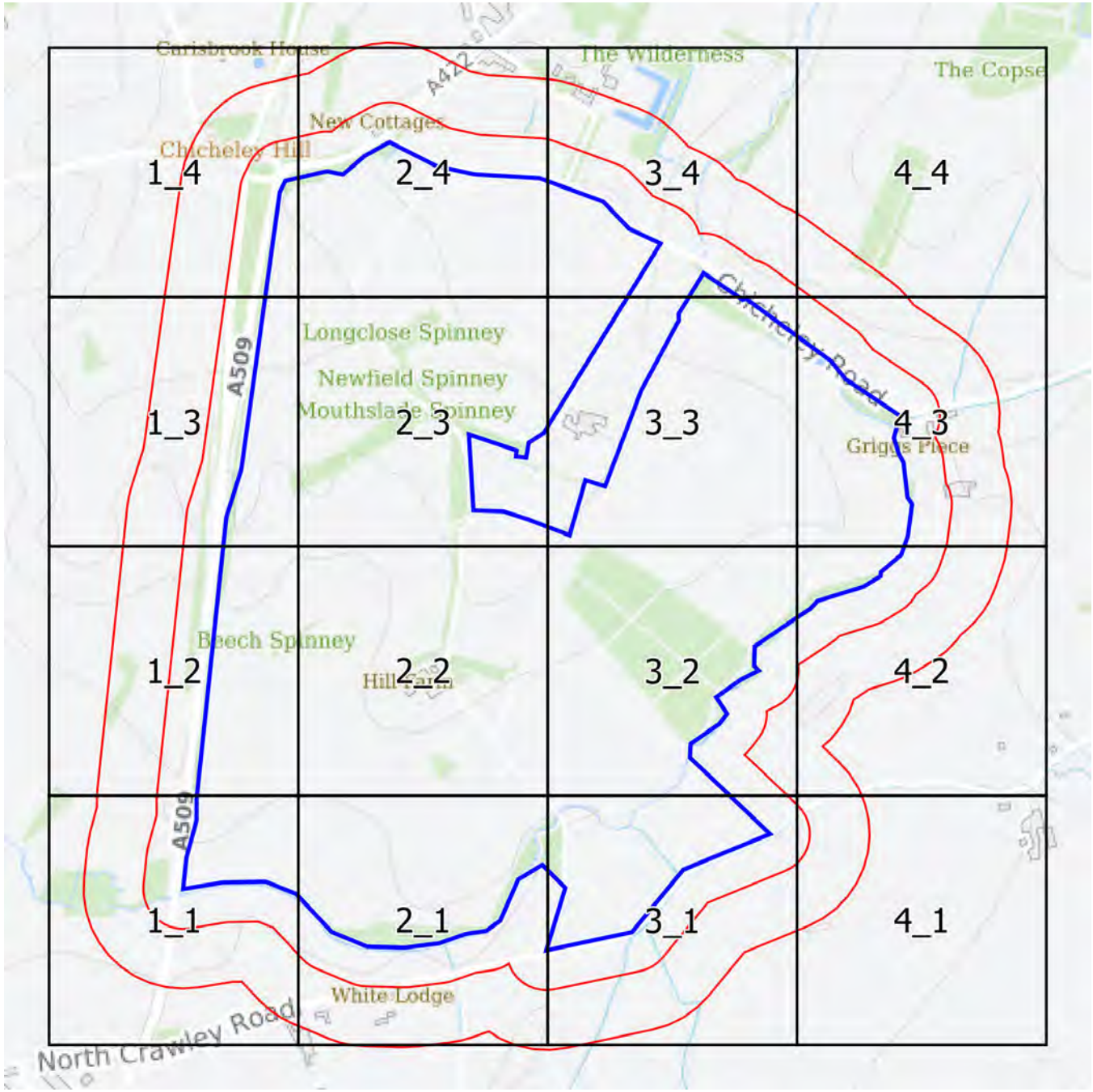
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Drawing Number:	Revision:	Date:
HLM093-013	D	03/03/2025

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
01908 666276 mail@davidlock.com davidlock.com

DAVID LOCK ASSOCIATES

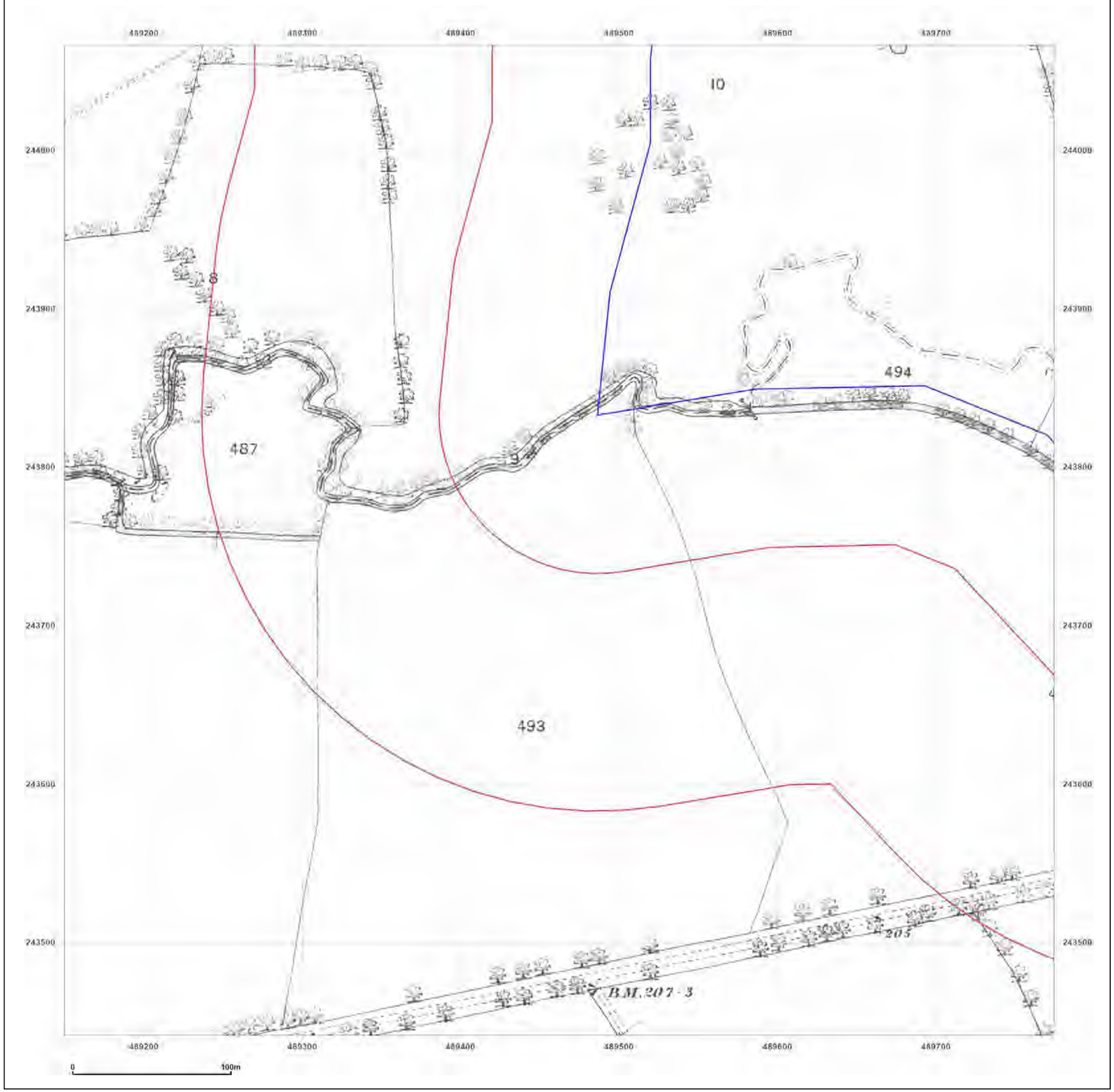
Appendix C
ENVIRONMENTAL DATABASE REPORT



Groundsure INSIGHTS

1:2,500 Scale Grid Index





Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_1
Grid Ref: 489462, 243754

Map Name: County Series

Map date: **1881**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

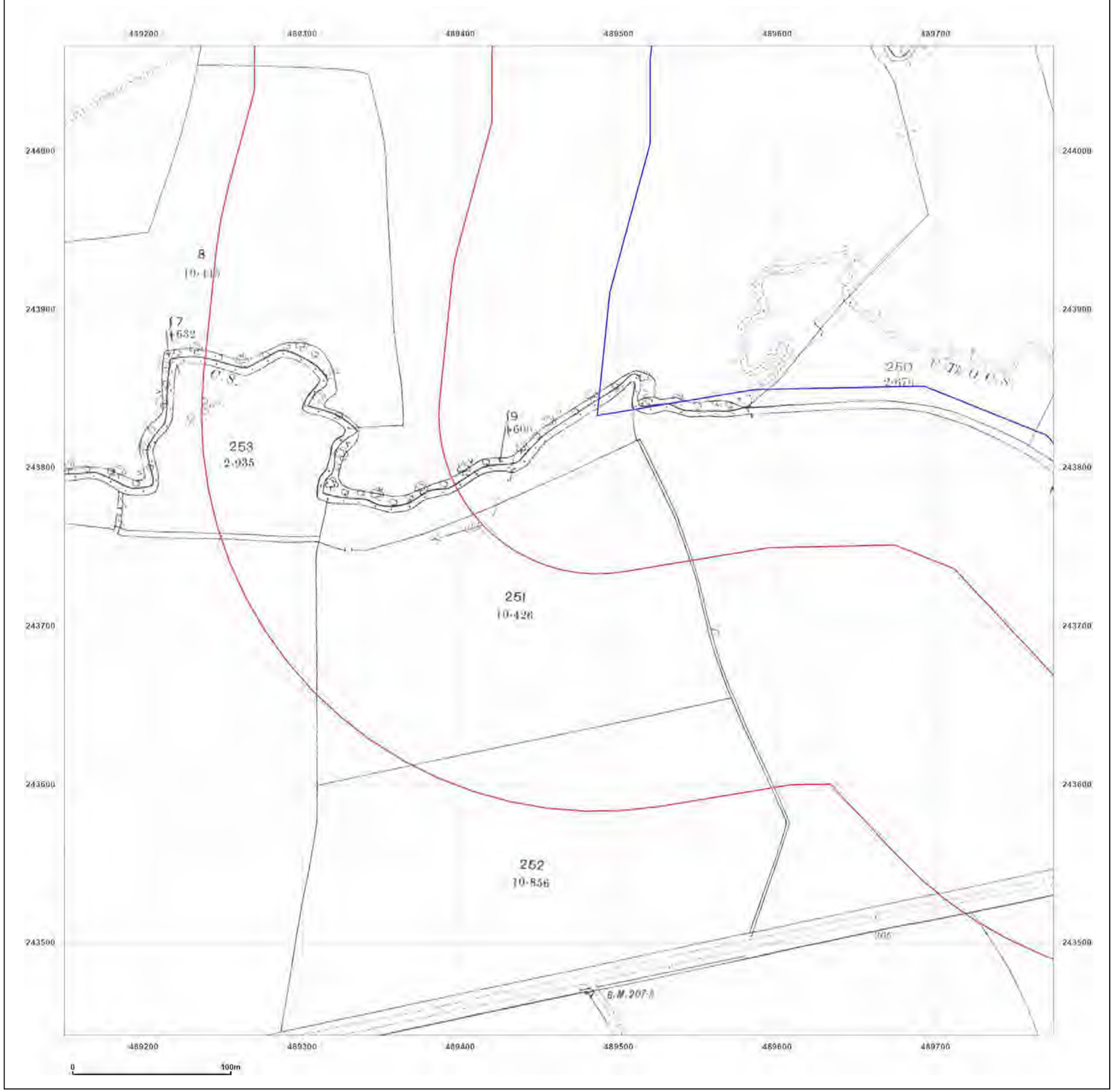
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_1
Grid Ref: 489462, 243754

Map Name: County Series

Map date: **1900**

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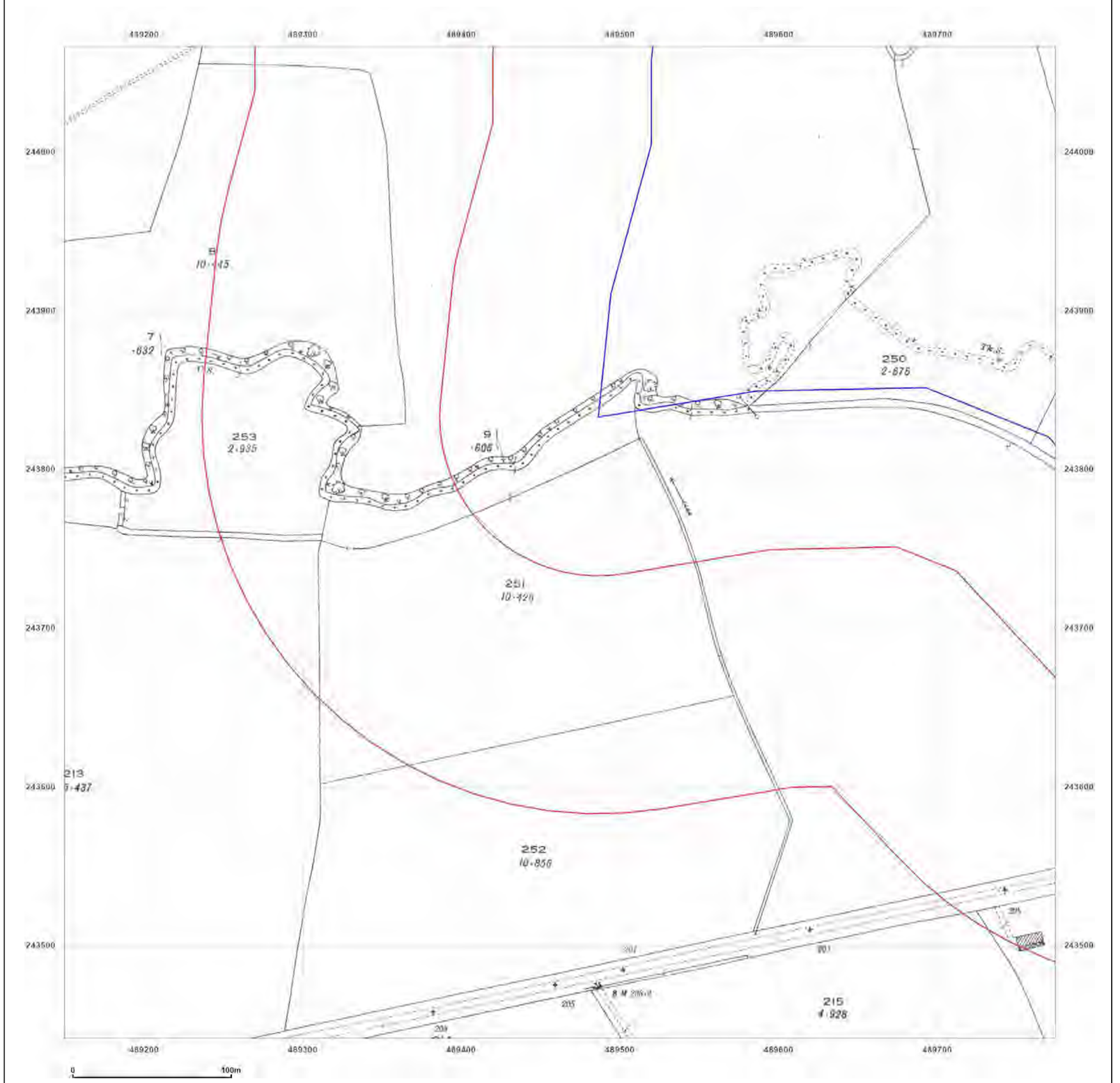
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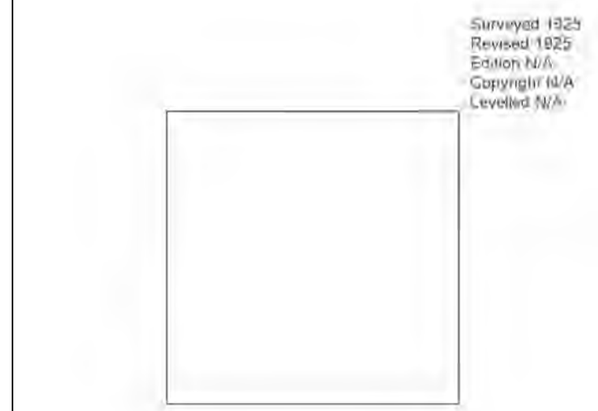
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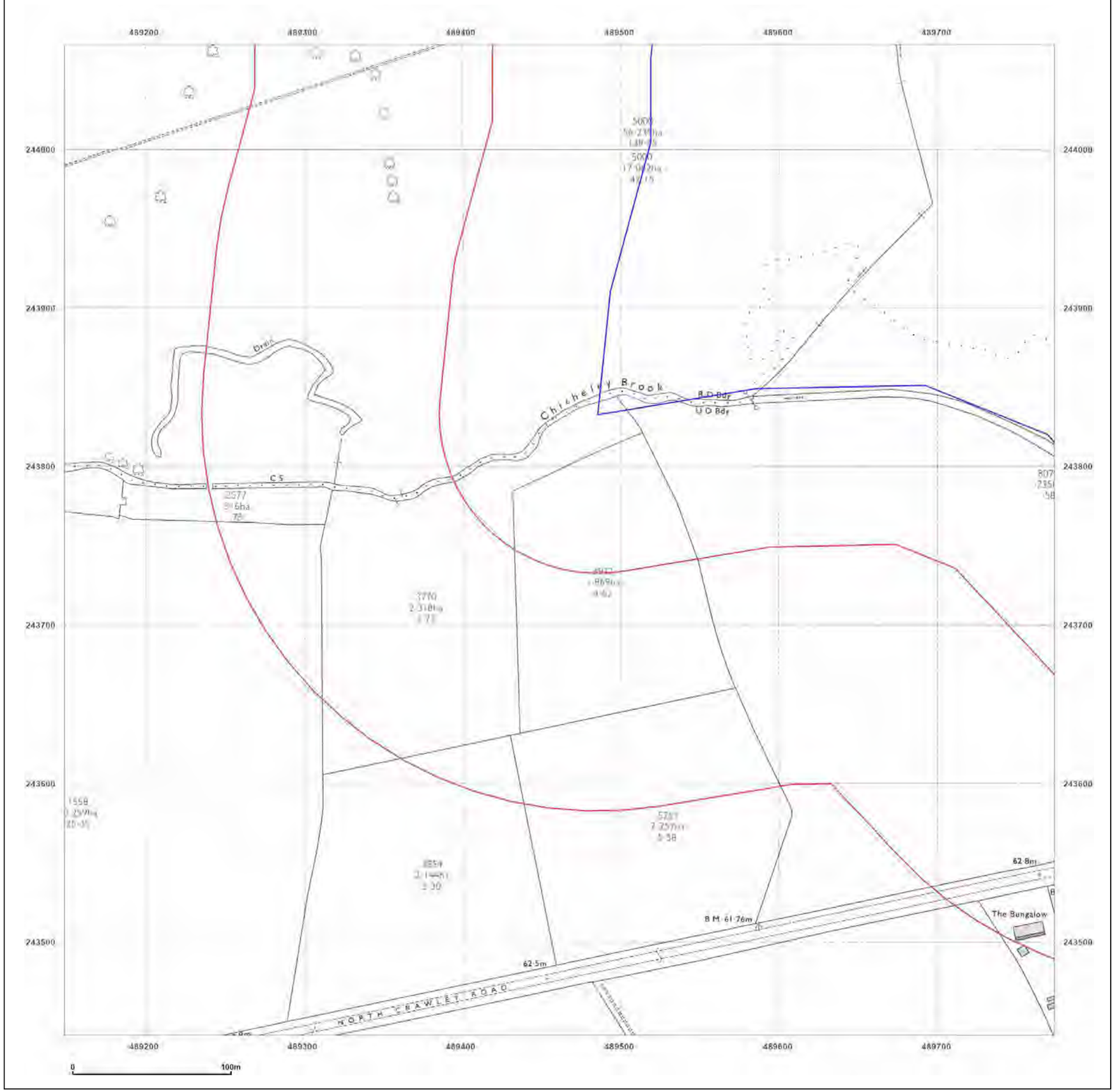
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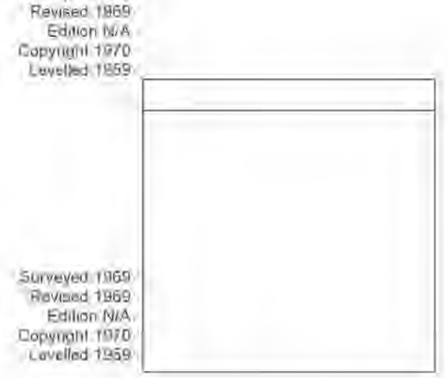
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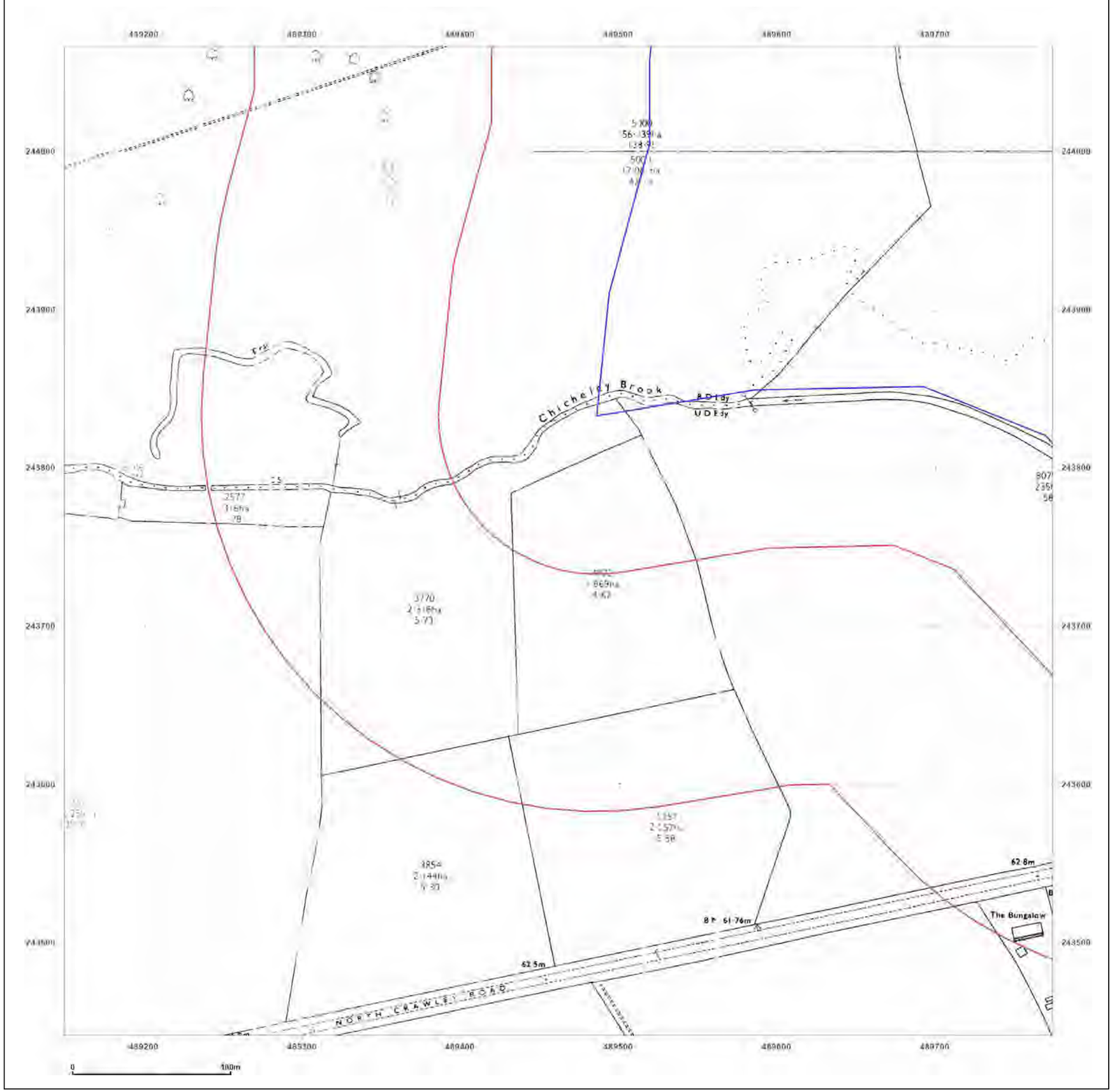
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Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_1
Grid Ref: 489462, 243754

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed N/A
Revised N/A
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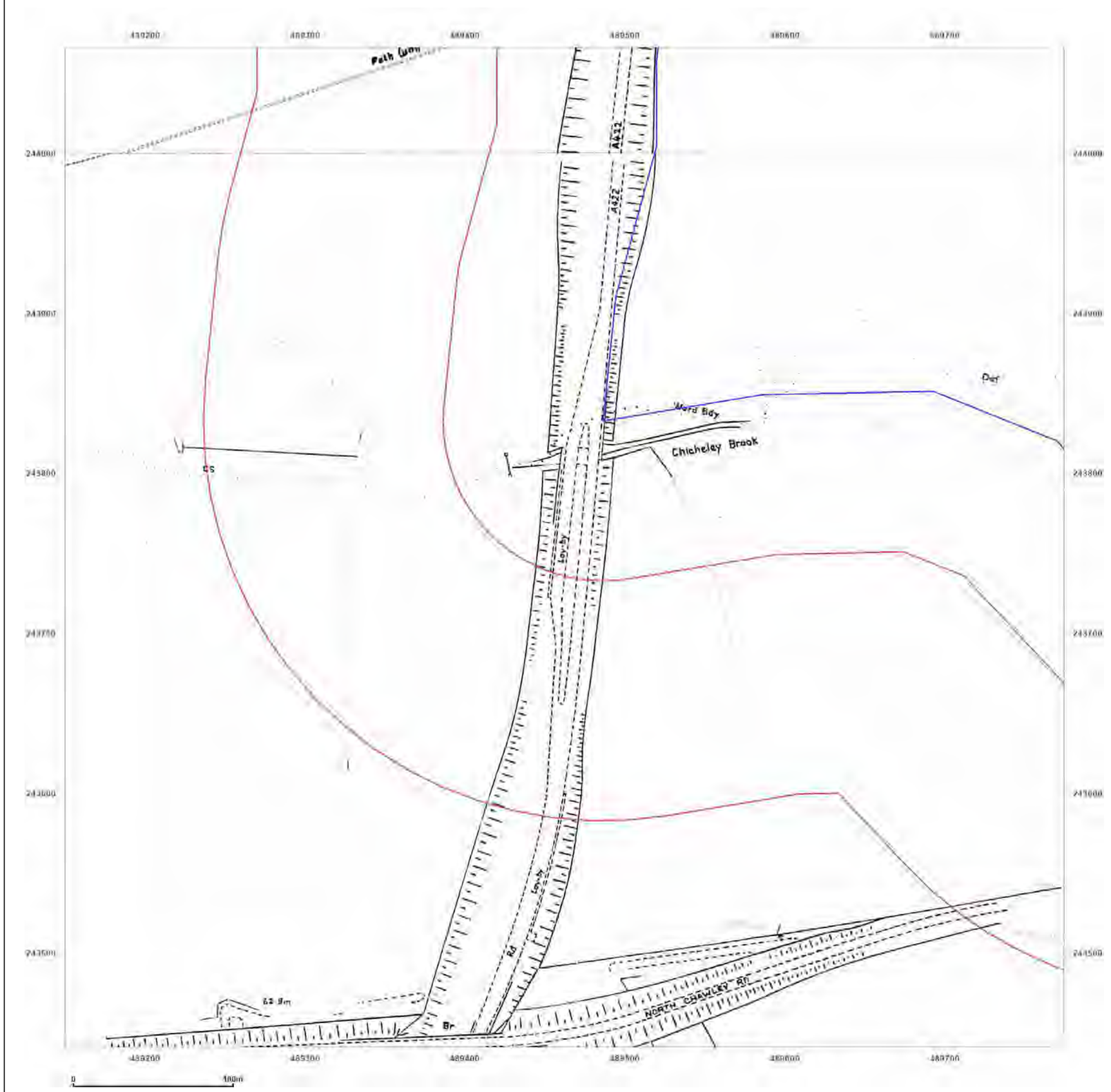
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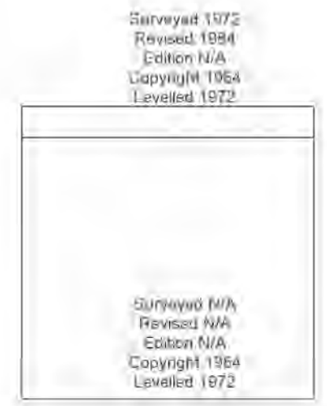
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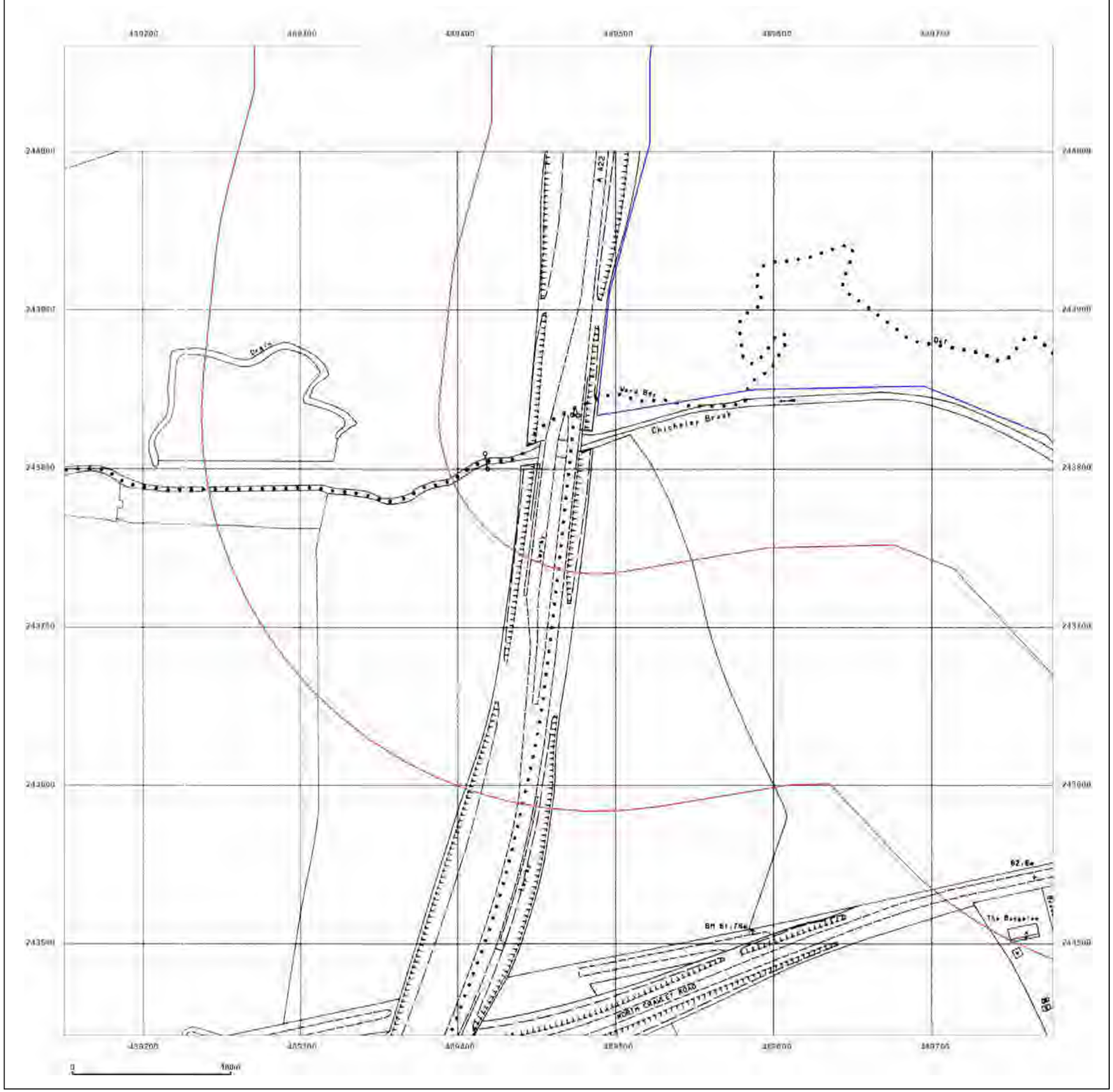
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_1
Grid Ref: 489462, 243754

Map Name: National Grid

Map date: **1988**

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Revised 1969
Edition N/A
Copyright 1988
Levelled 1972

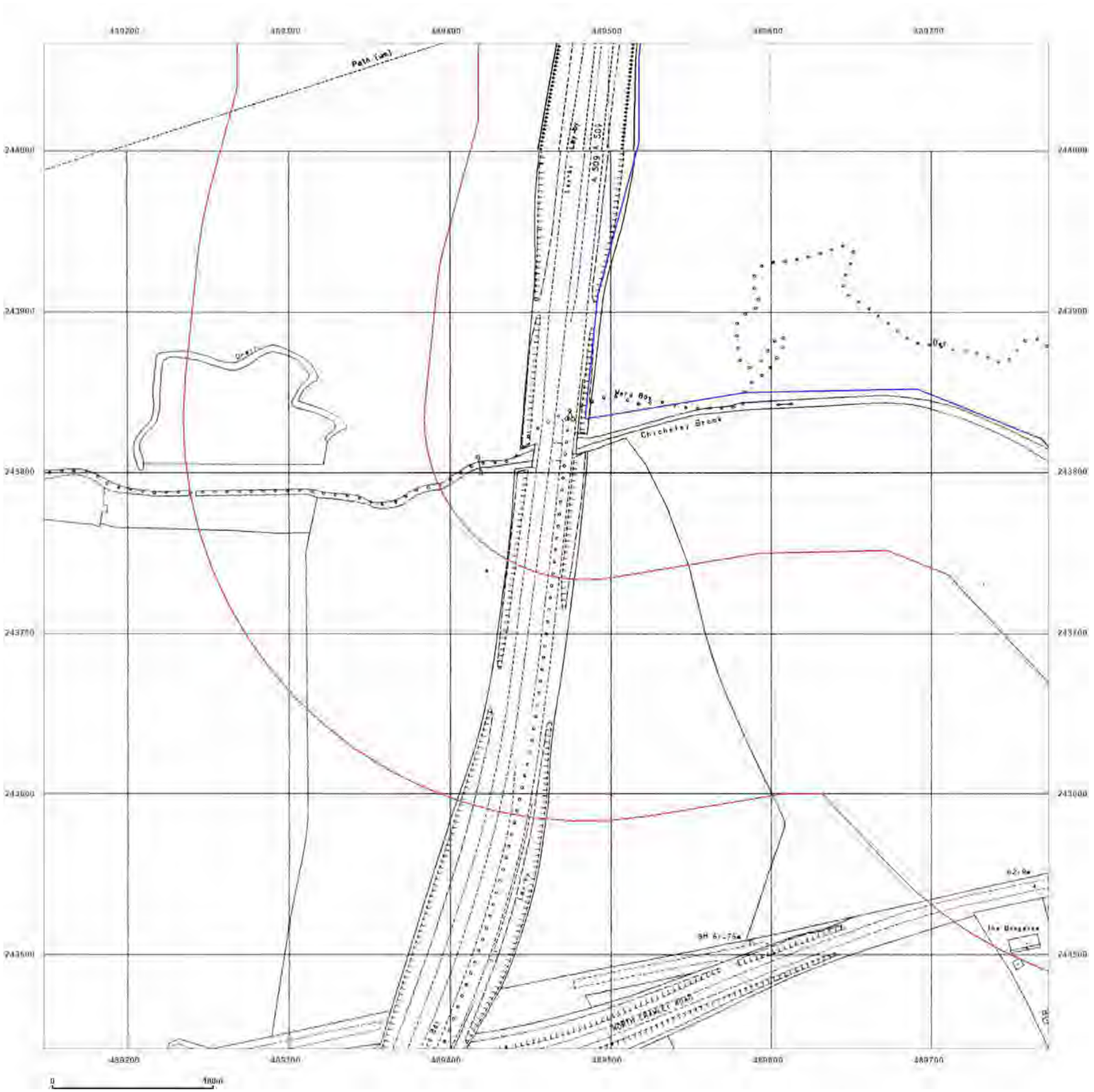
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Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_1
Grid Ref: 489462, 243754

Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1960
Revised 1969
Edition N/A
Copyright 1992
Levelled N/A

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Grid Ref: 489462, 243754

Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

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Revised 1992
Edition N/A
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Revised N/A
Edition N/A
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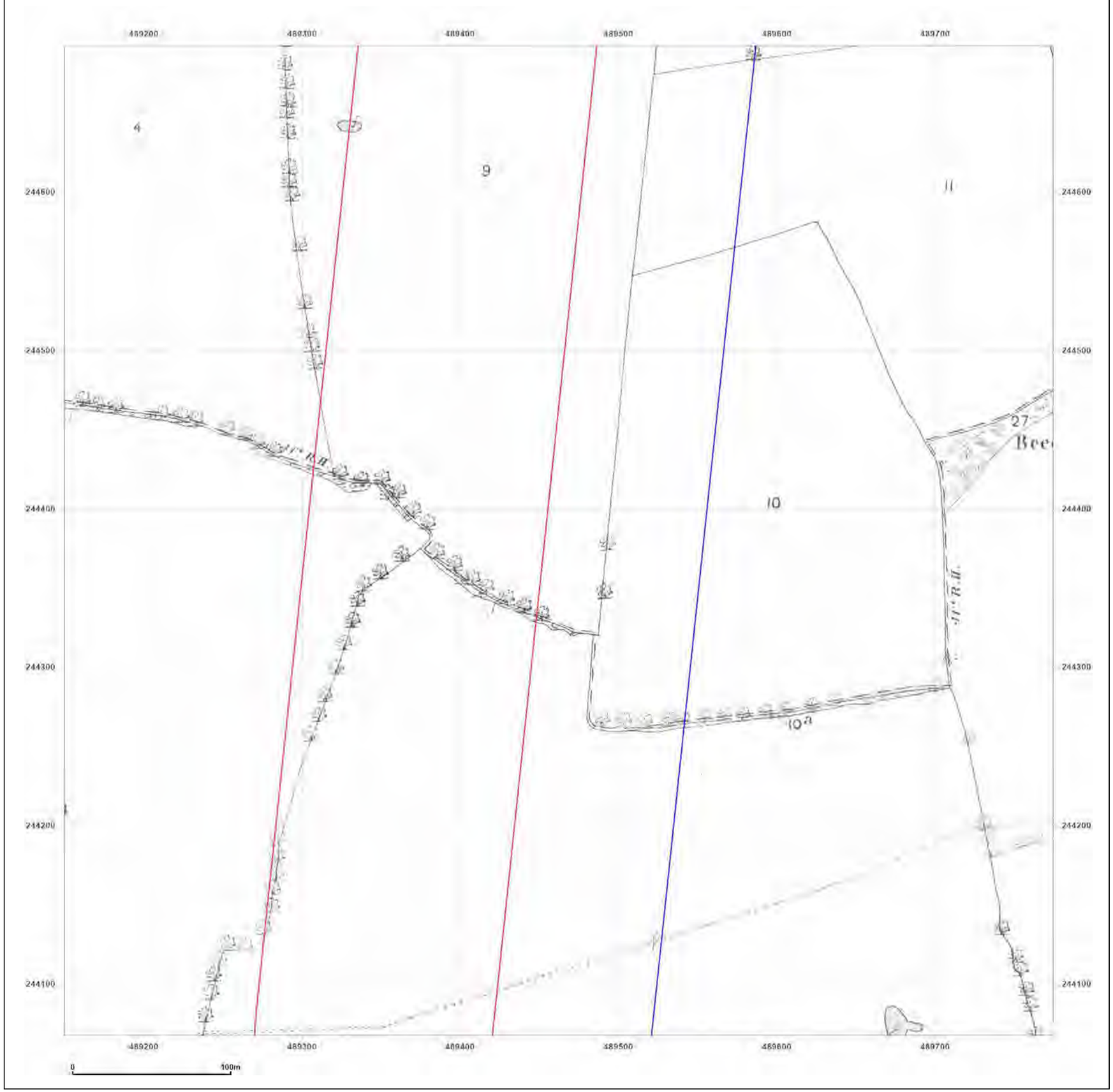
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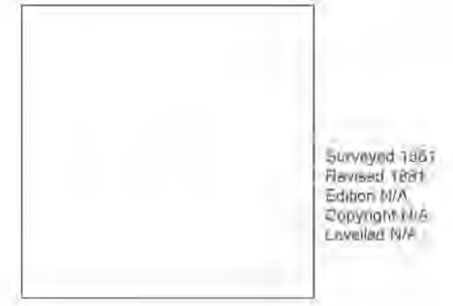
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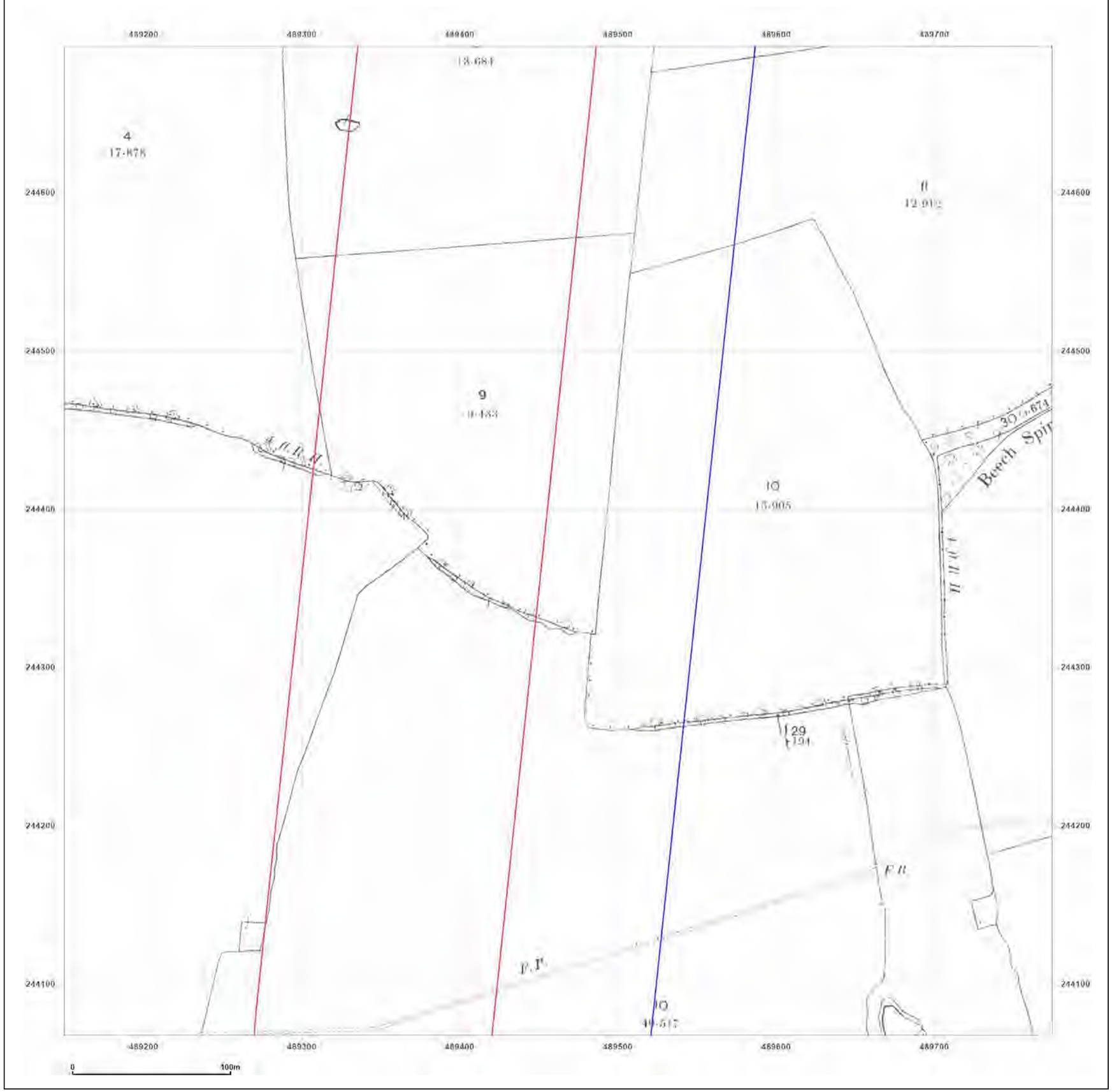
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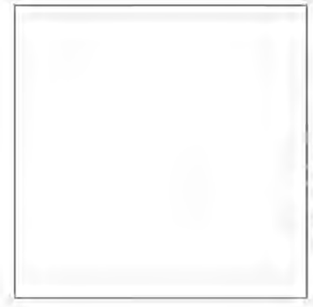
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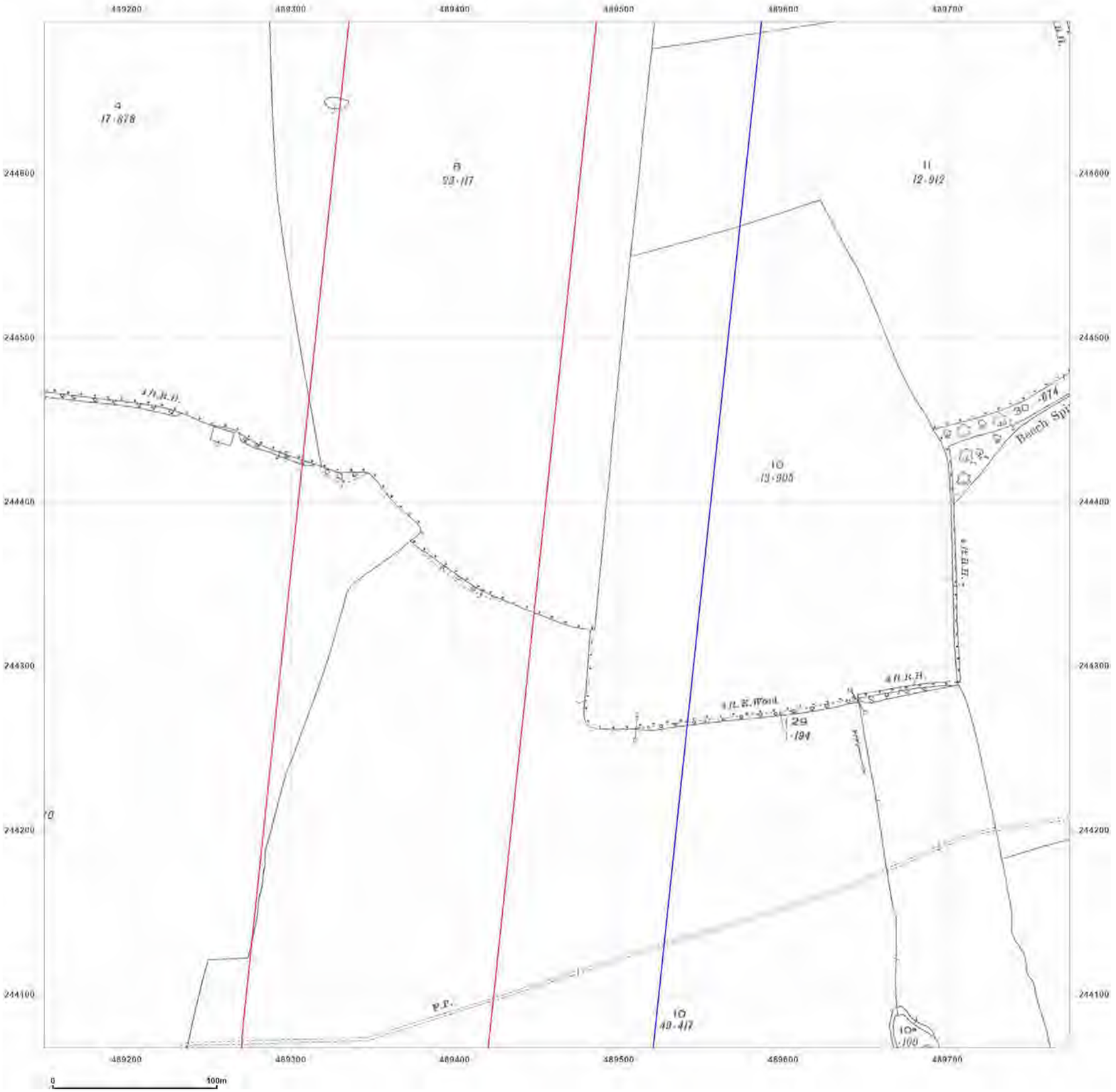
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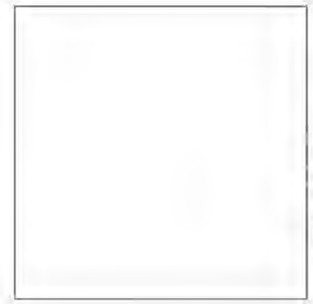
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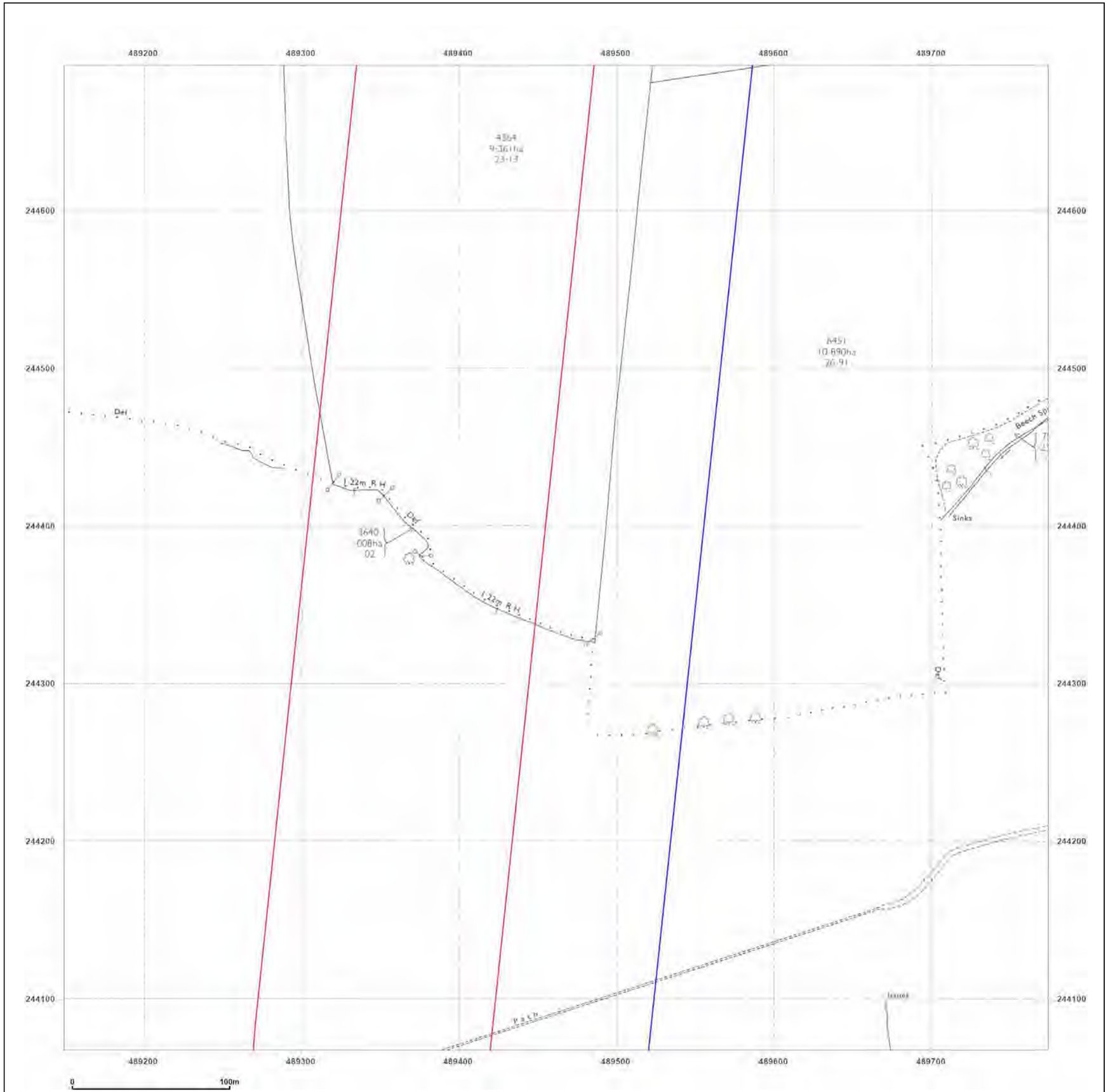
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Site Details:

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Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_2
Grid Ref: 489462, 244380

Map Name: National Grid

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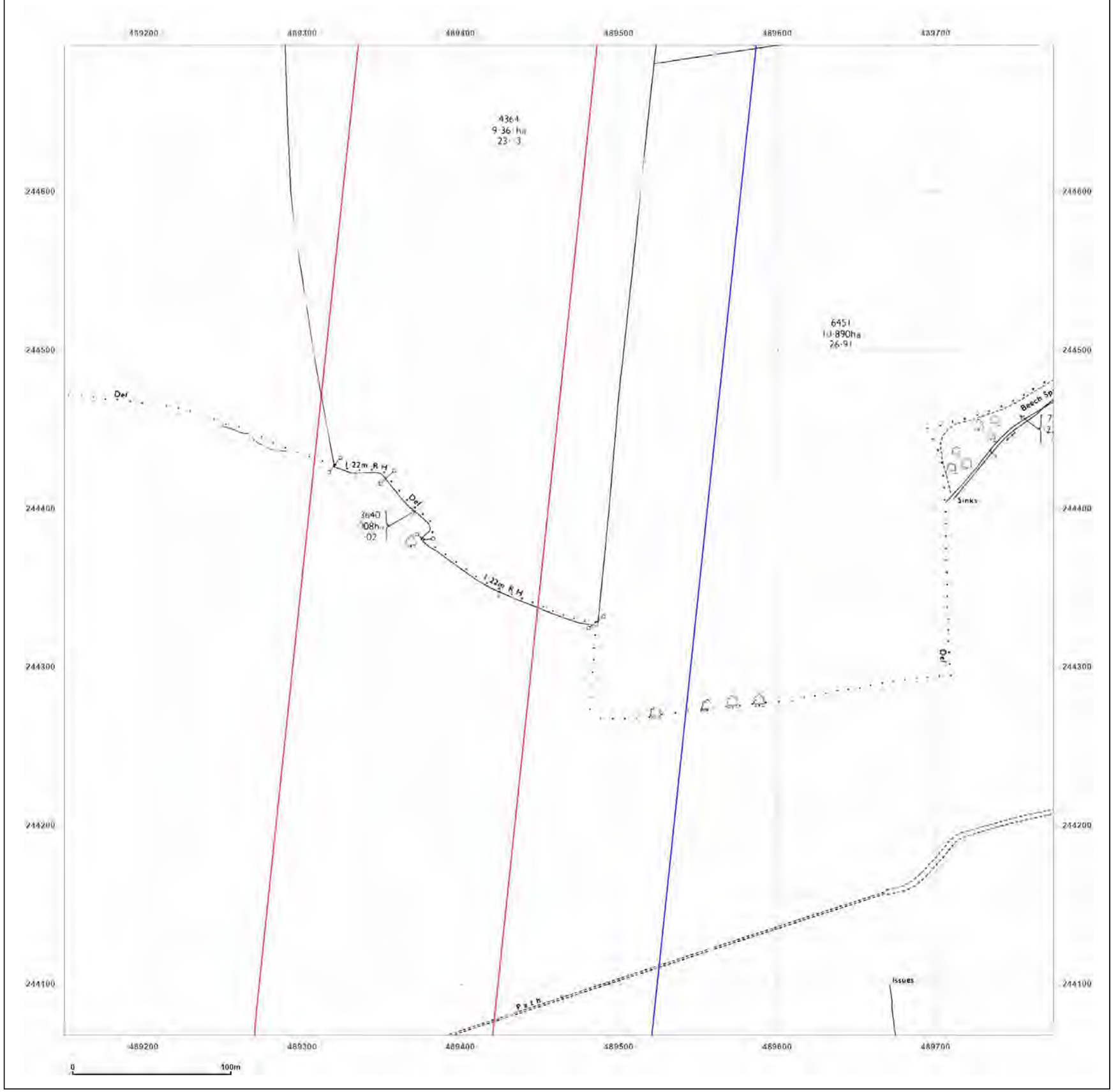
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Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_2
Grid Ref: 489462, 244380

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

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Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

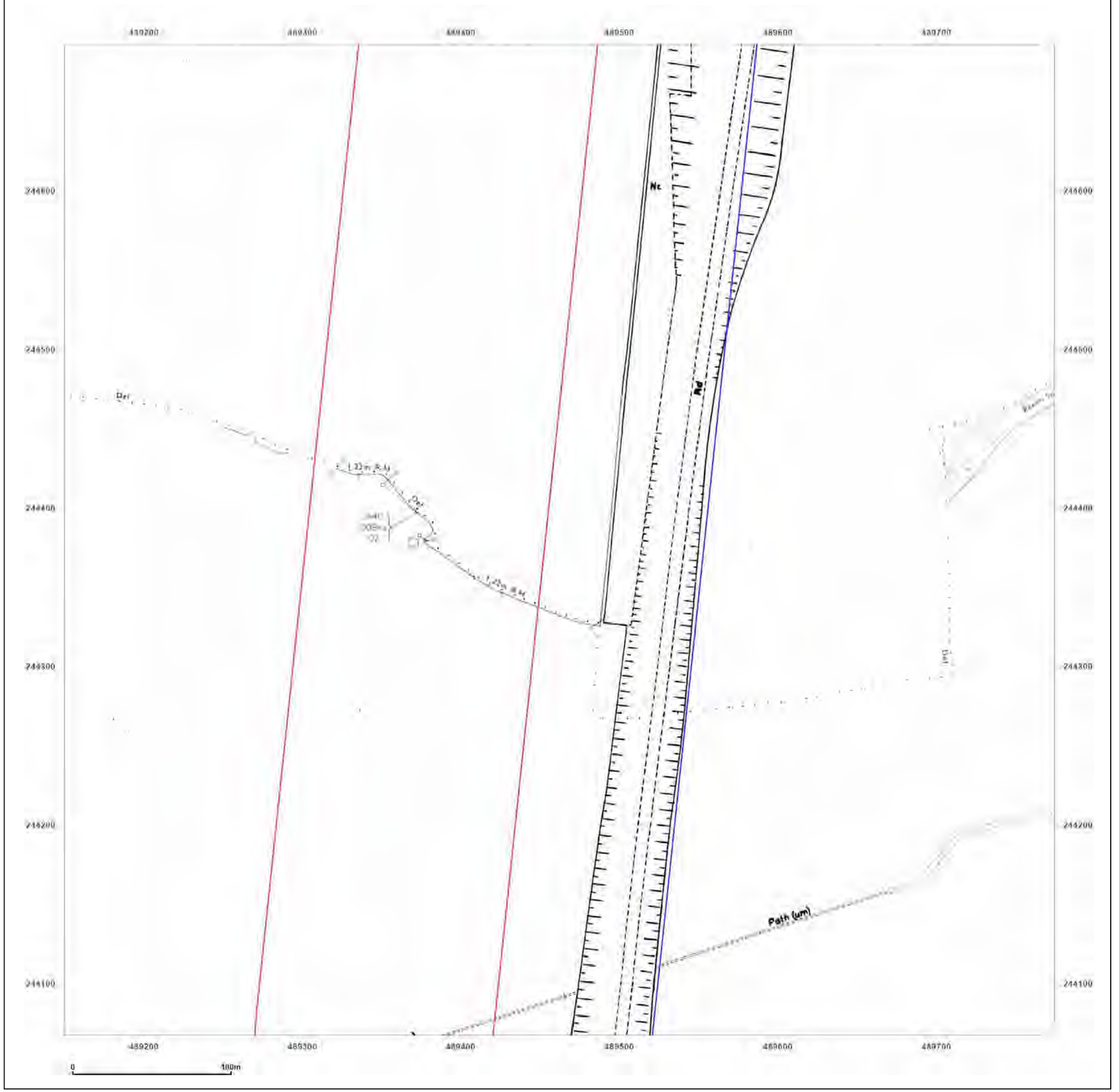
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Map Name: National Grid

Map date: **1984**

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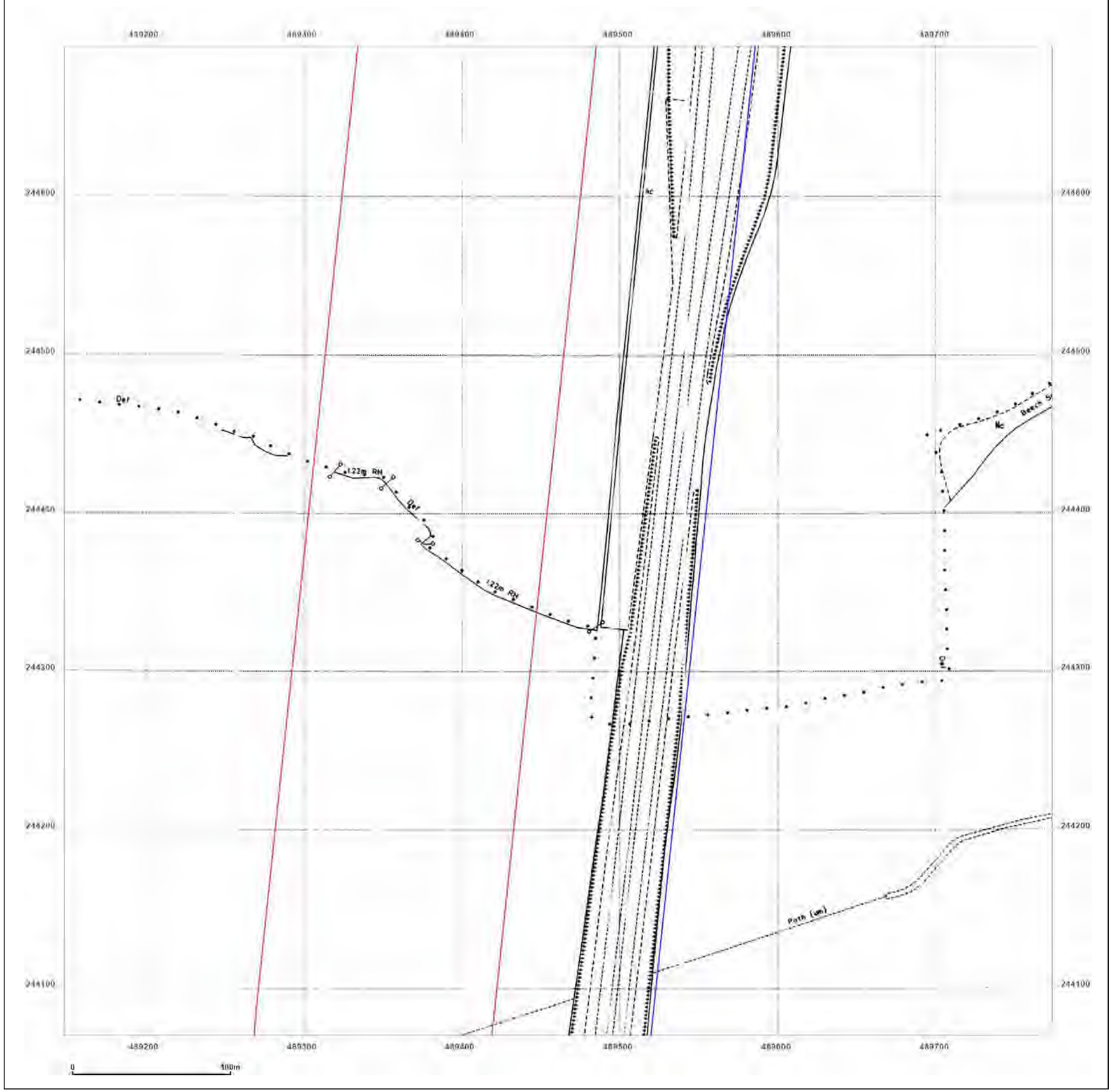
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_2
Grid Ref: 489462, 244380

Map Name: National Grid

Map date: **1992**

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Revised N/A
Edition N/A
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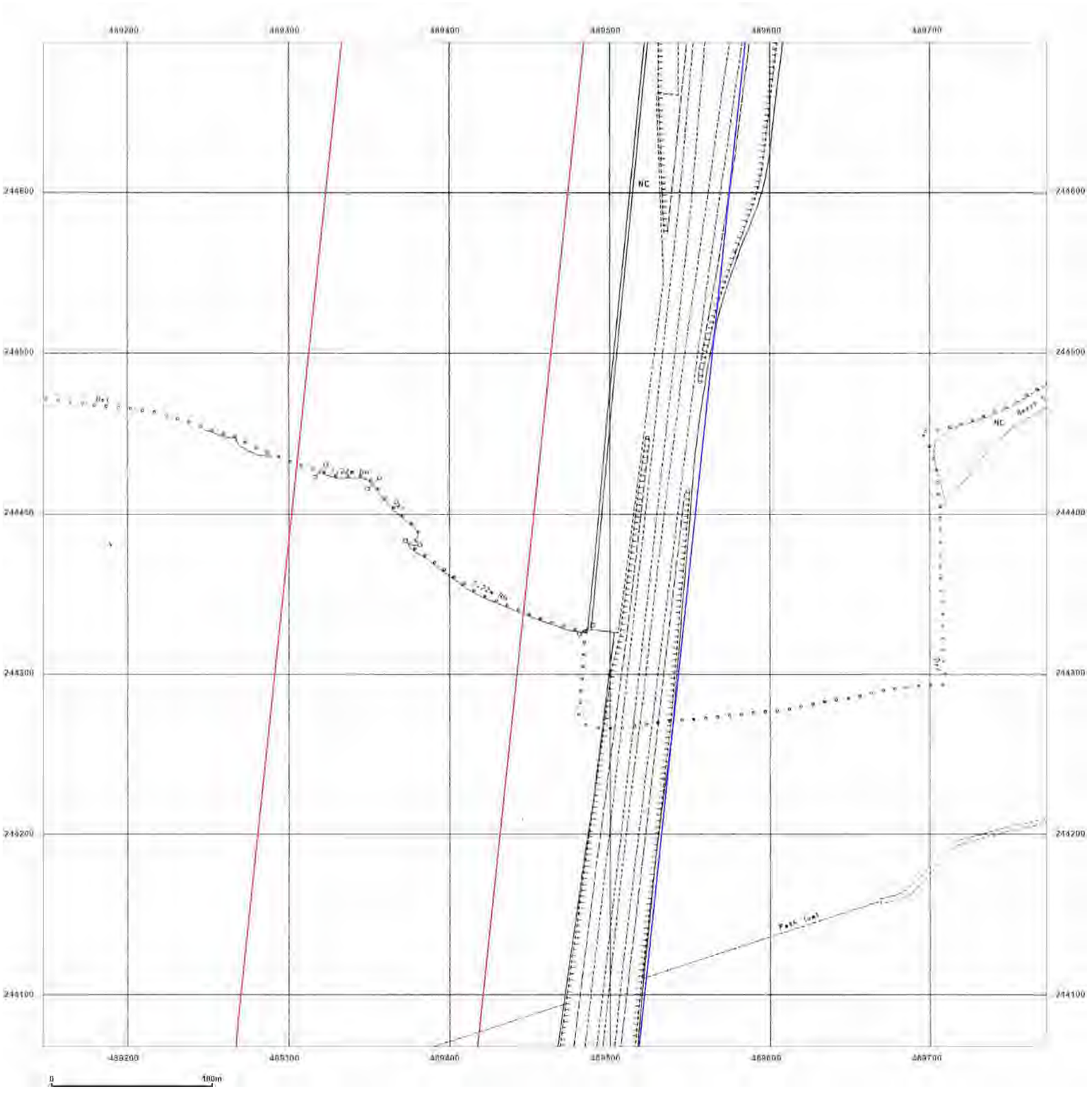
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Map date: **1992**

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Revised 1992
Edition N/A
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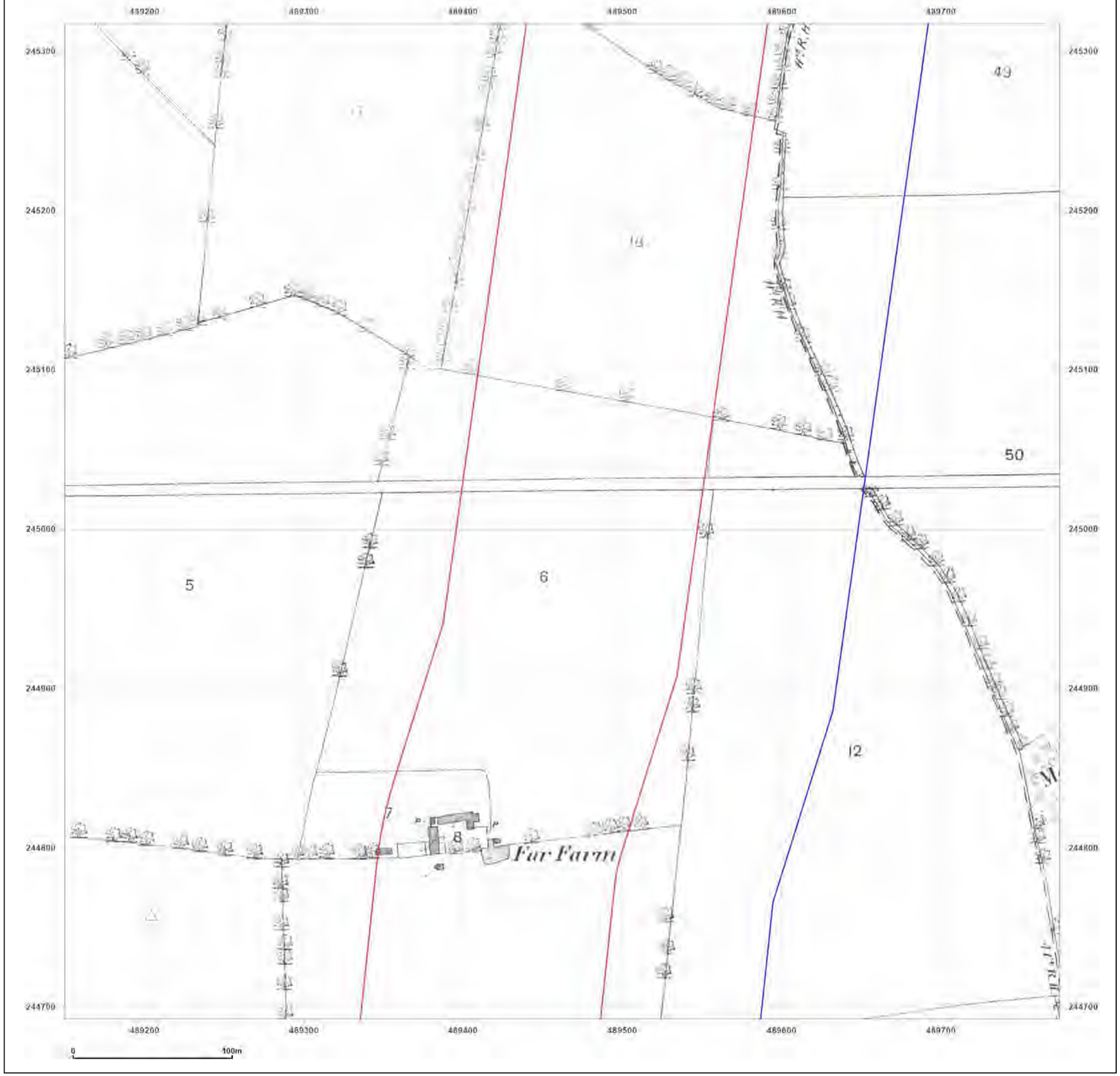
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Groundsure INSIGHTS

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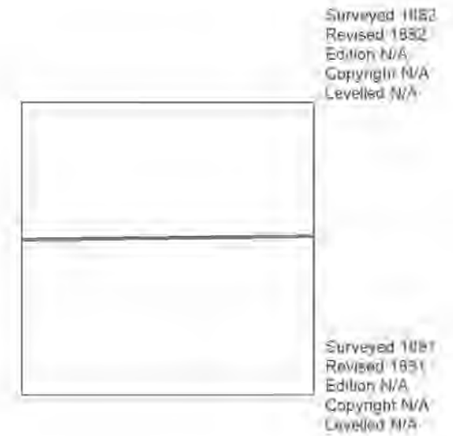
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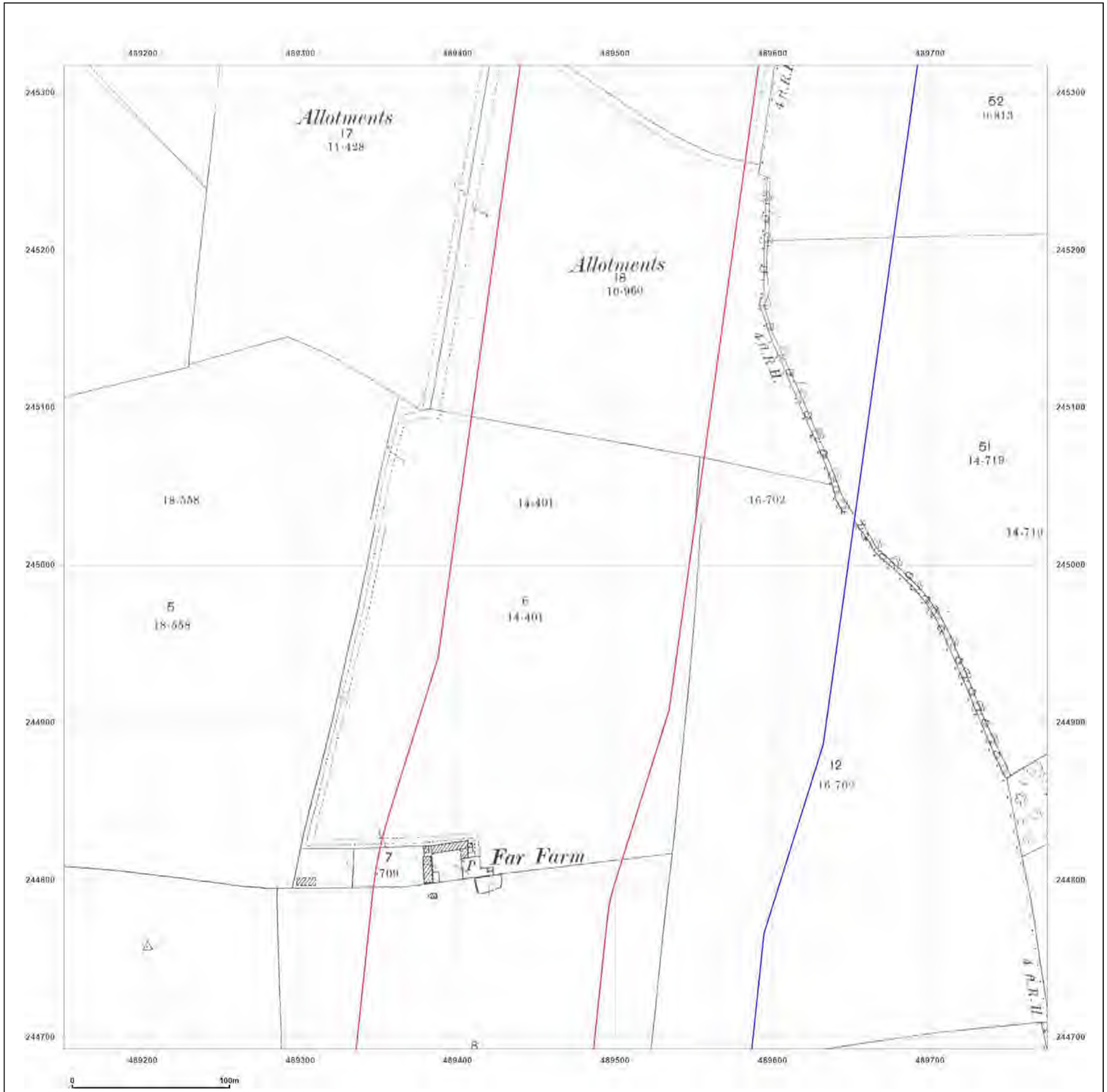
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Site Details:

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Grid Ref: 489462, 245005

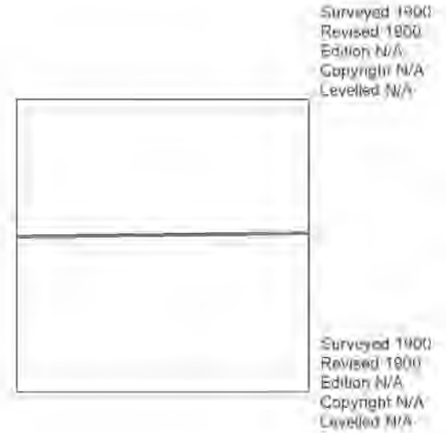
Map Name: County Series

Map date: **1900**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



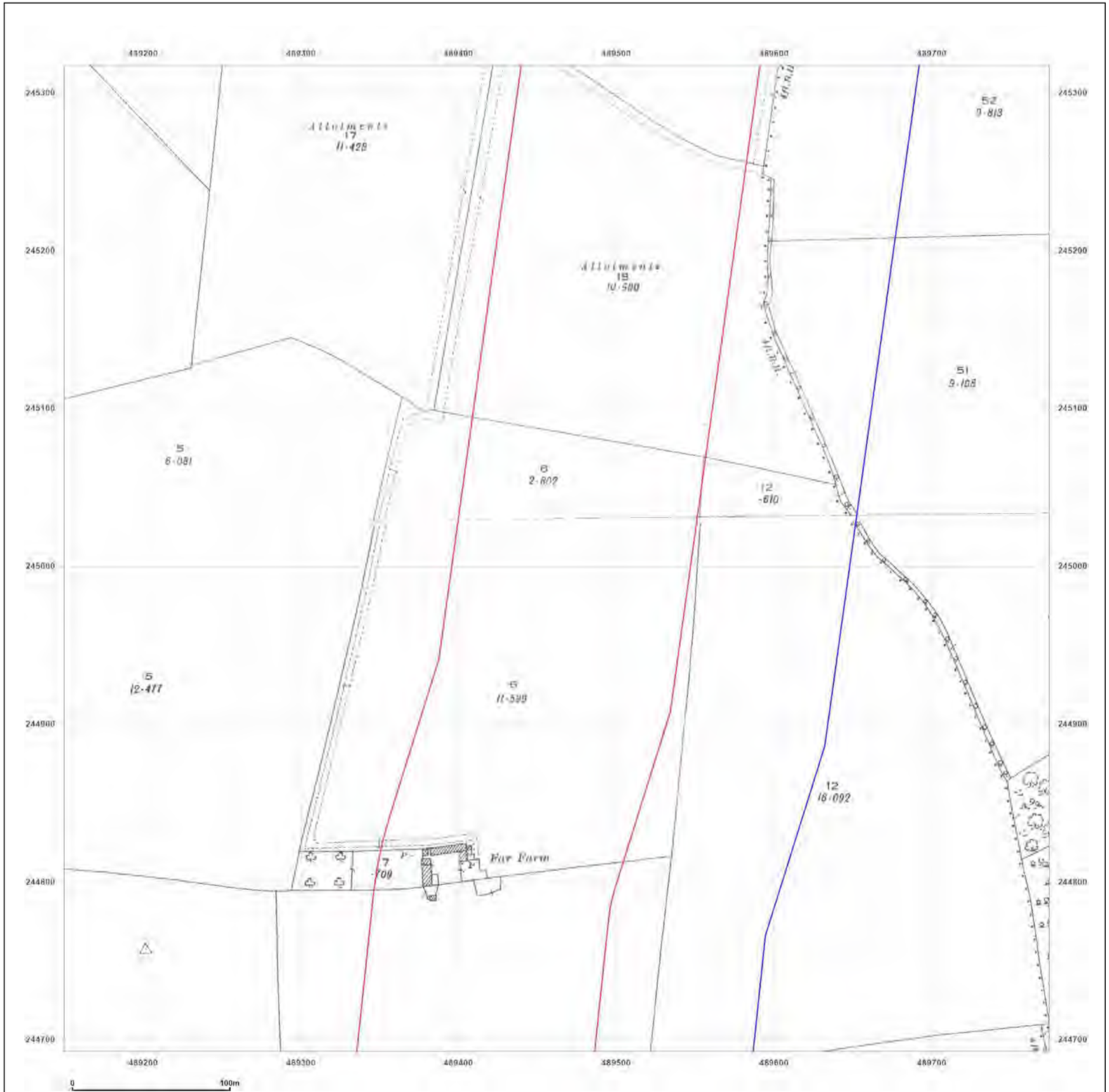
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_3
Grid Ref: 489462, 245005

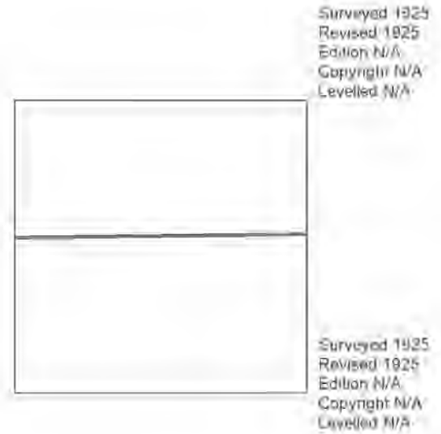
Map Name: County Series

Map date: **1925**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



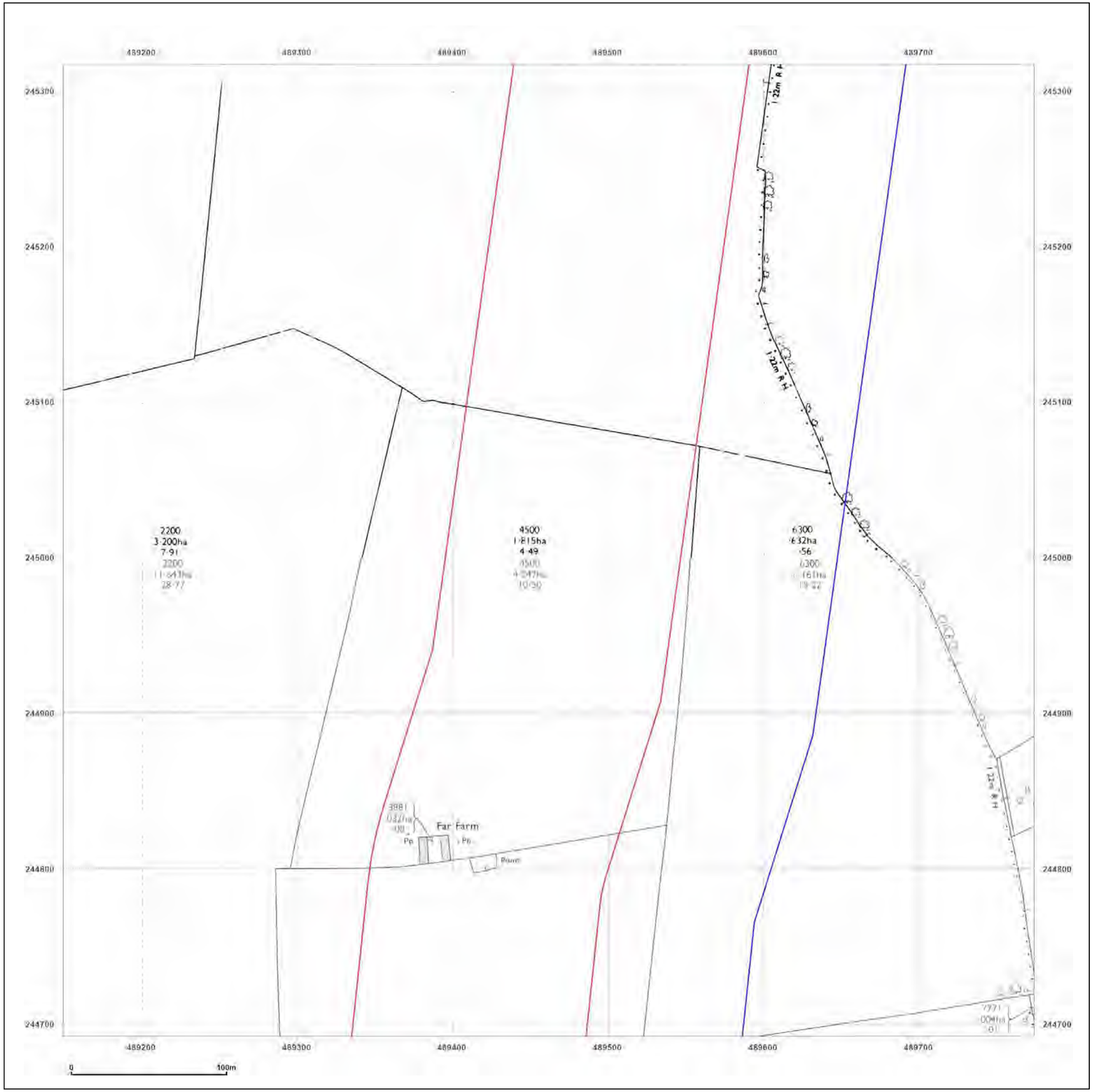
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_3
Grid Ref: 489462, 245005

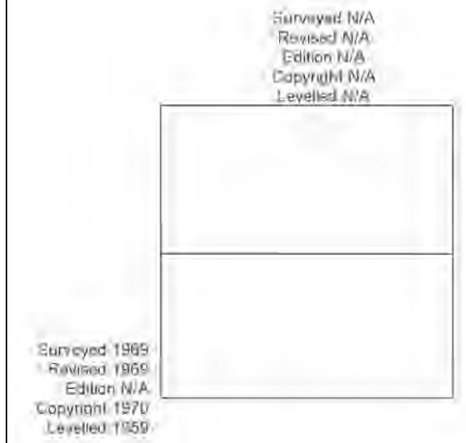
Map Name: National Grid

Map date: **1970-1975**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



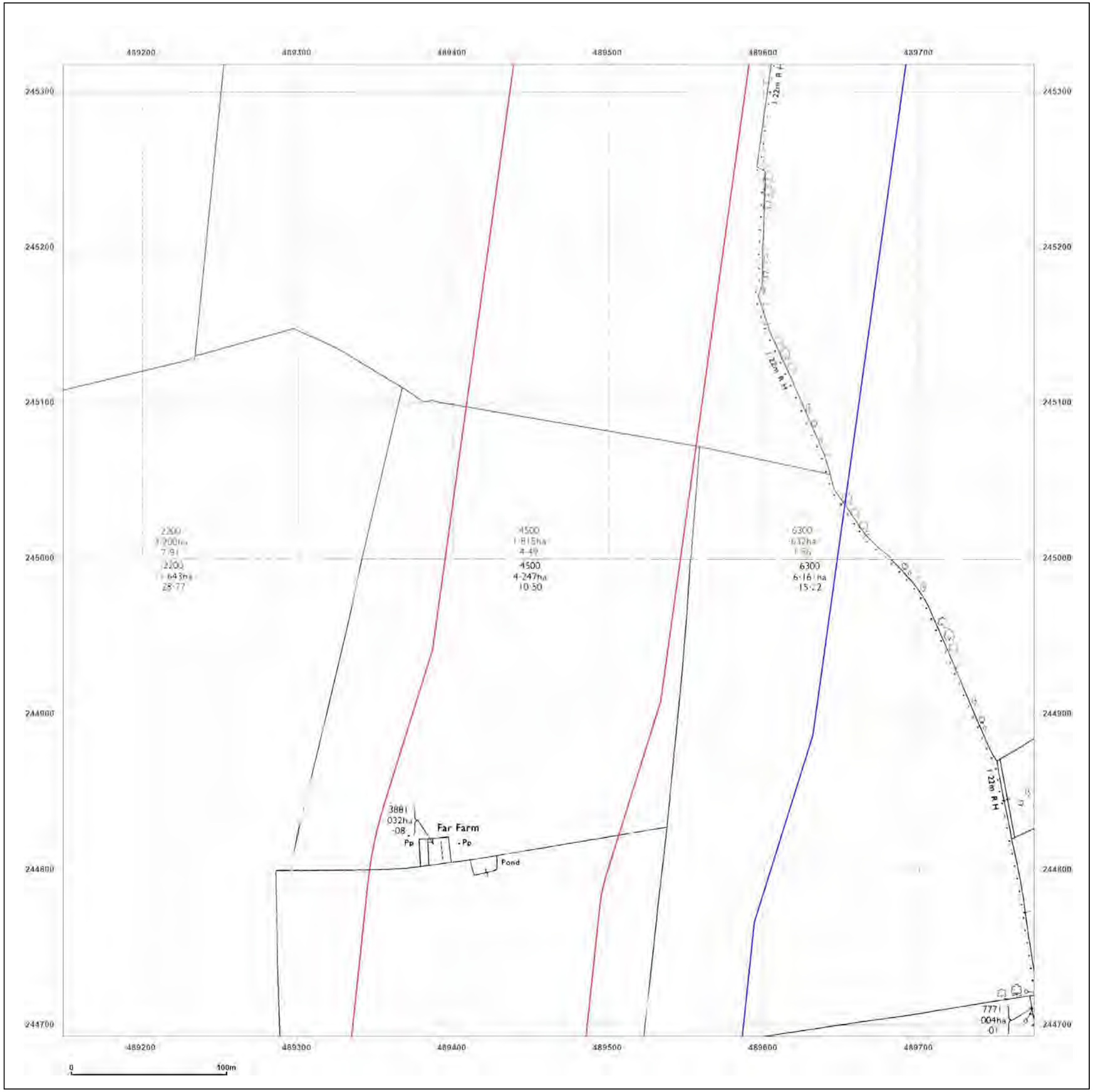
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_3
Grid Ref: 489462, 245005

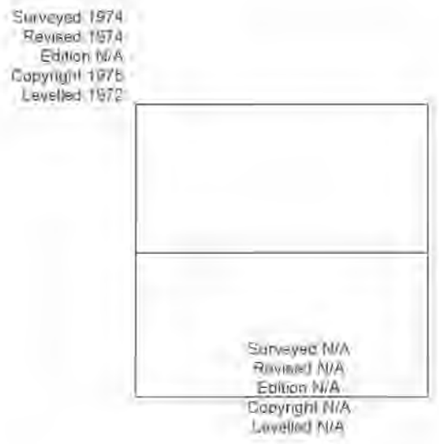
Map Name: National Grid

Map date: **1970-1975**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



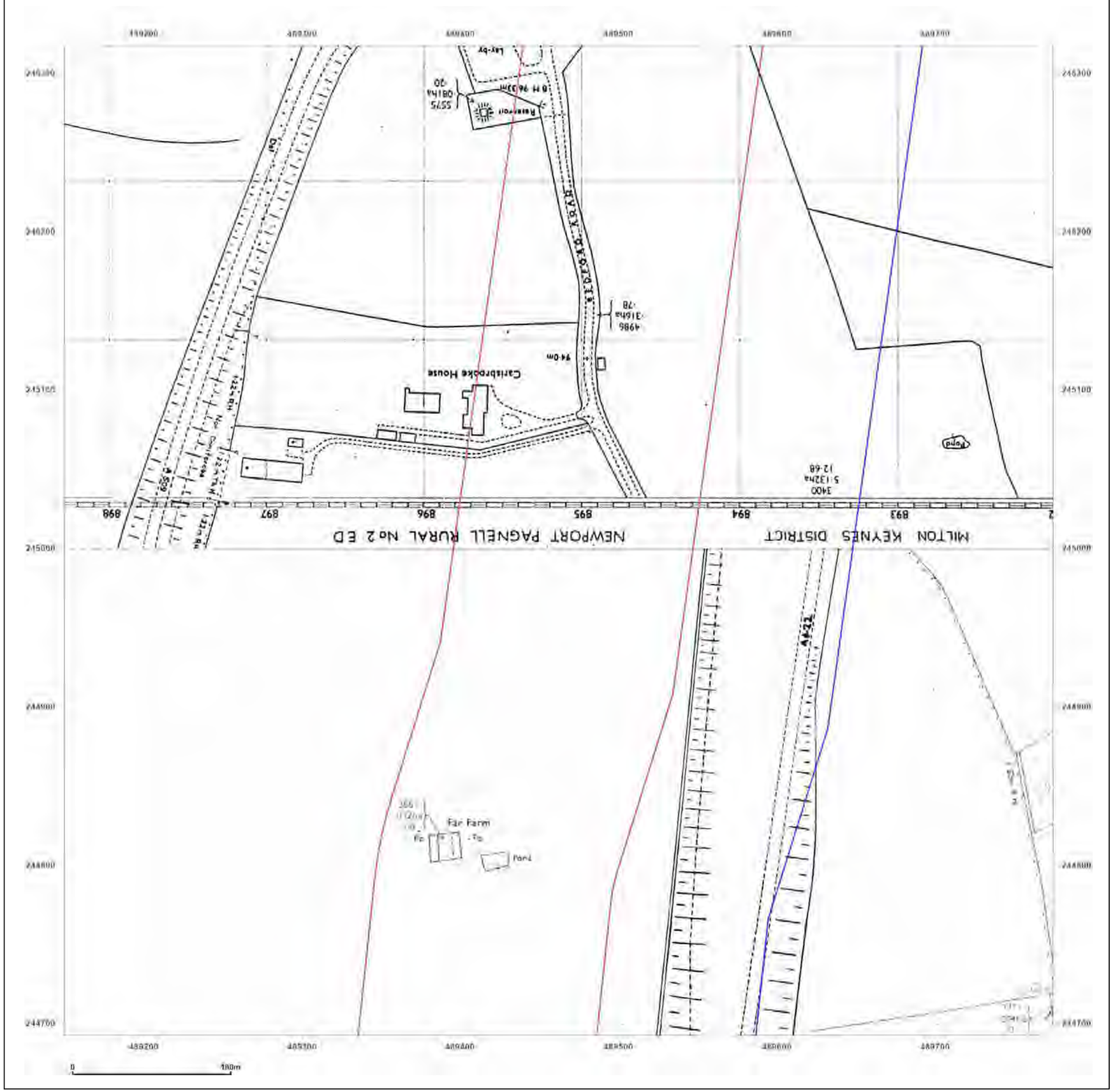
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_3
Grid Ref: 489462, 245005

Map Name: National Grid

Map date: **1982-1984**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



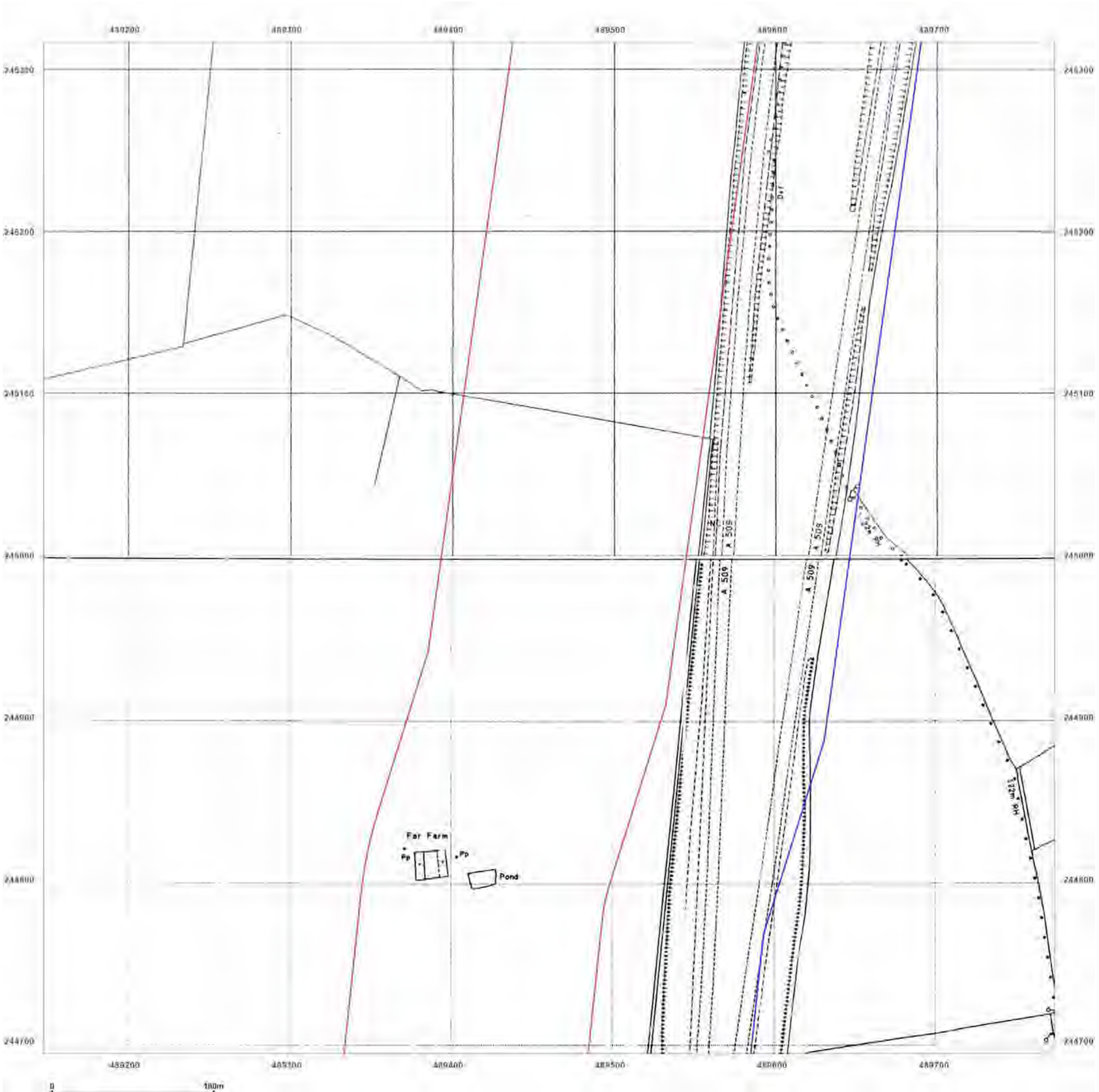
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_3
Grid Ref: 489462, 245005

Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



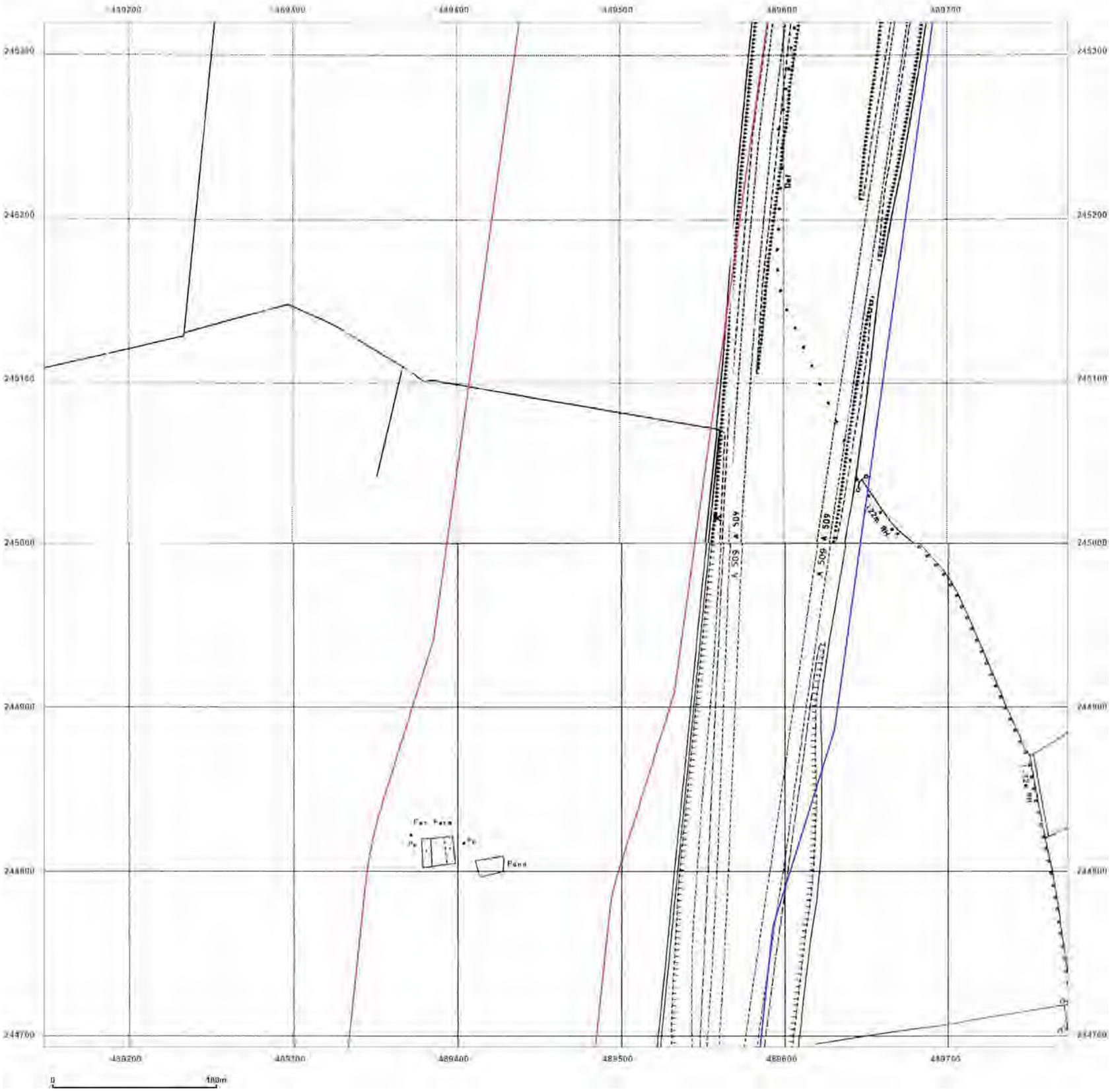
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_3
Grid Ref: 489462, 245005

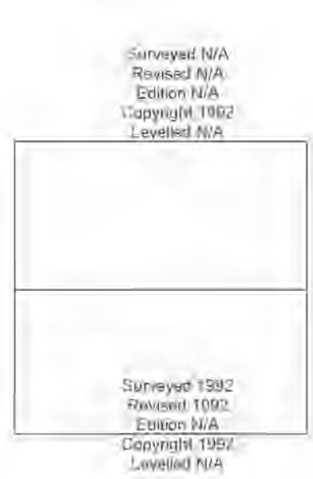
Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



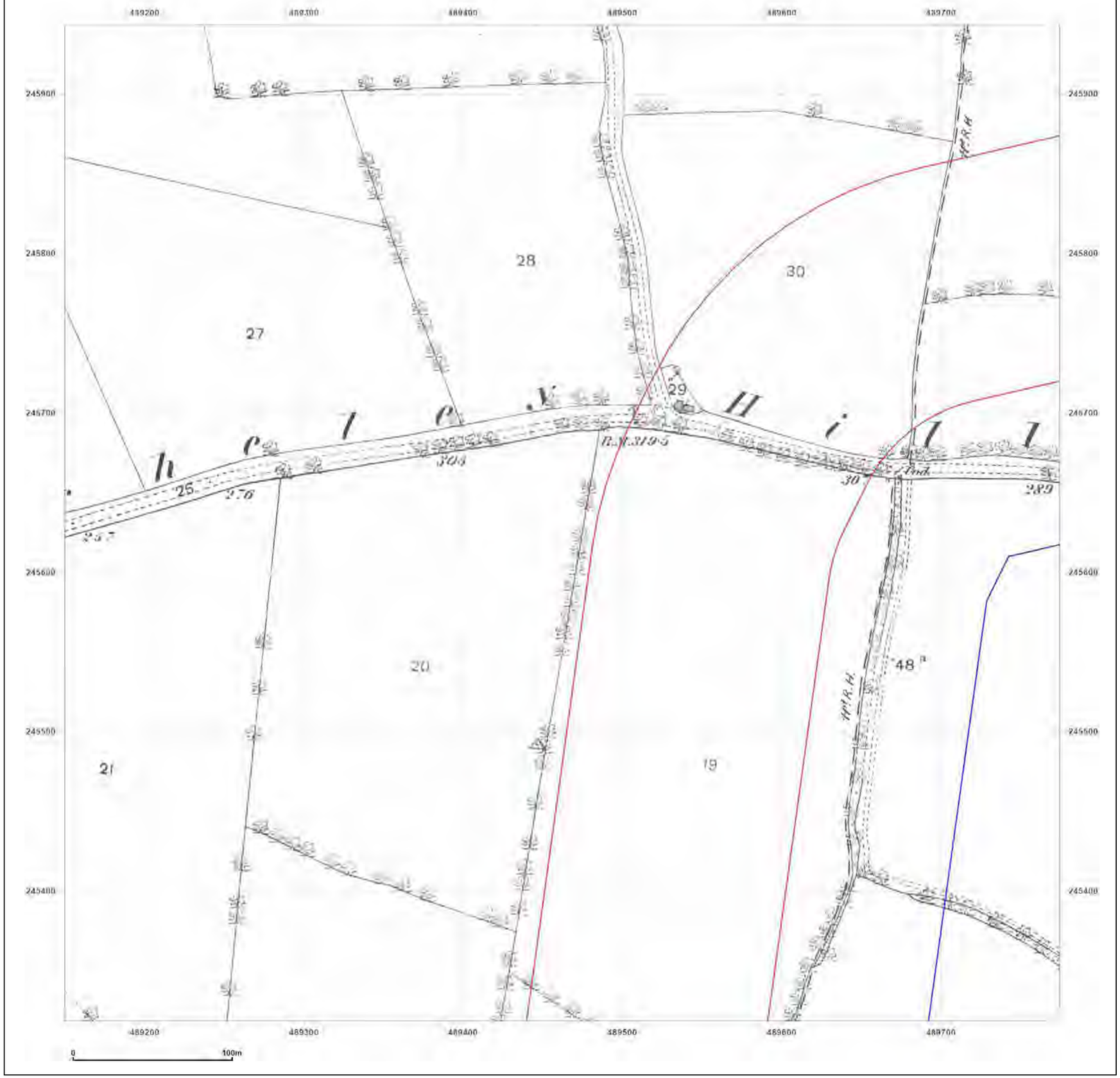
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_4
Grid Ref: 489462, 245631

Map Name: County Series

Map date: **1882**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



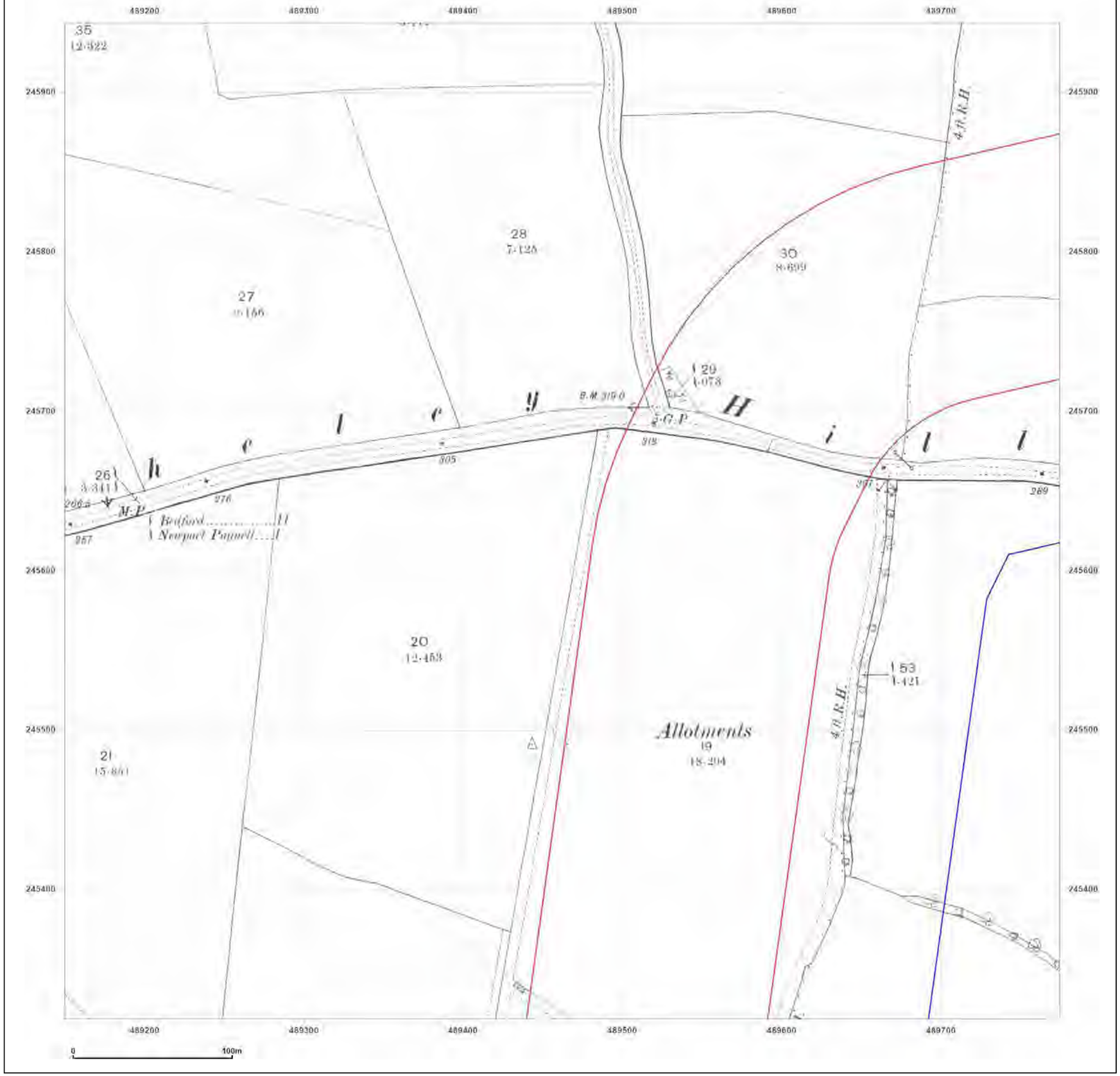
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_4
Grid Ref: 489462, 245631

Map Name: County Series
Map date: 1900
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S



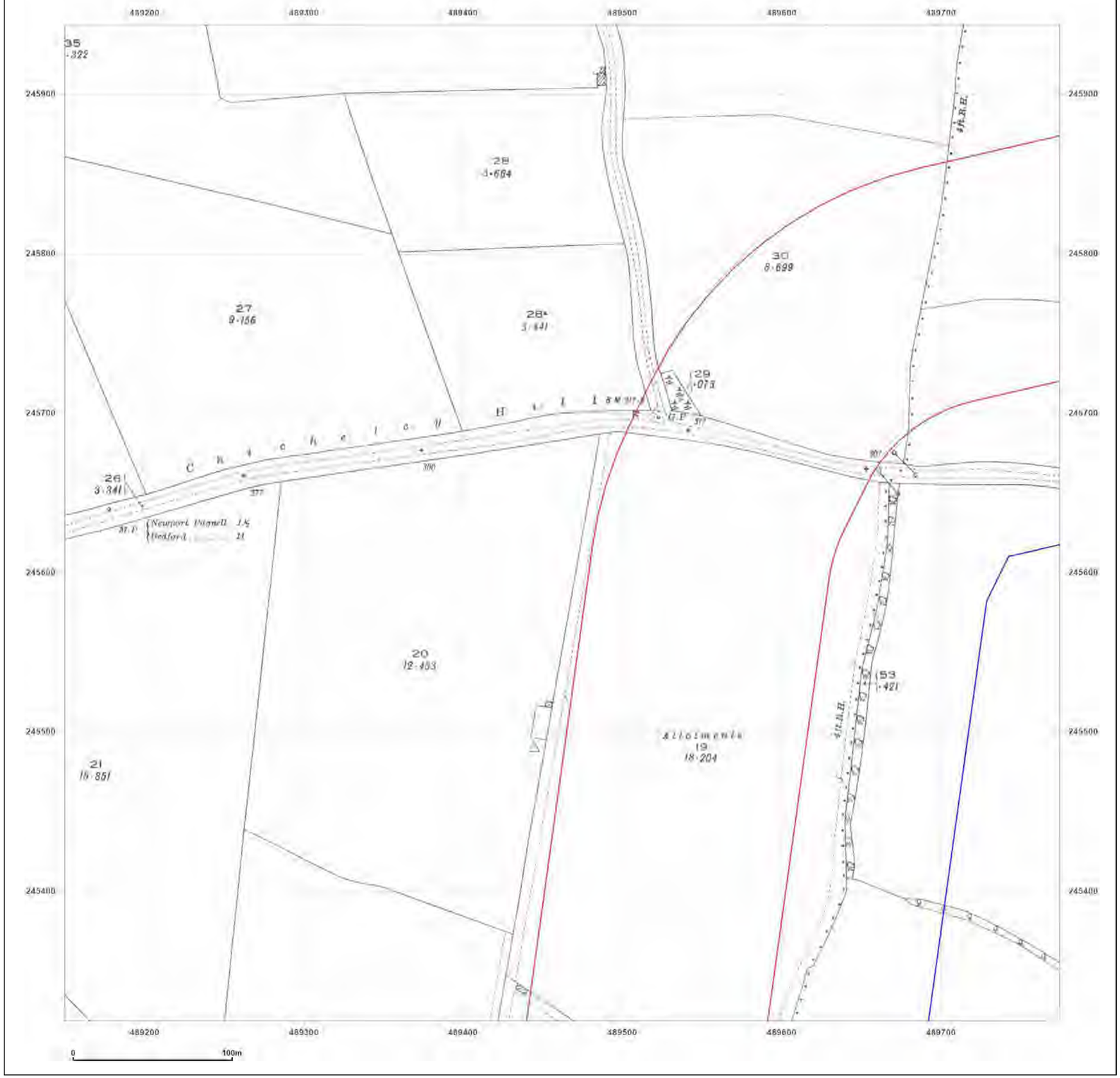
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_4
Grid Ref: 489462, 245631

Map Name: County Series

Map date: **1925**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

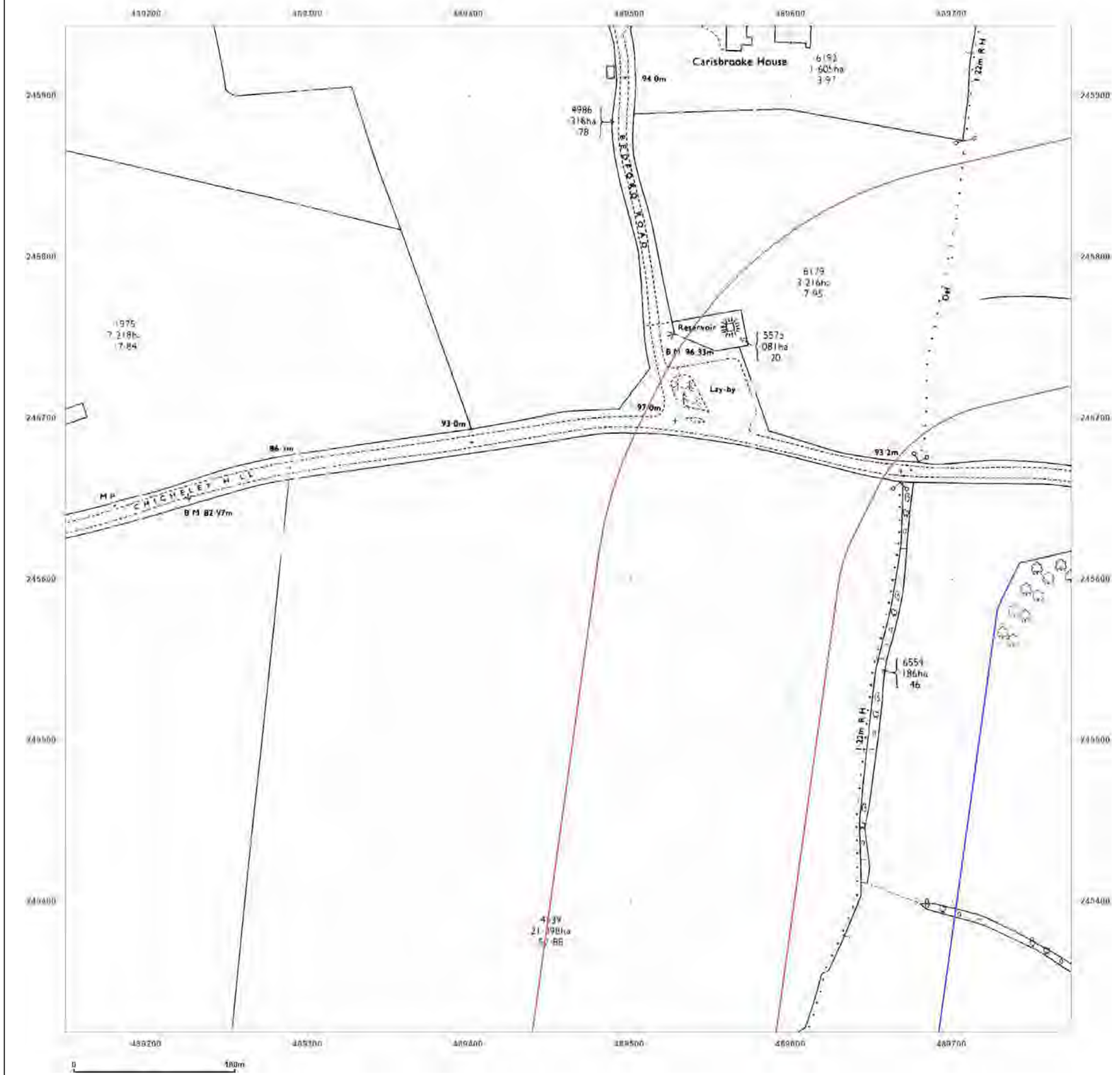
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_4
Grid Ref: 489462, 245631

Map Name: National Grid

Map date: **1975**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

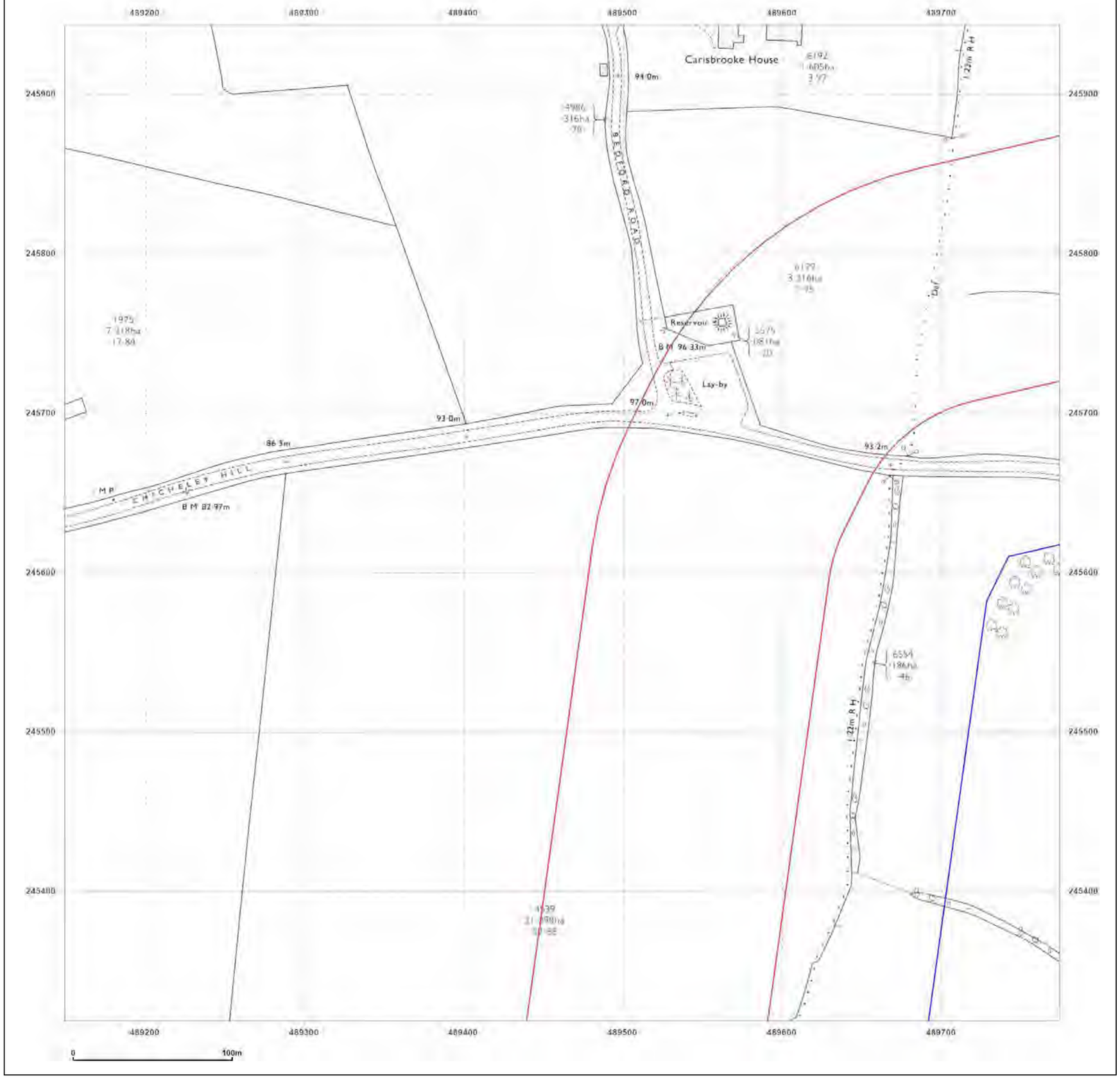
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_4
Grid Ref: 489462, 245631

Map Name: National Grid

Map date: **1975**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1974
Revised 1974
Edition N/A
Copyright 1975
Levelled 1972

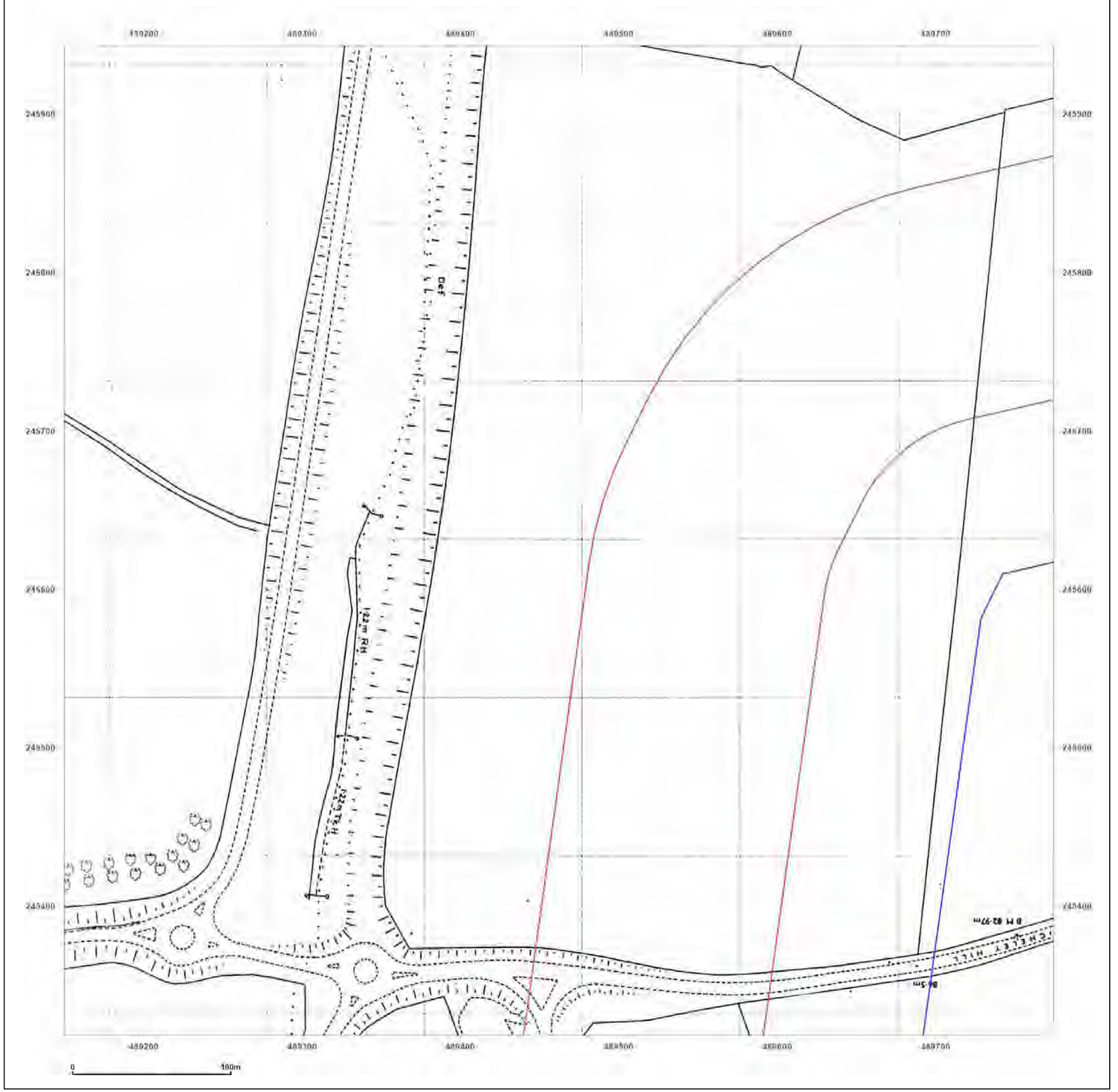
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_4
Grid Ref: 489462, 245631

Map Name: National Grid

Map date: **1982**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



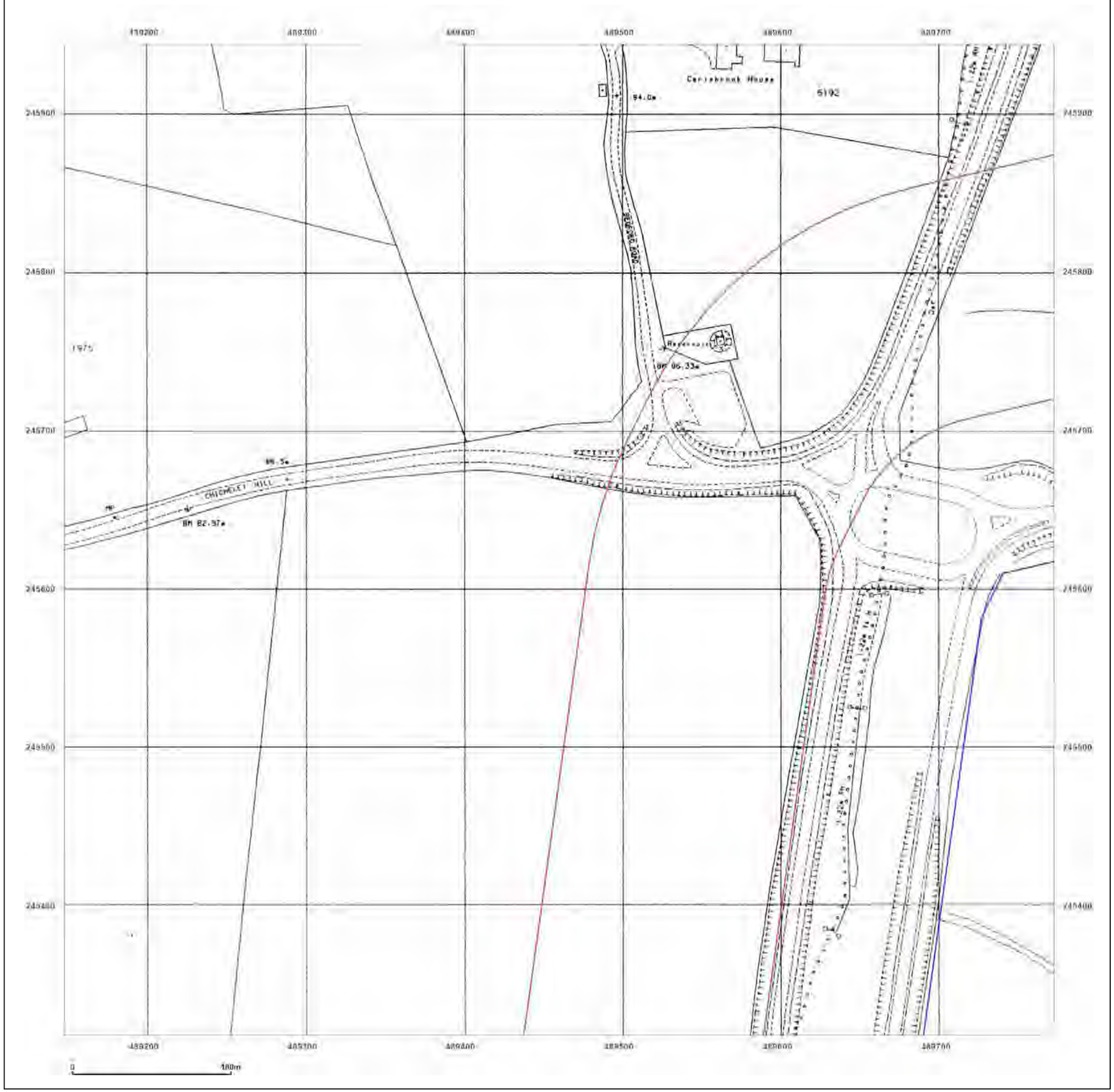
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_4
Grid Ref: 489462, 245631

Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1992
Revised 1992
Edition N/A
Copyright 1992
Levelled N/A

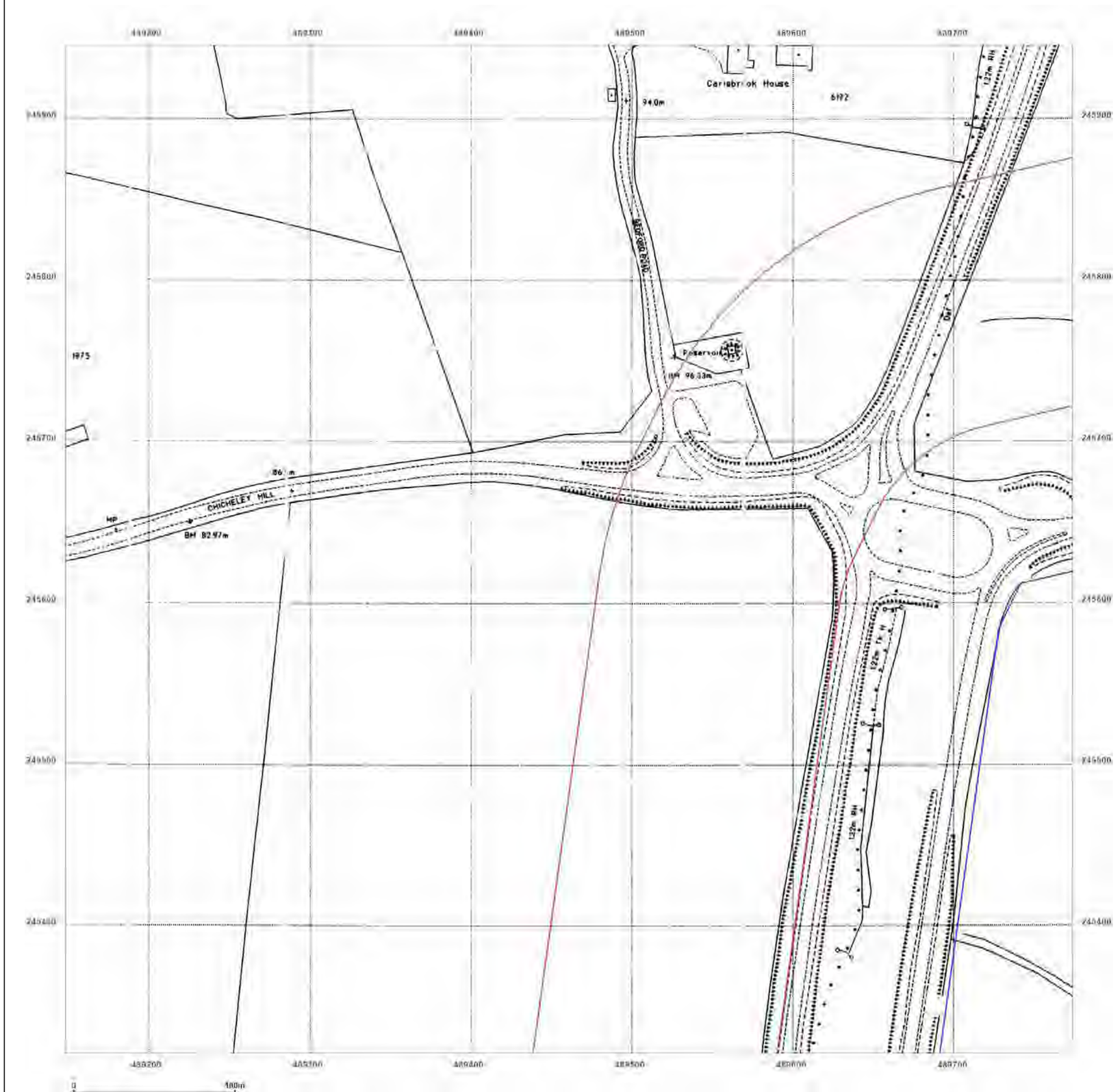
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_1_4
Grid Ref: 489462, 245631

Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

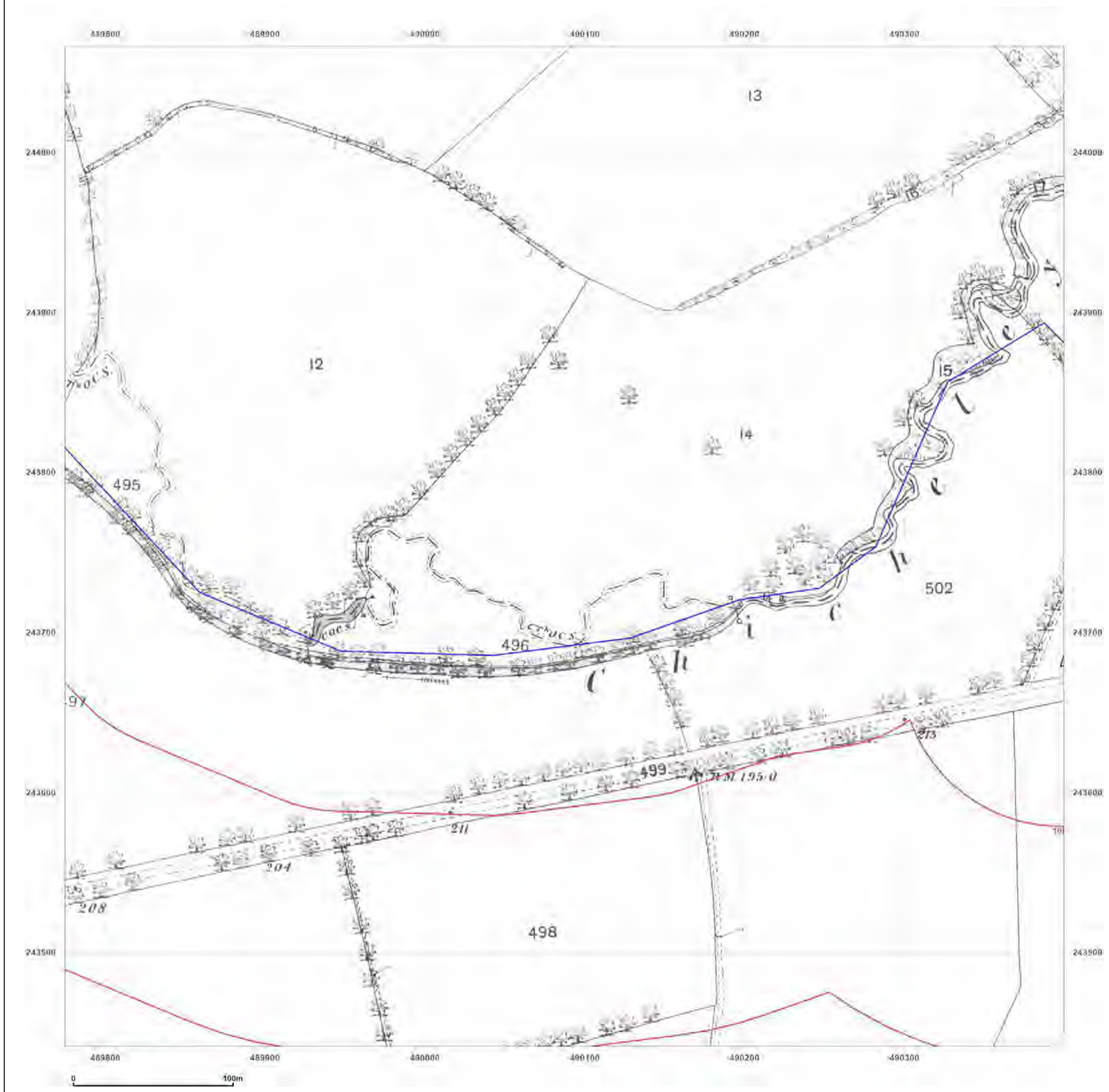
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_1
Grid Ref: 490087, 243754

Map Name: County Series

Map date: **1881**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1831
Revised 1881
Edition N/A
Copyright N/A
Levelled N/A

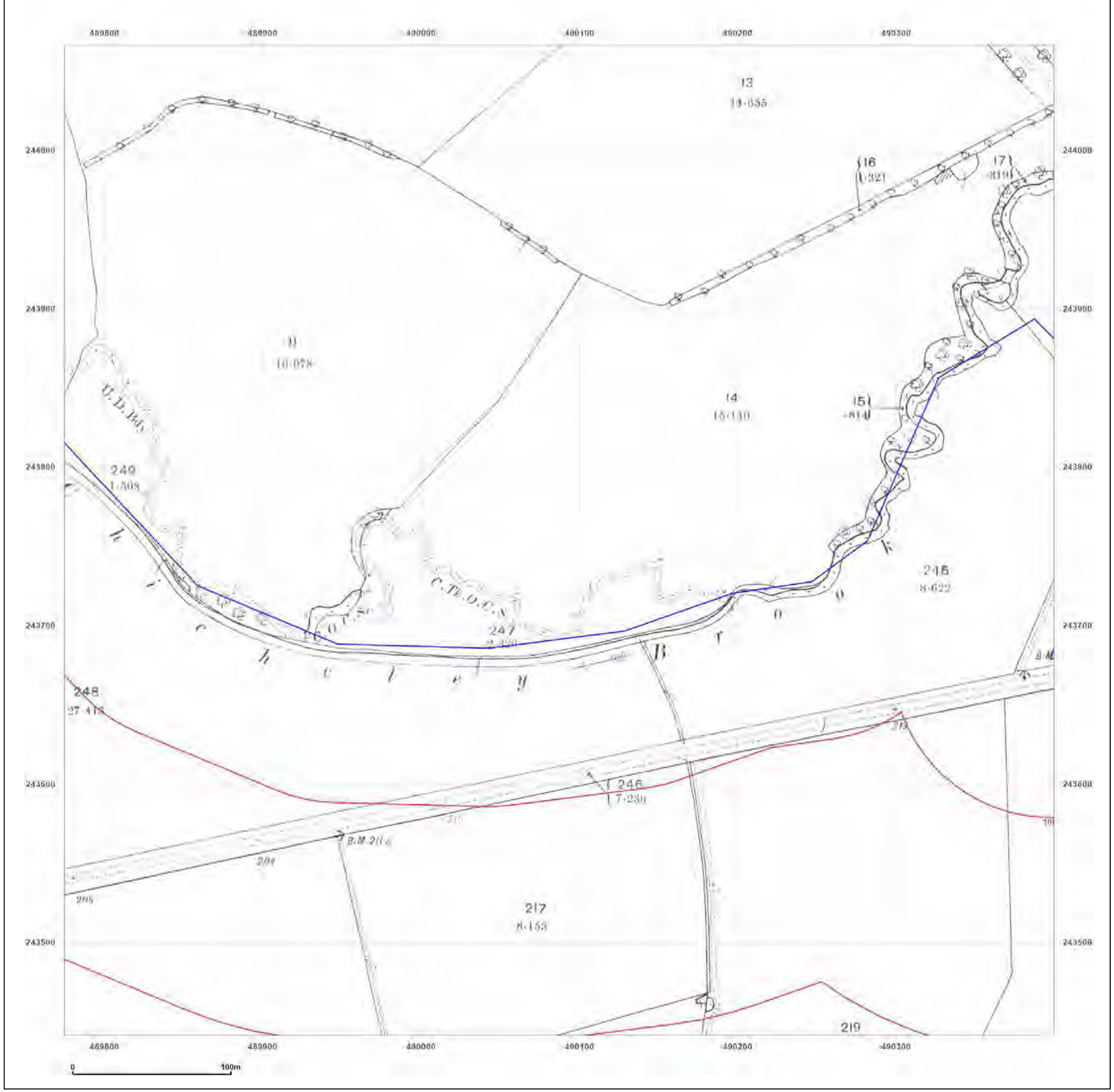
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_1
Grid Ref: 490087, 243754

Map Name: County Series
Map date: **1900**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

Surveyed 1900
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A

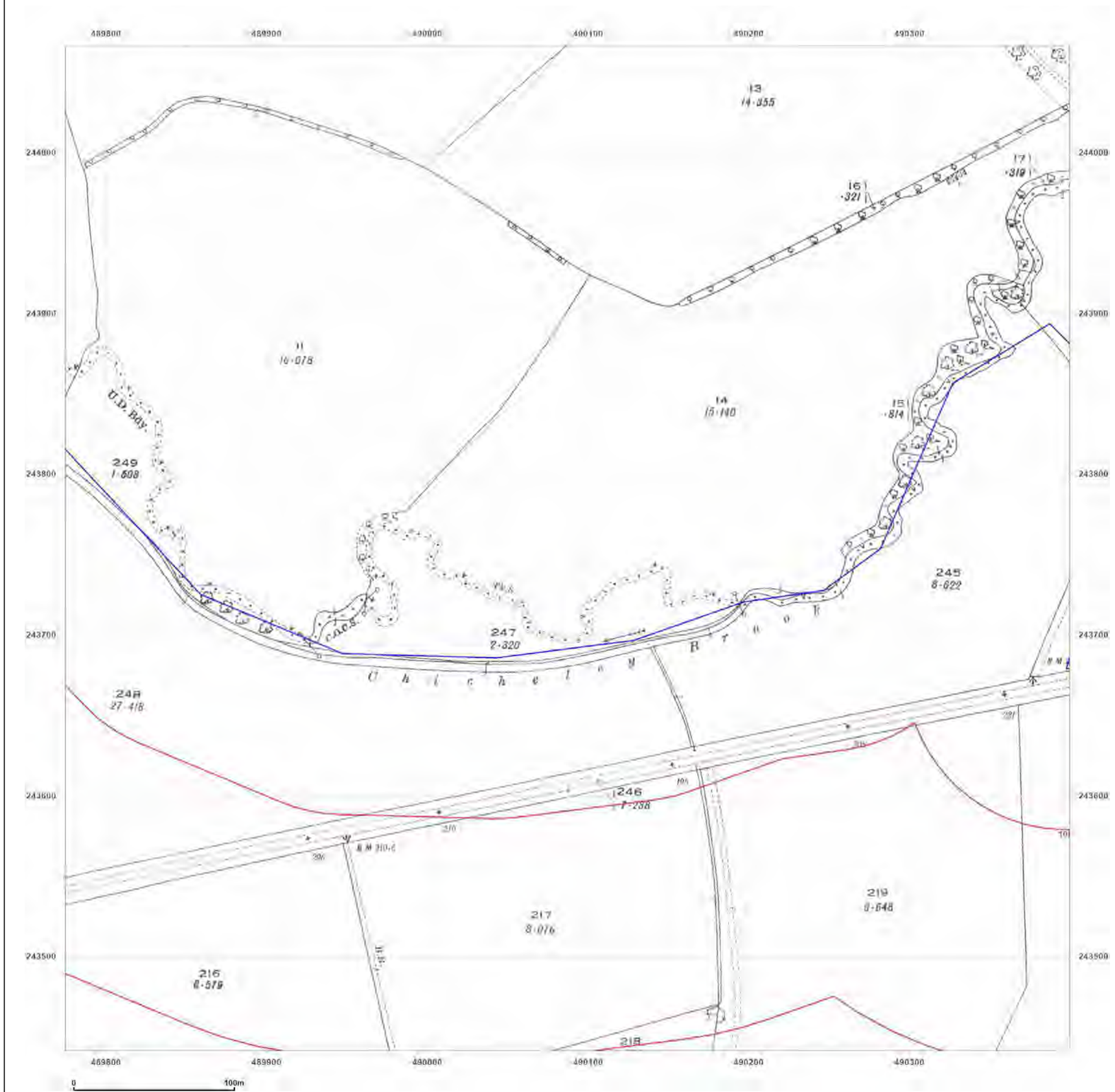
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_1
Grid Ref: 490087, 243754

Map Name: County Series

Map date: **1925**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

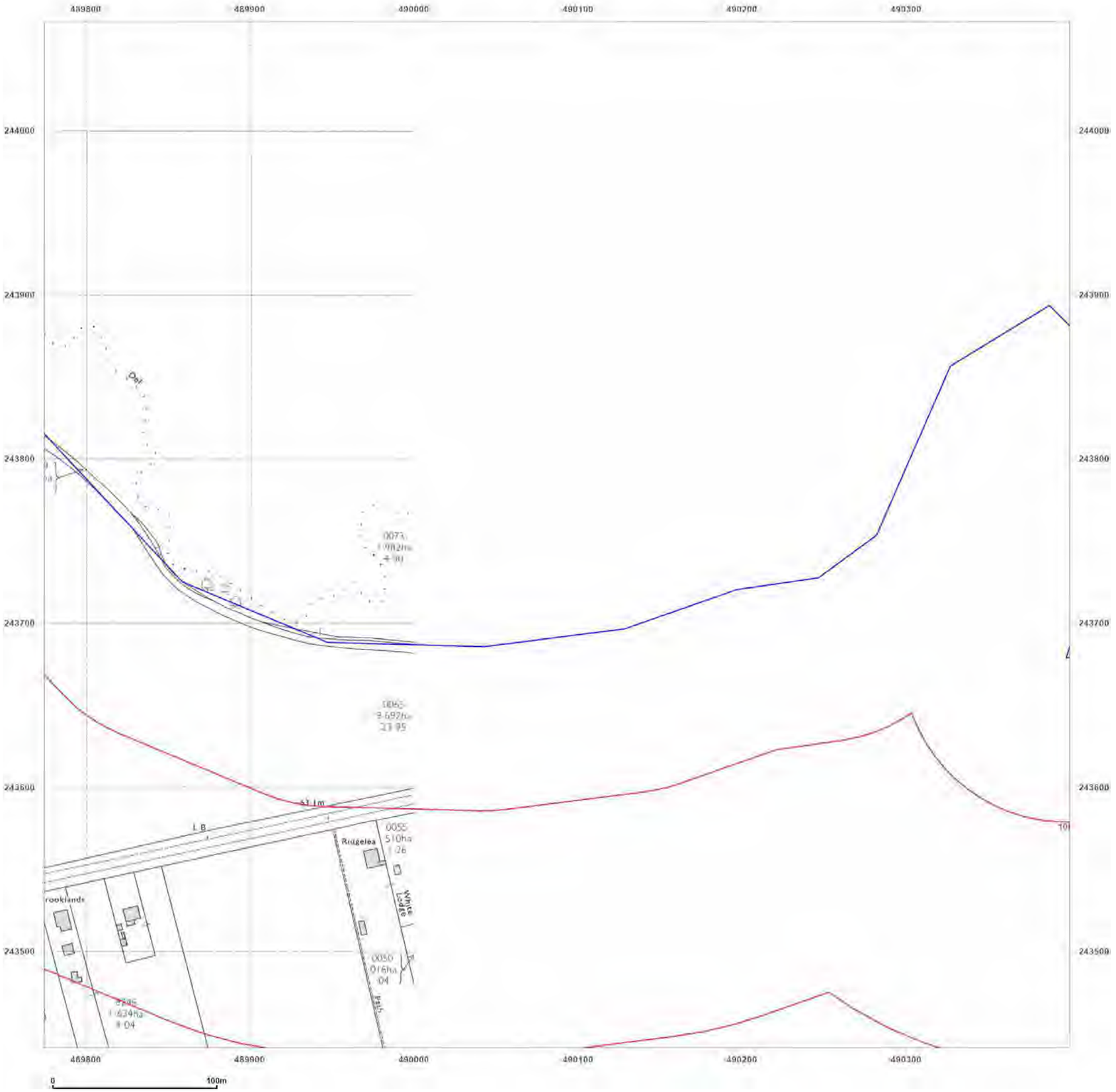
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Groundsure INSIGHTS

Site Details:

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Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_1
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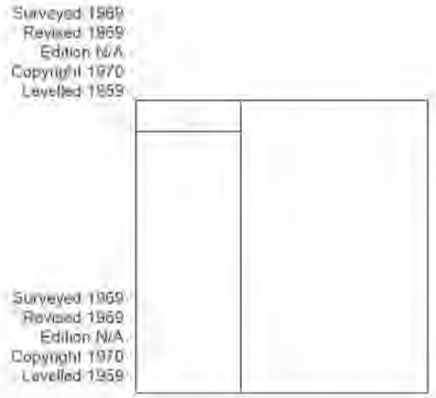
Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

N
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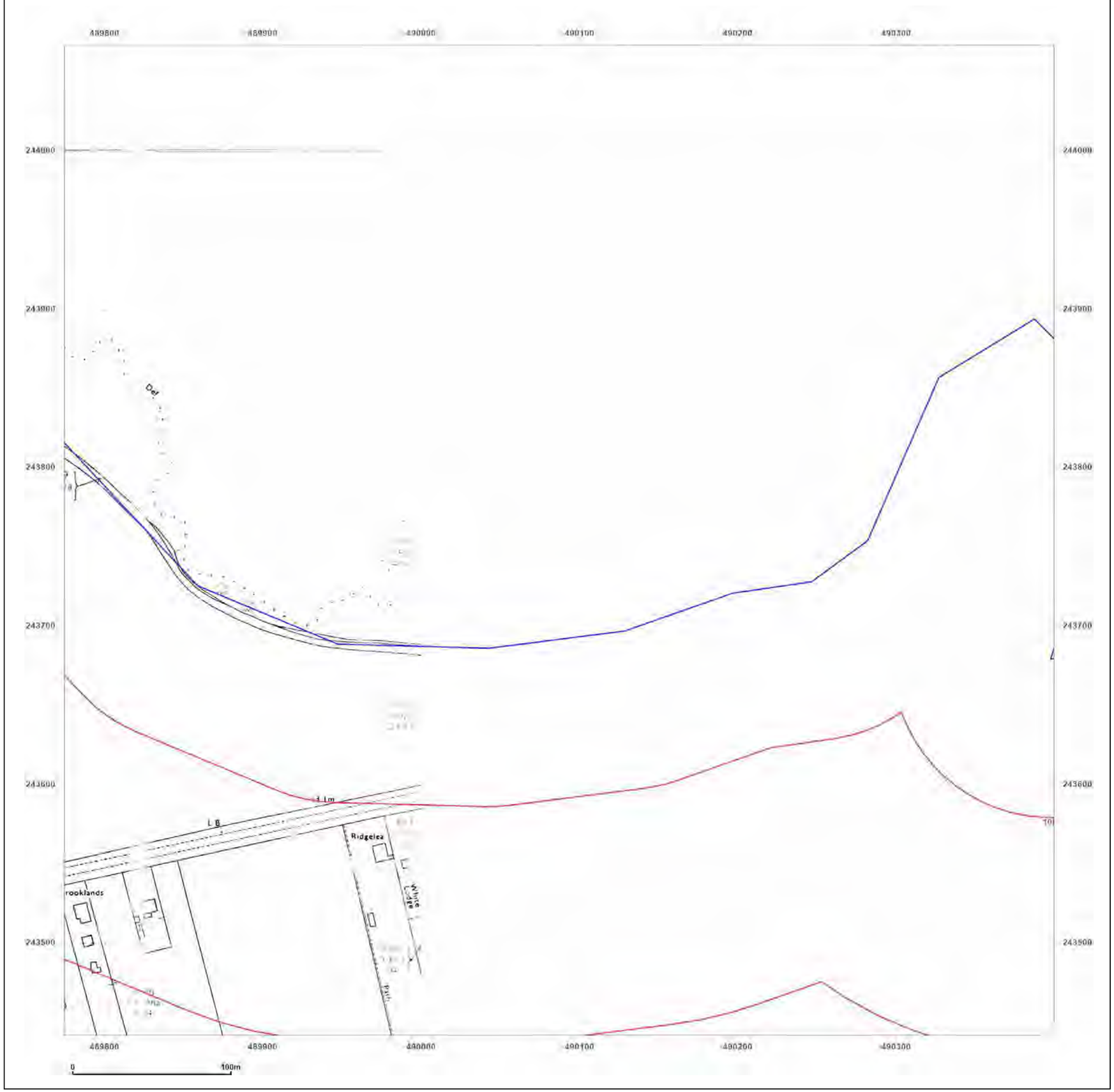
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Site Details:

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Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_1
Grid Ref: 490087, 243754

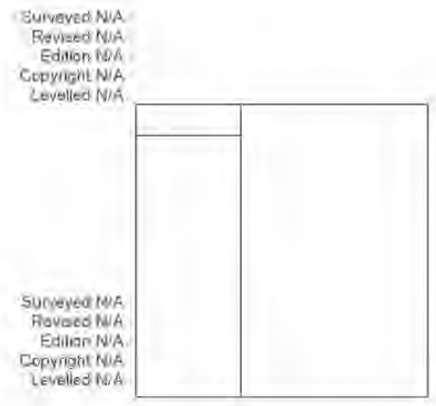
Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

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W E
S



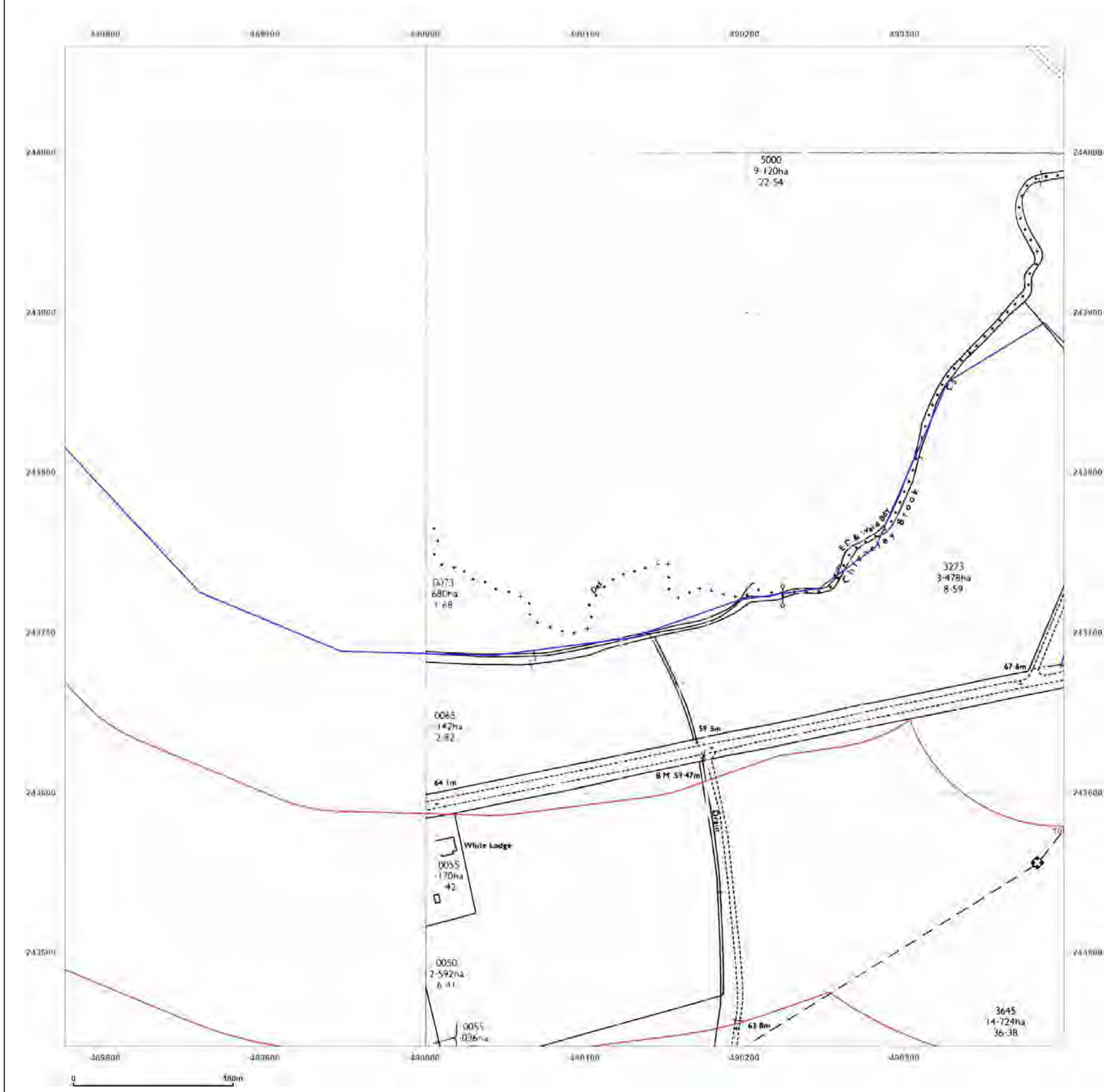
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_1
Grid Ref: 490087, 243754

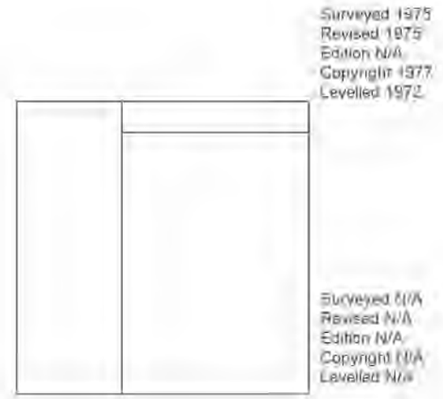
Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

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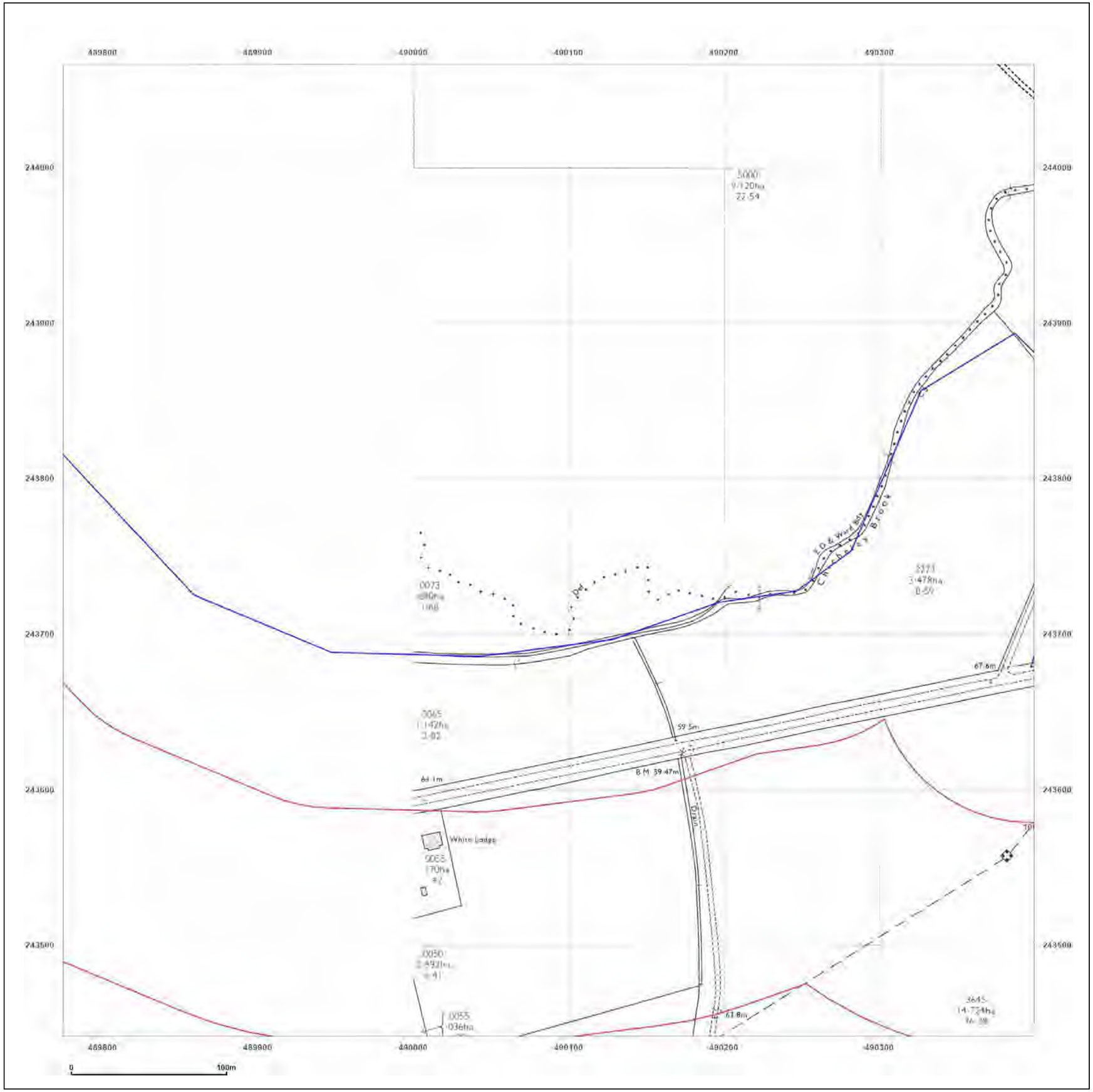
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Groundsure INSIGHTS

Site Details:

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Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_1
Grid Ref: 490087, 243754

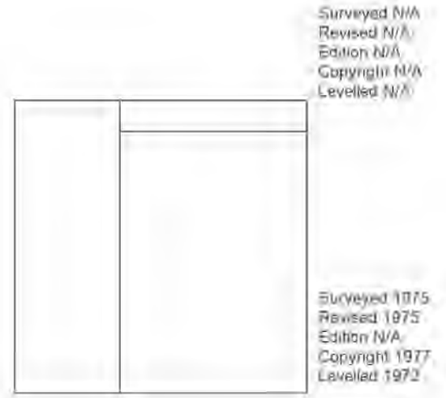
Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

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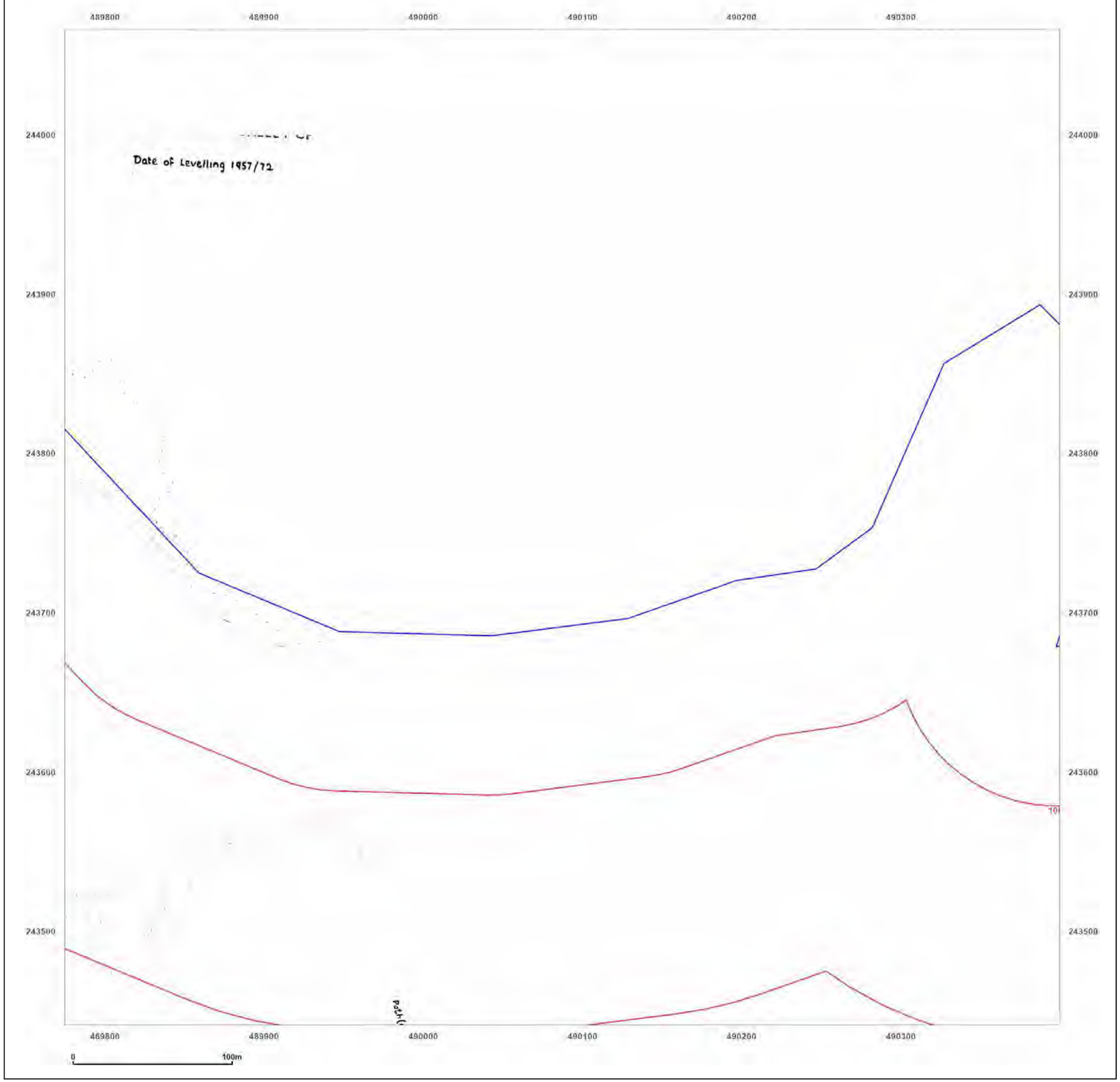
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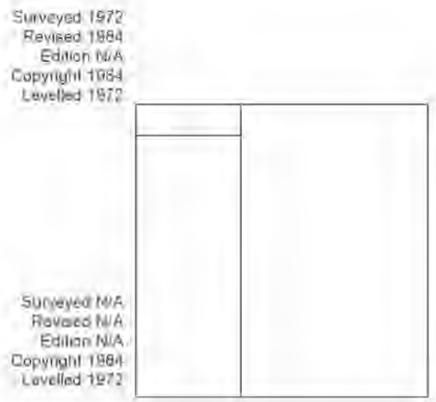
Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_1
Grid Ref: 490087, 243754

Map Name: National Grid
Map date: **1984**
Scale: 1:2,500
Printed at: 1:2,500

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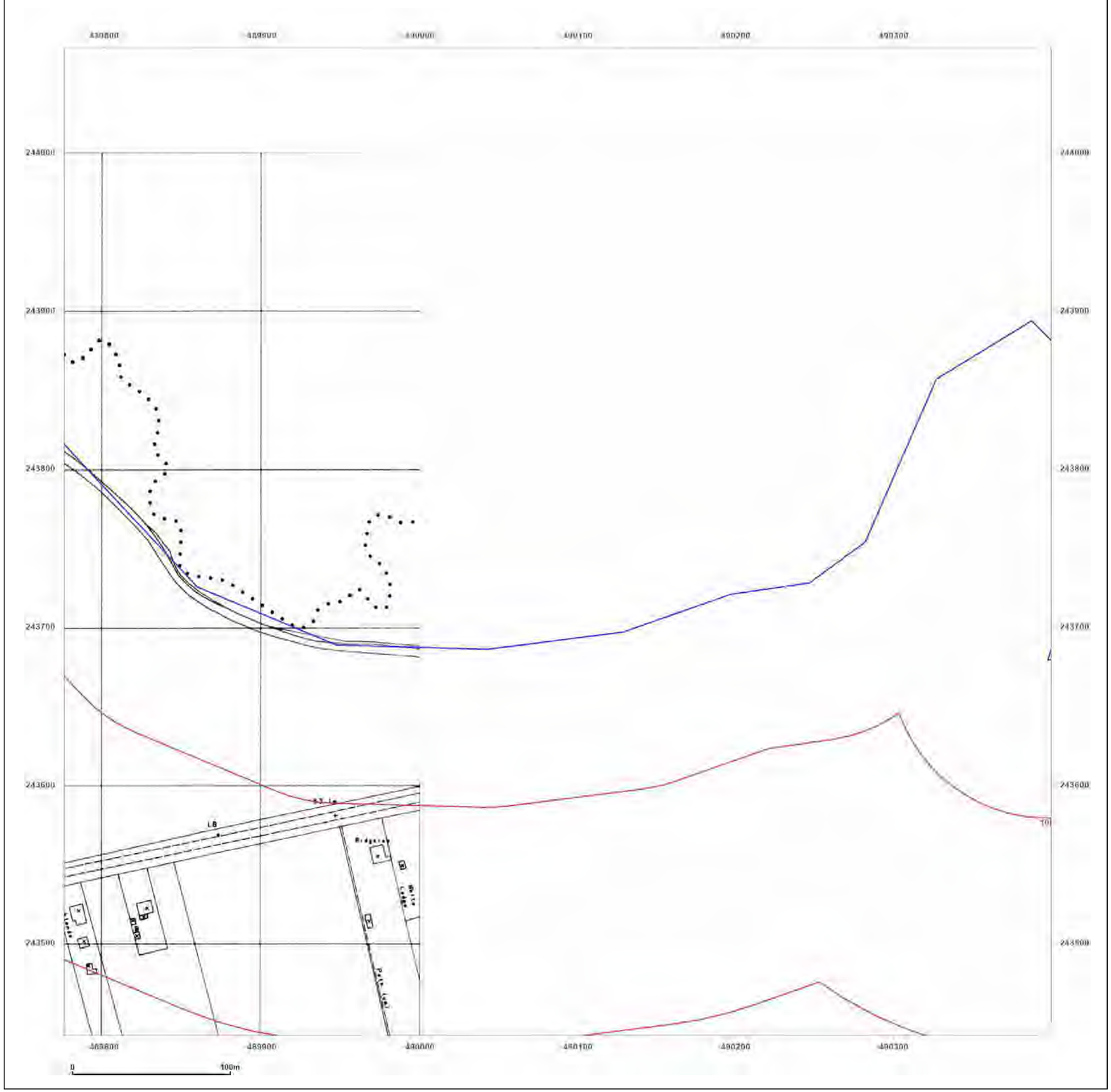
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Site Details:

MK East SCE

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Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_1
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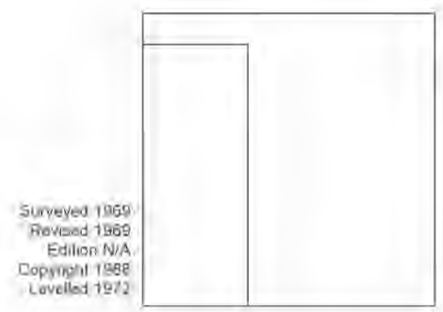
Map Name: National Grid

Map date: **1988**

Scale: 1:2,500

Printed at: 1:2,500

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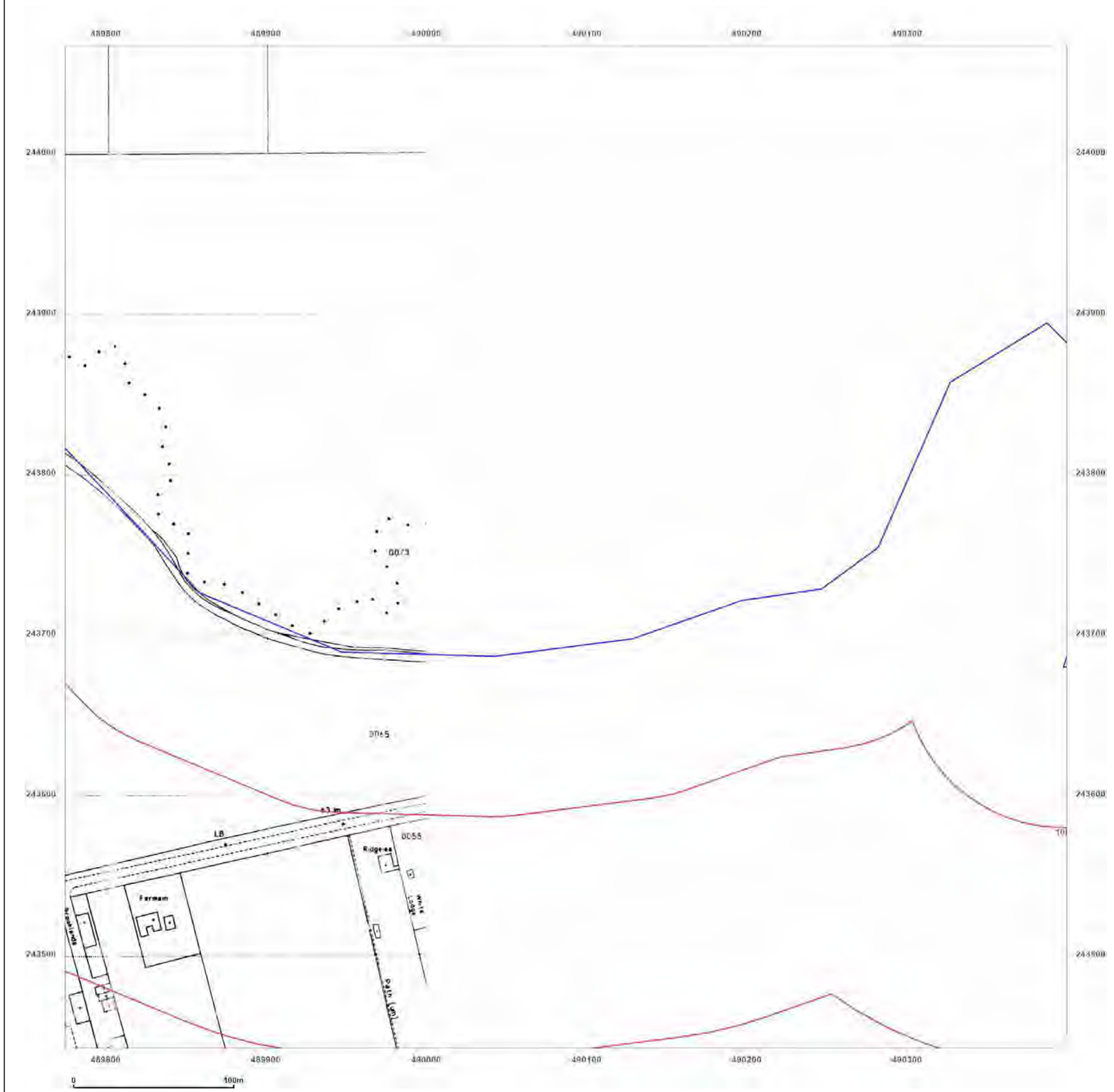
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_1
Grid Ref: 490087, 243754

Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1992
Revised 1992
Edition N/A
Copyright 1992
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

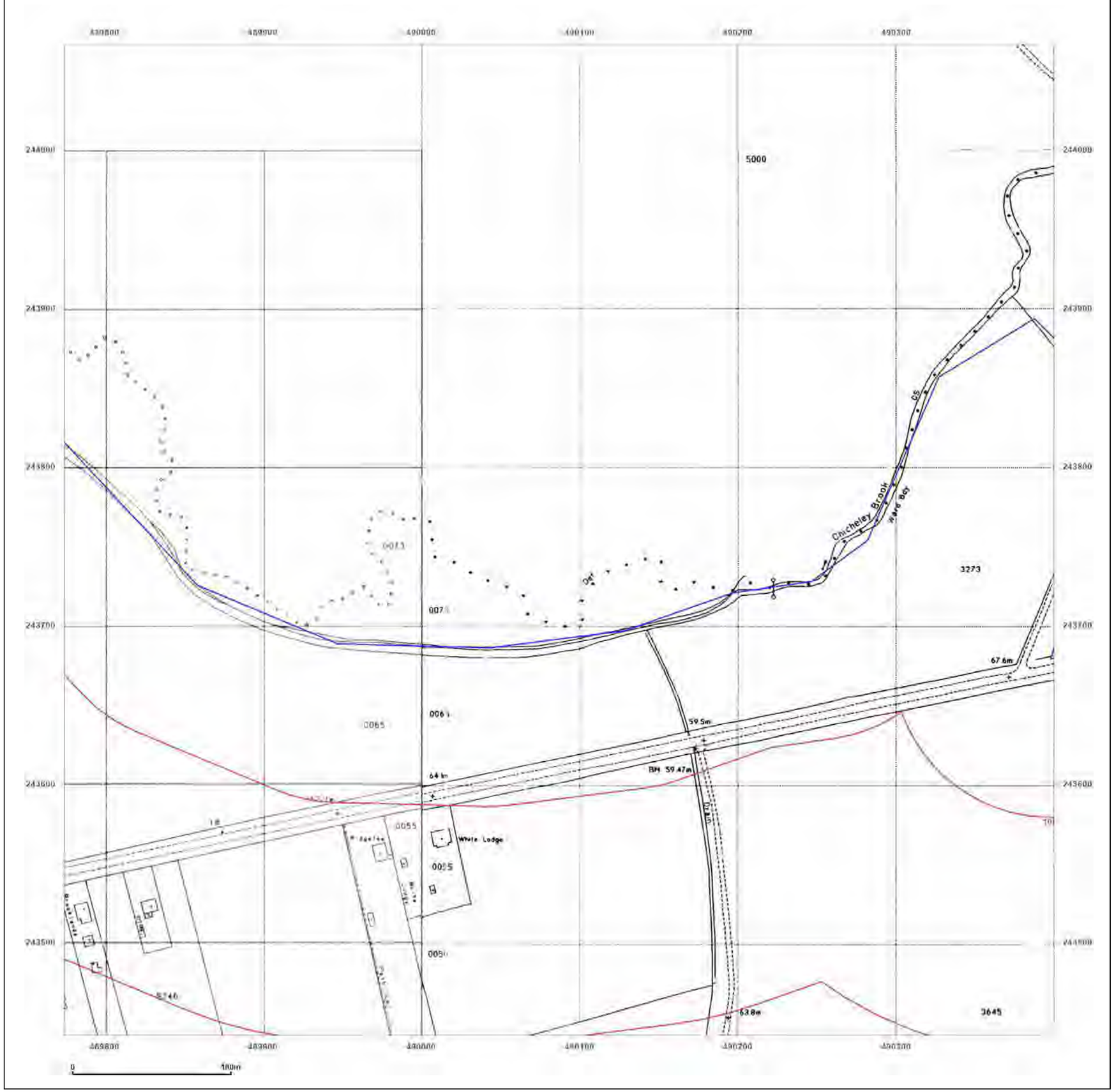
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_1
Grid Ref: 490087, 243754

Map Name: National Grid

Map date: **1992-1993**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1969
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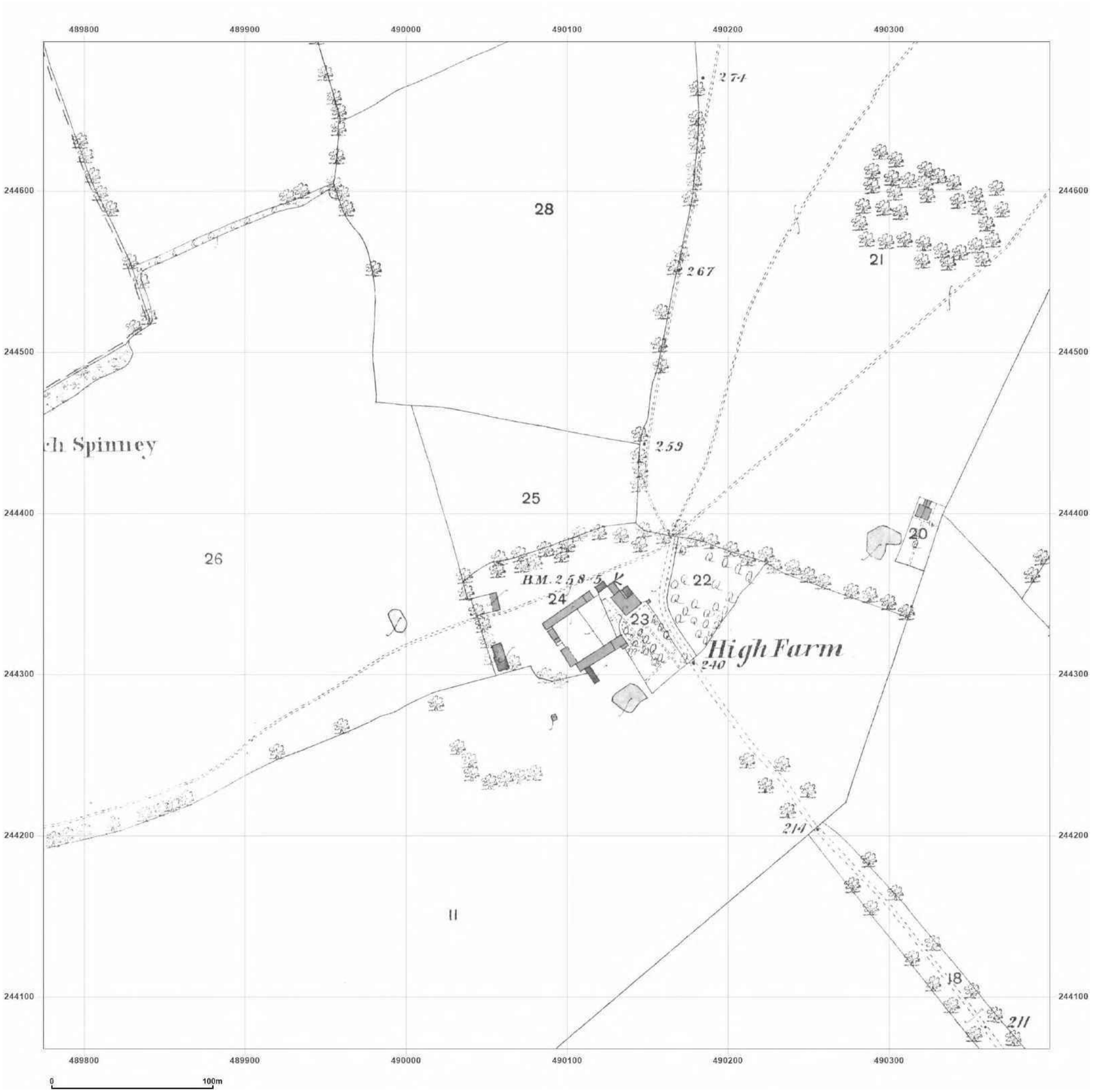
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_2
Grid Ref: 490087, 244380

Map Name: County Series

Map date: **1881**

Scale: 1:2,500

Printed at: 1:2,500

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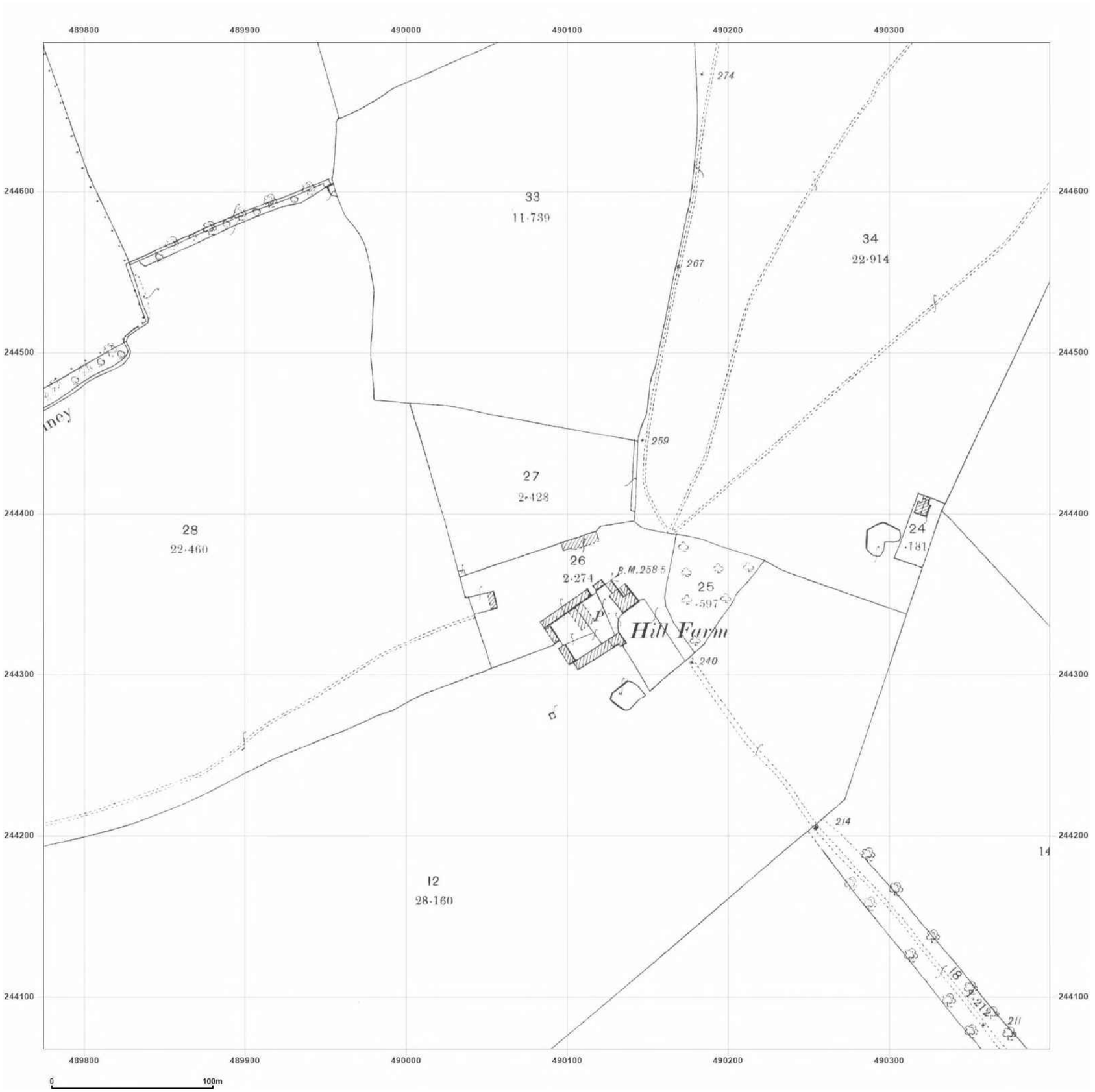
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_2
Grid Ref: 490087, 244380

Map Name: County Series

Map date: **1900**

Scale: 1:2,500

Printed at: 1:2,500

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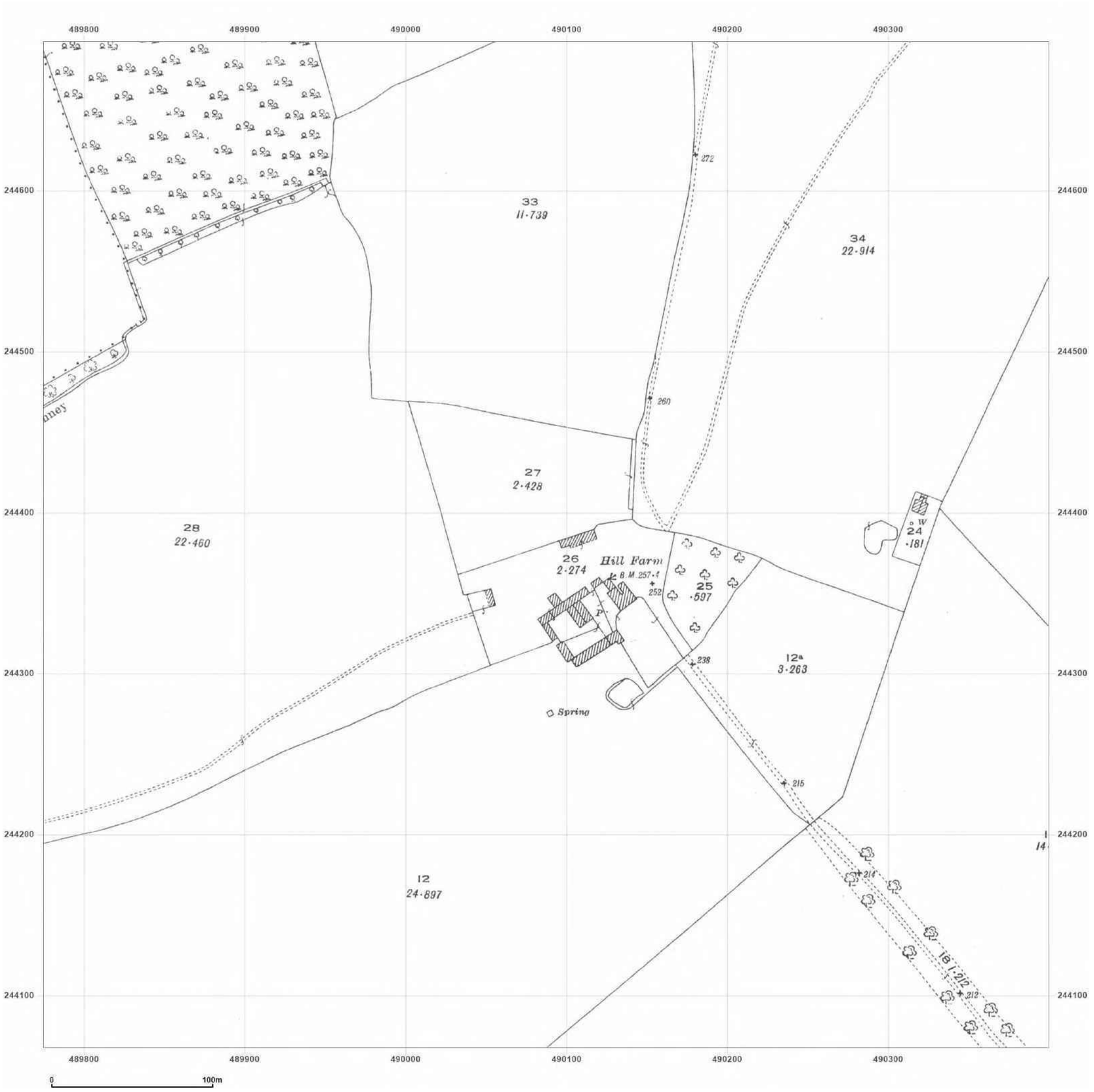
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Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_2
Grid Ref: 490087, 244380

Map Name: County Series

Map date: **1925**

Scale: 1:2,500

Printed at: 1:2,500

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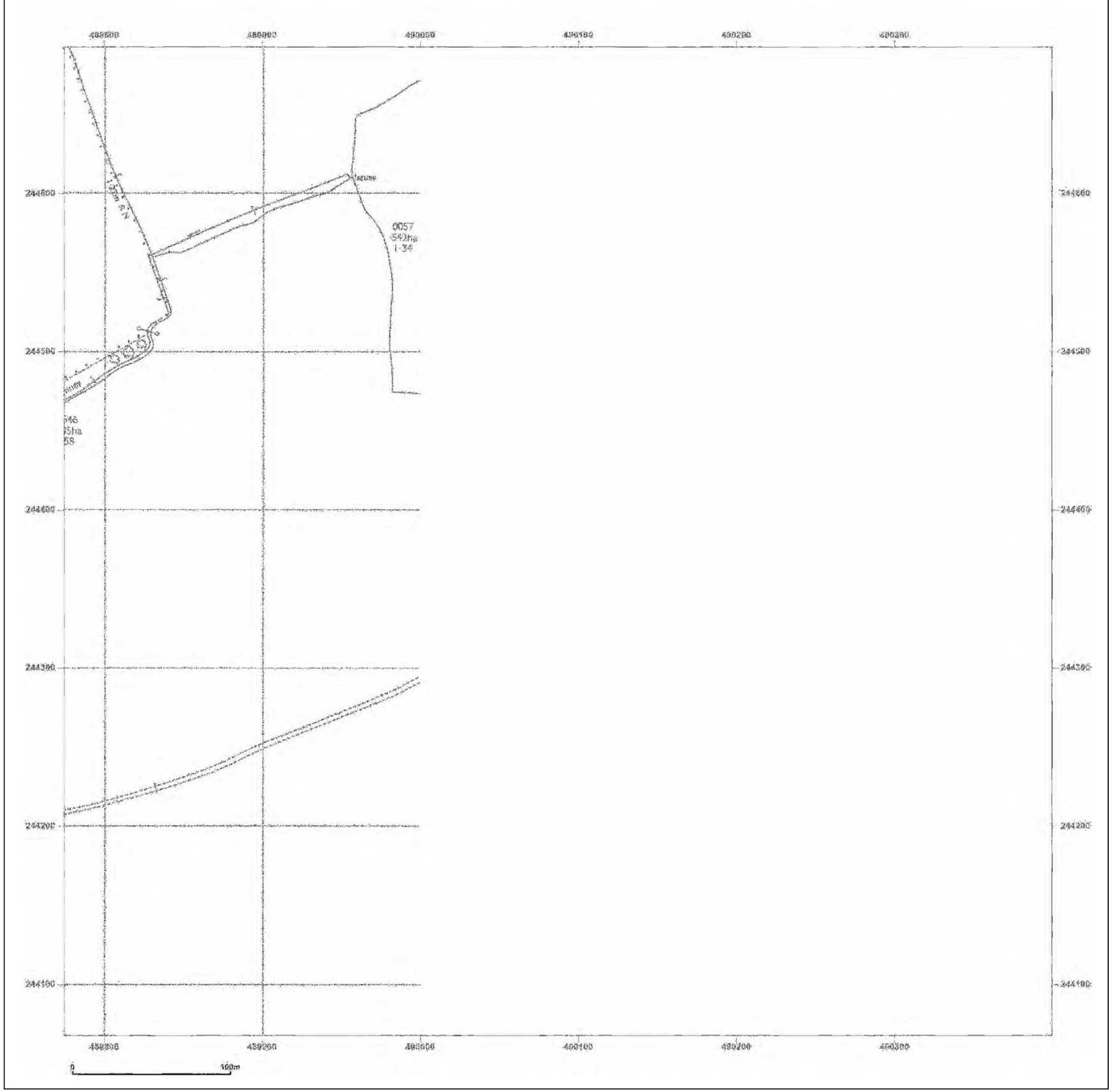
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_2
Grid Ref: 490087, 244380

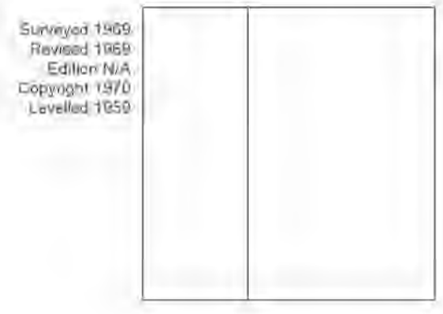
Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

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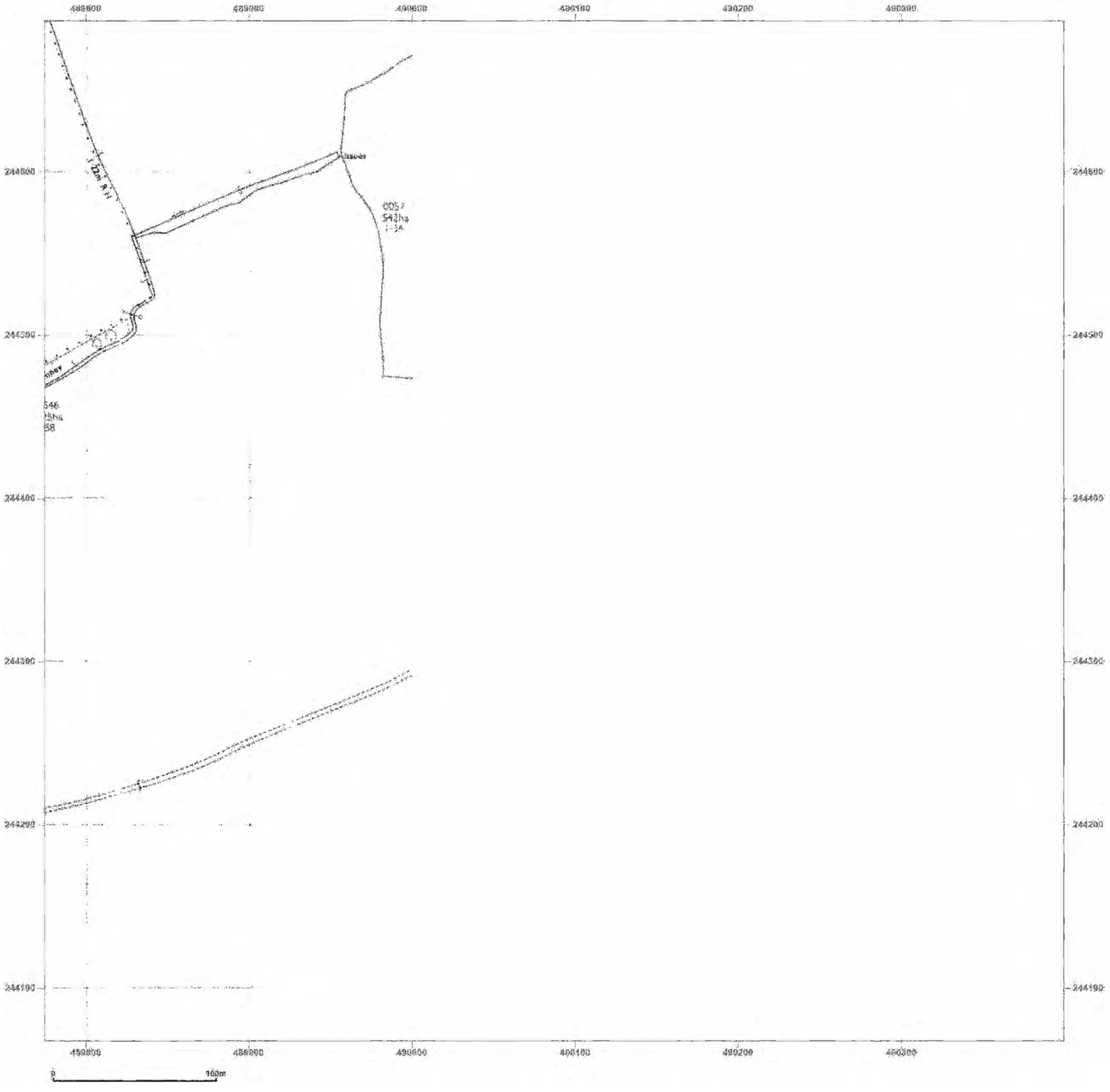
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Site Details:

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Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_2
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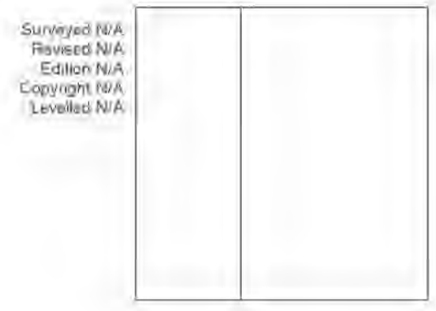
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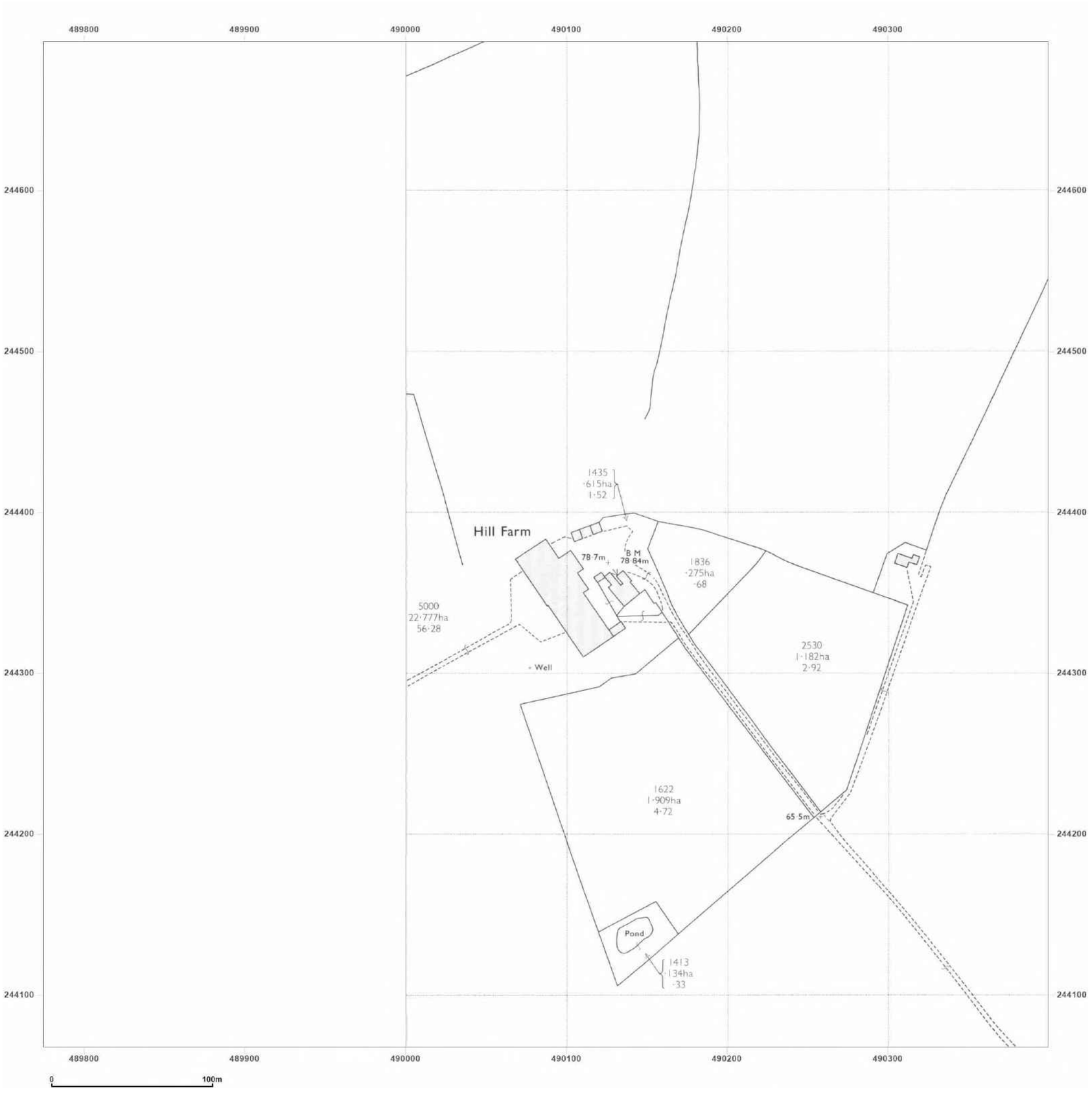
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Site Details:

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Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_2
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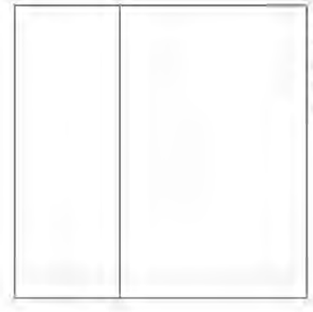
Map Name: National Grid

Map date: **1977**

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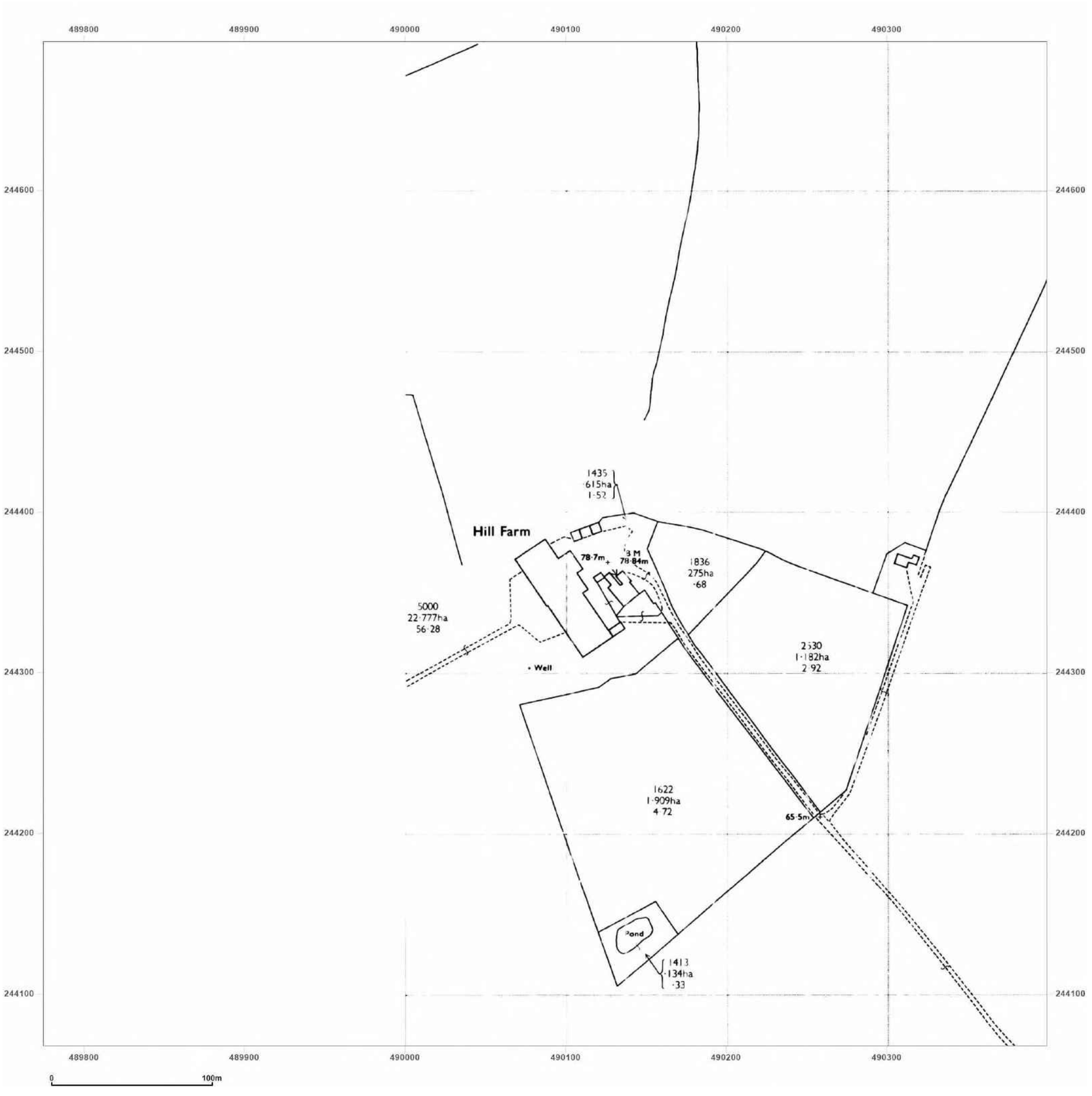
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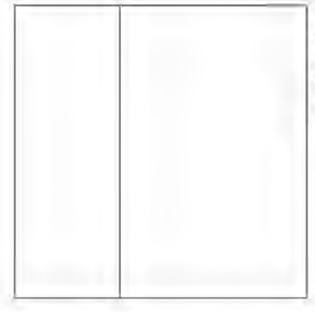
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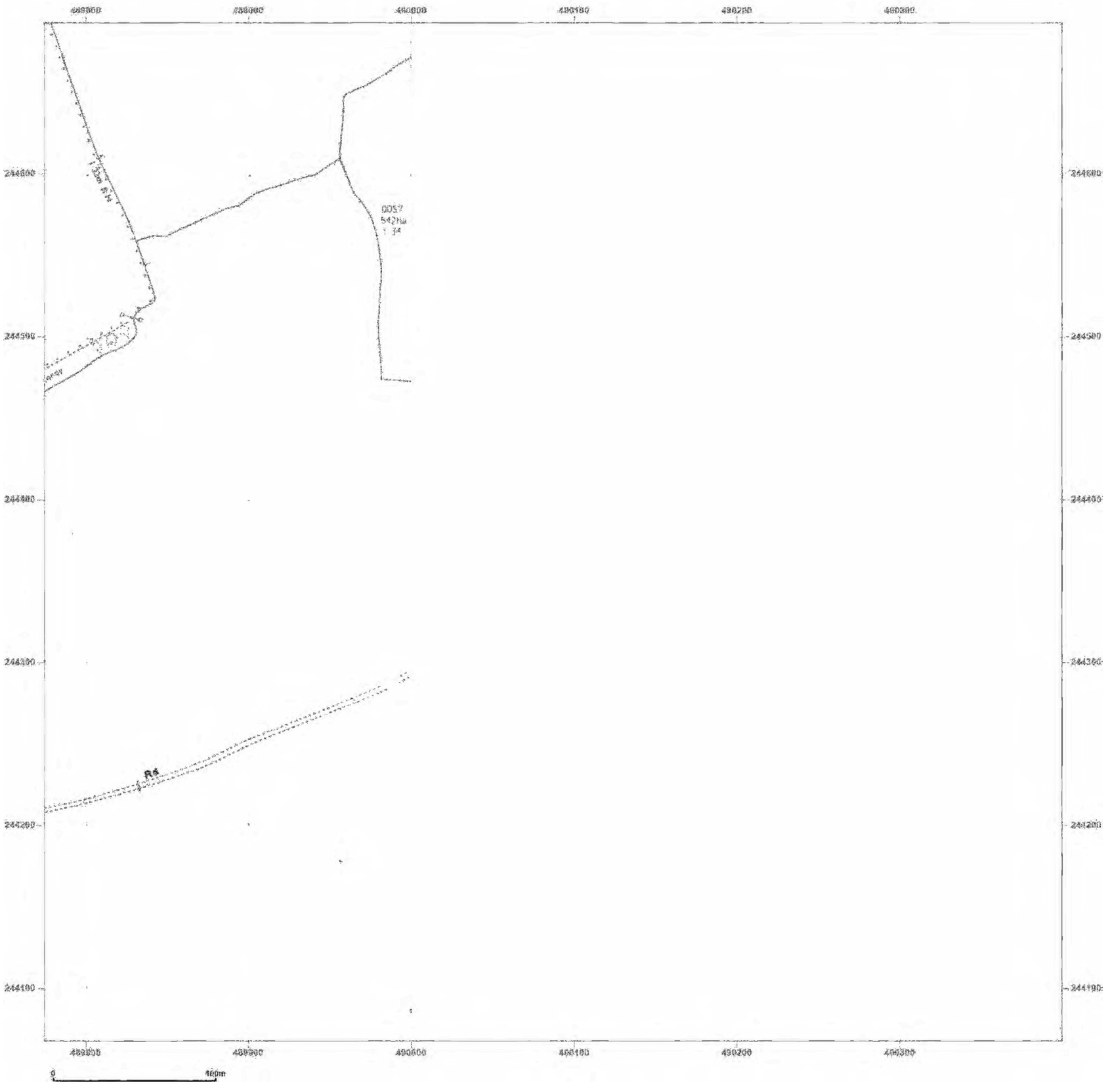
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Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_2
Grid Ref: 490087, 244380

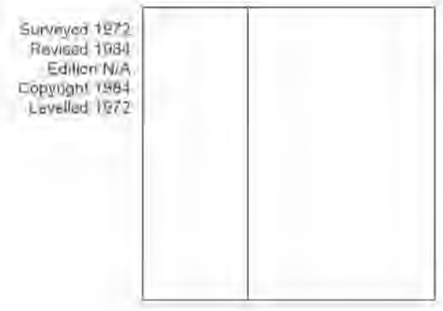
Map Name: National Grid

Map date: **1984**

Scale: 1:2,500

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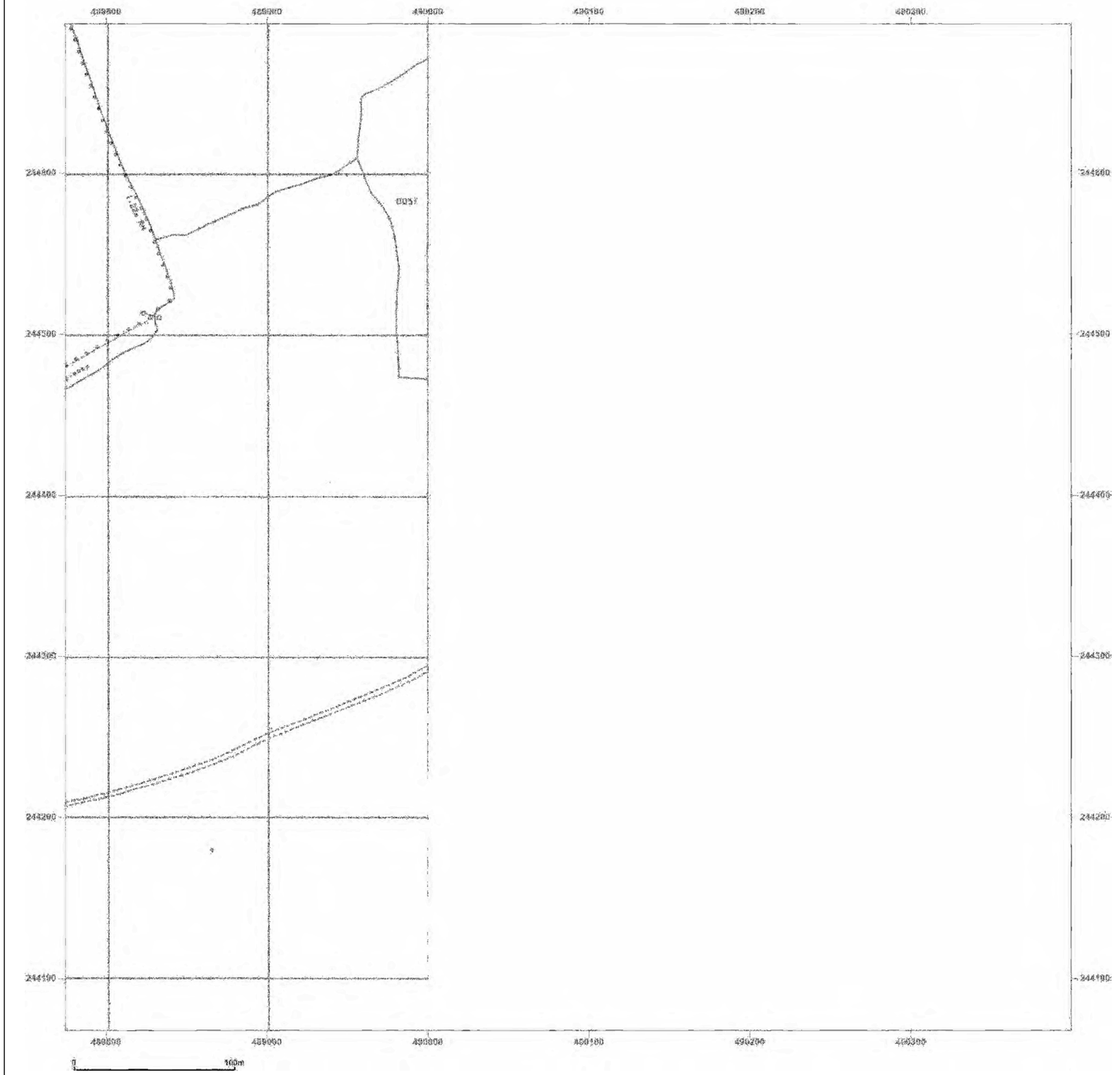
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Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_2
Grid Ref: 490087, 244380

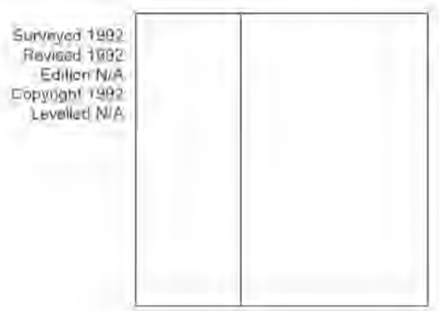
Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

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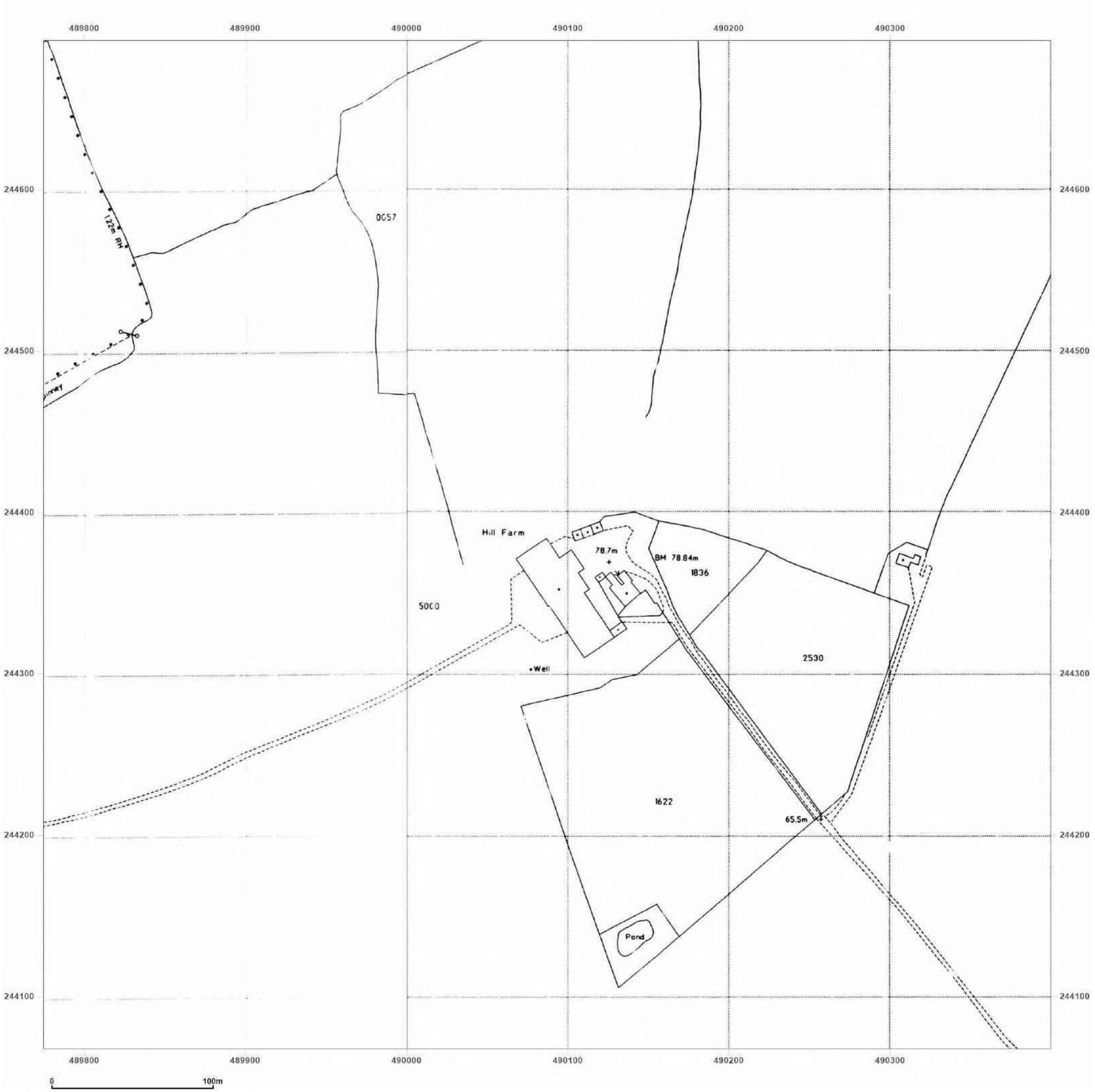
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_2
Grid Ref: 490087, 244380

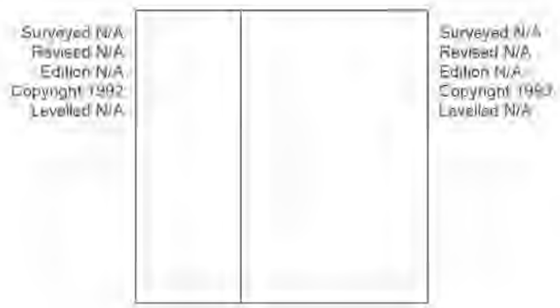
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Map date: **1992-1993**

Scale: 1:2,500

Printed at: 1:2,500

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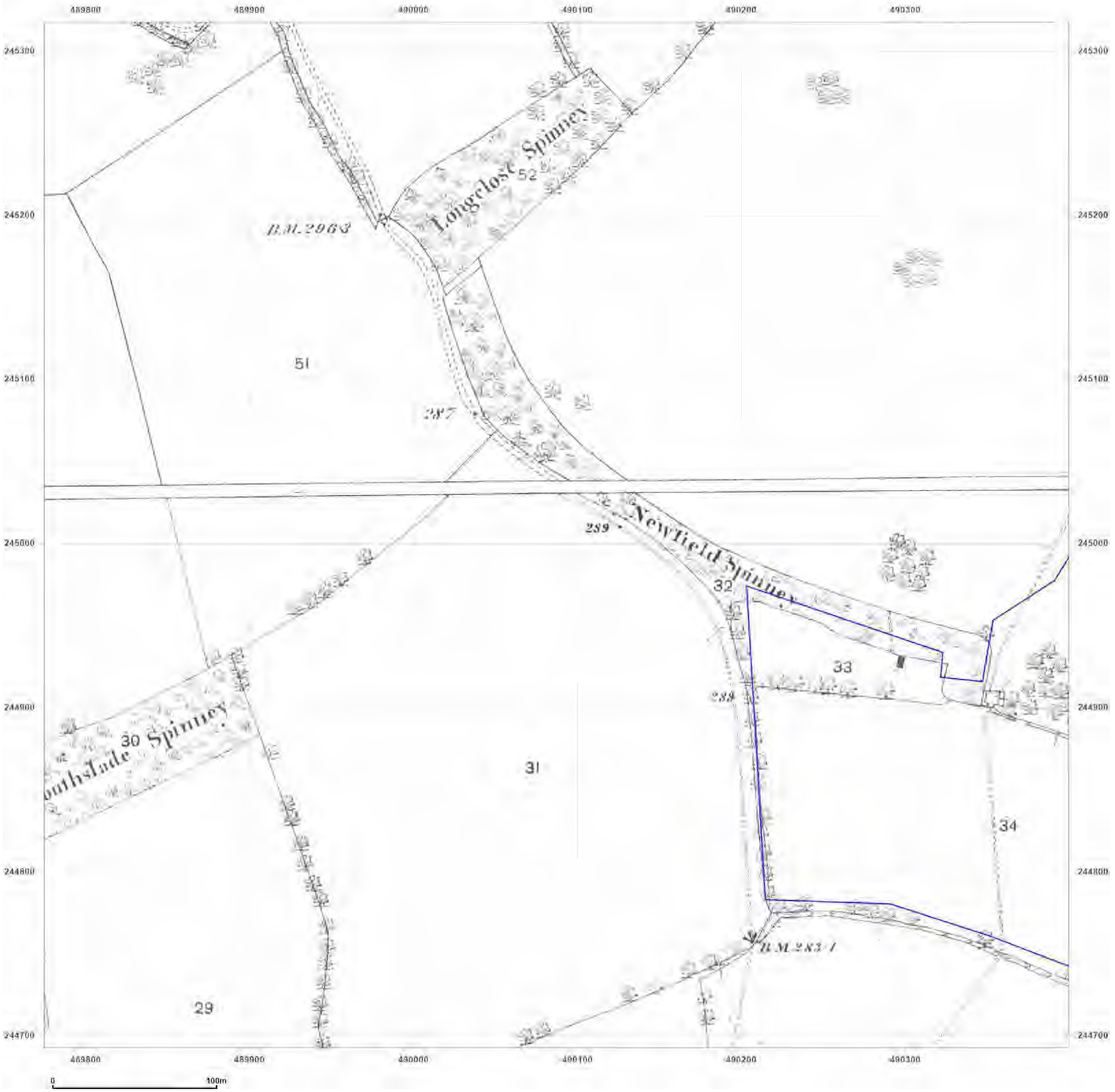
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_3
Grid Ref: 490087, 245005

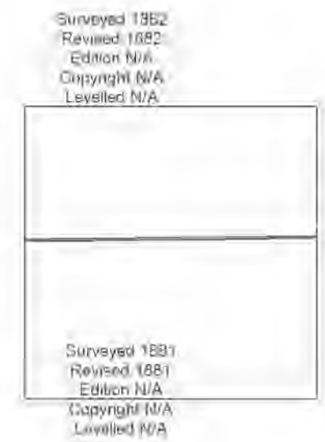
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Map date: **1881-1882**

Scale: 1:2,500

Printed at: 1:2,500

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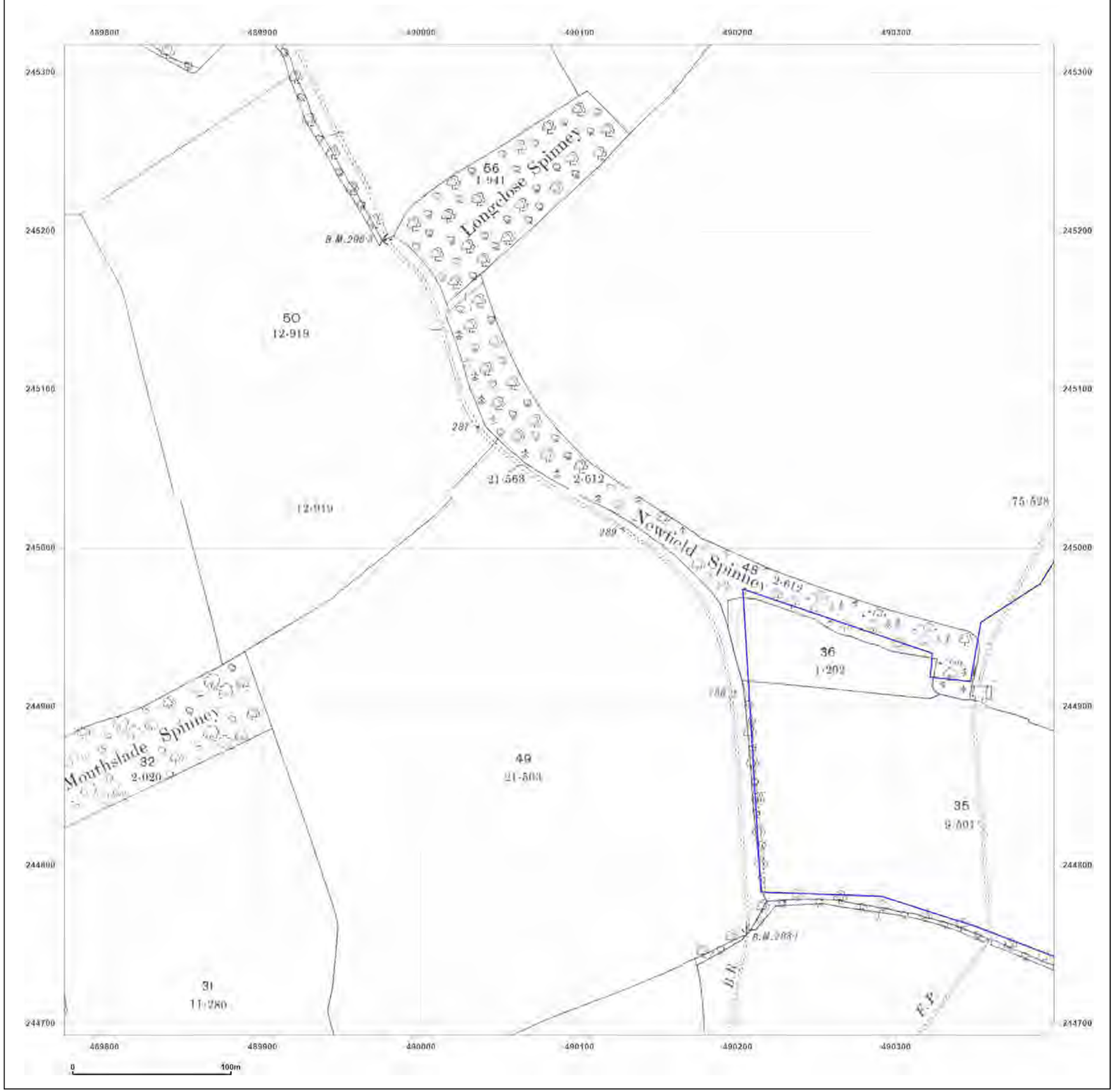
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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_3
Grid Ref: 490087, 245005

Map Name: County Series

Map date: **1900**

Scale: 1:2,500

Printed at: 1:2,500

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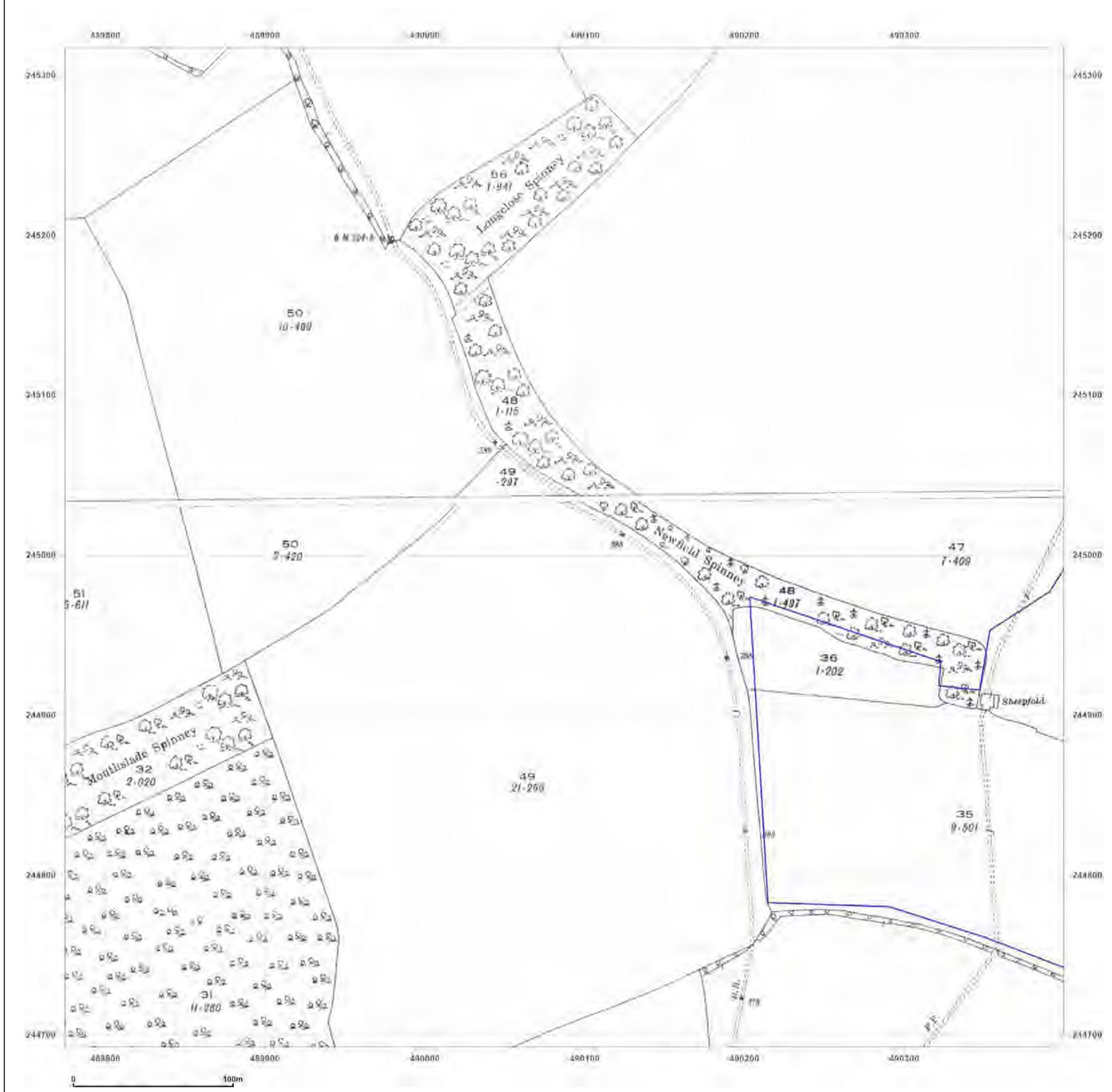
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_3
Grid Ref: 490087, 245005

Map Name: County Series

Map date: **1925**

Scale: 1:2,500

Printed at: 1:2,500

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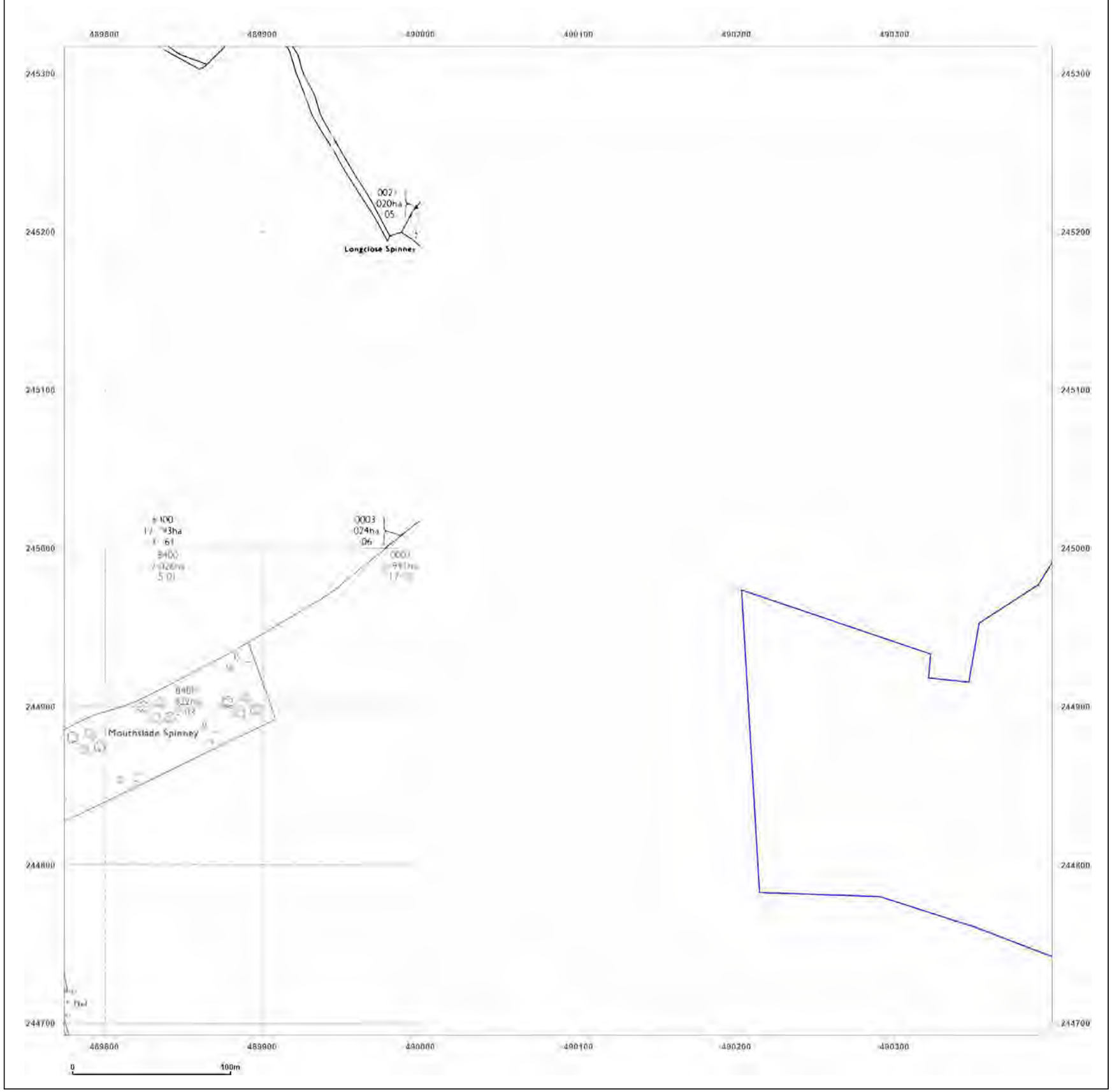
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_3
Grid Ref: 490087, 245005

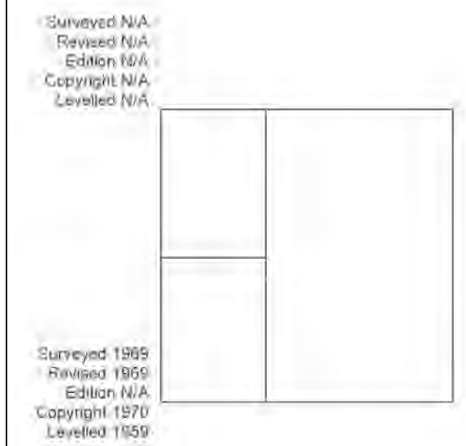
Map Name: National Grid

Map date: **1970-1975**

Scale: 1:2,500

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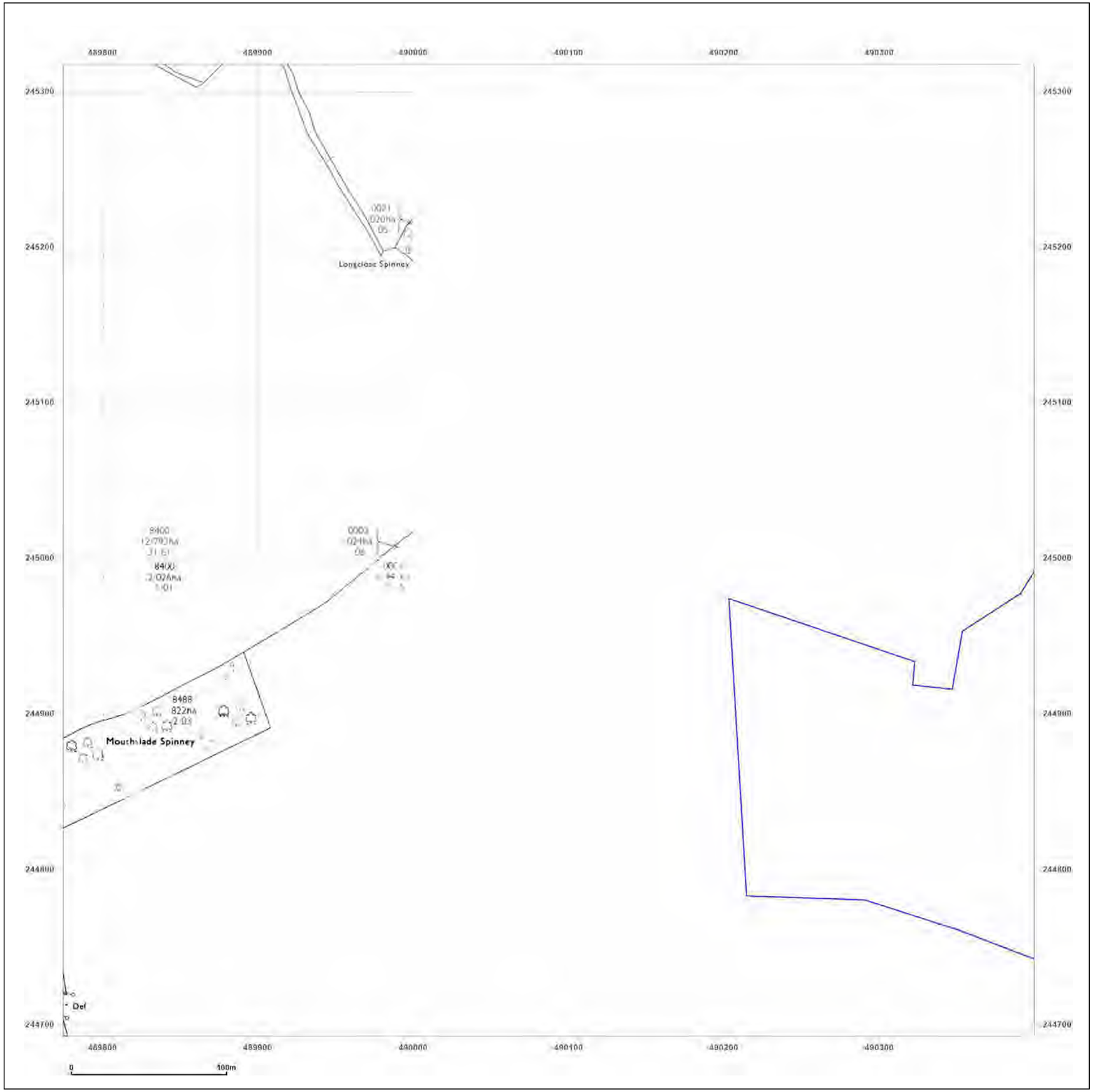
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_3
Grid Ref: 490087, 245005

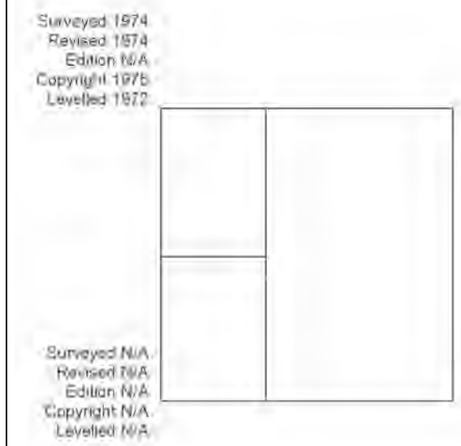
Map Name: National Grid

Map date: **1970-1975**

Scale: 1:2,500

Printed at: 1:2,500

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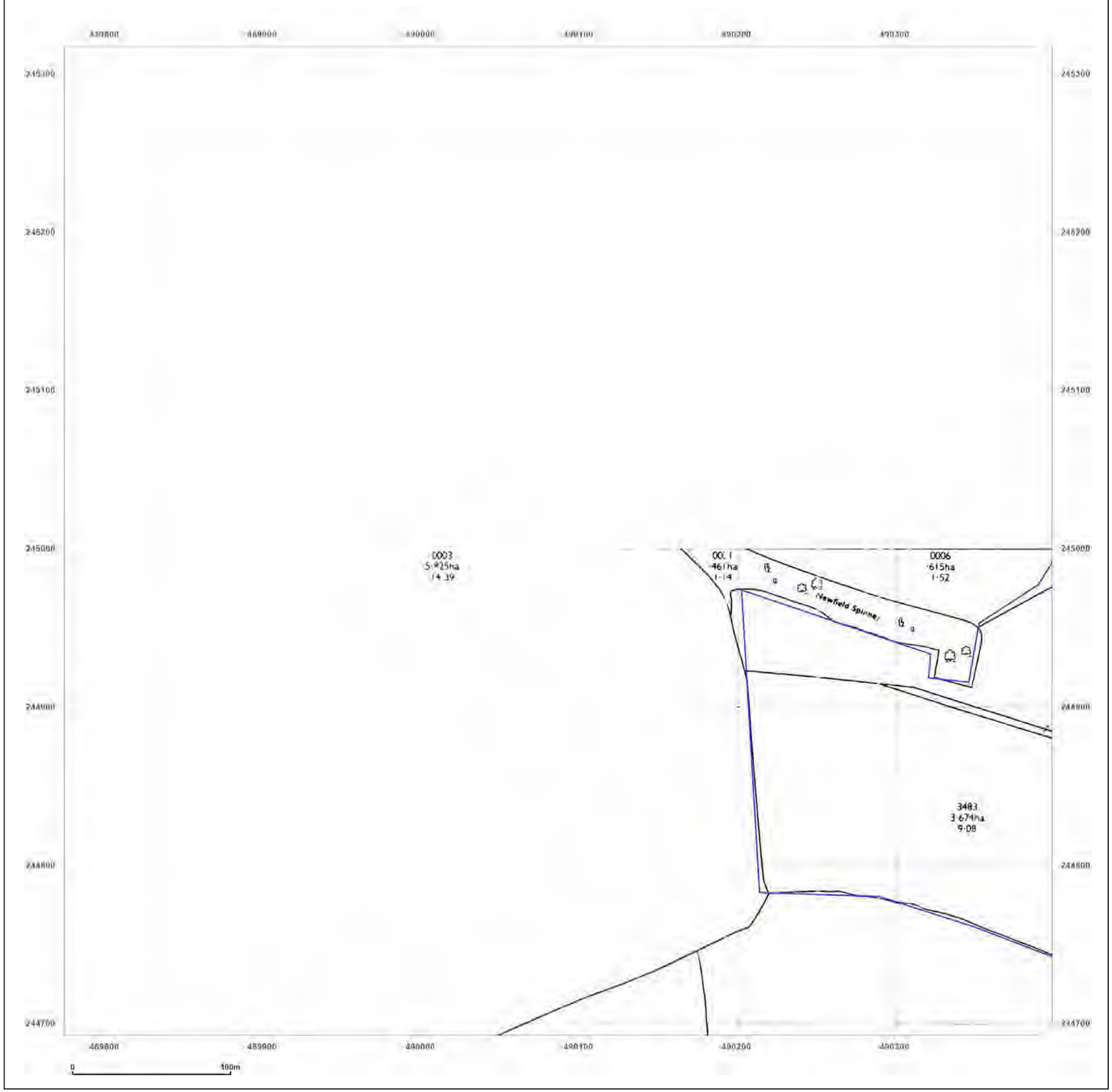
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_3
Grid Ref: 490087, 245005

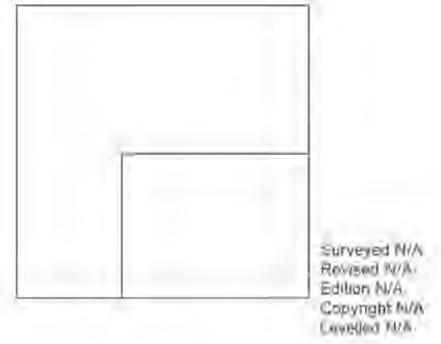
Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

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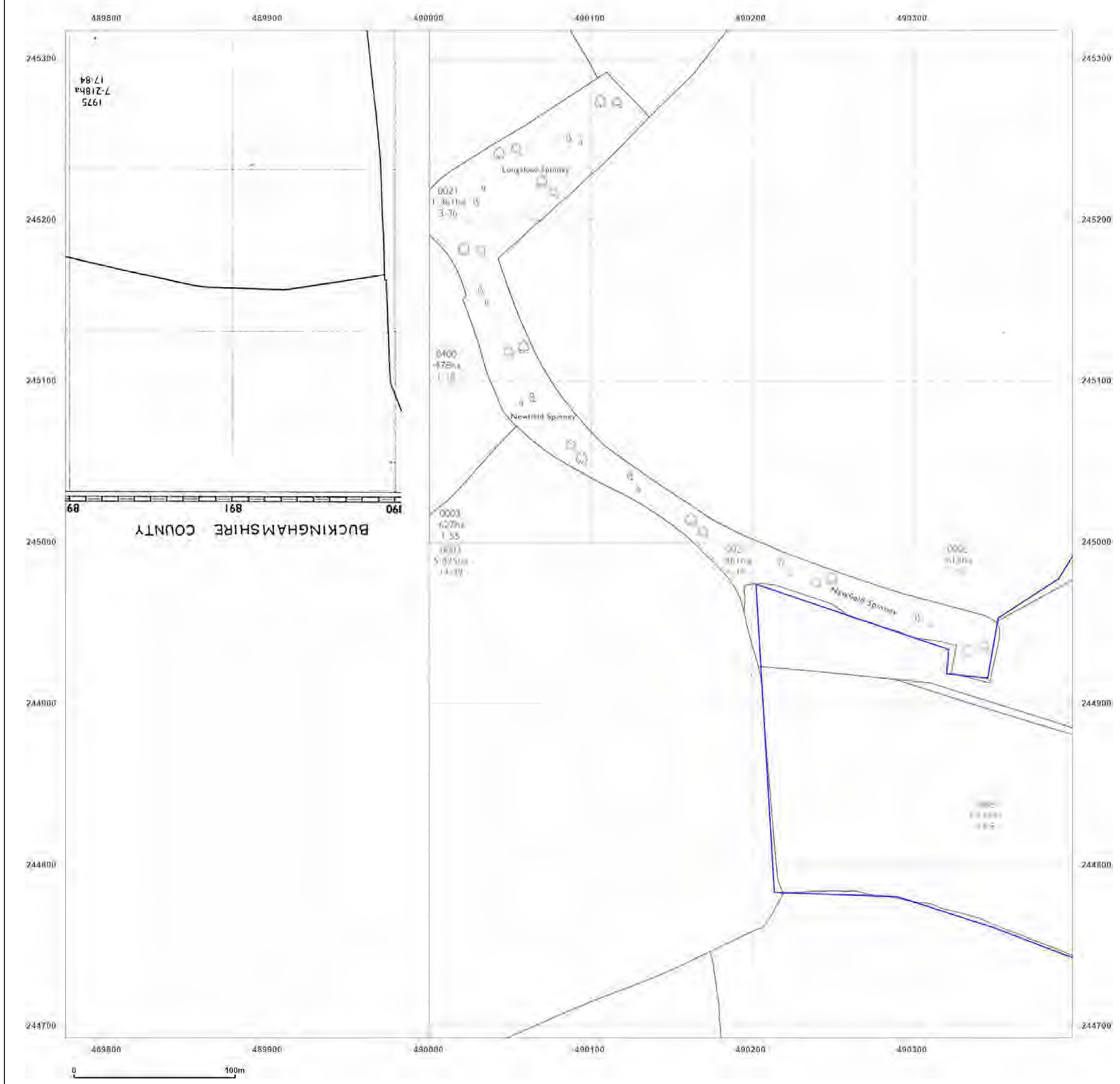
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_3
Grid Ref: 490087, 245005

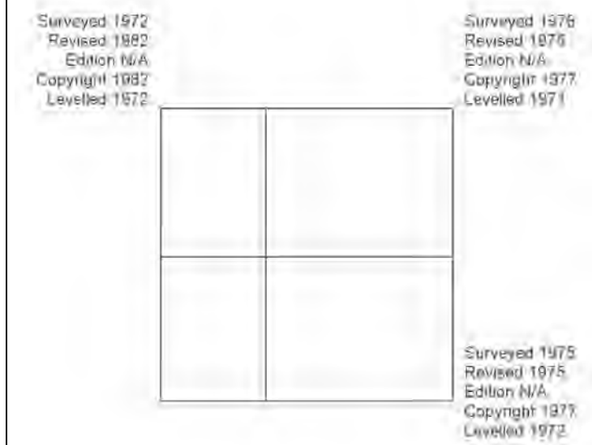
Map Name: National Grid

Map date: **1977-1982**

Scale: 1:2,500

Printed at: 1:2,500

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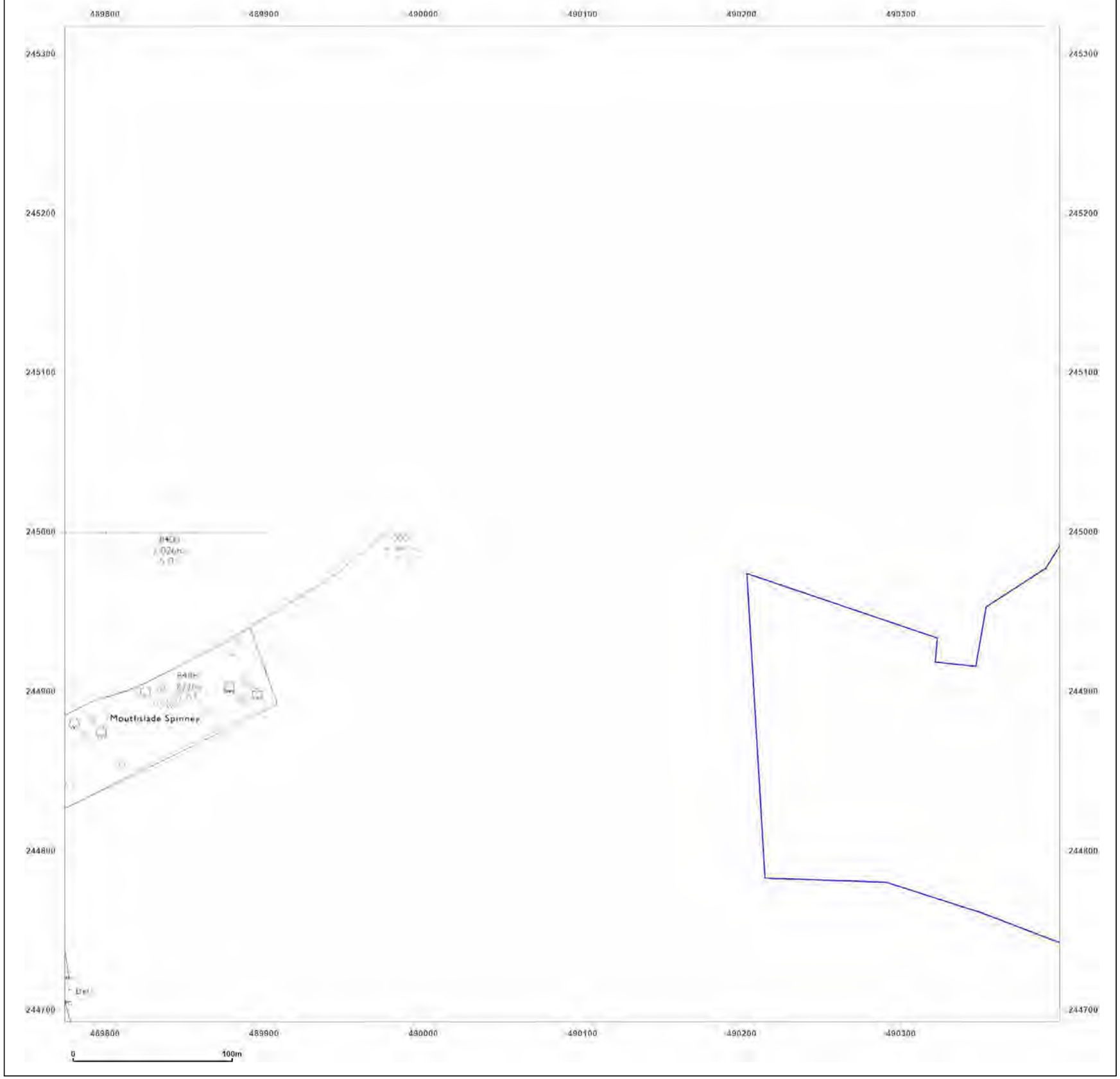
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_3
Grid Ref: 490087, 245005

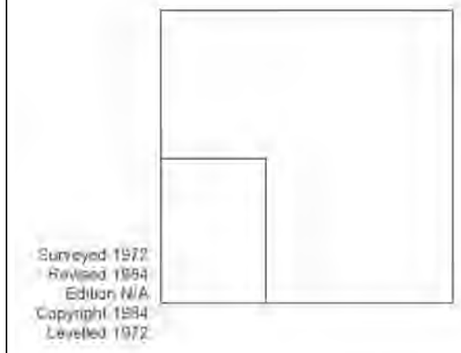
Map Name: National Grid

Map date: **1984**

Scale: 1:2,500

Printed at: 1:2,500

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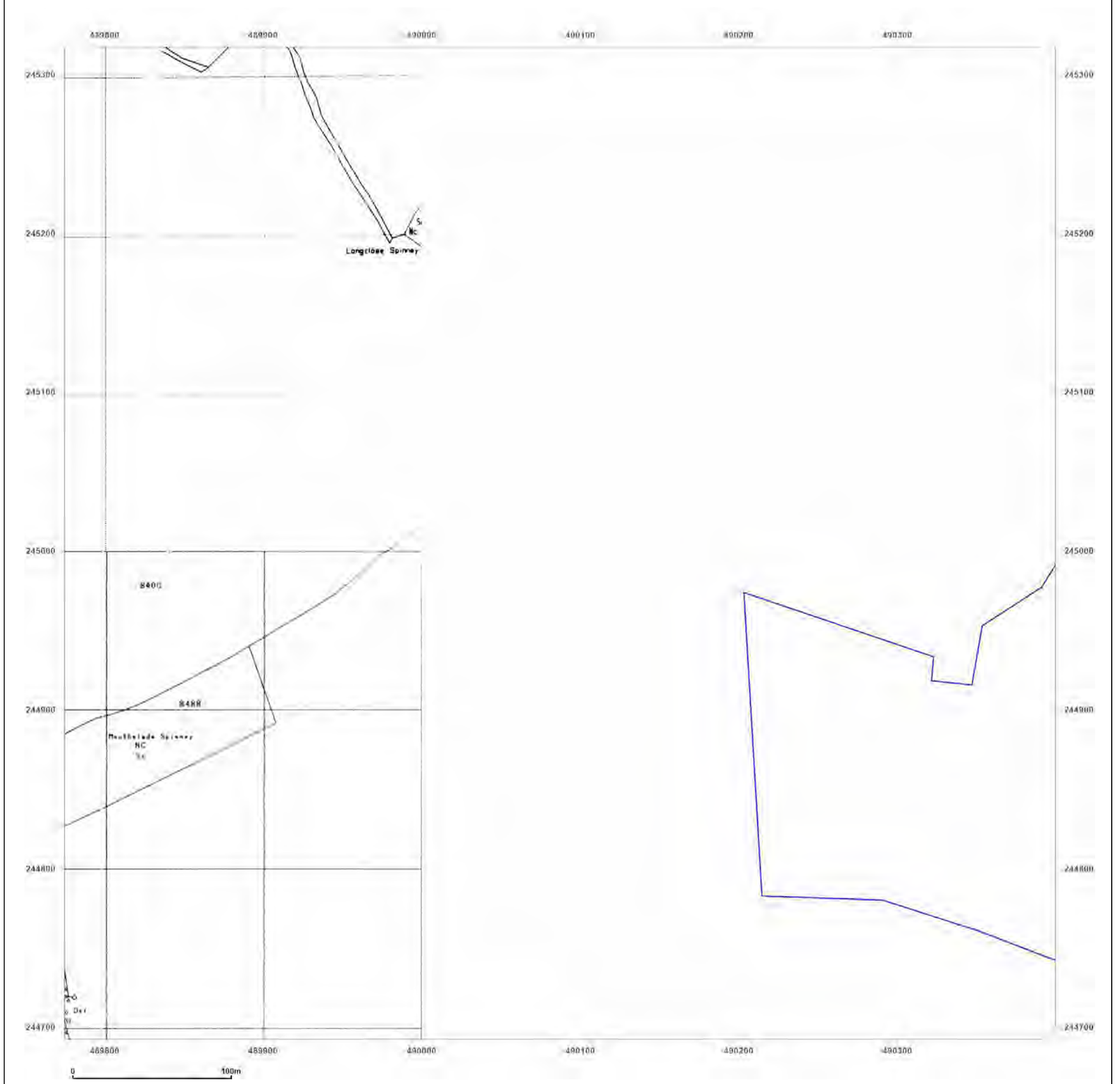
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_3
Grid Ref: 490087, 245005

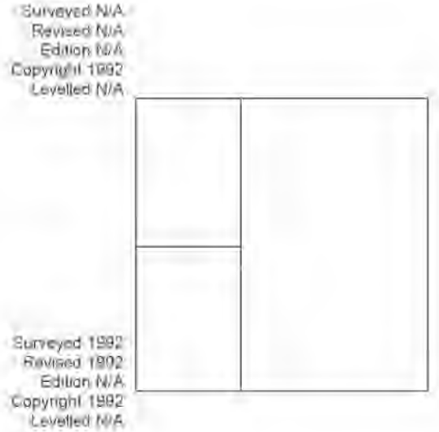
Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500

N
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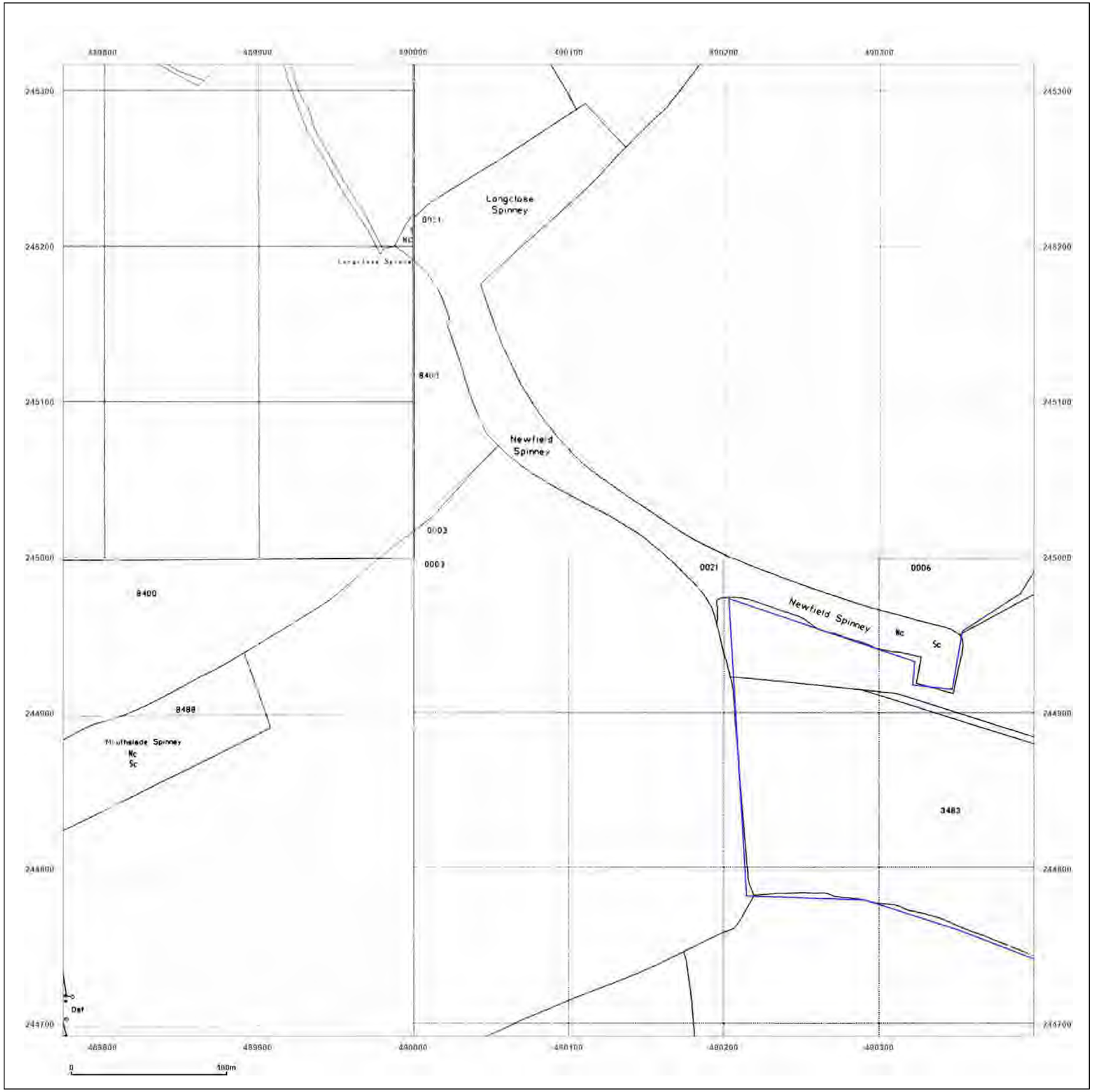
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_3
Grid Ref: 490087, 245005

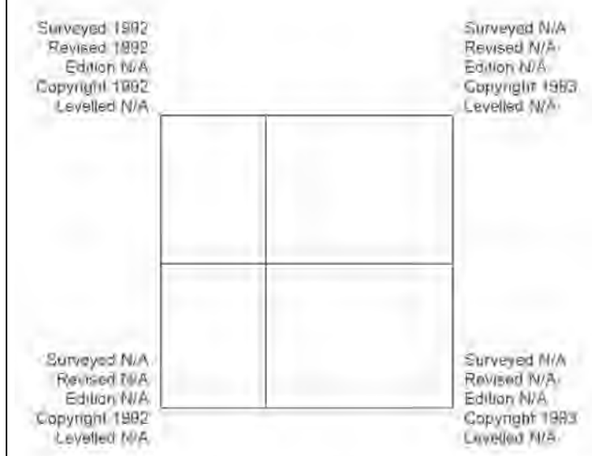
Map Name: National Grid

Map date: **1992-1993**

Scale: 1:2,500

Printed at: 1:2,500

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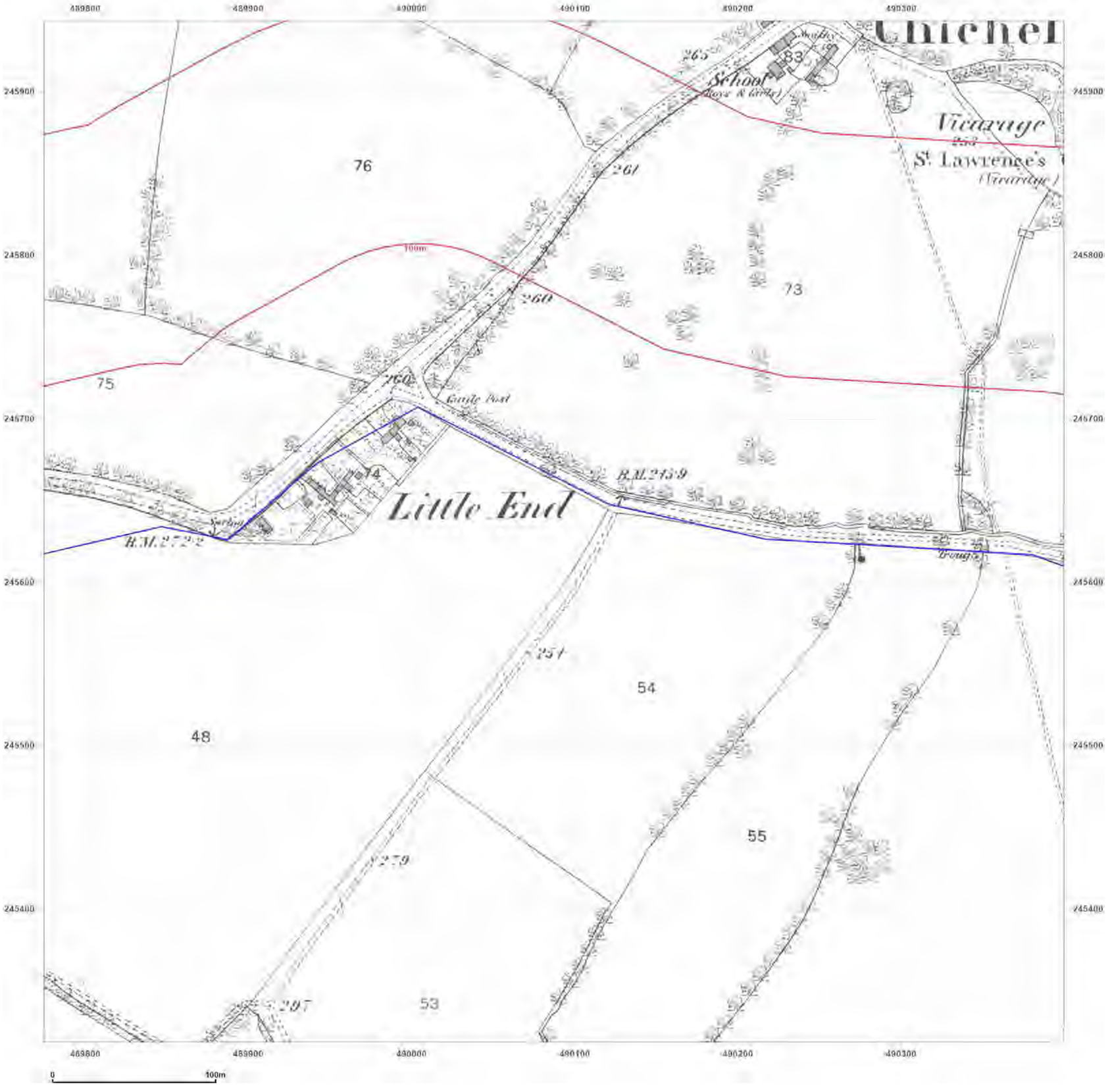
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_4
Grid Ref: 490087, 245631

Map Name: County Series

Map date: **1882**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1882
Revised 1882
Edition N/A
Copyright N/A
Levelled N/A

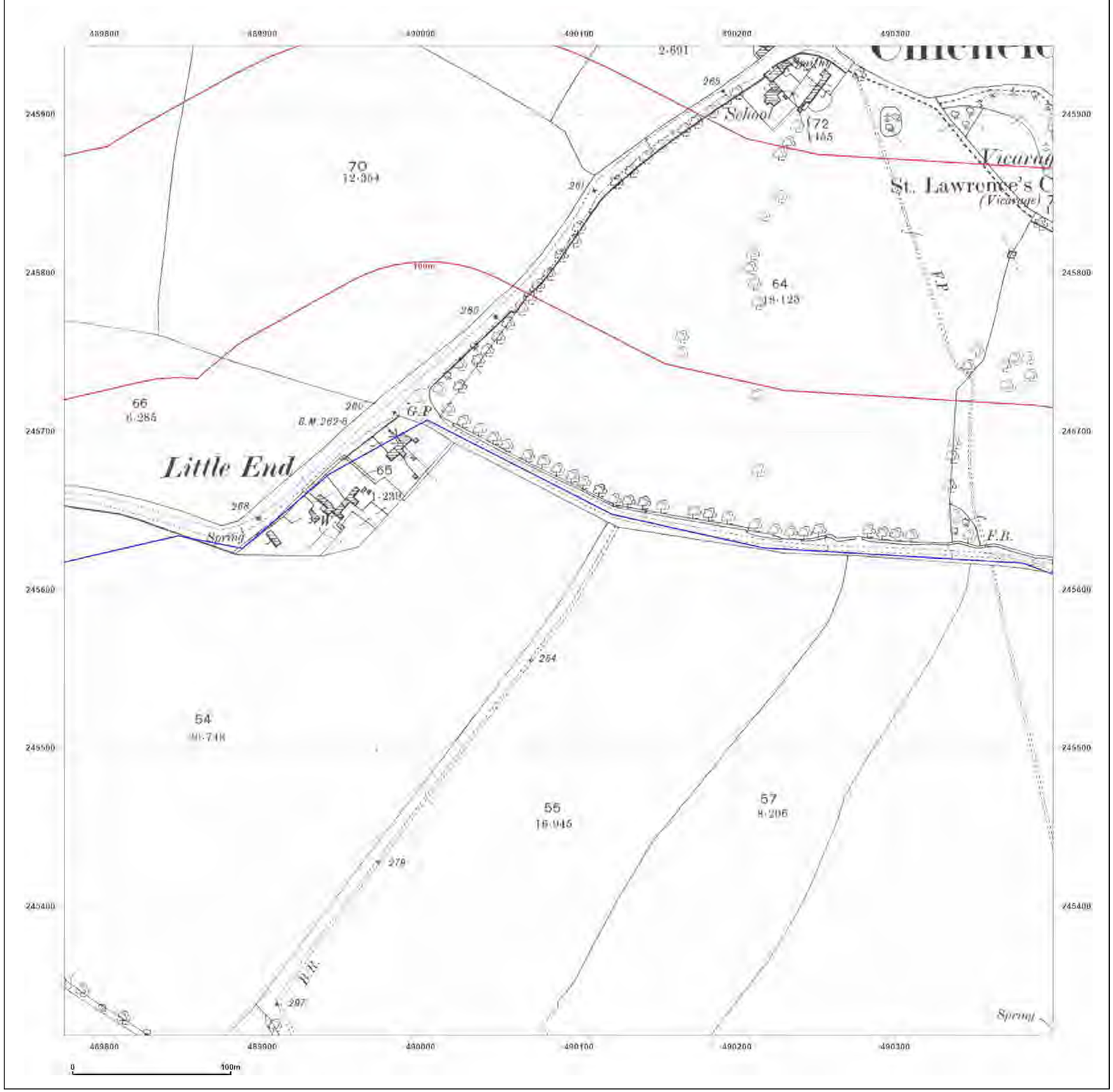
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_4
Grid Ref: 490087, 245631

Map Name: County Series

Map date: **1900**

Scale: 1:2,500

Printed at: 1:2,500

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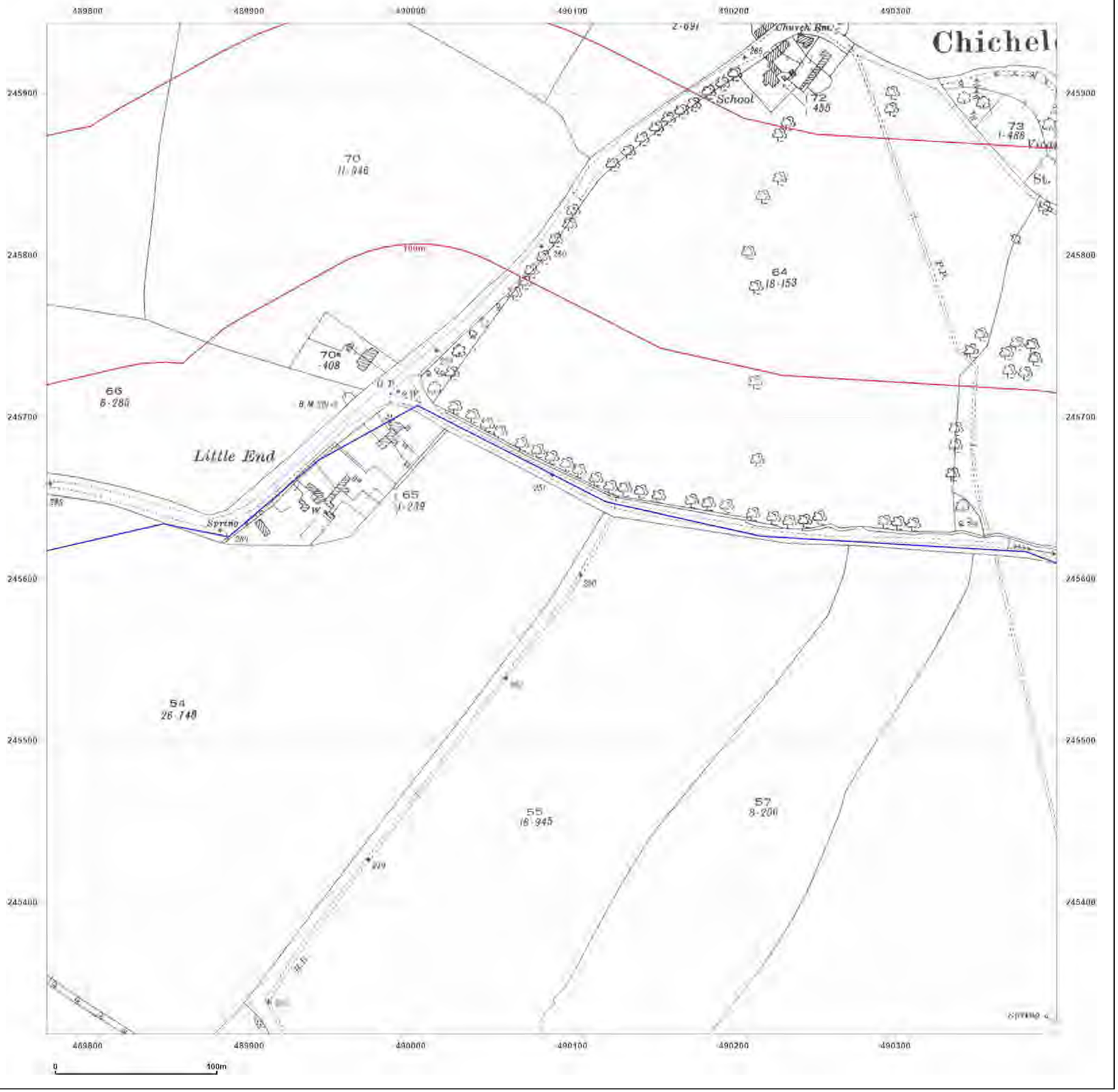
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_4
Grid Ref: 490087, 245631

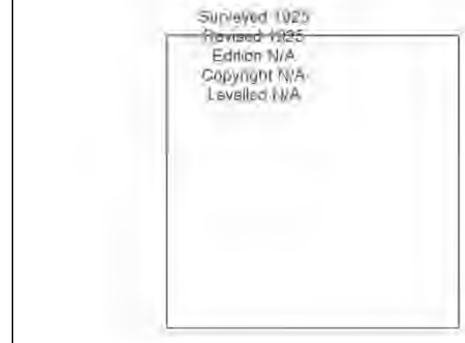
Map Name: County Series

Map date: **1925**

Scale: 1:2,500

Printed at: 1:2,500

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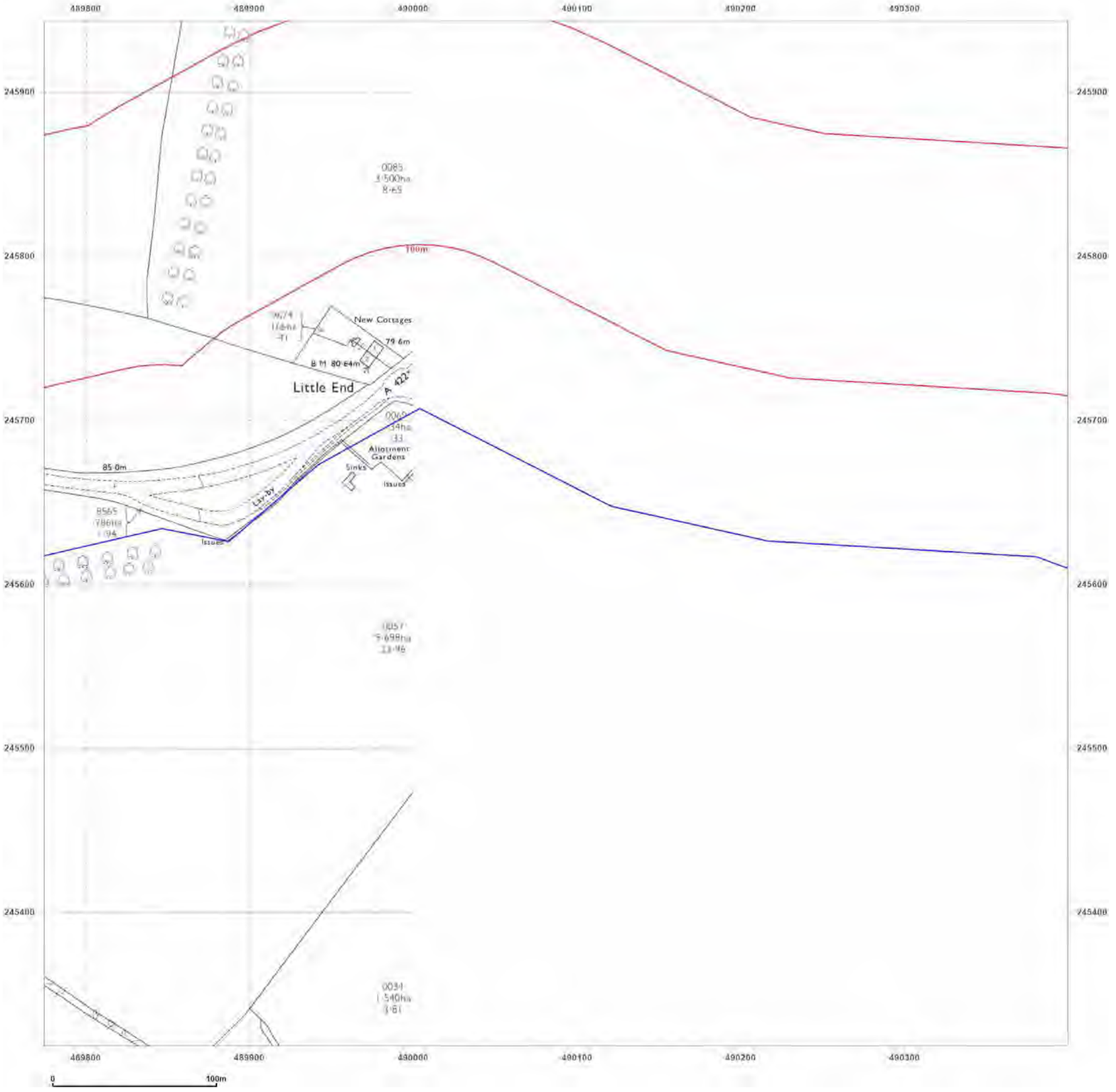
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_4
Grid Ref: 490087, 245631

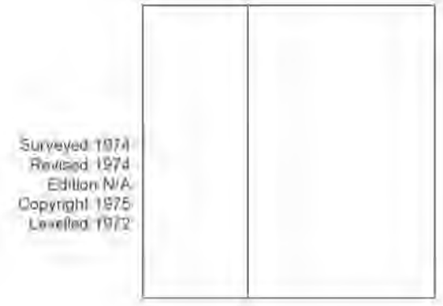
Map Name: National Grid

Map date: **1975**

Scale: 1:2,500

Printed at: 1:2,500

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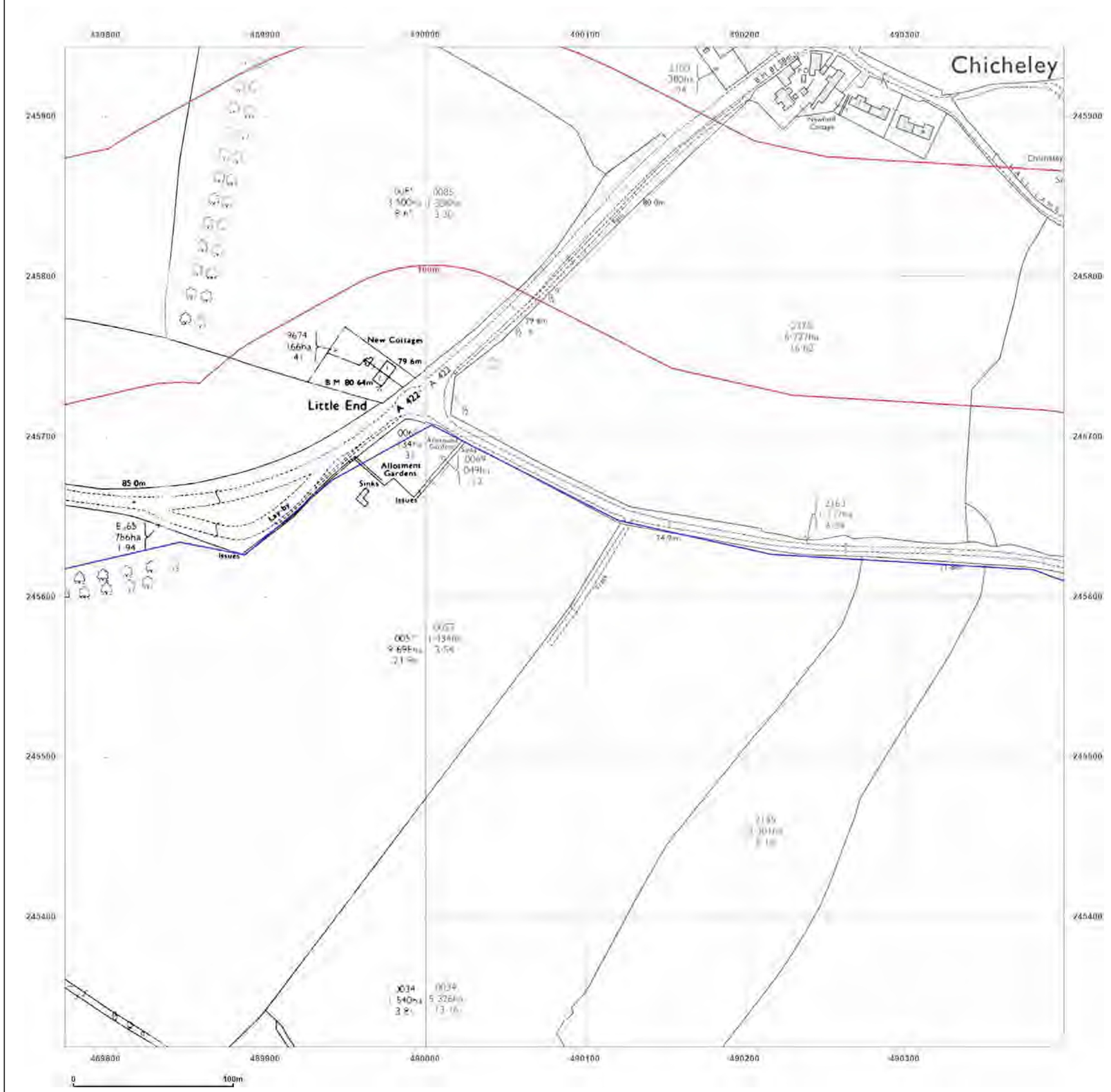
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_4
Grid Ref: 490087, 245631

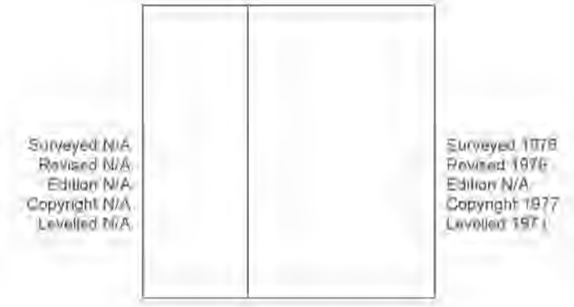
Map Name: National Grid

Map date: **1975-1977**

Scale: 1:2,500

Printed at: 1:2,500

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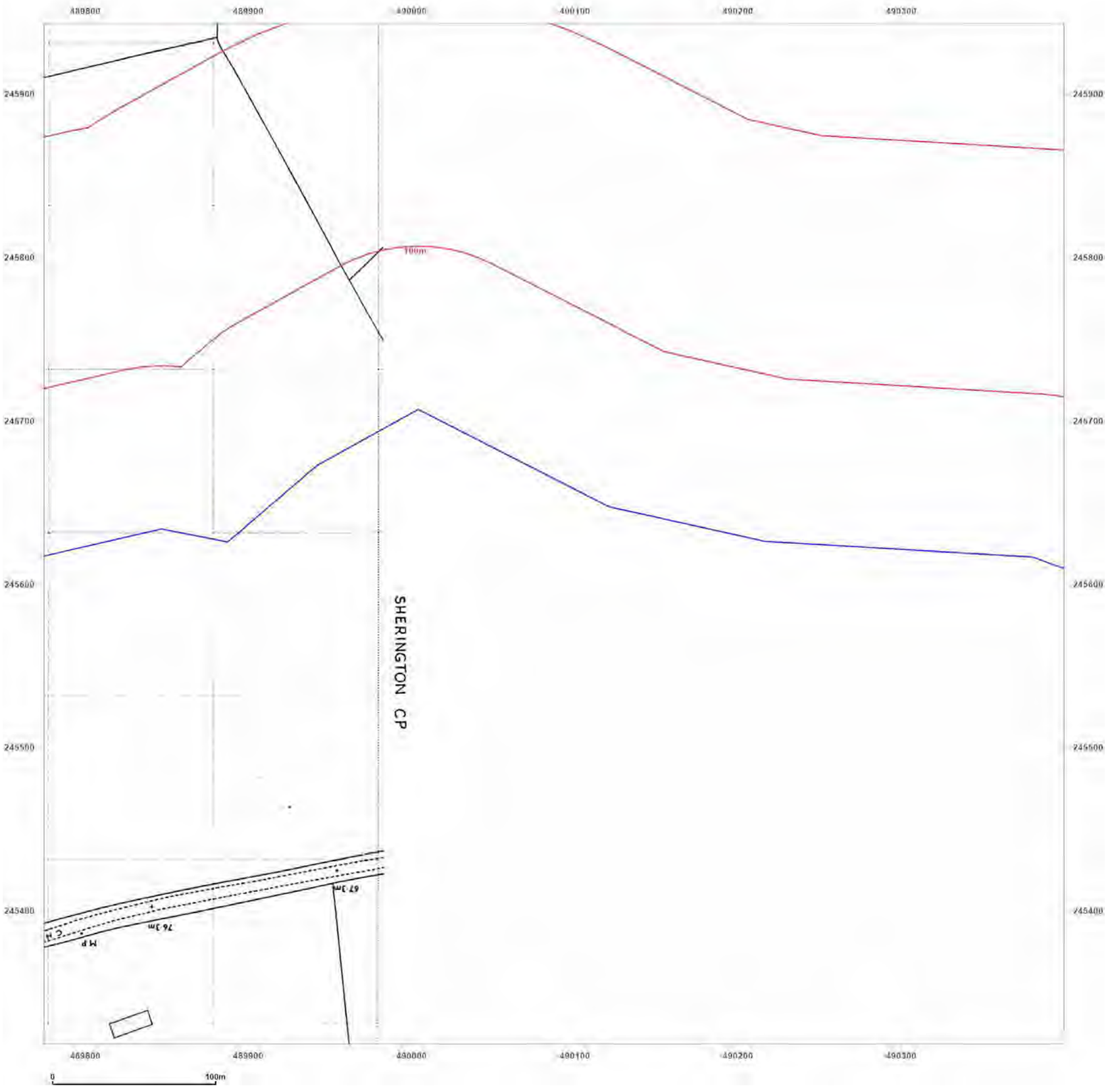
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_4
Grid Ref: 490087, 245631

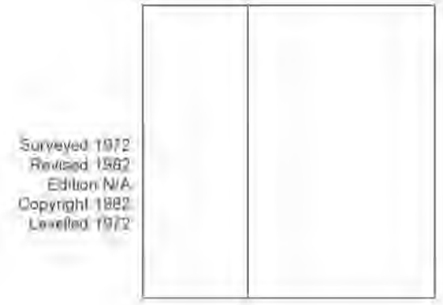
Map Name: National Grid

Map date: **1982**

Scale: 1:2,500

Printed at: 1:2,500

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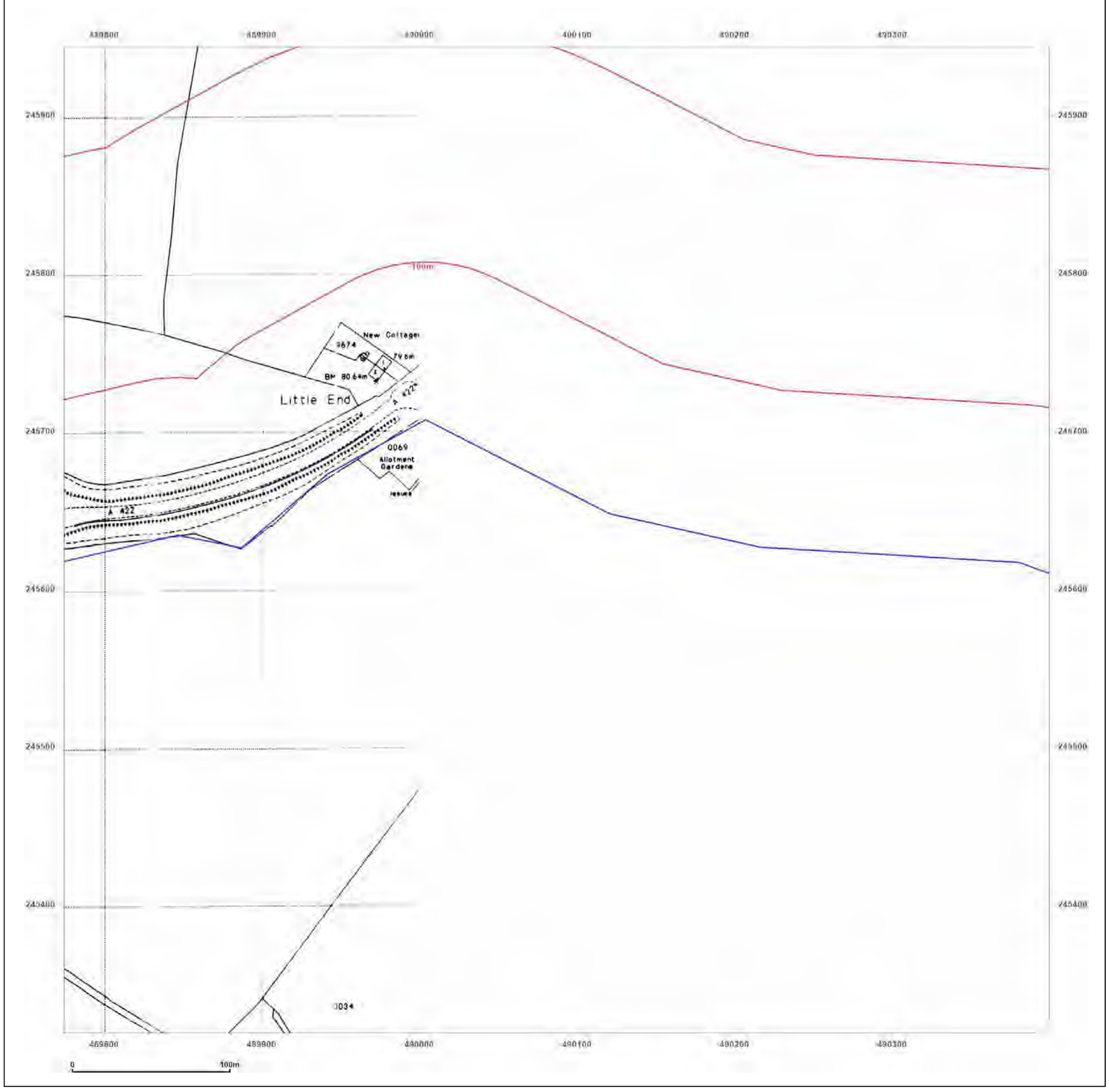
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_4
Grid Ref: 490087, 245631

Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500

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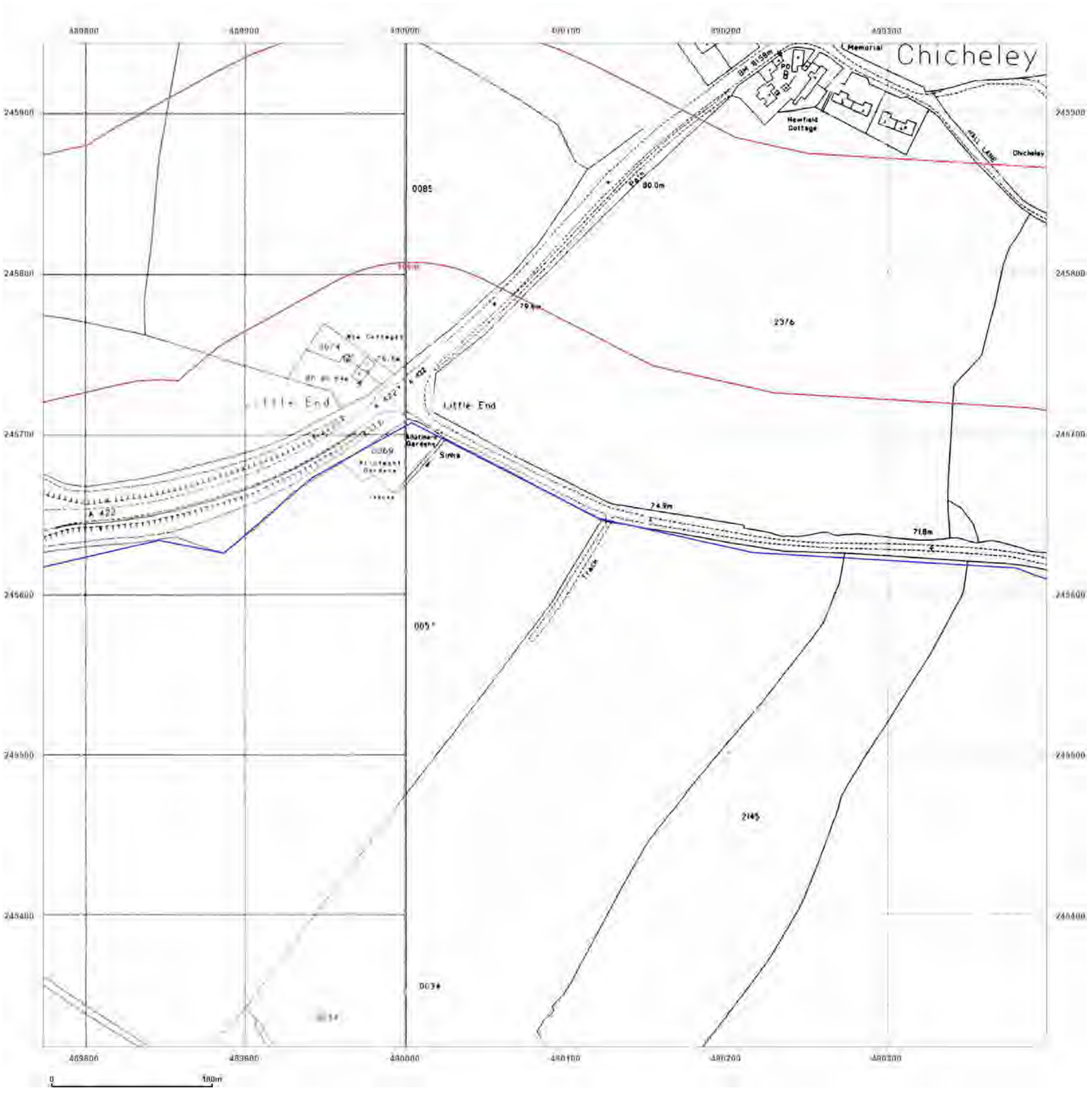
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_2_4
Grid Ref: 490087, 245631

Map Name: National Grid

Map date: **1992-1993**

Scale: 1:2,500

Printed at: 1:2,500

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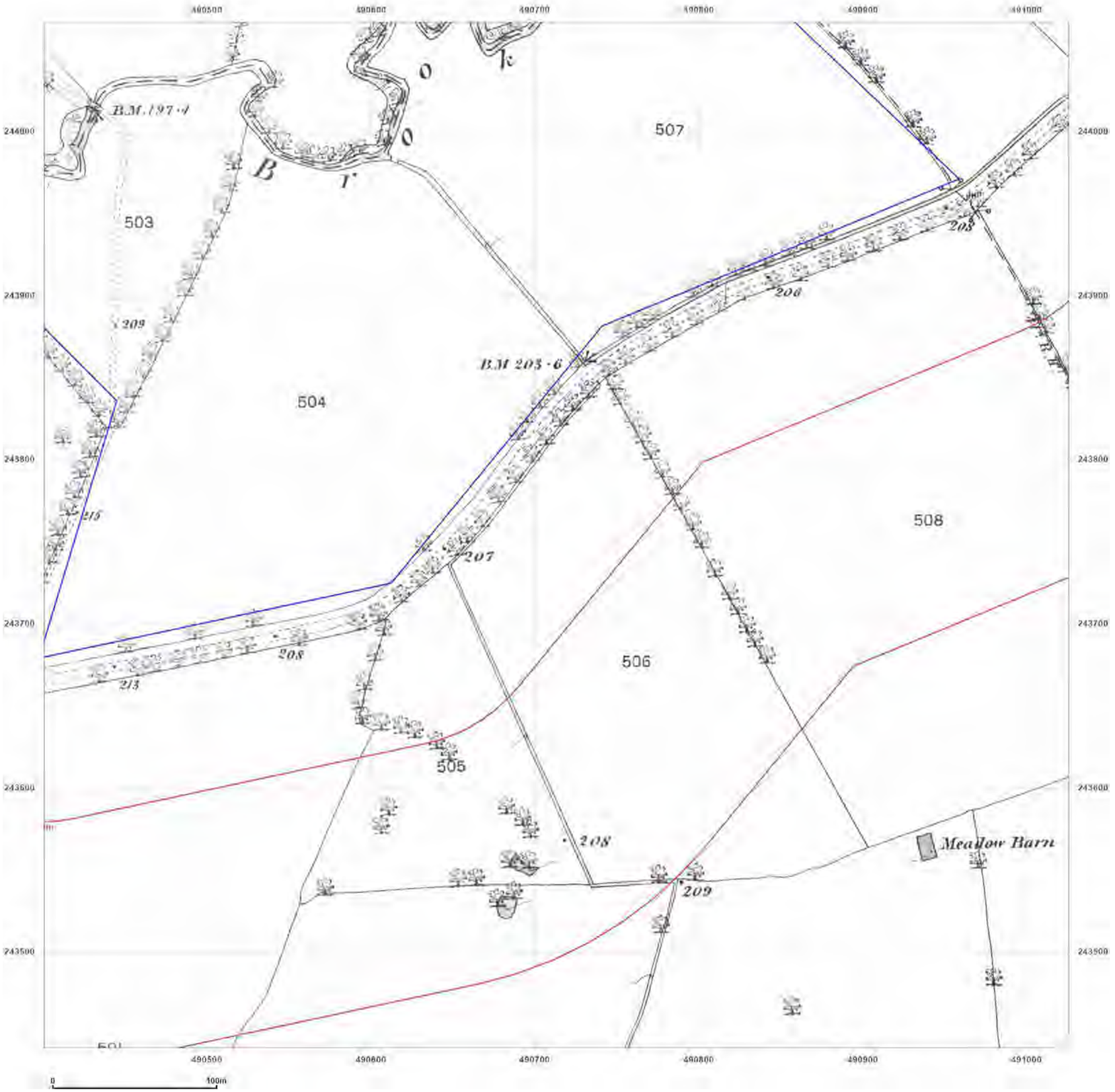
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_1
Grid Ref: 490713, 243754

Map Name: County Series

Map date: **1881**

Scale: 1:2,500

Printed at: 1:2,500

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W E
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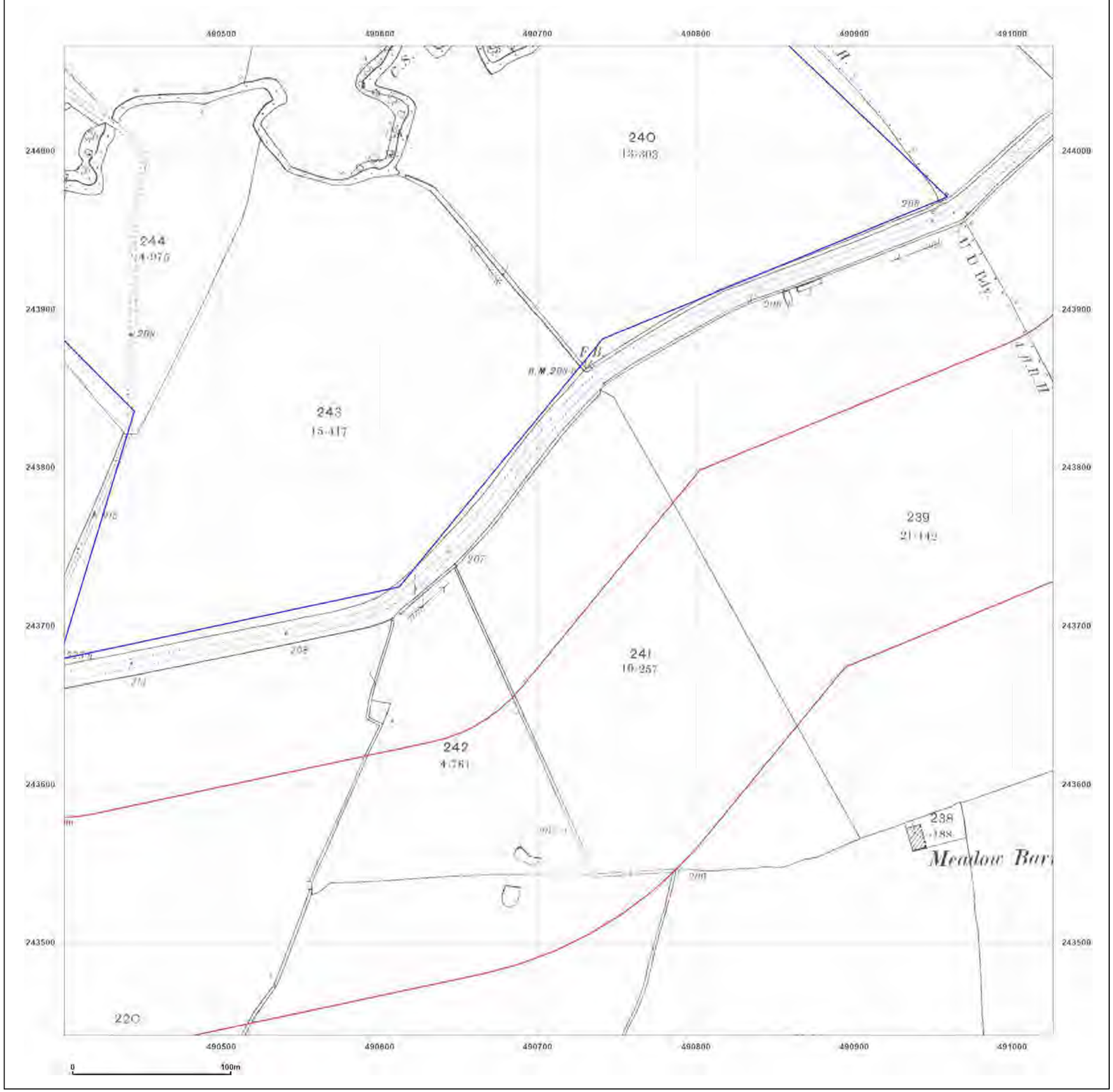
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Groundsure INSIGHTS

Site Details:

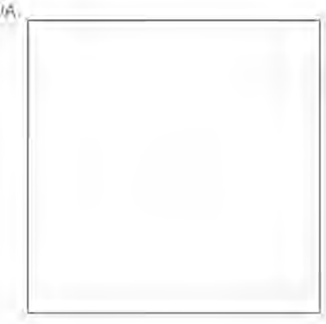
MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_1
Grid Ref: 490713, 243754

Map Name: County Series
Map date: **1900**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1900
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A



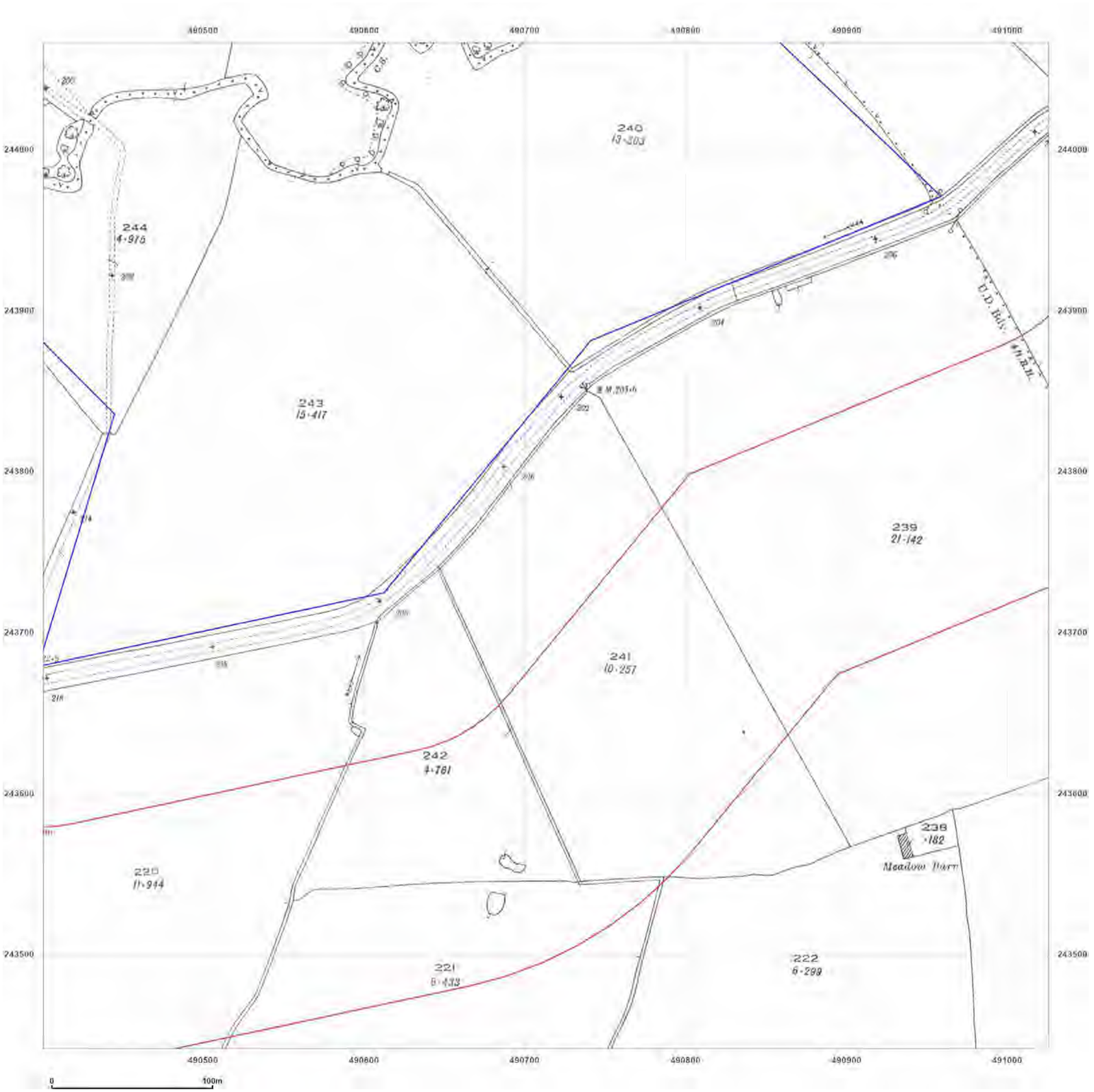
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_1
Grid Ref: 490713, 243754

Map Name: County Series
Map date: **1925**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
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Surveyed 1925
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

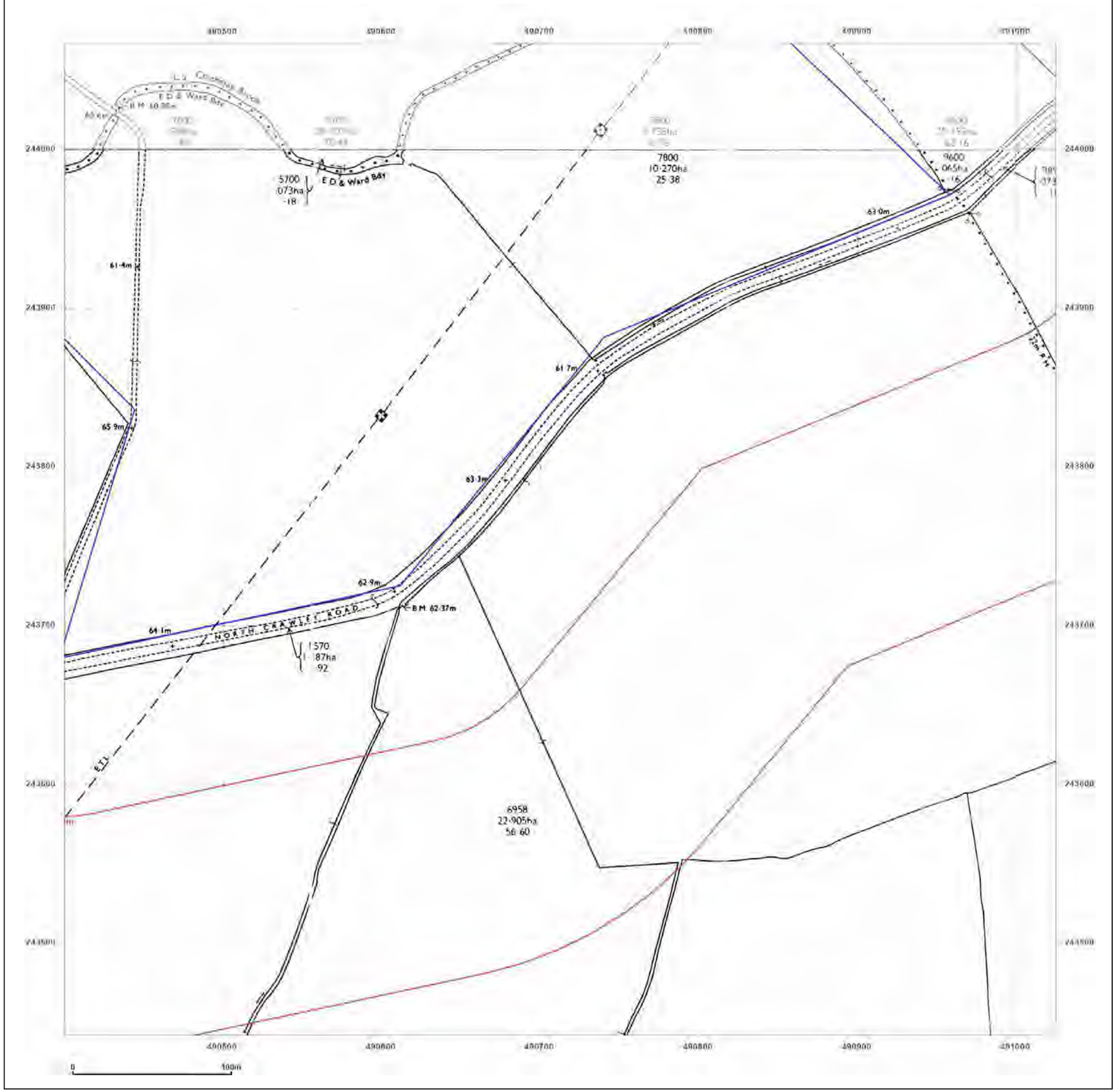
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_1
Grid Ref: 490713, 243754

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1975
Revised 1975
Edition N/A
Copyright 1977
Levelled 1972

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

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

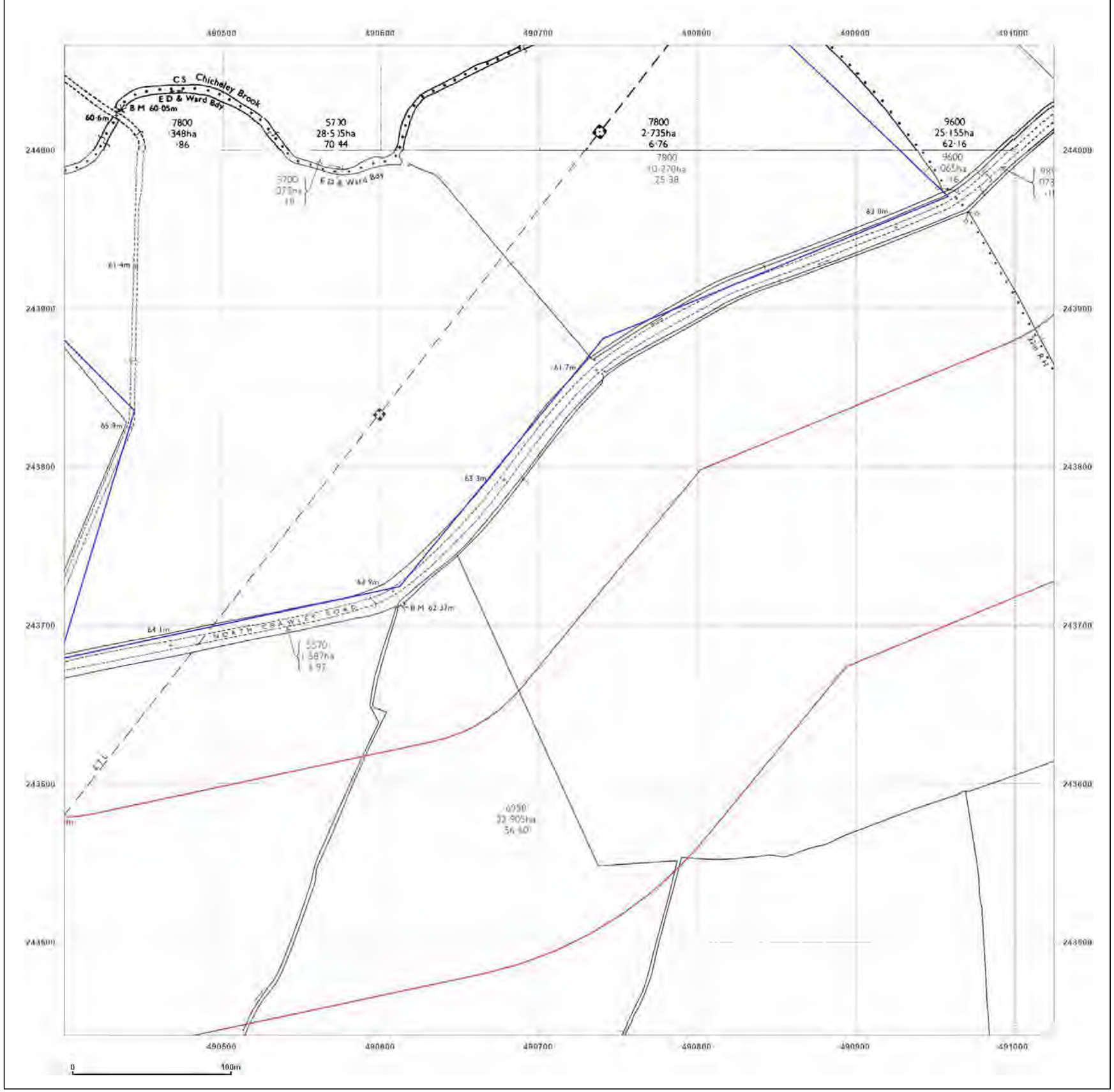
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_1
Grid Ref: 490713, 243754

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

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

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

Surveyed 1975
Revised 1975
Edition N/A
Copyright 1977
Levelled 1972

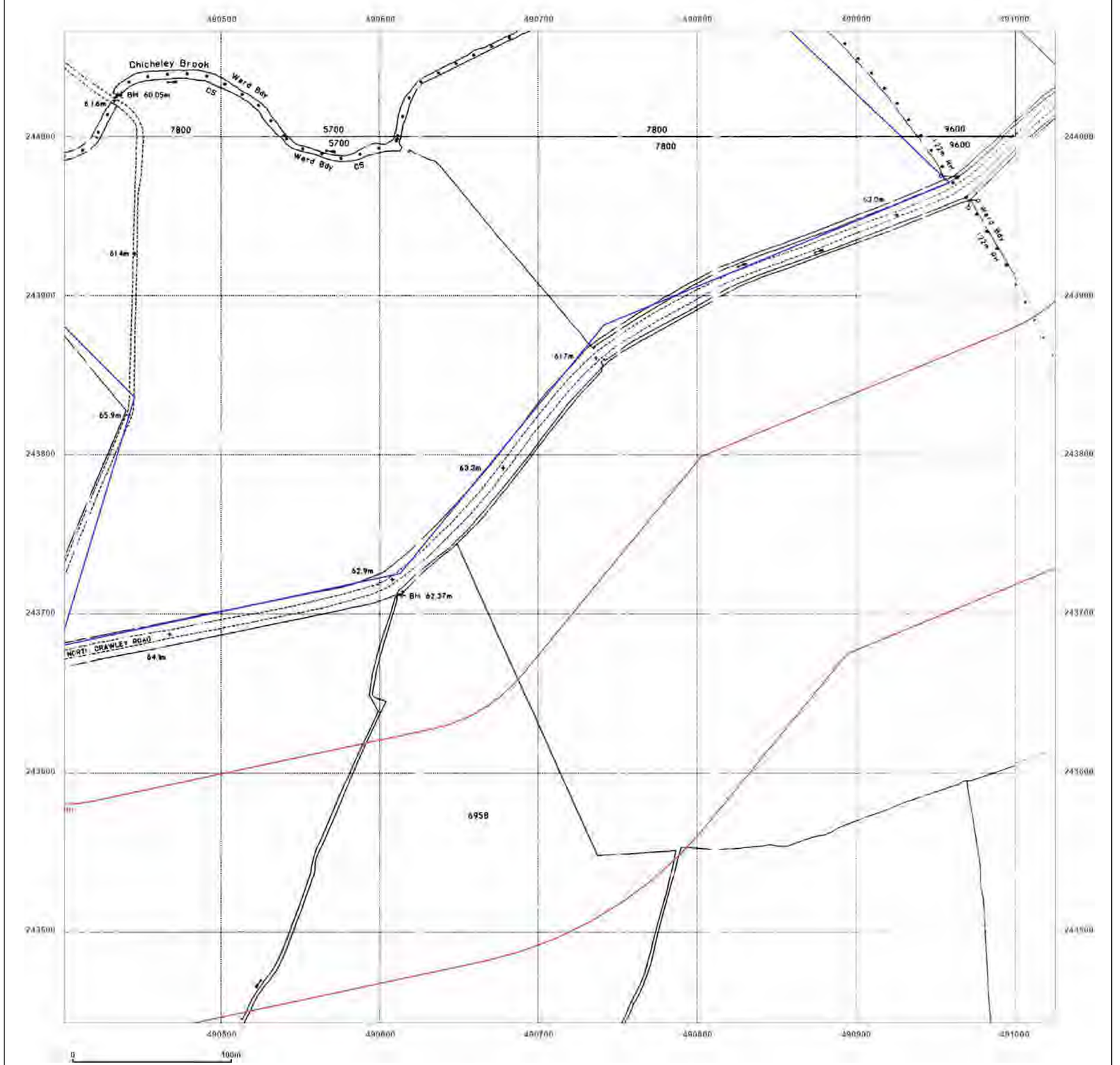
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_1
Grid Ref: 490713, 243754

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

Surveyed N/A
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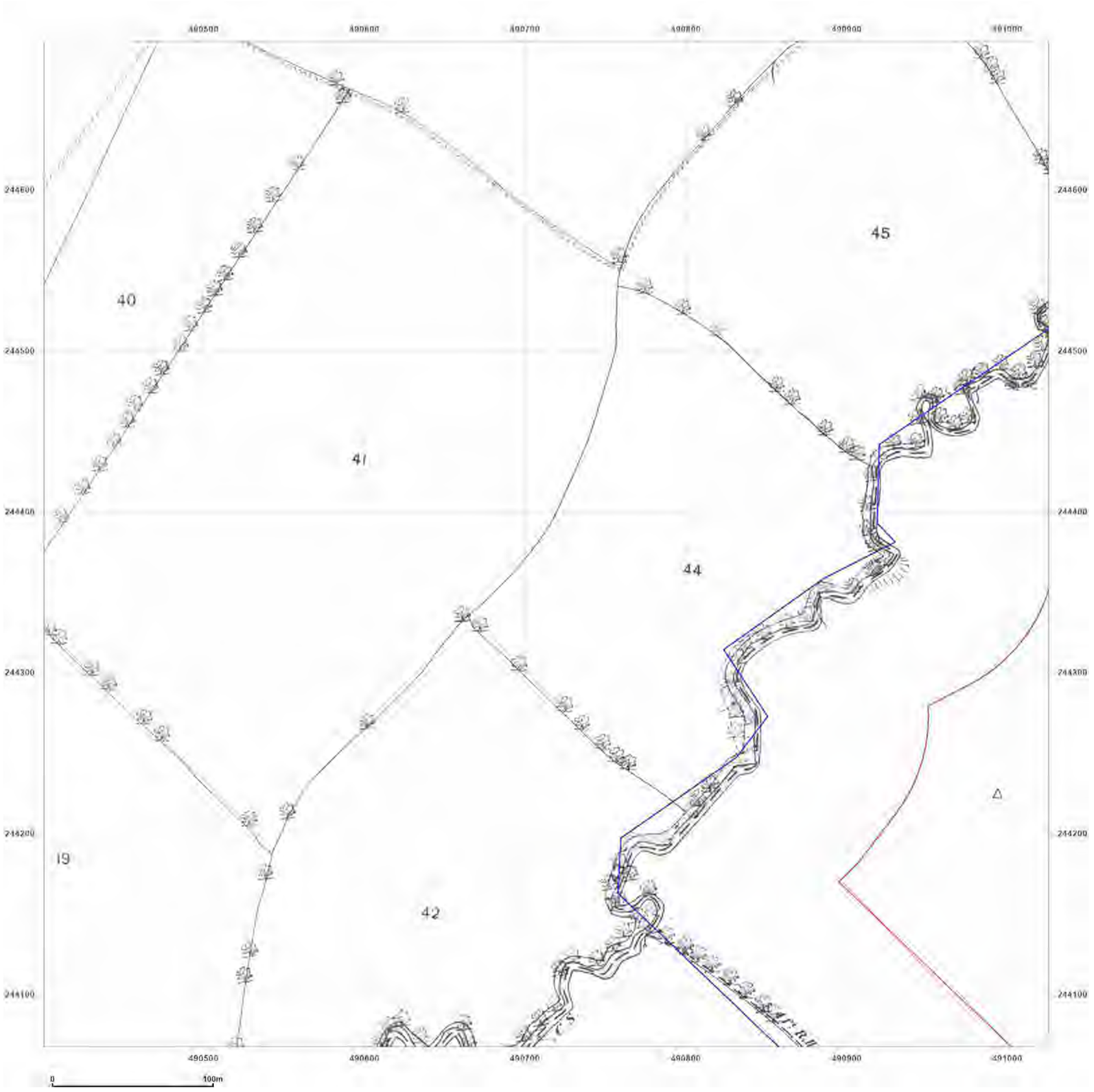
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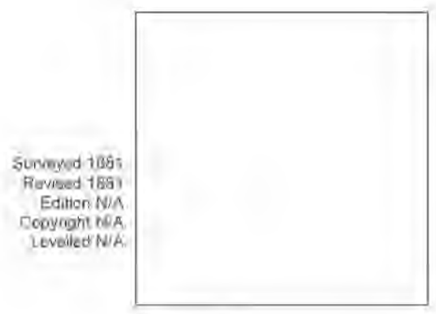
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MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_2
Grid Ref: 490713, 244380

Map Name: County Series
Map date: **1881**
Scale: 1:2,500
Printed at: 1:2,500

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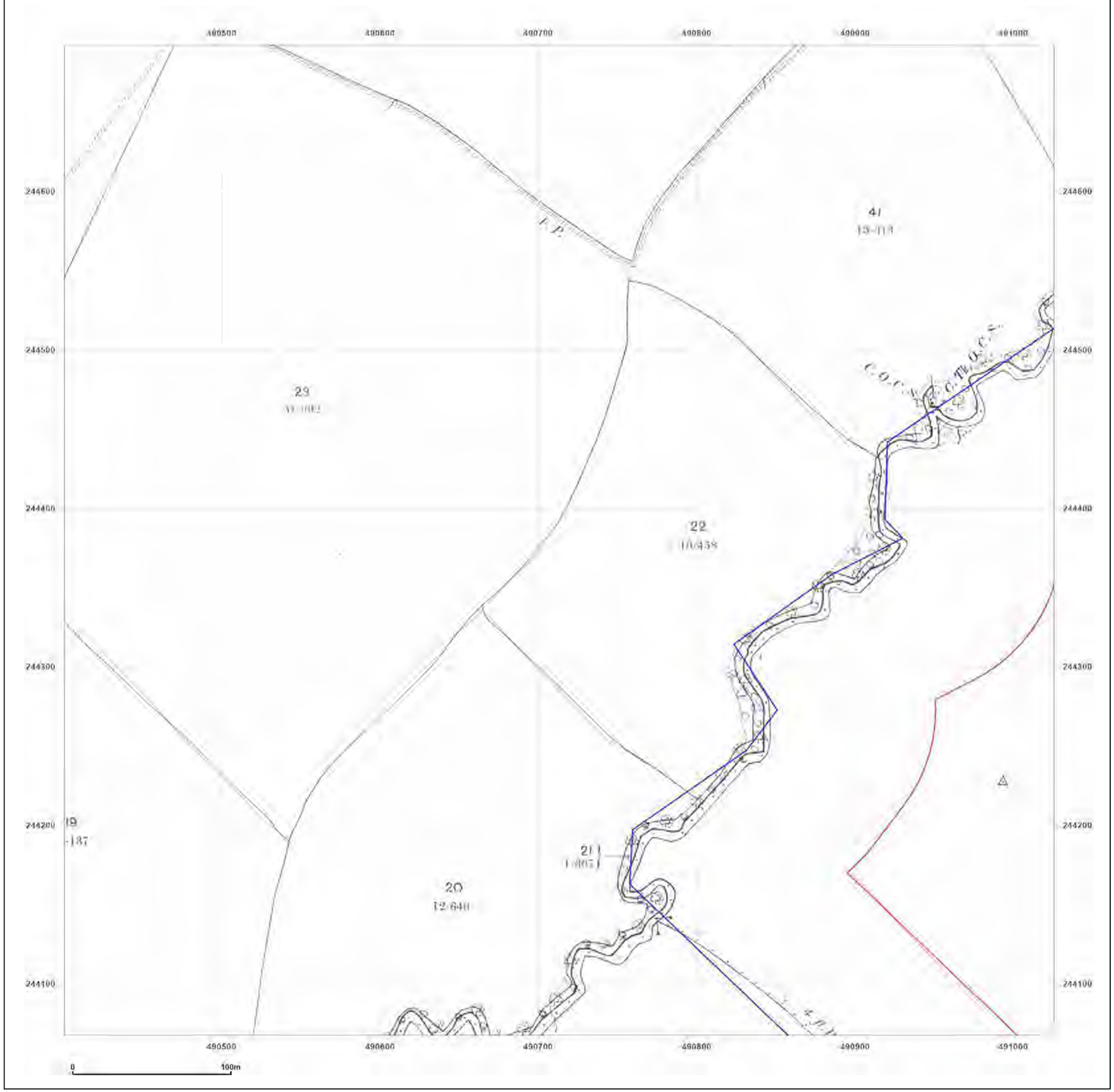
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_2
Grid Ref: 490713, 244380

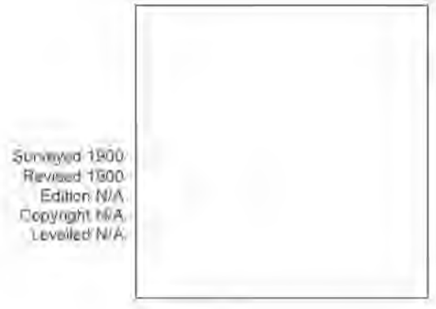
Map Name: County Series

Map date: **1900**

Scale: 1:2,500

Printed at: 1:2,500

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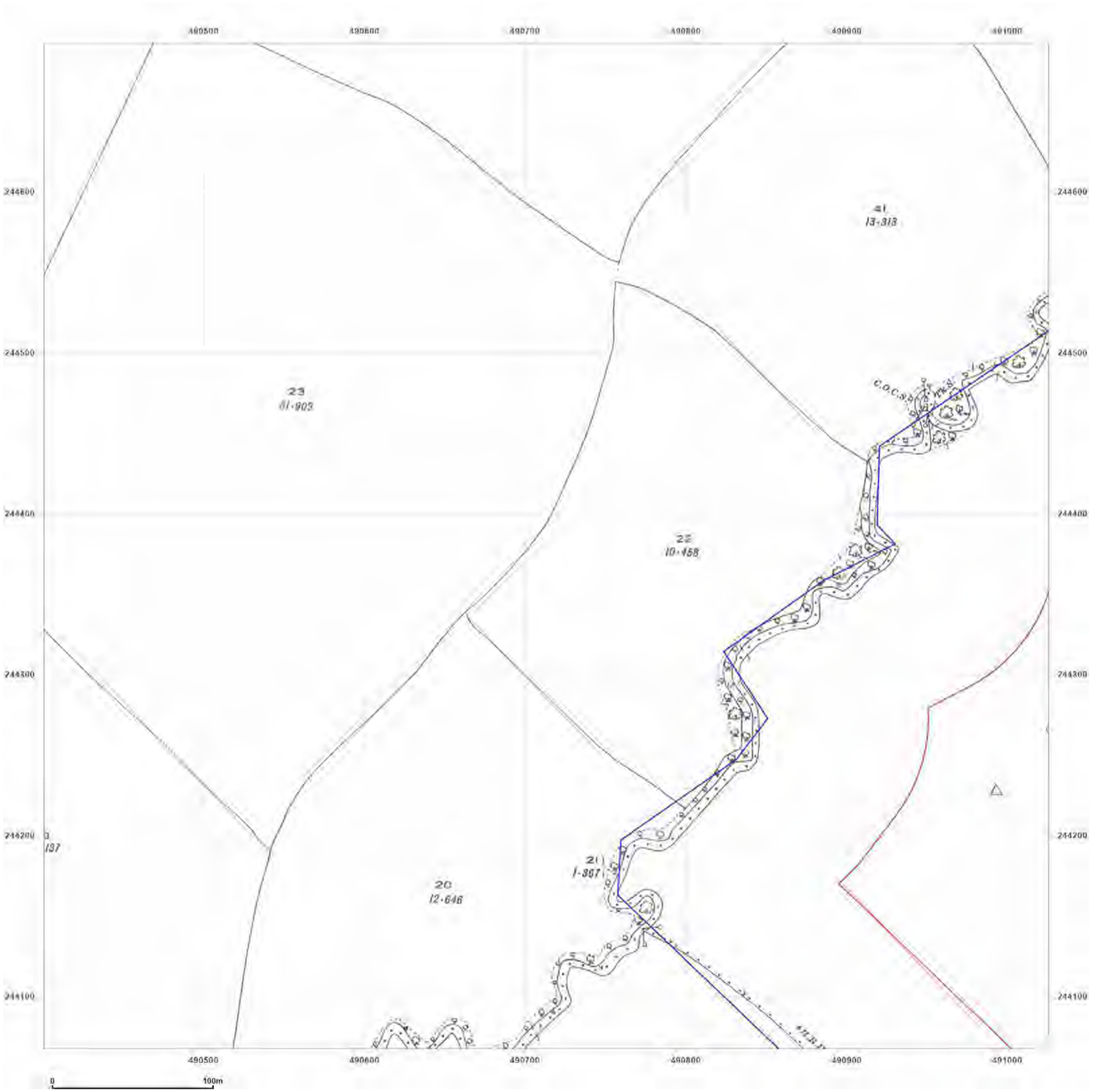
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_2
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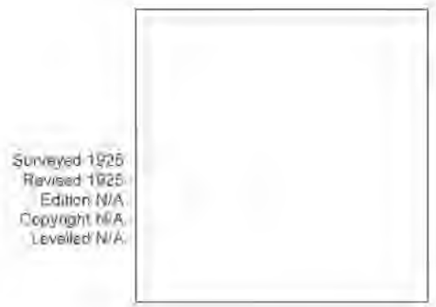
Map Name: County Series

Map date: **1925**

Scale: 1:2,500

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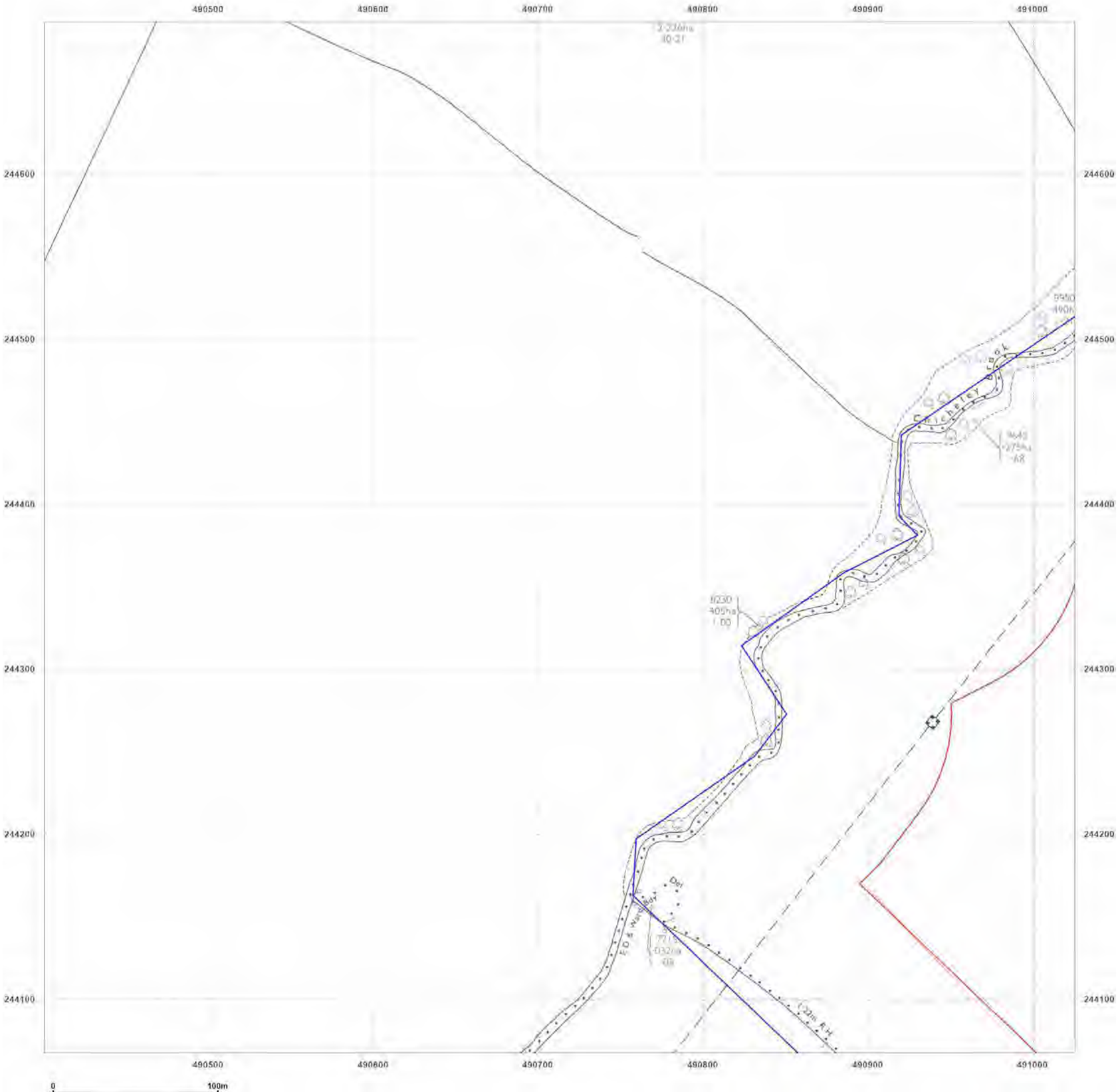
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_2
Grid Ref: 490713, 244380

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

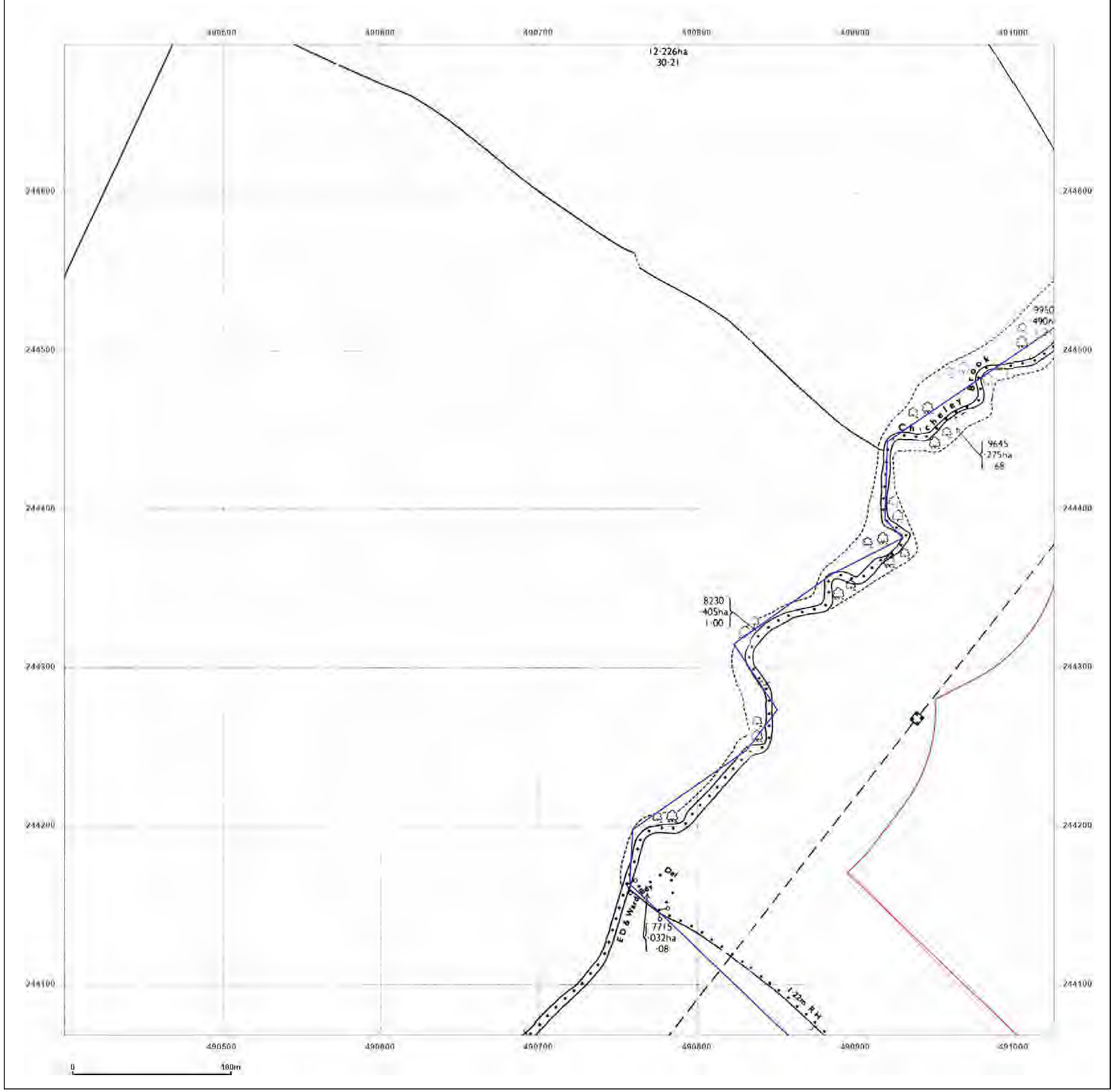
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_2
Grid Ref: 490713, 244380

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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

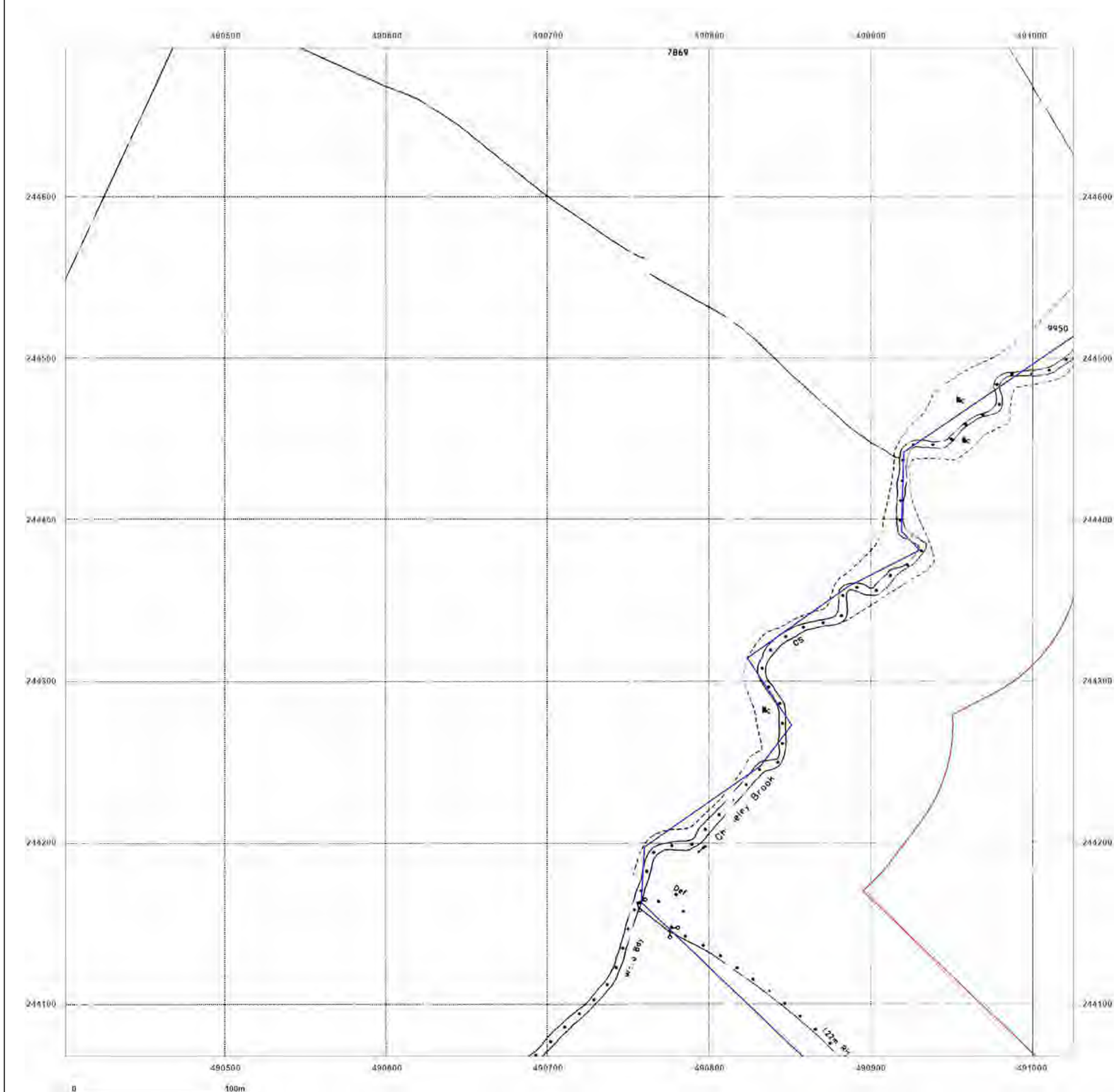
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_2
Grid Ref: 490713, 244380

Map Name: National Grid
Map date: **1993**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

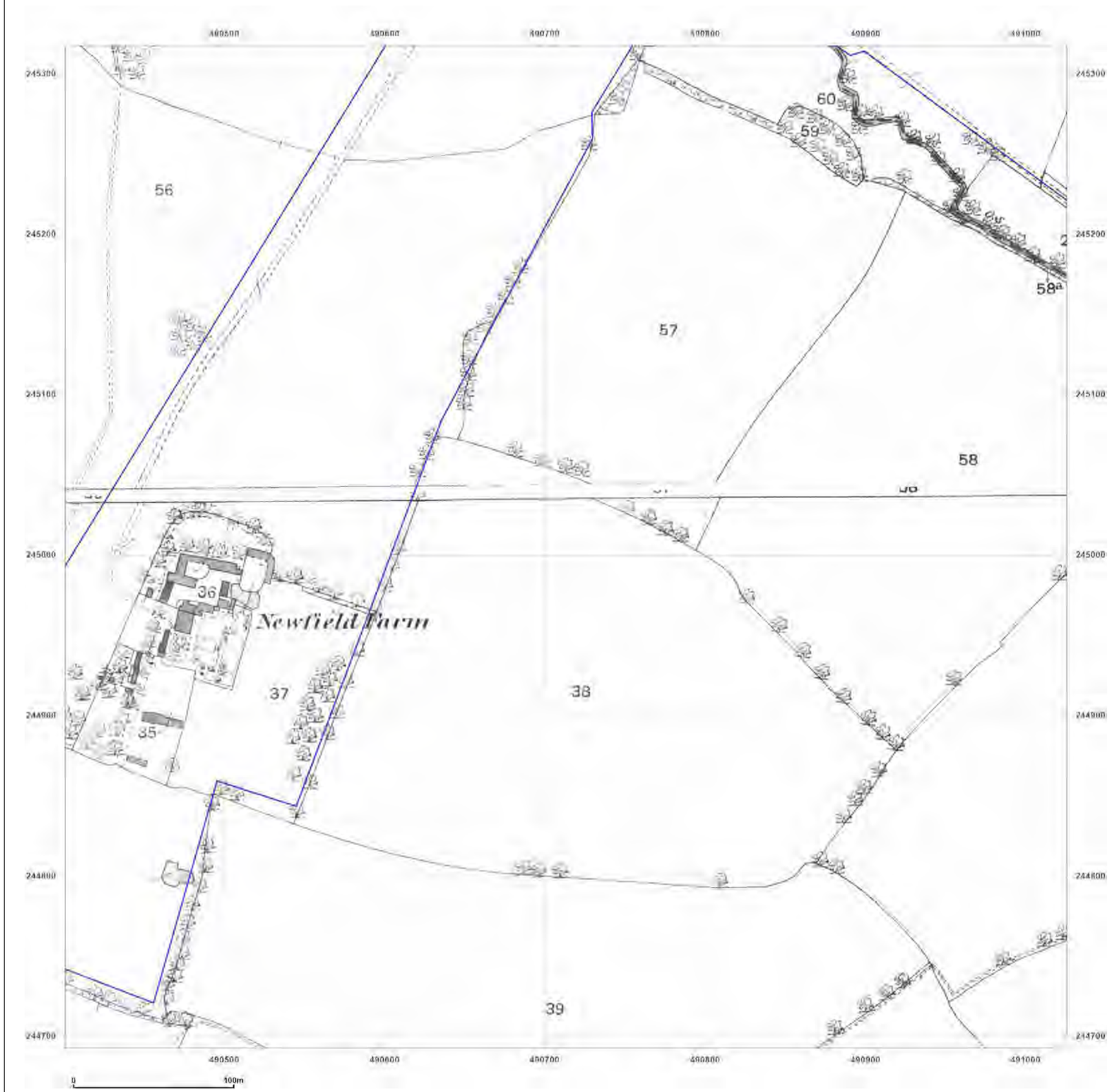
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_3
Grid Ref: 490713, 245005

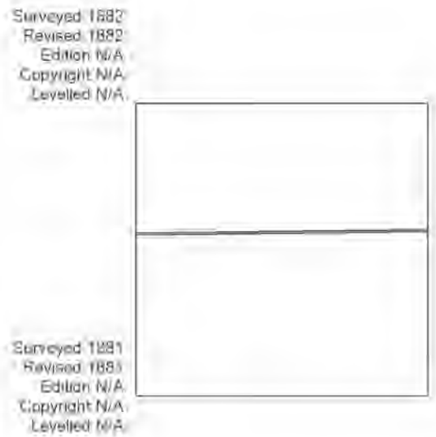
Map Name: County Series

Map date: **1881-1882**

Scale: 1:2,500

Printed at: 1:2,500

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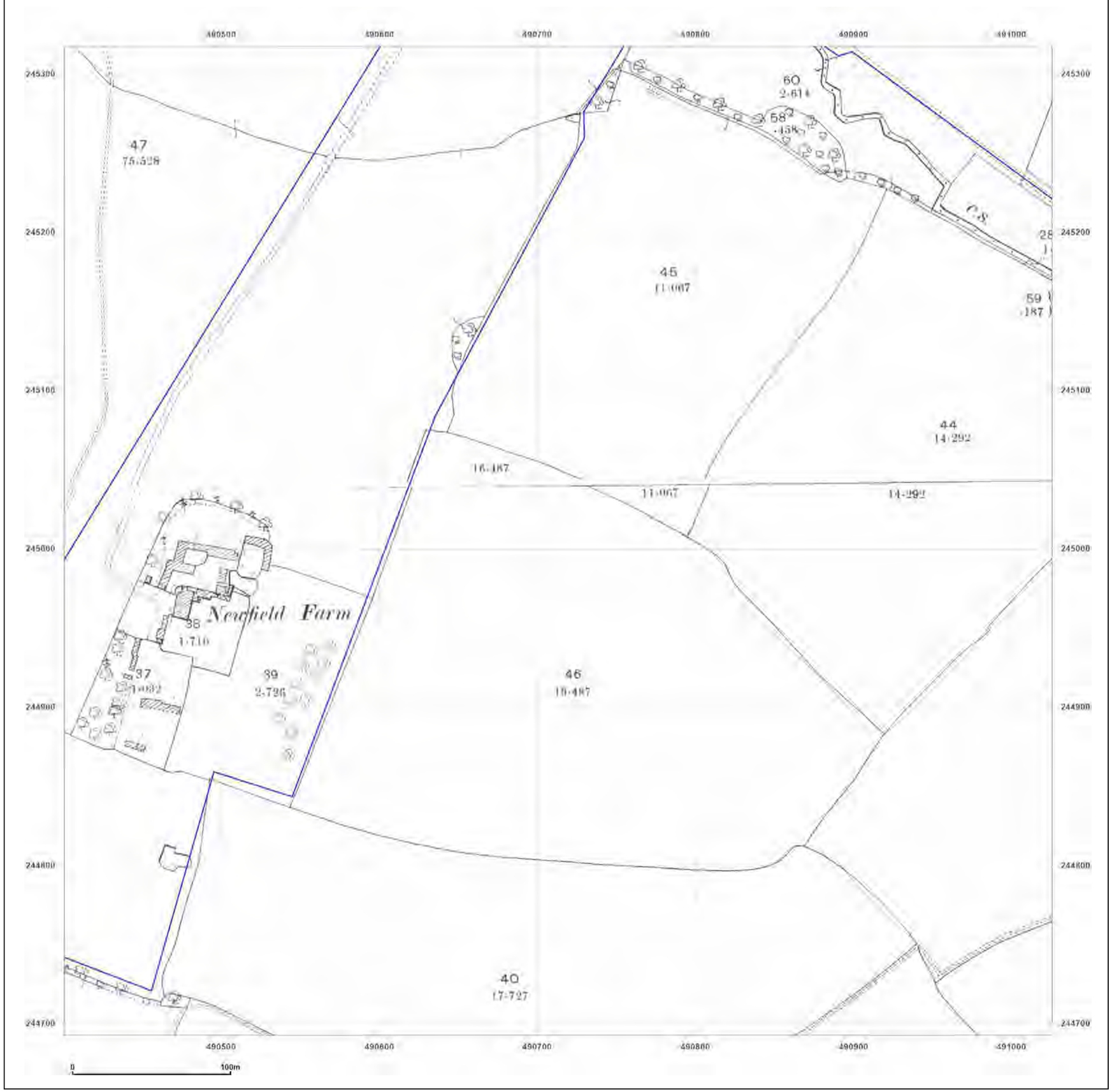
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_3
Grid Ref: 490713, 245005

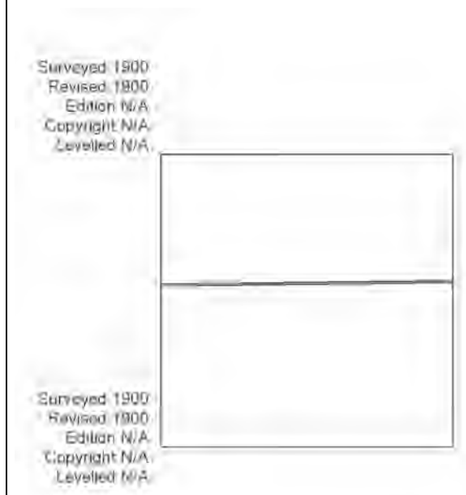
Map Name: County Series

Map date: **1900**

Scale: 1:2,500

Printed at: 1:2,500

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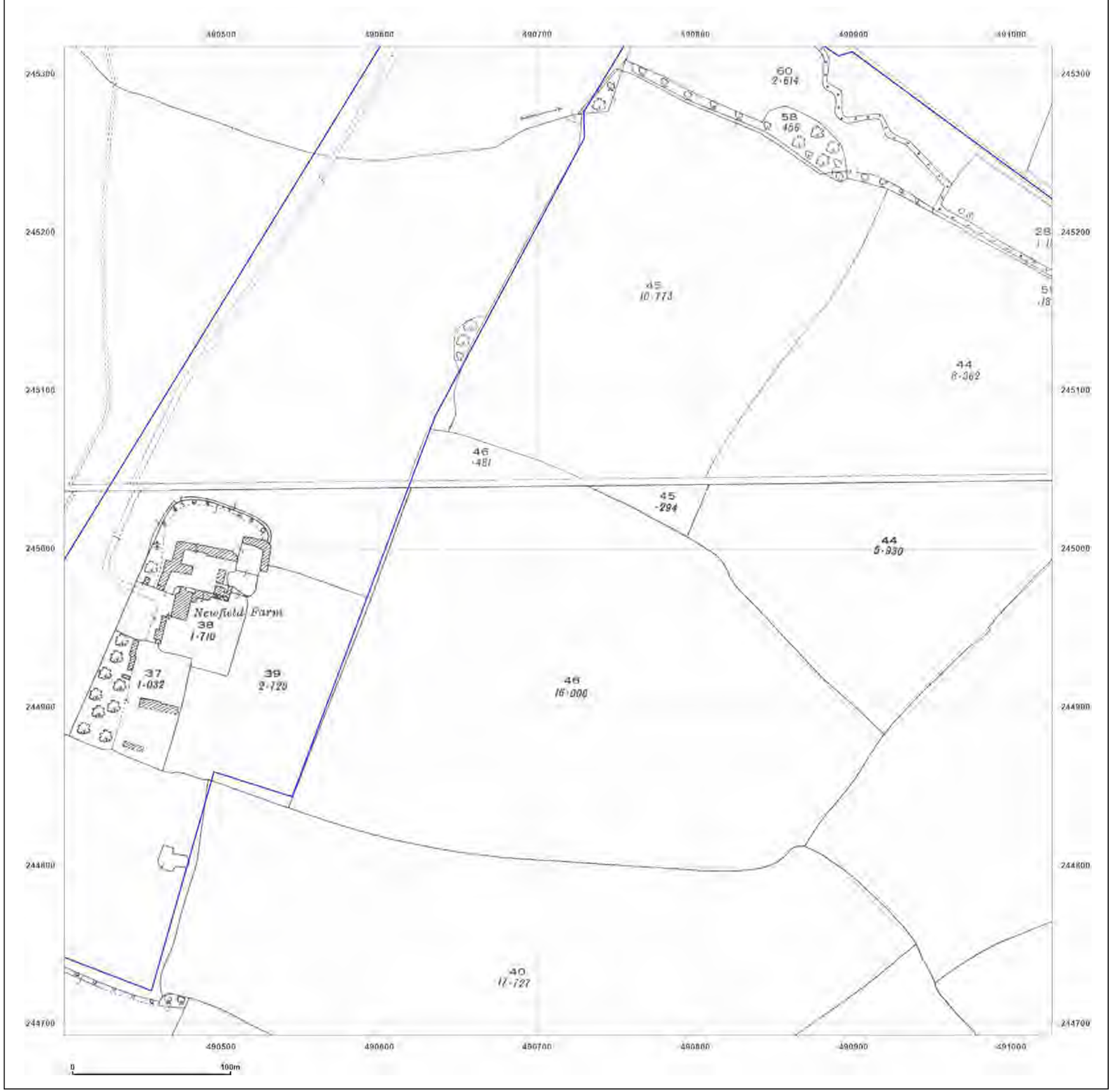
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_3
Grid Ref: 490713, 245005

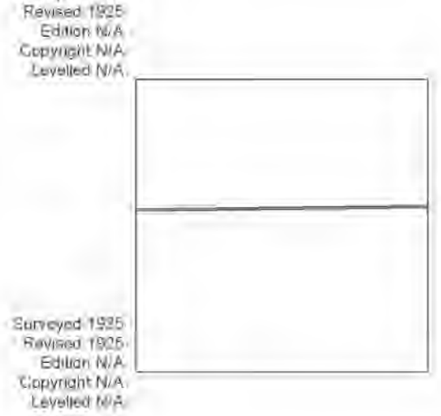
Map Name: County Series

Map date: **1925**

Scale: 1:2,500

Printed at: 1:2,500

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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_3
Grid Ref: 490713, 245005

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

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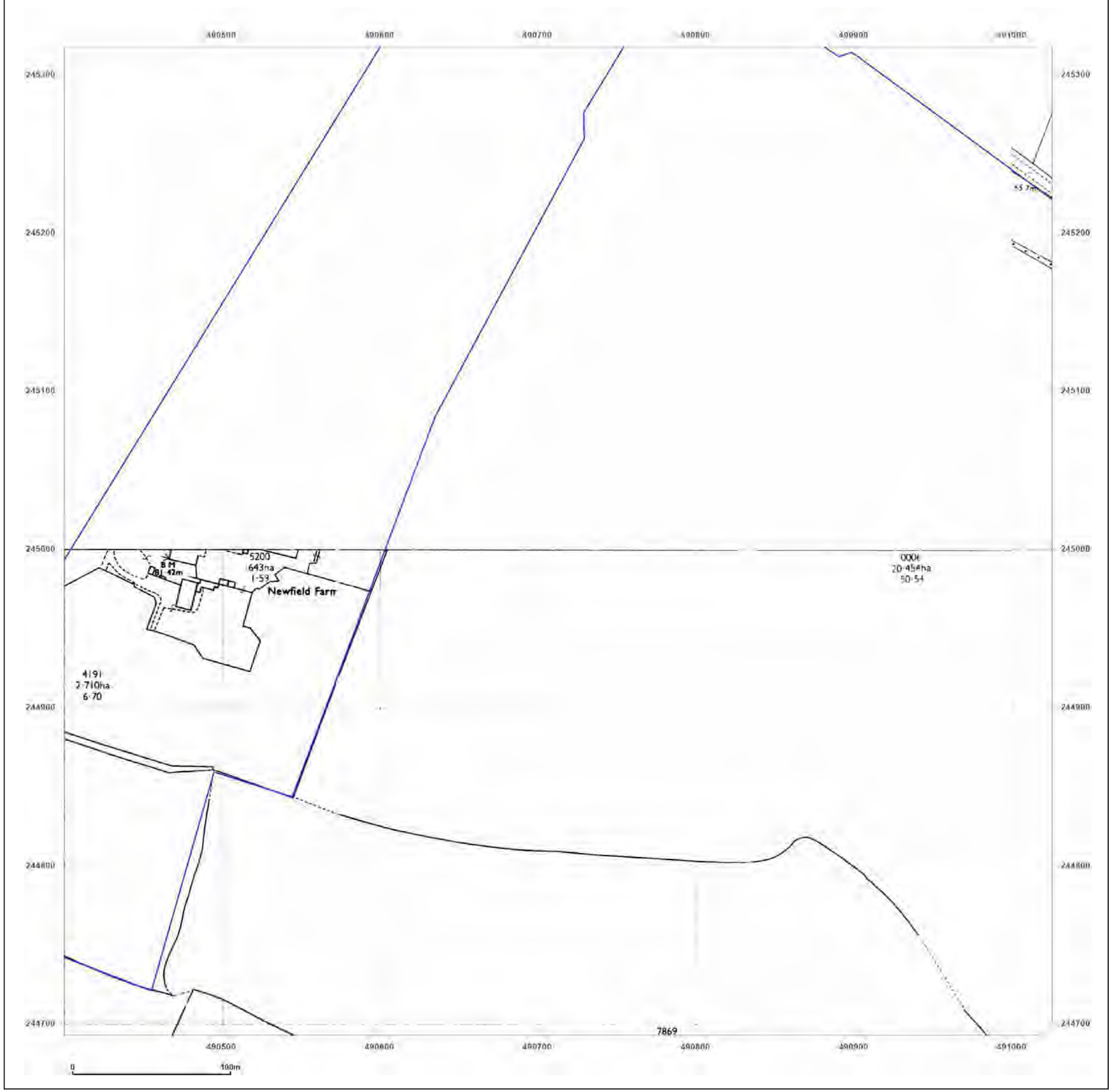
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_3
Grid Ref: 490713, 245005

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

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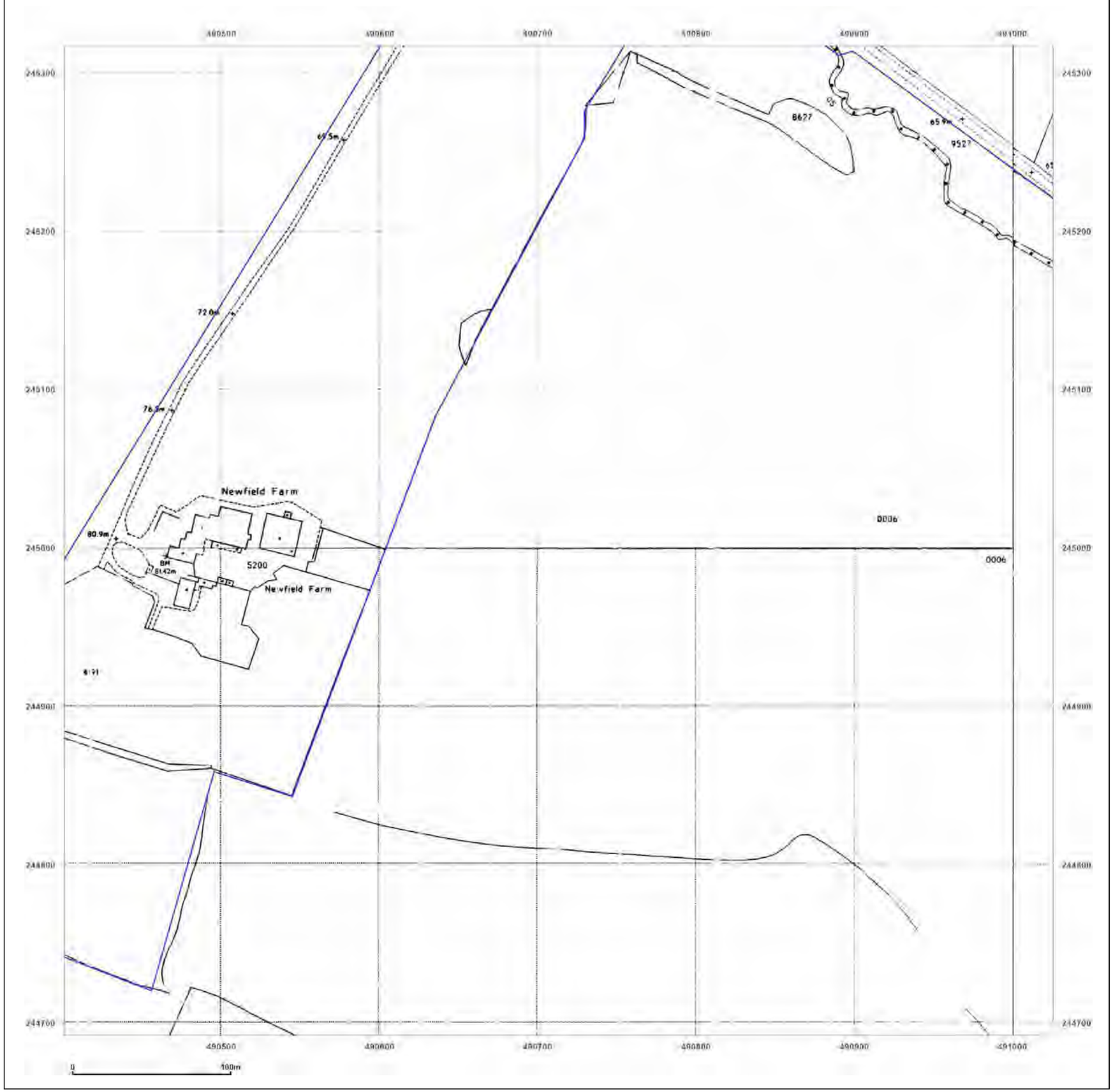
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_3
Grid Ref: 490713, 245005

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

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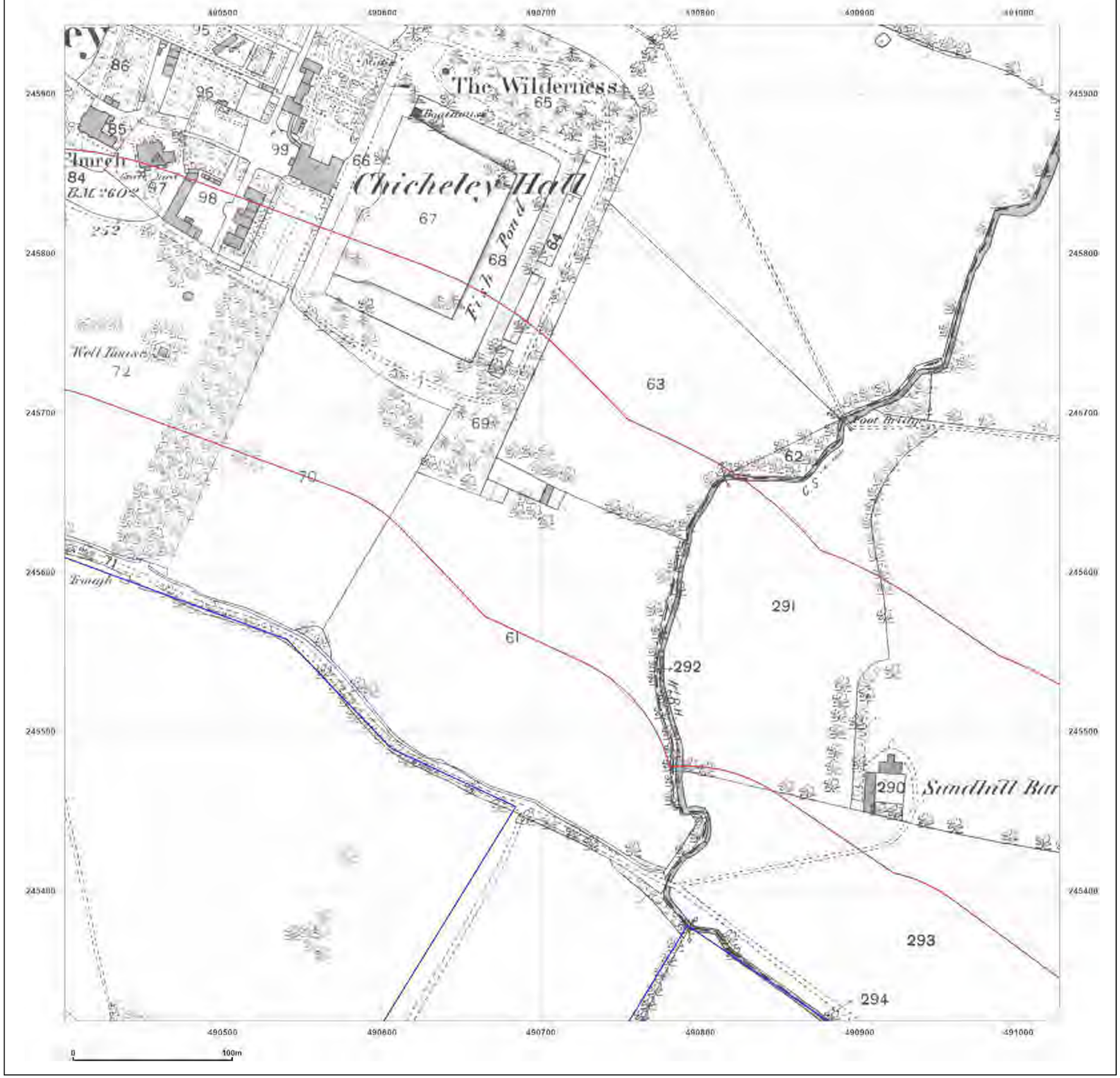
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_4
Grid Ref: 490713, 245631

Map Name: County Series

Map date: **1882**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1882
Revised 1882
Edition N/A
Copyright N/A
Levelled N/A

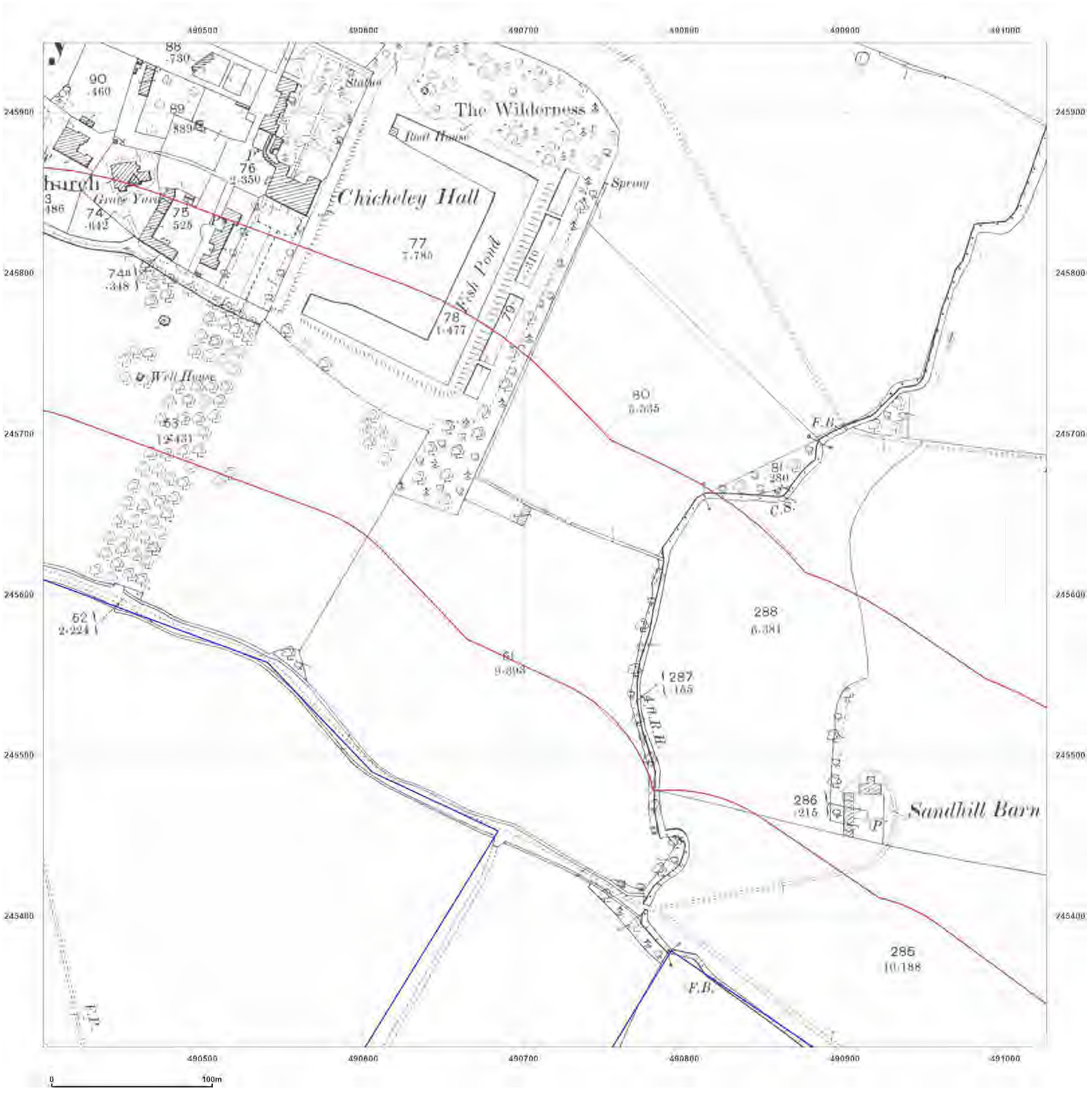
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Production date: 27 August 2024

Map legend available at:
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_4
Grid Ref: 490713, 245631

Map Name: County Series

Map date: **1900**

Scale: 1:2,500

Printed at: 1:2,500

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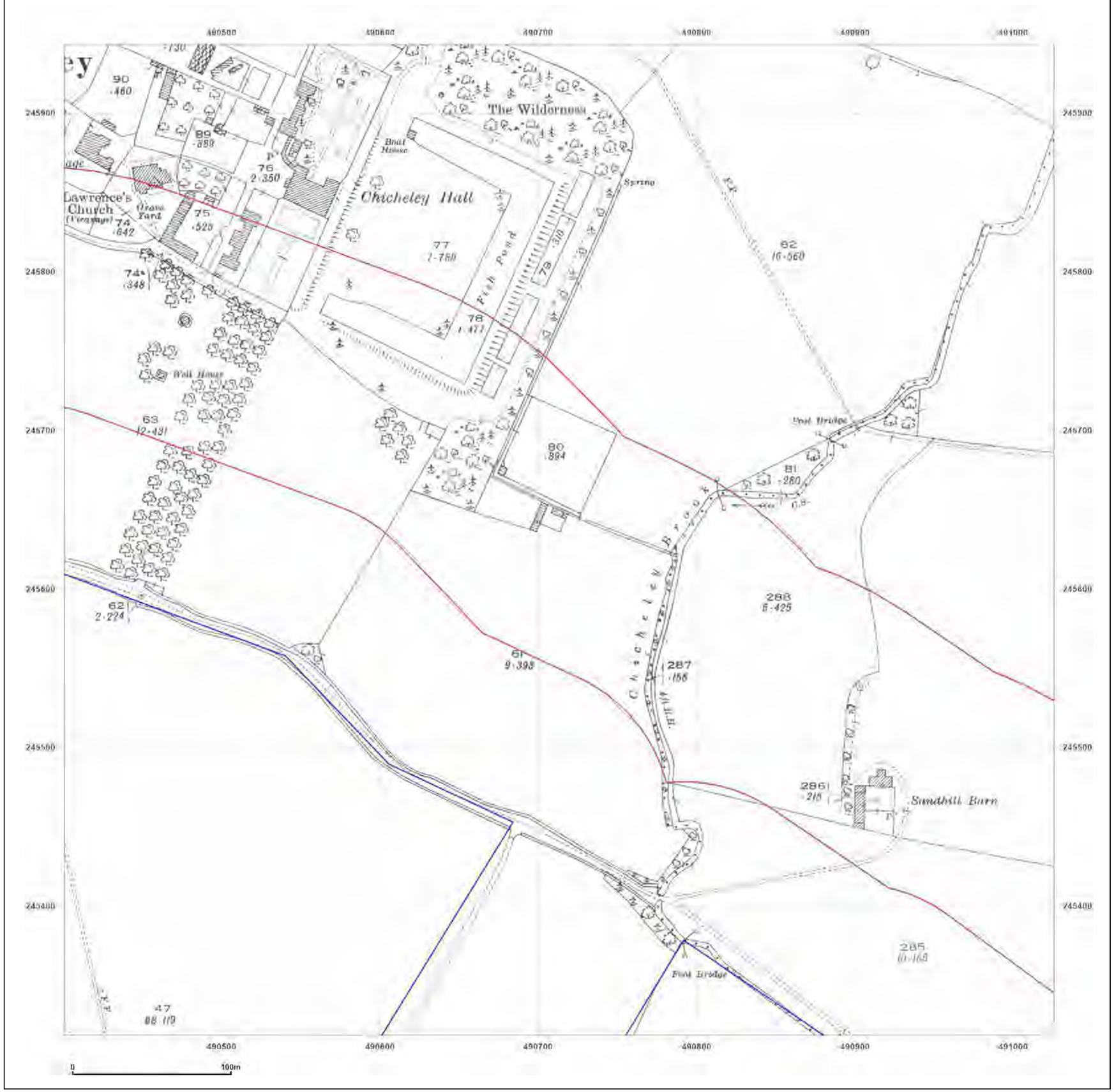
Surveyed 1900
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_4
Grid Ref: 490713, 245631

Map Name: County Series

Map date: **1925**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1925
Revised 1925
Edition N/A
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_4
Grid Ref: 490713, 245631

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1976
Revised 1976
Edition N/A
Copyright 1977
Levelled 1971

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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_3_4
Grid Ref: 490713, 245631

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

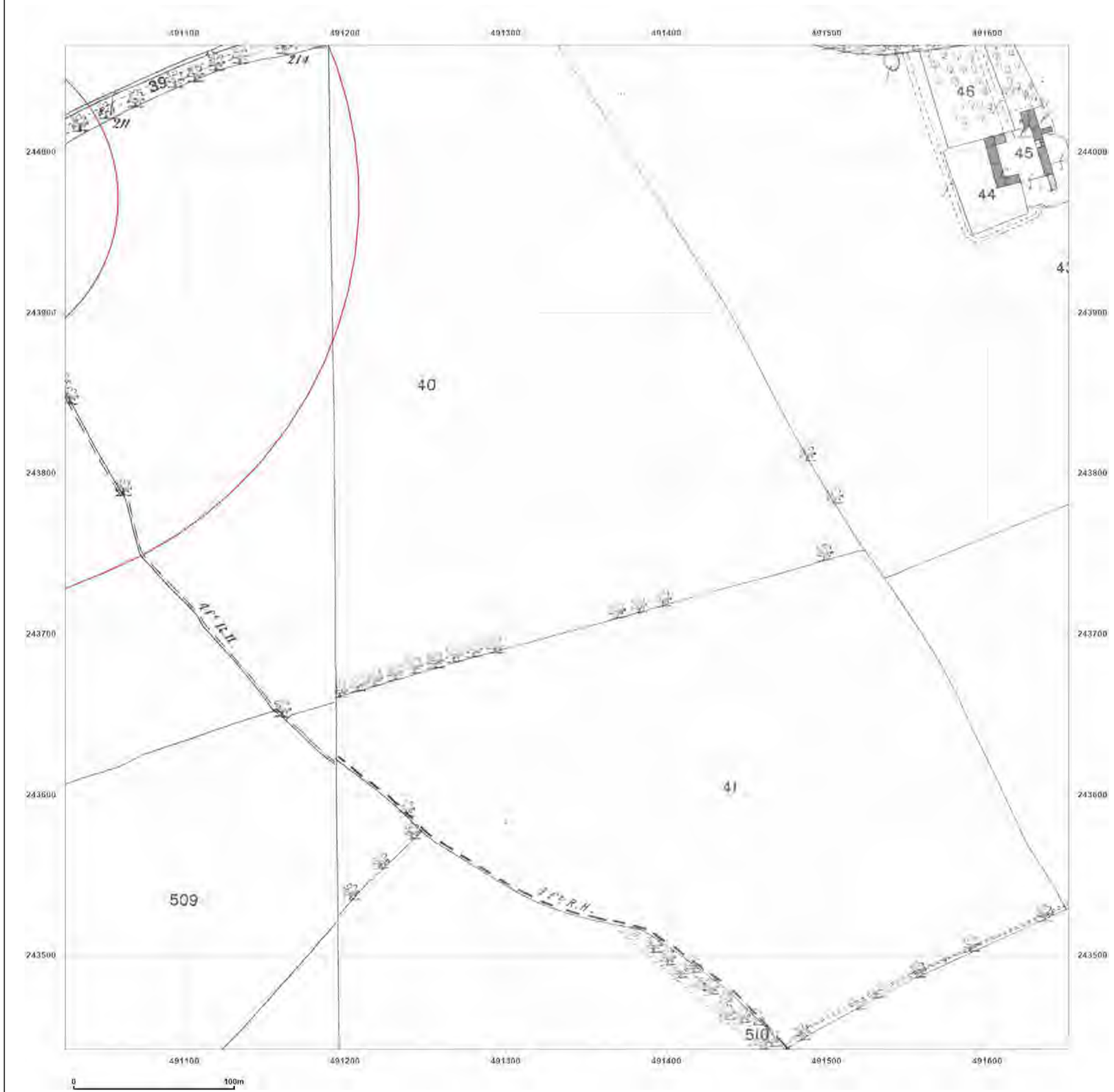
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_1
Grid Ref: 491338, 243754

Map Name: County Series

Map date: **1881**

Scale: 1:2,500

Printed at: 1:2,500

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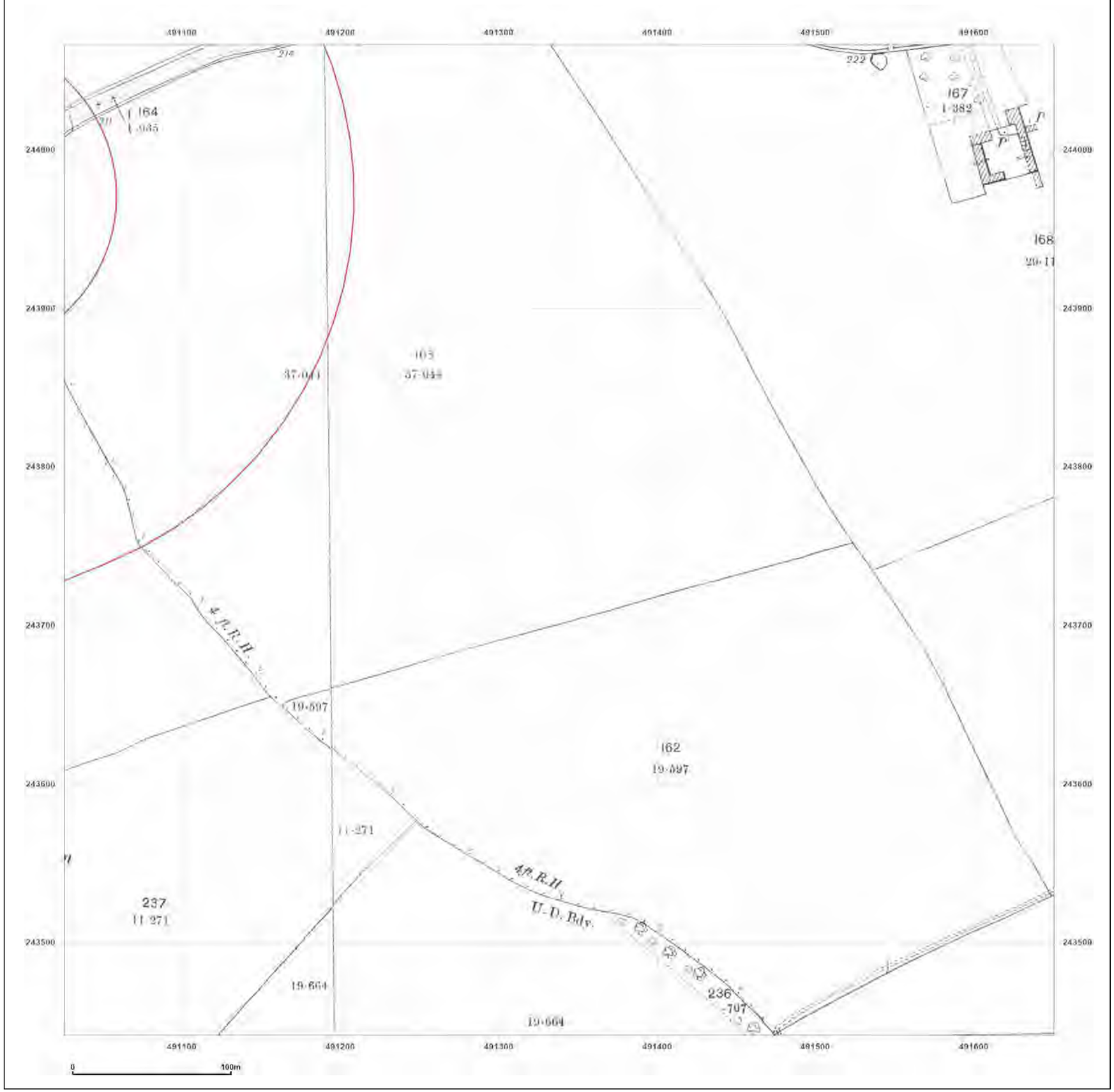
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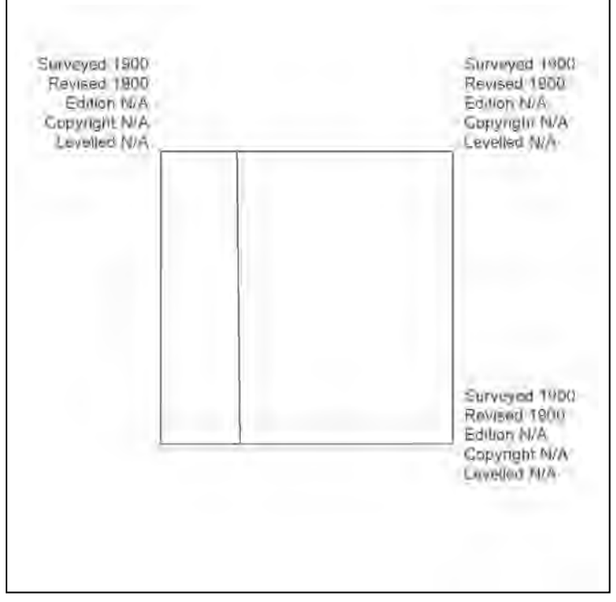
Map Name: County Series

Map date: **1900**

Scale: 1:2,500

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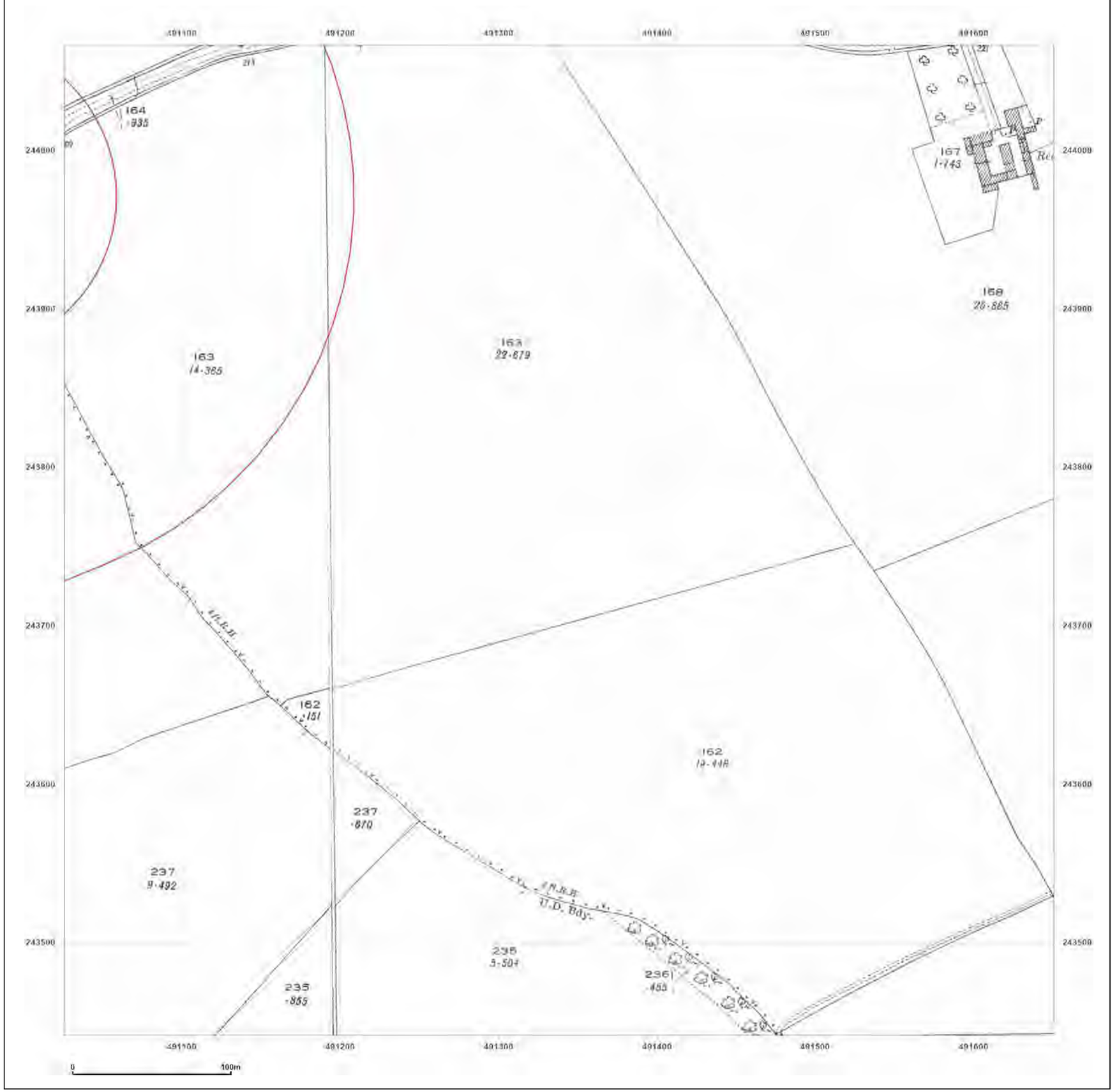
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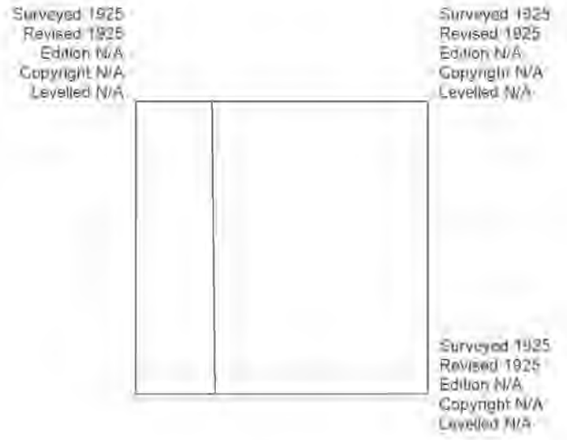
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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_1
Grid Ref: 491338, 243754

Map Name: County Series
Map date: **1925**
Scale: 1:2,500
Printed at: 1:2,500

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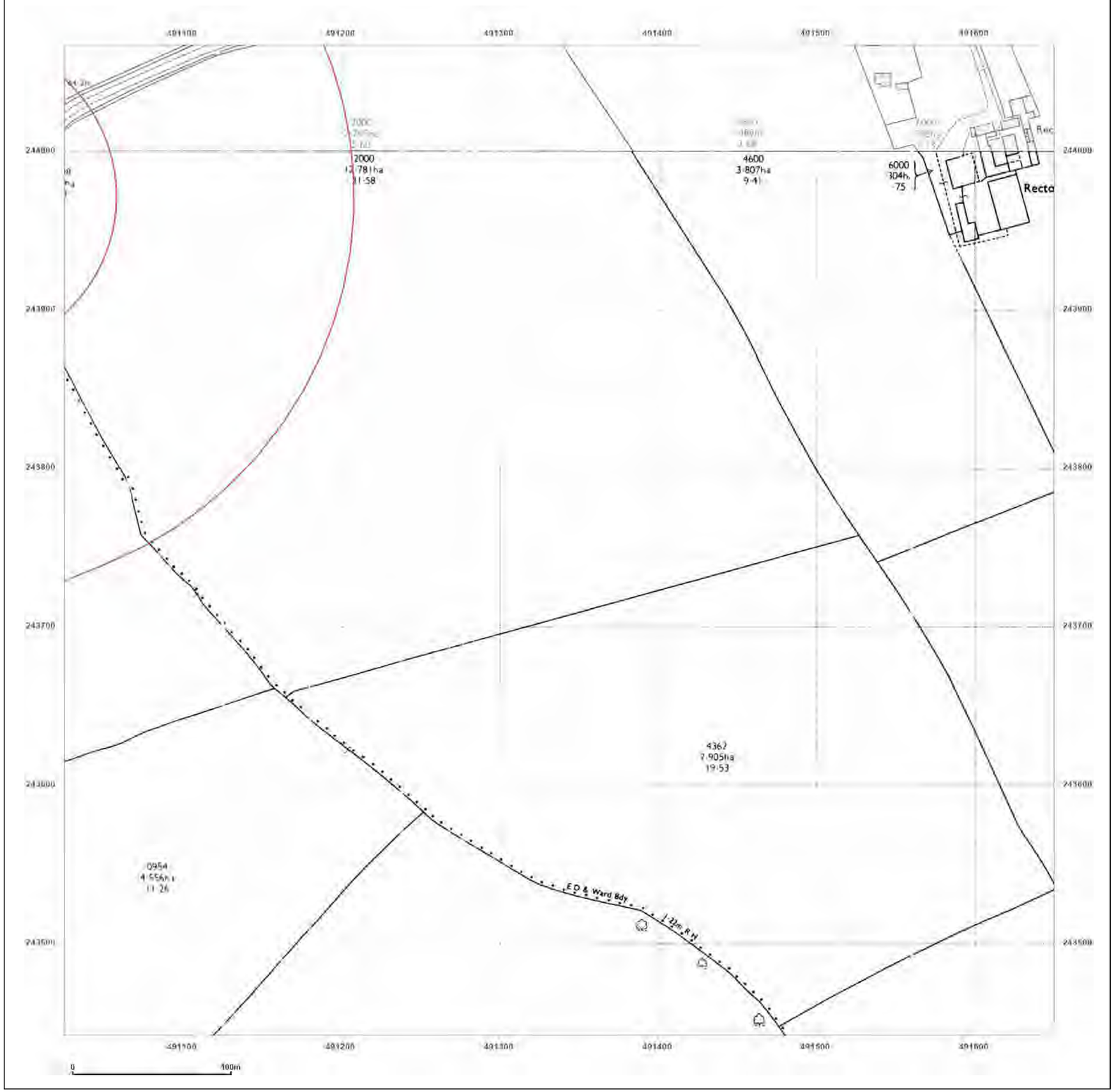
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_1
Grid Ref: 491338, 243754

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

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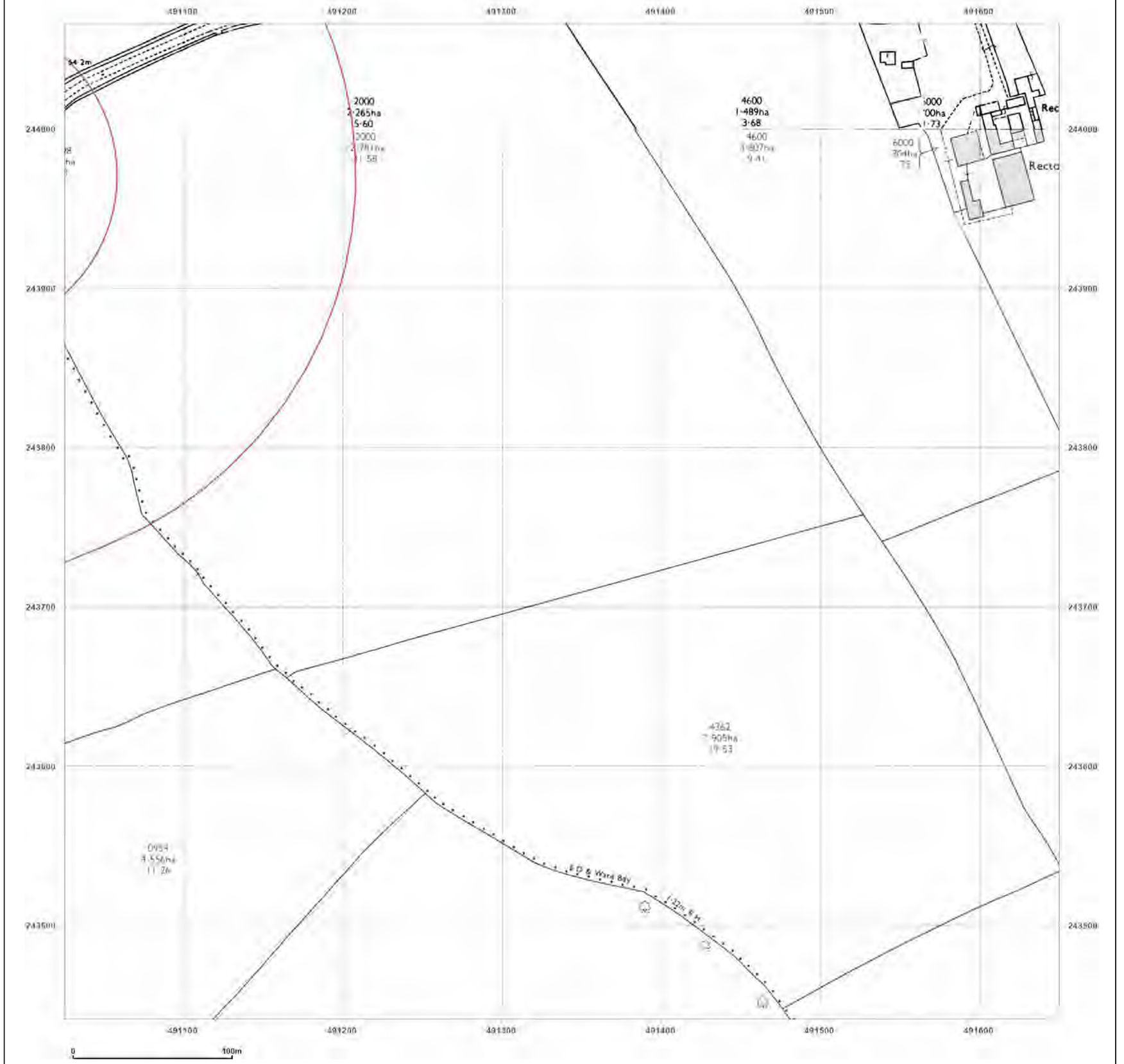
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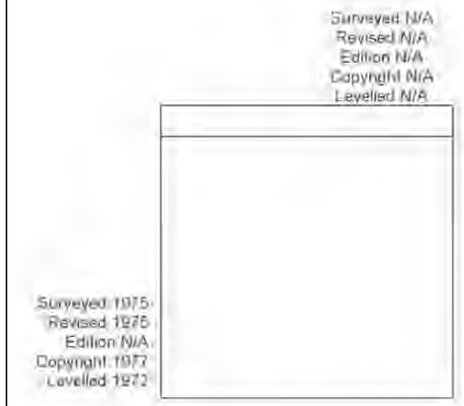
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Map Name: National Grid
Map date: **1977**
Scale: 1:2,500
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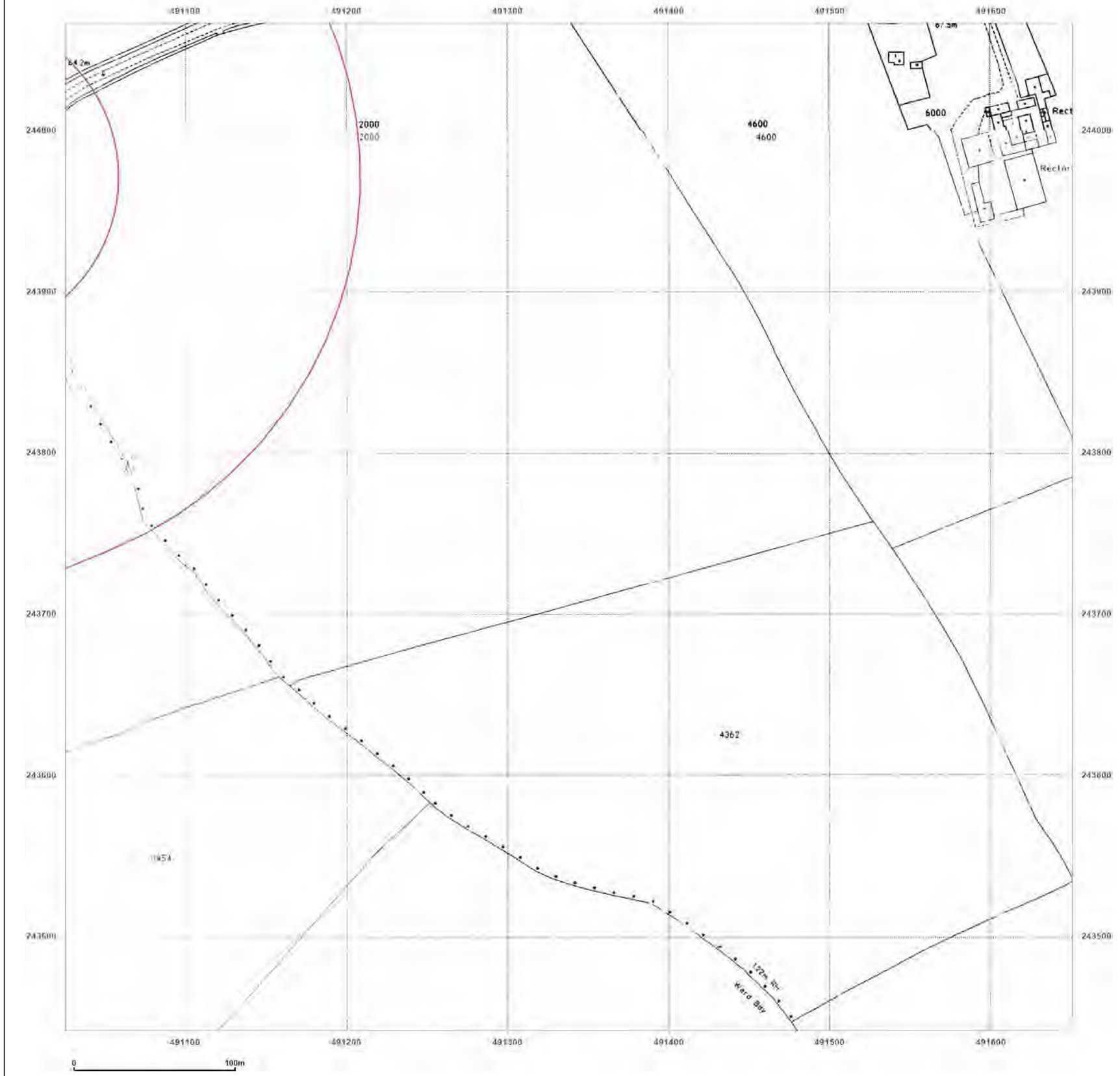
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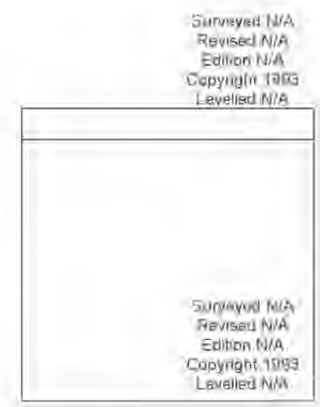
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Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

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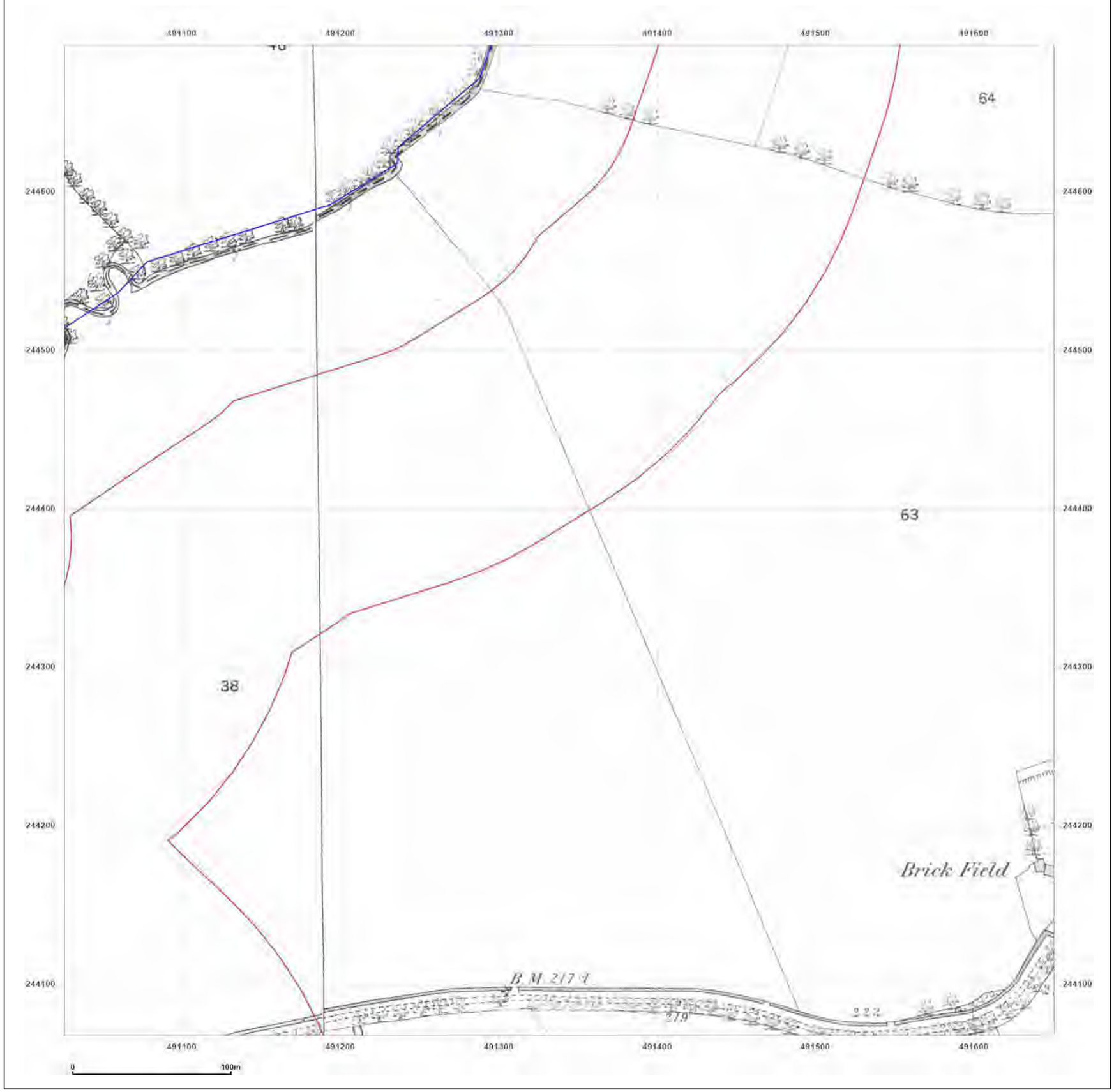
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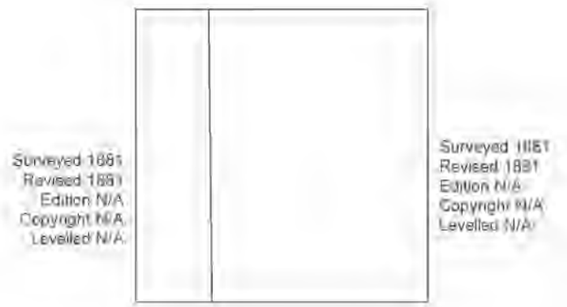
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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_2
Grid Ref: 491338, 244380

Map Name: County Series
Map date: **1881**
Scale: 1:2,500
Printed at: 1:2,500

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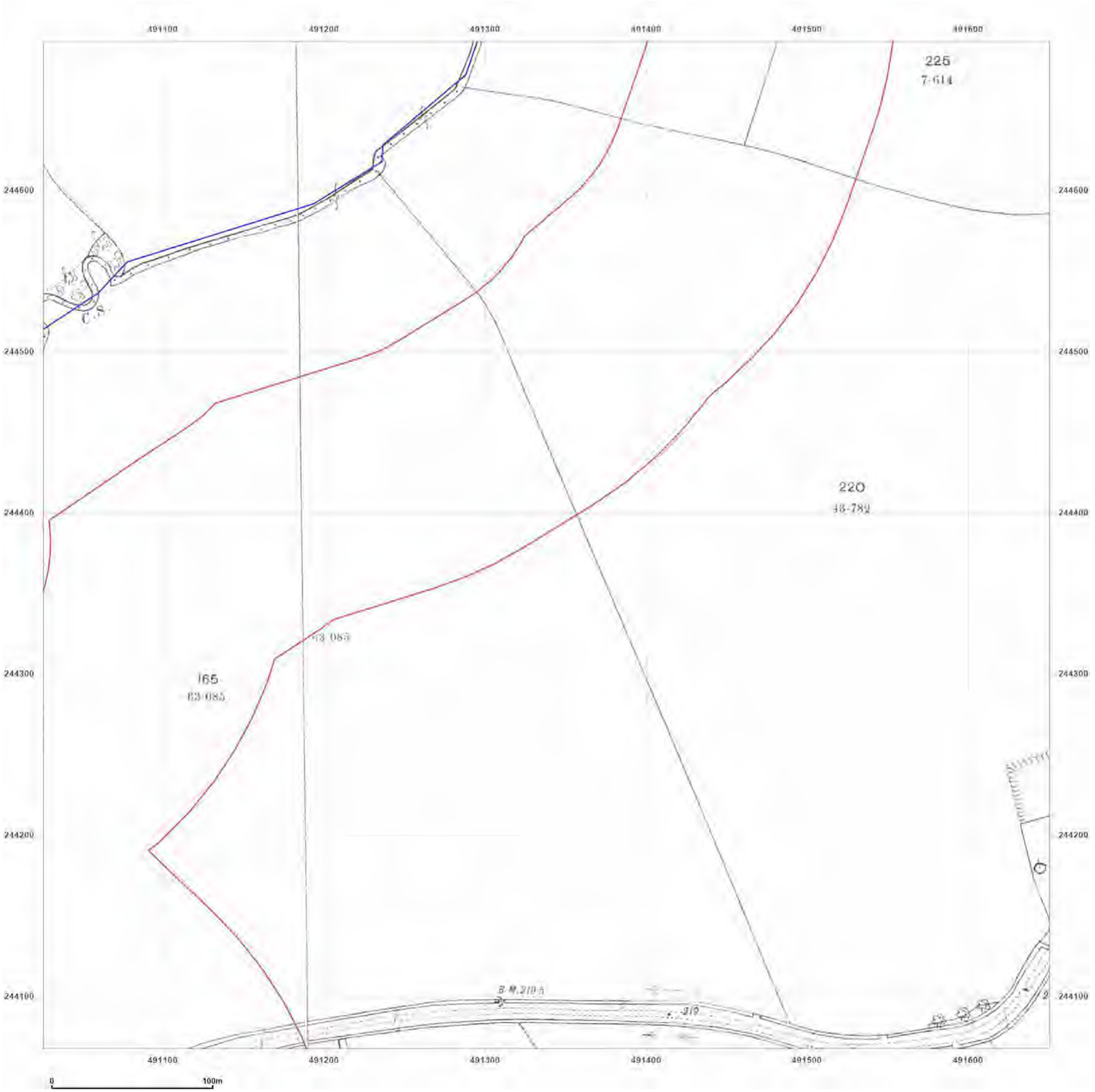
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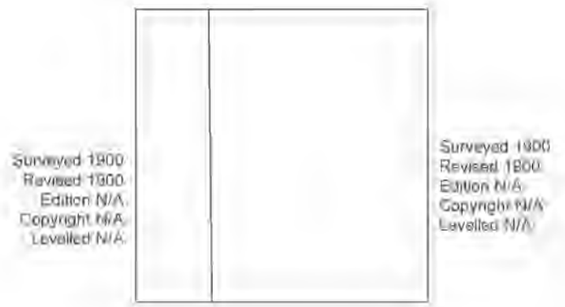
Map Name: County Series

Map date: **1900**

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Printed at: 1:2,500

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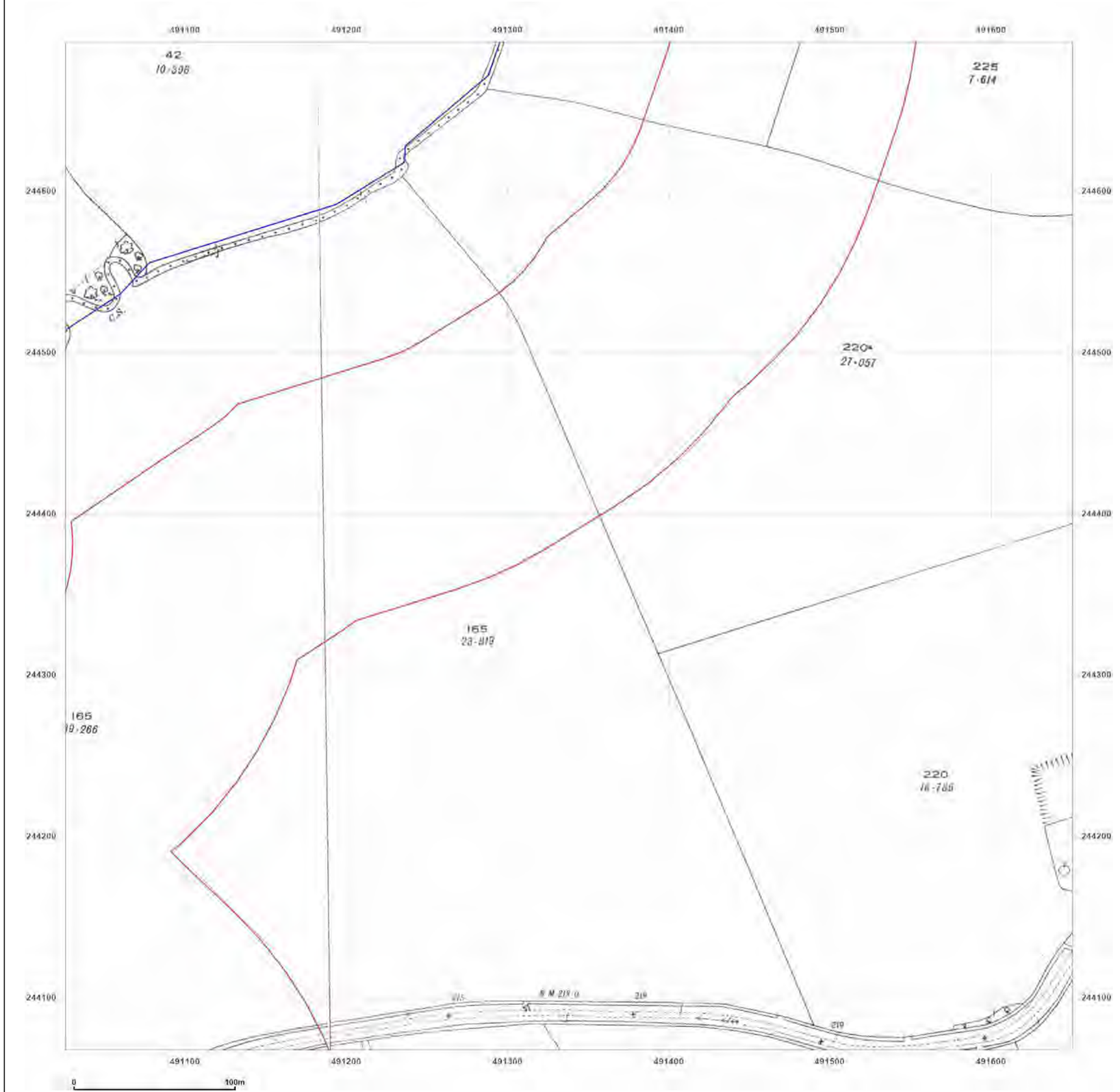
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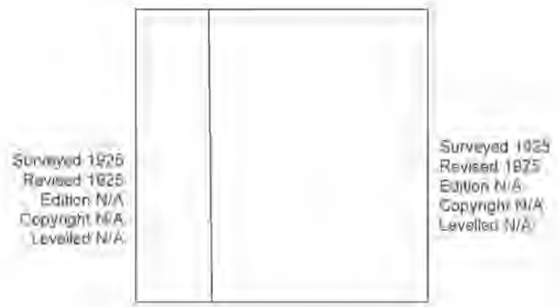
Map Name: County Series

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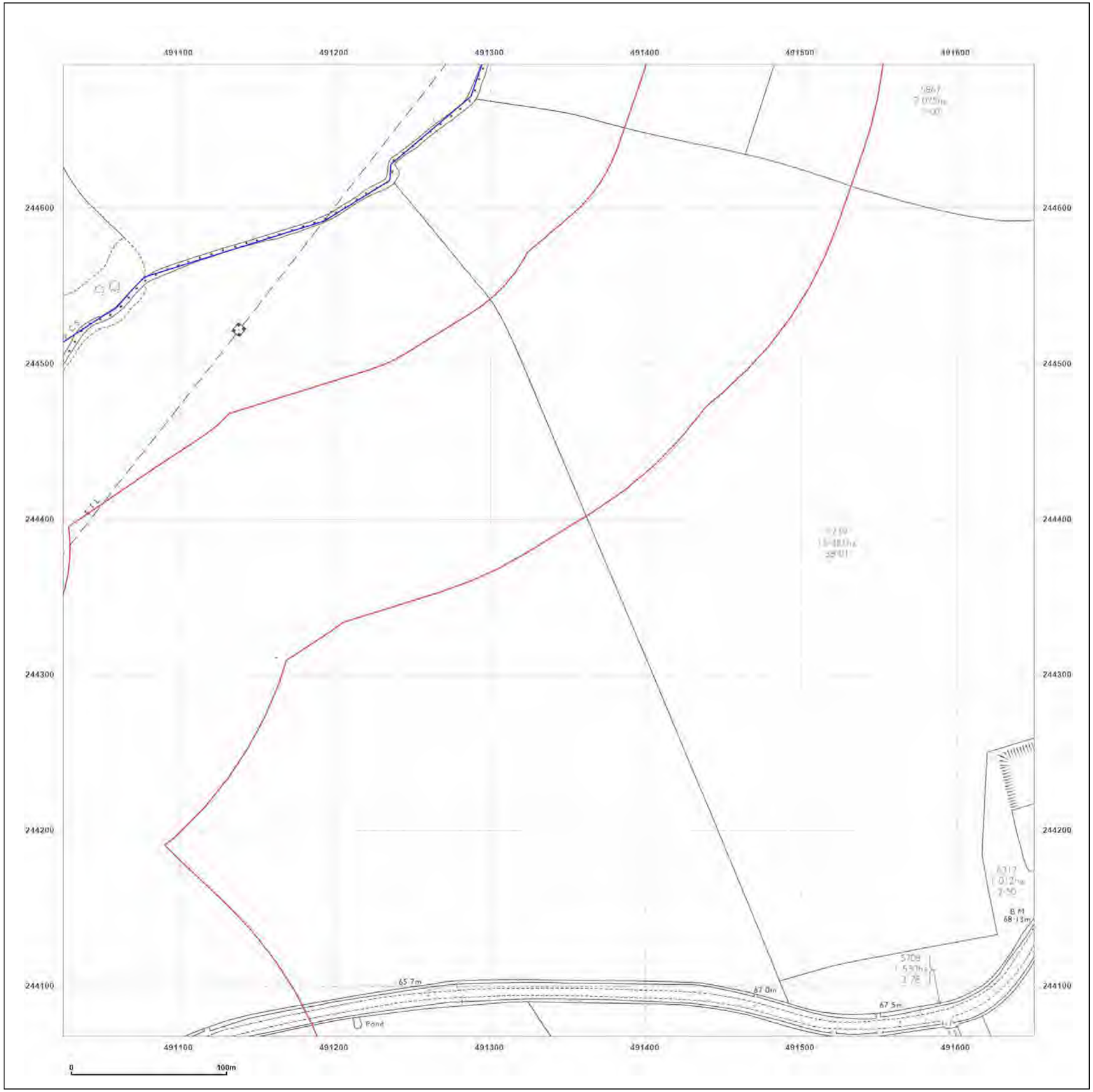
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Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_2
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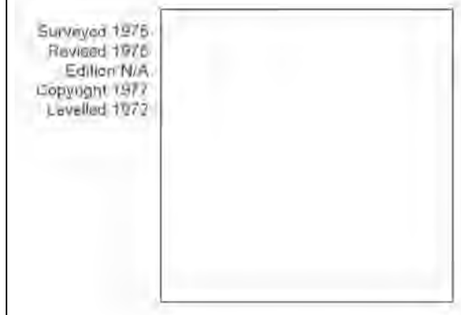
Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

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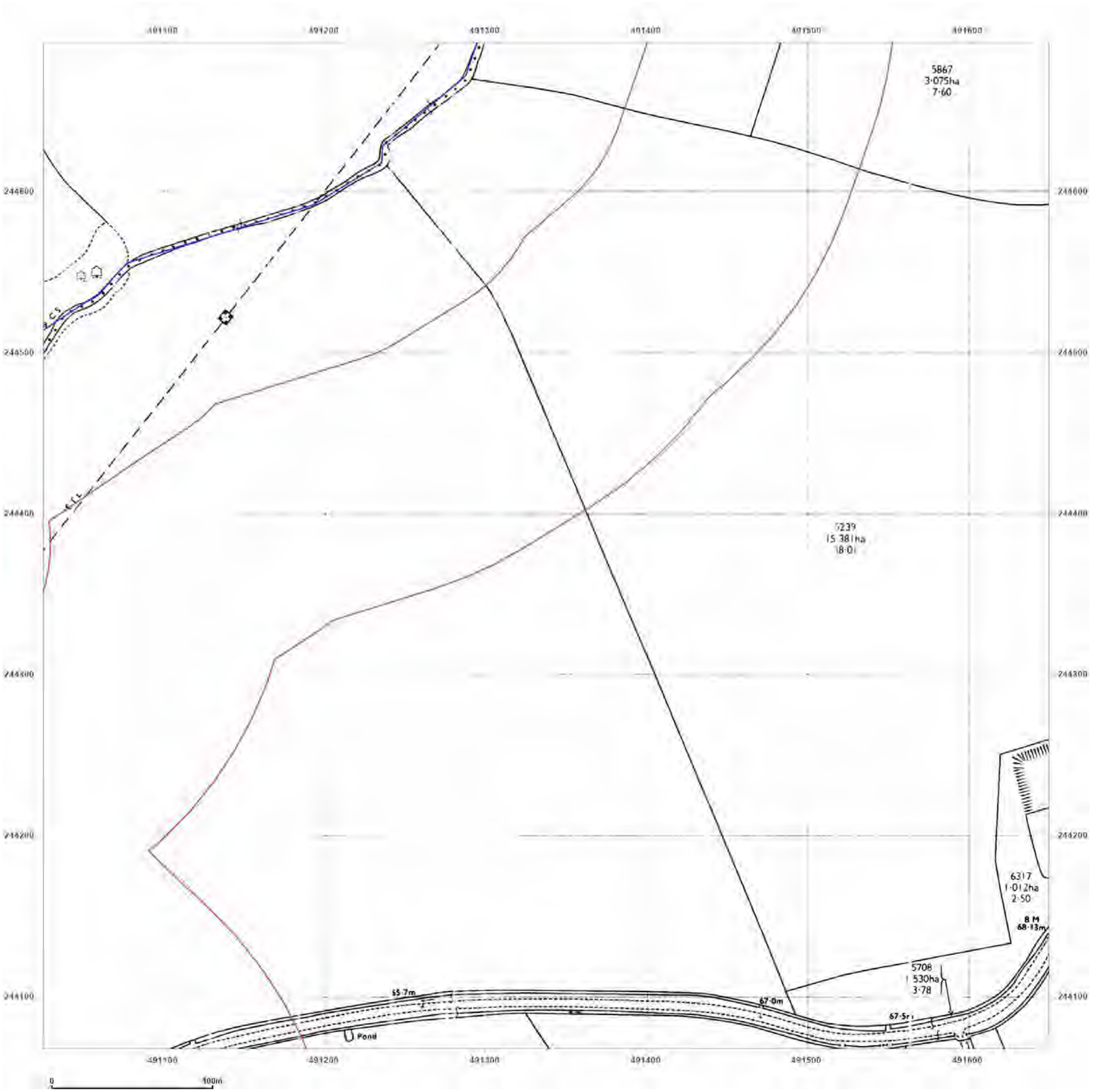
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_2
Grid Ref: 491338, 244380

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

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

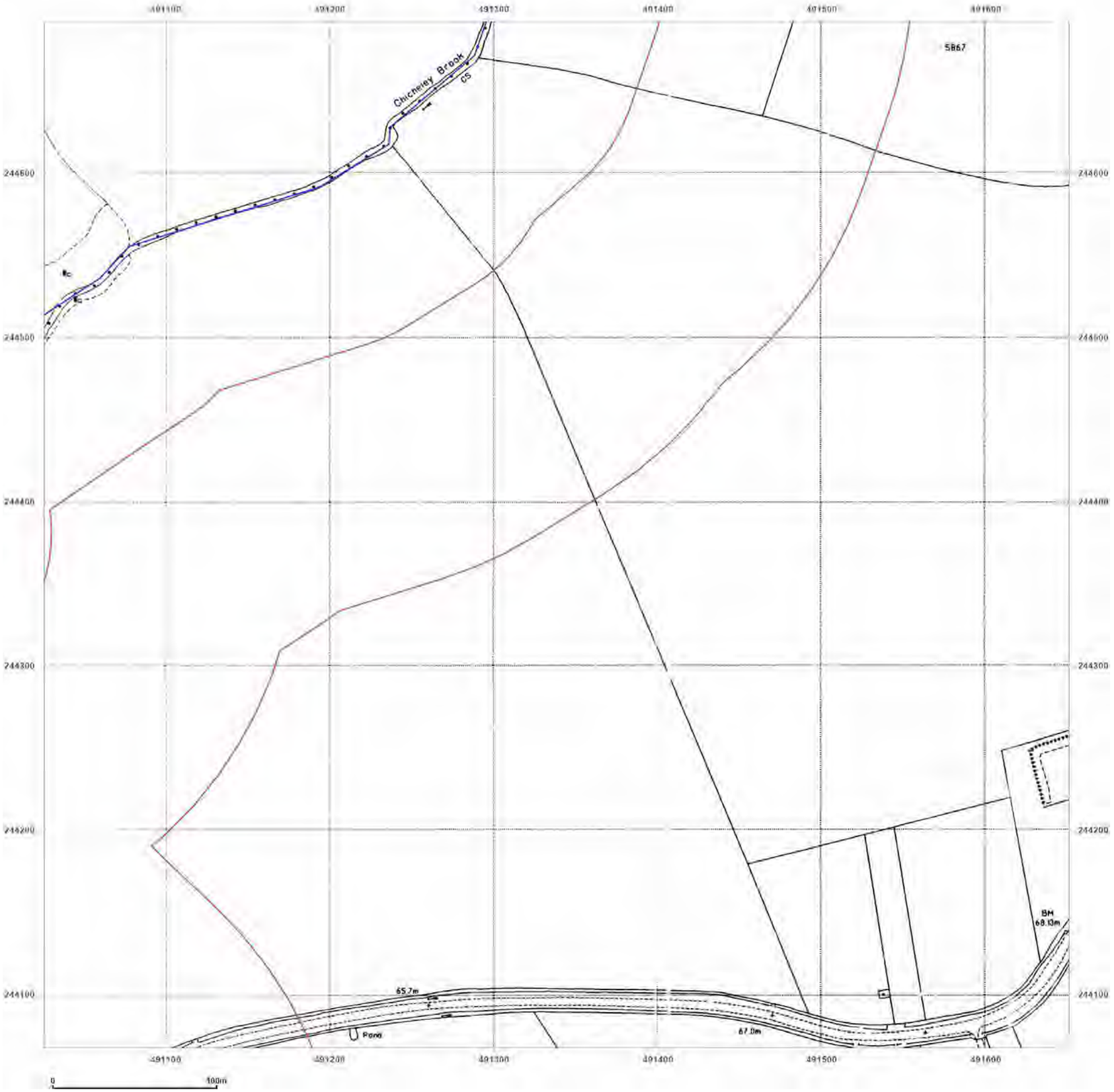
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Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_2
Grid Ref: 491338, 244380

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

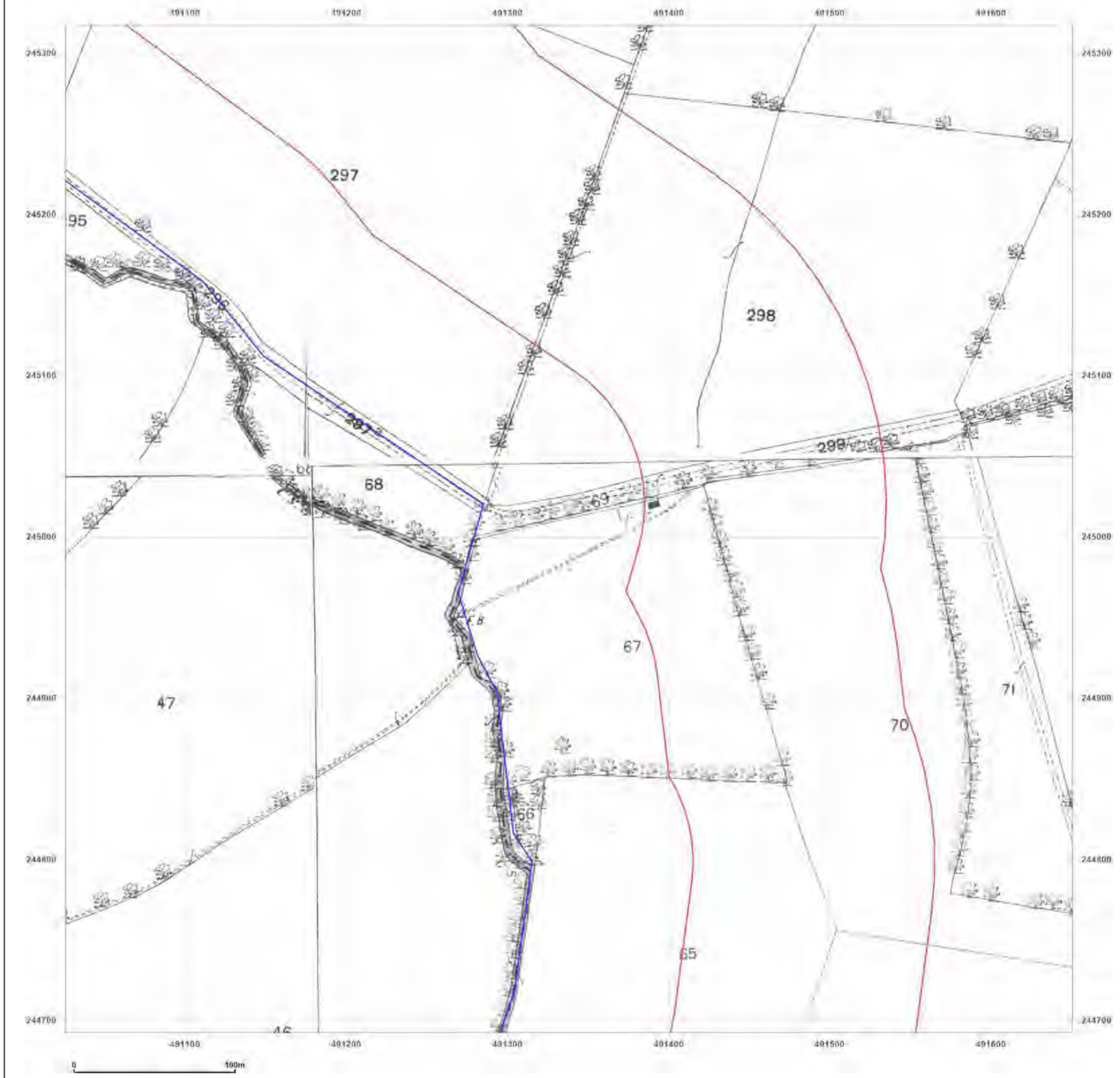
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Site Details:

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Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_3
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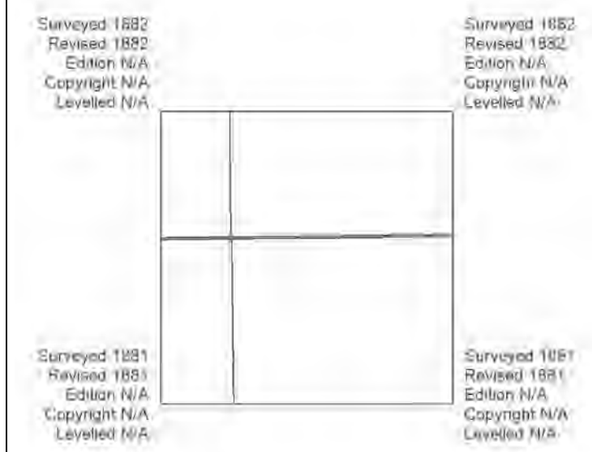
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Map date: **1881-1882**

Scale: 1:2,500

Printed at: 1:2,500

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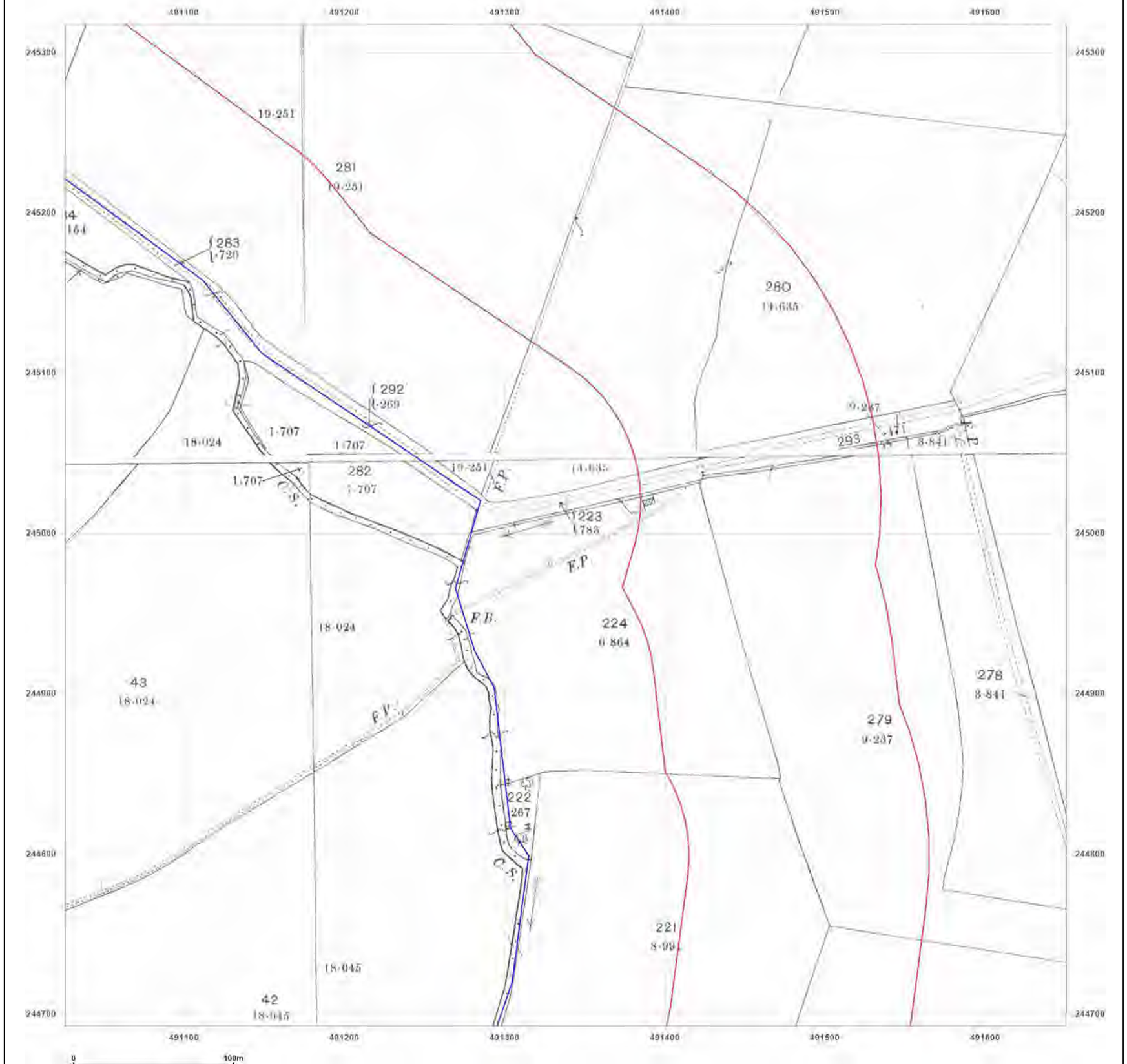
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Grid Ref: 491338, 245005

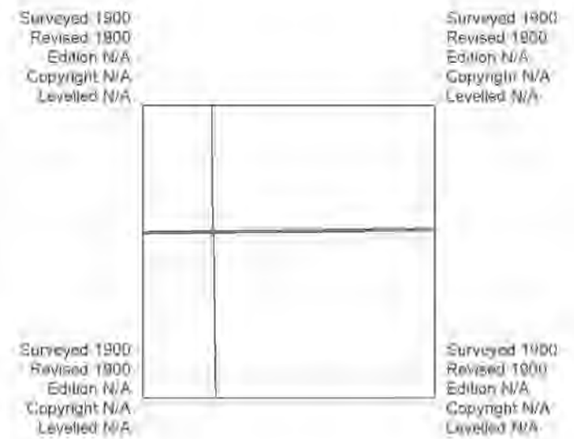
Map Name: County Series

Map date: **1900**

Scale: 1:2,500

Printed at: 1:2,500

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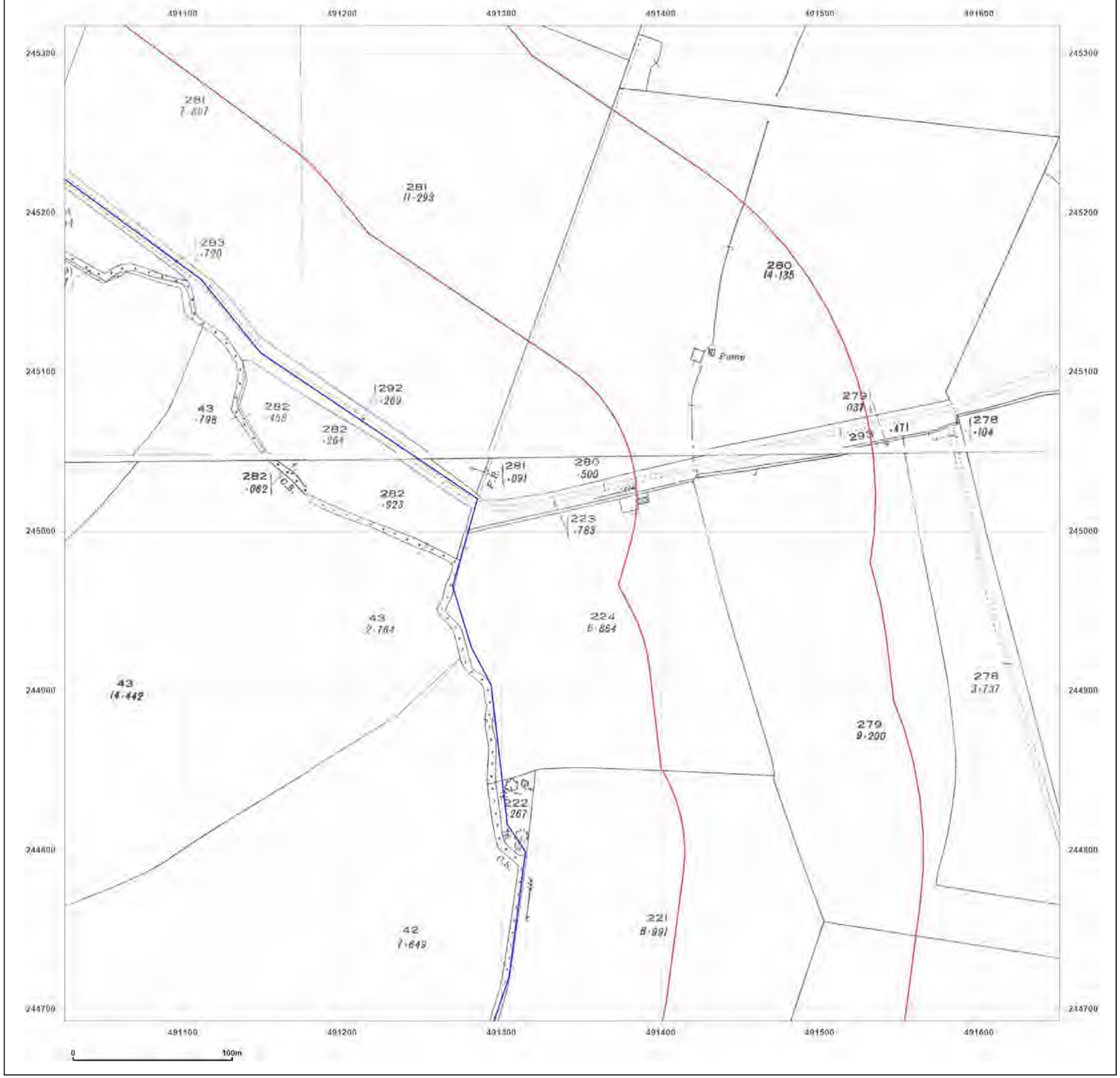
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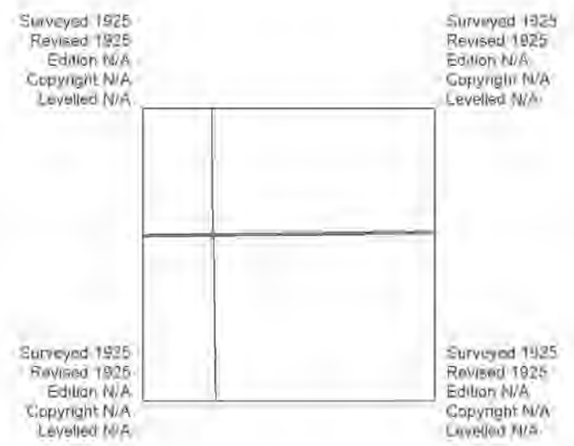
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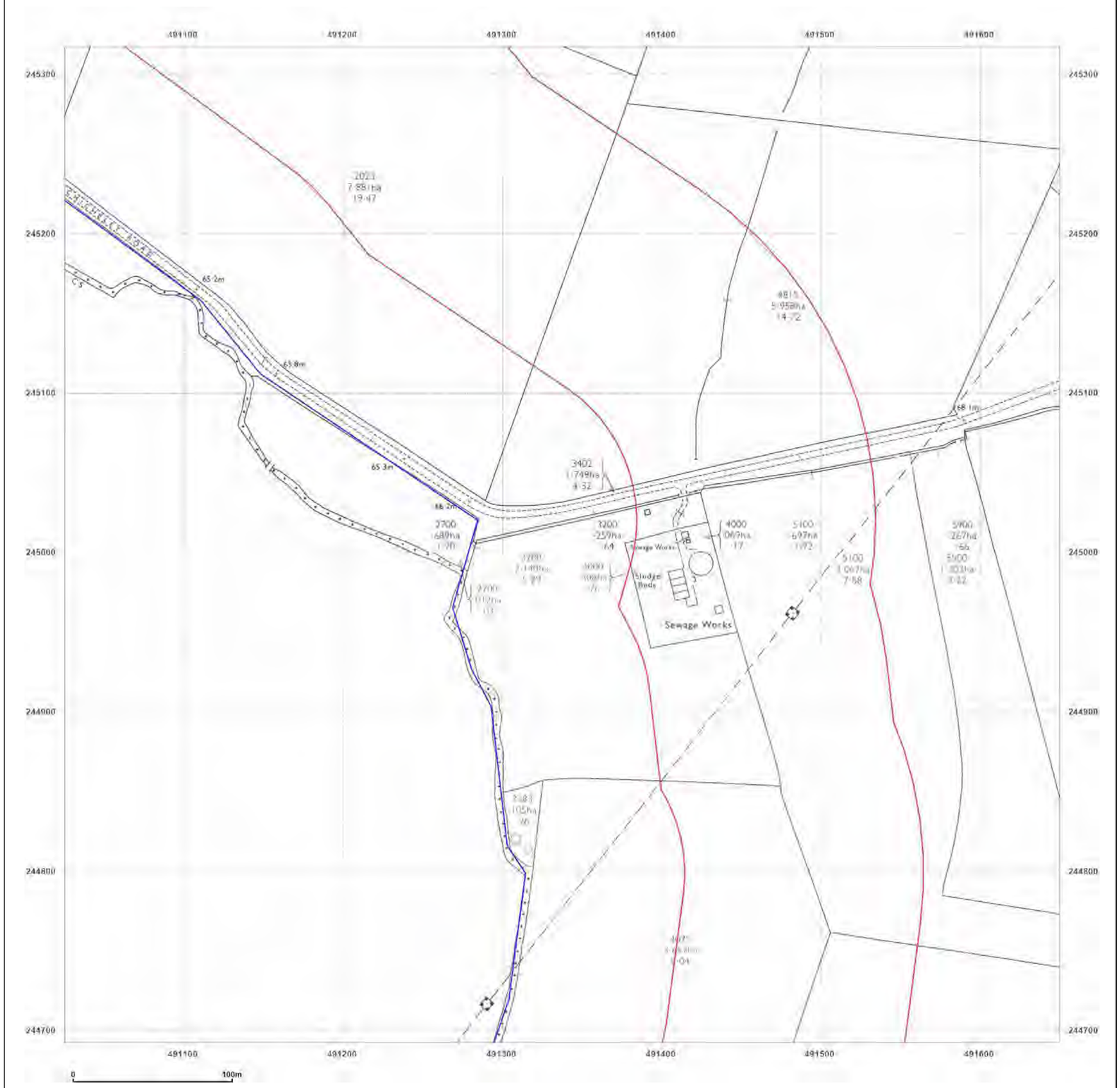
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Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_3
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Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

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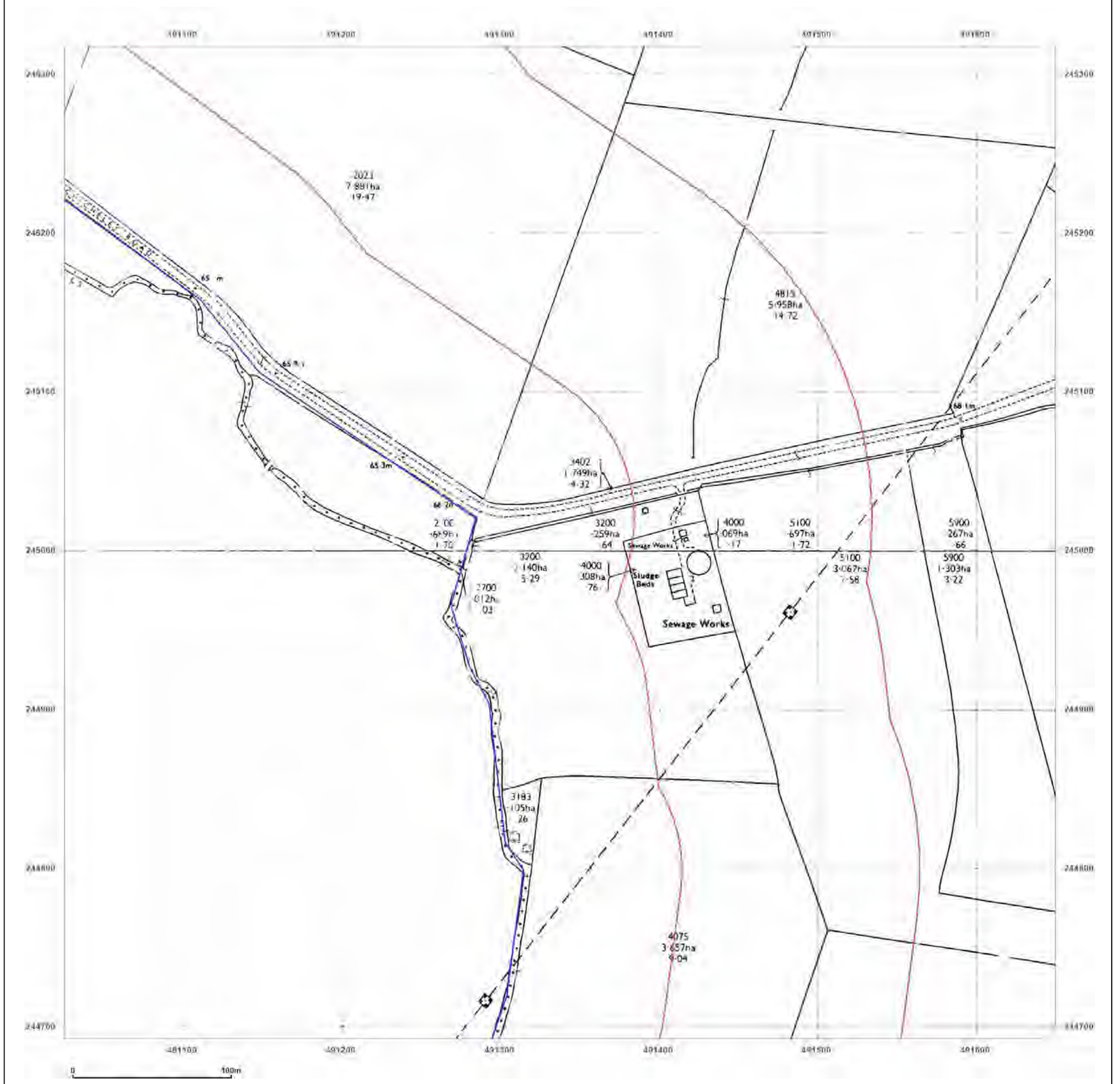
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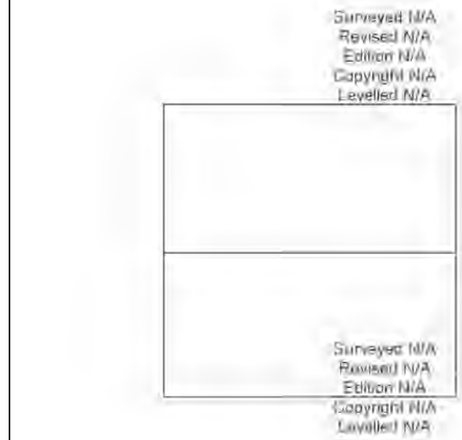
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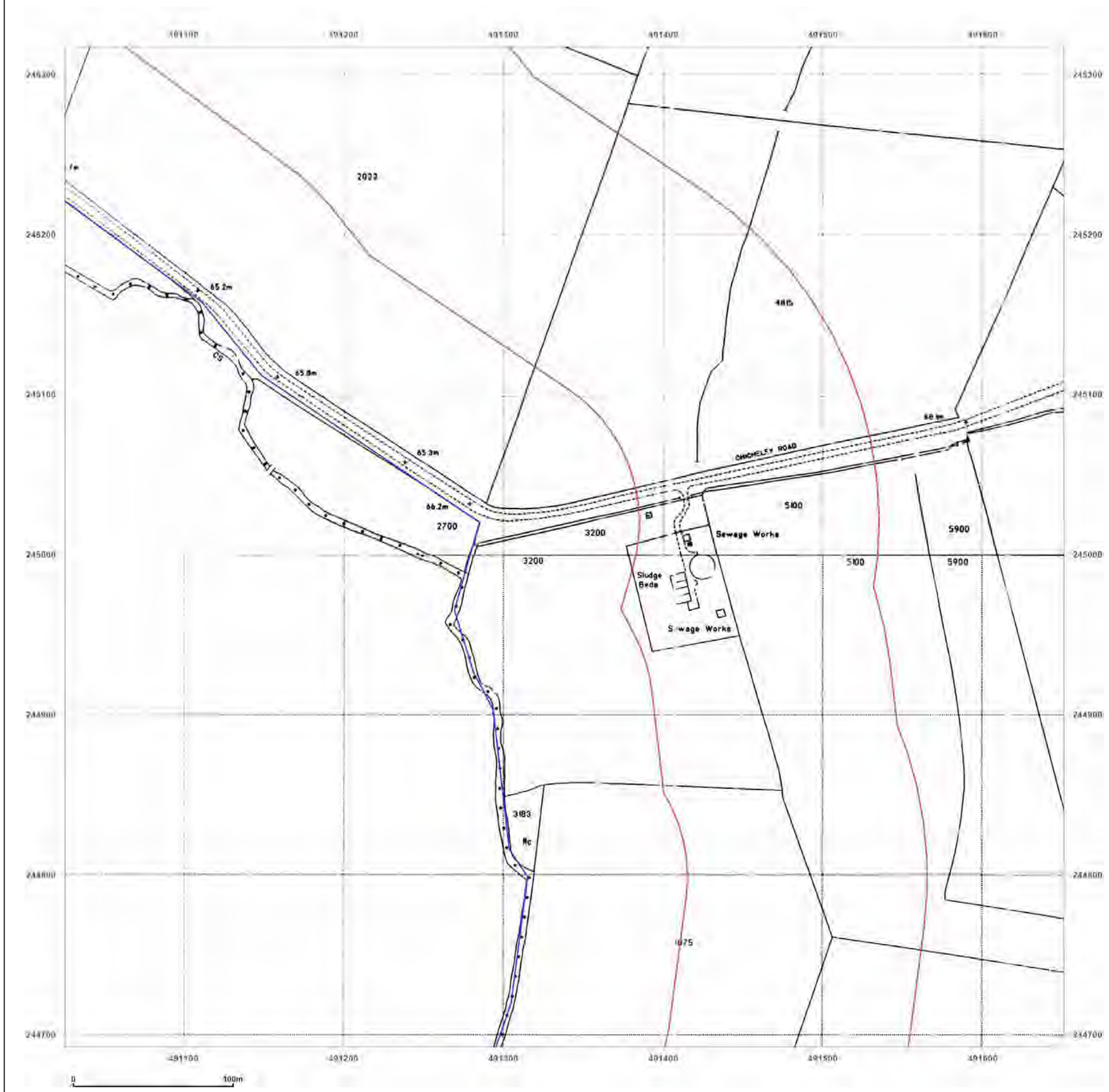
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Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_3
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Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

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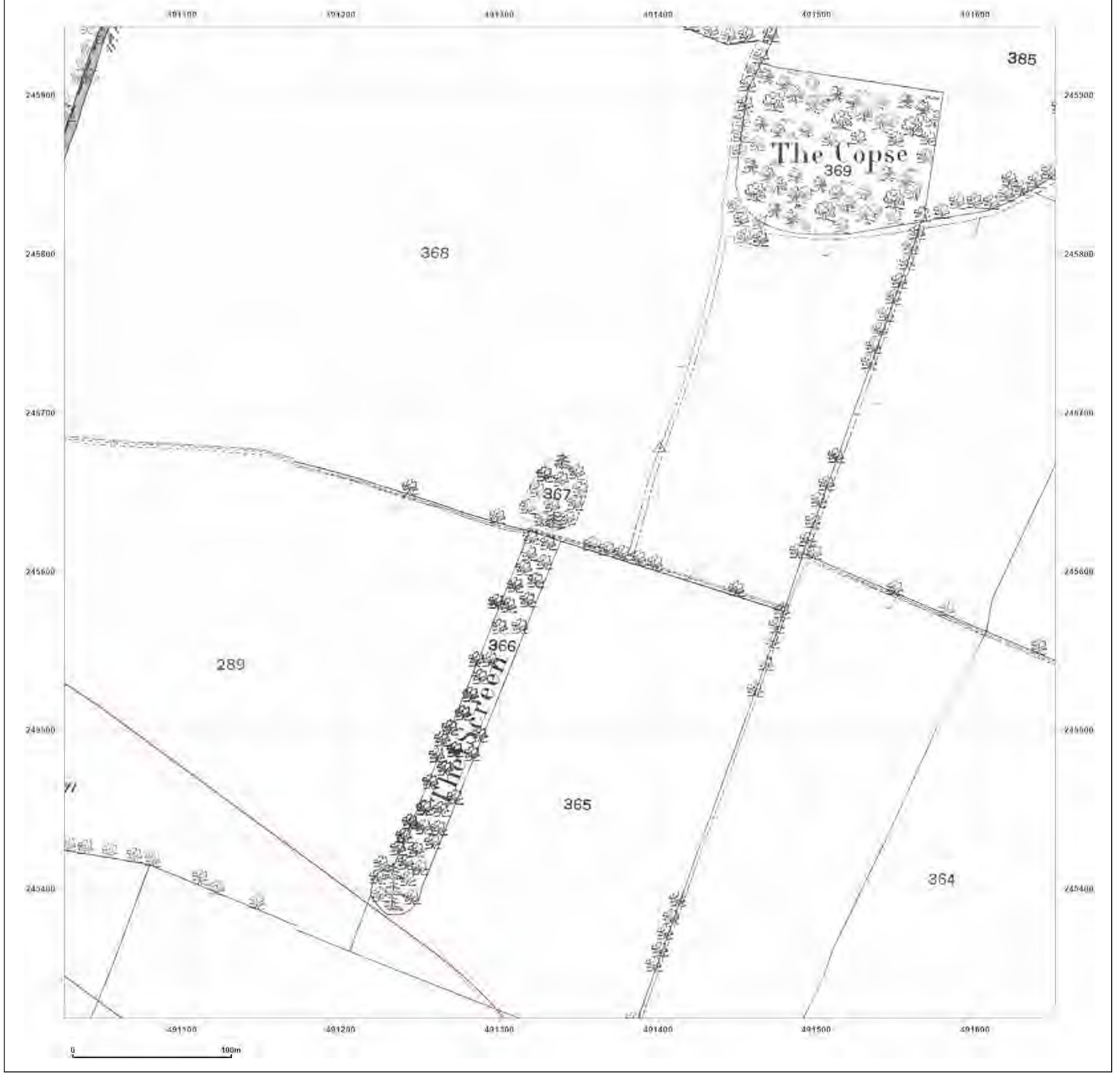
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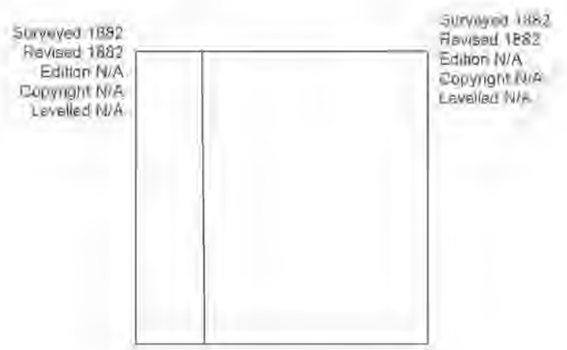
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MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_4
Grid Ref: 491338, 245631

Map Name: County Series
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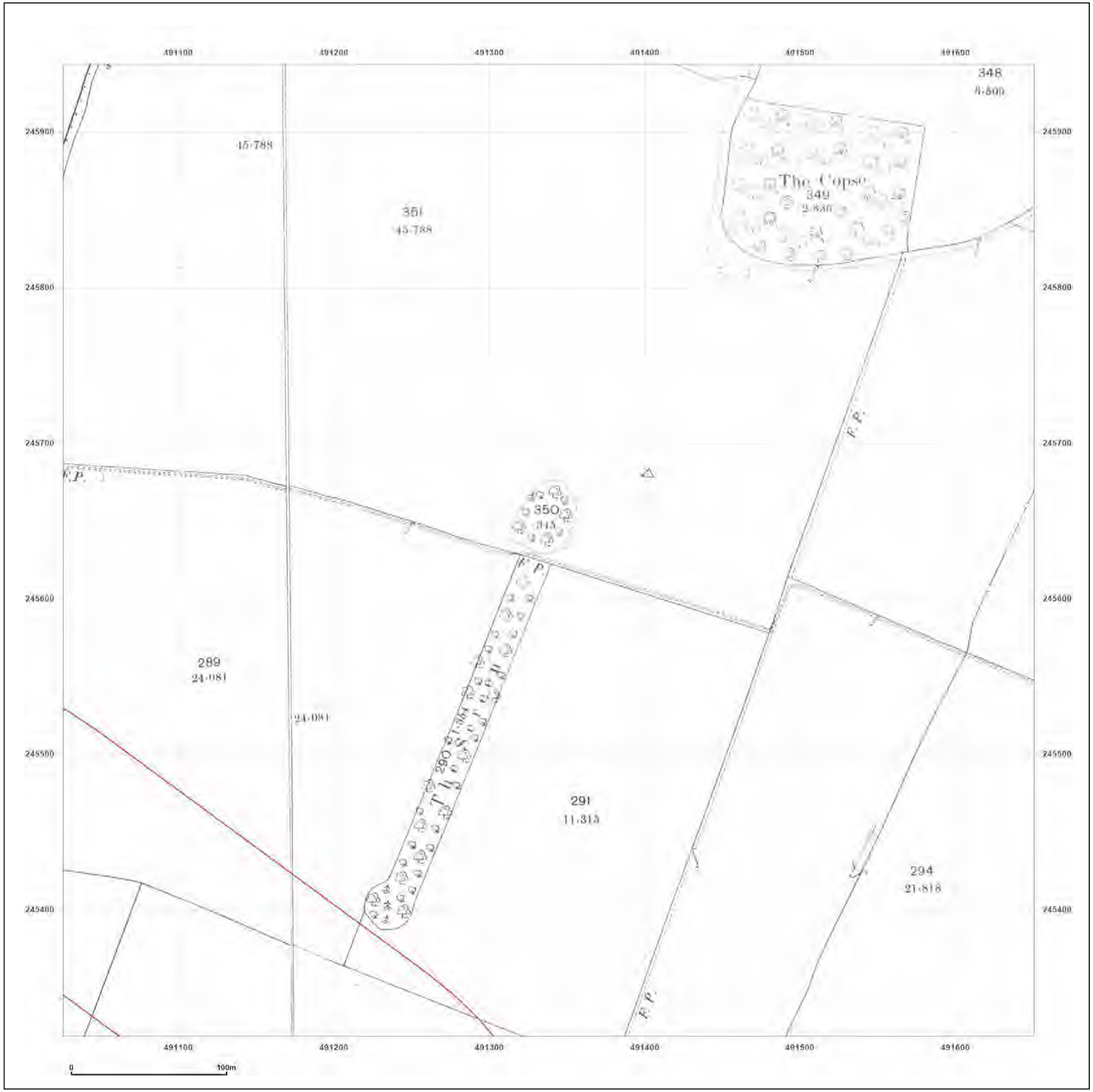
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_4
Grid Ref: 491338, 245631

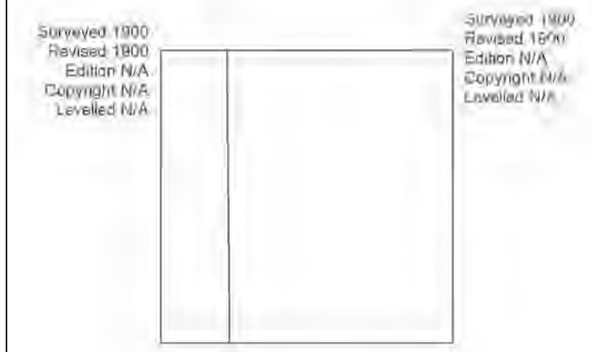
Map Name: County Series

Map date: **1900**

Scale: 1:2,500

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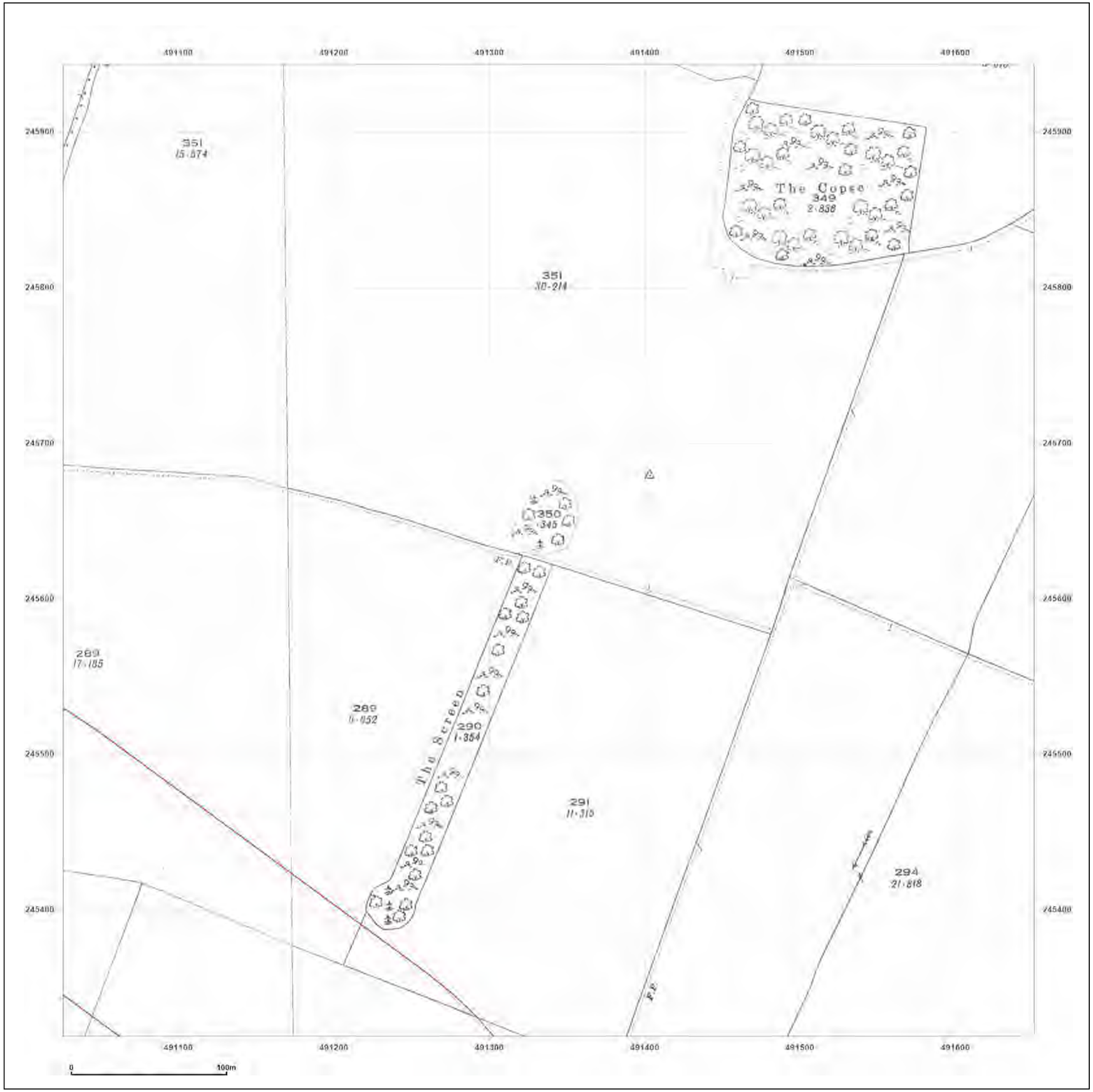
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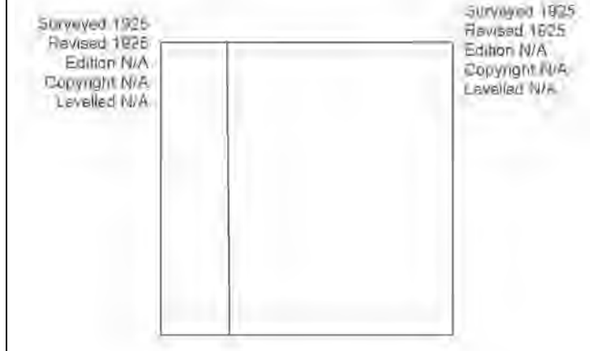
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Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_4
Grid Ref: 491338, 245631

Map Name: County Series
Map date: **1925**
Scale: 1:2,500
Printed at: 1:2,500

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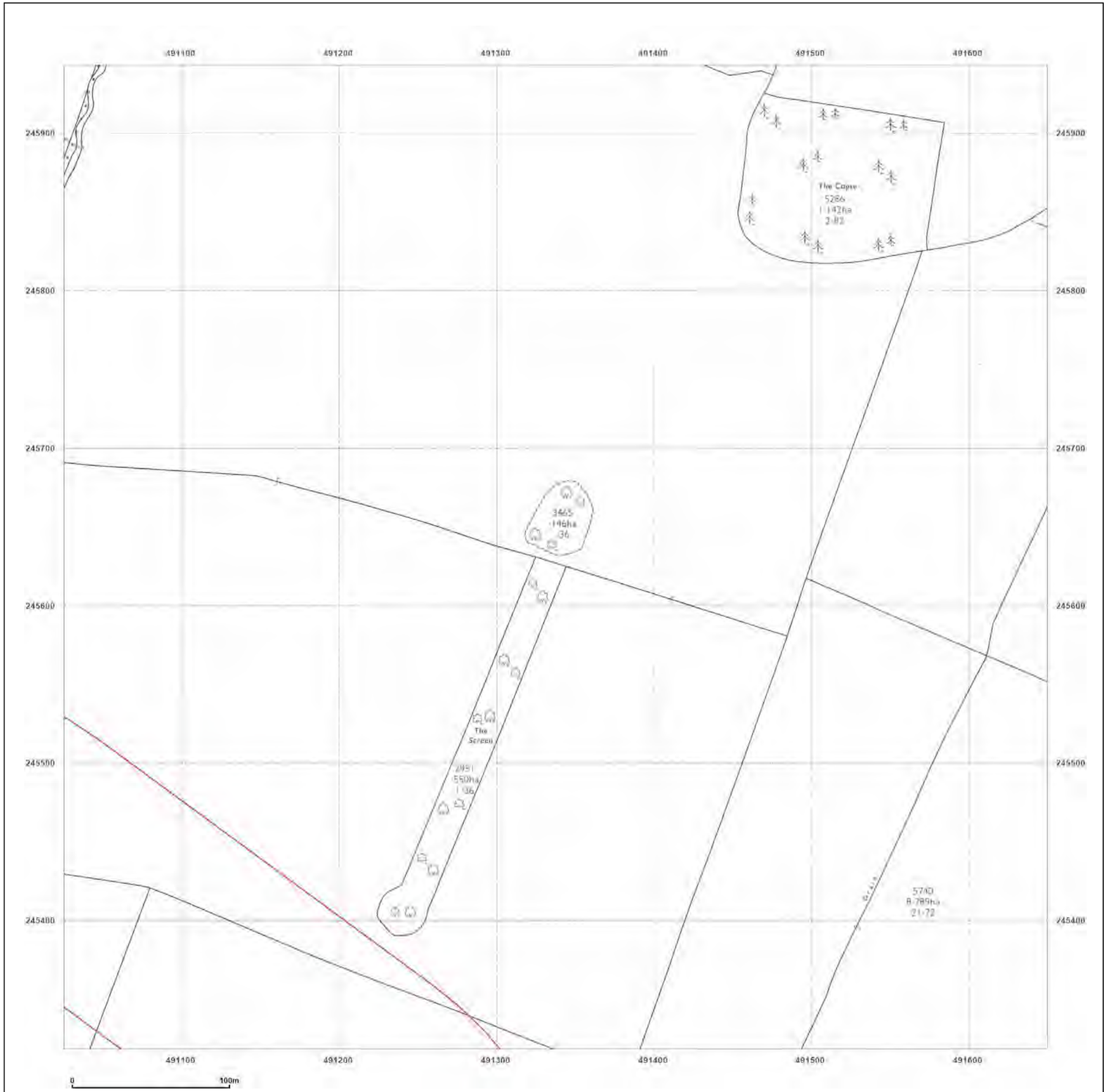
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_4
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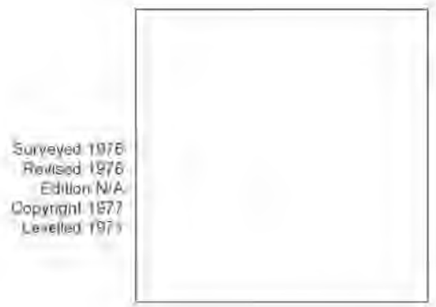
Map Name: National Grid

Map date: **1977**

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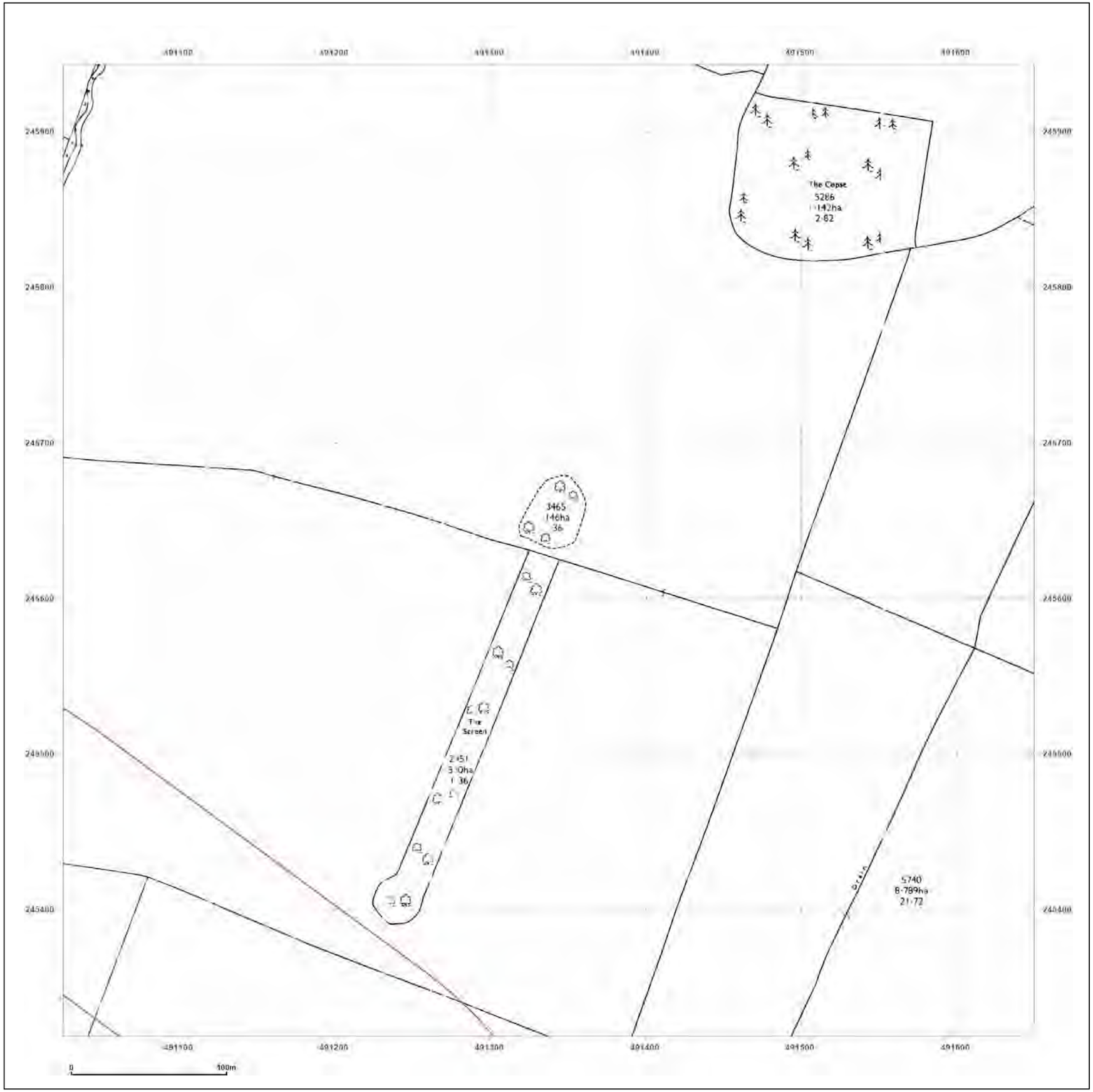
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_4
Grid Ref: 491338, 245631

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

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

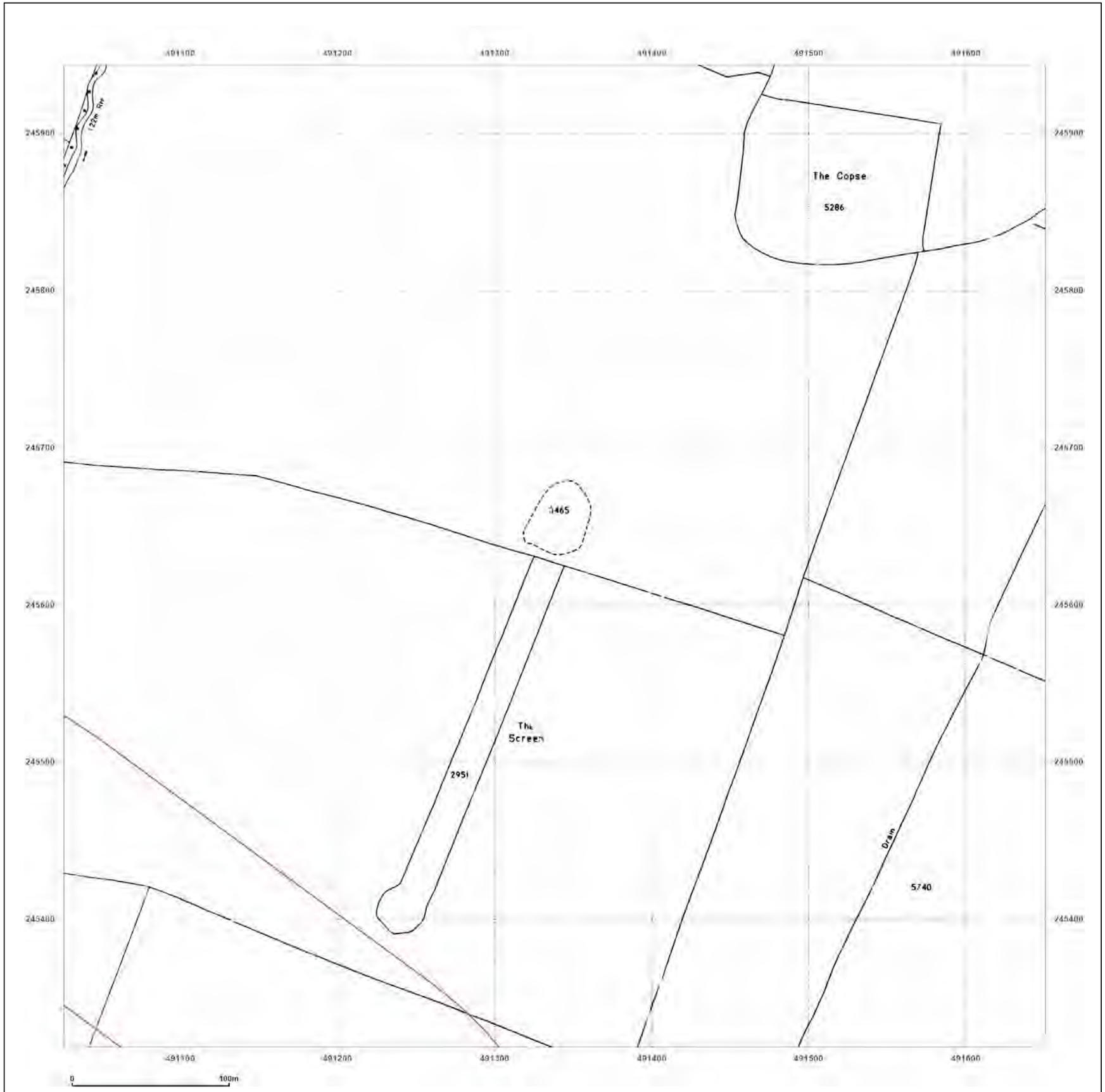
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_LS_4_4
Grid Ref: 491338, 245631

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
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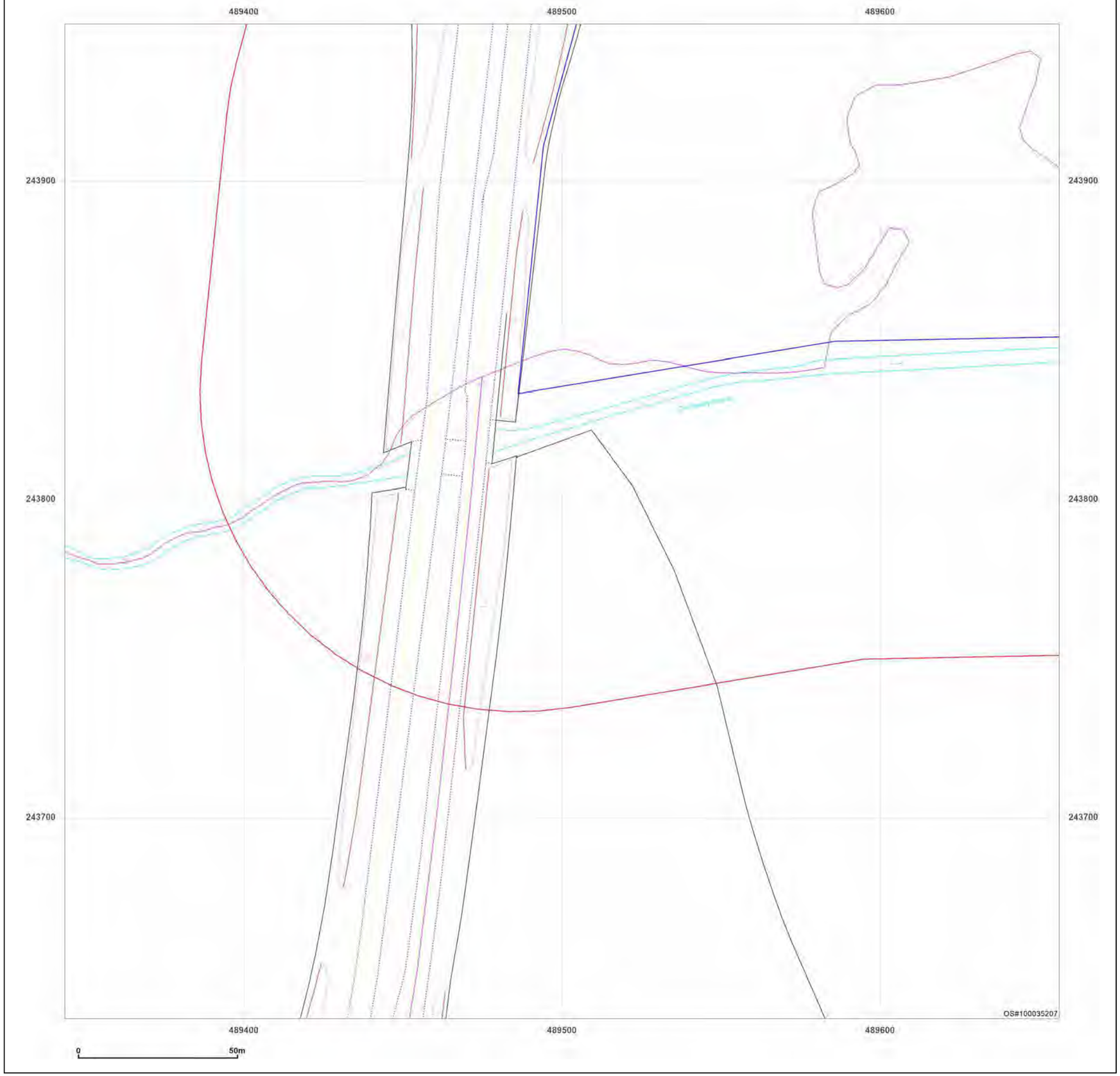
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_1_1
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Map date: **2003**
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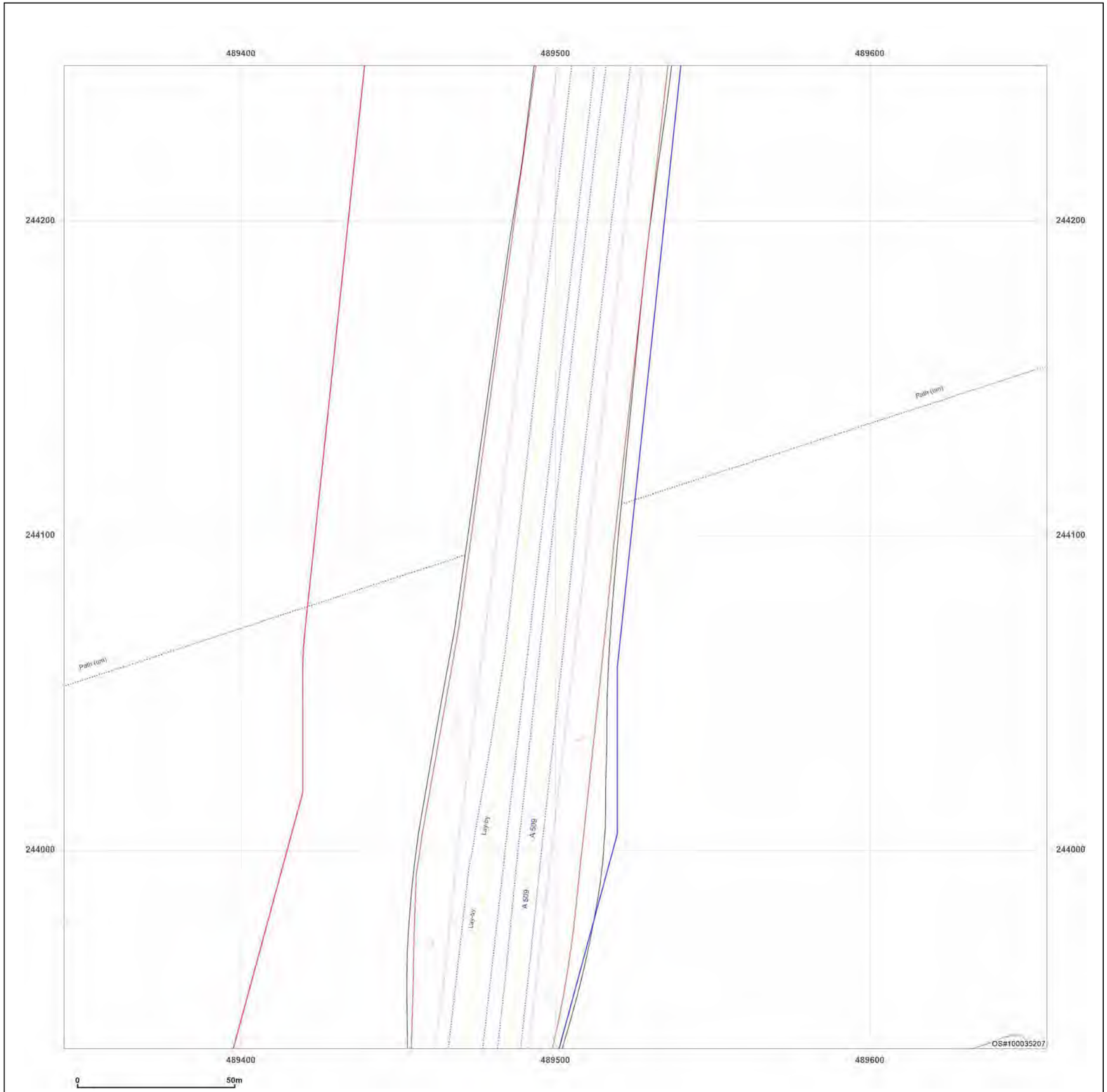
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_1_2
Grid Ref: 489500, 244093

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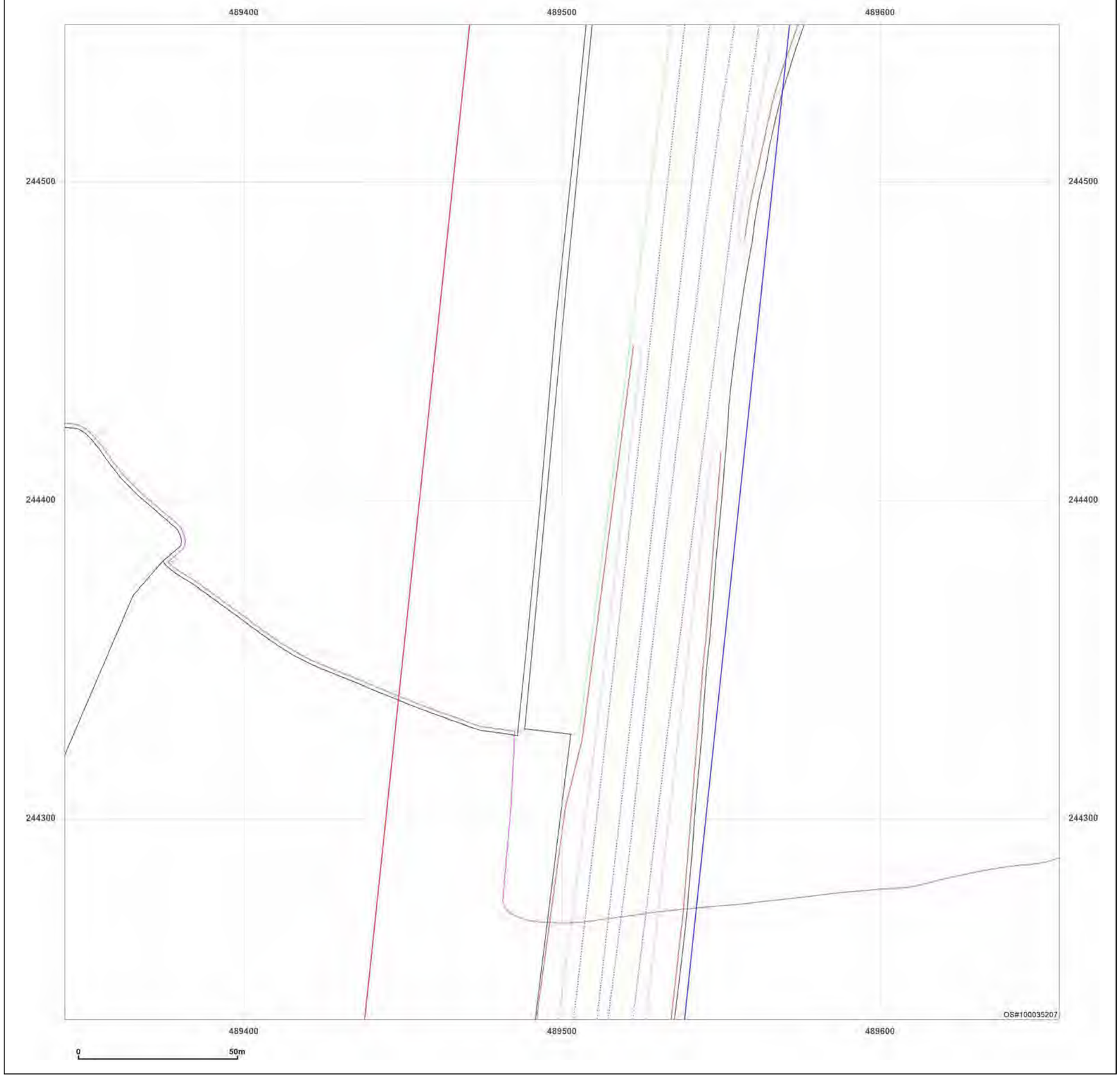
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_1_3
Grid Ref: 489500, 244393

Map Name: LandLine
Map date: **2003**
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Printed at: 1:1,250

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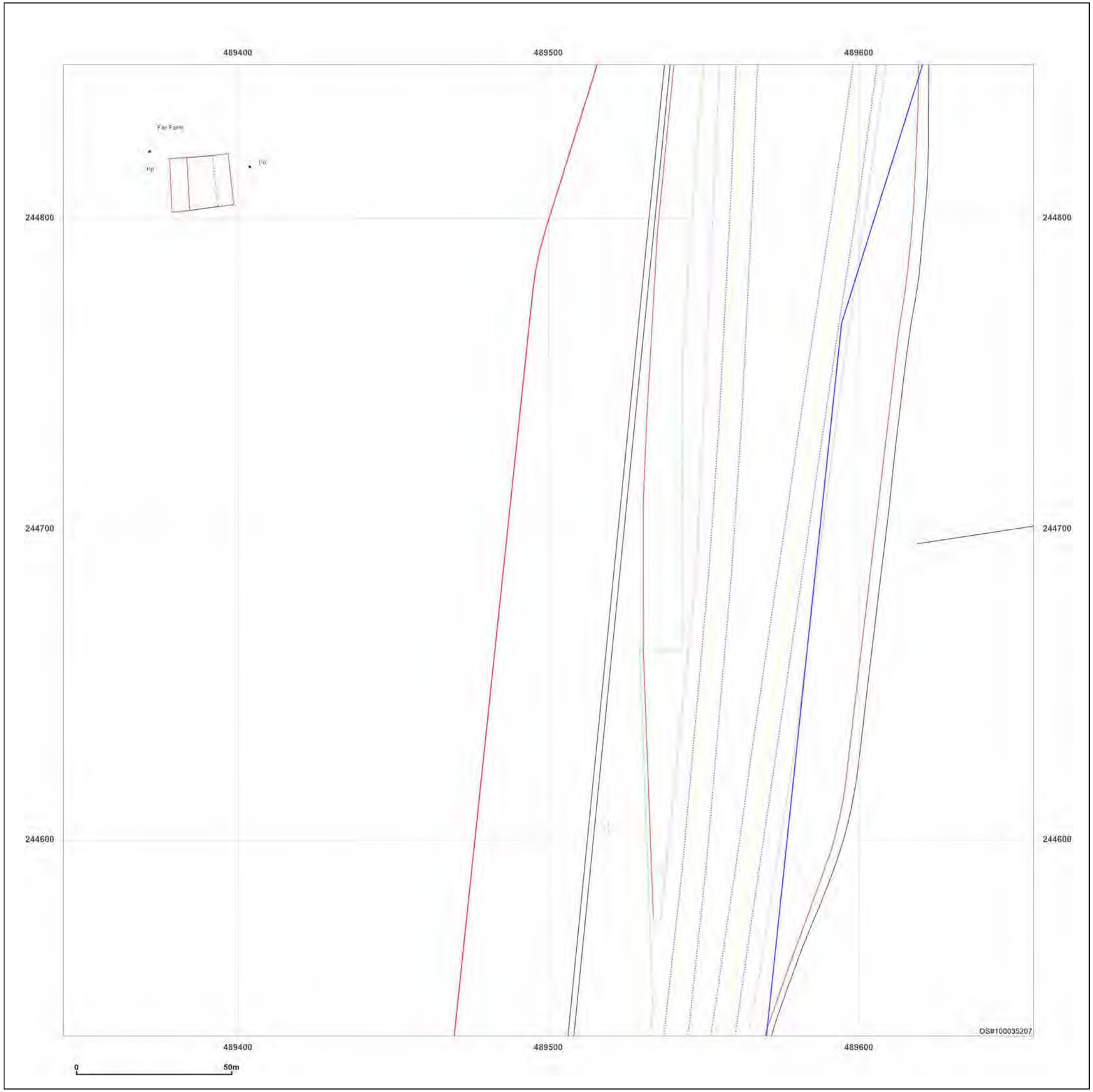
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_1_4
Grid Ref: 489500, 244693

Map Name: LandLine
Map date: **2003**
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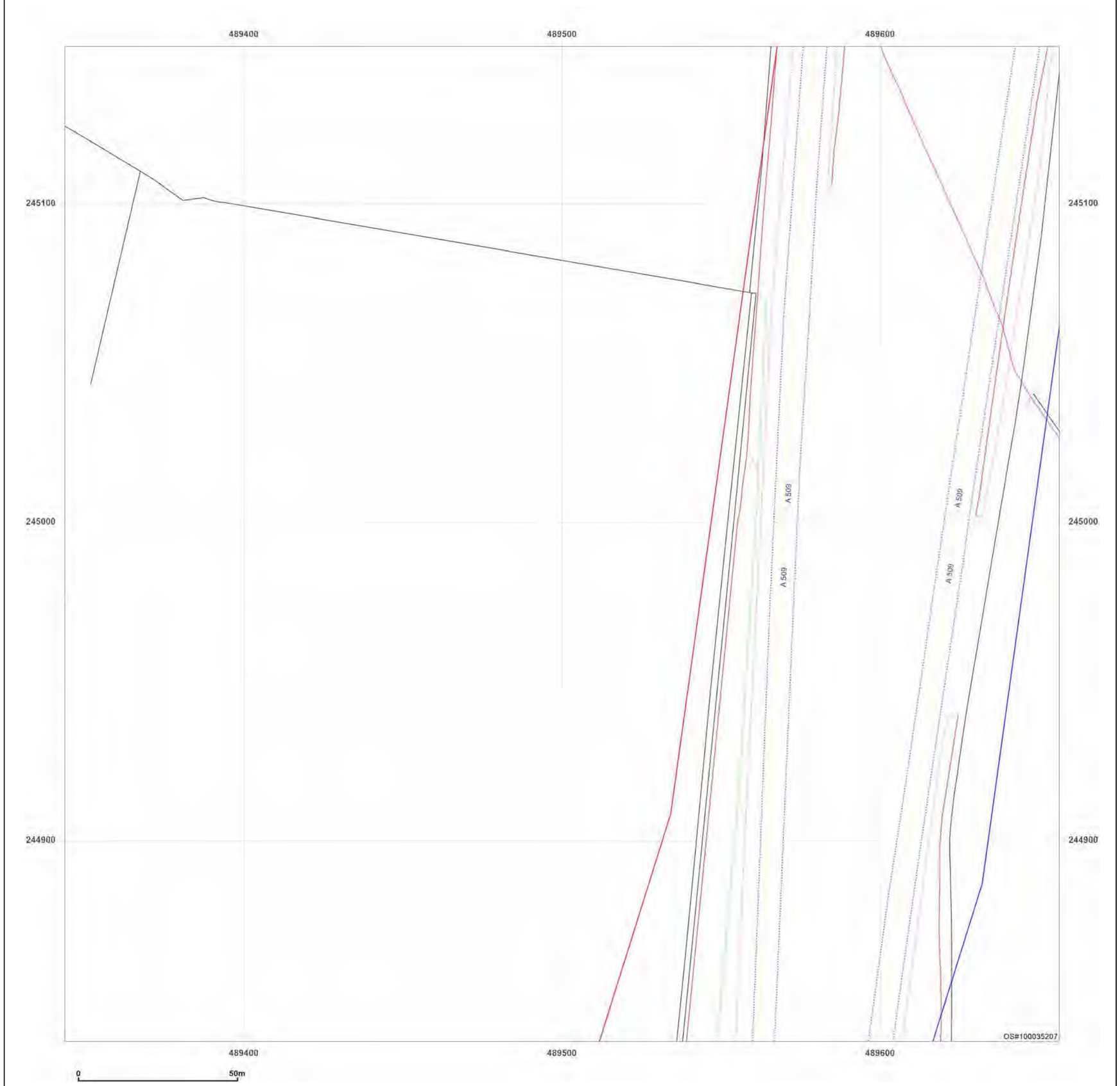
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_1_5
Grid Ref: 489500, 244993

Map Name: LandLine
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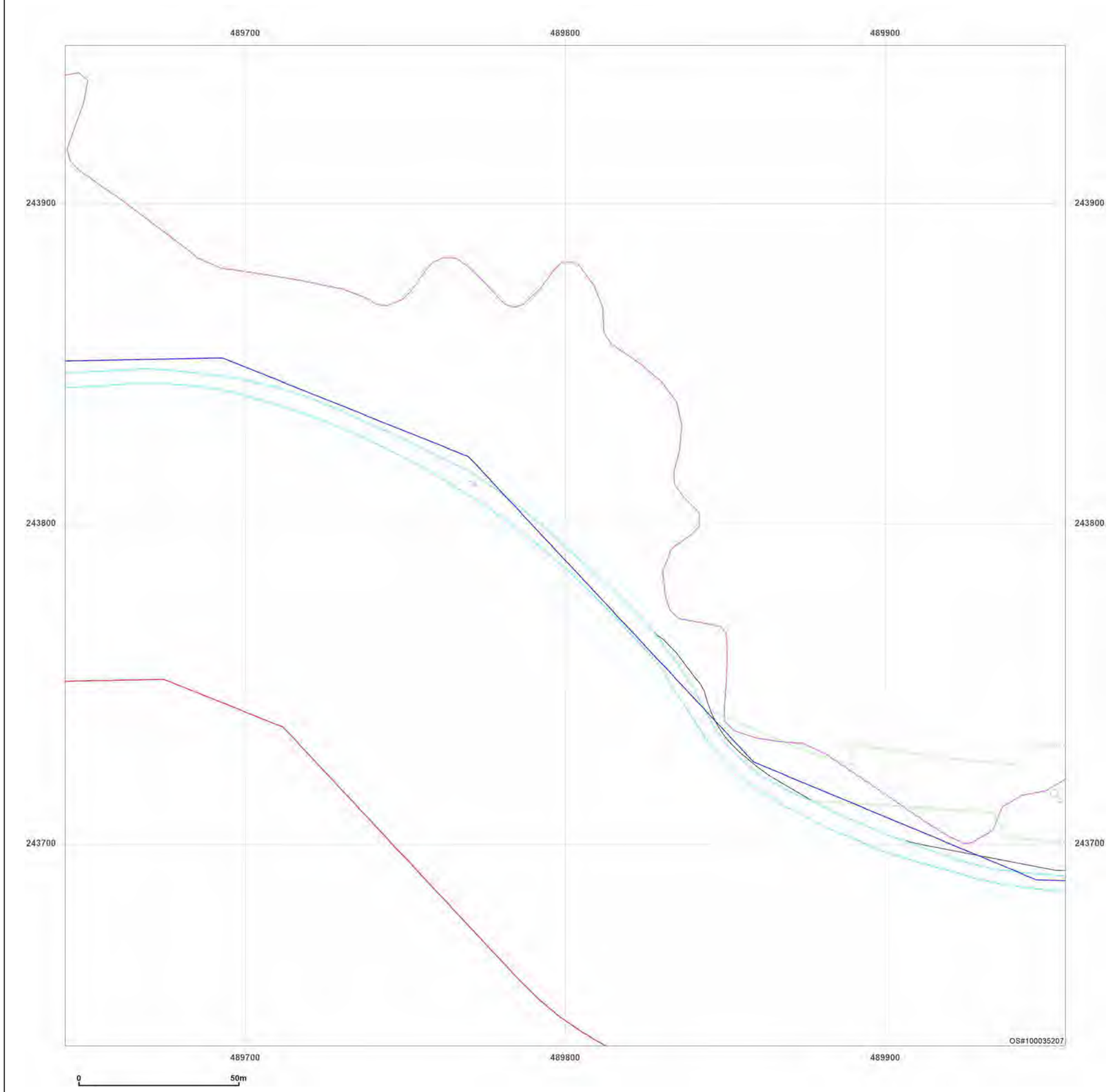
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Site Details:

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Report Ref: GS-TE7-78N-VNJ-FCO_Landline_2_1
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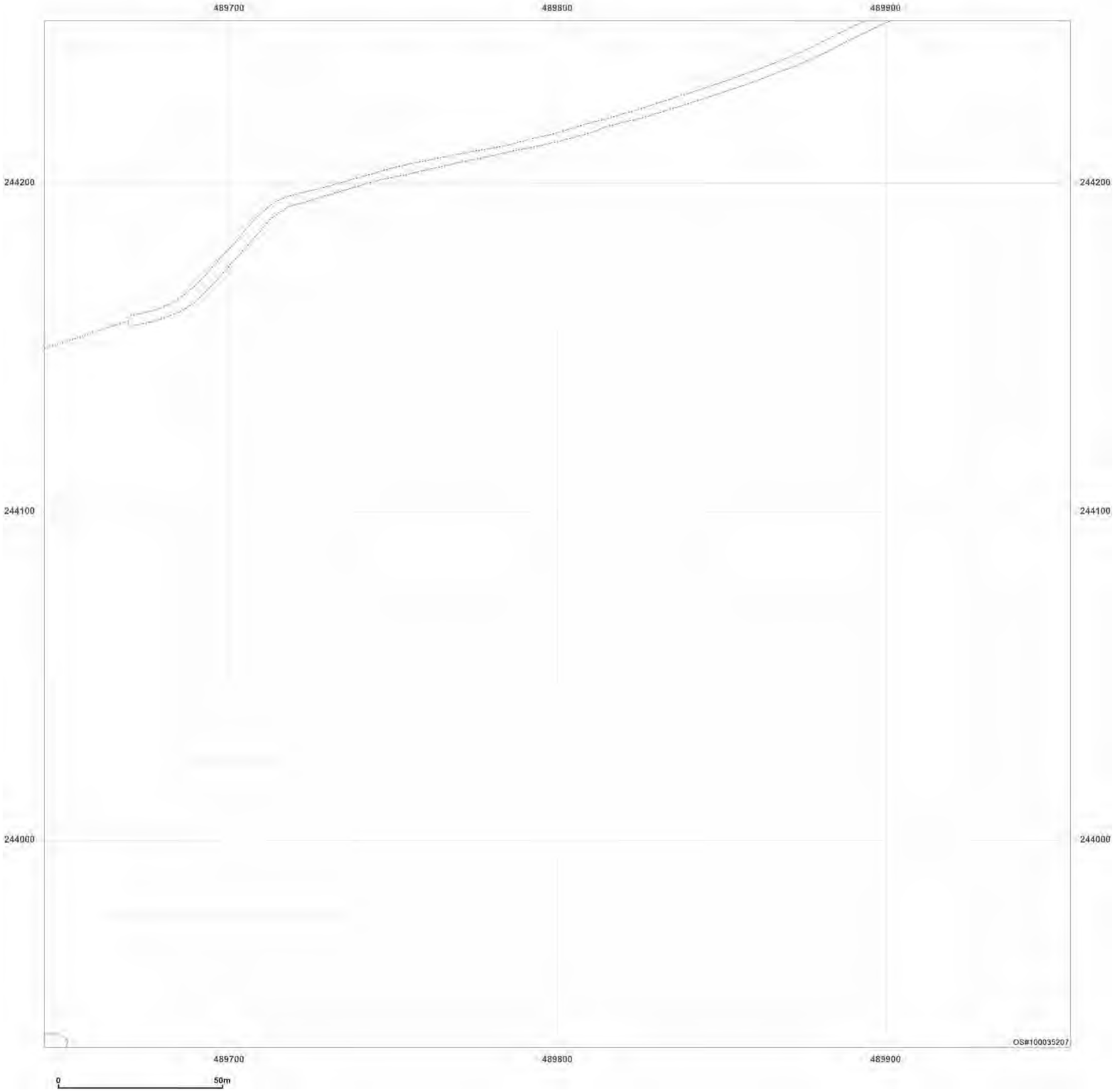
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_2_2
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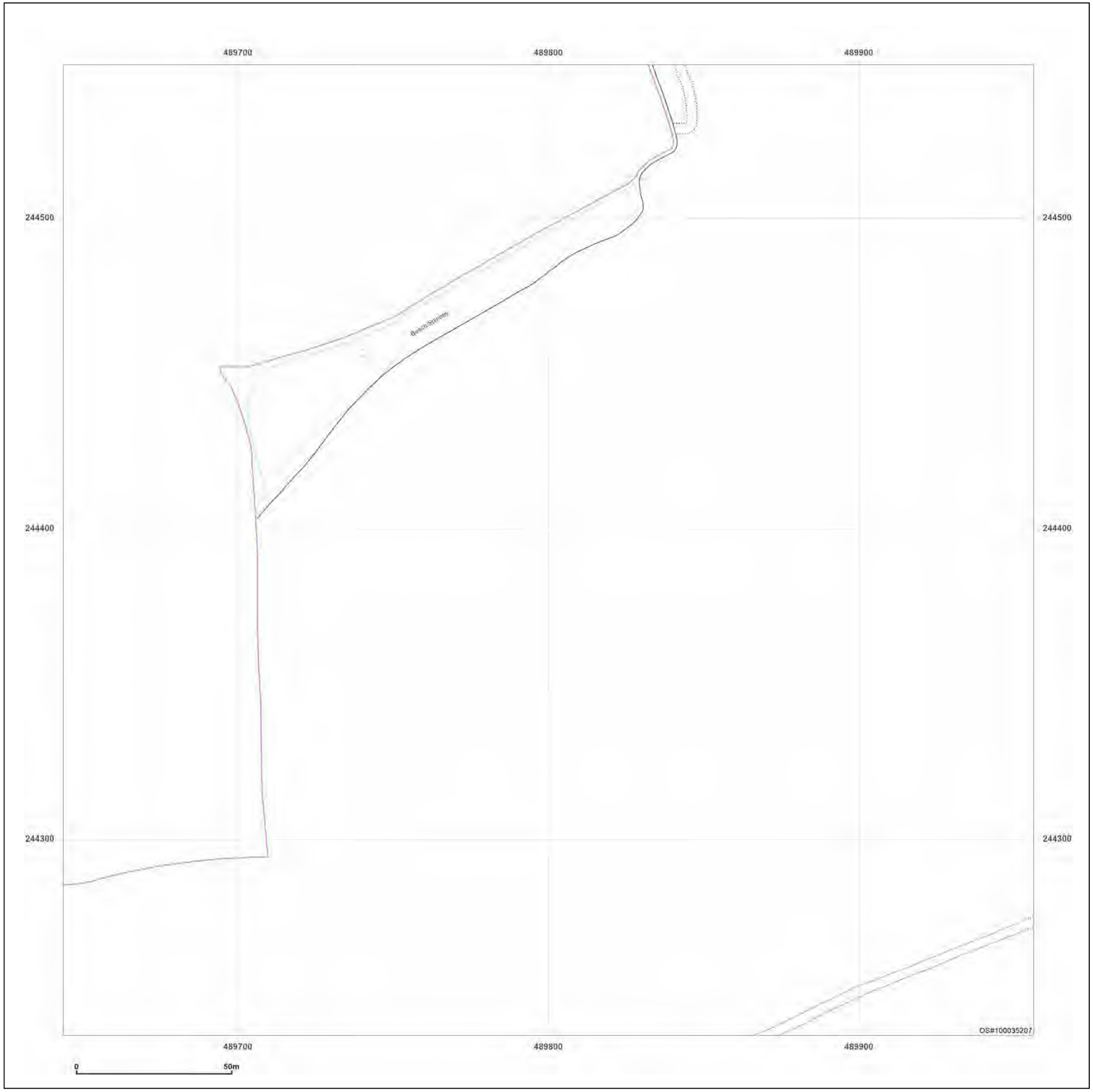
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_2_3
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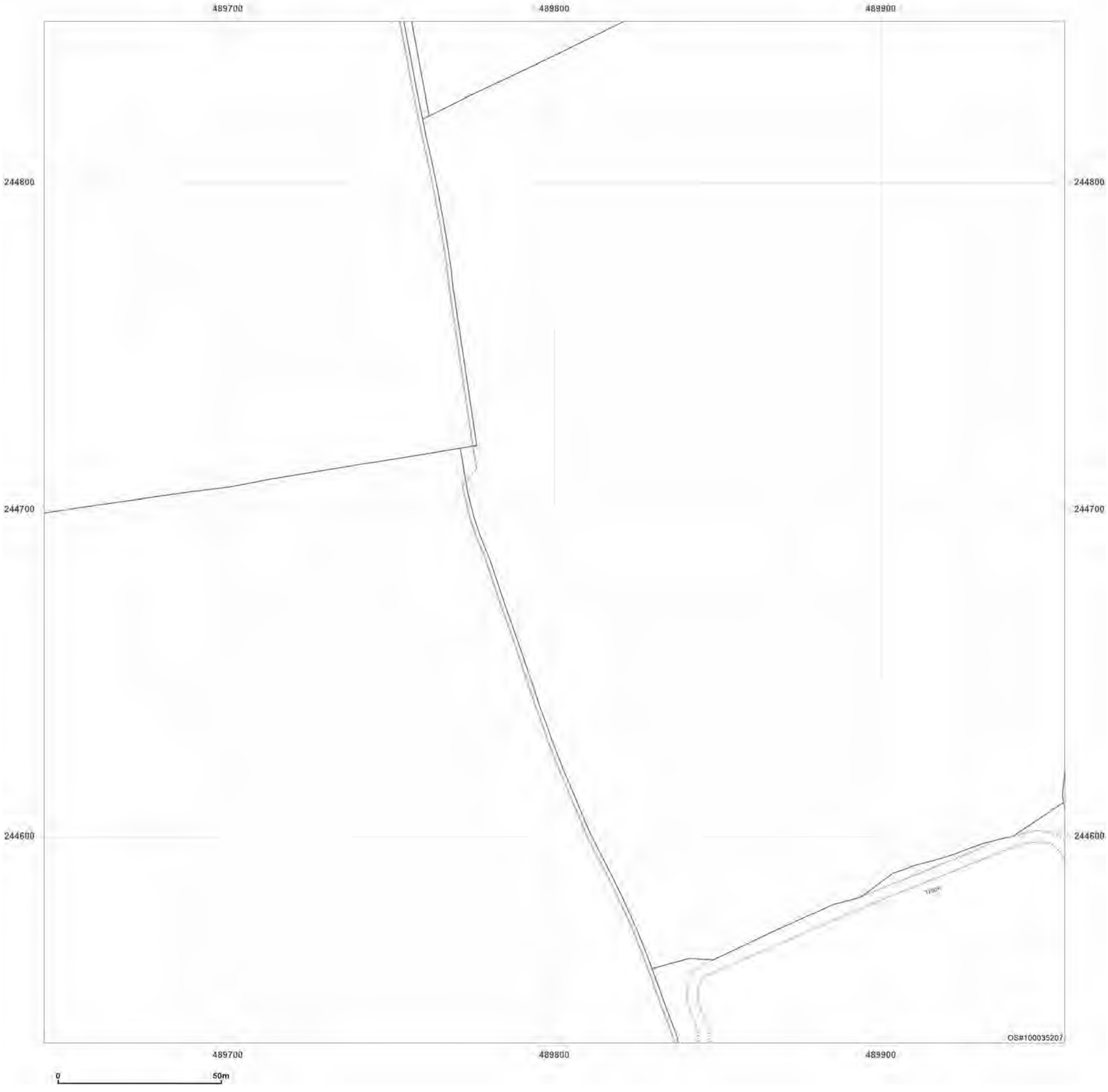
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_2_4
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Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
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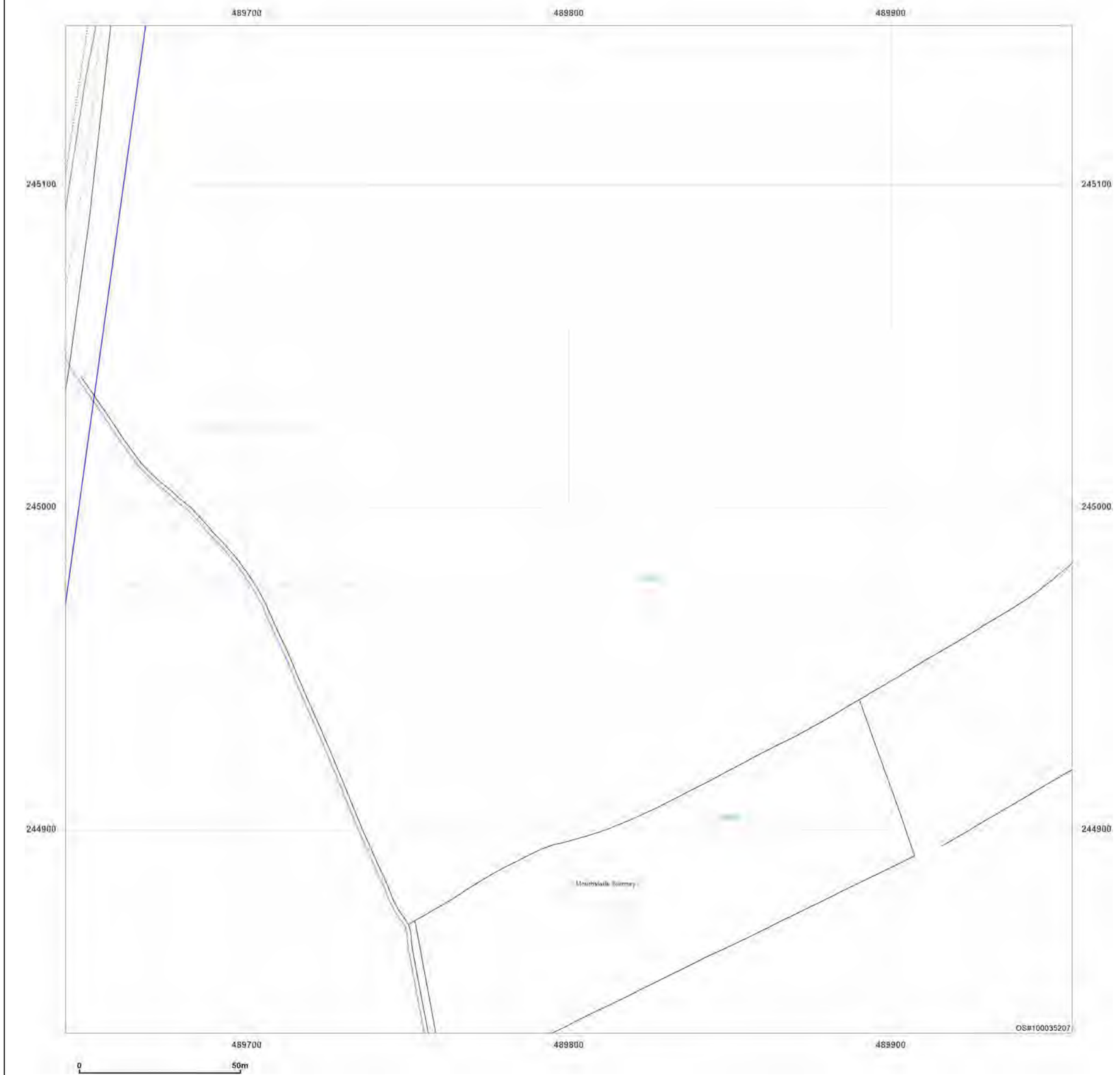
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_2_5
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Map date: **2003**
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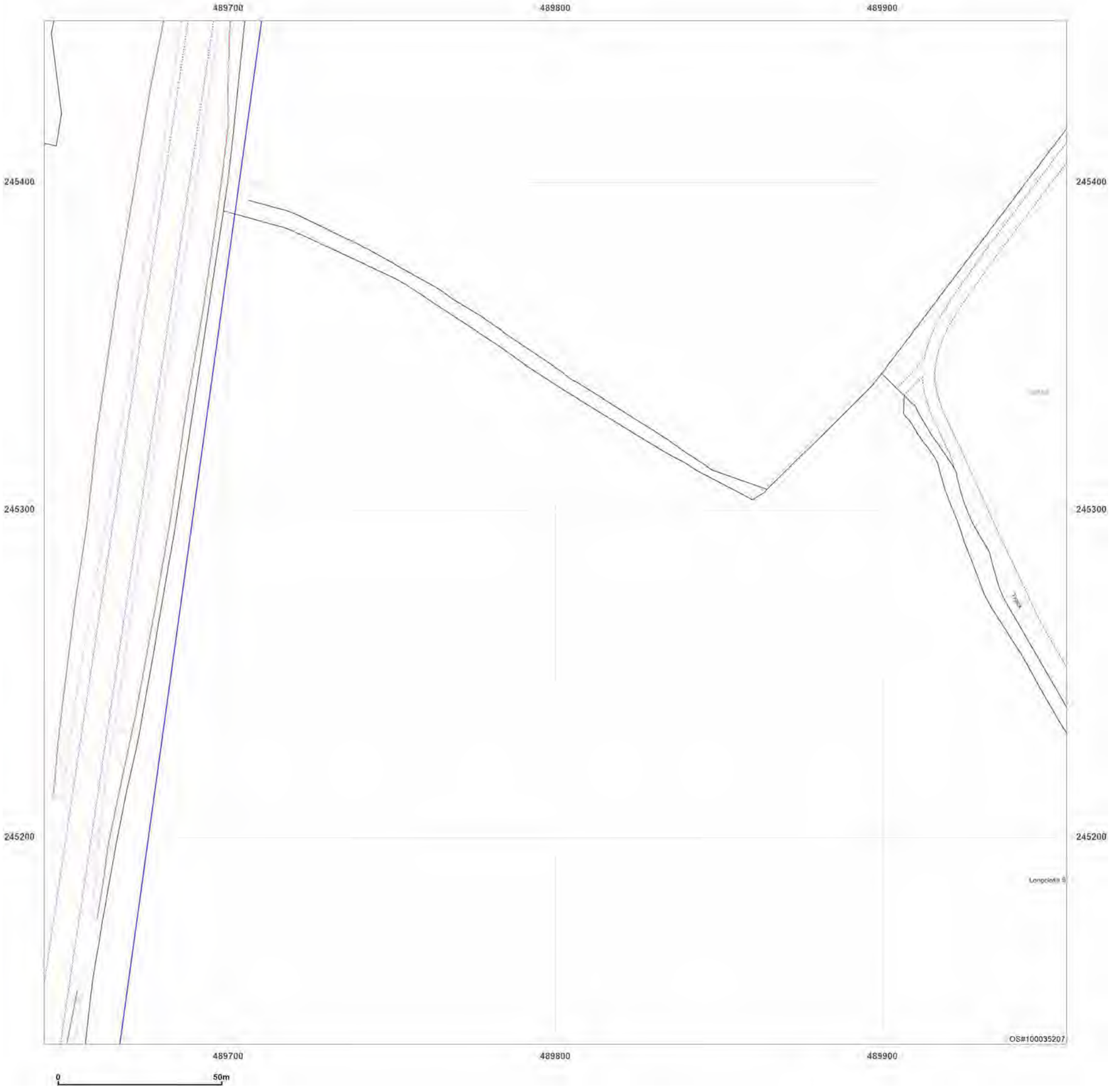
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Site Details:

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Report Ref: GS-TE7-78N-VNJ-FCO_Landline_2_6
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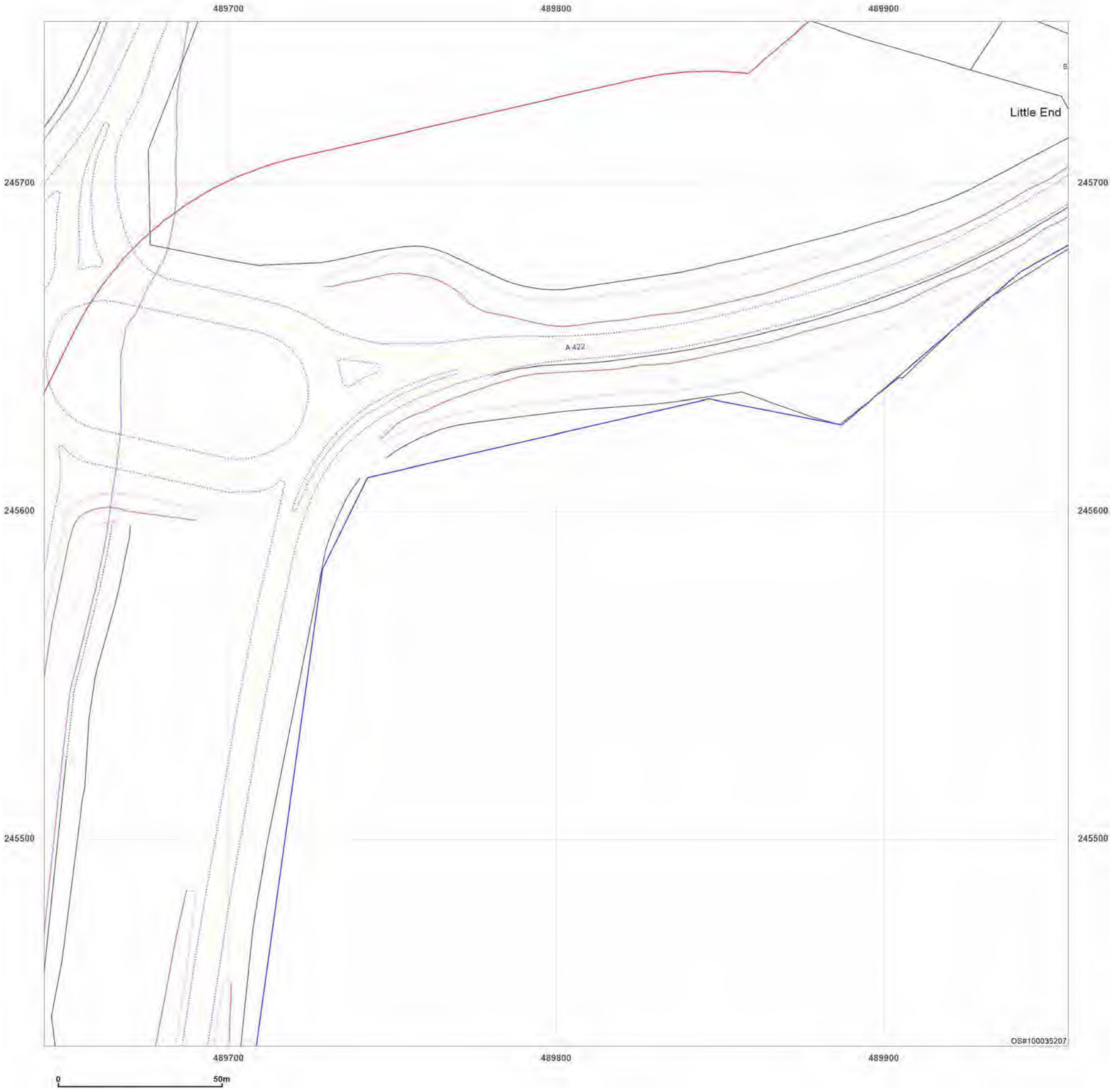
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_2_7
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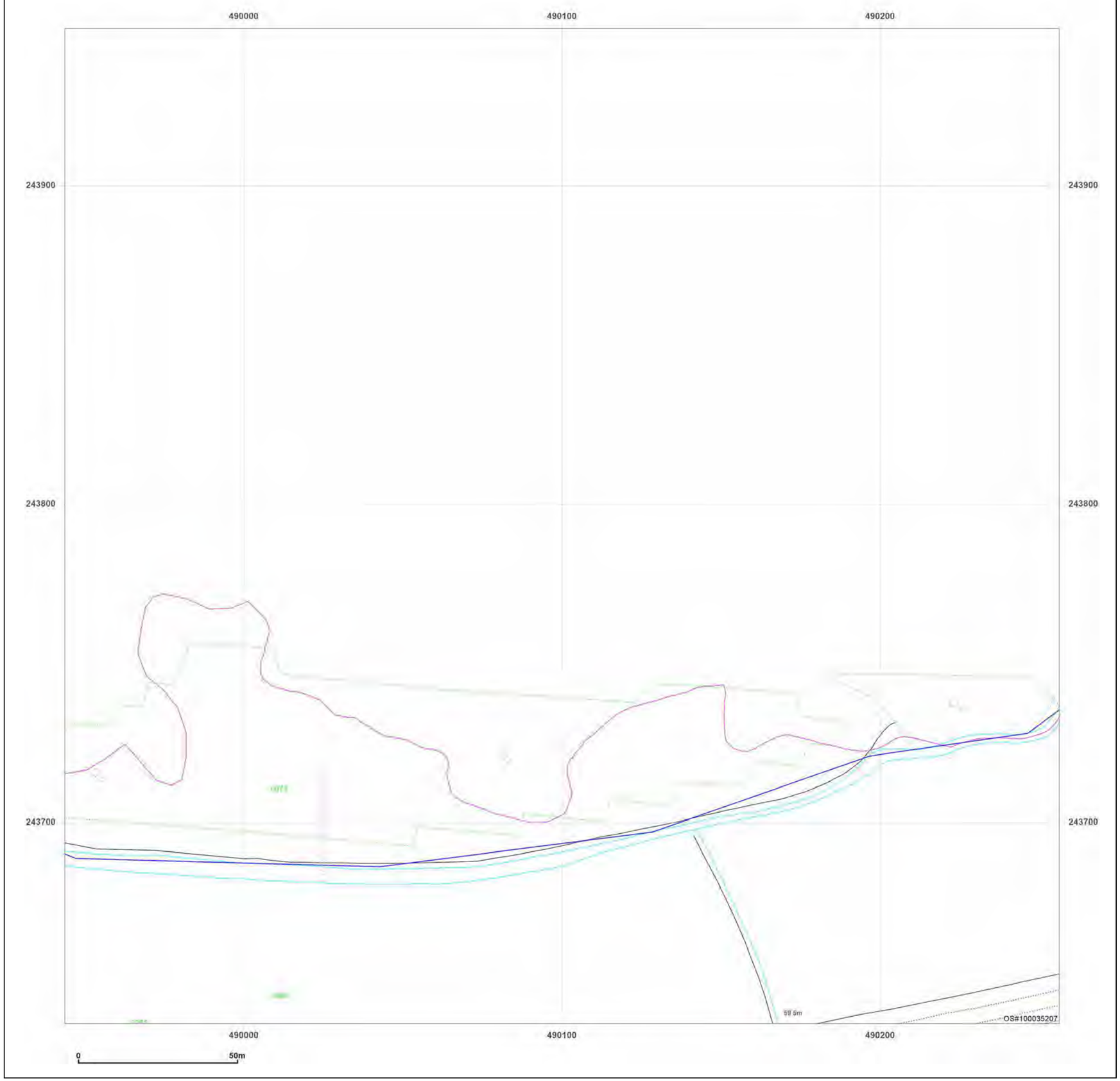
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_3_1
Grid Ref: 490100, 243793

Map Name: LandLine
Map date: **2003**
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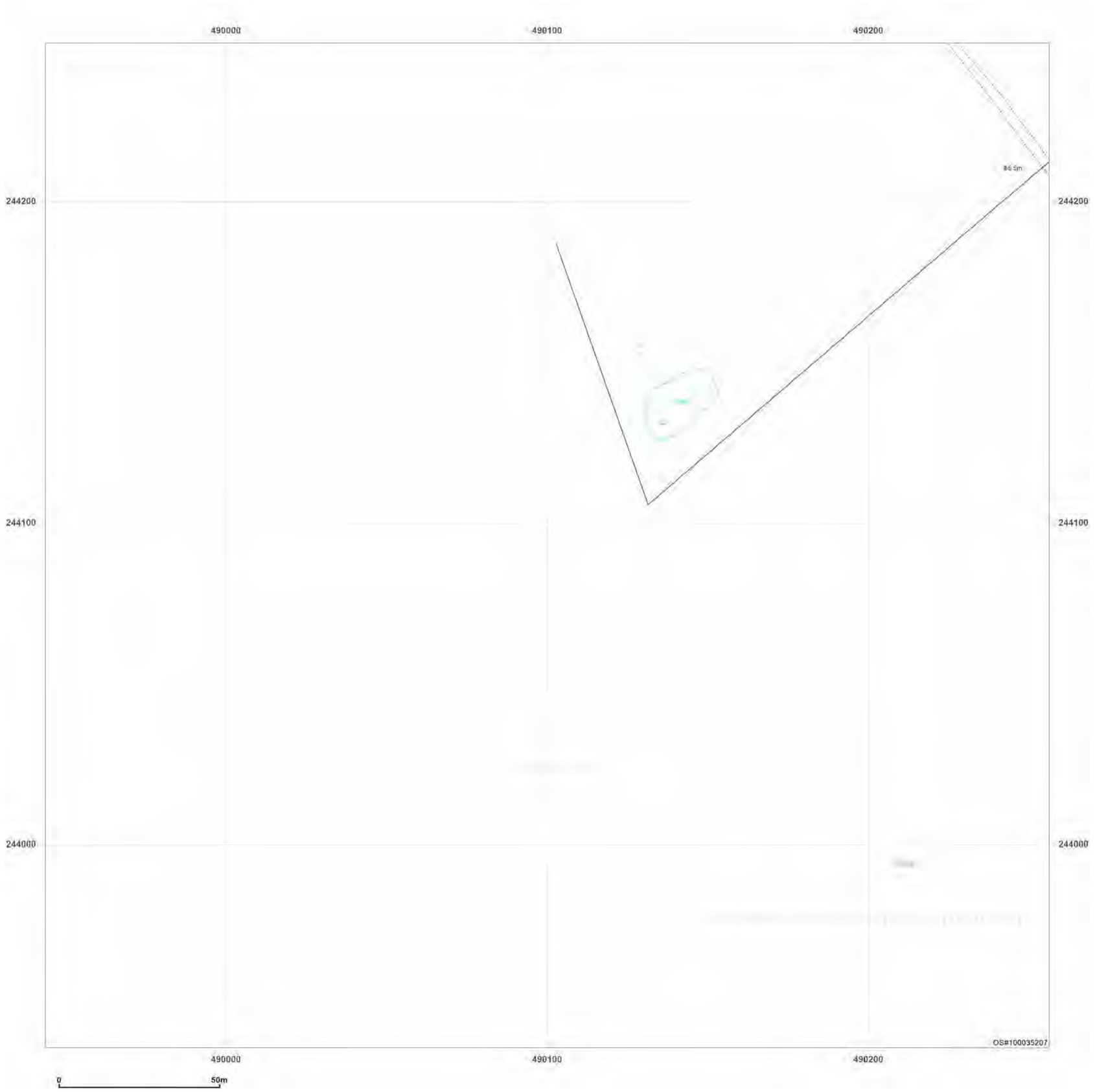
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_3_2
Grid Ref: 490100, 244093

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_3_3
Grid Ref: 490100, 244393

Map Name: LandLine
Map date: **2003**
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Printed at: 1:1,250

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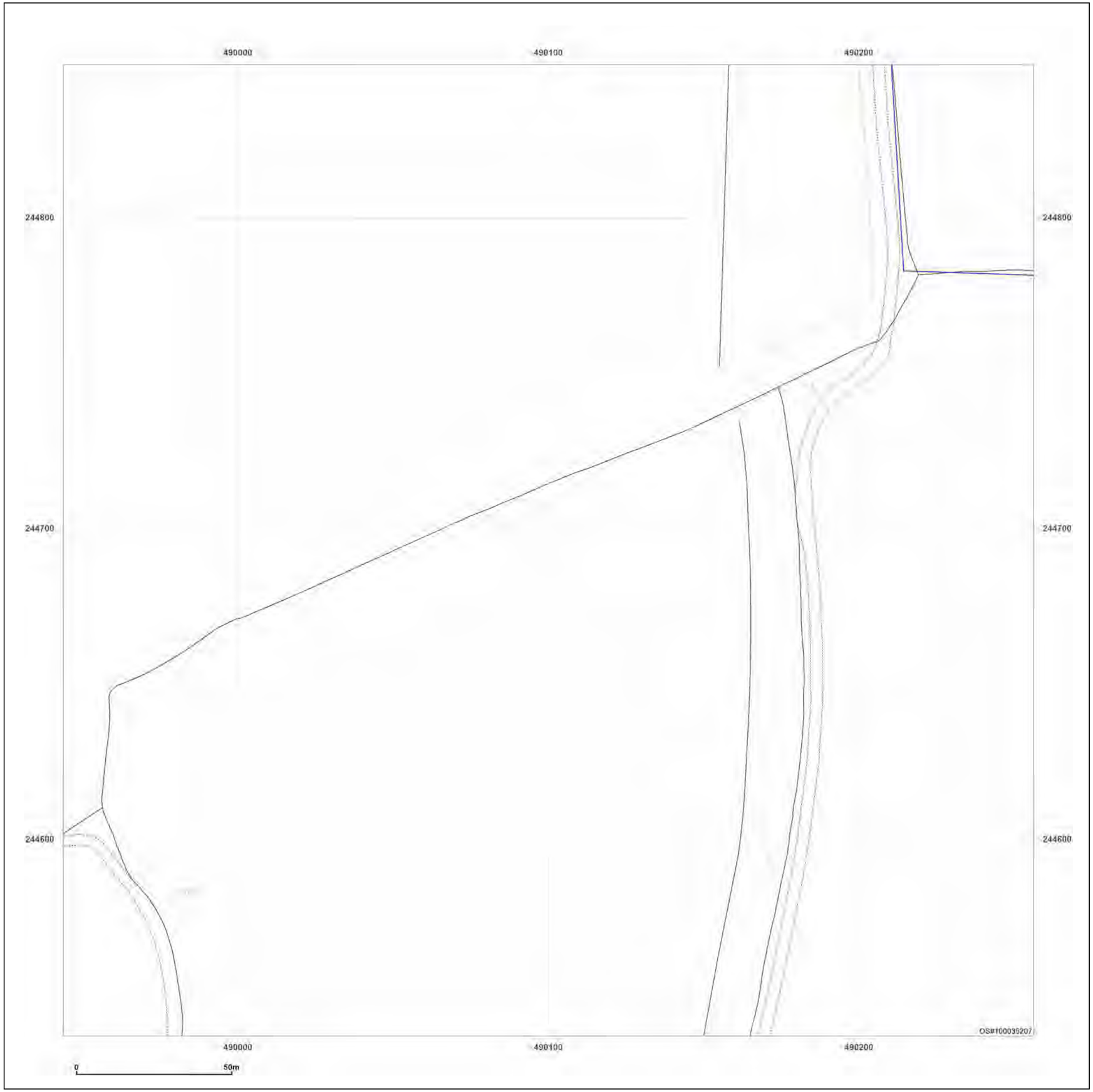
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_3_4
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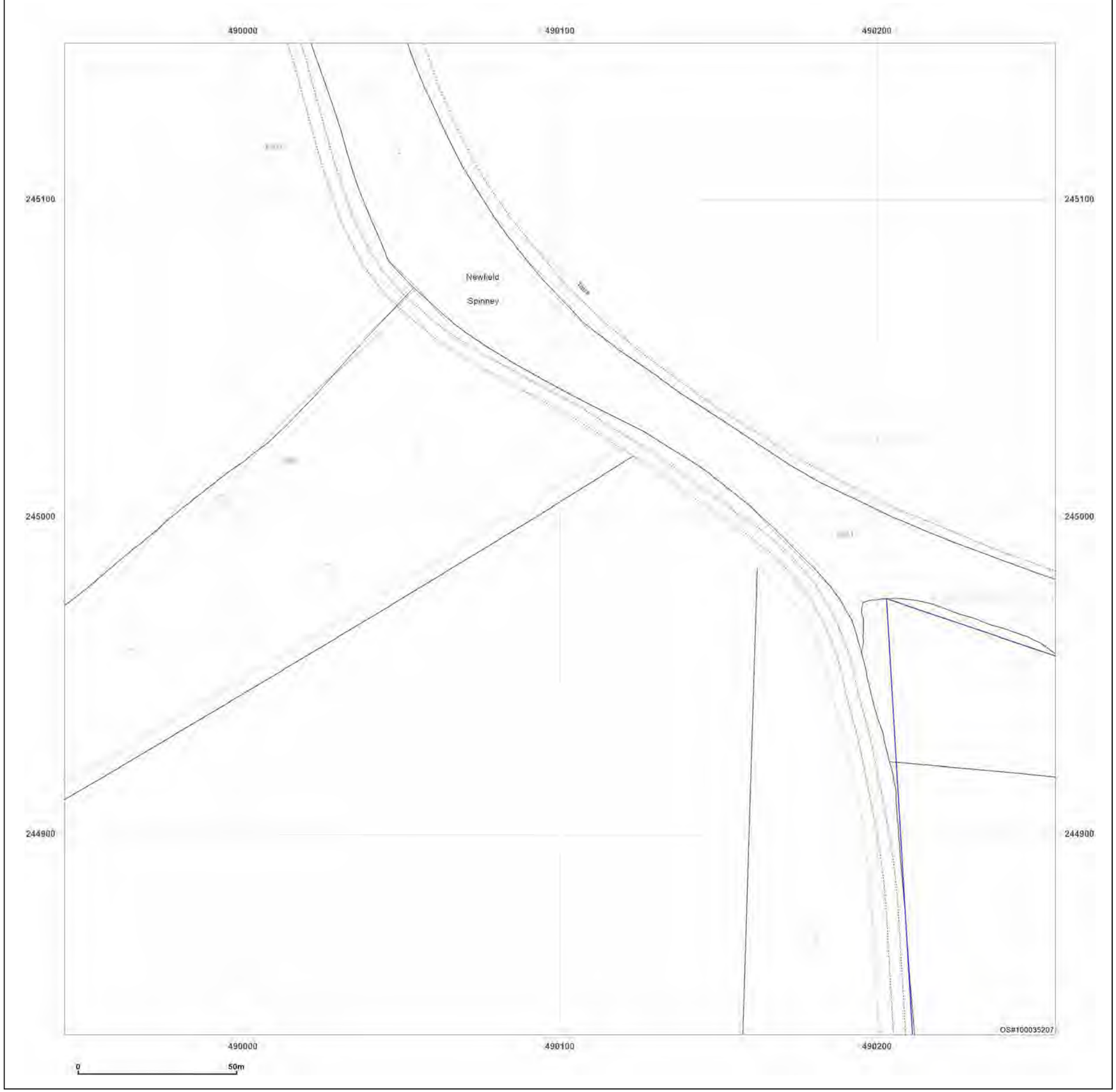
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_3_5
Grid Ref: 490100, 244993

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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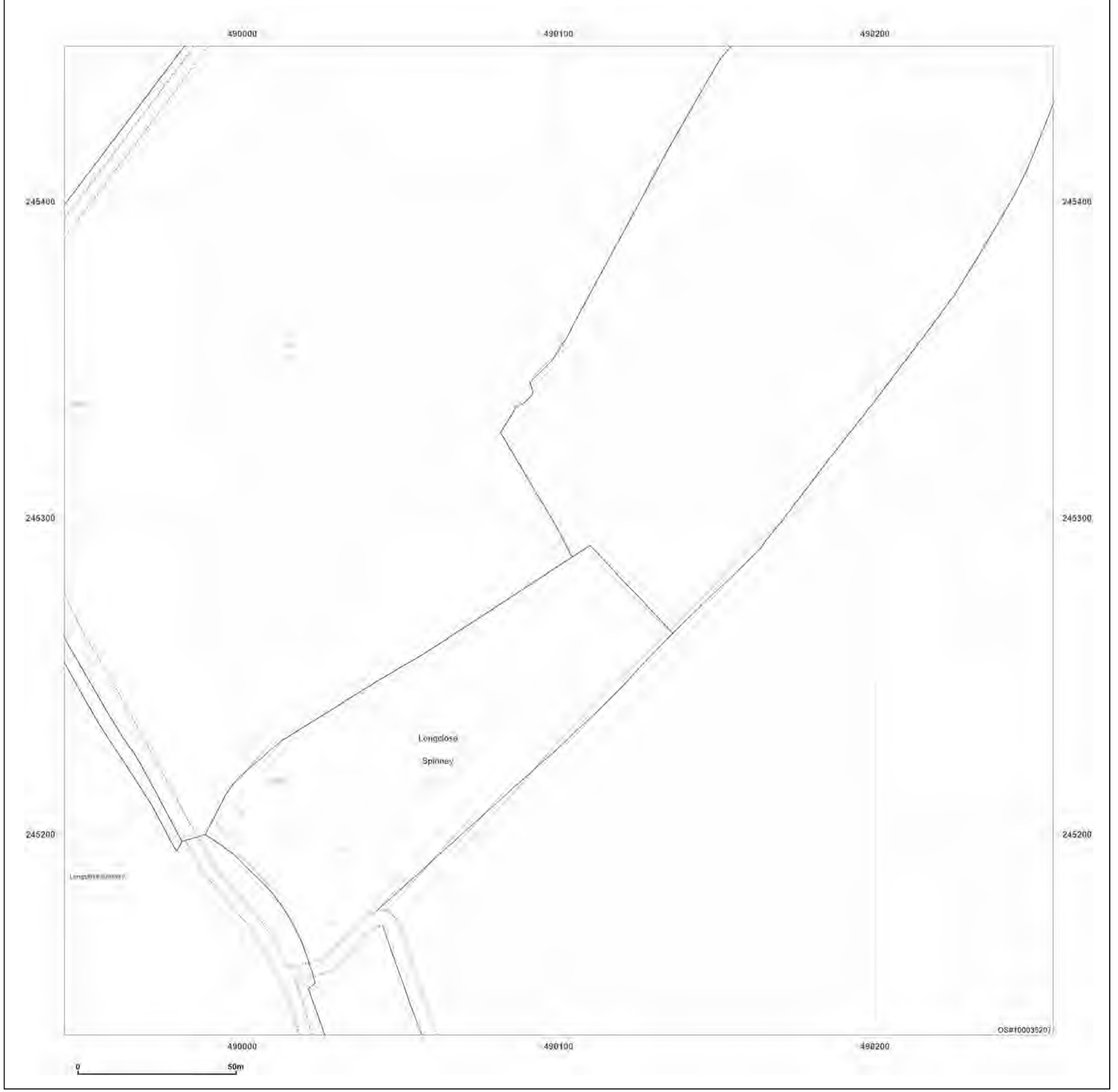
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_3_6
Grid Ref: 490100, 245293

Map Name: LandLine
Map date: **2003**
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Printed at: 1:1,250

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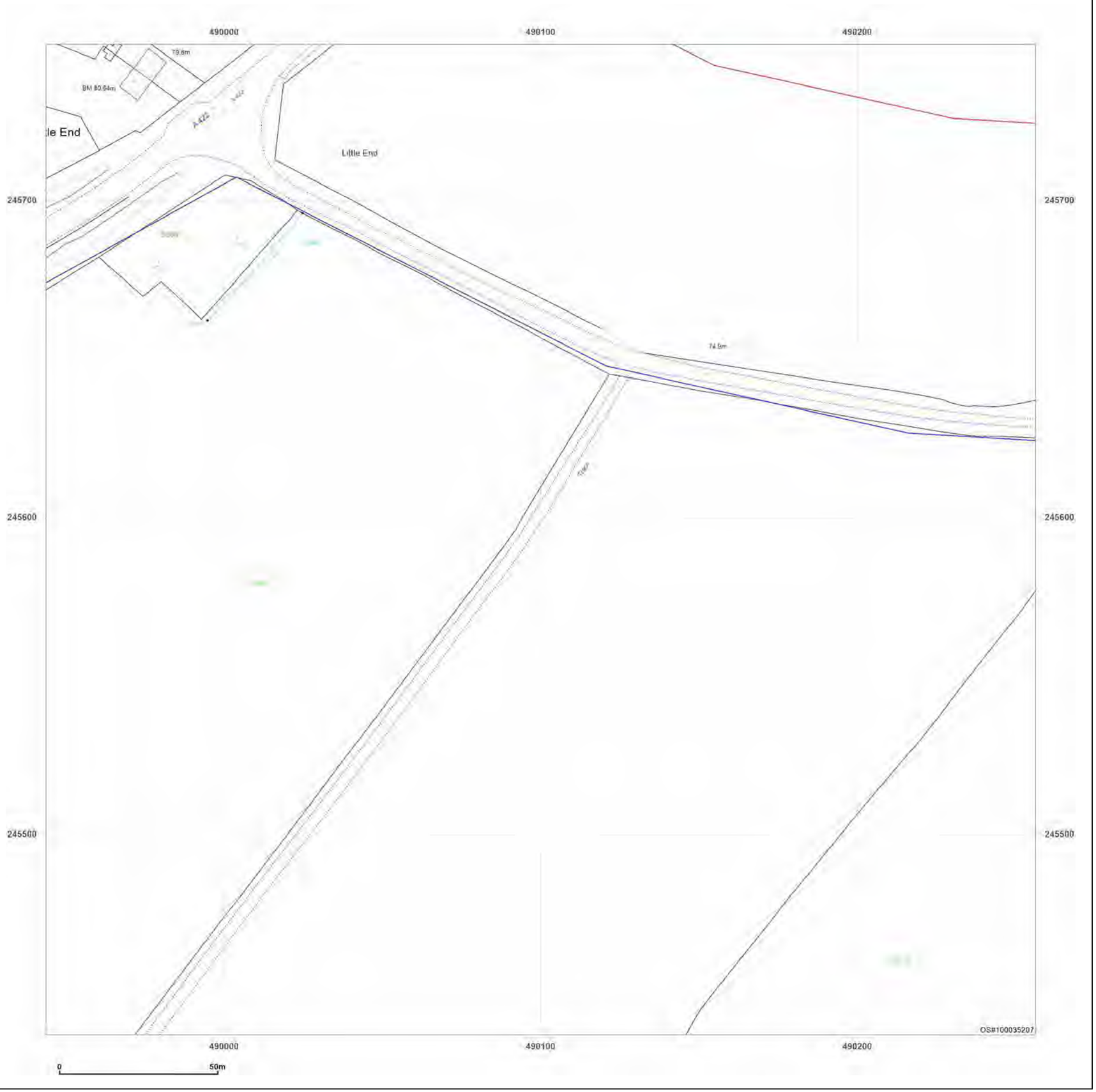
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_3_7
Grid Ref: 490100, 245593

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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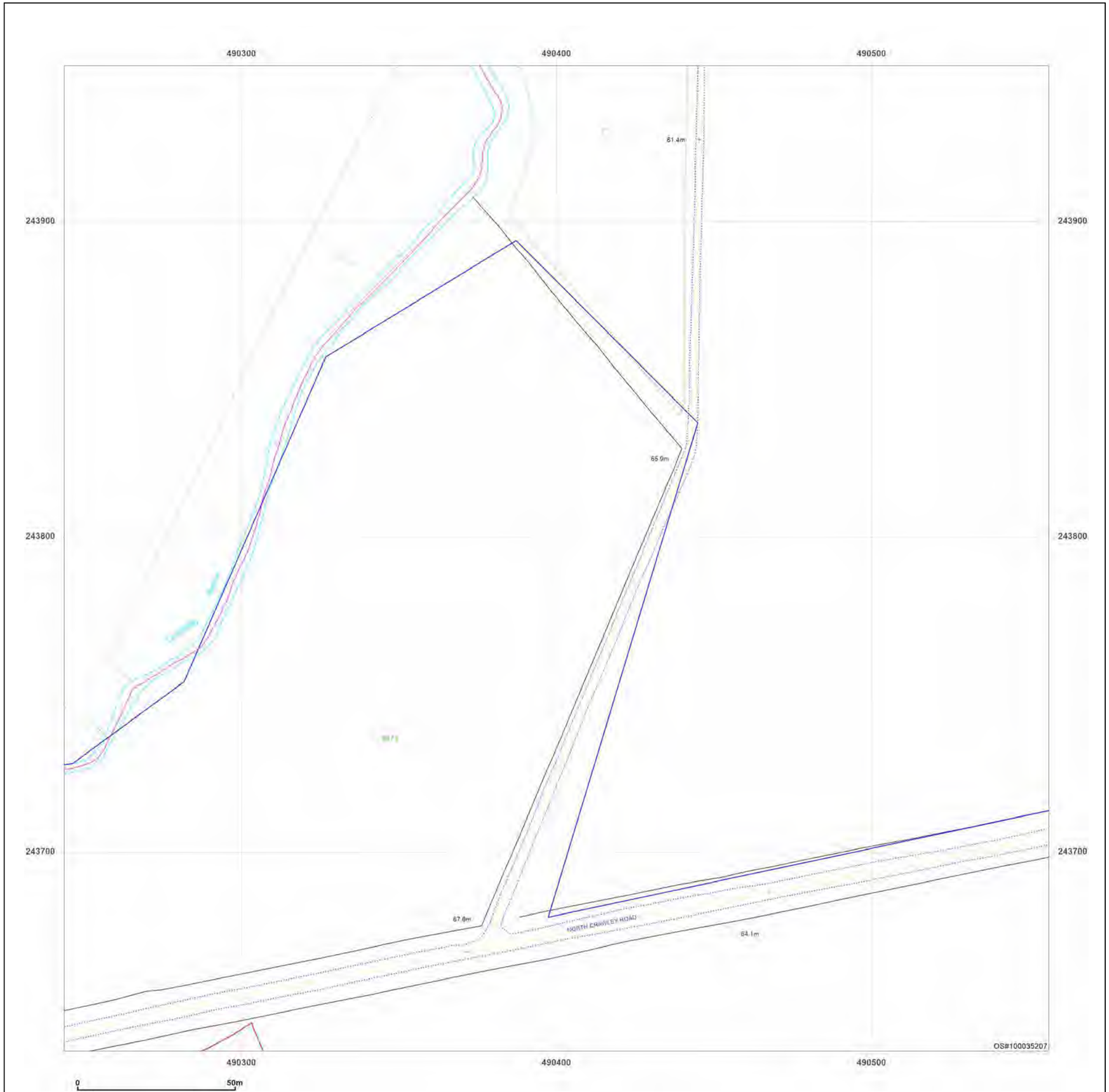
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_4_1
Grid Ref: 490400, 243793

Map Name: LandLine
Map date: **2003**
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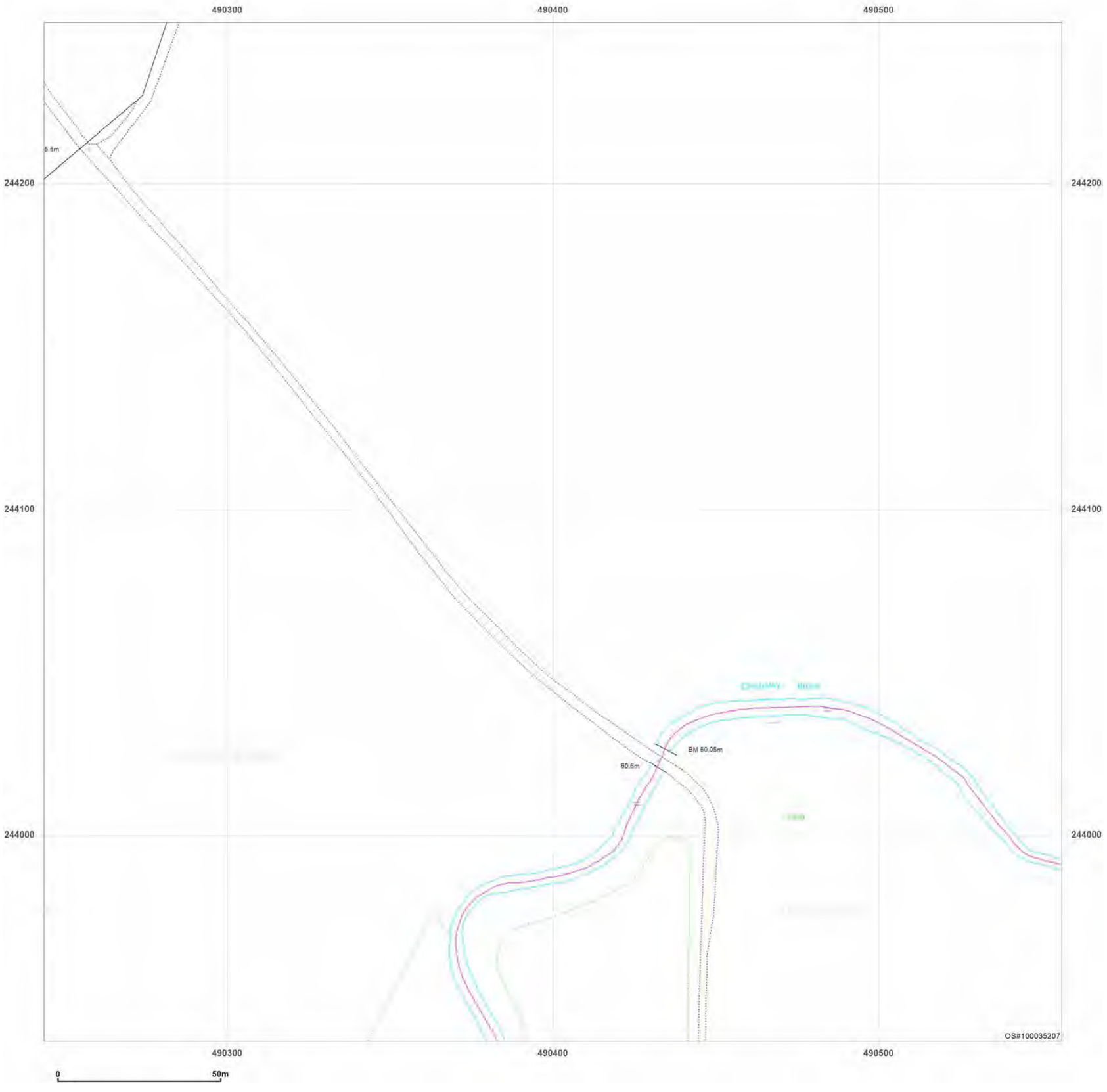
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_4_2
Grid Ref: 490400, 244093

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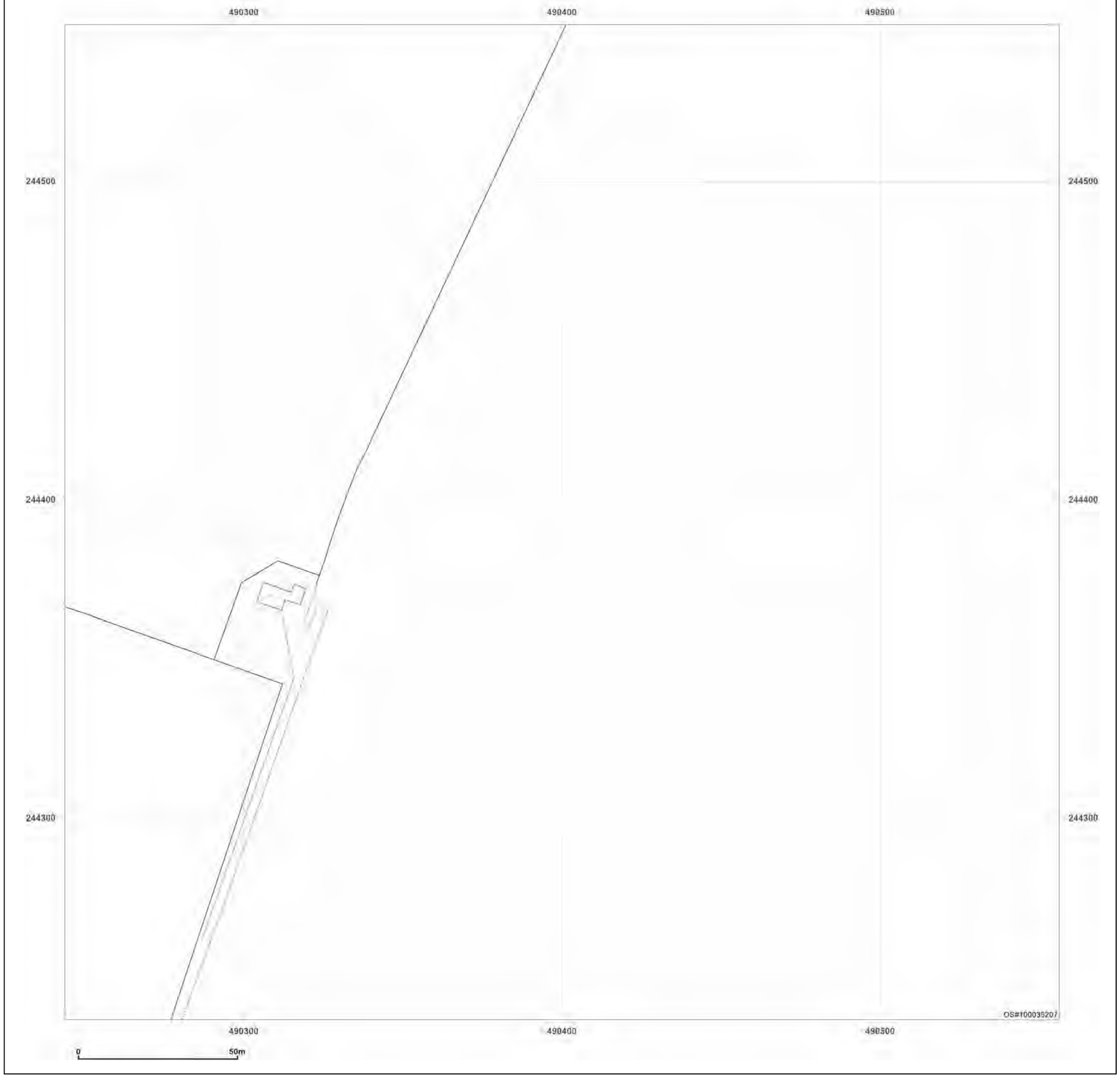


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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_4_3
Grid Ref: 490400, 244393

Map Name: LandLine
Map date: **2003**
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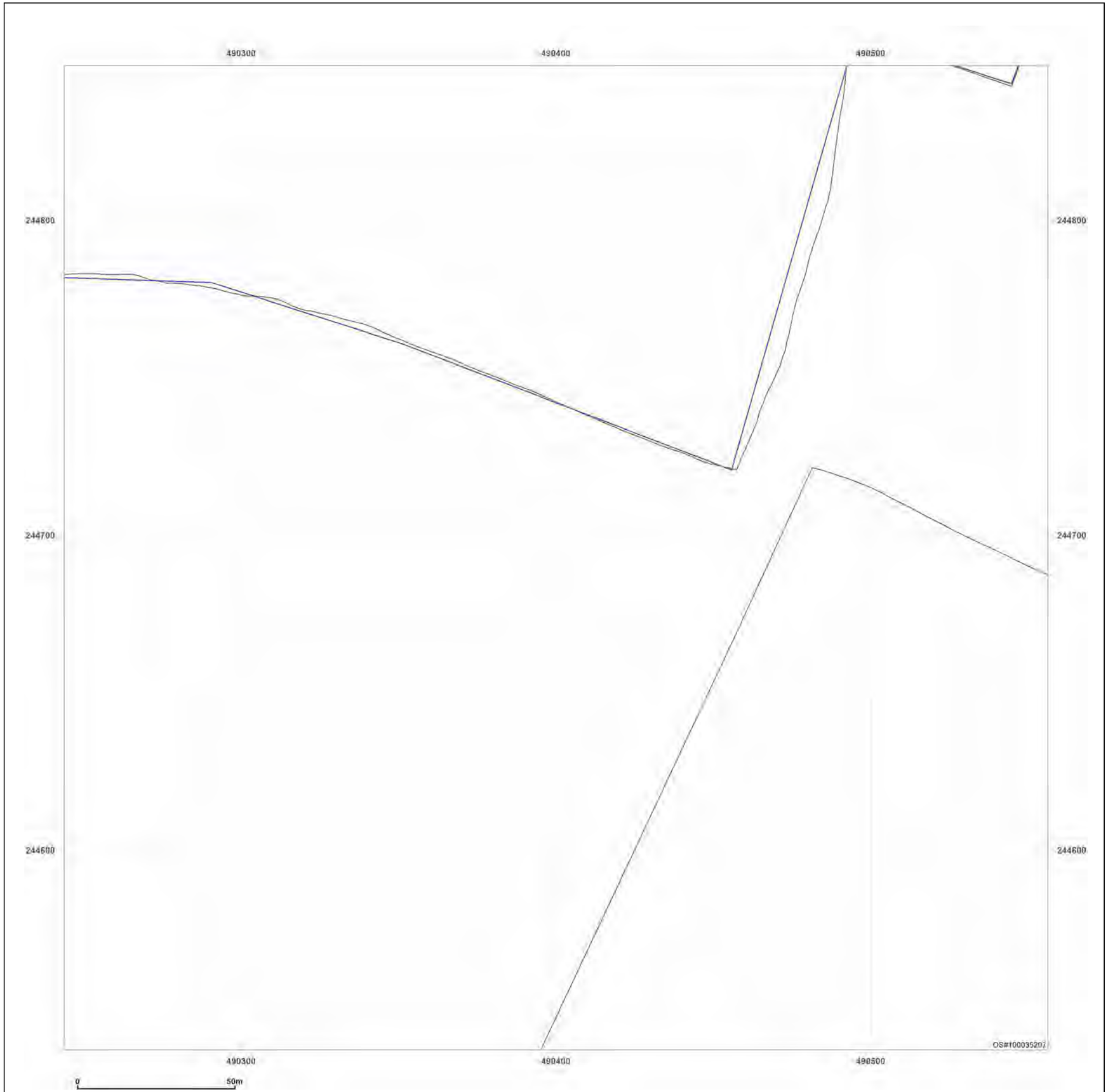
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_4_4
Grid Ref: 490400, 244693

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_4_5
Grid Ref: 490400, 244993

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
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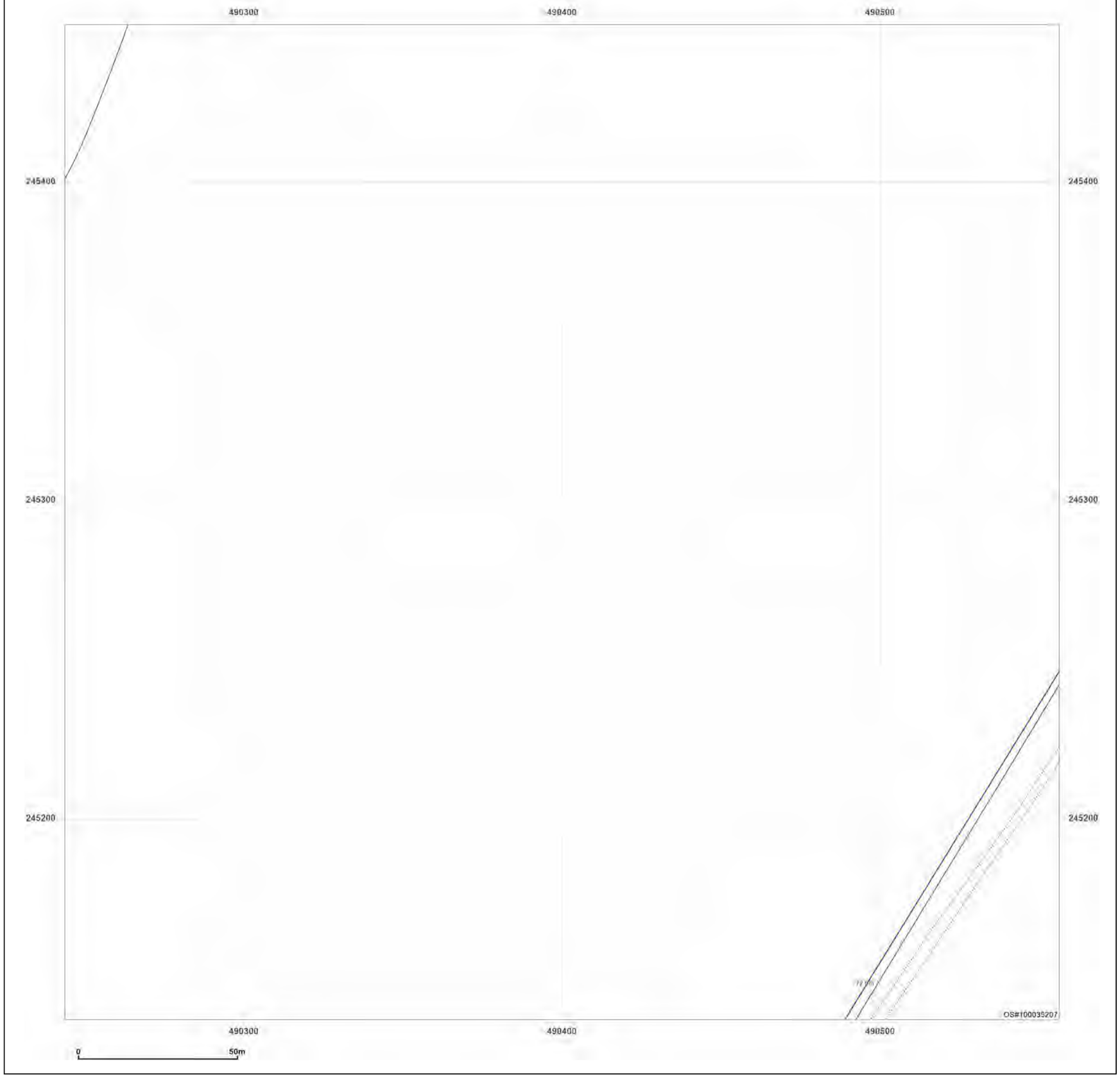
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_4_6
Grid Ref: 490400, 245293

Map Name: LandLine
Map date: **2003**
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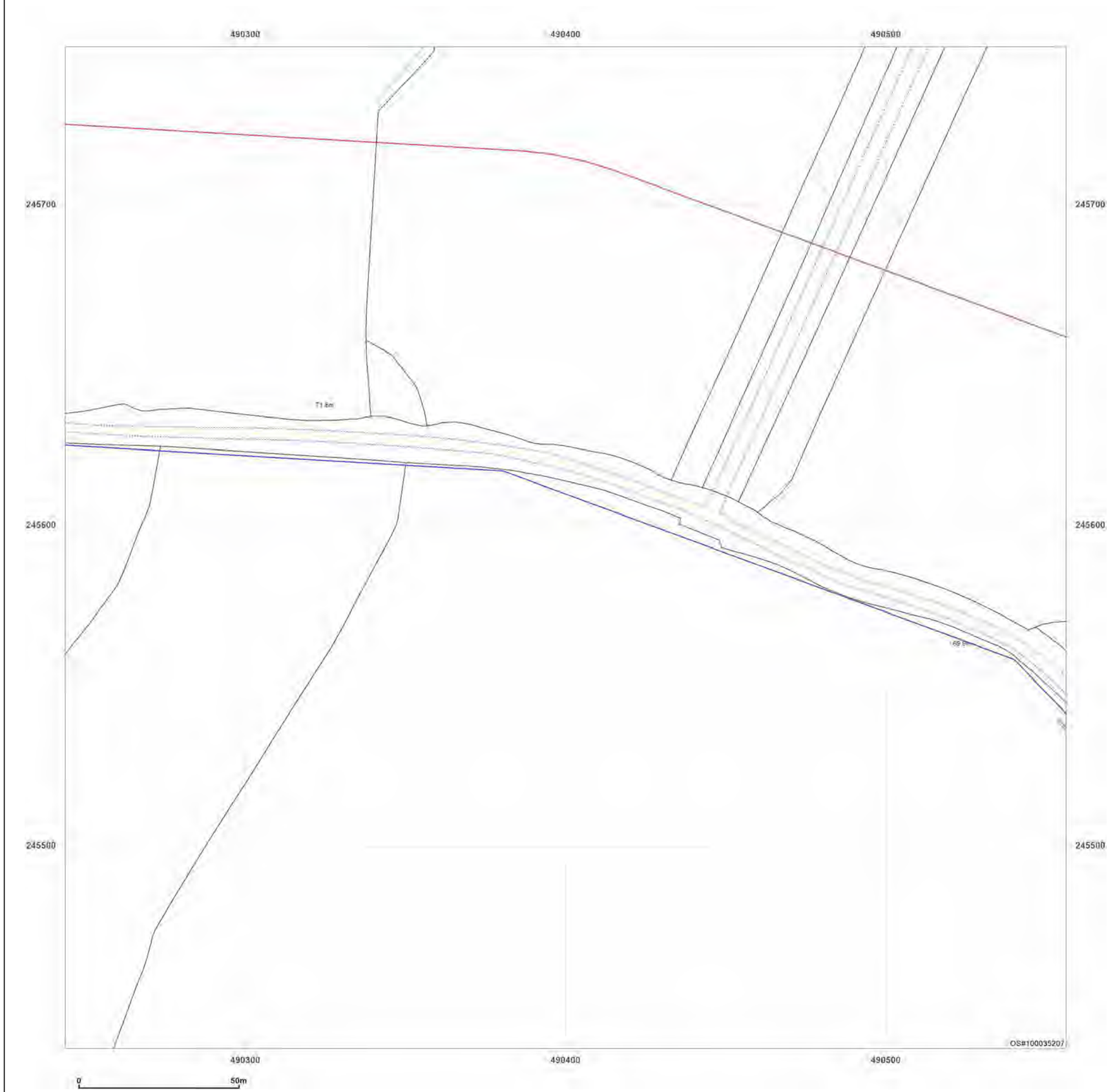
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_4_7
Grid Ref: 490400, 245593

Map Name: LandLine
Map date: **2003**
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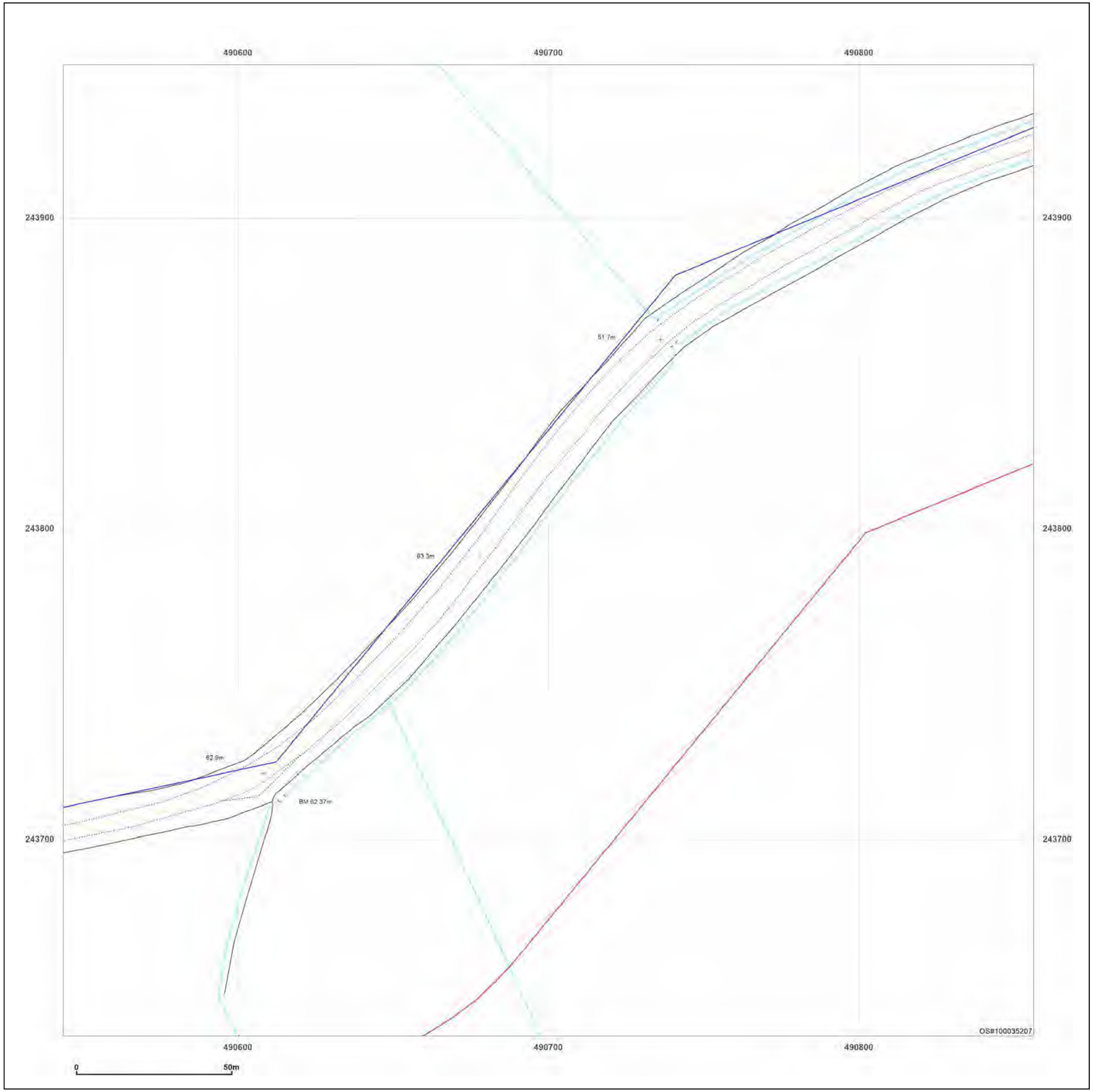
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_5_1
Grid Ref: 490700, 243793

Map Name: LandLine
Map date: **2003**
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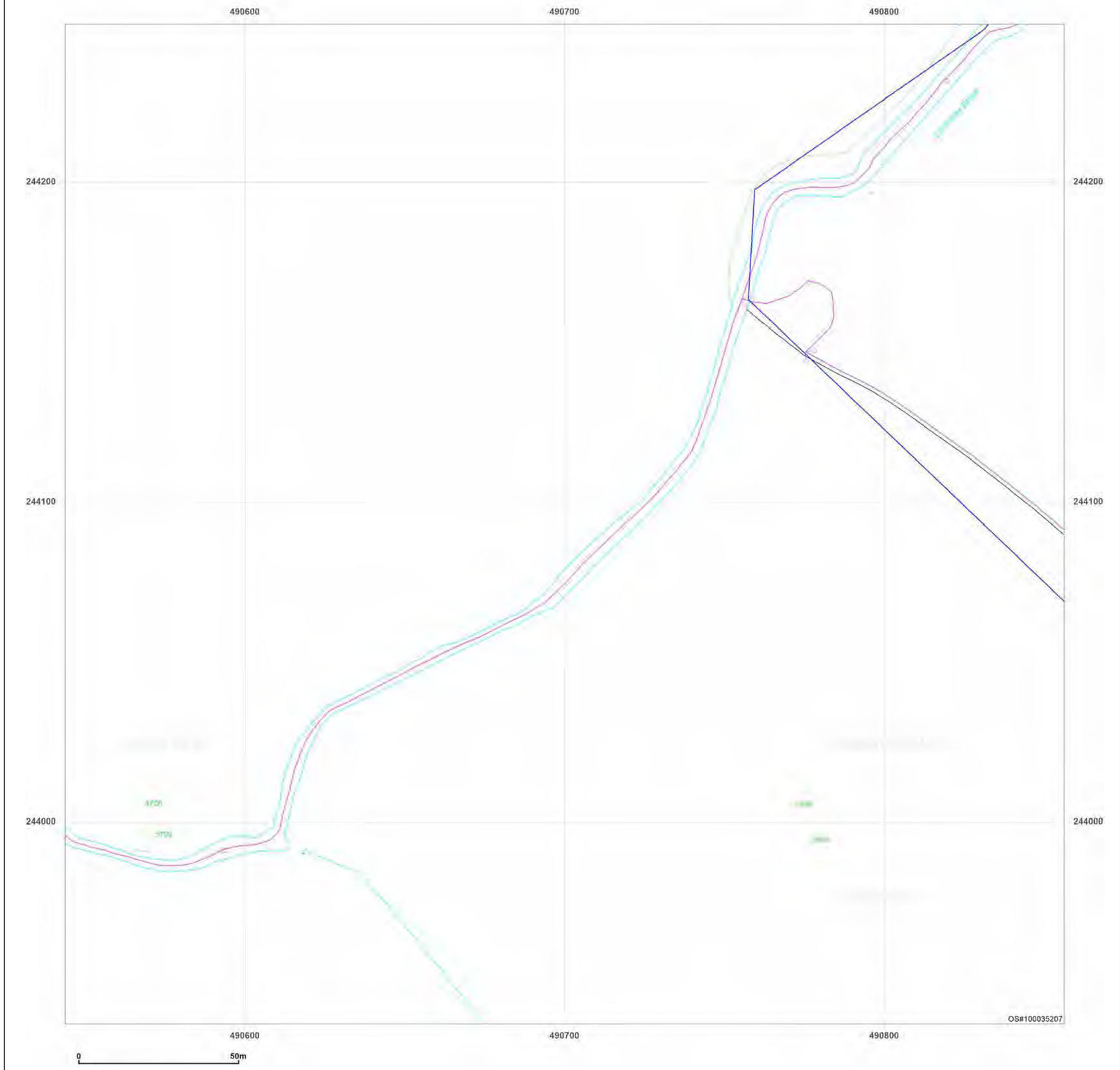
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_5_2
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Map Name: LandLine
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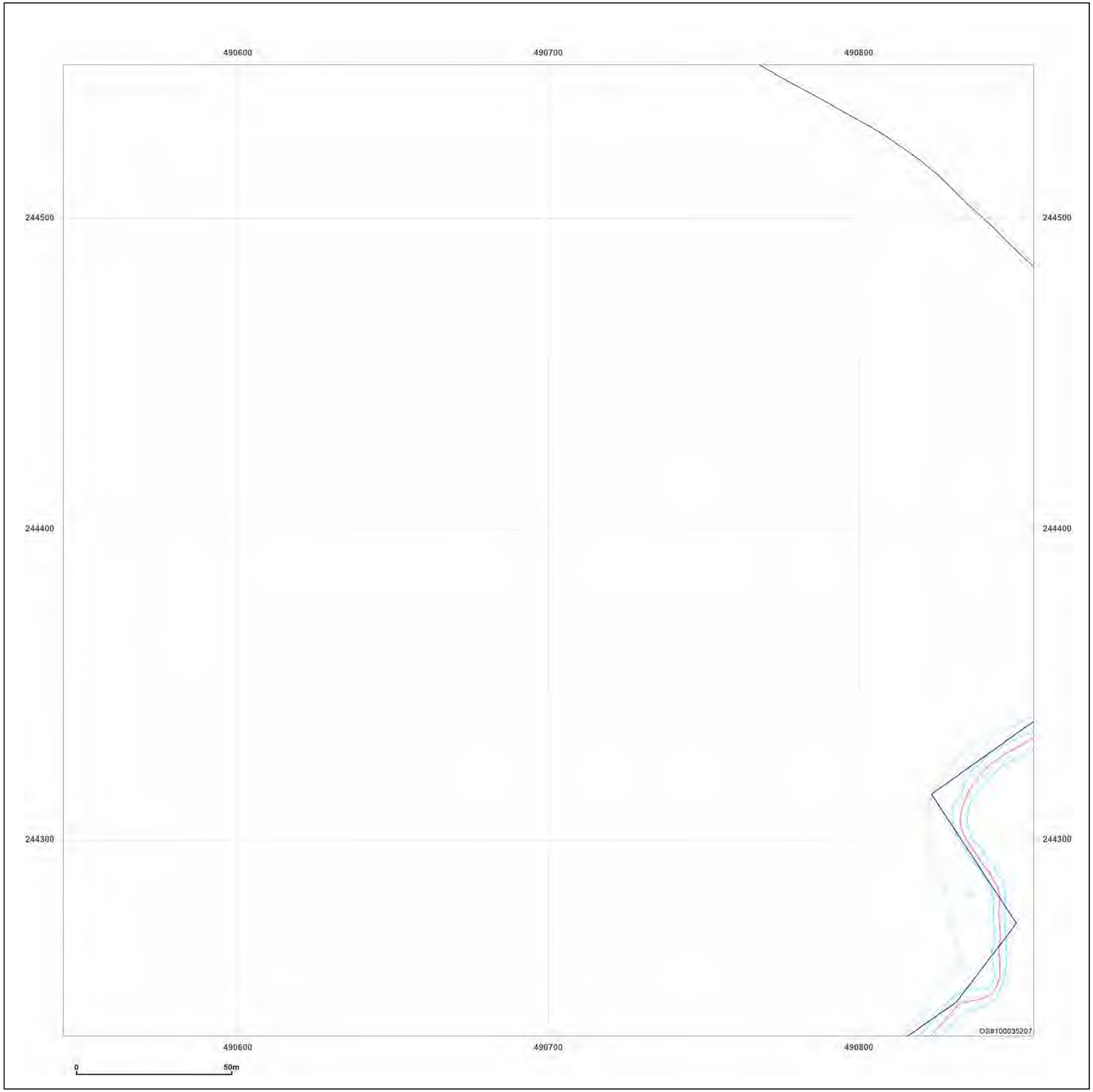
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_5_3
Grid Ref: 490700, 244393

Map Name: LandLine
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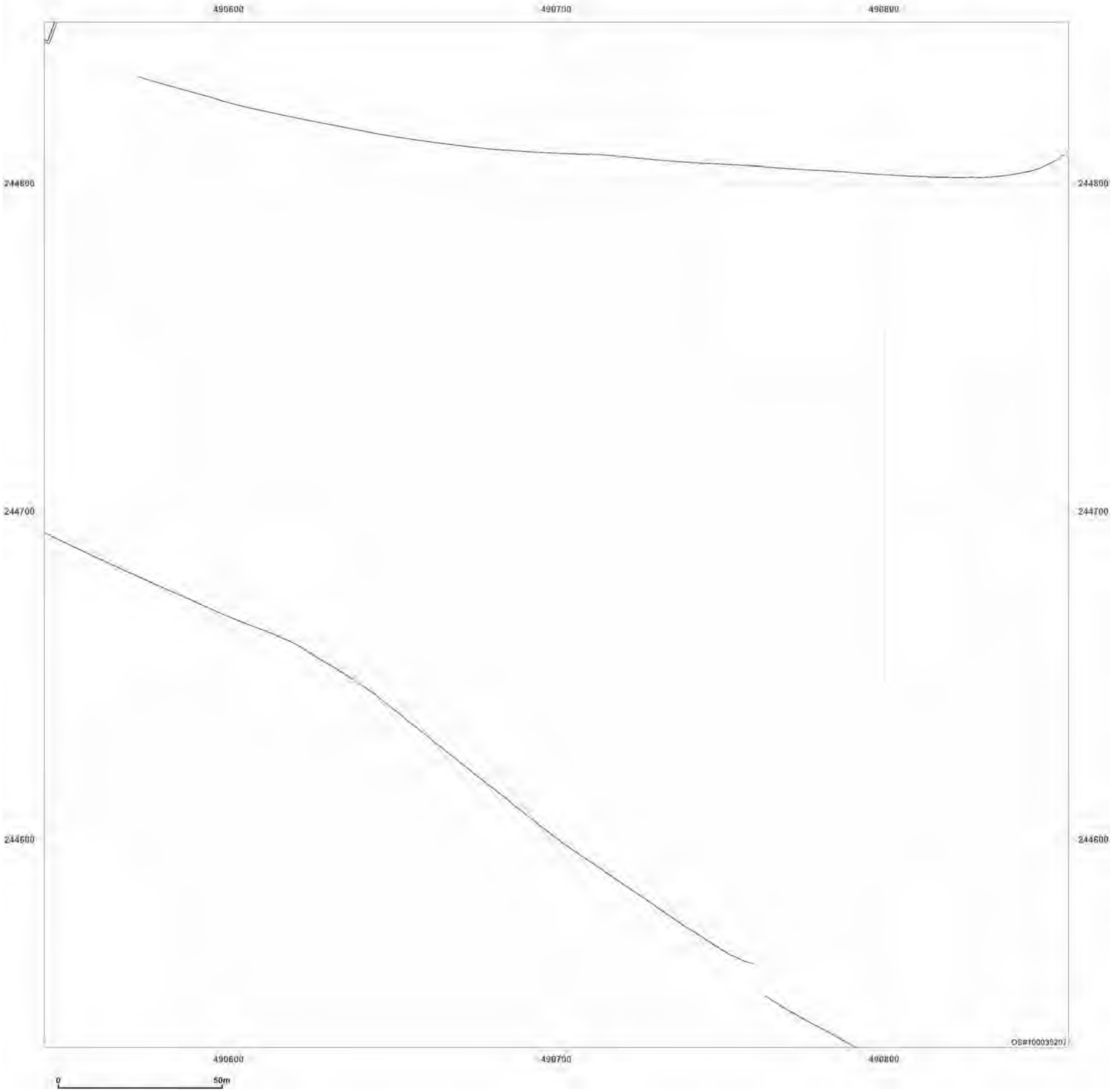
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_5_4
Grid Ref: 490700, 244693

Map Name: LandLine
Map date: **2003**
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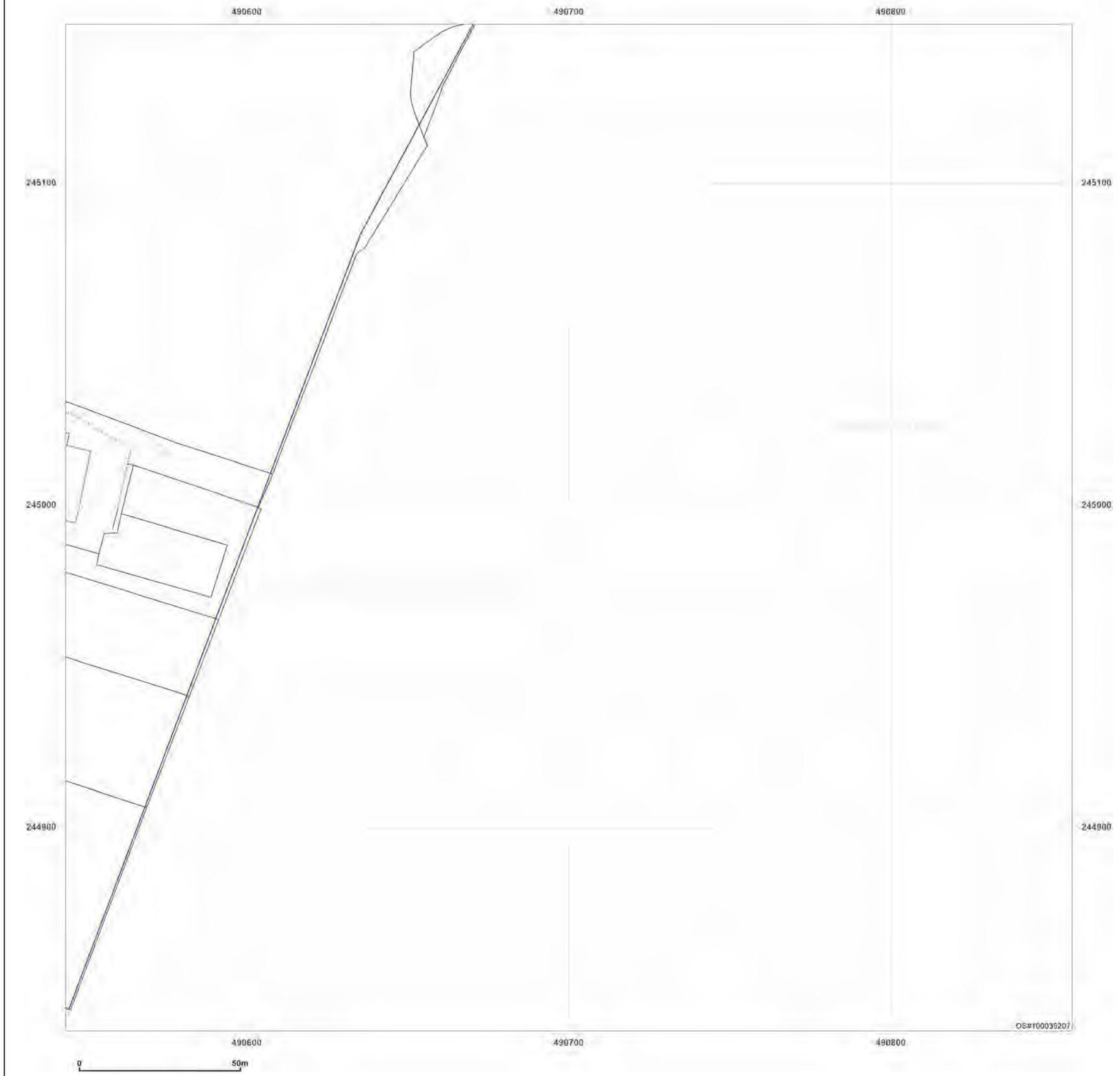
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_5_5
Grid Ref: 490700, 244993

Map Name: LandLine
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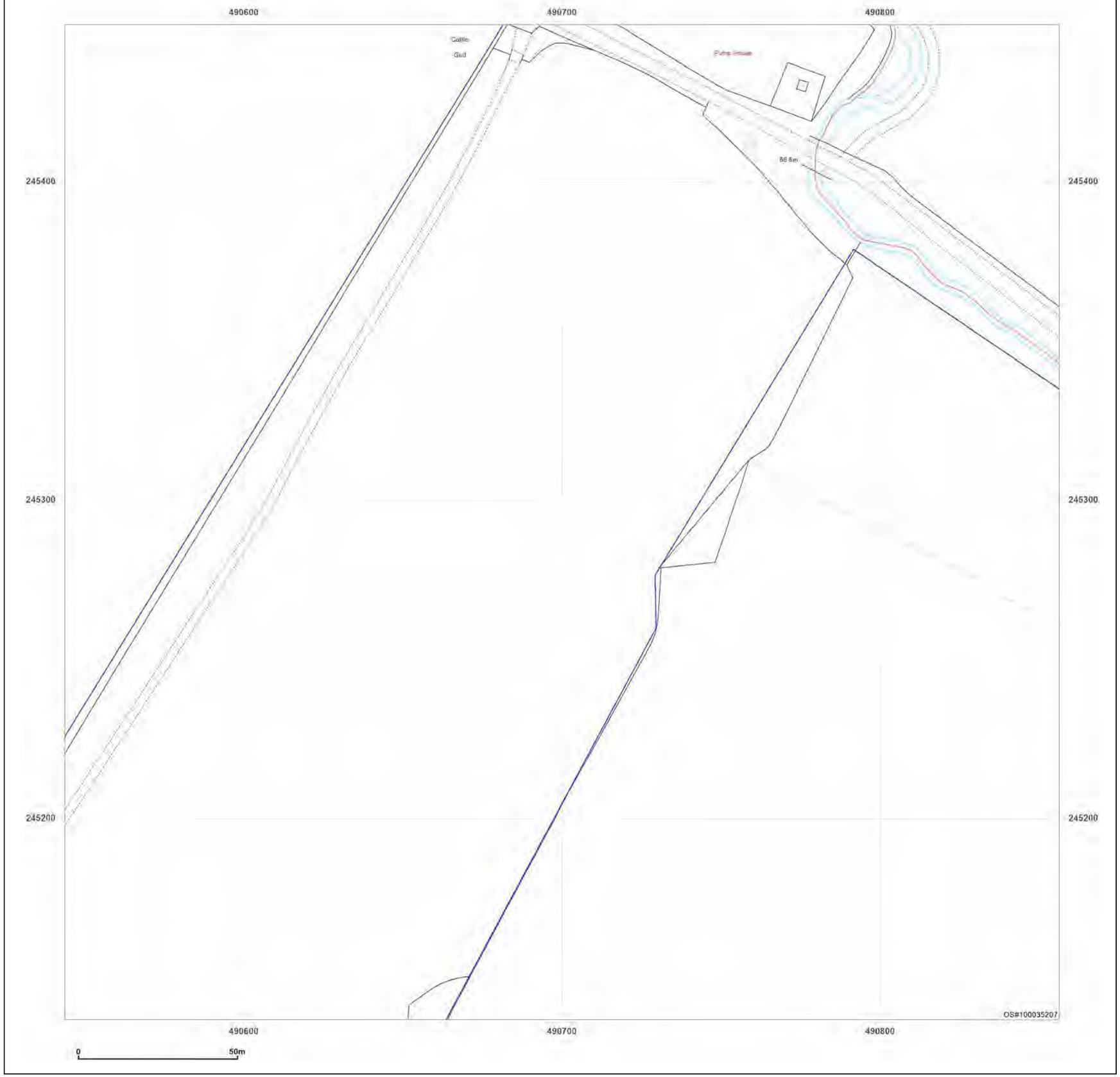
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_5_6
Grid Ref: 490700, 245293

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
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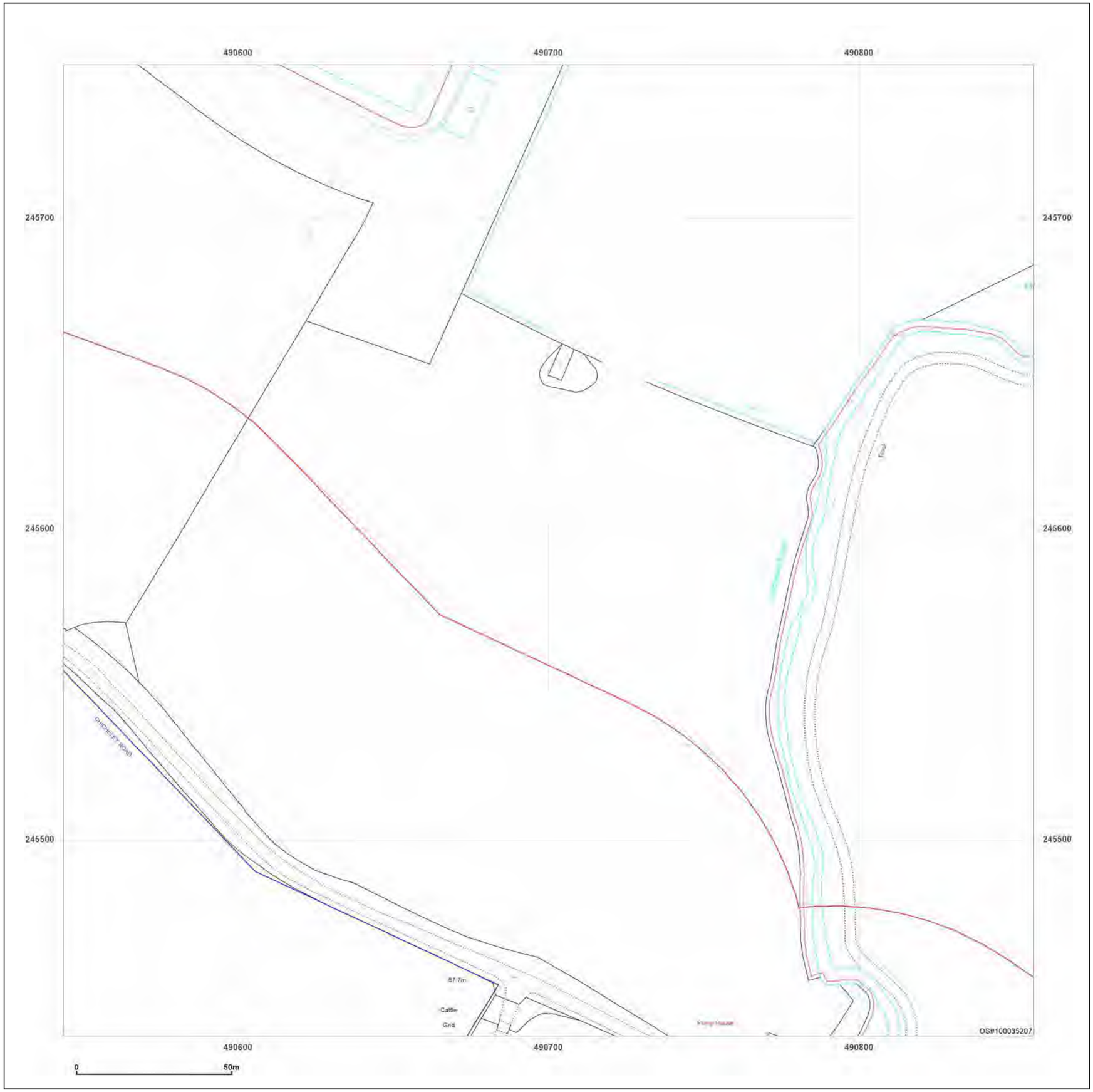
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_5_7
Grid Ref: 490700, 245593

Map Name: LandLine
Map date: **2003**
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Printed at: 1:1,250

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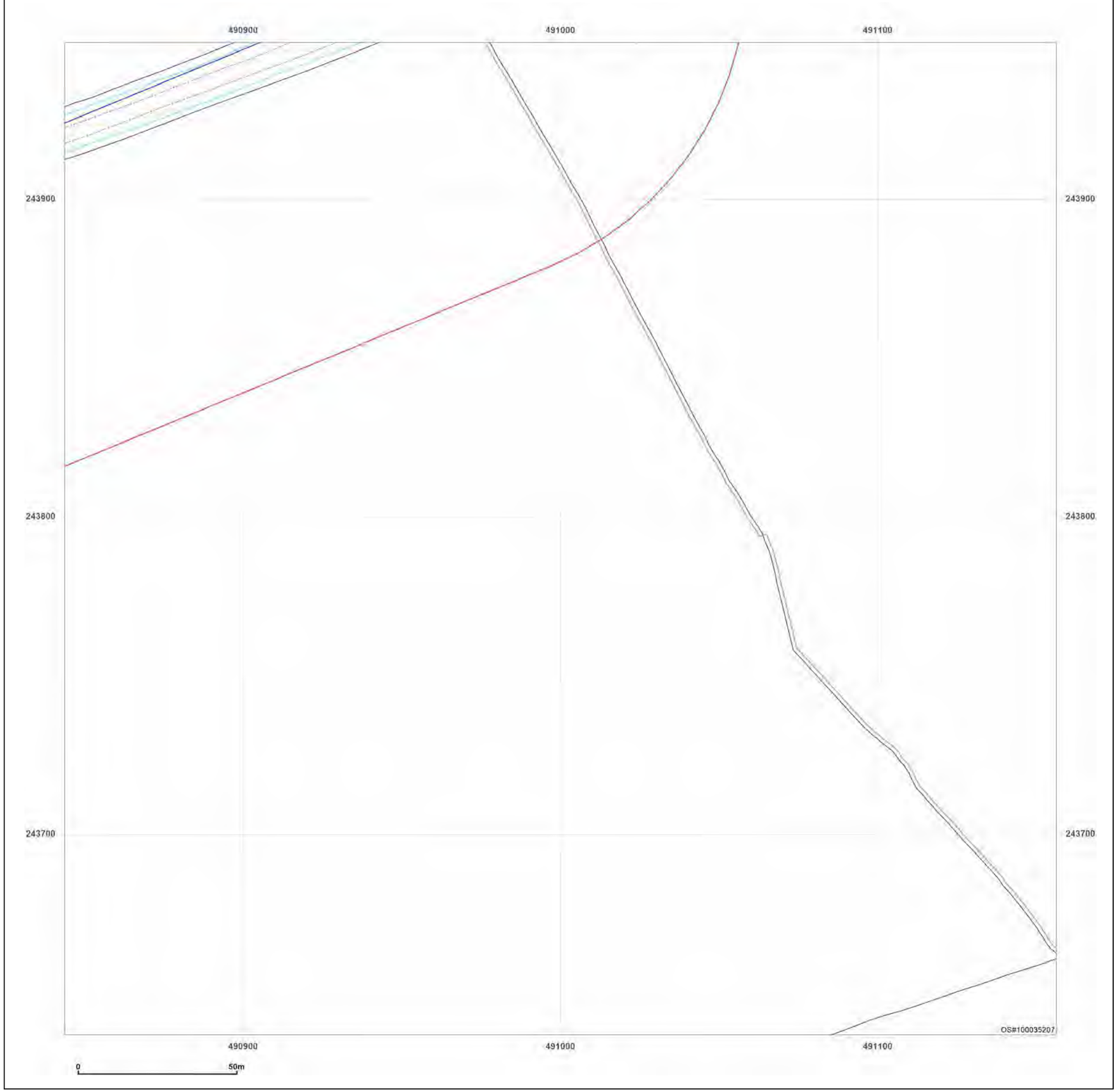
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_6_1
Grid Ref: 491000, 243793

Map Name: LandLine
Map date: **2003**
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Printed at: 1:1,250

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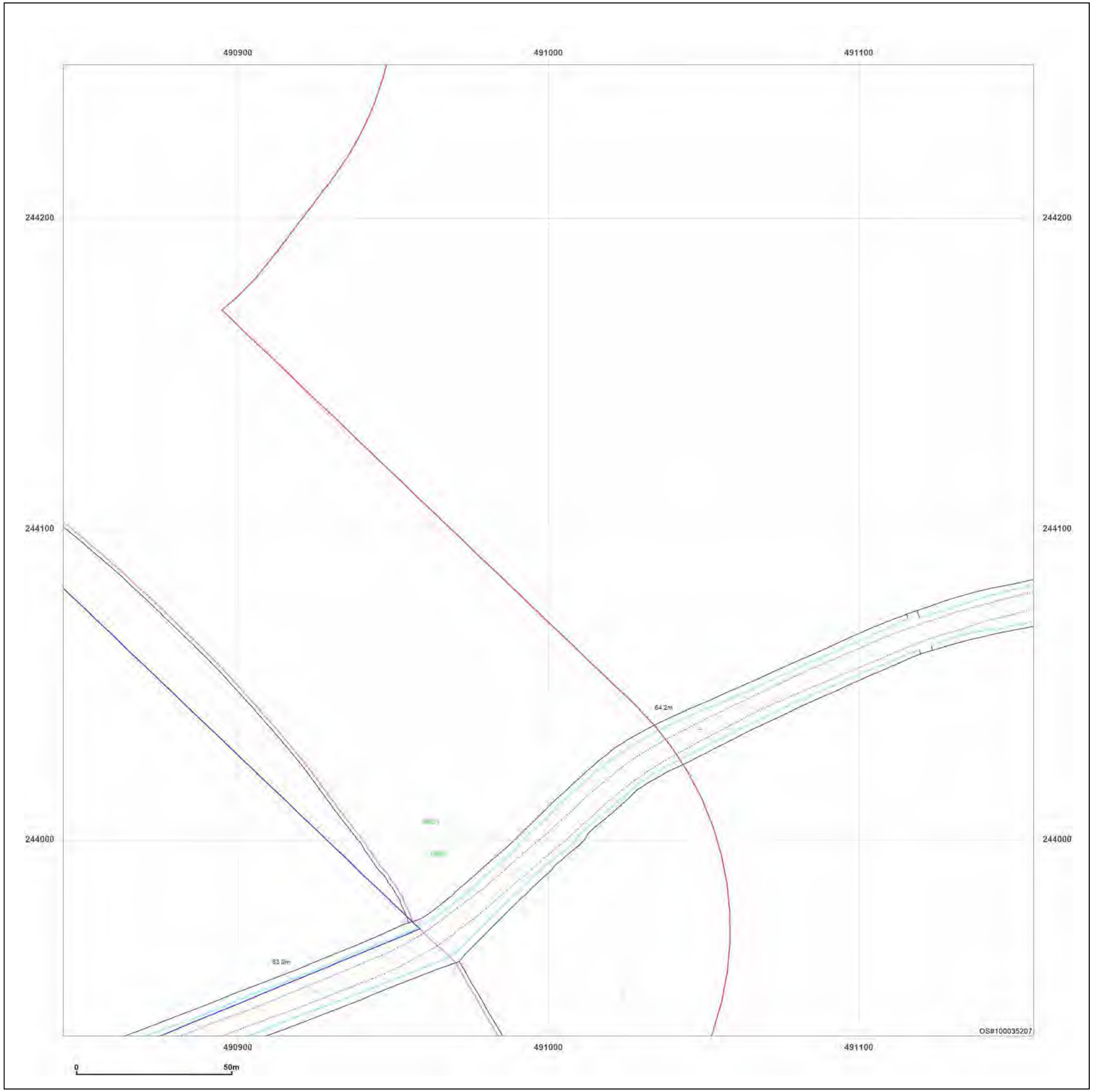
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_6_2
Grid Ref: 491000, 244093

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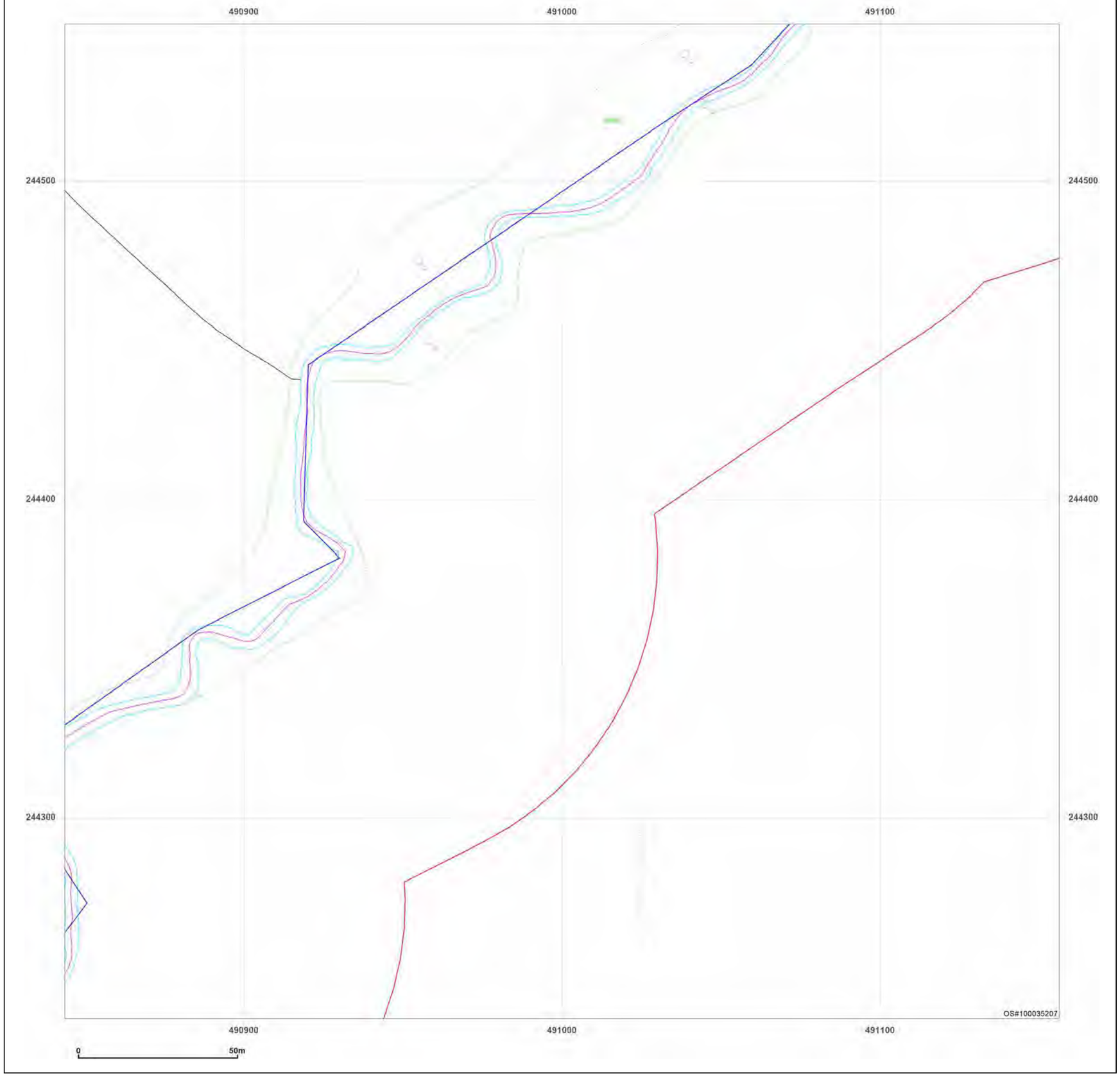


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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_6_3
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Map Name: LandLine
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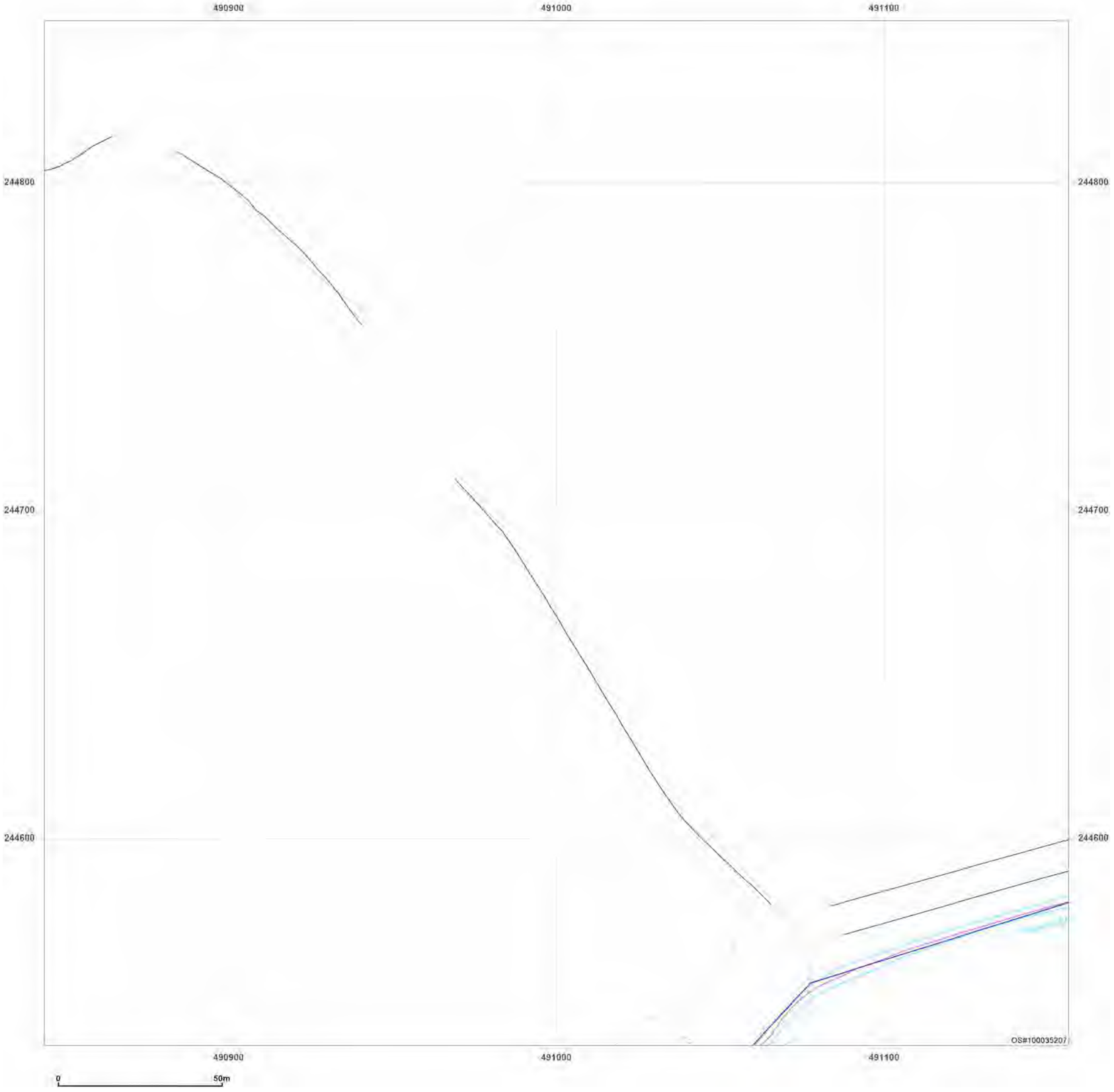
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_6_4
Grid Ref: 491000, 244693

Map Name: LandLine
Map date: **2003**
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Printed at: 1:1,250

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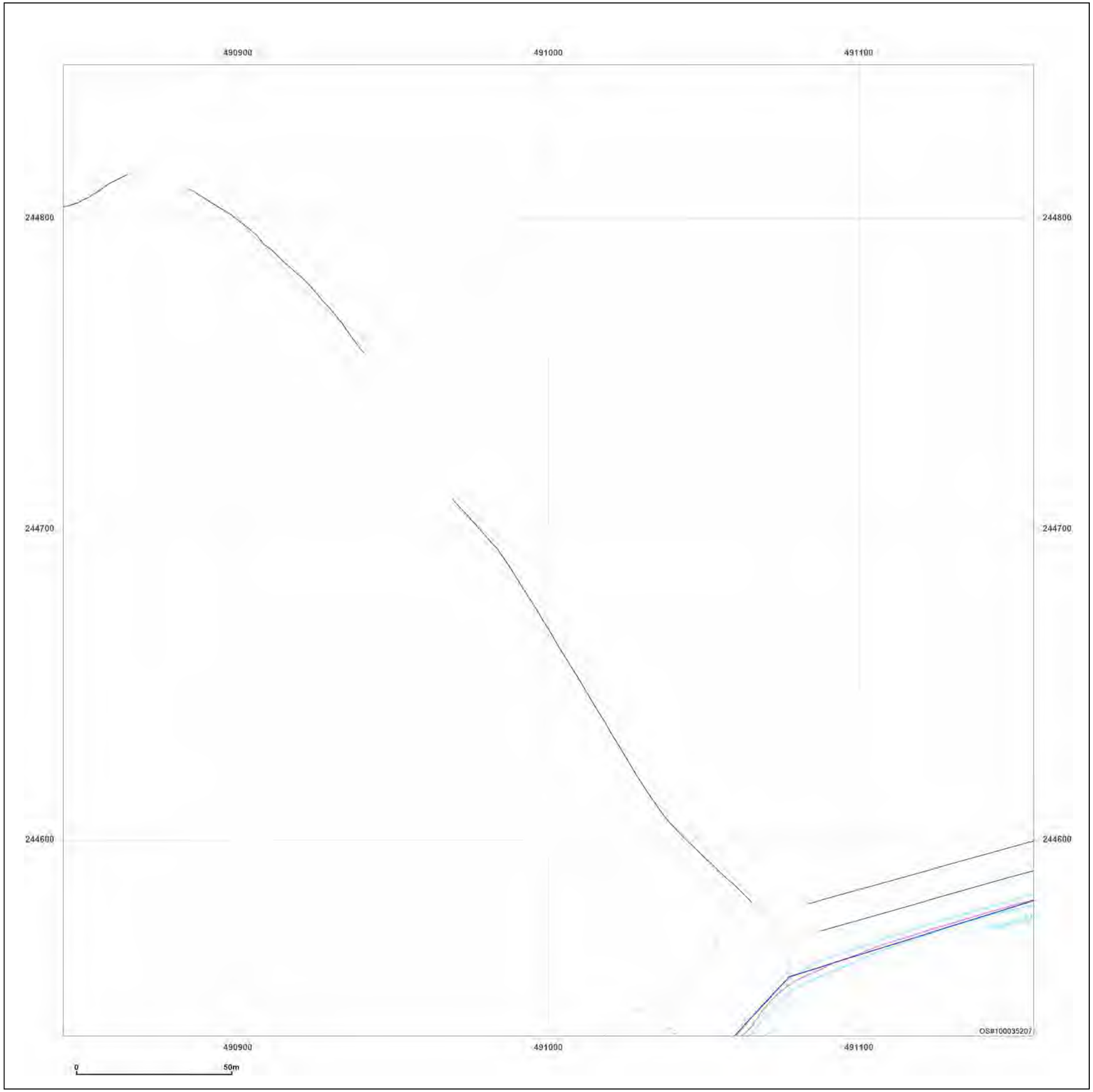
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Groundsure INSIGHTS

Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_6_4
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Map Name: LandLine
Map date: **2003**
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Printed at: 1:1,250

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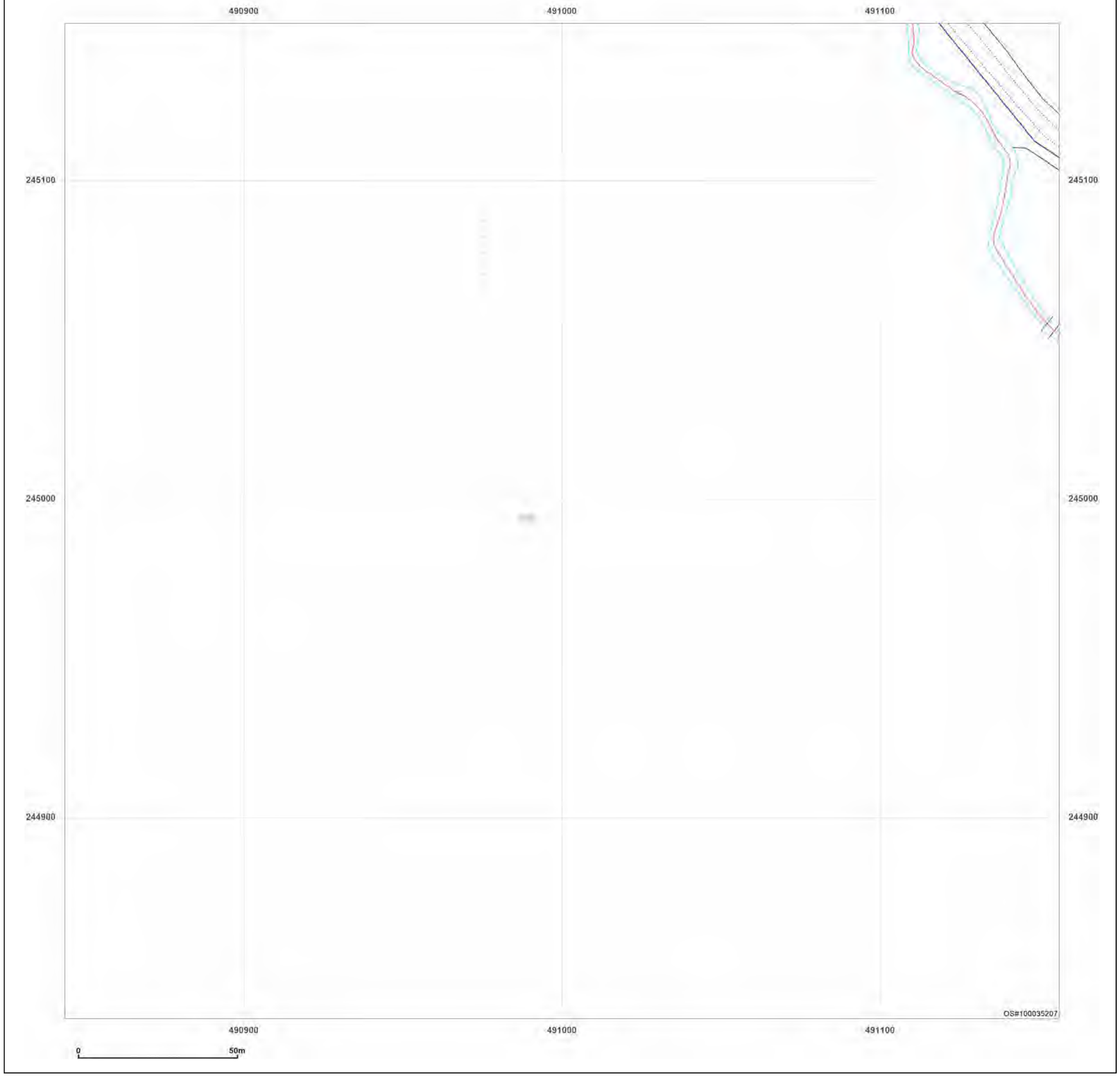
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_6_5
Grid Ref: 491000, 244993

Map Name: LandLine
Map date: **2003**
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Printed at: 1:1,250

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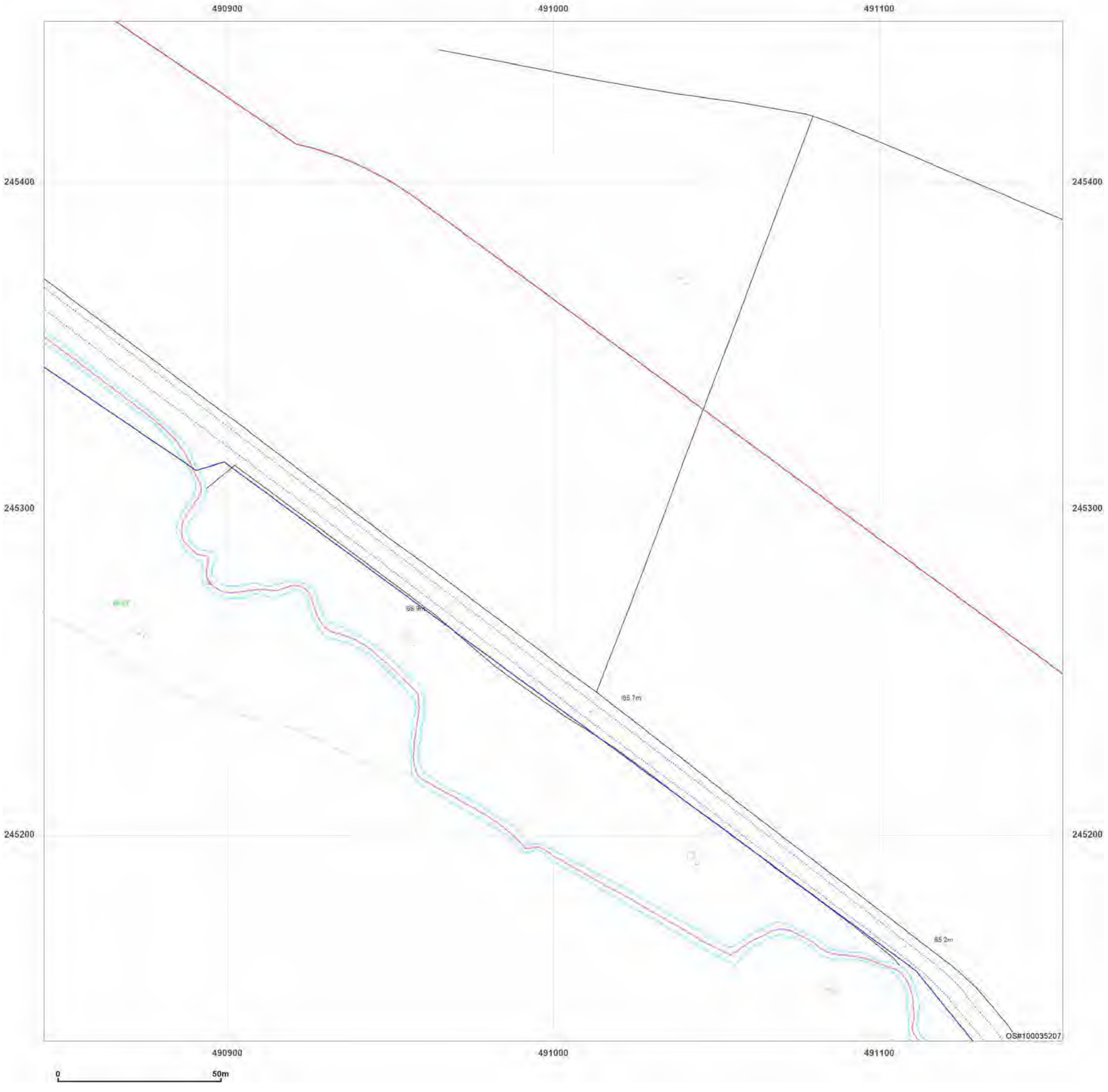
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_6_6
Grid Ref: 491000, 245293

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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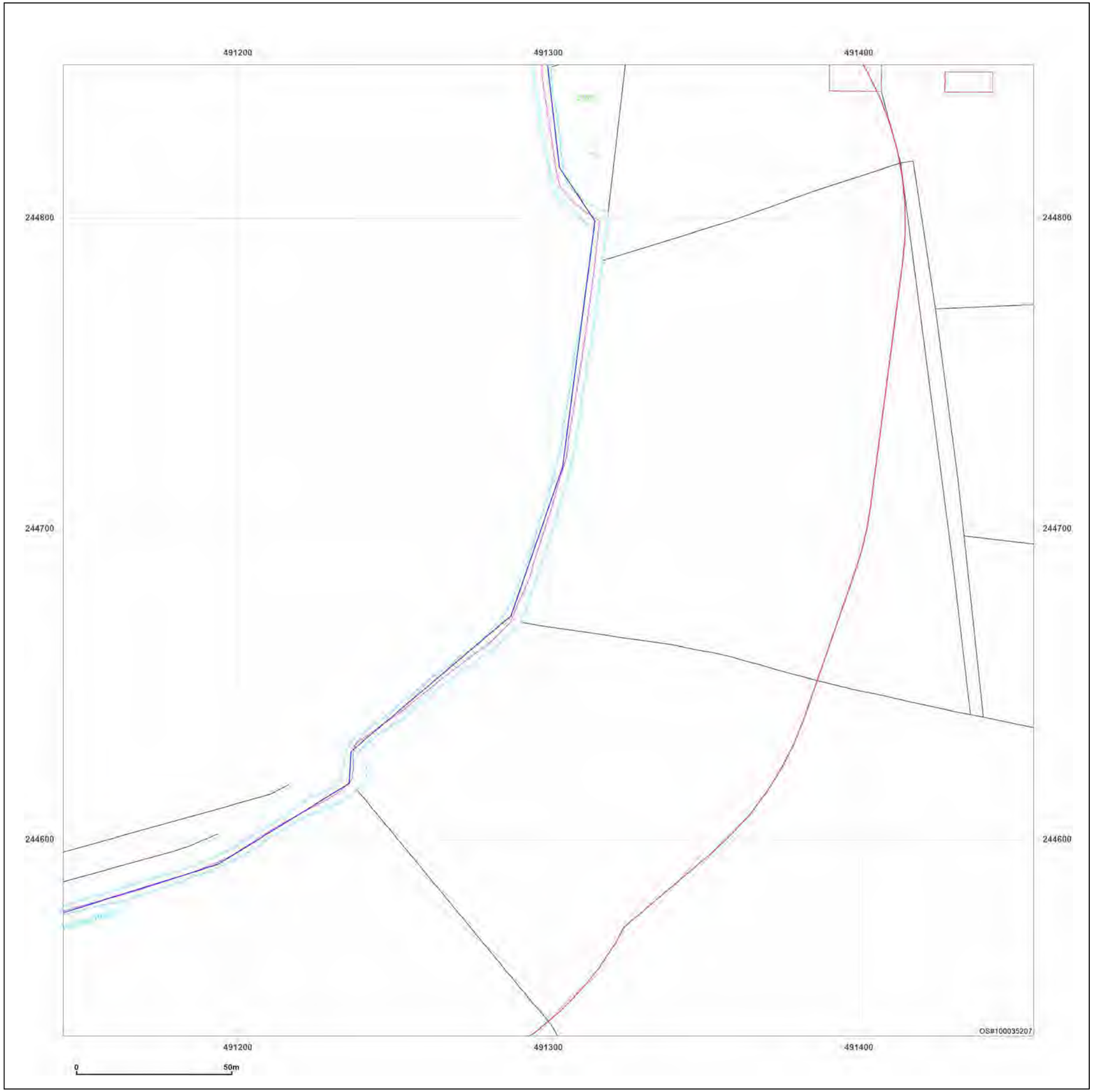
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Map legend available at:
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_7_4
Grid Ref: 491300, 244693

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Map legend available at:
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_Landline_7_5
Grid Ref: 491300, 244993

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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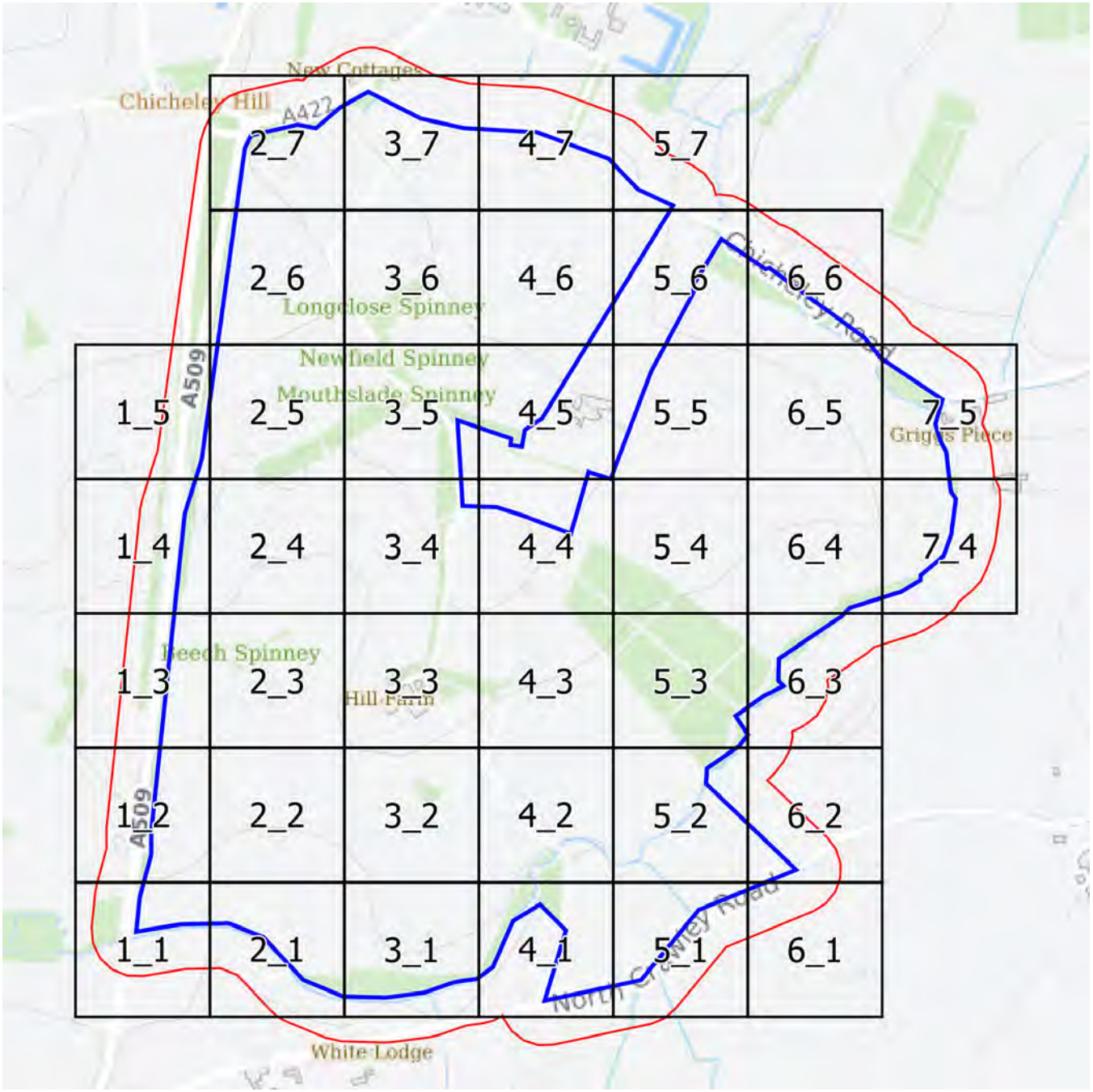
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Groundsure INSIGHTS

Landline Scale Grid Index



Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

MK East SCE

Order Details

Date: 27/08/2024

Your ref: P02152963

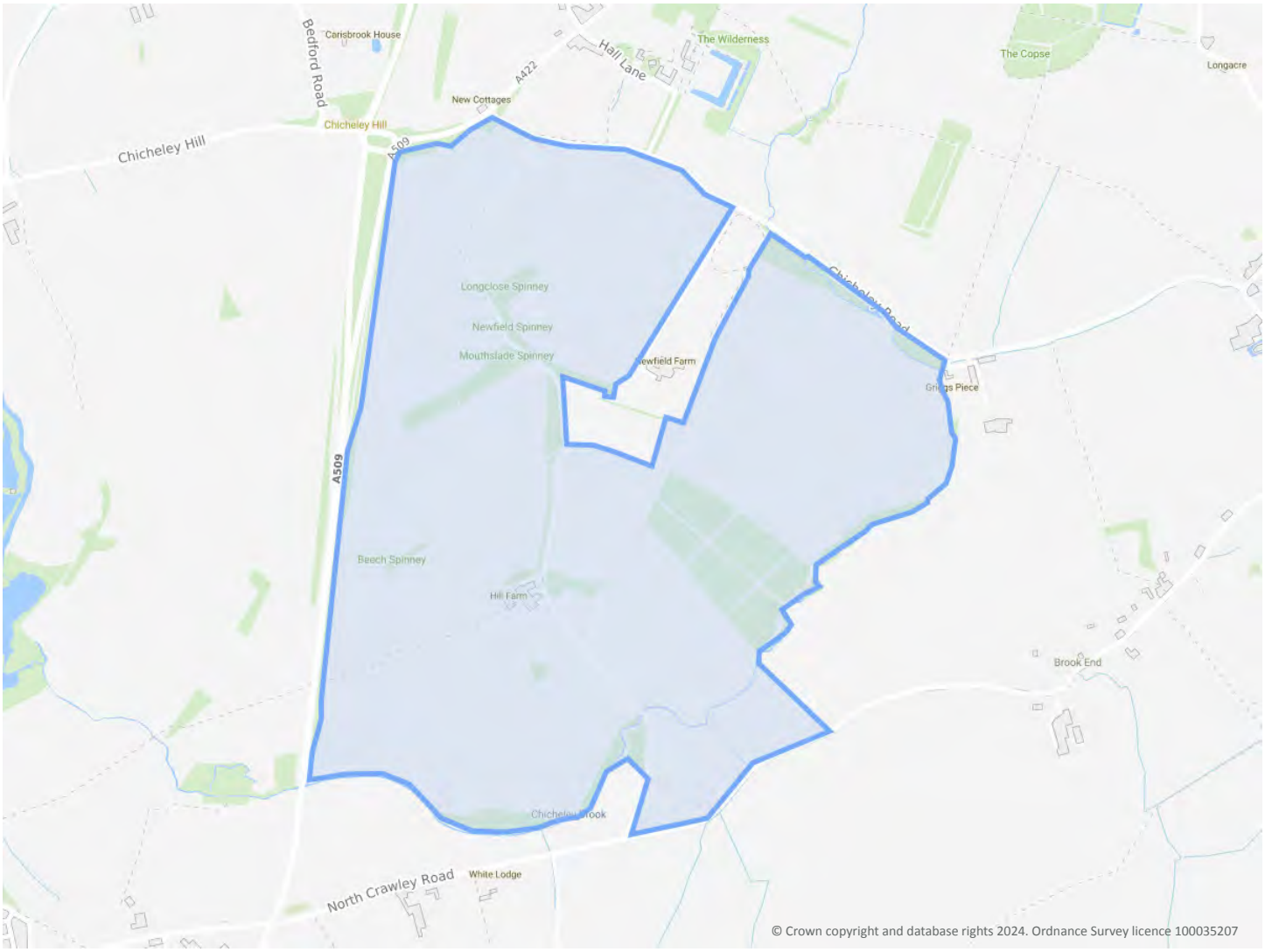
Our Ref: GS-DMO-TJL-W2C-HJY

Site Details

Location: 490291 244651

Area: 240.05 ha

Authority: Milton Keynes ↗



Summary of findings p. 2 >

OS MasterMap site plan N/A: >10ha

Aerial image p. 9 >

Insight User Guide ↗

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
14 >	1.1 >	Historical industrial land uses >	1	1	5	2	-
15 >	1.2 >	Historical tanks >	0	0	3	0	-
15	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
16	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
17 >	2.1 >	Historical industrial land uses >	1	1	5	4	-
18 >	2.2 >	Historical tanks >	0	0	4	0	-
18	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
19	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
20	3.1	Active or recent landfill	0	0	0	0	-
20	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
21	3.5	Historical waste sites	0	0	0	0	-
21 >	3.6 >	Licensed waste sites >	0	0	2	0	-
22 >	3.7 >	Waste exemptions >	3	0	0	47	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	6	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
27	4.5	Sites determined as Contaminated Land	0	0	0	0	-

28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
29 >	**4.13 >**	**Licensed Discharges to controlled waters >**	3	0	4	1	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.15	Pollutant release to public sewer	0	0	0	0	-
31	4.16	List 1 Dangerous Substances	0	0	0	0	-
31	4.17	List 2 Dangerous Substances	0	0	0	0	-
31	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
31	4.19	Pollution inventory substances	0	0	0	0	-
32	4.20	Pollution inventory waste transfers	0	0	0	0	-
32	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
33 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
36 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
38 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
49	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
49	5.5	Groundwater vulnerability- local information	None (within 0m)				
50 >	**5.6 >**	**Groundwater abstractions >**	1	1	0	1	5
52 >	**5.7 >**	**Surface water abstractions >**	2	0	0	0	4
54	5.8	Potable abstractions	0	0	0	0	0
54	5.9	Source Protection Zones	0	0	0	0	-
54	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
55 >	**6.1 >**	**Water Network (OS MasterMap) >**	11	14	19	-	-

59 >	6.2 >	Surface water features >	1	9	13	-	-
59 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
60 >	6.4 >	WFD Surface water bodies >	1	0	0	-	-
60	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
62	7.2	Historical Flood Events	0	0	0	-	-
62	7.3	Flood Defences	0	0	0	-	-
62	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
62	7.5	Flood Storage Areas	0	0	0	-	-
63 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
64 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
65 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
67 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
68	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
69	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
69	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
69	10.4	Special Protection Areas (SPA)	0	0	0	0	0
69	10.5	National Nature Reserves (NNR)	0	0	0	0	0
70	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
70 >	10.7 >	Designated Ancient Woodland >	3	0	0	2	8
71	10.8	Biosphere Reserves	0	0	0	0	0
71	10.9	Forest Parks	0	0	0	0	0
71	10.10	Marine Conservation Zones	0	0	0	0	0
71	10.11	Green Belt	0	0	0	0	0
71	10.12	Proposed Ramsar sites	0	0	0	0	0

72	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
72	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
72	10.15	Nitrate Sensitive Areas	0	0	0	0	0
72 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	2	0
74 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
75	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
76	11.1	World Heritage Sites	0	0	0	-	-
77	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
77	11.3	National Parks	0	0	0	-	-
77 >	11.4 >	Listed Buildings >	1	0	6	-	-
78	11.5	Conservation Areas	0	0	0	-	-
78	11.6	Scheduled Ancient Monuments	0	0	0	-	-
78 >	11.7 >	Registered Parks and Gardens >	0	1	0	-	-
Page	Section	**Agricultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
81	12.2	Open Access Land	0	0	0	-	-
82 >	12.3 >	Tree Felling Licences >	23	0	3	-	-
83 >	12.4 >	Environmental Stewardship Schemes >	2	3	1	-	-
83 >	12.5 >	Countryside Stewardship Schemes >	1	0	1	-	-
Page	Section	**Habitat designations** >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	13.1 >	Priority Habitat Inventory >	25	3	11	-	-
86	13.2	Habitat Networks	0	0	0	-	-
86	13.3	Open Mosaic Habitat	0	0	0	-	-
86	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
88 >	14.1 >	10k Availability >	Identified (within 500m)				
90 >	14.2 >	Artificial and made ground (10k) >	5	3	3	1	-
92 >	14.3 >	Superficial geology (10k) >	27	5	4	6	-

94	14.4	Landslip (10k)	0	0	0	0	-
95 >	14.5 >	Bedrock geology (10k) >	10	0	0	3	-
96	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
97 >	15.1 >	50k Availability >	Identified (within 500m)				
98	15.2	Artificial and made ground (50k)	0	0	0	0	-
98	15.3	Artificial ground permeability (50k)	0	0	-	-	-
99 >	15.4 >	Superficial geology (50k) >	14	2	2	5	-
101 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
102	15.6	Landslip (50k)	0	0	0	0	-
102	15.7	Landslip permeability (50k)	None (within 50m)				
103 >	15.8 >	Bedrock geology (50k) >	2	0	0	2	-
104 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
104	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
105 >	16.1 >	BGS Boreholes >	0	2	1	-	-
Page	Section	Natural ground subsidence >					
107 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
108 >	17.2 >	Running sands >	Low (within 50m)				
110 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
112 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
113 >	17.5 >	Landslides >	Very low (within 50m)				
114 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
116	18.1	BritPits	0	0	0	0	-
117 >	18.2 >	Surface ground workings >	1	1	13	-	-
117	18.3	Underground workings	0	0	0	0	0
118	18.4	Underground mining extents	0	0	0	0	-
118	18.5	Historical Mineral Planning Areas	0	0	0	0	-

118	18.6	Non-coal mining	0	0	0	0	0
118	18.7	JPB mining areas	None (within 0m)				
118	18.8	The Coal Authority non-coal mining	0	0	0	0	-
119	18.9	Researched mining	0	0	0	0	-
119	18.10	Mining record office plans	0	0	0	0	-
119	18.11	BGS mine plans	0	0	0	0	-
119	18.12	Coal mining	None (within 0m)				
120	18.13	Brine areas	None (within 0m)				
120	18.14	Gypsum areas	None (within 0m)				
120	18.15	Tin mining	None (within 0m)				
120	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
121	19.1	Natural cavities	0	0	0	0	-
121	19.2	Mining cavities	0	0	0	0	0
121	19.3	Reported recent incidents	0	0	0	0	-
121	19.4	Historical incidents	0	0	0	0	-
122	19.5	National karst database	0	0	0	0	-
Page	Section	**Radon** >					
123 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
125 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	121	12	-	-	-
132	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
133	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
134	22.1	Underground railways (London)	0	0	0	-	-
134	22.2	Underground railways (Non-London)	0	0	0	-	-
134	22.3	Railway tunnels	0	0	0	-	-
134	22.4	Historical railway and tunnel features	0	0	0	-	-
134	22.5	Royal Mail tunnels	0	0	0	-	-

135	22.6	Historical railways	0	0	0	-	-
135	22.7	Railways	0	0	0	-	-
135	22.8	Crossrail 1	0	0	0	0	-
135	22.9	Crossrail 2	0	0	0	0	-
135	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 09/04/2020

Site Area: 240.05ha

Recent site history - 2017 aerial photograph



Capture Date: 21/06/2017

Site Area: 240.05ha

Recent site history - 2012 aerial photograph



Capture Date: 07/09/2012

Site Area: 240.05ha

Recent site history - 2006 aerial photograph



Capture Date: 04/11/2006

Site Area: 240.05ha

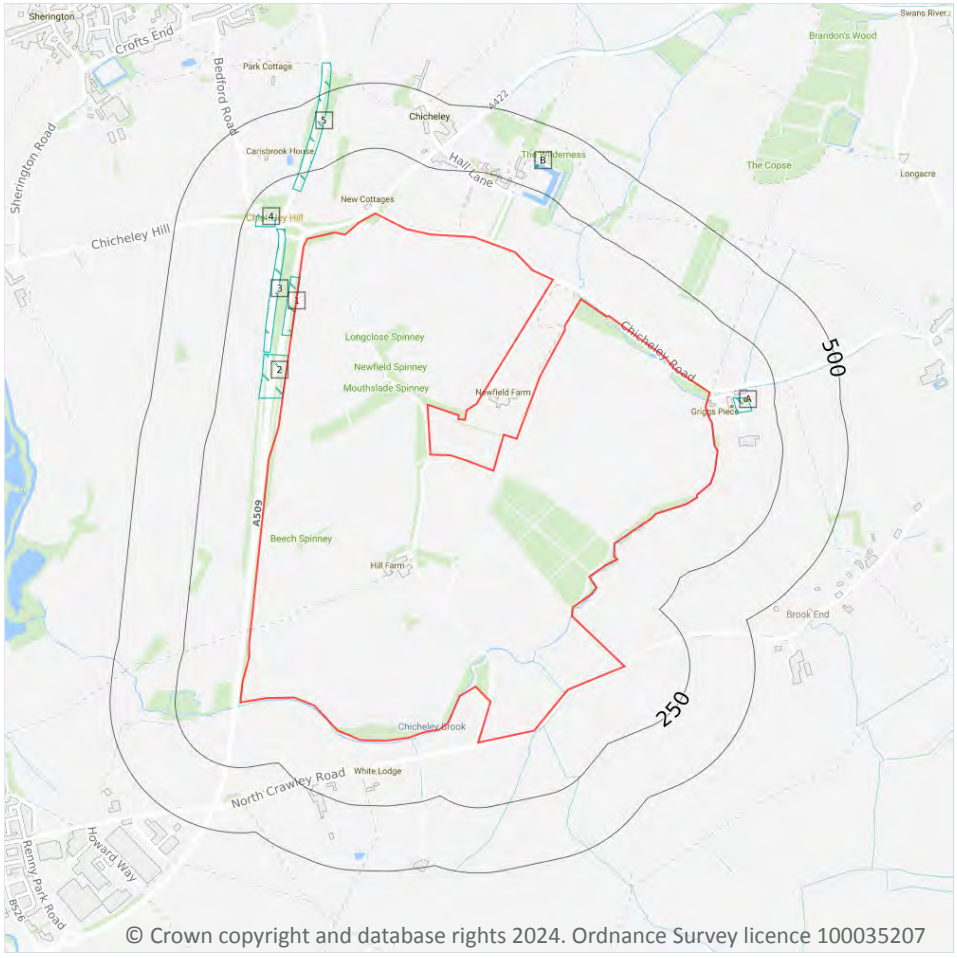
Recent site history - 1999 aerial photograph



Capture Date: 23/07/1999

Site Area: 240.05ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

1.1 Historical industrial land uses

Records within 500m	9

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 14 >**

ID	Location	Land use	Dates present	Group ID
1	**On site**	**Cuttings**	**1982**	**1782446**

ID	Location	Land use	Dates present	Group ID
2	1m NW	Cuttings	1982	1781535
3	70m NW	Cuttings	1982	1782447
A	91m E	Sewage Works	1982	1800160
4	132m NW	Cuttings	1982	1782445
A	133m E	Unspecified Tank	1982	1801101
5	182m NW	Cuttings	1982	1782441
B	333m N	Boat House	1899 - 1950	1877852
B	334m N	Boat House	1950	1846945

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	3

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 14 >**

ID	Location	Land use	Dates present	Group ID
A	92m E	Unspecified Tank	1998	297342
A	134m E	Unspecified Tank	1977 - 1993	313586
A	134m E	Unspecified Tank	1998	304167

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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'.

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



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

2.1 Historical industrial land uses

Records within 500m	11

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 17 >**

ID	Location	Land Use	Date	Group ID
1	**On site**	**Cuttings**	**1982**	**1782446**
2	1m NW	Cuttings	1982	1781535
3	70m NW	Cuttings	1982	1782447

ID	Location	Land Use	Date	Group ID
A	91m E	Sewage Works	1982	1800160
4	132m NW	Cuttings	1982	1782445
A	133m E	Unspecified Tank	1982	1801101
5	182m NW	Cuttings	1982	1782441
B	333m N	Boat House	1950	1877852
B	333m N	Boat House	1924	1877852
B	333m N	Boat House	1899	1877852
B	334m N	Boat House	1950	1846945

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**4**

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 17 >**

ID	Location	Land Use	Date	Group ID
A	92m E	Unspecified Tank	1998	297342
A	134m E	Unspecified Tank	1993	313586
A	134m E	Unspecified Tank	1998	304167
A	135m E	Unspecified Tank	1977	313586

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**0**

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

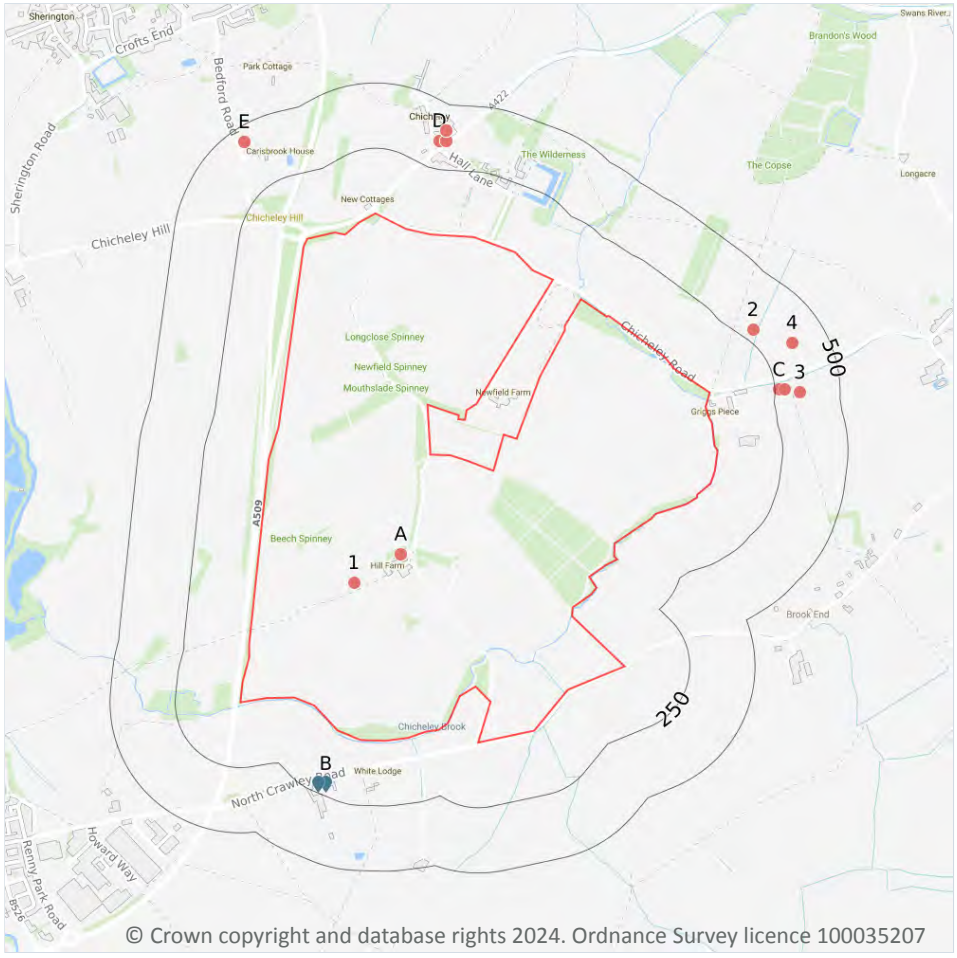
2.5 Historical garages

Records within 500m	0

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'.

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	2

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

Features are displayed on the Waste and landfill map on **page 20 >**

ID	Location	Details		
B	207m SW	Site Name: North Crawley Road Site Address: North Crawley Rd, Newport Pagnell, Buckinghamshire, MK16 9HG Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 650738 EPR reference: EA/EPR/LP3093VM Operator: H W Martin Waste Limited Waste Management licence No: 75190 Annual Tonnage: 25000	Issue Date: 22/06/2006 Effective Date: 22/06/2006 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
B	220m SW	Site Name: North Crawley Road Site Address: North Crawley Rd, Newport Pagnell, Buckinghamshire, MK16 9HG Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HWM064 EPR reference: EA/EPR/LP3093VM/T001 Operator: H W Martin Waste Ltd Waste Management licence No: 75190 Annual Tonnage: 25000	Issue Date: 22/06/2006 Effective Date: 06/10/2010 Modified: 03/09/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred

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

3.7 Waste exemptions

Records within 500m **50**

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 20 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	**On site**	**Land At Ngr: Sp89924429**	**EPR/JE5647FU/A001**	**Storing waste exemption**	**Non-agricultural waste only**	**Storage of sludge**
A	**On site**	**-**	**WEX377173**	**Disposing of waste exemption**	**On a farm**	**Burning waste in the open**
A	**On site**	**-**	**WEX197709**	**Disposing of waste exemption**	**On a farm**	**Burning waste in the open**
C	265m E	Stockpile	WEX268409	Storing waste exemption	On a farm	Storage of sludge
C	285m E	-	WEX361545	Storing waste exemption	On a farm	Storage of sludge
2	291m NE	-	WEX287157	Storing waste exemption	On a farm	Storage of sludge
3	345m E	-	WEX282766	Storing waste exemption	On a farm	Storage of sludge

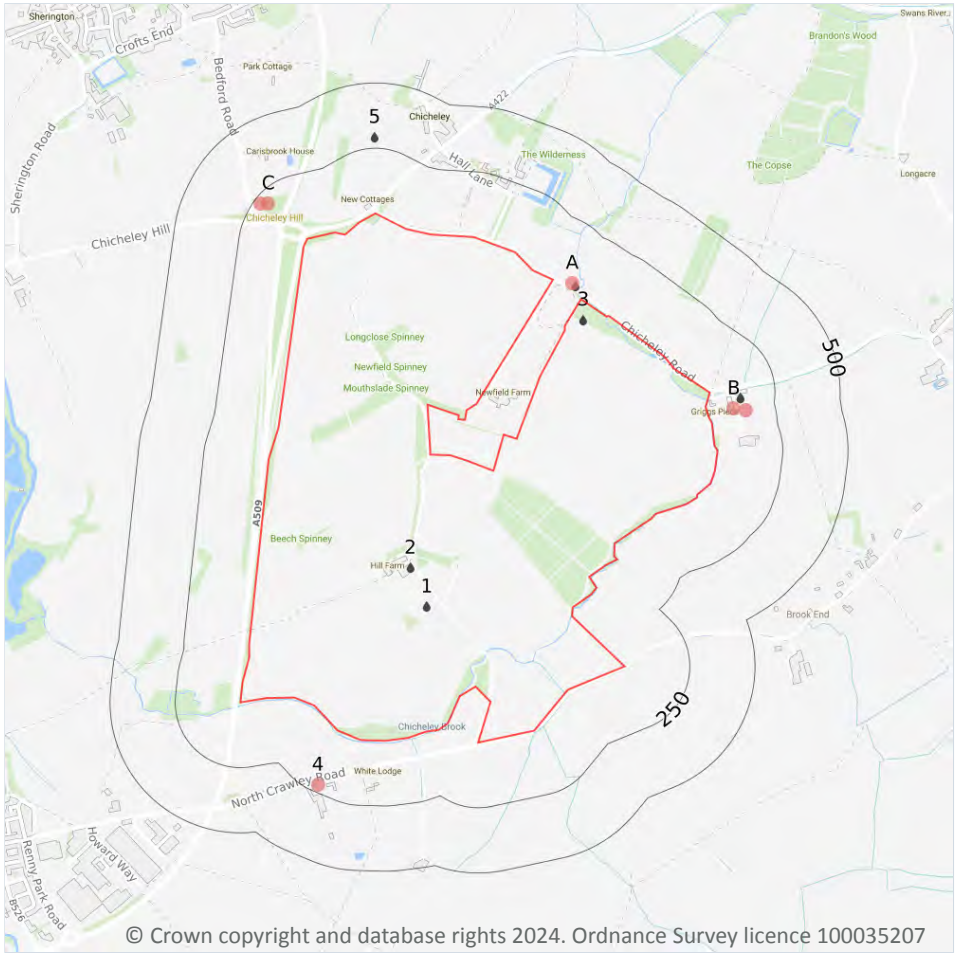
ID	Location	Site	Reference	Category	Sub-Category	Description
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Disposing of waste exemption	On a farm	Burning waste in the open
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Treating waste exemption	On a farm	Recovery of scrap metal
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Using waste exemption	On a farm	Use of mulch
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Using waste exemption	On a farm	Use of waste in construction
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Storing waste exemption	On a farm	Storage of waste in a secure place
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Storing waste exemption	On a farm	Storage of waste in secure containers
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX293218	Using waste exemption	On a farm	Use of waste for a specified purpose
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Using waste exemption	On a farm	Use of mulch
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Treating waste exemption	On a farm	Recovery of scrap metal
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Disposing of waste exemption	On a farm	Burning waste in the open
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Storing waste exemption	On a farm	Storage of waste in a secure place
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Storing waste exemption	On a farm	Storage of waste in secure containers
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Using waste exemption	On a farm	Use of waste in construction
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Using waste exemption	On a farm	Use of waste for a specified purpose
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
D	356m N	Home Farm, Chicheley, Newport Pagnell, Mk16 9je	WEX154307	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
D	361m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/UE5451FB/A001	Disposing of waste exemption	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
D	361m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/UE5451FB/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
D	361m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/UE5451FB/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
D	361m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/UE5451FB/A001	Storing waste exemption	Agricultural waste only	Storage of waste in secure containers
D	361m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/UE5451FB/A001	Storing waste exemption	Agricultural waste only	Storage of waste in a secure place
D	361m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/UE5451FB/A001	Treating waste exemption	Agricultural waste only	Cleaning, washing, spraying or coating relevant waste
D	361m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/UE5451FB/A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

ID	Location	Site	Reference	Category	Sub-Category	Description
4	368m NE	-	WEX282765	Storing waste exemption	On a farm	Storage of sludge
D	398m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/YF0105EJ/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
D	398m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/YF0105EJ/A001	Storing waste exemption	Agricultural waste only	Storage of waste in secure containers
D	398m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/YF0105EJ/A001	Storing waste exemption	Agricultural waste only	Storage of waste in a secure place
D	398m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/YF0105EJ/A001	Treating waste exemption	Agricultural waste only	Cleaning, washing, spraying or coating relevant waste
D	398m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/YF0105EJ/A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	398m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/YF0105EJ/A001	Using waste exemption	Agricultural waste only	Use of waste in construction
D	398m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/YF0105EJ/A001	Using waste exemption	Agricultural waste only	Spreading of plant matter to confer benefit
D	398m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/YF0105EJ/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
D	398m N	Home Farm Newport Pagnell Buckinghamshire Mk16 9je	EPR/YF0105EJ/A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit
E	442m NW	Land At Grid Ref: Sp 8950 4598	EPR/NE5652WW/A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge
E	442m NW	Land At Sp8950045980	EPR/HE5789MD/A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m	**6**

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Company	Address	Activity	Category
A	71m NE	Pumping Station	Buckinghamshire, MK16	Water Pumping Stations	Industrial Features
B	100m E	Tank	Buckinghamshire, MK16	Tanks (Generic)	Industrial Features
B	140m E	Sewage Works	Buckinghamshire, MK16	Waste Storage, Processing and Disposal	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
C	201m NW	Mast (Telecommunication)	Buckinghamshire, MK16	Telecommunications Features	Infrastructure and Facilities
4	221m SW	Brian West & Son Ltd	Brooklands, North Crawley Road, Newport Pagnell, Buckinghamshire, MK16 9HG	Stone Quarrying and Preparation	Extractive Industries
C	226m NW	Pylon	Buckinghamshire, MK16	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**0**

Open, closed, under development and obsolete petrol stations.

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	0

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.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	8

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 26 >**

ID	Location	Address	Details	
1	On site	HILL FARMHOUSE, NORTH CRAWLEY ROAD, NEWPORT PAGNELL, BUCKS, MK16 9HQ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR1NF1722 Permit Version: 1 Receiving Water: Trib Chicheley Brook	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 30/01/1985 Effective Date: 30/01/1985 Revocation Date: 29/03/1992
2	On site	HILL FARMHOUSE, NORTH CRAWLEY ROAD, NEWPORT PAGNELL, BUCKS, MK16 9HQ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR1NF1722 Permit Version: 2 Receiving Water: Trib of Chicheley Brook	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 30/03/1992 Effective Date: 30/03/1992 Revocation Date: 23/04/1996
3	On site	NEWFIELD FARM, CHICHELEY, NEWPORT PAGNELL, BUCKS, MK16 9JD	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR1NF1721 Permit Version: 1 Receiving Water: Chicheley Brook	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 30/01/1985 Effective Date: 30/01/1985 Revocation Date: 24/03/1992

ID	Location	Address	Details	
A	56m NE	CHICHELEY PS - EO, CHICHELEY, NEWPORT PAGNELL, MK16 9JJ	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: AW1NF599 Permit Version: 1 Receiving Water: -	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 15/10/1965 Effective Date: 15/10/1965 Revocation Date: -
B	117m E	NORTH CRAWLEY STW, NORTH CRAWLEY, NEWPORT PAGNELL, BUCKS, MK16 9HU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW1NF352 Permit Version: 3 Receiving Water: Chicheley Brook River Great Ou	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 19/10/1988 Effective Date: 19/10/1988 Revocation Date: 31/12/2009
B	117m E	NORTH CRAWLEY STW, NORTH CRAWLEY, NEWPORT PAGNELL, BUCKS, MK16 9HU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW1NF352 Permit Version: 2 Receiving Water: Chicheley Brook River Great Ou	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 21/10/1981 Effective Date: 21/10/1981 Revocation Date: 18/10/1988
B	117m E	NORTH CRAWLEY STW, NORTH CRAWLEY, NEWPORT PAGNELL, BUCKS, MK16 9HU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW1NF352 Permit Version: 4 Receiving Water: Chicheley Brook River Great Ou	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 24/09/2009 Effective Date: 01/01/2010 Revocation Date: -
5	293m N	HOME FARM, CHICHELEY	Effluent Type: AGRICULTURE - UNSPECIFIED Permit Number: PR1NFG1128 Permit Version: 1 Receiving Water: The Brook	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 17/05/1963 Effective Date: 17/05/1963 Revocation Date: 25/07/1991

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	0

Discharges of Special Category Effluents to the public sewer.

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	0

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

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.

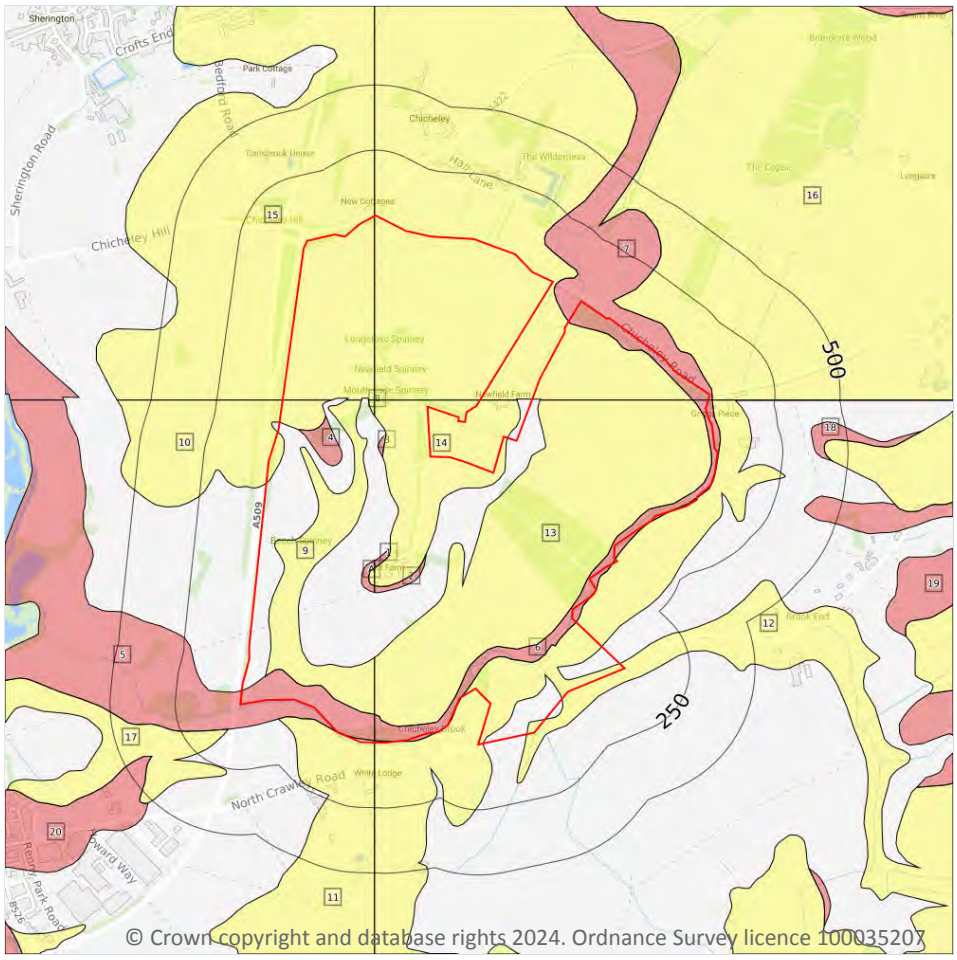
4.21 Pollution inventory radioactive waste

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	22

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 33 >**

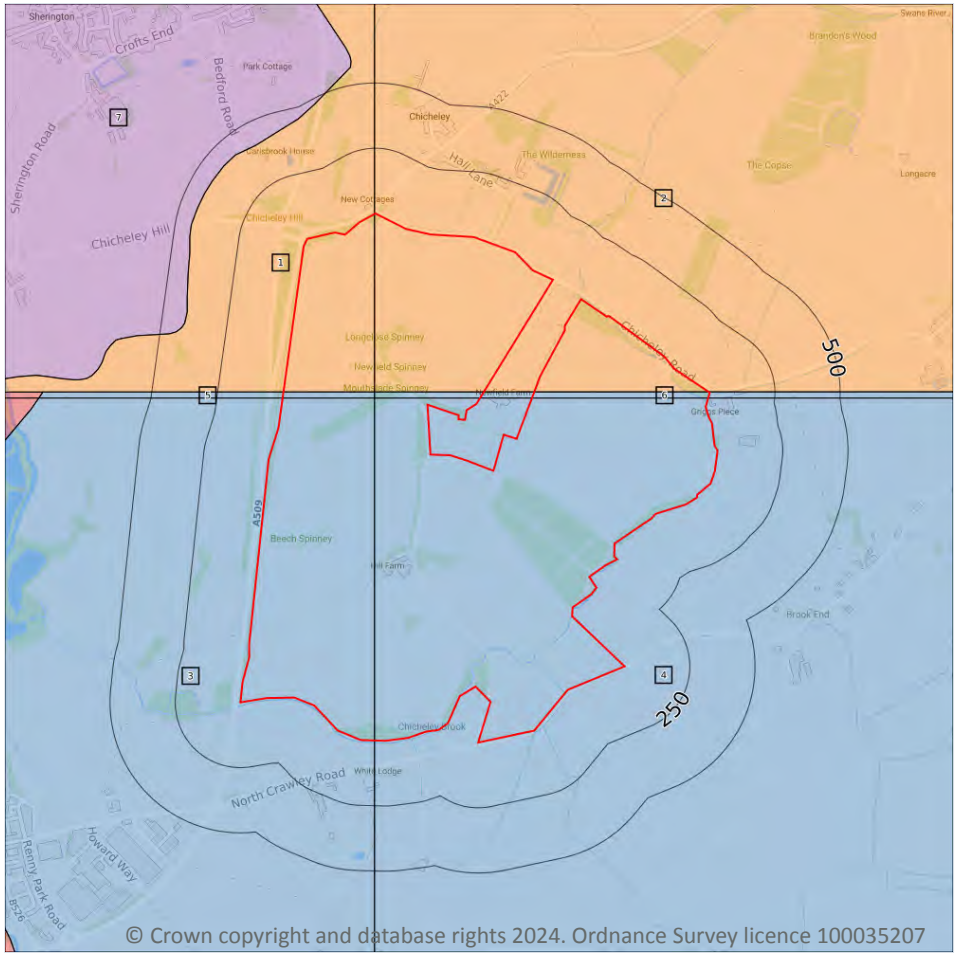
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Secondary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

ID	Location	Designation	Description
3	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
4	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
5	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
6	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
7	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
8	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
9	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
10	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
11	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
12	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
13	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
14	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
15	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

ID	Location	Designation	Description
16	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**
A	**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**
A	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**
17	106m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
18	367m E	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
19	369m E	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
20	394m SW	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



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	7

Aquifer status of groundwater held within bedrock geology.

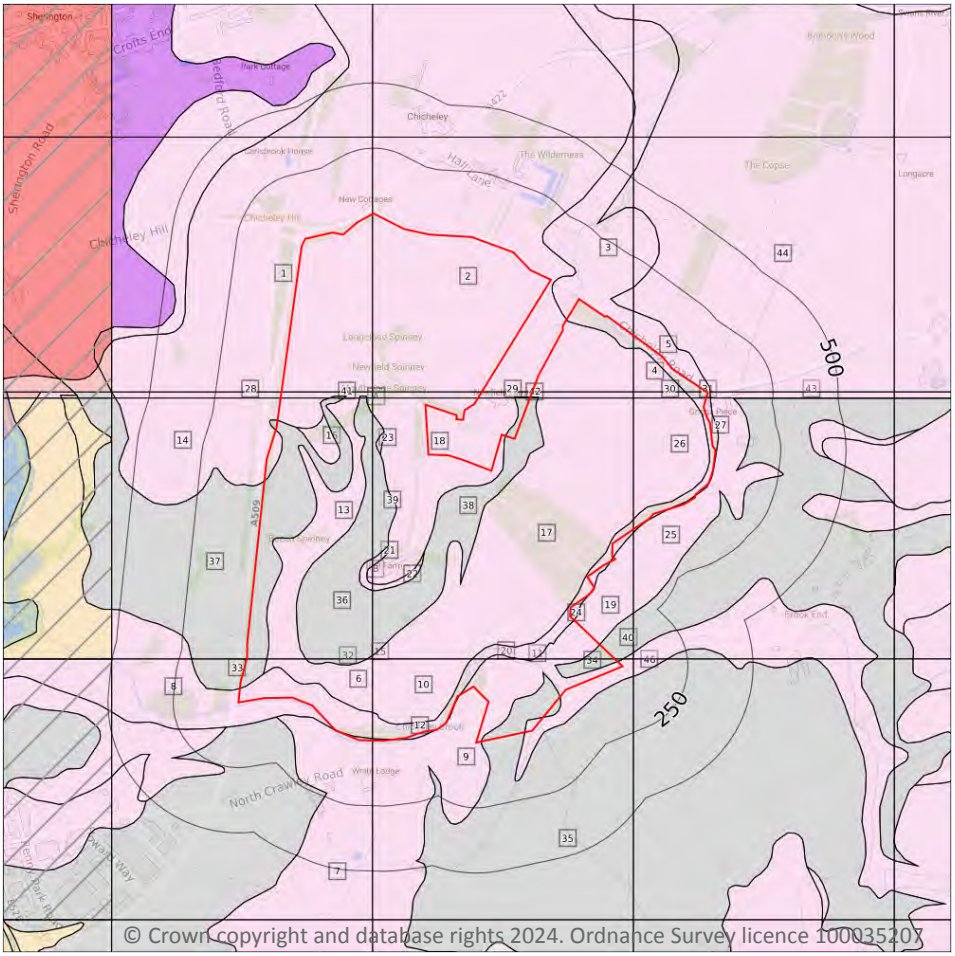
Features are displayed on the Bedrock aquifer map on **page 36 >**

ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-aquifers

ID	Location	Designation	Description
3	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
4	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
5	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
6	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
7	407m NW	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



5.3 Groundwater vulnerability

Records within 50m	50

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 38 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium 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: 3-10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Medium 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: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed
3	On site	Summary Classification: Secondary superficial aquifer - Medium 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: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed
4	On site	Summary Classification: Secondary superficial aquifer - Medium 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: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed
5	On site	Summary Classification: Secondary superficial aquifer - Medium 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: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
6	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
7	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
8	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
9	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
10	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
11	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
12	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
13	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
14	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
15	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
16	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
17	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
18	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
19	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
20	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
21	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
22	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
23	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
24	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
25	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
26	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
27	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
28	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
29	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
30	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
31	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
32	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
33	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
34	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
35	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
36	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
37	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
38	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
39	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
40	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
41	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
42	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: >90% Recharge potential: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
A	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
A	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
B	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
B	**On site**	**Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low**	**Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures**
43	9m E	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
44	9m E	Summary Classification: Secondary superficial aquifer - Medium 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: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed
45	22m SE	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: Low	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
46	42m SE	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive 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: No Data	Vulnerability: Unproductive Aquifer type: Unproductive 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	0

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

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

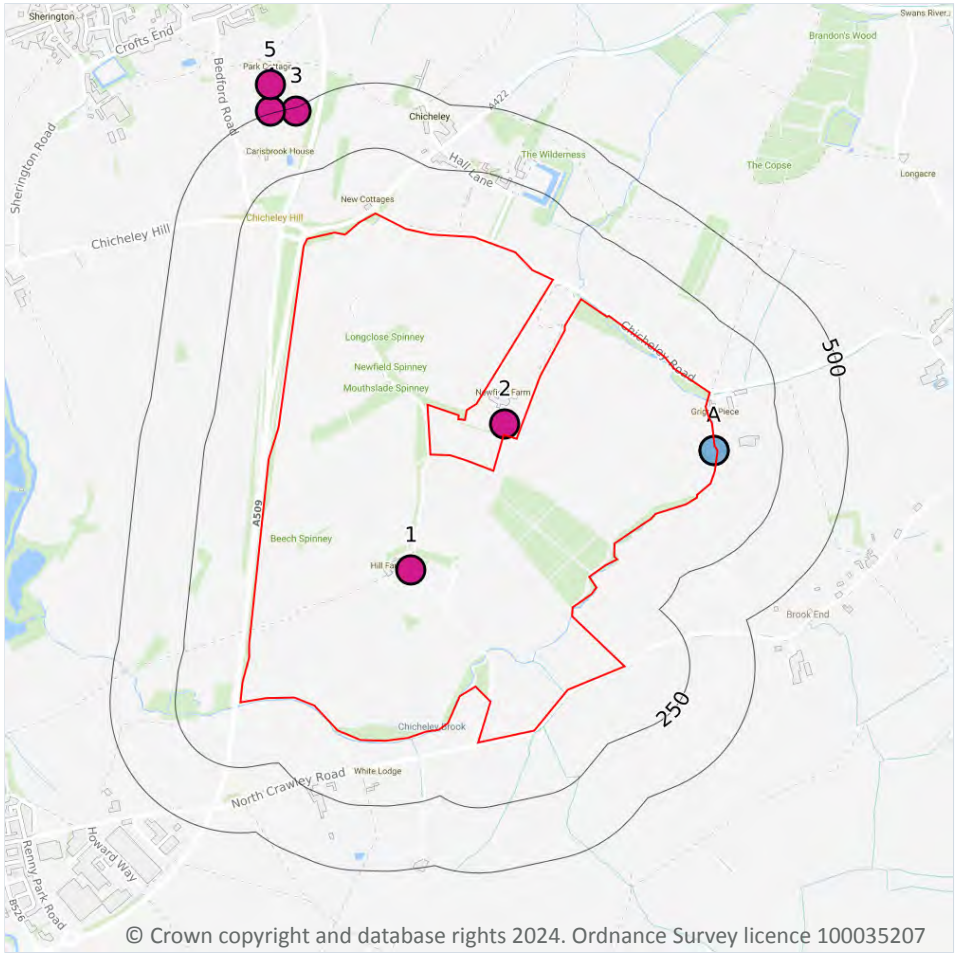
5.5 Groundwater vulnerability- local information

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



- Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	8

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 50 >**

ID	Location	Details	
1	**On site**	**Status: Historical** **Licence No: 6/33/11/*G/0114** **Details: General Farming & Domestic** **Direct Source: GROUND WATER SOURCE OF SUPPLY** **Point: WELL AT CHICHELEY** **Data Type: Point** **Name: FOUNTAINE** **Easting: 490140** **Northing: 244340**	**Annual Volume (m^3): -** **Max Daily Volume (m^3): -** **Original Application No: -** **Original Start Date: 01/04/1967** **Expiry Date: -** **Issue No: 100** **Version Start Date: 01/04/1967** **Version End Date: -**
2	41m NE	Status: Historical Licence No: 6/33/11/*G/0122 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT CHICHELEY Data Type: Point Name: FONTAINE Easting: 490500 Northing: 244900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1967 Version End Date: -
3	487m N	Status: Historical Licence No: 6/33/11/*G/0097 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT SHERINGTON Data Type: Point Name: BERNARD CROOK GARDEN SERVICES LTD Easting: 489700 Northing: 246100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1970 Version End Date: -
4	510m NW	Status: Historical Licence No: 6/33/11/*G/0097 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT SHERINGTON Data Type: Point Name: BERNARD CROOK GARDEN SERVICES LTD Easting: 489600 Northing: 246100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1970 Version End Date: -
5	607m NW	Status: Historical Licence No: 6/33/11/*G/0097 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT SHERINGTON Data Type: Point Name: BERNARD CROOK GARDEN SERVICES LTD Easting: 489600 Northing: 246200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1970 Version End Date: -

ID	Location	Details	
-	1161m N	Status: Historical Licence No: 6/33/11/*G/0008 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL-CHICHELEY Data Type: Point Name: DUNCOMBE Easting: 490800 Northing: 246700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1967 Version End Date: -
-	1832m N	Status: Historical Licence No: 6/33/11/*G/0008 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL-CHICHELEY Data Type: Point Name: DUNCOMBE Easting: 490800 Northing: 247400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1967 Version End Date: -
-	1886m W	Status: Active Licence No: AN/033/0011/007 Details: Dewatering Direct Source: GROUND WATER SOURCE OF SUPPLY Point: LATHBURY QUARRY Data Type: Poly4 Name: Smiths Aggregates Solutions Limited Easting: 487644 Northing: 245903	Annual Volume (m^3): 215783 Max Daily Volume (m^3): 882 Original Application No: NPS/WR/034364 Original Start Date: 30/04/2021 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 30/04/2021 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**6**

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.

Features are displayed on the Abstractions and Source Protection Zones map on **page 50 >**

ID	Location	Details	
A	**On site**	**Status: Historical** **Licence No: 6/33/11/*S/0166** **Details: Spray Irrigation - Anti Frost** **Direct Source: SURFACE WATER SOURCE OF SUPPLY** **Point: CHICHELEY BROOK AT N CRAWLEY** **Data Type: Point** **Name: O'HAREN** **Easting: 491300** **Northing: 244800**	**Annual Volume (m^3): -** **Max Daily Volume (m^3): -** **Original Application No: -** **Original Start Date: 01/12/1992** **Expiry Date: 31/12/2002** **Issue No: 100** **Version Start Date: 02/12/1992** **Version End Date: -**
A	**On site**	**Status: Historical** **Licence No: 6/33/11/*S/0166** **Details: Spray Irrigation - Direct** **Direct Source: SURFACE WATER SOURCE OF SUPPLY** **Point: CHICHELEY BROOK AT N CRAWLEY** **Data Type: Point** **Name: O'HAREN** **Easting: 491300** **Northing: 244800**	**Annual Volume (m^3): -** **Max Daily Volume (m^3): -** **Original Application No: -** **Original Start Date: 01/12/1992** **Expiry Date: 31/12/2002** **Issue No: 100** **Version Start Date: 02/12/1992** **Version End Date: -**
-	1277m W	Status: Historical Licence No: 6/33/05/*S/0049 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER OUSE NEWPORT PAGNELL Data Type: Line Name: Shires Farms Easting: 488000 Northing: 245600	Annual Volume (m^3): 22700 Max Daily Volume (m^3): 1136.50 Original Application No: - Original Start Date: 01/04/1983 Expiry Date: - Issue No: 101 Version Start Date: 15/03/2016 Version End Date: -
-	1719m W	Status: Historical Licence No: 6/33/05/*S/0049 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER OUSE-NEWPORT PAGNELL Data Type: Line Name: Shires Farms Easting: 487400 Northing: 244700	Annual Volume (m^3): 22700 Max Daily Volume (m^3): 1136.50 Original Application No: - Original Start Date: 01/04/1983 Expiry Date: - Issue No: 101 Version Start Date: 15/03/2016 Version End Date: -
-	1915m SW	Status: Historical Licence No: 6/33/10/*S/0008 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER OUZEL AT NEWPORT PAGNELL Data Type: Point Name: COWLEY Easting: 487600 Northing: 243500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/06/1973 Expiry Date: - Issue No: 100 Version Start Date: 01/06/1973 Version End Date: -

ID	Location	Details	
-	1925m SW	Status: Historical Licence No: 6/33/10/*S/0009 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER OUZEL AT MOULSOE Data Type: Line Name: CARINGTON Easting: 488600 Northing: 241700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/12/1992 Expiry Date: 30/06/2002 Issue No: 100 Version Start Date: 01/12/1992 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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.

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

5.9 Source Protection Zones

Records within 500m	0

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

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

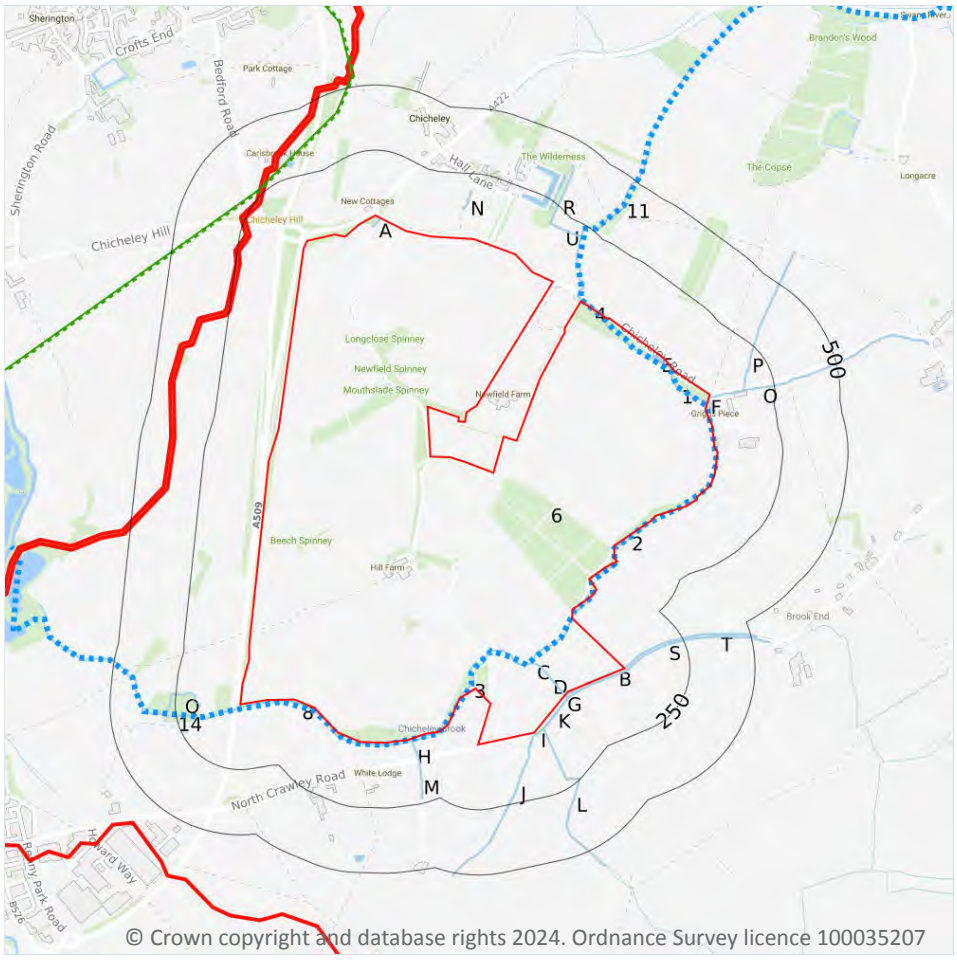
5.10 Source Protection Zones (confined aquifer)

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	44

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 55 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
1	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**Chicheley Brook**

ID	Location	Type of water feature	Ground level	Permanence	Name
2	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**Chicheley Brook**
3	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**Chicheley Brook**
4	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**Chicheley Brook**
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
B	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
C	**On site**	**Inland river not influenced by normal tidal action.**	**Underground**	**Watercourse contains water year round (in normal circumstances)**	**-**
C	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
D	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
E	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**Chicheley Brook**
E	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**Chicheley Brook**
F	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
8	2m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Chicheley Brook
G	3m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
G	4m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
H	7m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	8m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	9m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
I	11m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	12m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	13m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	14m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	15m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	15m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	17m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	61m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	73m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
H	78m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
M	87m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
N	110m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	127m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	127m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
O	134m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	141m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
Q	156m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
R	178m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
S	184m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
S	186m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
T	189m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
T	190m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
U	195m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
U	198m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
11	204m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Chicheley Brook
14	248m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Chicheley Brook

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**23**

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 55 >**

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 55 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
6	**On site**	**River**	**Chicheley Brook**	**GB105033038040**	**Great Ouse Bedford**	**Ouse Upper and Bedford**

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 55 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
7	**On site**	**River**	**Chicheley Brook**	**GB105033038040** ↗	**Poor**	**Fail**	**Poor**	**2019**

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

6.5 WFD Groundwater bodies

Records on site	0

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.

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	51

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).

Features are displayed on the River and coastal flooding map on **page 61 >**

Distance	Flood risk category
On site	**High**
0 - 50m	High

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	**0**

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.

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.

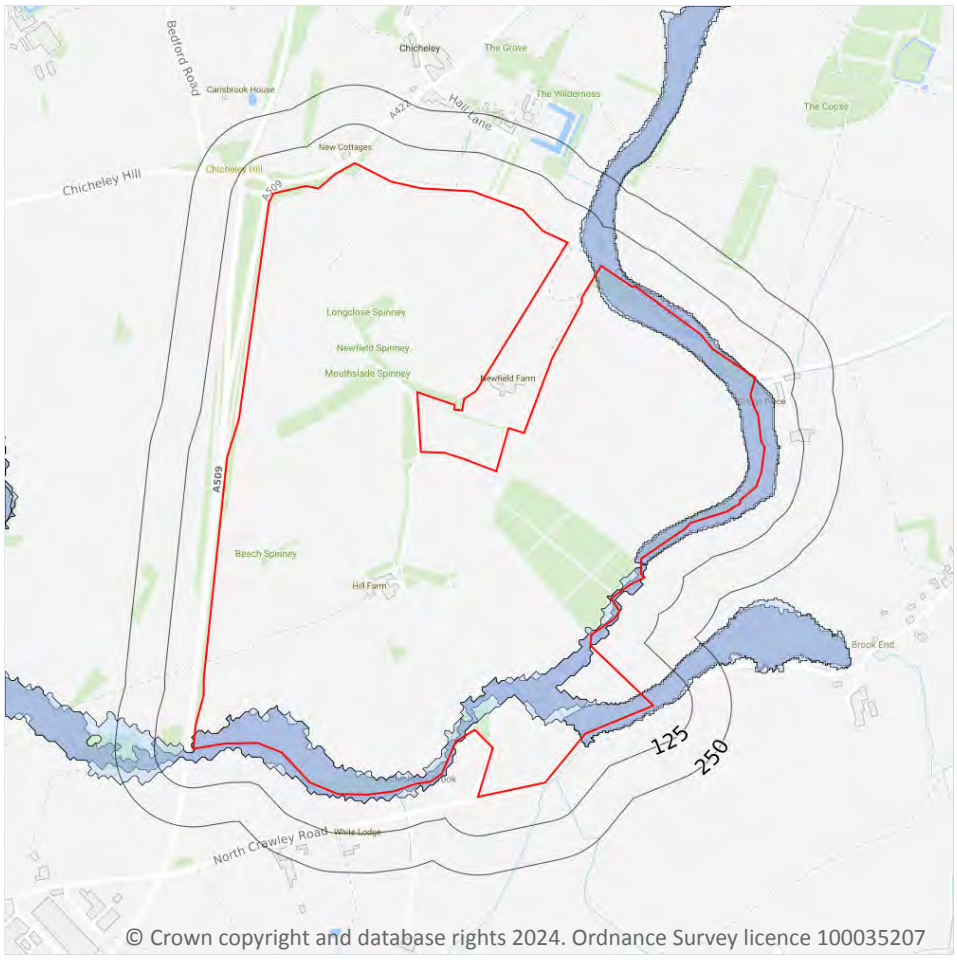
7.5 Flood Storage Areas

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



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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.

Features are displayed on the River and coastal flooding map on **page 61 >**

Location	Type
On site	**Zone 2 - (Fluvial /Tidal Models)**

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

7.7 Flood Zone 3

Records within 50m	1

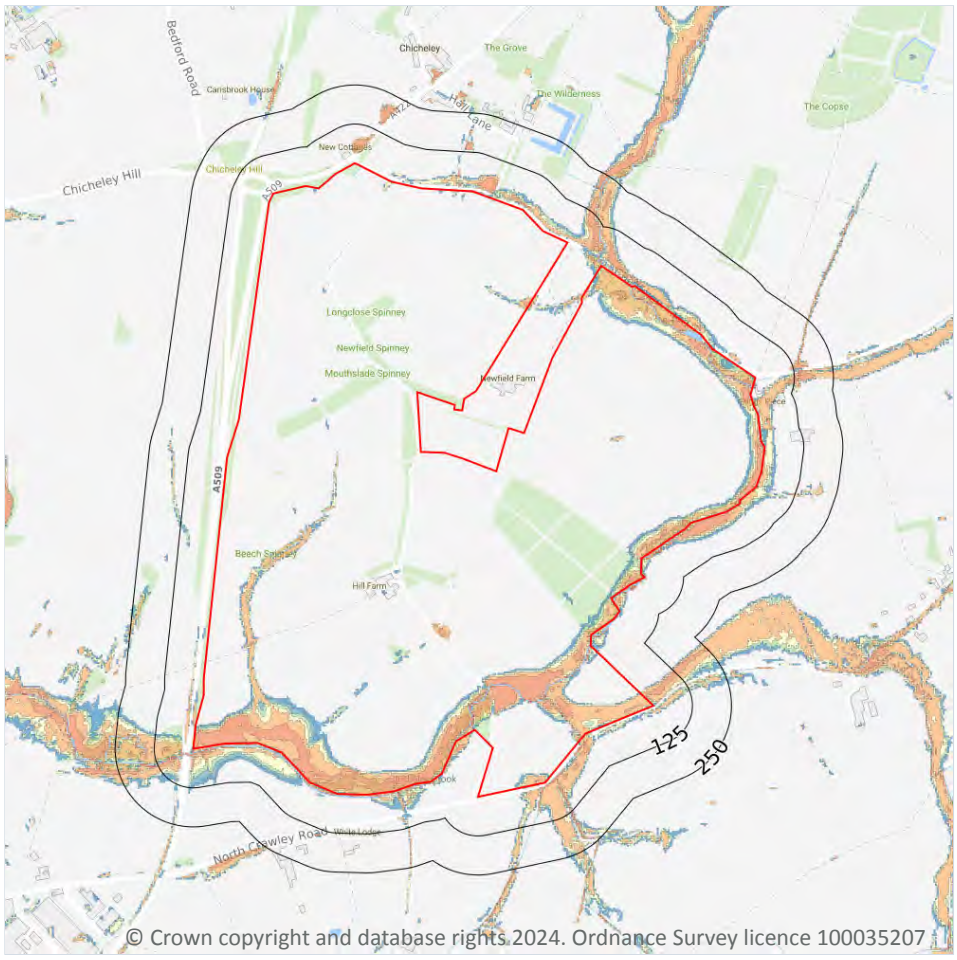
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 61 >**

Location	Type
On site	**Zone 3 - (Fluvial Models)**

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, Greater than 1.0m**
Highest risk within 50m	**1 in 30 year, Greater than 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 65 >**

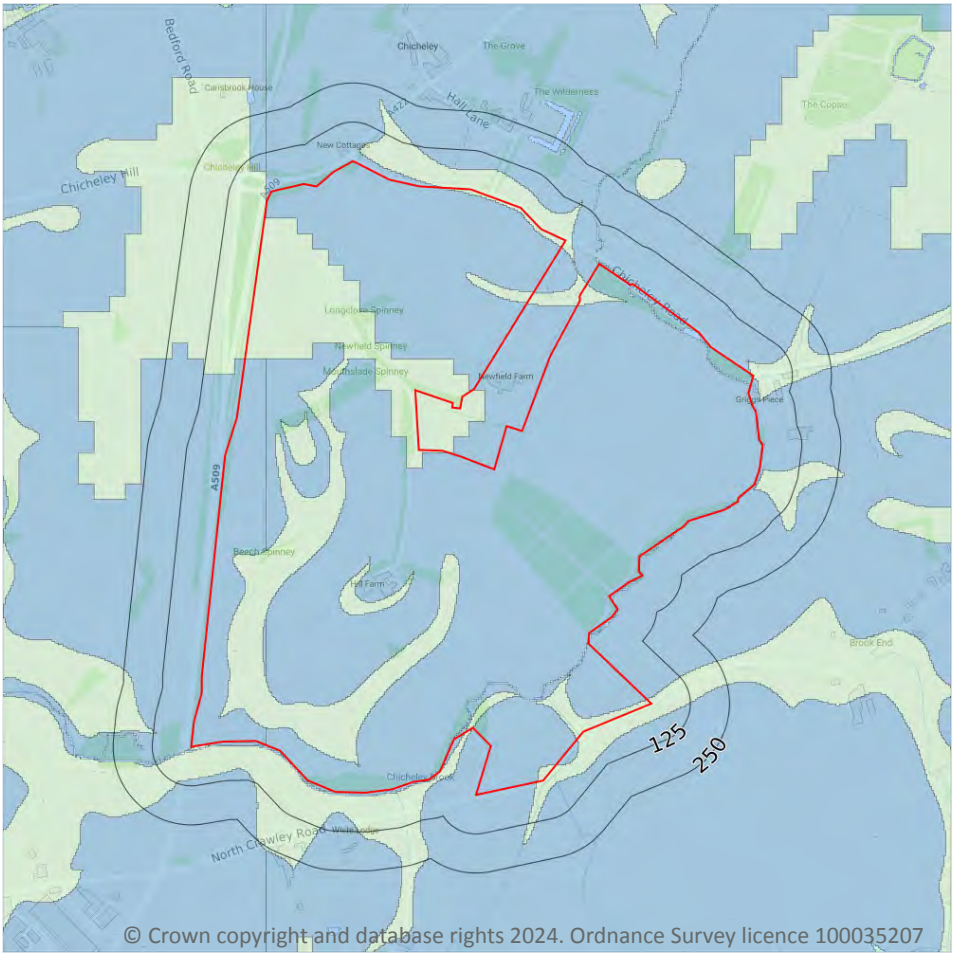
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

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

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 67 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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.

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	13

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 68 >**

ID	Location	Name	Woodland Type
1	**On site**	**Newfield Spinney**	**Ancient & Semi-Natural Woodland**
2	**On site**	**Longclose Spinney**	**Ancient & Semi-Natural Woodland**
3	**On site**	**Mouthslade Spinney**	**Ancient & Semi-Natural Woodland**
A	391m N	Bedlam Spinney	Ancient & Semi-Natural Woodland
A	408m N	Bedlam Spinney	Ancient & Semi-Natural Woodland
4	748m NE	The Copse	Ancient & Semi-Natural Woodland
5	916m NE	Unknown	Ancient Replanted Woodland
6	1010m NE	Unknown	Ancient & Semi-Natural Woodland
7	1239m NE	Brandon's Wood	Ancient & Semi-Natural Woodland
8	1578m SE	Moulsoe Old Wood	Ancient Replanted Woodland
9	1750m SE	Moulsoe Old Wood	Ancient & Semi-Natural Woodland
10	1809m NE	Thickthorn Wood	Ancient Replanted Woodland
-	1829m N	Unknown	Ancient & Semi-Natural 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	0

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

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	4

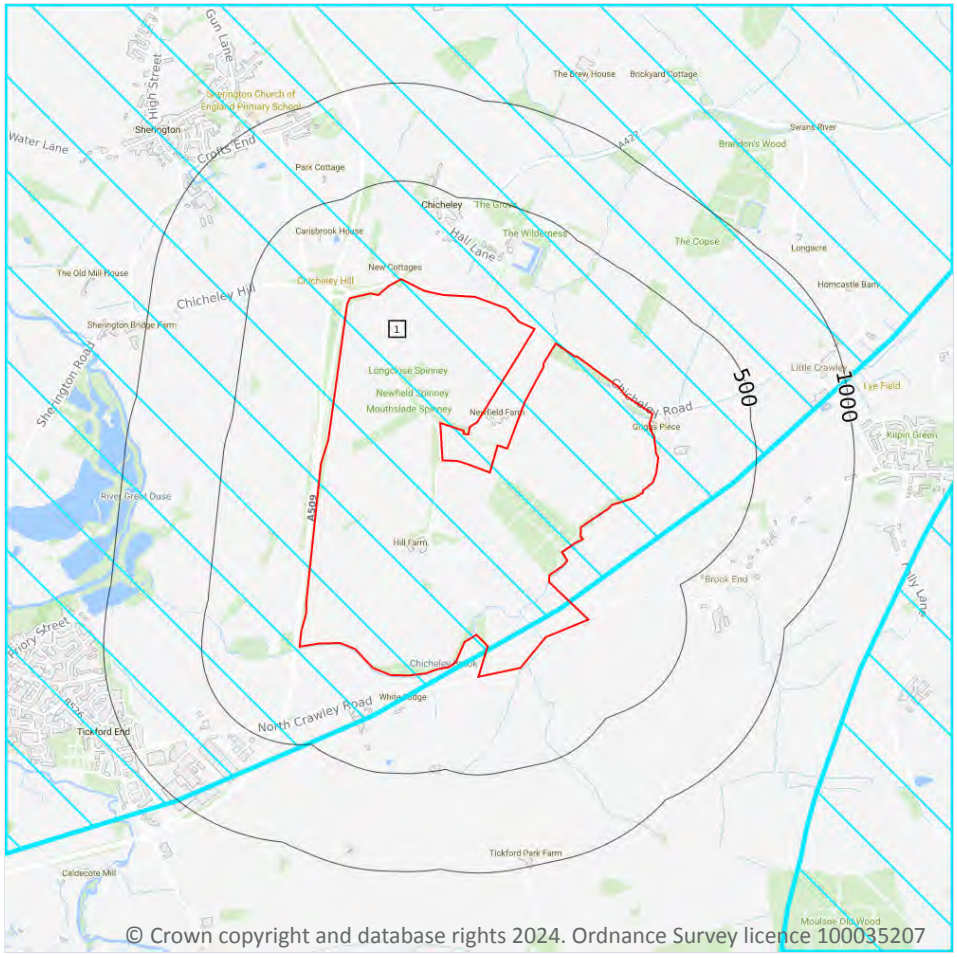
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	**Great Ouse NVZ**	**Surface Water**	**391**	**Existing**

Location	Name	Type	NVZ ID	Status
95m NW	Bedford Great Oolite	Groundwater	74	Existing
275m N	Great Ouse NVZ	Surface Water	391	Existing
358m N	Bedford Great Oolite	Groundwater	74	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 74 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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.

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	7

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 76 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	**On site**	**Hill Farmhouse**	**II**	**1289588**	**17/11/1966**
3	84m NE	Newfield Farmhouse	II	1289596	16/02/1984
4	184m N	Dovecote South Of Chicheley Hall	II*	1212329	03/03/1952
5	225m N	Coach House South West Of Chicheley Hall	II	1212328	16/02/1984
6	234m N	Wall With 3 Stone Piers South East Of Chicheley Hall	II	1212330	16/02/1984

ID	Location	Name	Grade	Reference Number	Listed date
A	238m N	Gatepiers And Wall To Stable Block South West Of Chicheley Hall	II	1289599	16/02/1984
A	241m N	Stable Block South West Of Chicheley Hall	II*	1212279	03/03/1952

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	**1**

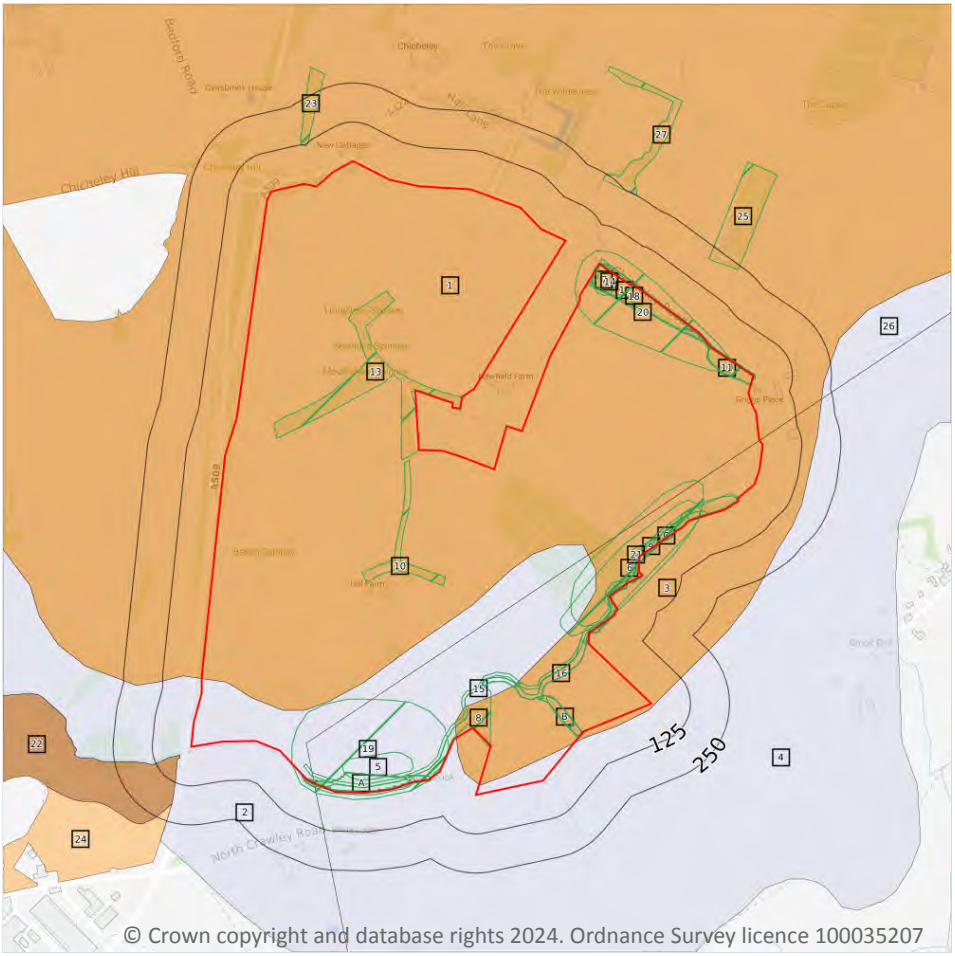
Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the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

Features are displayed on the Visual and cultural designations map on **page 76 >**

ID	Location	Name	Grade
2	13m N	Chicheley Hall	II*

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	7

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 80 >**

ID	Location	Classification	Description
1	On site	Grade 3	**Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.**

ID	Location	Classification	Description
2	**On site**	**Grade 4**	**Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.**
3	**On site**	**Grade 3**	**Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.**
4	**On site**	**Grade 4**	**Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.**
22	45m SW	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
24	194m SW	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
26	215m E	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

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	26

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.

Features are displayed on the Agricultural designations map on **page 80 >**

ID	Location	Description	Reference	Application date
5	On site	Clear Fell (Conditional)	017/25/99-00	16/08/1999
6	On site	Clear Fell (Conditional)	017/25/99-00	16/08/1999
7	On site	Clear Fell (Conditional)	017/25/99-00	16/08/1999
8	On site	Selective Fell/Thin (Conditional)	015/58/03-04	22/09/2003
9	On site	Selective Fell/Thin (Conditional)	015/58/03-04	22/09/2003
10	On site	Selective Fell/Thin (Conditional)	015/58/03-04	22/09/2003
11	On site	Selective Fell/Thin (Conditional)	015/58/03-04	22/09/2003
12	On site	Selective Fell/Thin (Conditional)	015/58/03-04	22/09/2003
13	On site	Selective Fell/Thin (Conditional)	015/58/03-04	22/09/2003
14	On site	Selective Fell/Thin (Conditional)	015/58/03-04	22/09/2003
15	On site	Selective Fell/Thin (Conditional)	017/46/97-98	23/09/1997
16	On site	Selective Fell/Thin (Conditional)	019/204/09-10	16/09/2009
17	On site	Selective Fell/Thin (Conditional)	019/209/07-08	12/11/2007
18	On site	Selective Fell/Thin (Conditional)	019/234/11-12	01/11/2011
19	On site	Selective Fell/Thin (Unconditional)	019/143/05-06	05/10/2005
20	On site	Selective Fell/Thin (Unconditional)	019/143/05-06	05/10/2005
21	On site	Selective Fell/Thin (Unconditional)	019/143/05-06	05/10/2005
A	On site	Selective Fell/Thin (Conditional)	019/204/09-10	16/09/2009
A	On site	Selective Fell/Thin (Conditional)	019/209/07-08	12/11/2007
B	On site	Selective Fell/Thin (Conditional)	019/204/09-10	16/09/2009
B	On site	Selective Fell/Thin (Conditional)	019/209/07-08	12/11/2007
C	On site	Selective Fell/Thin (Conditional)	019/204/09-10	16/09/2009
C	On site	Selective Fell/Thin (Conditional)	019/209/07-08	12/11/2007

ID	Location	Description	Reference	Application date
23	118m N	Selective Fell/Thin (Conditional)	015/58/03-04	22/09/2003
25	210m NE	Selective Fell/Thin (Conditional)	015/58/03-04	22/09/2003
27	229m NE	Selective Fell/Thin (Conditional)	015/58/03-04	22/09/2003

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m **6**

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.

Location	Reference	Scheme	Start Date	End date
On site	**AG00474790**	**Entry Level Stewardship**	**01/10/2013**	**30/09/2018**
On site	**AG00474790**	**Entry Level Stewardship**	**01/10/2013**	**30/09/2018**
7m N	AG00474790	Entry Level Stewardship	01/10/2013	30/09/2018
9m NE	AG00474790	Entry Level Stewardship	01/10/2013	30/09/2018
29m N	AG00474790	Entry Level Stewardship	01/10/2013	30/09/2018
187m NW	AG00474790	Entry Level Stewardship	01/10/2013	30/09/2018

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m **2**

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.

Location	Reference	Scheme	Start Date	End Date
On site	**1046288**	**Countryside Stewardship (Middle Tier)**	**01/01/2021**	**31/12/2025**
60m W	1267734	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders

Habitat Networks

- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	39

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

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

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
6	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
7	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
8	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
9	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
10	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
11	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
12	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
13	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
14	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
15	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
16	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
17	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
18	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
19	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
20	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
21	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
A	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
A	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
B	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
B	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
C	15m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
C	16m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
22	28m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
23	57m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
24	134m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
25	136m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
26	139m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
27	158m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
D	168m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
28	174m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
29	176m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
D	176m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
30	212m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
31	236m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

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



14.1 10k Availability

Records within 500m	4

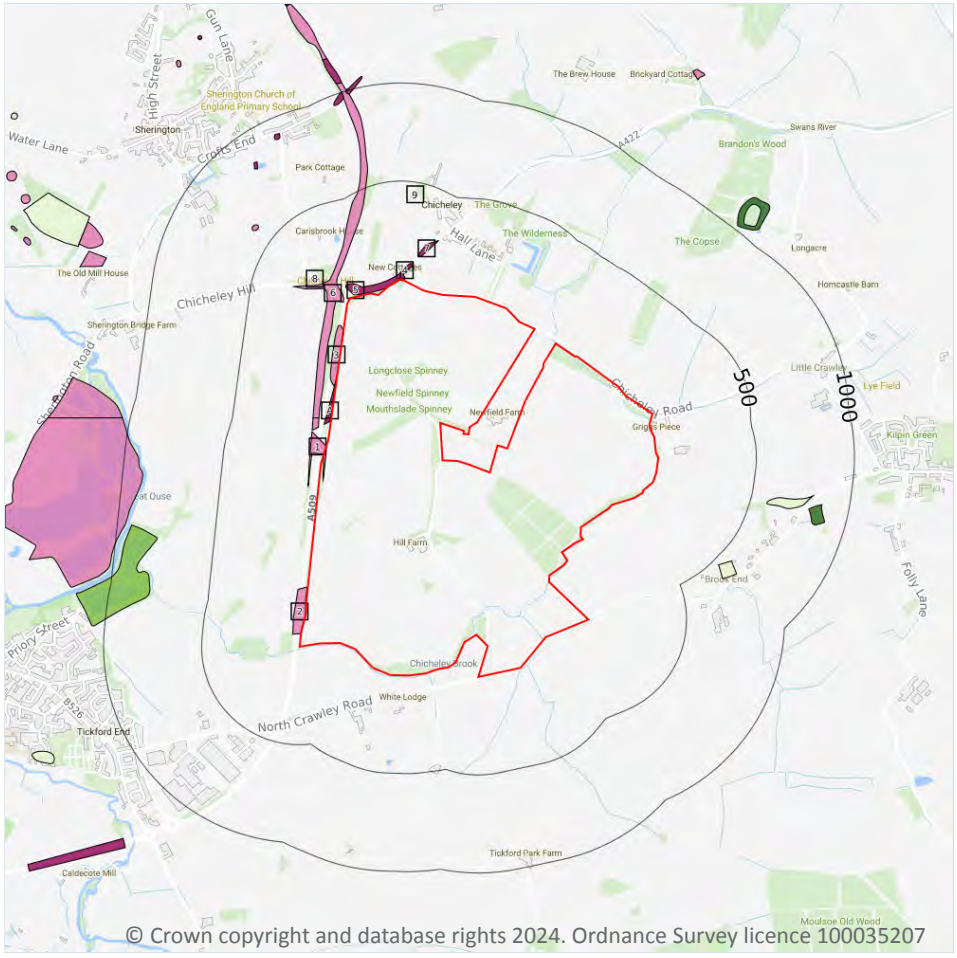
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 88 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SP94NW
2	On site	Full	Full	Full	Full	SP84NE
3	On site	Full	Full	Full	No coverage	SP94SW
4	On site	Full	Full	Full	No coverage	SP84SE

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	12

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 90 >**

ID	Location	LEX Code	Description	Rock description
1	On site	WGR-VOID	Worked Ground (Undivided)	Void
2	On site	WGR-VOID	Worked Ground (Undivided)	Void
3	On site	WGR-VOID	Worked Ground (Undivided)	Void
4	On site	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
5	**On site**	**MGR-ARTDP**	**Made Ground (Undivided)**	**Artificial Deposit**
A	4m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	5m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	21m NW	WGR-VOID	Worked Ground (Undivided)	Void
A	59m NW	WGR-VOID	Worked Ground (Undivided)	Void
7	145m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
8	189m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
9	427m N	WGR-VOID	Worked Ground (Undivided)	Void

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 **42**

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 92 >**

ID	Location	LEX Code	Description	Rock description
1	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
2	On site	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
3	On site	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
4	On site	FELM-XSV	Felmersham Member - Sand And Gravel	Sand And Gravel
5	On site	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
6	On site	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
7	On site	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
8	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
9	On site	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
10	On site	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
11	On site	ALV-XCZ	Alluvium - Clay And Silt	Clay And Silt
12	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
13	On site	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
14	On site	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
15	On site	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
16	On site	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
17	On site	ALV-XCZ	Alluvium - Clay And Silt	Clay And Silt
18	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
19	On site	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
20	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
21	On site	ALV-XCZ	Alluvium - Clay And Silt	Clay And Silt
22	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
23	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
24	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
25	On site	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
26	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
27	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton

ID	Location	LEX Code	Description	Rock description
28	3m S	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
29	7m E	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
30	9m E	ODT-DMTN	Oadby Member - Diamicton	Diamicton
31	21m E	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
32	30m NE	ODT-DMTN	Oadby Member - Diamicton	Diamicton
33	65m S	ODT-DMTN	Oadby Member - Diamicton	Diamicton
34	94m S	ODT-DMTN	Oadby Member - Diamicton	Diamicton
35	104m SW	FELM-XSV	Felmersham Member - Sand And Gravel	Sand And Gravel
36	117m SW	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
37	257m NE	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
38	262m SW	ODT-DMTN	Oadby Member - Diamicton	Diamicton
39	364m E	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
40	372m E	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
41	382m SW	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
42	449m NW	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

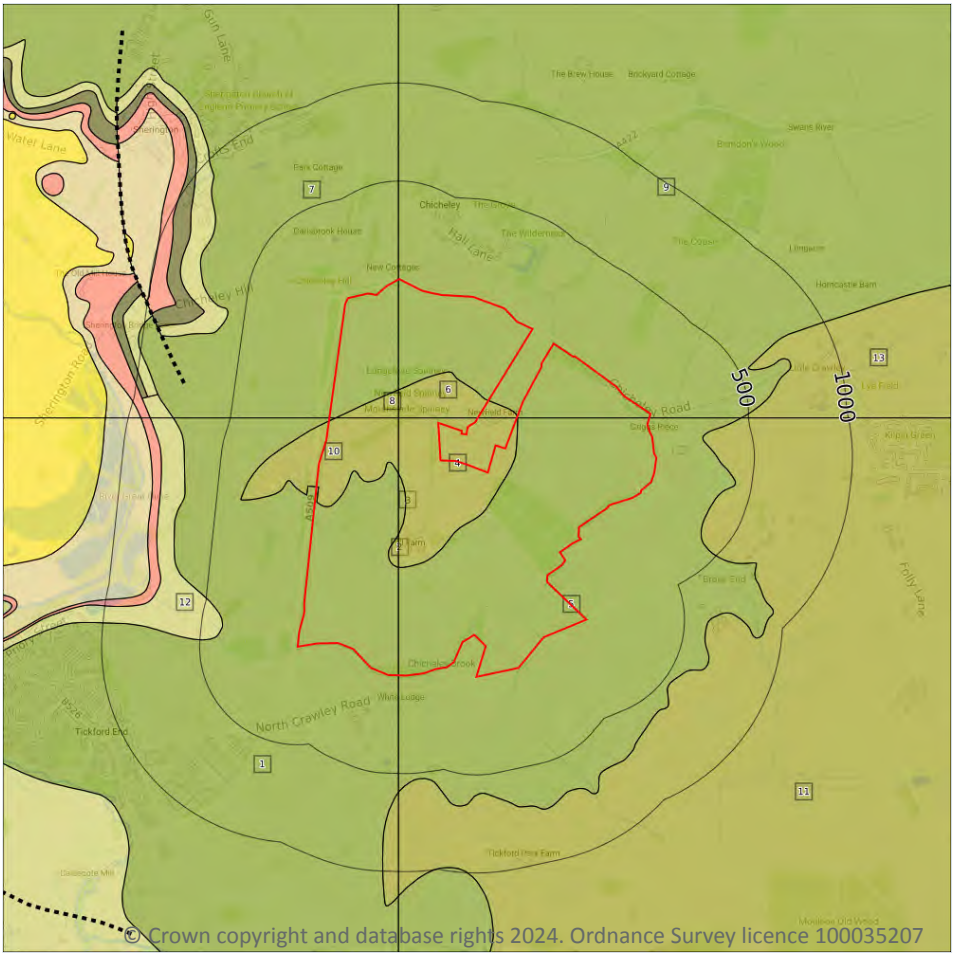
14.4 Landslip (10k)

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	13

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 95 >**

ID	Location	LEX Code	Description	Rock age
1	On site	PET-MDST	Peterborough Member - Mudstone	Callovian Age
2	On site	SBY-MDST	Stewartby Member - Mudstone	Callovian Age
3	On site	PET-MDST	Peterborough Member - Mudstone	Callovian Age
4	On site	SBY-MDST	Stewartby Member - Mudstone	Callovian Age

ID	Location	LEX Code	Description	Rock age
5	**On site**	**PET-MDST**	**Peterborough Member - Mudstone**	**Callovian Age**
6	**On site**	**SBY-MDST**	**Stewartby Member - Mudstone**	**Callovian Age**
7	**On site**	**PET-MDST**	**Peterborough Member - Mudstone**	**Callovian Age**
8	**On site**	**SBY-MDST**	**Stewartby Member - Mudstone**	**Callovian Age**
9	**On site**	**PET-MDST**	**Peterborough Member - Mudstone**	**Callovian Age**
10	**On site**	**SBY-MDST**	**Stewartby Member - Mudstone**	**Callovian Age**
11	255m E	SBY-MDST	Stewartby Member - Mudstone	Callovian Age
12	392m SW	KLB-SDSM	Kellaways Formation - Sandstone, Siltstone And Mudstone	Callovian Age
13	464m E	SBY-MDST	Stewartby Member - Mudstone	Callovian Age

This data is sourced from the British Geological Survey.

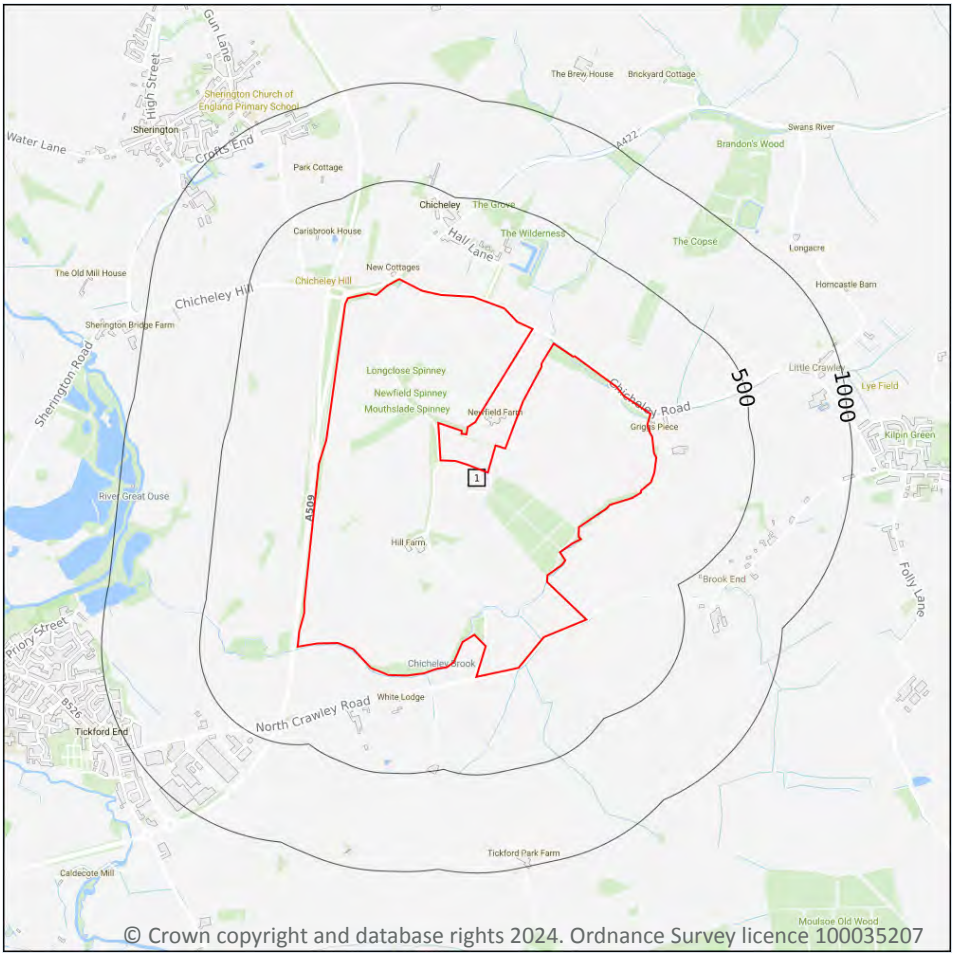
14.6 Bedrock faults and other linear features (10k)

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



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 97 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW203_bedford_v4**

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

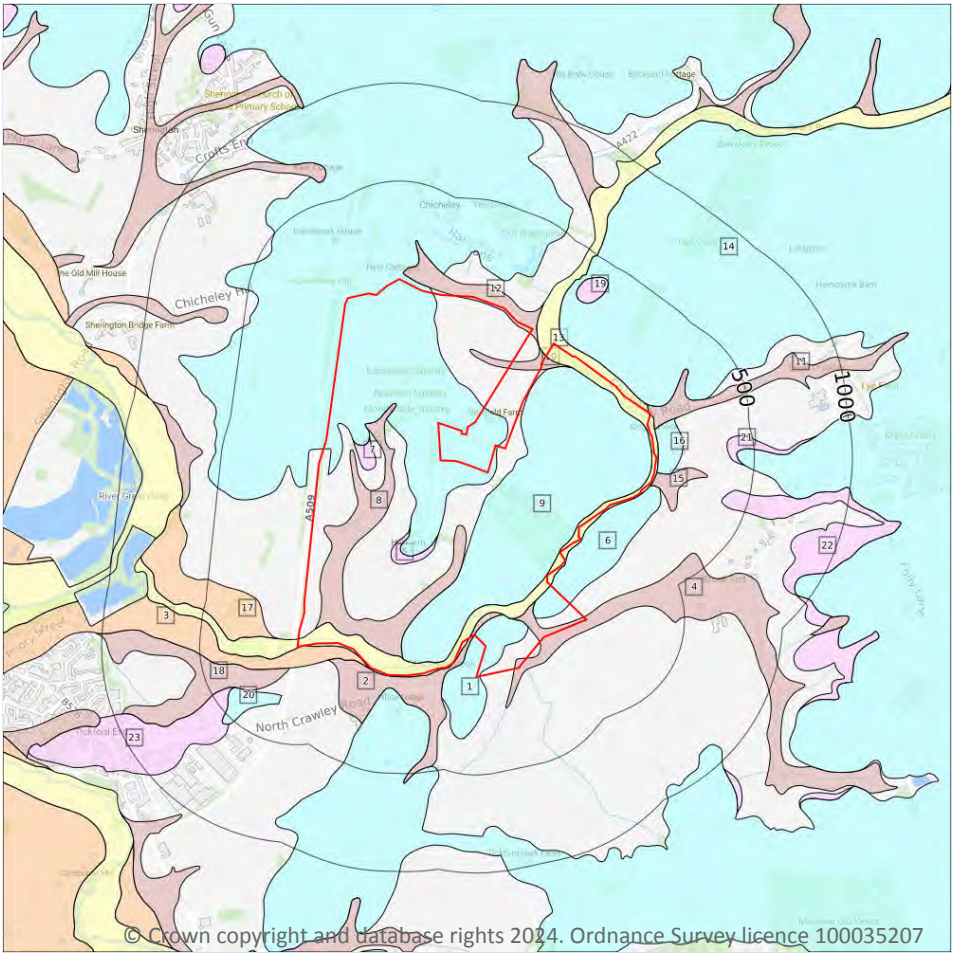
15.3 Artificial ground permeability (50k)

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 **23**

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 99 >**

ID	Location	LEX Code	Description	Rock description
1	On site	ODT-DMTN	OADBY MEMBER	DIAMICTON
2	On site	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
3	On site	FELM-XSV	FELMERSHAM MEMBER	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
4	**On site**	**HEAD-XCZSV**	**HEAD**	**CLAY, SILT, SAND AND GRAVEL**
5	**On site**	**GFDMP-XSV**	**GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE**	**SAND AND GRAVEL**
6	**On site**	**ODT-DMTN**	**OADBY MEMBER**	**DIAMICTON**
7	**On site**	**GFDMP-XSV**	**GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE**	**SAND AND GRAVEL**
8	**On site**	**HEAD-XCZSV**	**HEAD**	**CLAY, SILT, SAND AND GRAVEL**
9	**On site**	**ODT-DMTN**	**OADBY MEMBER**	**DIAMICTON**
10	**On site**	**HEAD-XCZSV**	**HEAD**	**CLAY, SILT, SAND AND GRAVEL**
11	**On site**	**HEAD-XCZSV**	**HEAD**	**CLAY, SILT, SAND AND GRAVEL**
12	**On site**	**HEAD-XCZSV**	**HEAD**	**CLAY, SILT, SAND AND GRAVEL**
13	**On site**	**ALV-XCZ**	**ALLUVIUM**	**CLAY AND SILT**
14	**On site**	**ODT-DMTN**	**OADBY MEMBER**	**DIAMICTON**
15	8m E	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
16	10m E	ODT-DMTN	OADBY MEMBER	DIAMICTON
17	104m SW	FELM-XSV	FELMERSHAM MEMBER	SAND AND GRAVEL
18	117m SW	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
19	256m NE	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL
20	262m SW	ODT-DMTN	OADBY MEMBER	DIAMICTON
21	364m E	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL
22	372m E	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL
23	382m SW	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	29

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
On site	Intergranular	Low	Very Low
On site	Intergranular	Low	Very Low
On site	Intergranular	Low	Very Low
On site	Intergranular	Very High	High
On site	Intergranular	Very High	High
On site	Intergranular	Very High	High
On site	Mixed	Moderate	Low
On site	Mixed	Moderate	Low
On site	Mixed	Moderate	Low
On site	Mixed	Moderate	Low
On site	Mixed	Moderate	Low
On site	Mixed	Moderate	Low
On site	Mixed	Moderate	Low
On site	Mixed	Moderate	Low
On site	Mixed	Moderate	Low
On site	Mixed	High	Very Low
On site	Mixed	High	Very Low
On site	Mixed	High	Very Low
On site	Mixed	High	Very Low
On site	Mixed	High	Very Low
On site	Mixed	High	Very Low
On site	Mixed	High	Very Low
On site	Mixed	High	Very Low

Location	Flow type	Maximum permeability	Minimum permeability
3m S	Mixed	High	Very Low
8m E	Mixed	High	Very Low
10m E	Mixed	Moderate	Low
21m E	Mixed	High	Very Low
29m NE	Mixed	Moderate	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



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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	4

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 103 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**SBY-MDST**	**STEWARTBY MEMBER - MUDSTONE**	**CALLOVIAN**
2	**On site**	**PET-MDST**	**PETERBOROUGH MEMBER - MUDSTONE**	**CALLOVIAN**
3	255m E	SBY-MDST	STEWARTBY MEMBER - MUDSTONE	CALLOVIAN

ID	Location	LEX Code	Description	Rock age
4	392m SW	KLB-SDSM	KELLAWAYS FORMATION - SANDSTONE, SILTSTONE AND MUDSTONE	CALLOVIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	**8**

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**	**Low**	**Very Low**
On site	**Fracture**	**Low**	**Very Low**
On site	**Fracture**	**Low**	**Very Low**
On site	**Fracture**	**Low**	**Very Low**
On site	**Fracture**	**Low**	**Very Low**
On site	**Fracture**	**Low**	**Very Low**
On site	**Fracture**	**Low**	**Very Low**
On site	**Fracture**	**Low**	**Very Low**

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	3

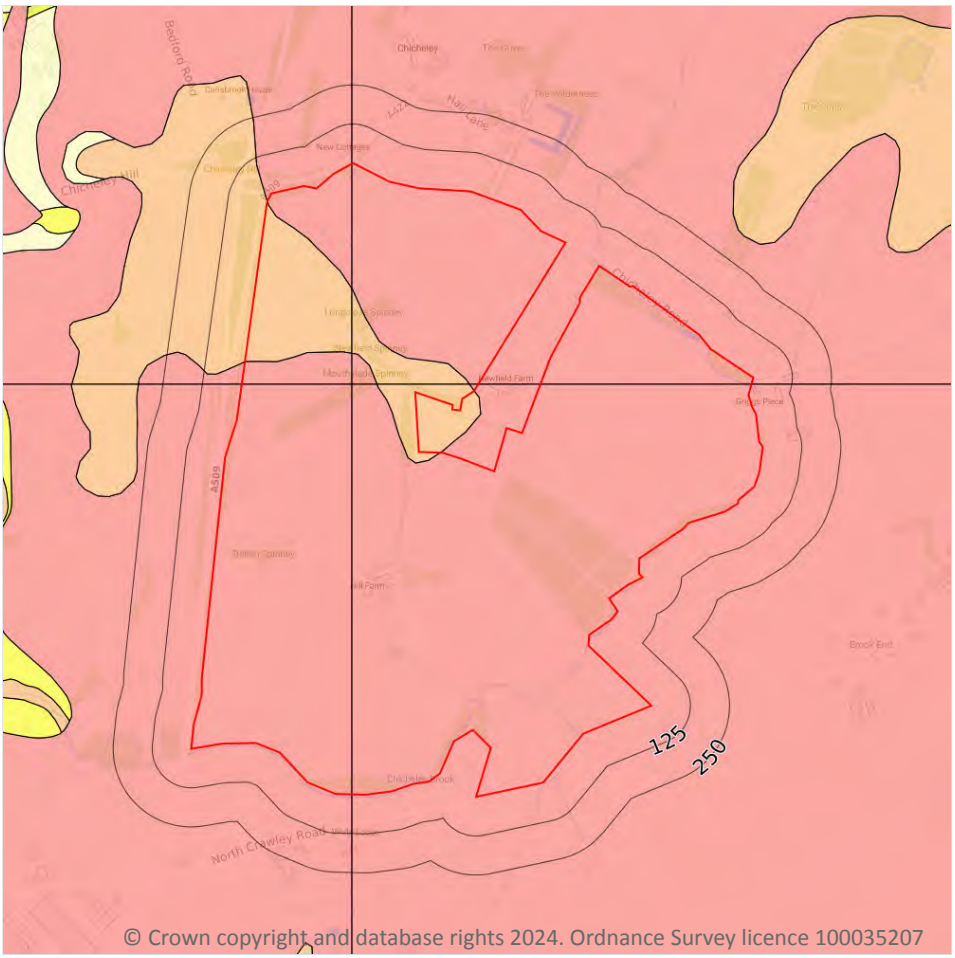
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 105 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	30m SW	489495 244115	MILTON KEYNES ORDER NO G38 16	-	Y	N/A
2	37m SW	489458 243809	MILTON KEYNES ORDER NO G38 15	-	Y	N/A
3	51m W	489546 244783	MILTON KEYNES ORDER NO G38 17	-	Y	N/A

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

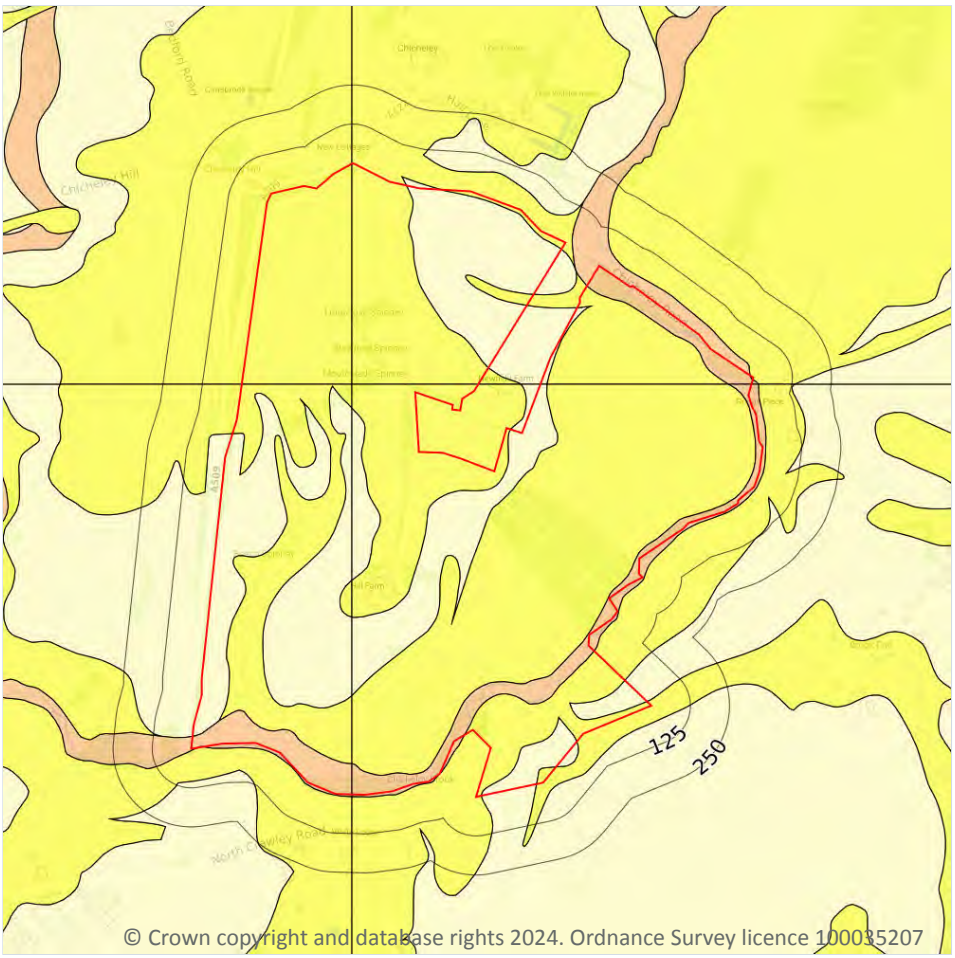
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 107 >**

Location	Hazard rating	Details
On site	**Low**	**Ground conditions predominantly medium plasticity.**
On site	**Moderate**	**Ground conditions predominantly high 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	3

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.

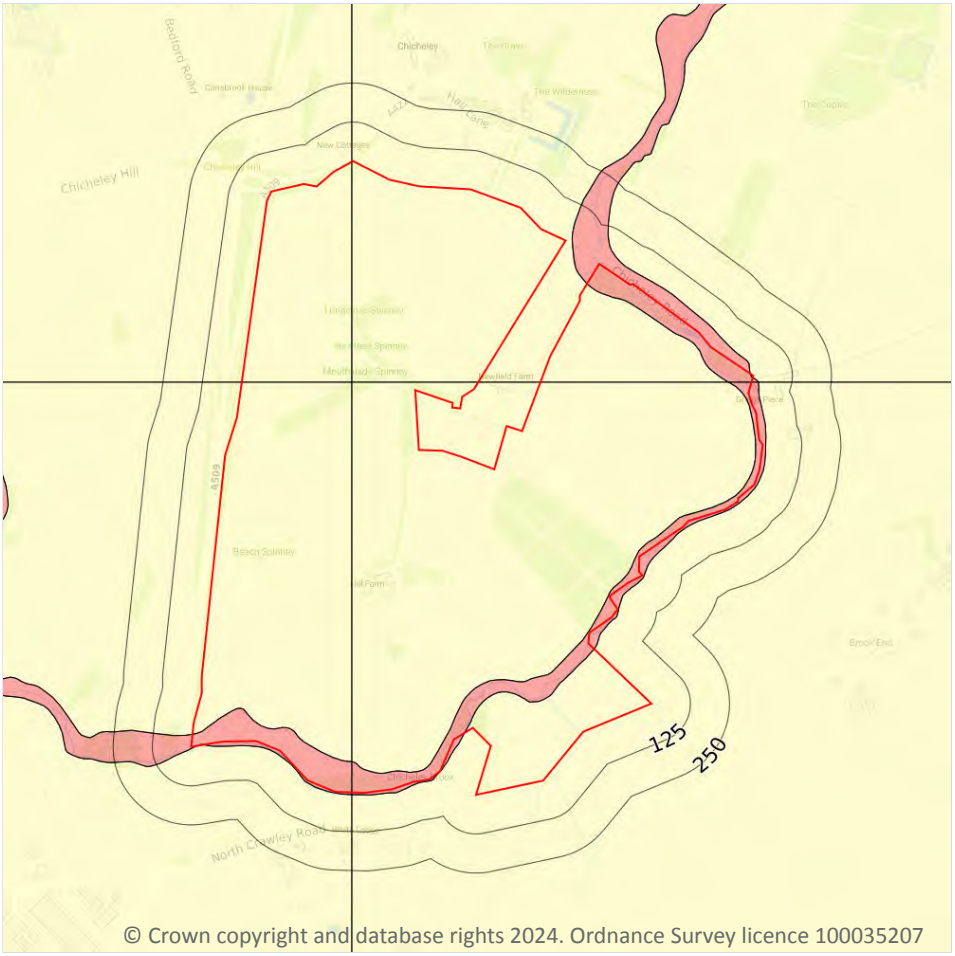
Features are displayed on the Natural ground subsidence - Running sands map on **page 108 >**

Location	Hazard rating	Details
On site	**Negligible**	**Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.**

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.**
On site	**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



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	2

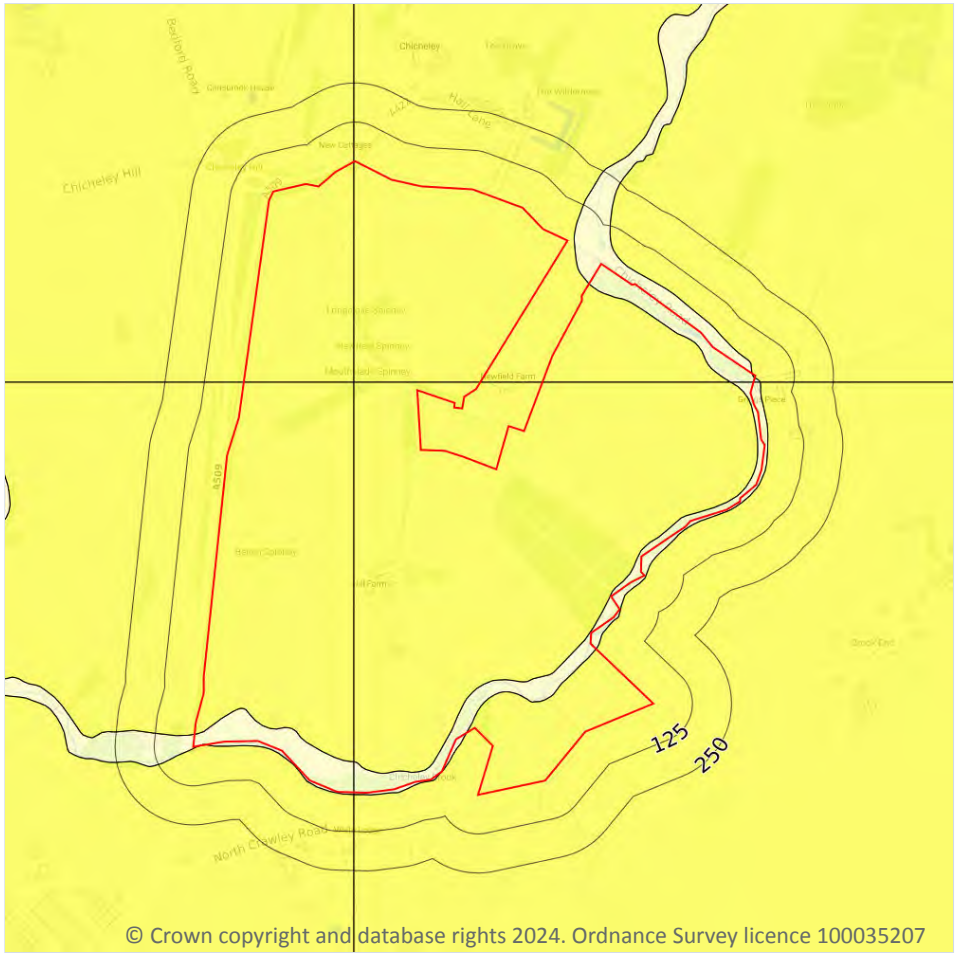
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 110 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
On site	**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



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Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	2

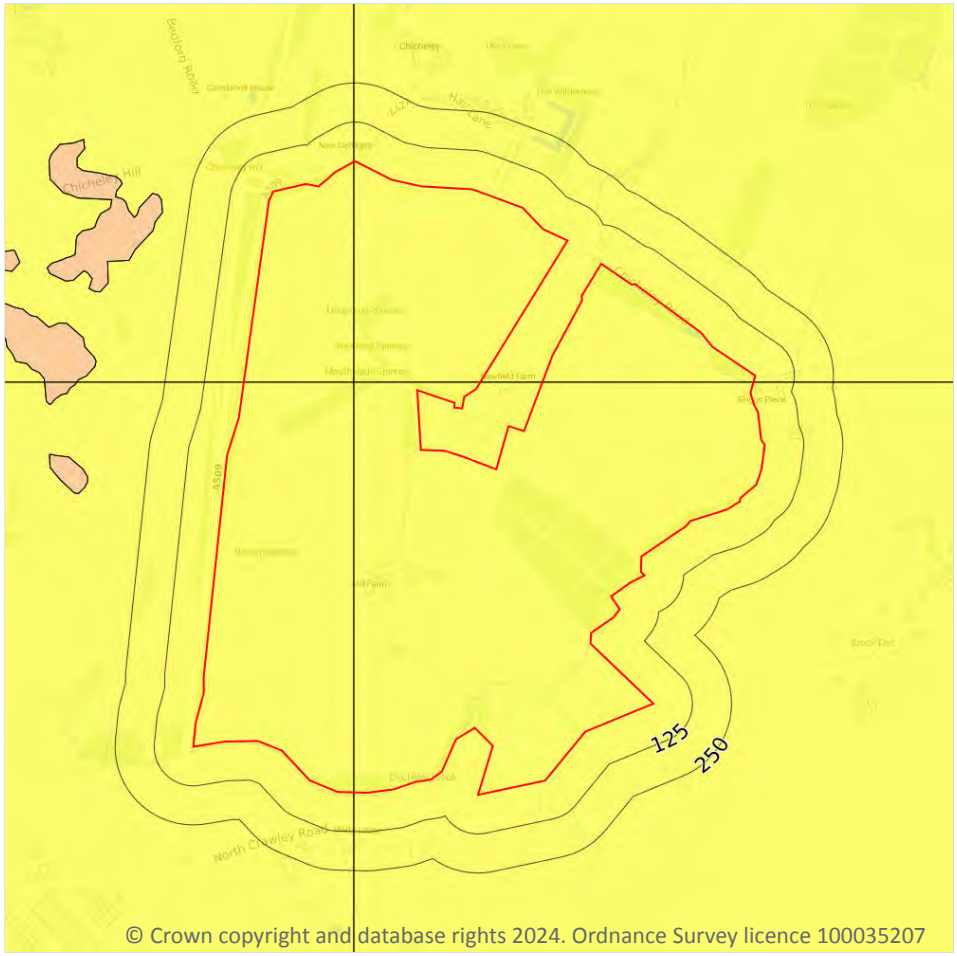
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 112 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

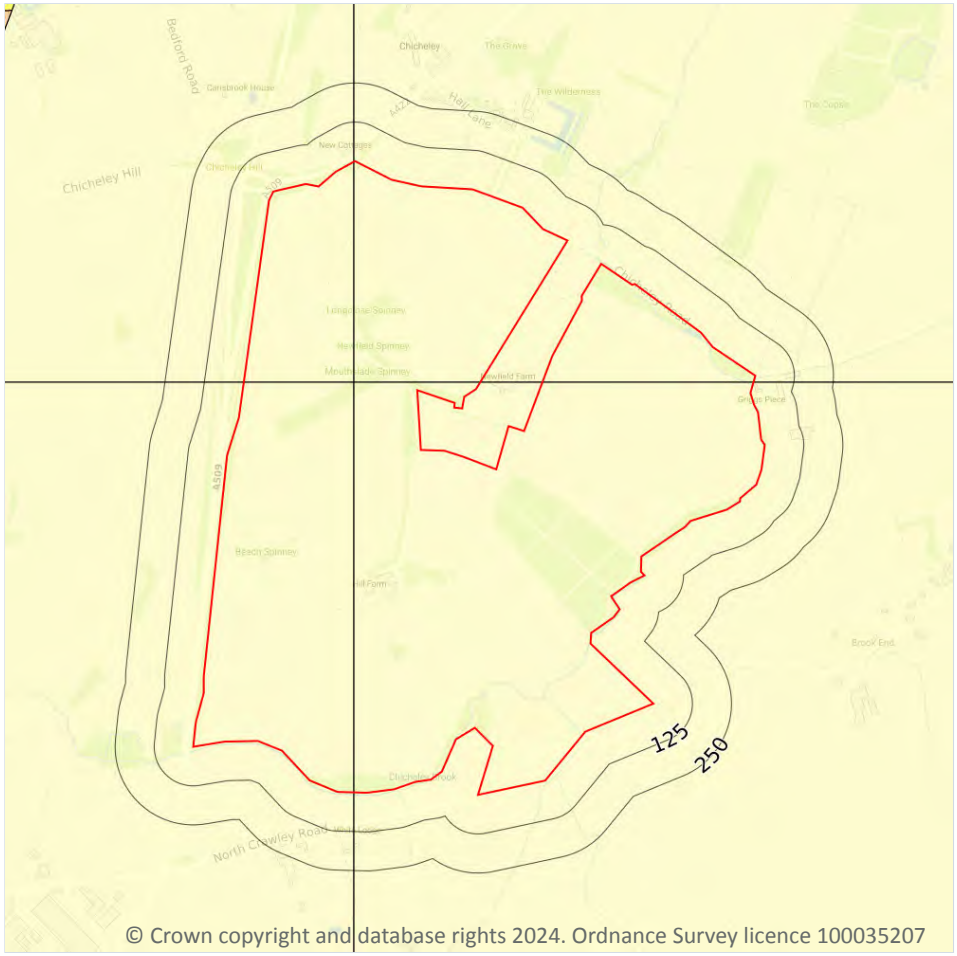
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 113 >**

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

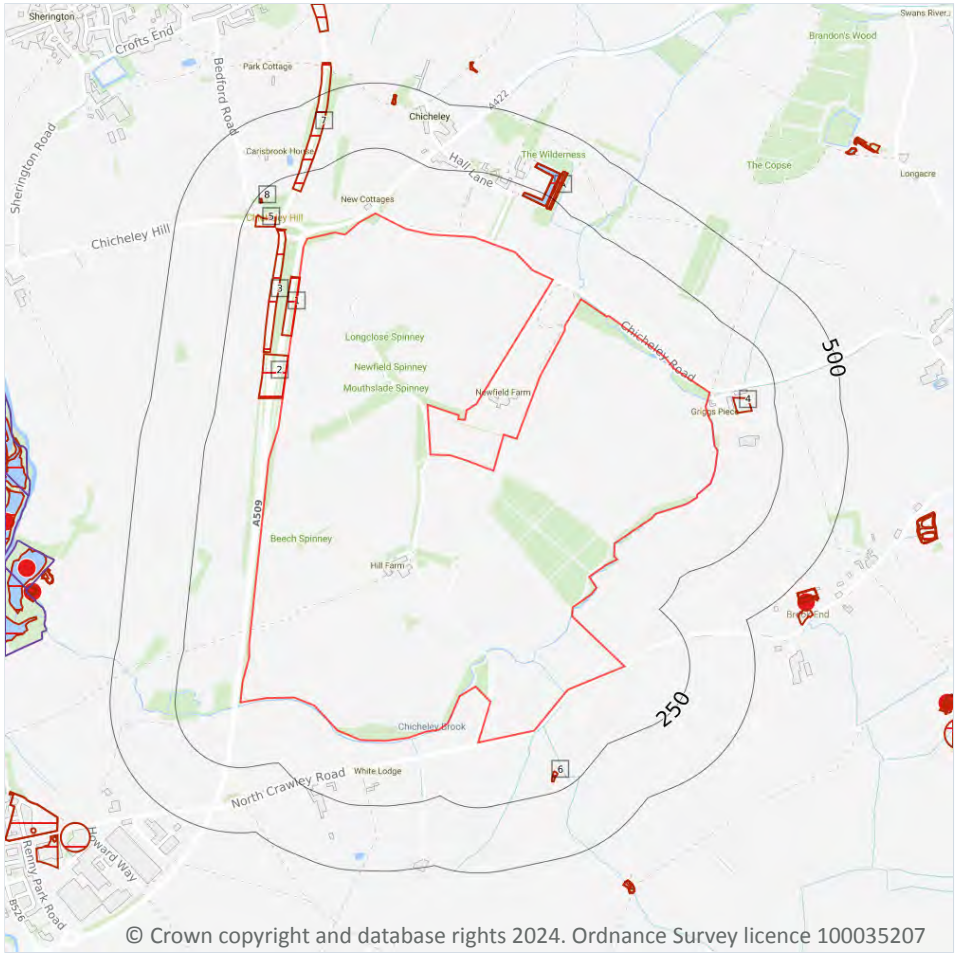
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 114 >**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

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.

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 116 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	**On site**	**Cuttings**	**1982**	**1:10000**
2	1m NW	Cuttings	1982	1:10000
3	70m NW	Cuttings	1982	1:10000
4	91m E	Sewage Works	1982	1:10000
5	132m NW	Cuttings	1982	1:10000
6	175m S	Ponds	1967	1:10560
7	182m NW	Cuttings	1982	1:10000
A	208m N	Ponds	1950	1:10560
A	208m N	Ponds	1924	1:10560
A	208m N	Ponds	1899	1:10560
A	209m N	Fish Pond	1950	1:10560
A	209m N	Fish Pond	1924	1:10560
A	209m N	Fish Pond	1899	1:10560
A	211m N	Fish Ponds	1950	1:10560
8	222m NW	Covered Reservoir	1982	1:10000

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	0

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).

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



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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 123 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None**

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	133

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
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On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
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Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
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On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
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On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
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On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
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Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
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On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
1m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
2m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
6m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
9m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
9m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
16m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
18m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
18m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
22m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
22m SE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
22m SE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
42m SE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	**0**

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

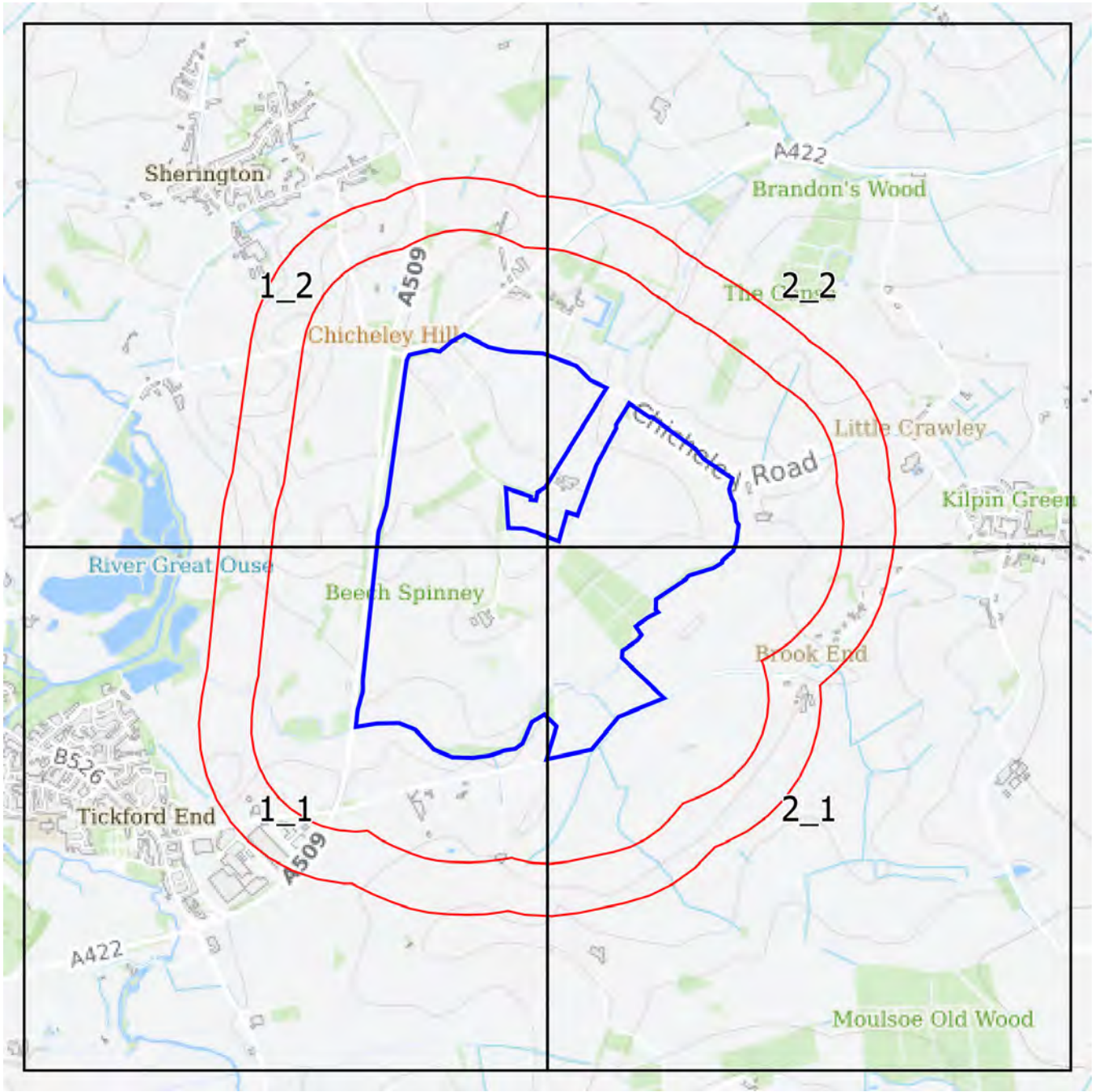
This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference ↗.

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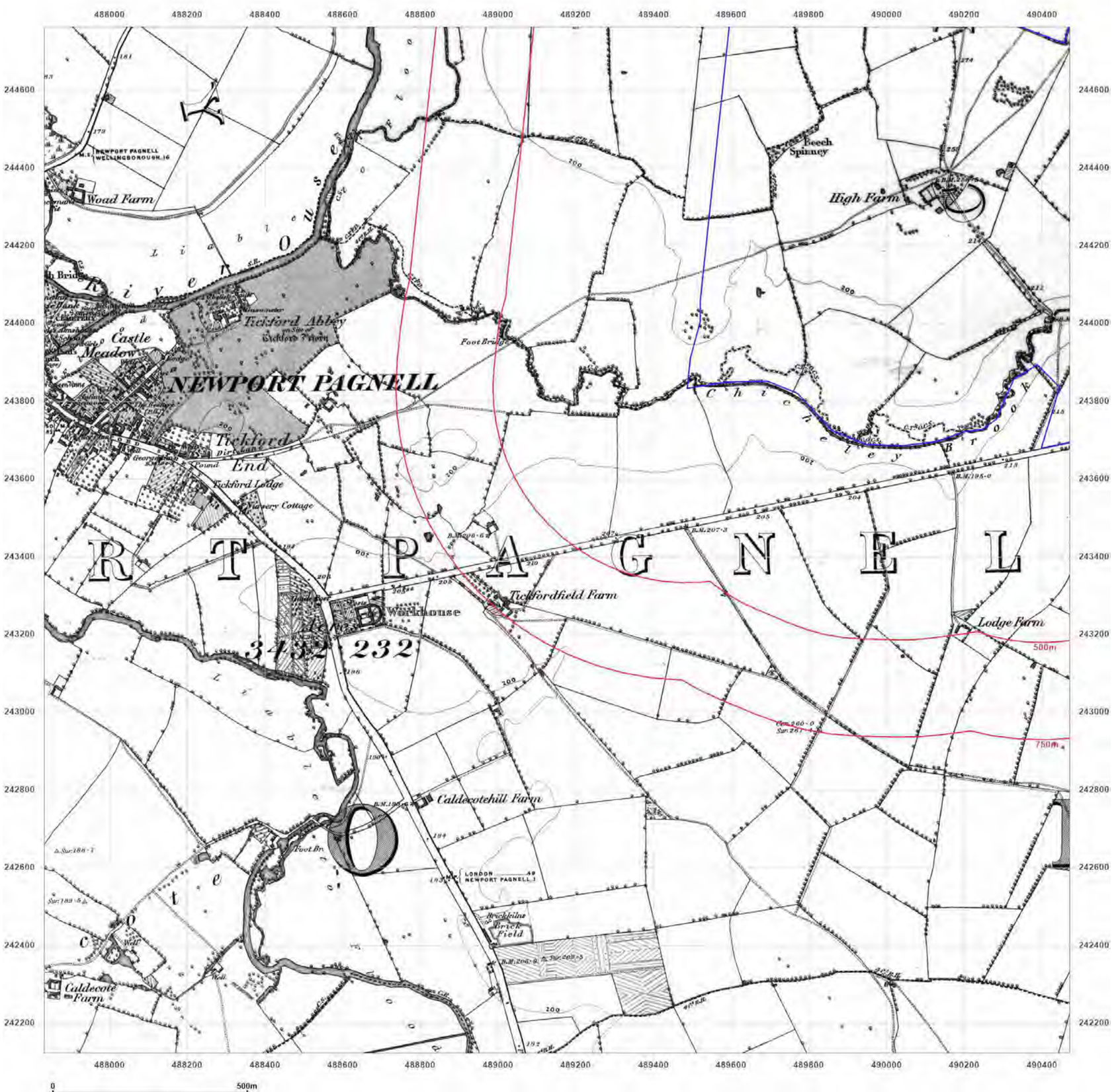
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Small Scale Grid Index





Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_1_1
Grid Ref: 489151, 243442

Map Name: County Series

Map date: **1886**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1881
Revised N/A
Edition 1886
Copyright N/A
Levelled N/A

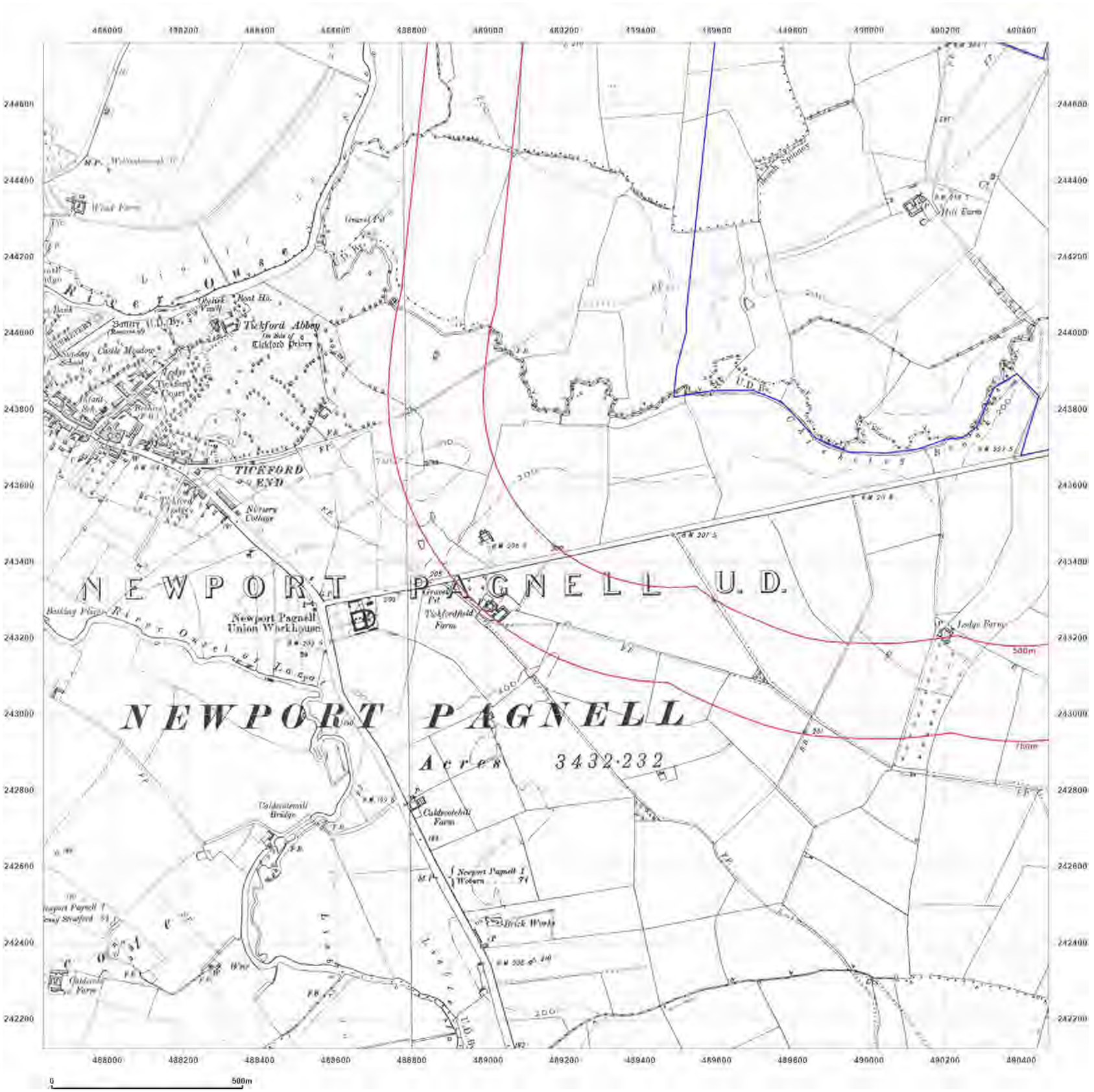
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Report Ref: GS-TE7-78N-VNJ-FCO_SS_1_1
Grid Ref: 489151, 243442

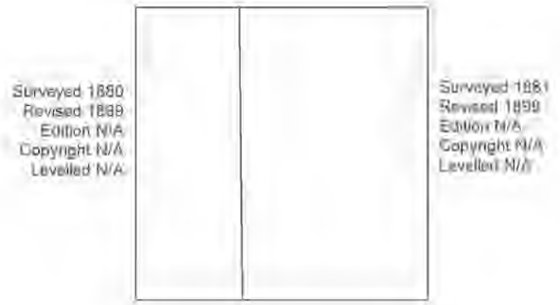
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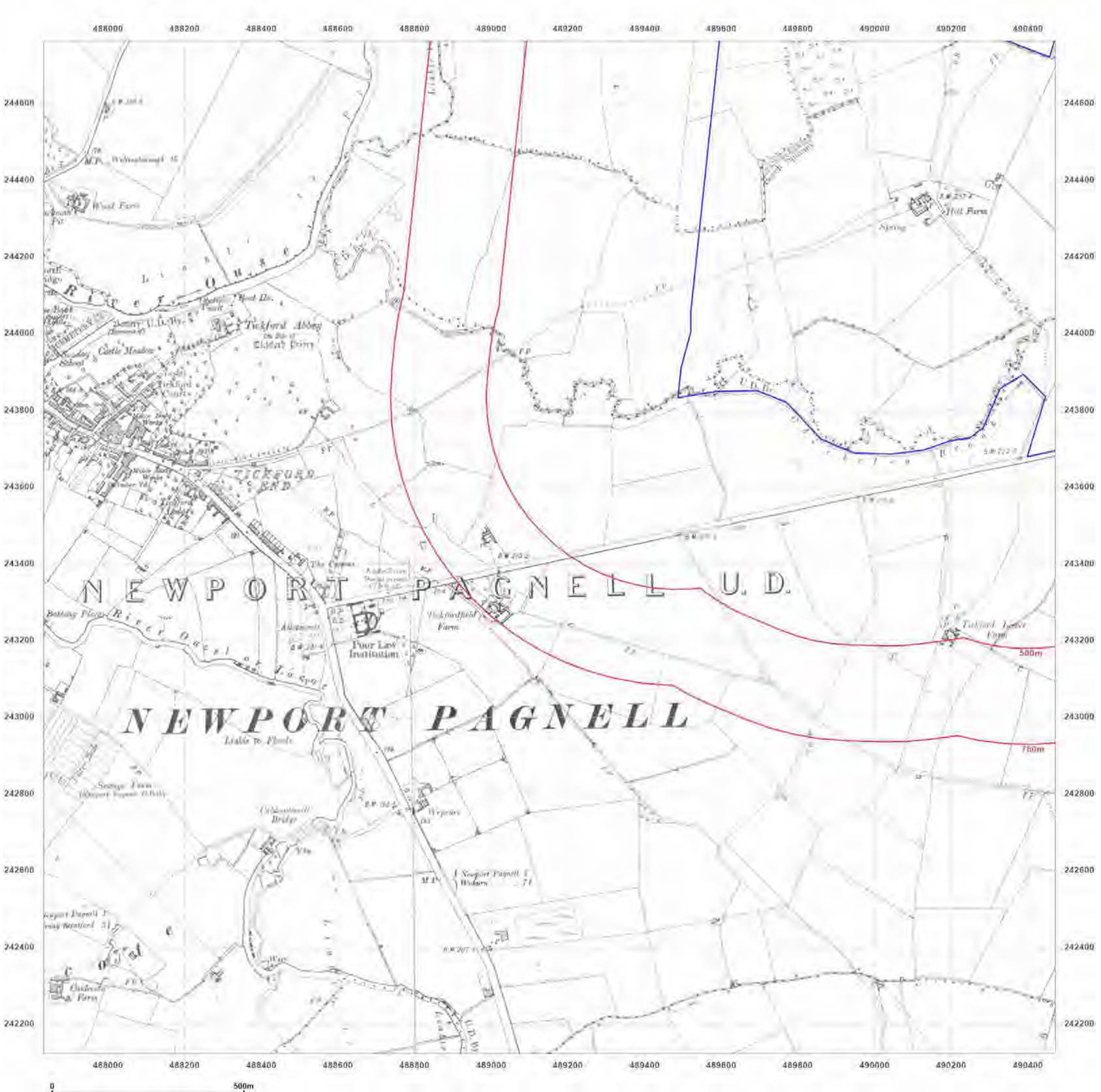
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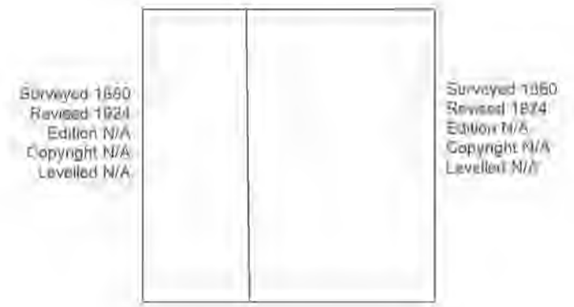
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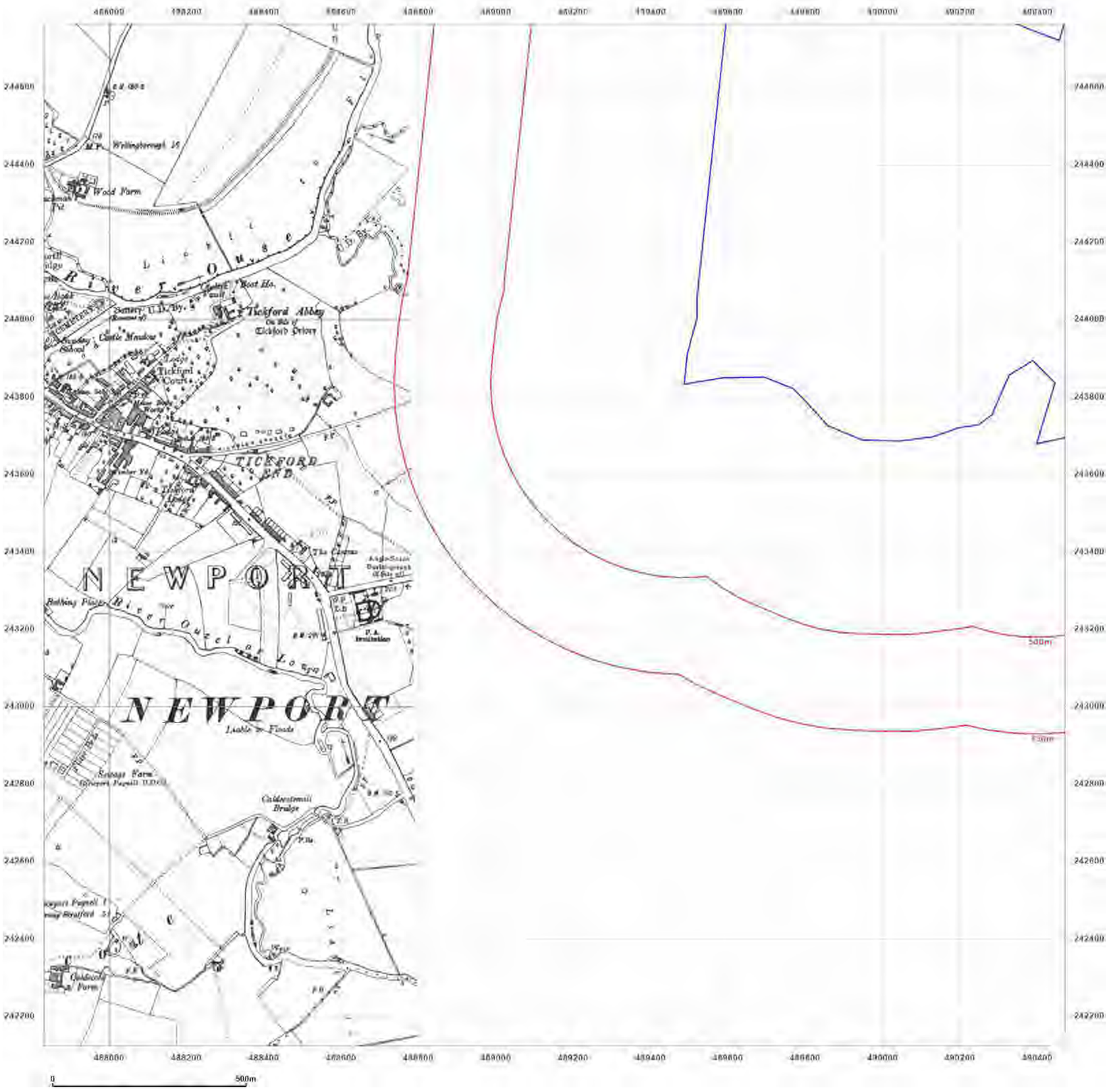
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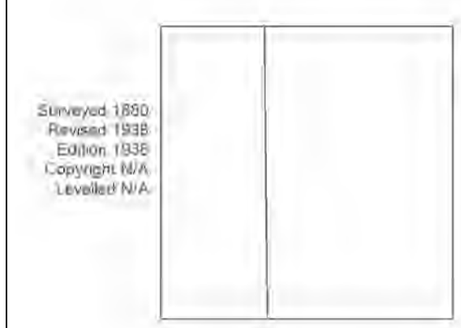
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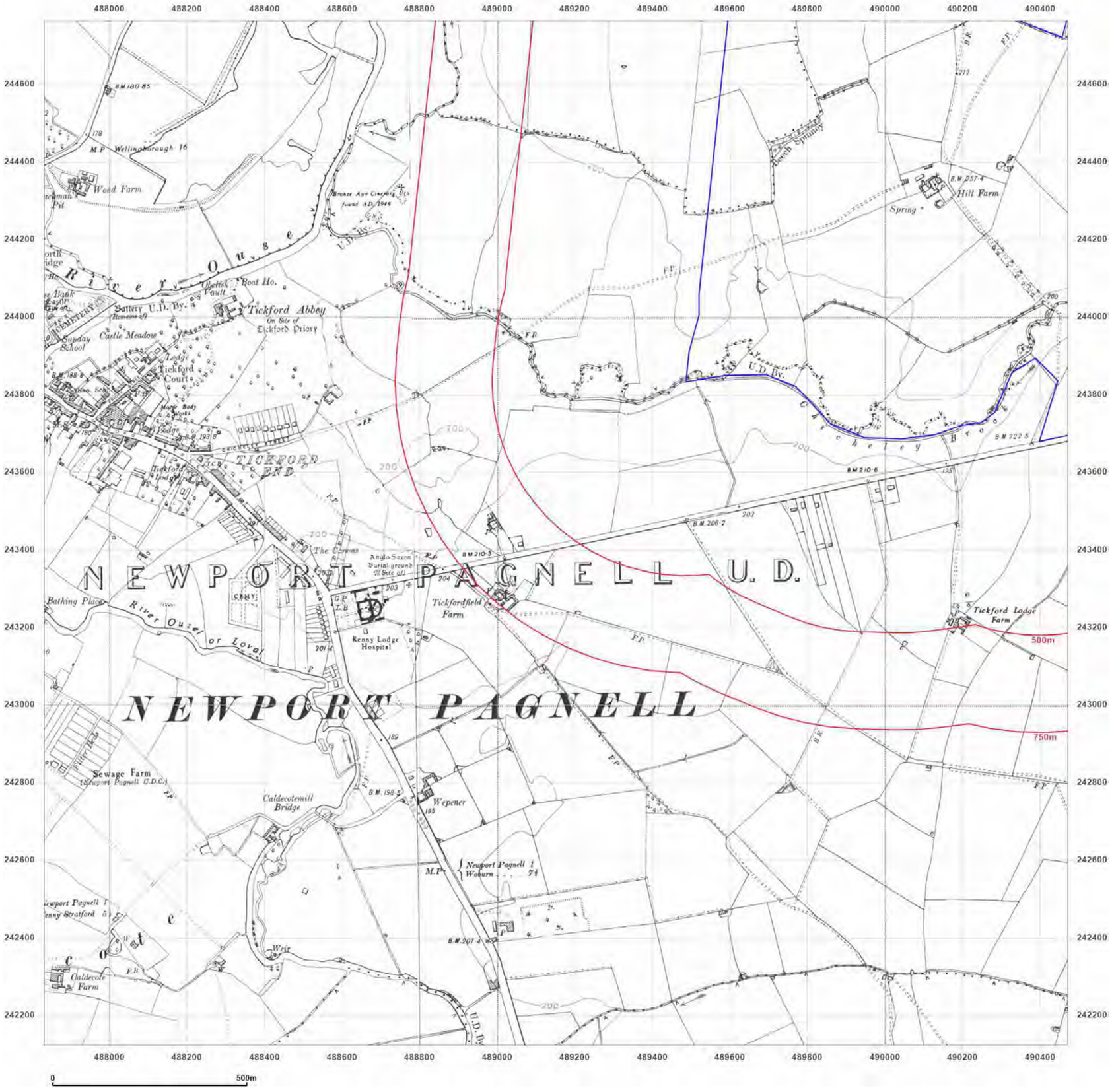
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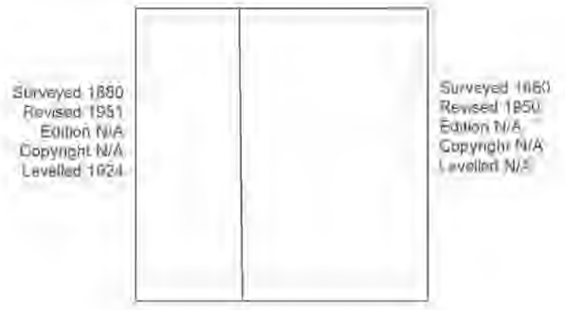
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Printed at: 1:10,560

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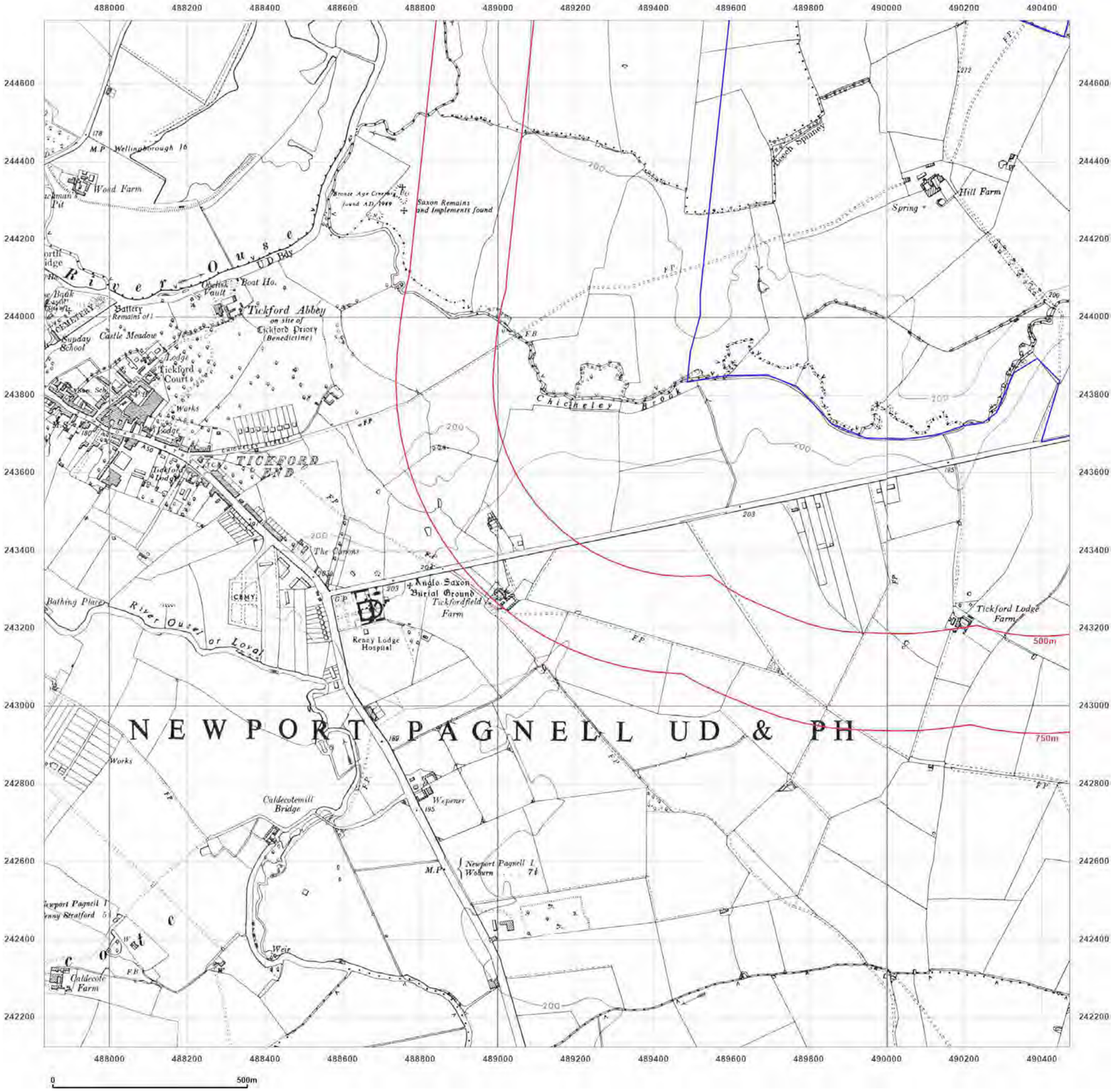
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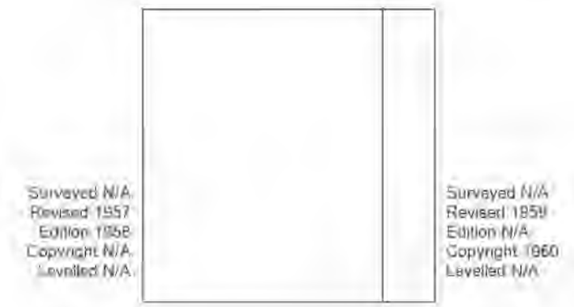
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Map date: **1958-1960**

Scale: 1:10,560

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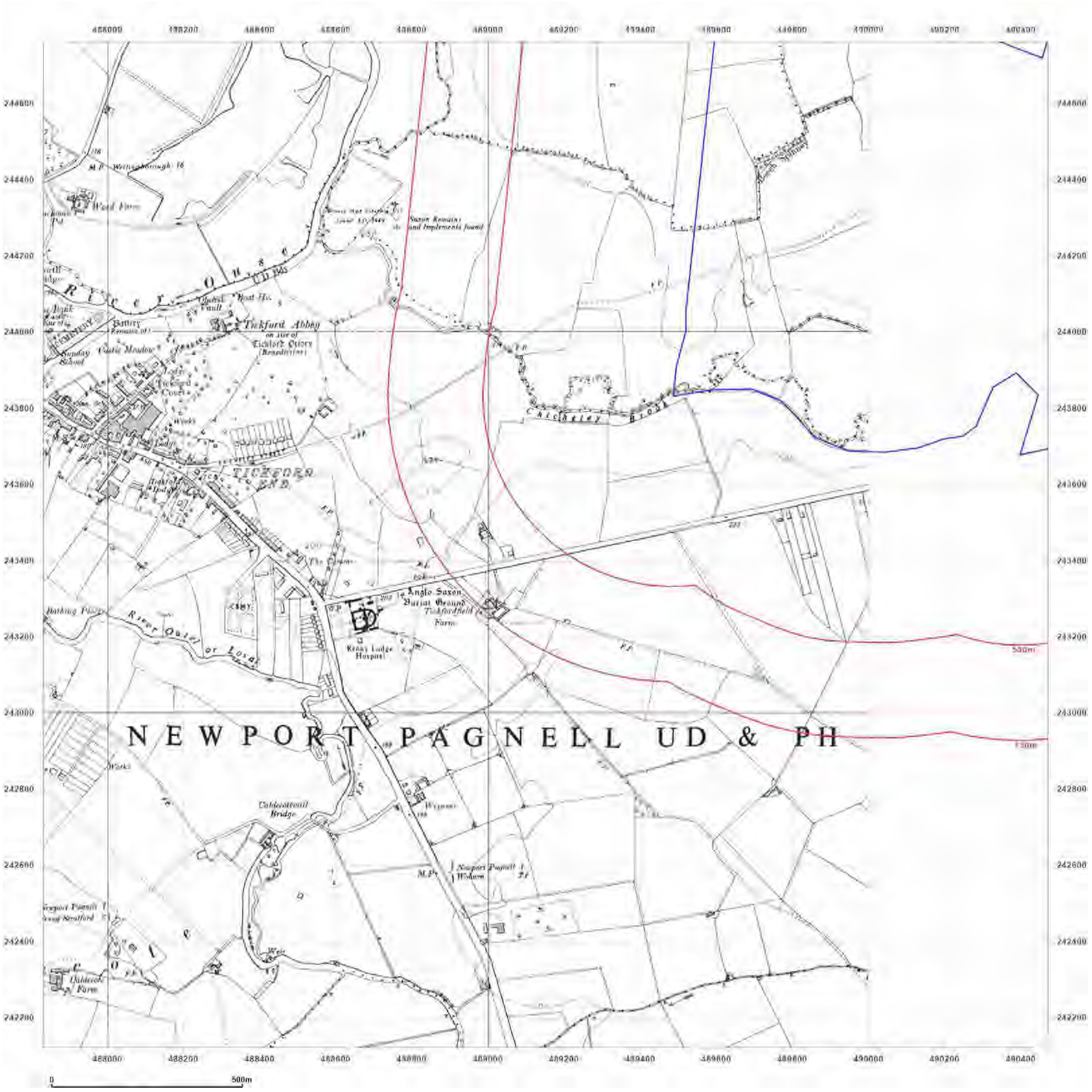
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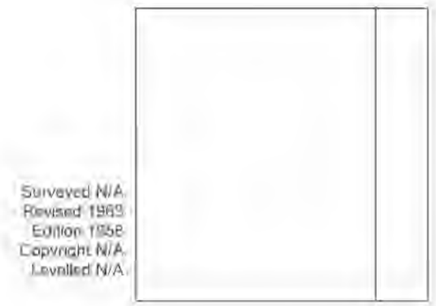
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Grid Ref: 489151, 243442

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Map date: **1963**
Scale: 1:10,560
Printed at: 1:10,560

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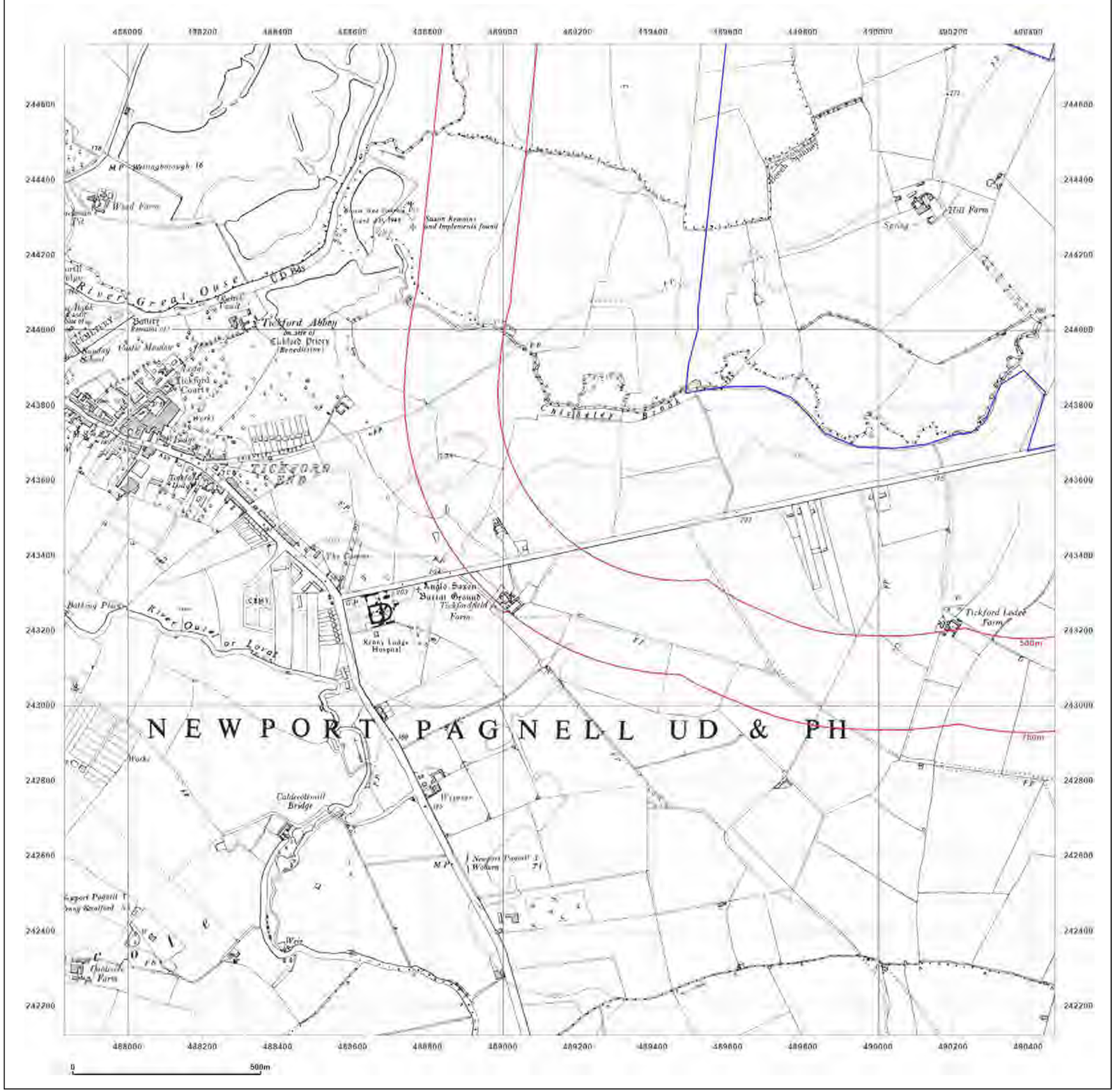
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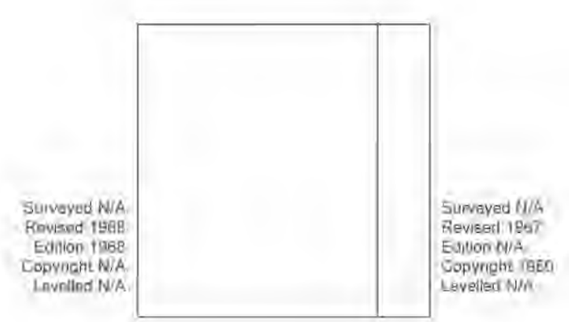
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Map Name: Provisional
Map date: **1967-1968**
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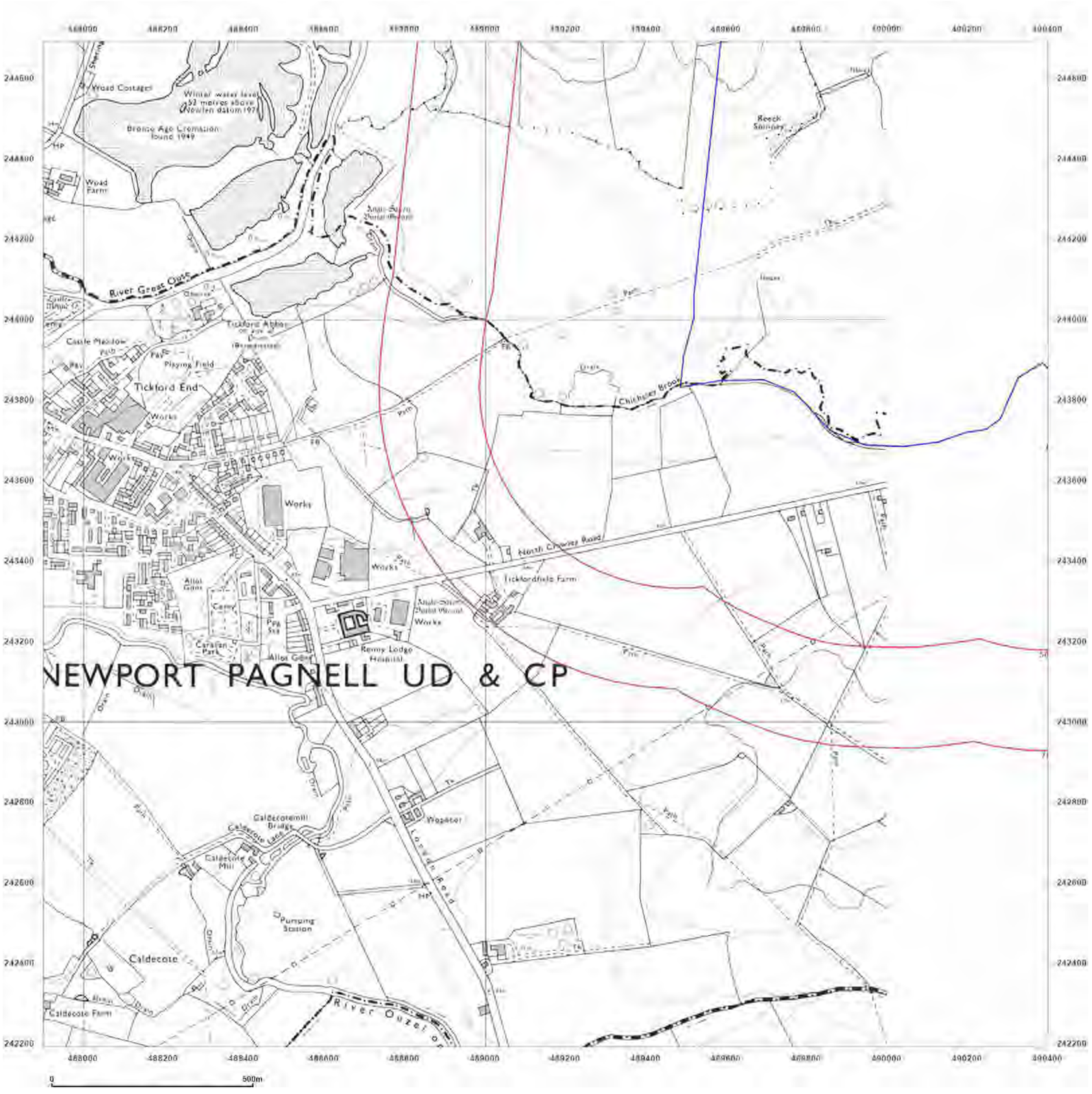
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Grid Ref: 489151, 243442

Map Name: National Grid

Map date: **1972**

Scale: 1:10,000

Printed at: 1:10,000

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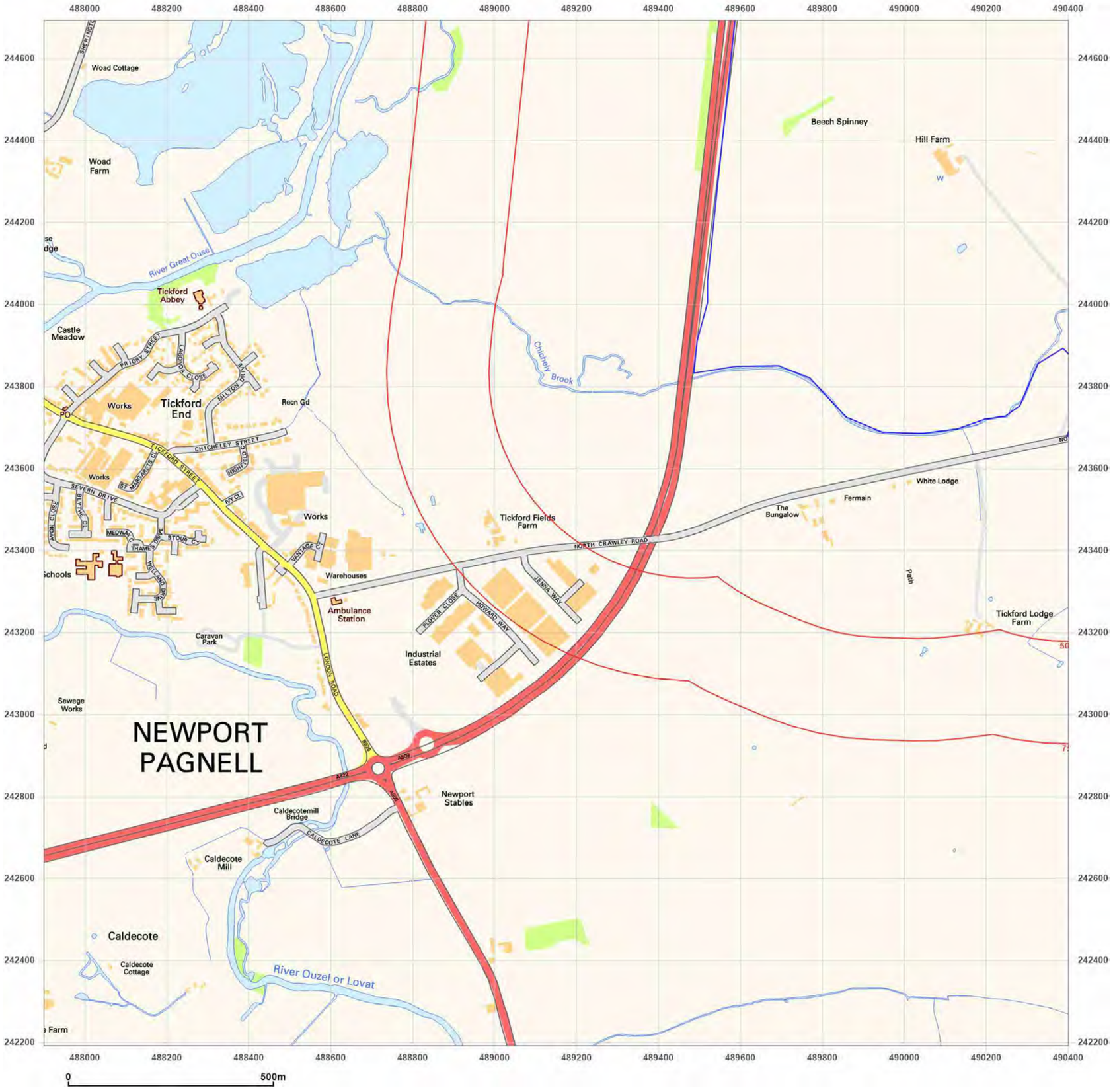
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Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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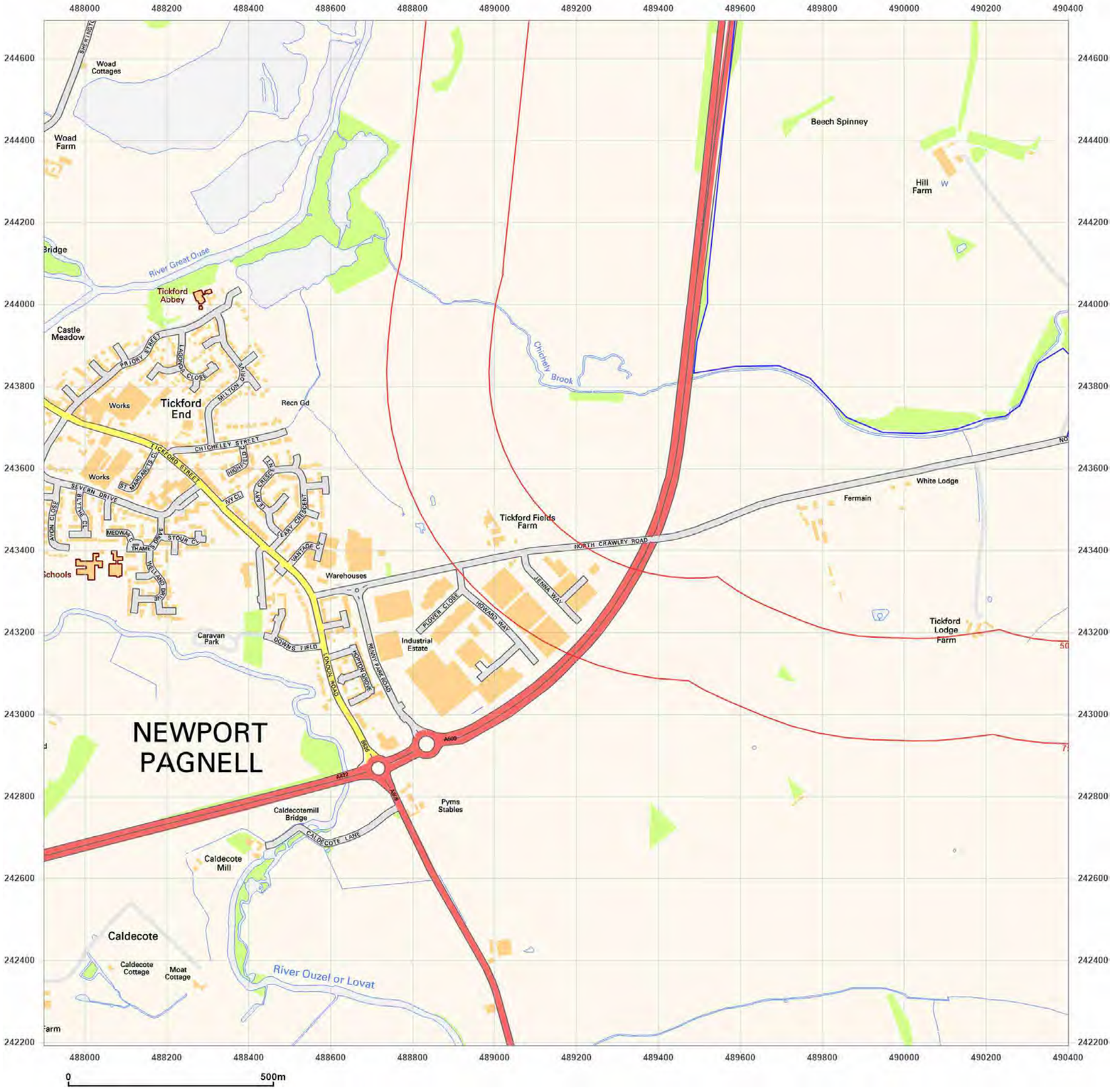
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Report Ref: GS-TE7-78N-VNJ-FCO_SS_1_1
Grid Ref: 489151, 243442

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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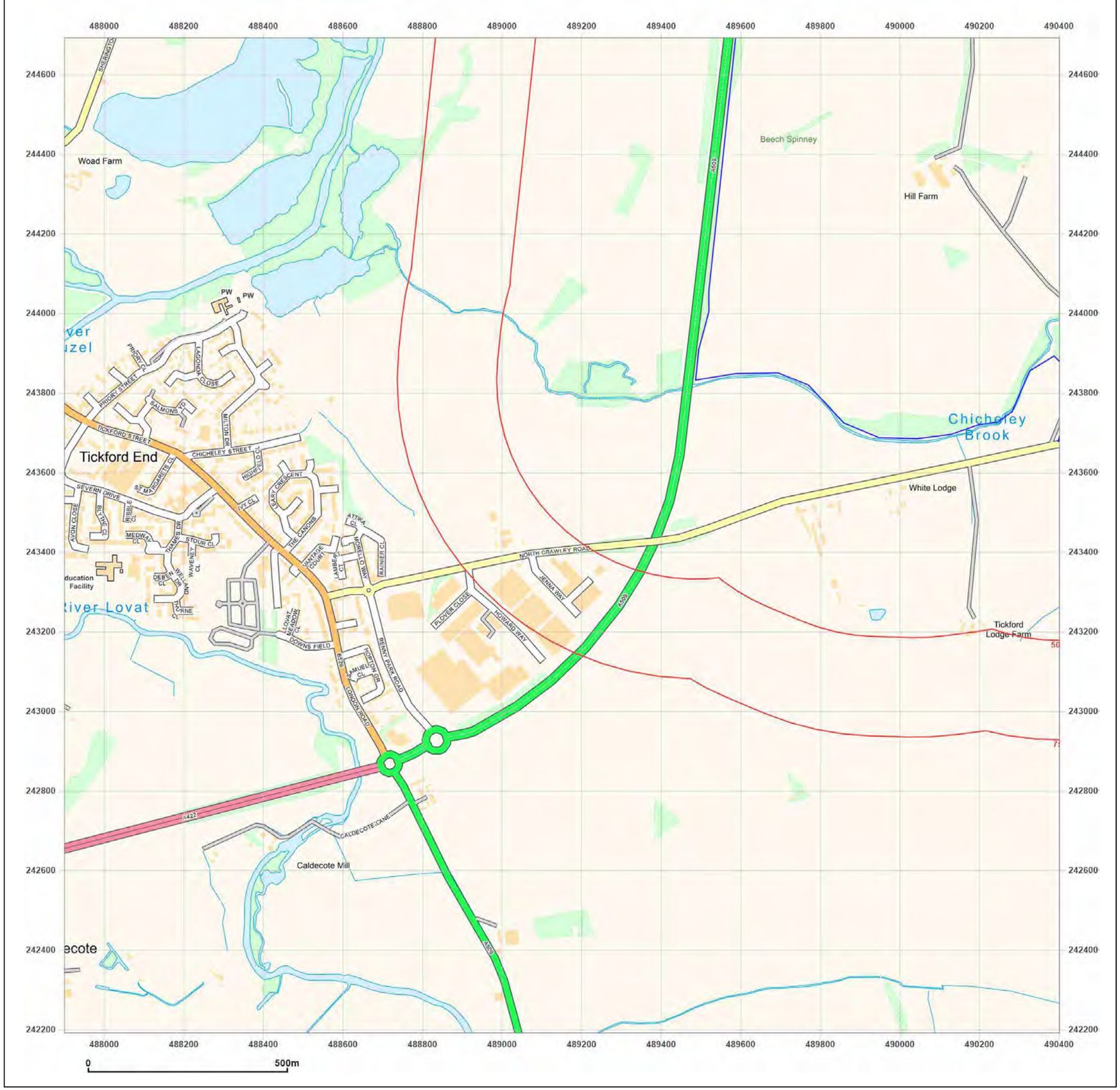
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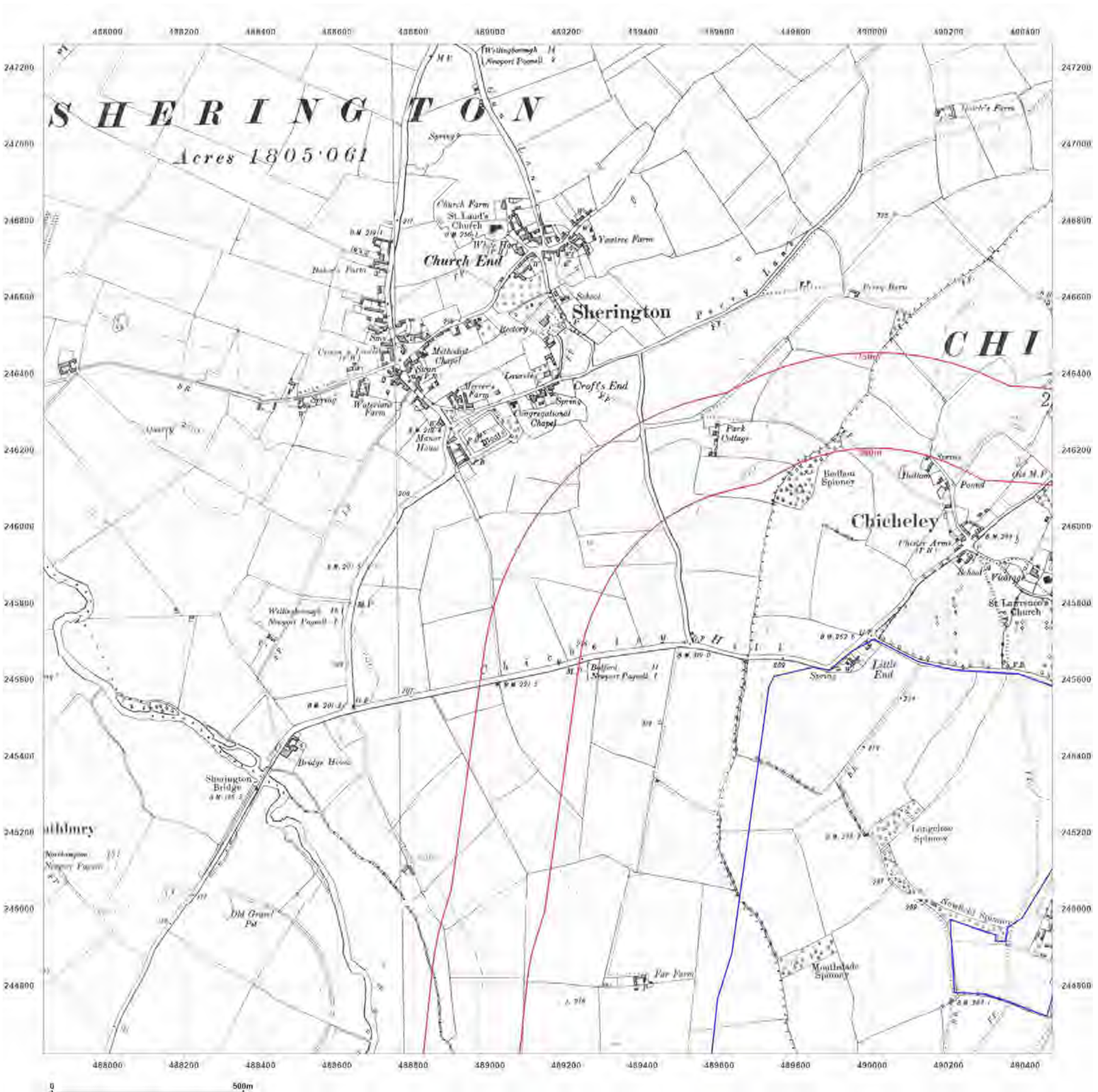
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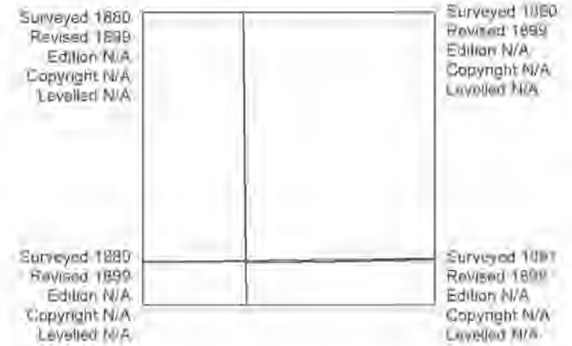
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Map date: **1899**

Scale: 1:10,560

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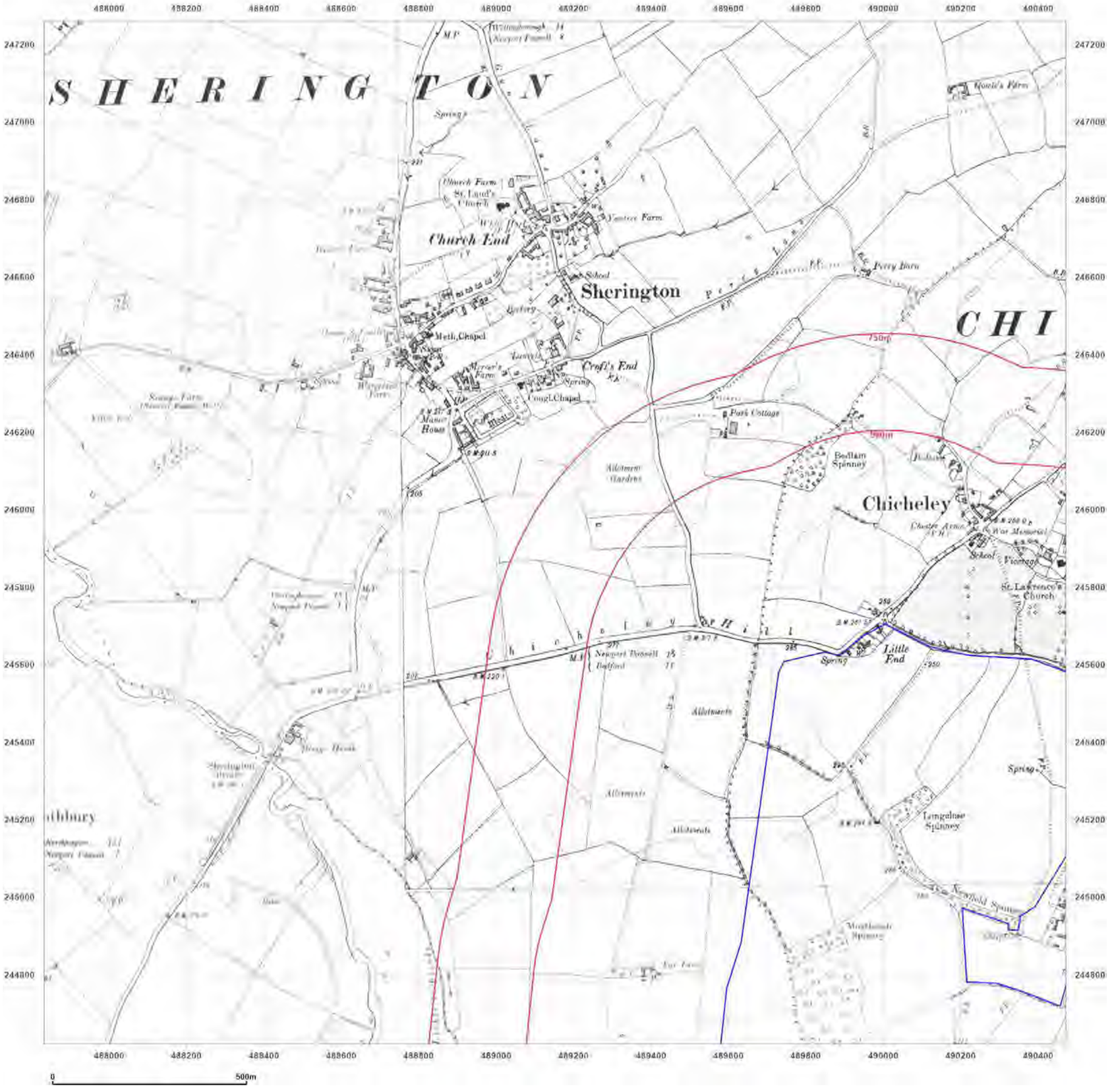
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_1_2
Grid Ref: 489151, 245942

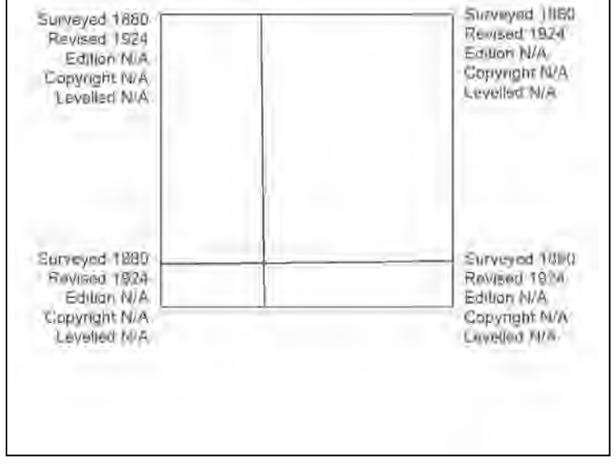
Map Name: County Series

Map date: **1924**

Scale: 1:10,560

Printed at: 1:10,560

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W E
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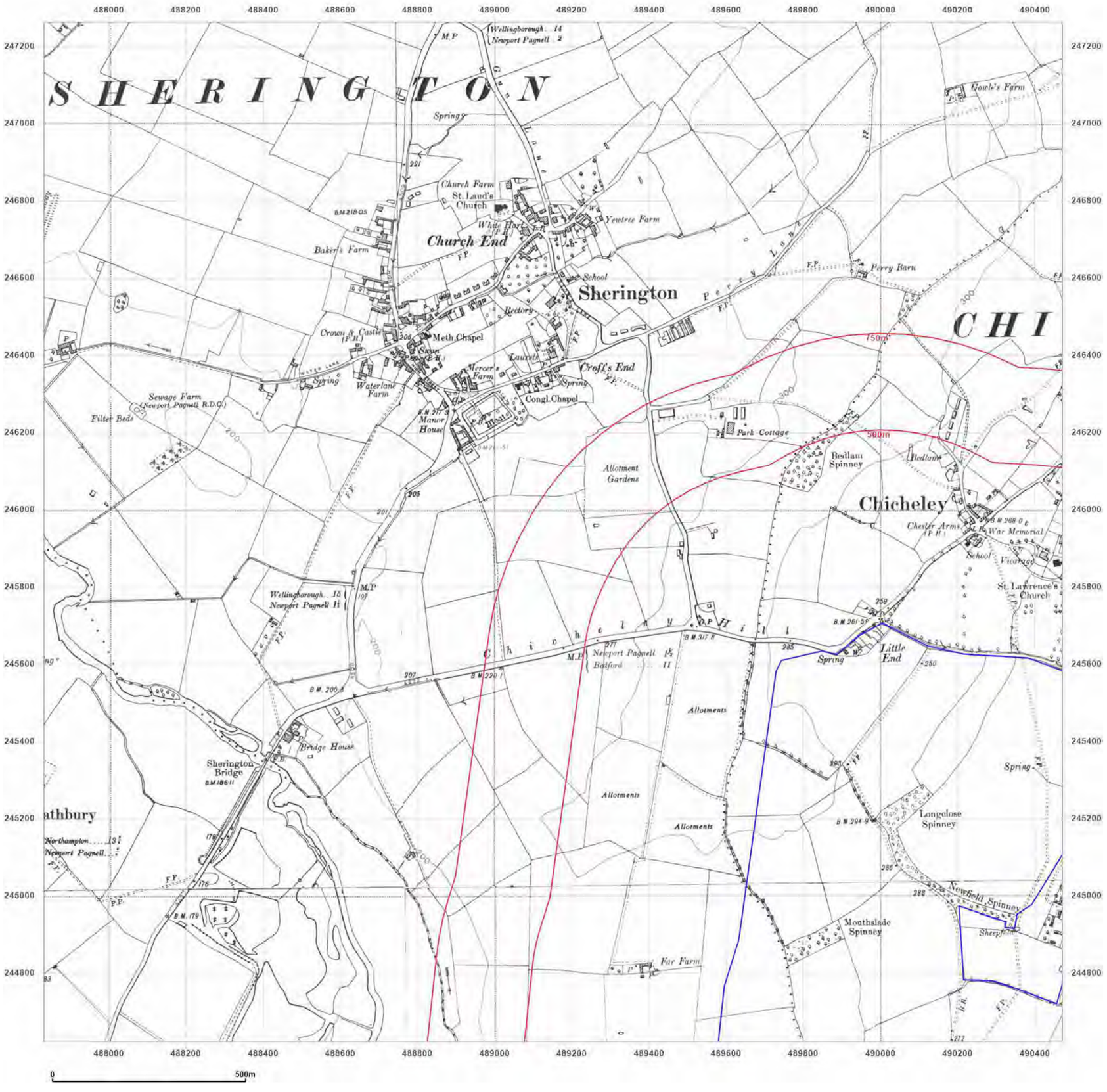
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_1_2
Grid Ref: 489151, 245942

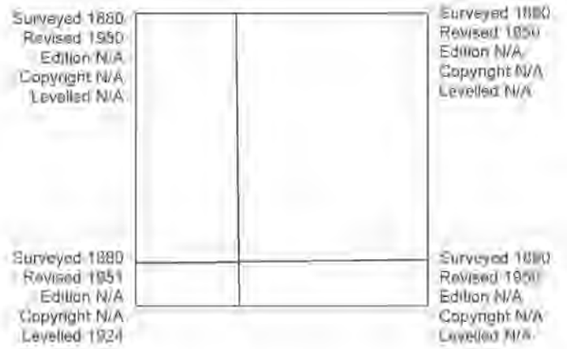
Map Name: County Series

Map date: **1950-1951**

Scale: 1:10,560

Printed at: 1:10,560

N
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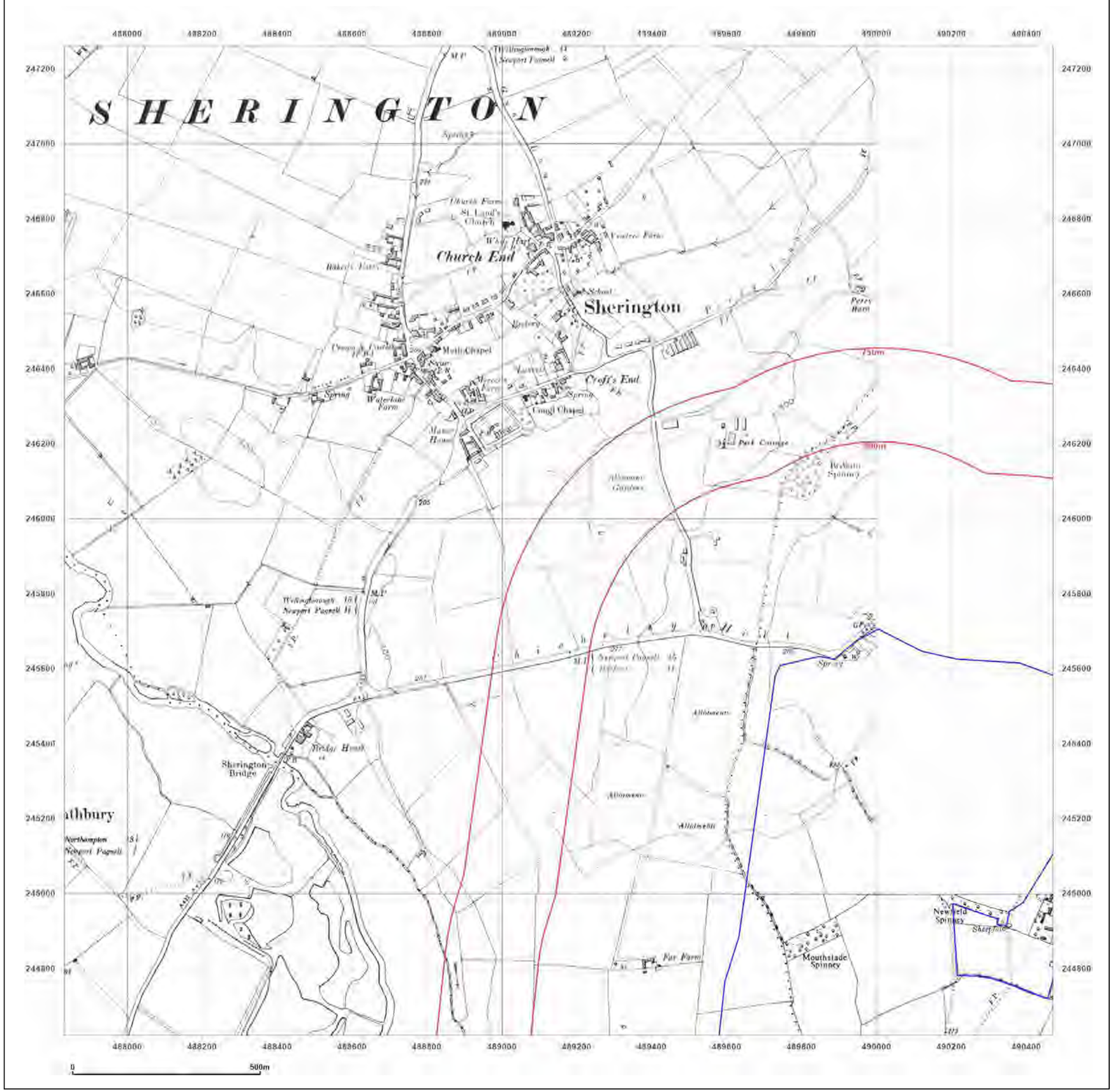
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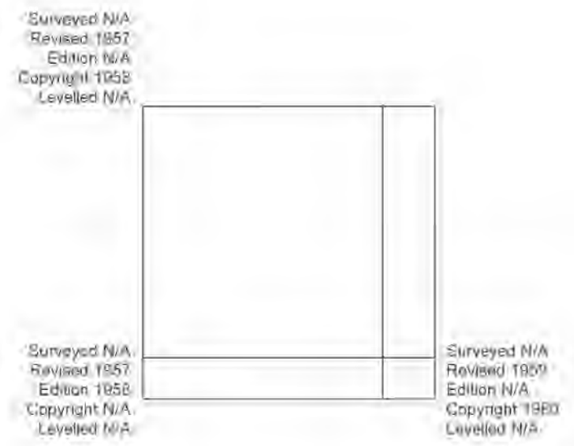
Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_1_2
Grid Ref: 489151, 245942

Map Name: Provisional
Map date: **1958-1960**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
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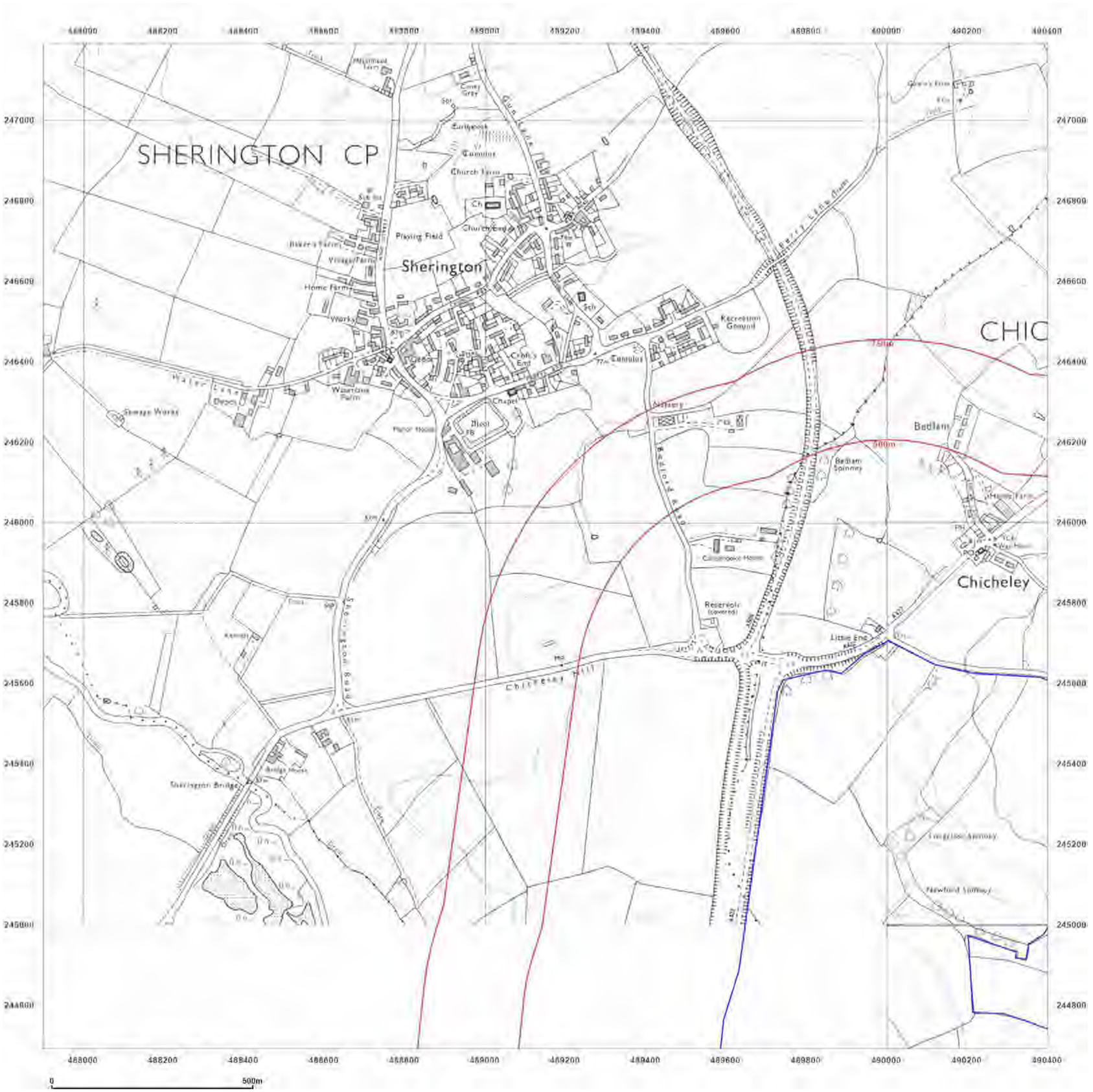
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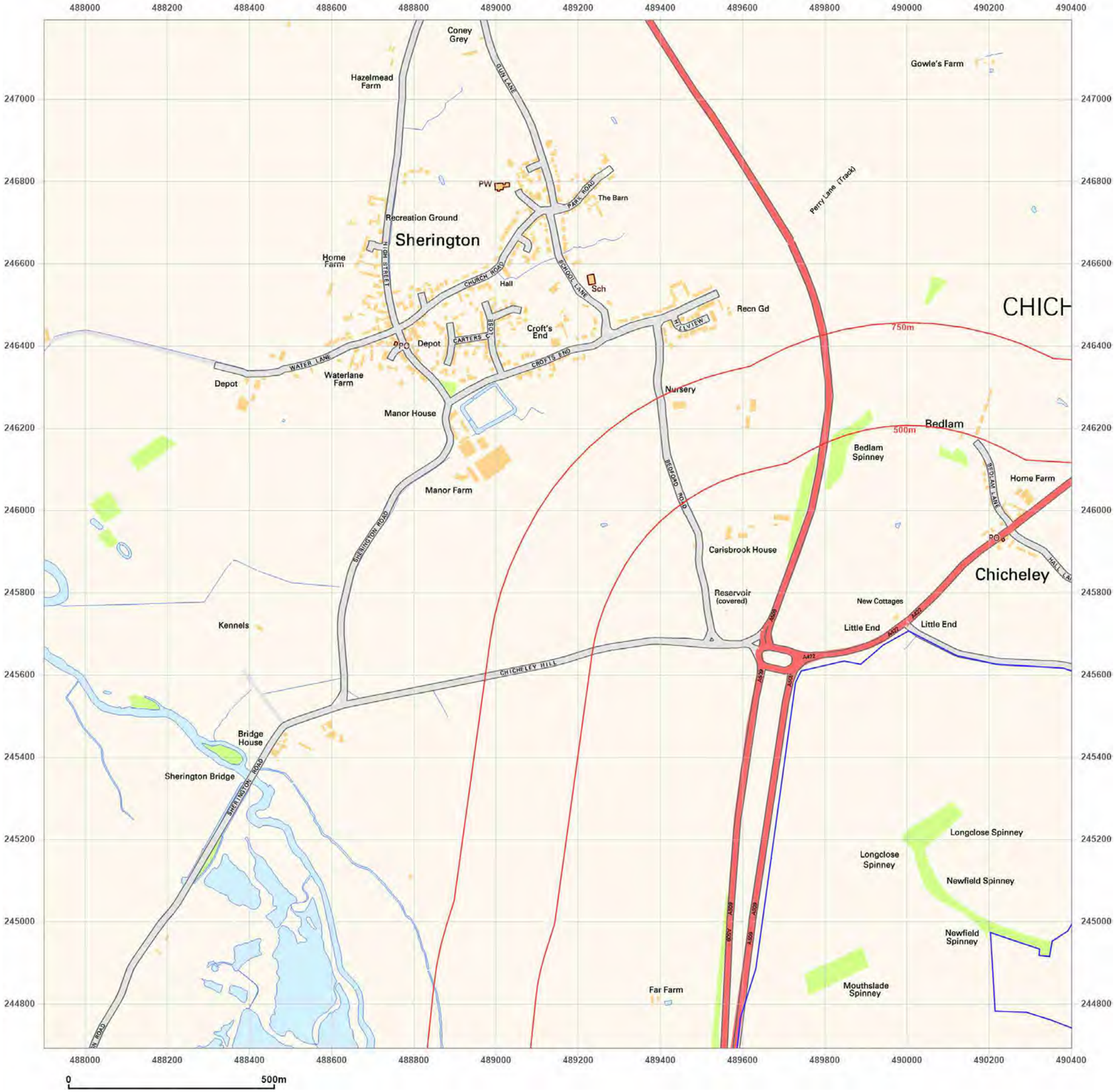
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SHERINGTON CP
Sherington
CHIC
Chicheley
Playing Field
Recreation Ground
Chapel
Manor House
Bedlam
Bedlam Spinney
Reservoir (covered)
Little End
Chicheley Hill
Sherington Bridge
Sewage Works
Home Farm
Waterloo Farm
Church Farm
Church End
Village Farm
Baker's Farm
Cemetery
Tumulus
Pond
Works
Chalk Pit
Bridge House
Cottages
Farm
Ford
Track
Footpath
Public Footpath
Bridleway
Byway Open to All Traffic
Telegraph Poles
Electricity Transmission Line
Gas Transmission Line
Water Transmission Line
Water Course
Water Tank
Spring
Well
Sluice
Sluice Gate
Weir
Boundary Stone
Milestone
Milepost
Sub Station
Kennels
Pumping Station
Reservoir
Mast
Mast (Radio)
Mast (Telecommunications)
Mast (Telephone)
Mast (Television)
Mast (Transmitting)
Mast (Wireless)
Mast (Windsock)
Mast (Windsock with Light)
Mast (Windsock with Obstruction Light)
Mast (Windsock with Obstruction Light and Fog Signal)
Mast (Windsock with Obstruction Light and Fog Signal and Radio)
Mast (Windsock with Obstruction Light and Fog Signal and Radio and Telecommunications)
Mast (Windsock with Obstruction Light and Fog Signal and Radio and Telecommunications and Telephone)
Mast (Windsock with Obstruction Light and Fog Signal and Radio and Telecommunications and Telephone and Television)
Mast (Windsock with Obstruction Light and Fog Signal and Radio and Telecommunications and Telephone and Television and Transmitting)
Mast (Windsock with Obstruction Light and Fog Signal and Radio and Telecommunications and Telephone and Television and Transmitting and Wireless)
Mast (Windsock with Obstruction Light and Fog Signal and Radio and Telecommunications and Telephone and Television and Transmitting and Wireless and Windsock)
Mast (Windsock with Obstruction Light and Fog Signal and Radio and Telecommunications and Telephone and Television and Transmitting and Wireless and Windsock and Windsock with Light)
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Mast (Windsock with Obstruction Light and Fog Signal and Radio and Telecommunications and Telephone and Television and Transmitting and Wireless and Windsock and Windsock with Light and



Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_1_2
Grid Ref: 489151, 245942

Map Name: National Grid
Map date: **2001**
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S

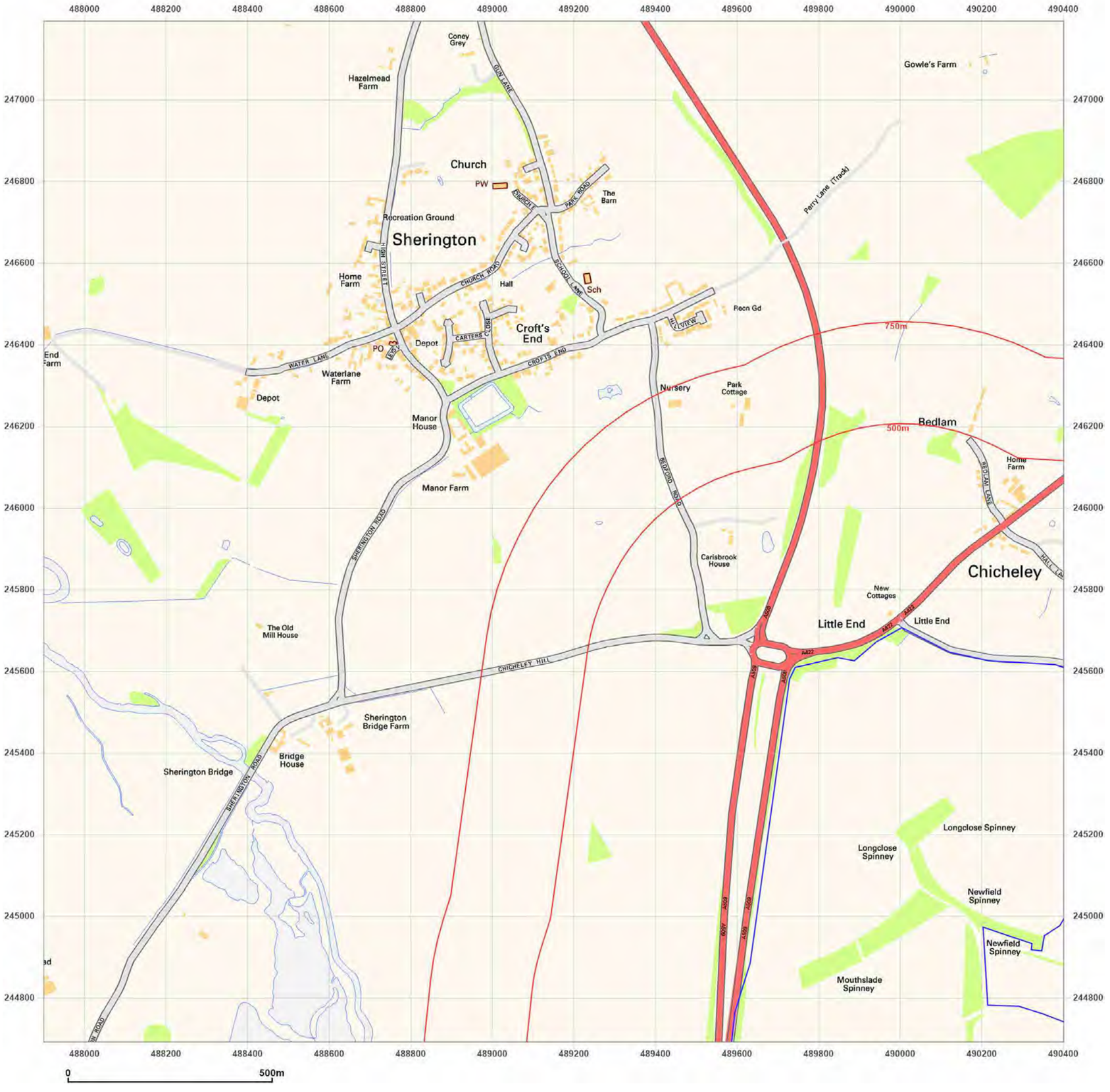
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_1_2
Grid Ref: 489151, 245942

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S



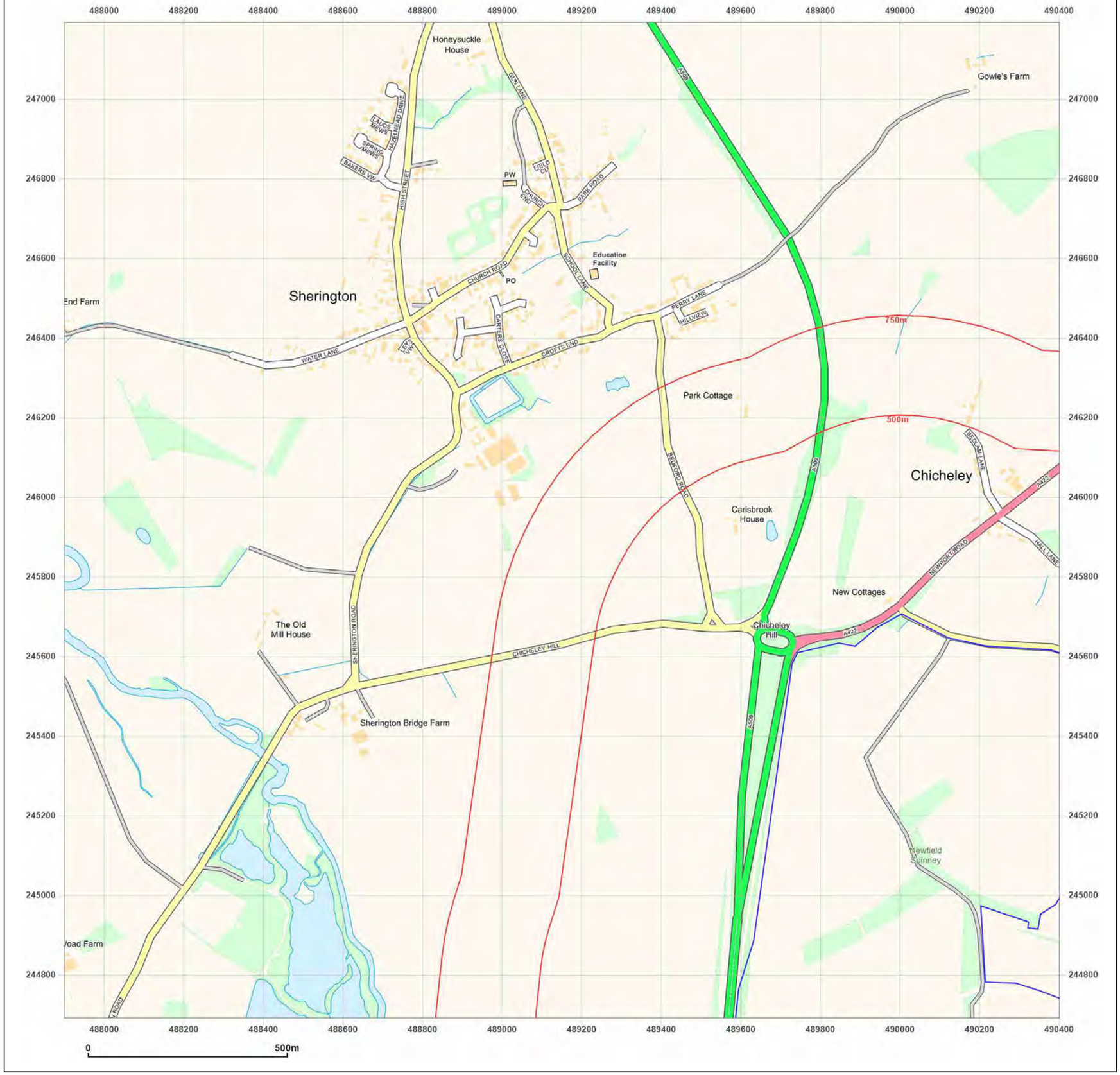
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_1_2
Grid Ref: 489151, 245942

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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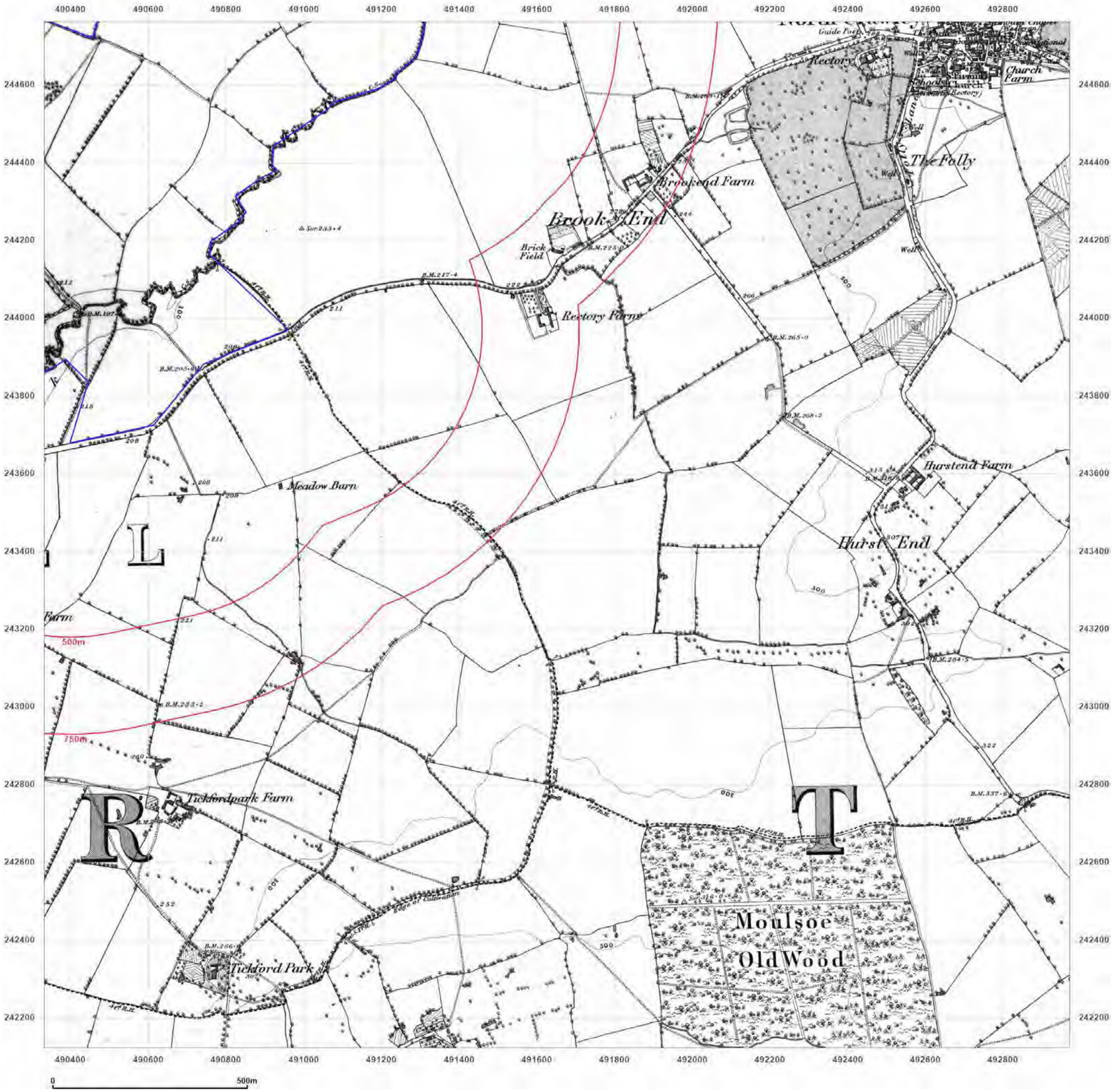
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

Map Name: County Series

Map date: **1886**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1881
Revised N/A
Edition 1886
Copyright N/A
Levelled N/A

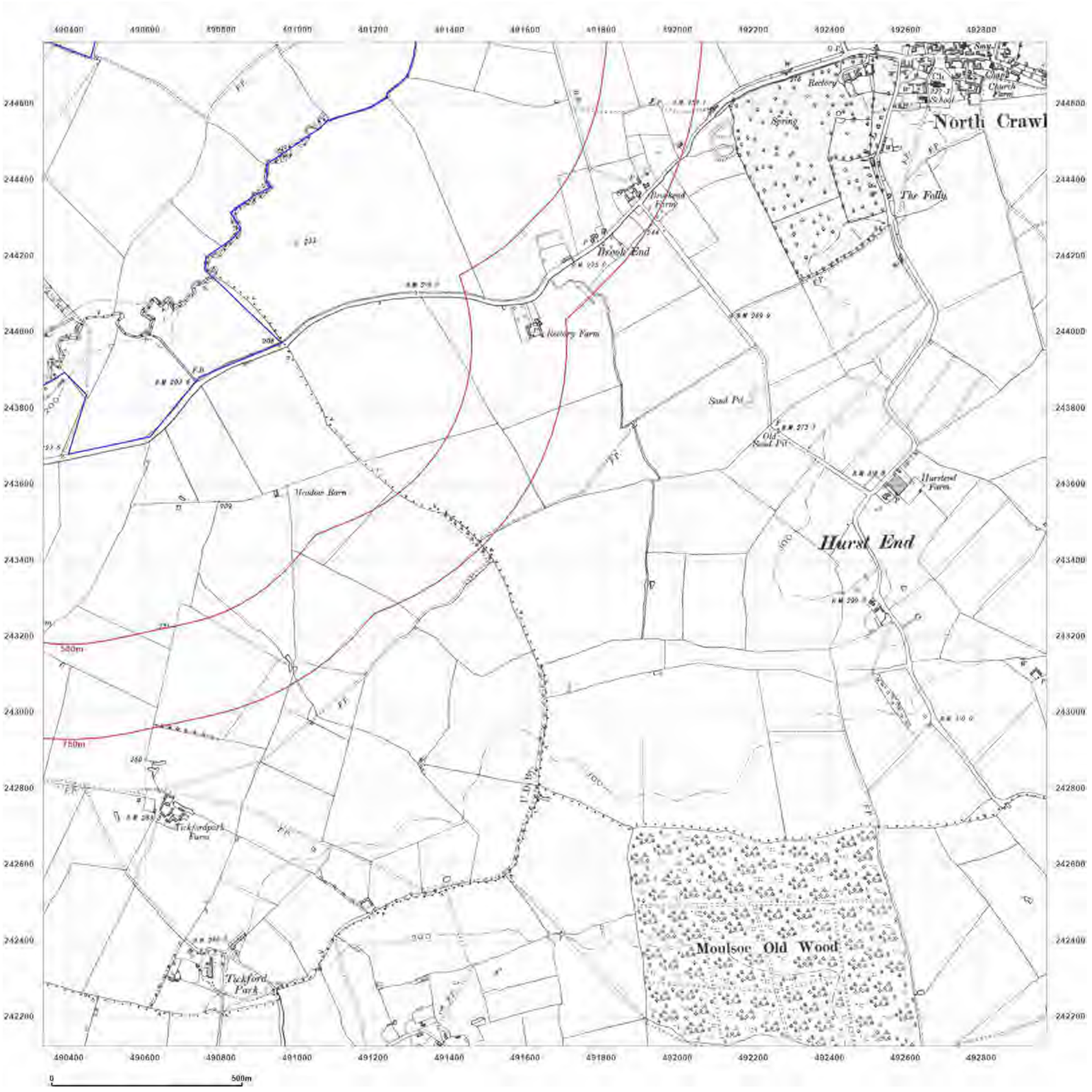
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

Map Name: County Series

Map date: **1899**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1861
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

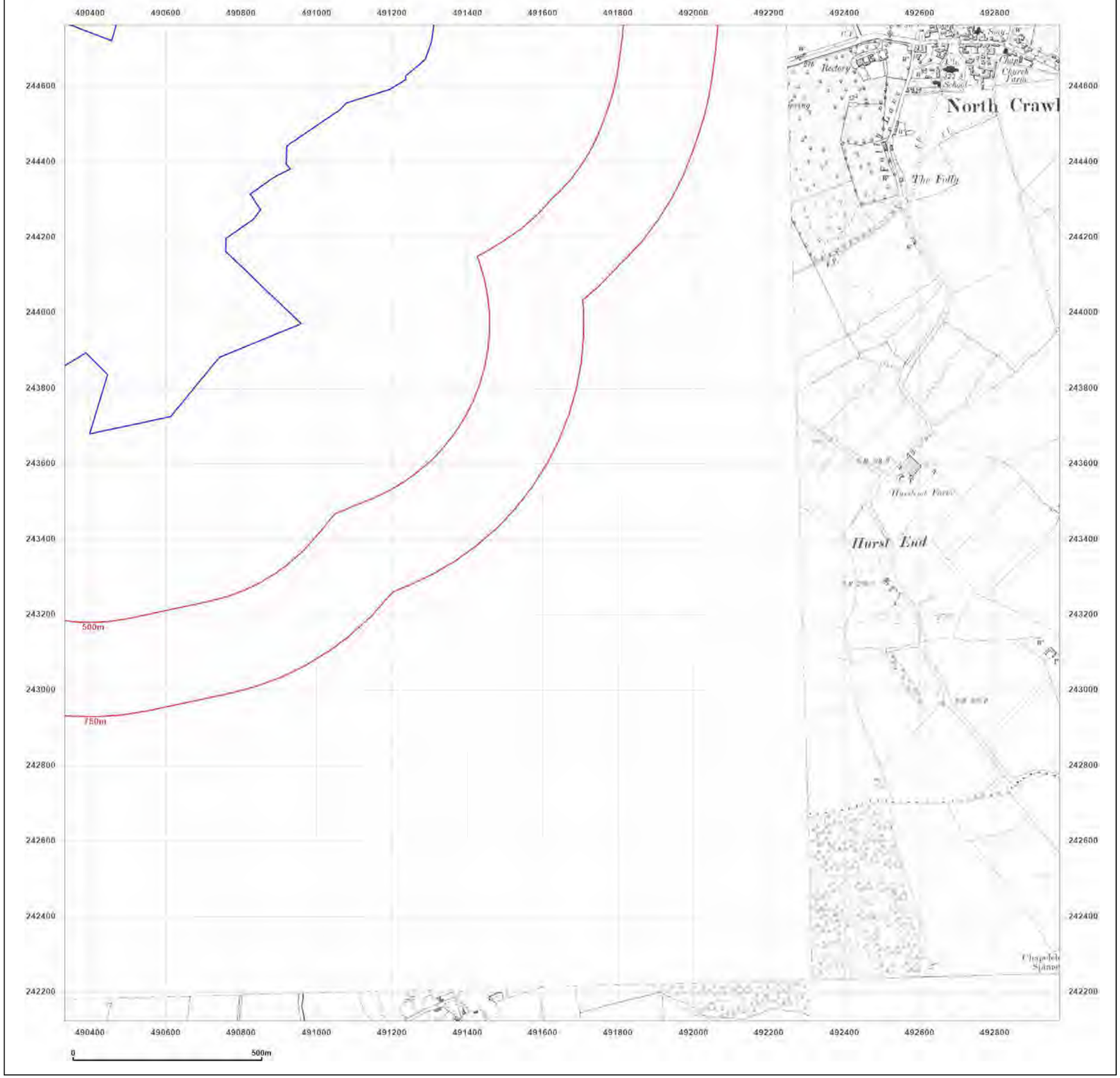
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

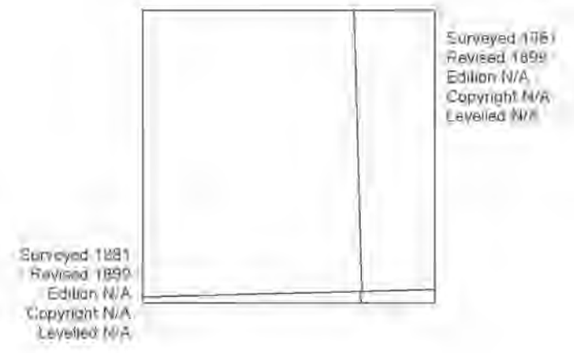
Map Name: County Series

Map date: **1899**

Scale: 1:10,560

Printed at: 1:10,560

N
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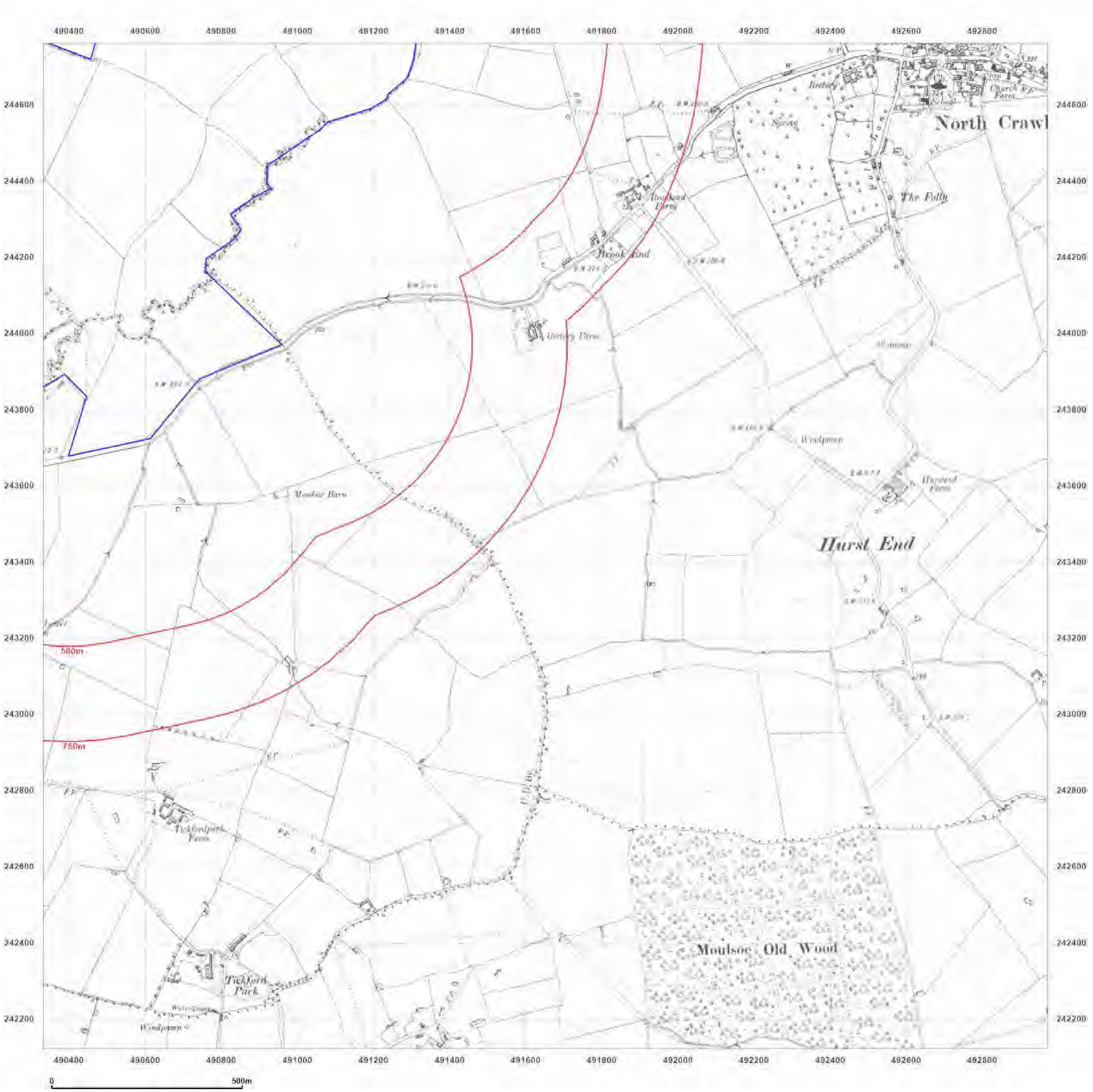
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

Map Name: County Series

Map date: **1924**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1880
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

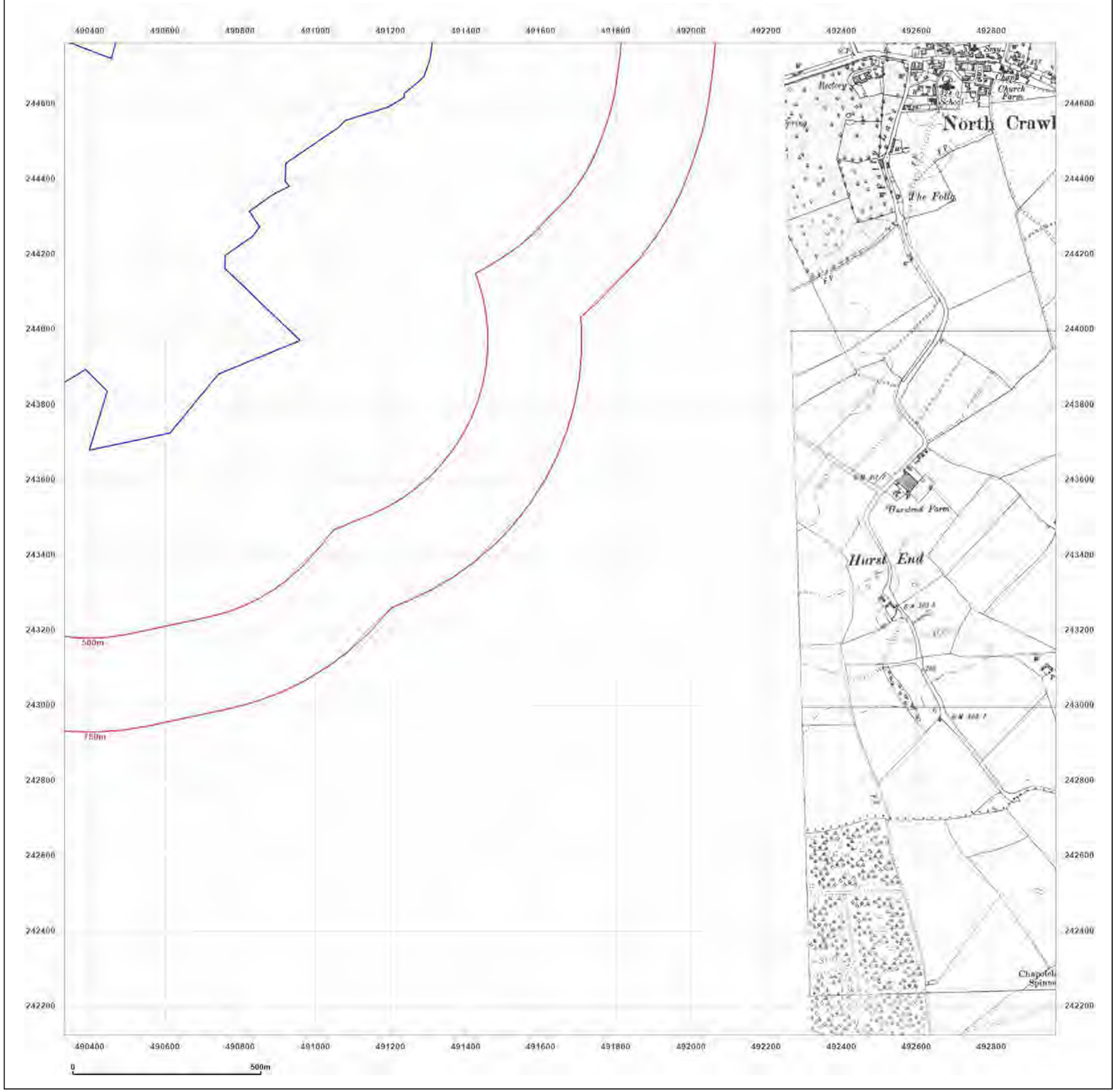
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

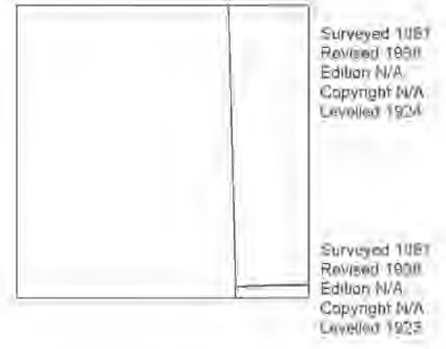
Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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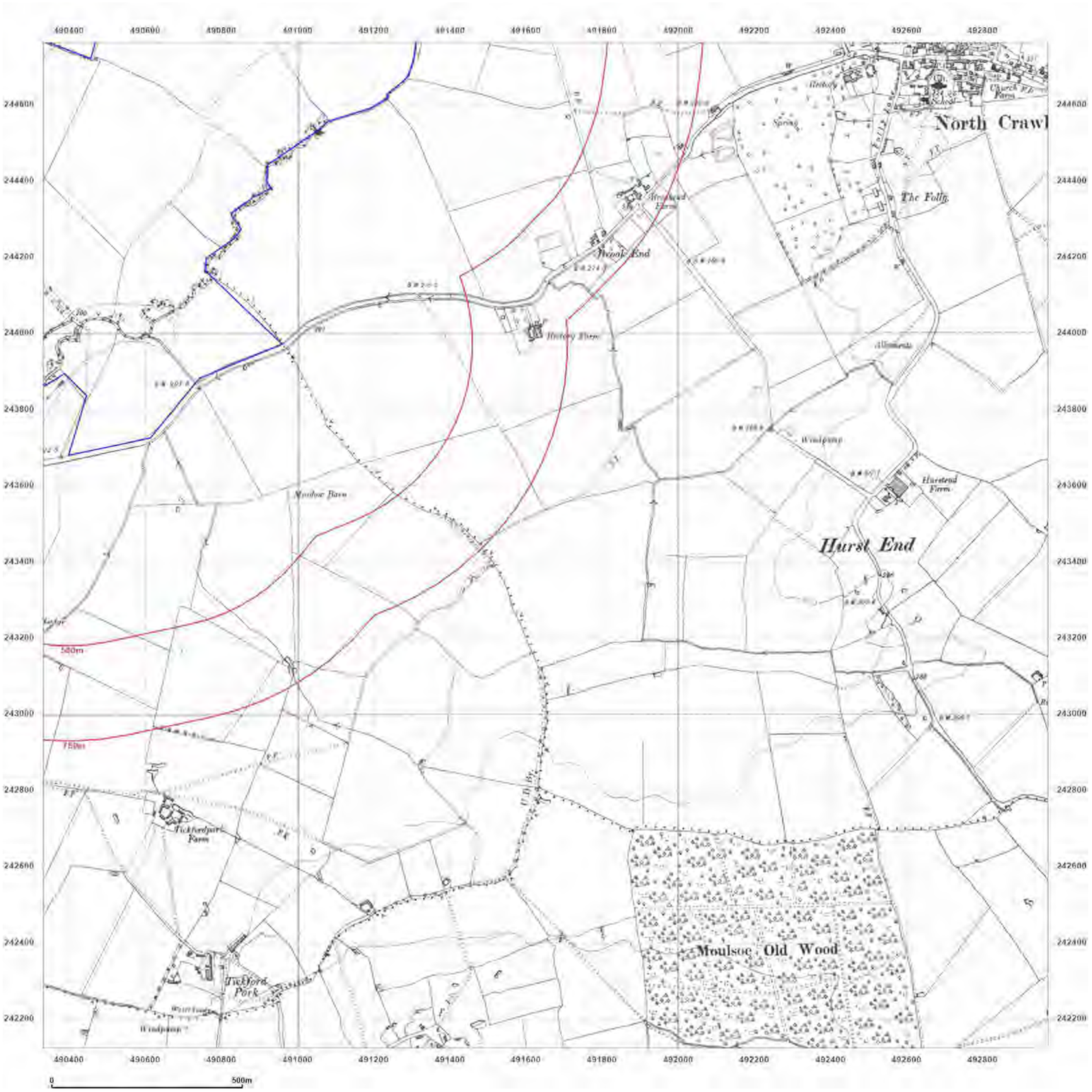
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

Map Name: County Series

Map date: **1950**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1880
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

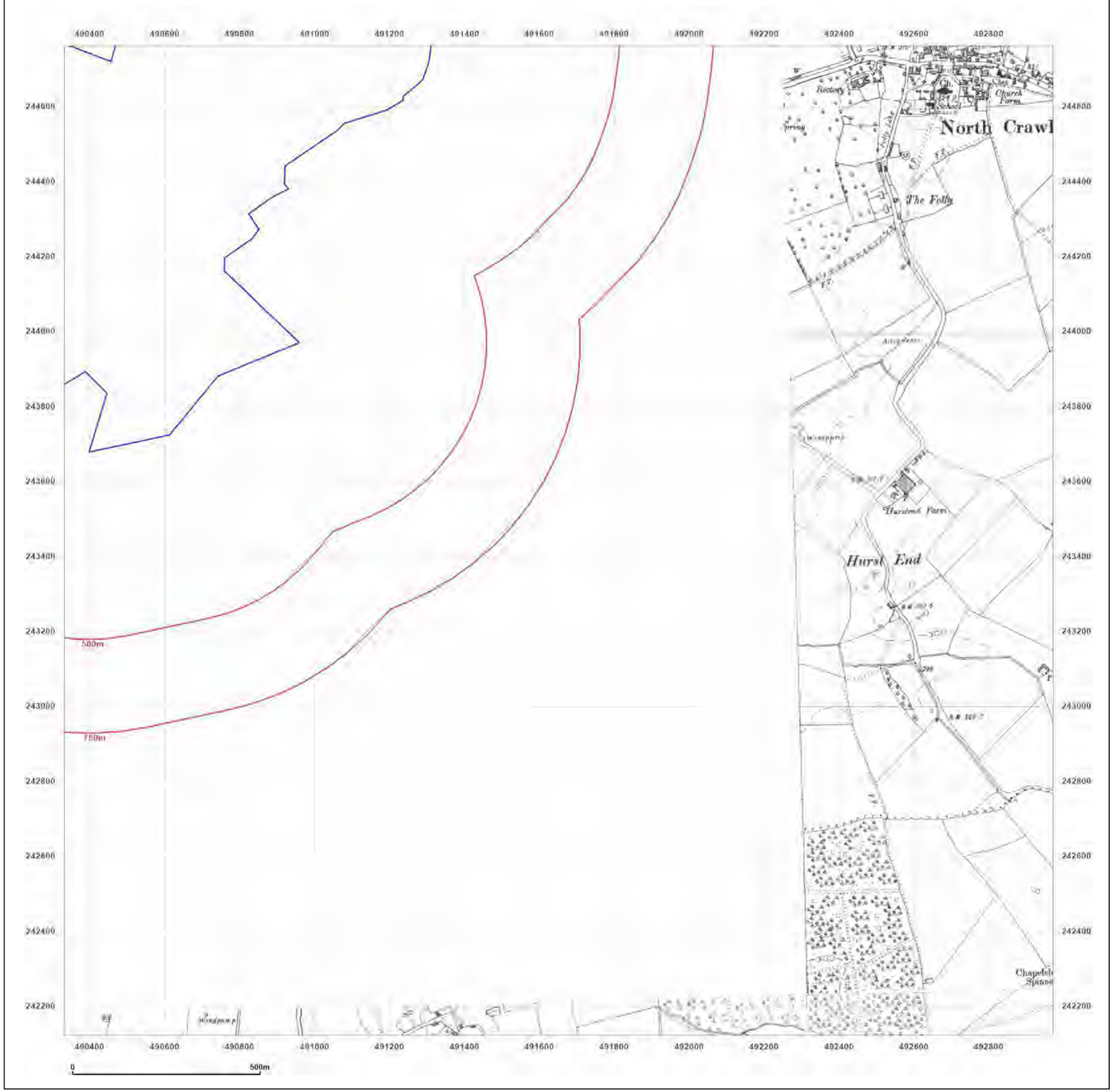
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

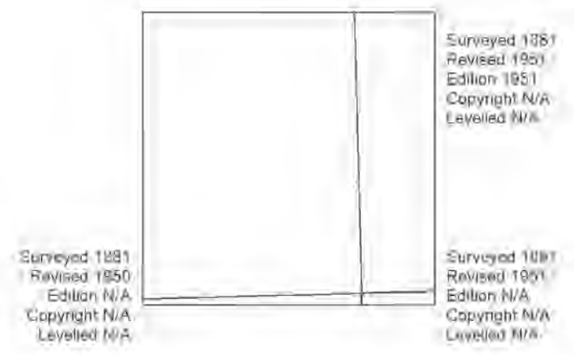
Map Name: County Series

Map date: **1950-1951**

Scale: 1:10,560

Printed at: 1:10,560

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W E
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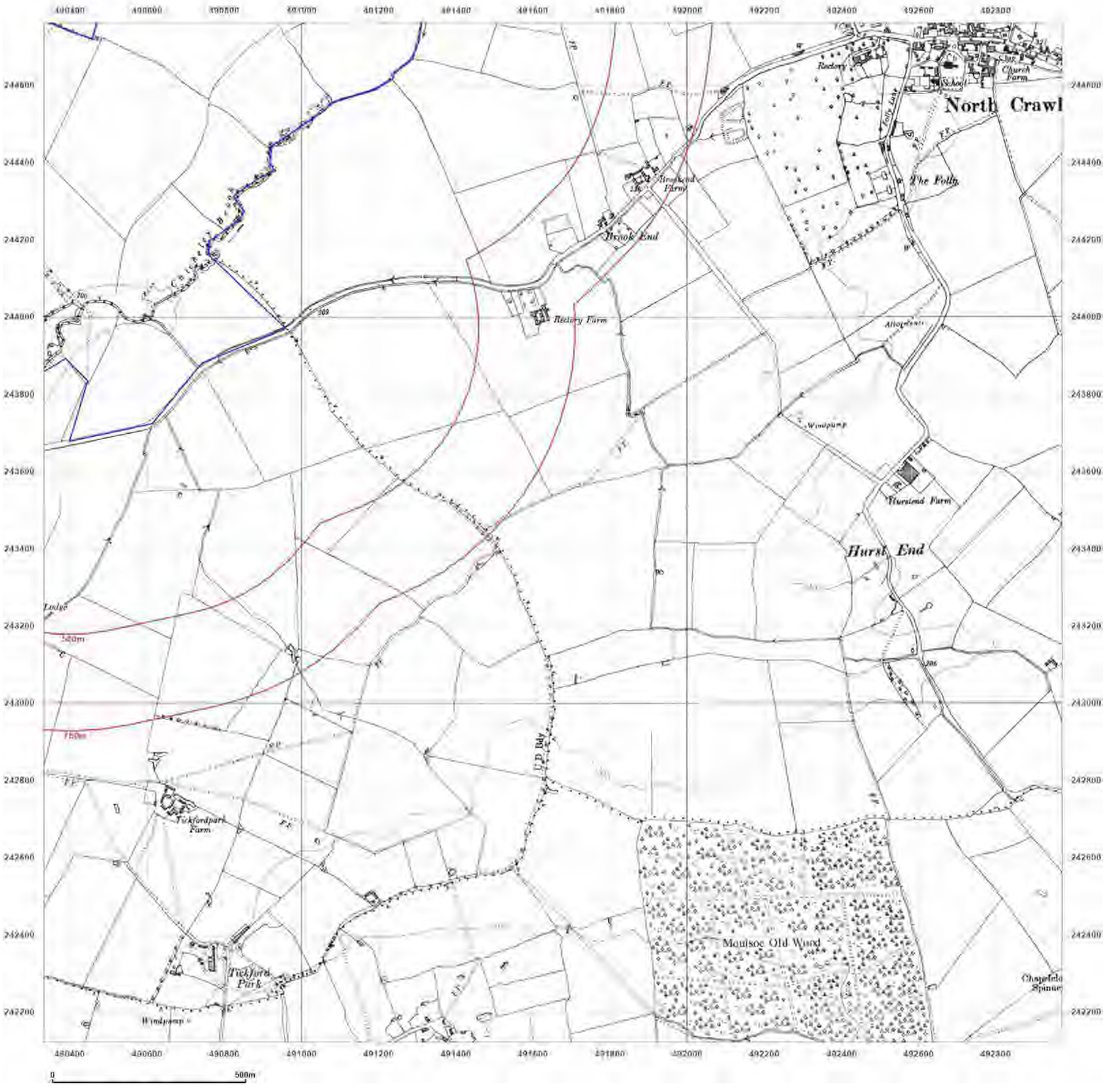
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

Map Name: Provisional
Map date: **1960**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed N/A
Revised 1958
Edition N/A
Copyright 1960
Levelled N/A

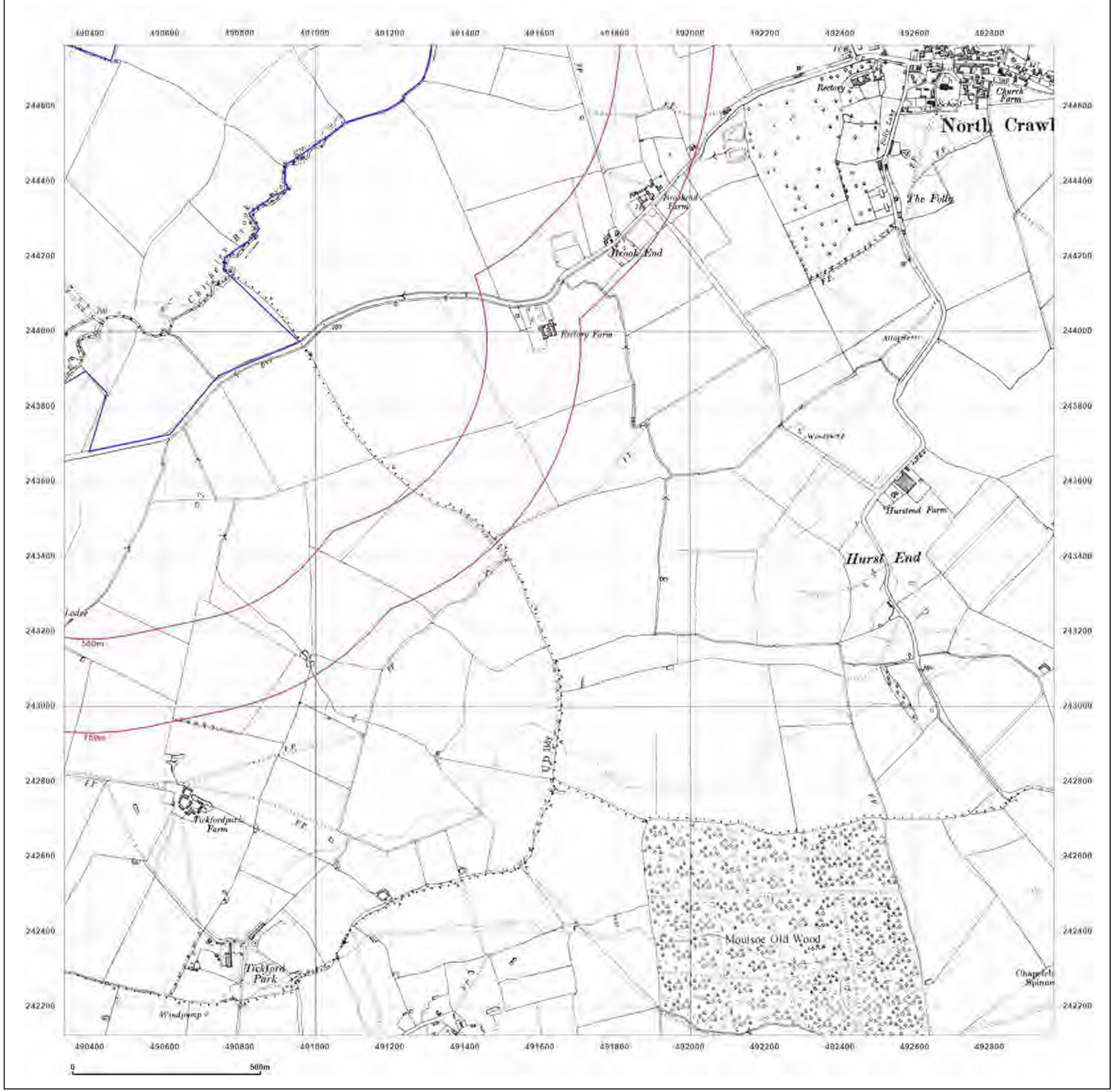
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Production date: 27 August 2024

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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

Map Name: Provisional
Map date: **1967**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
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Surveyed N/A
Revised 1967
Edition N/A
Copyright 1968
Levelled N/A

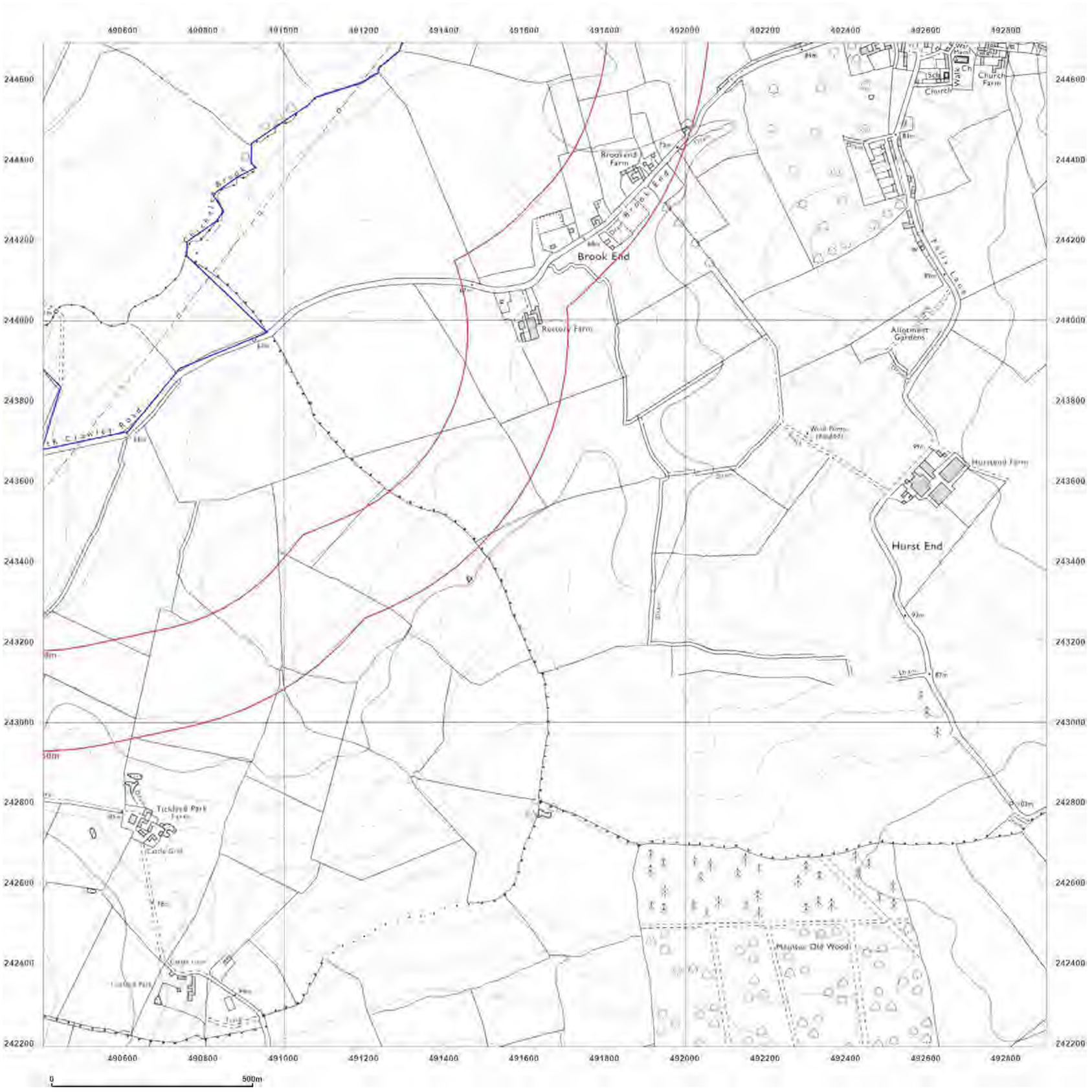
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

Map Name: National Grid

Map date: **1982**

Scale: 1:10,000

Printed at: 1:10,000

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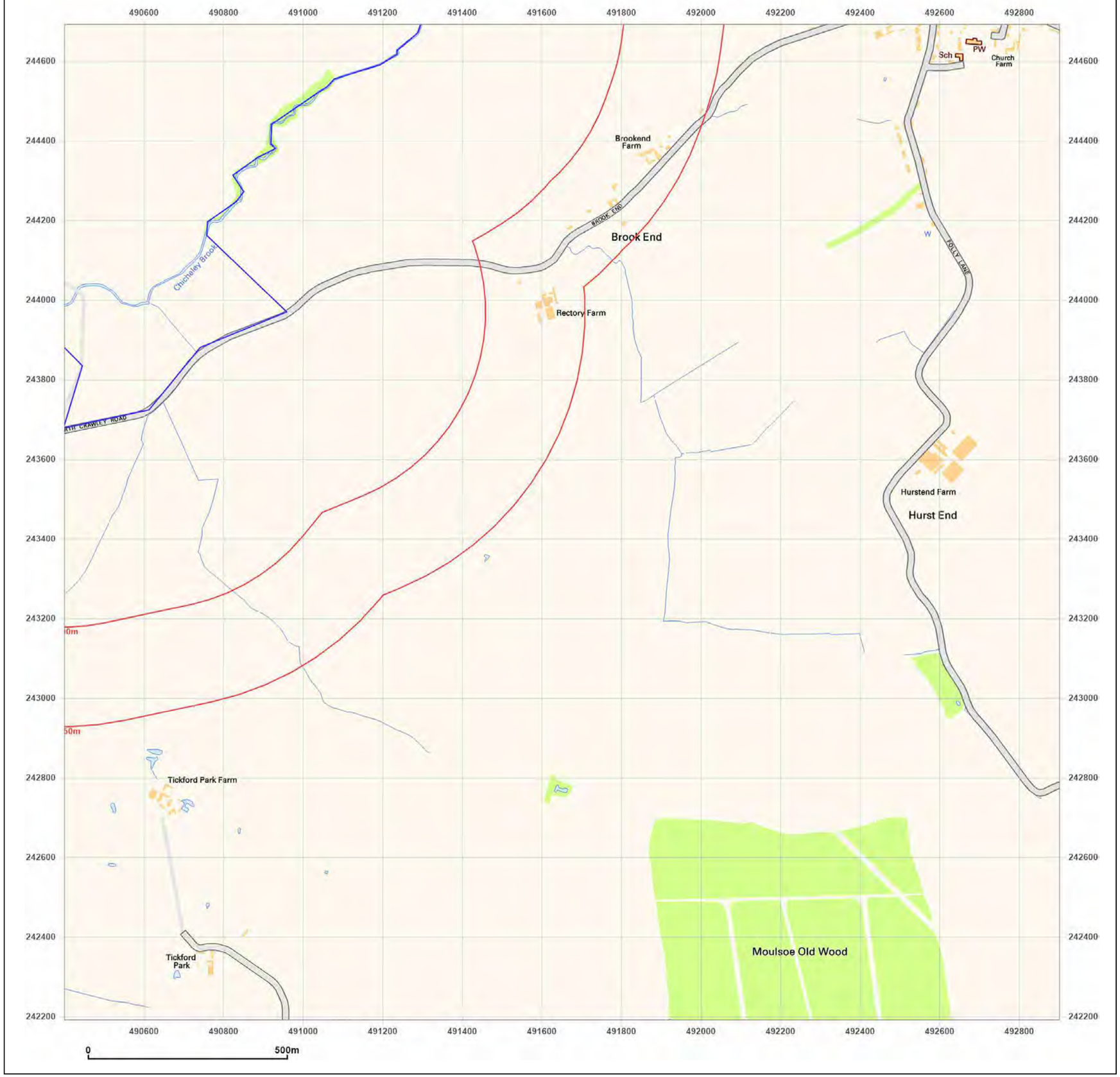
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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W E
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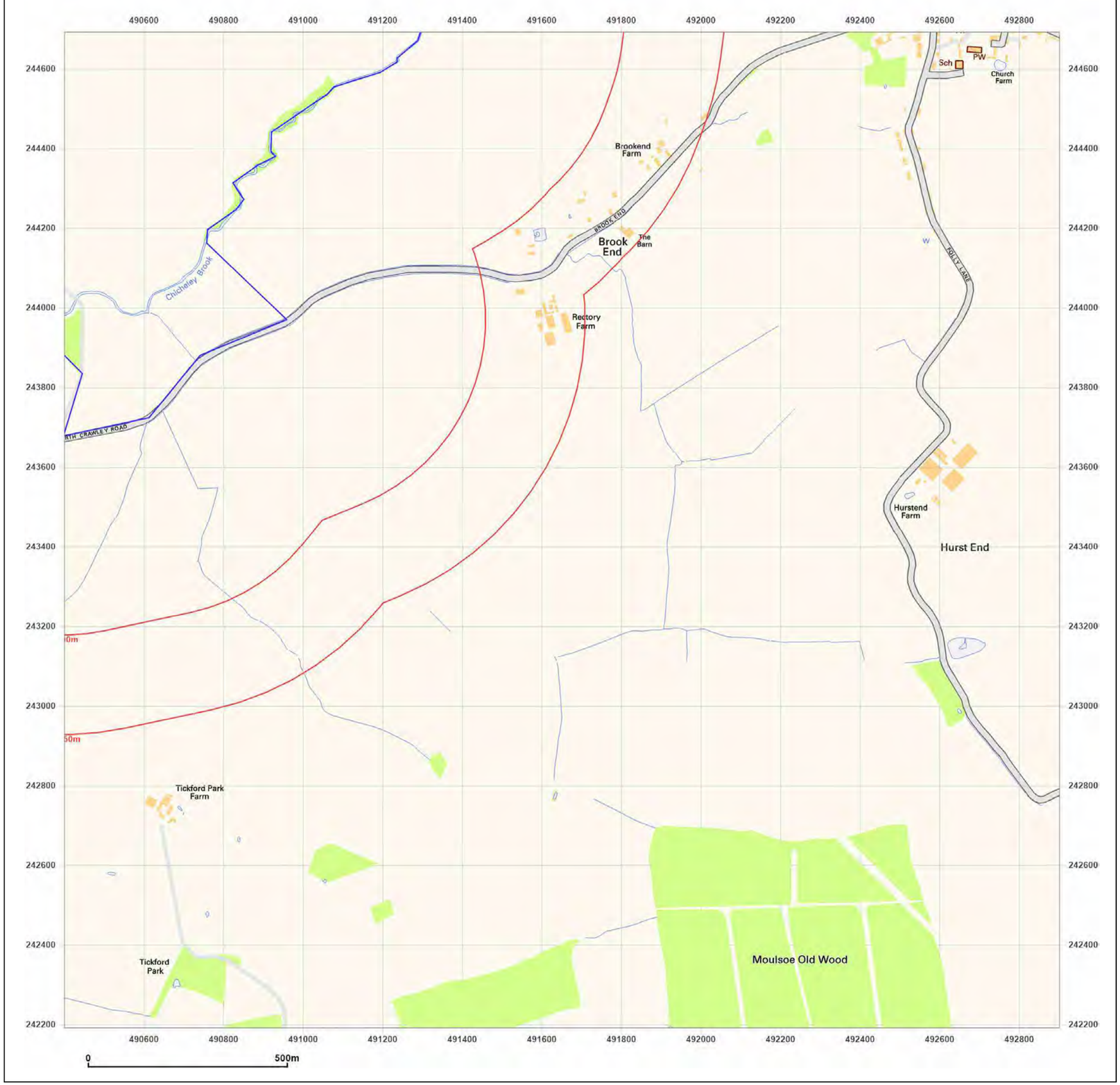
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

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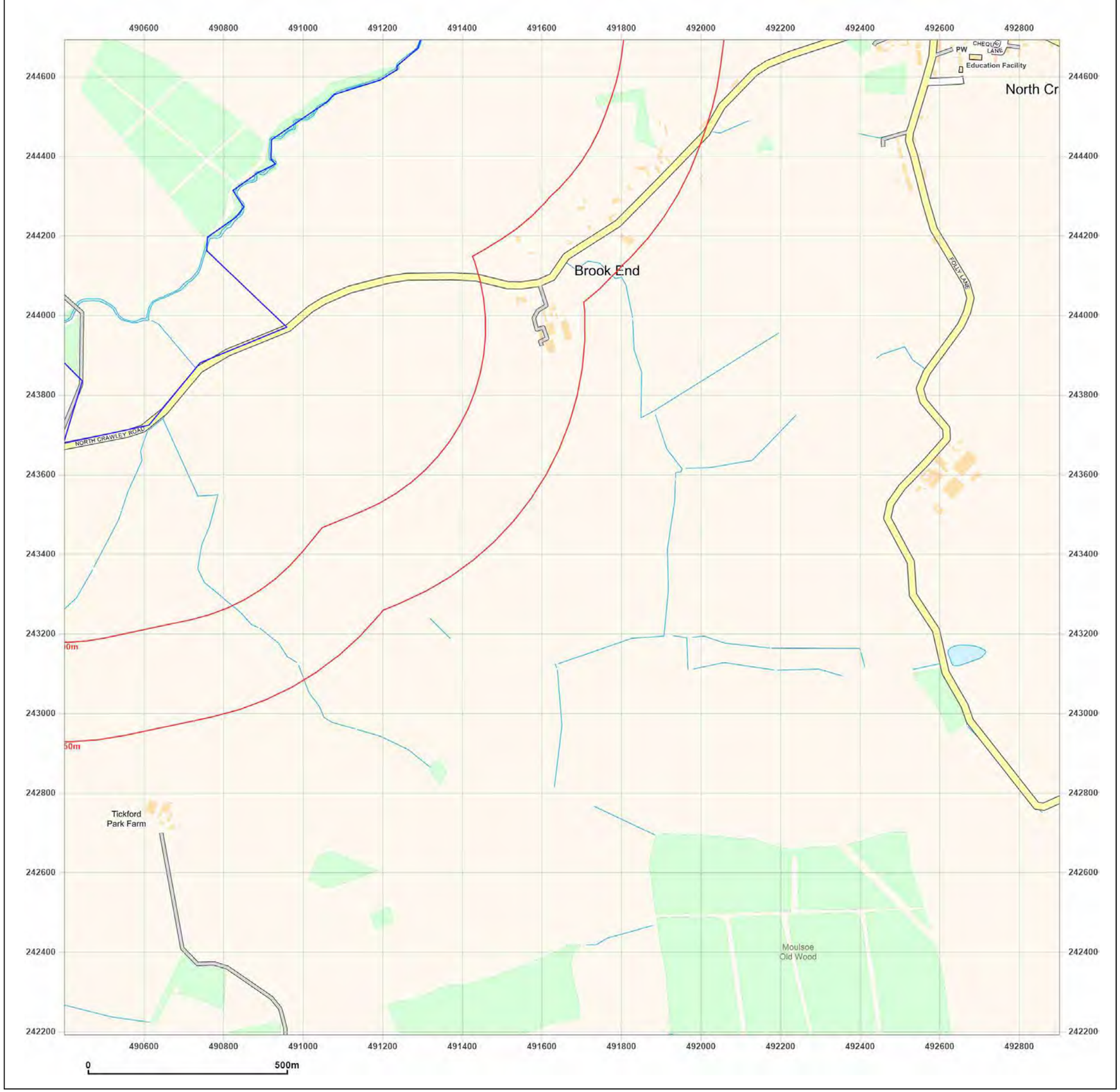
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_1
Grid Ref: 491651, 243442

Map Name: National Grid
Map date: **2024**
Scale: 1:10,000
Printed at: 1:10,000

N
W E
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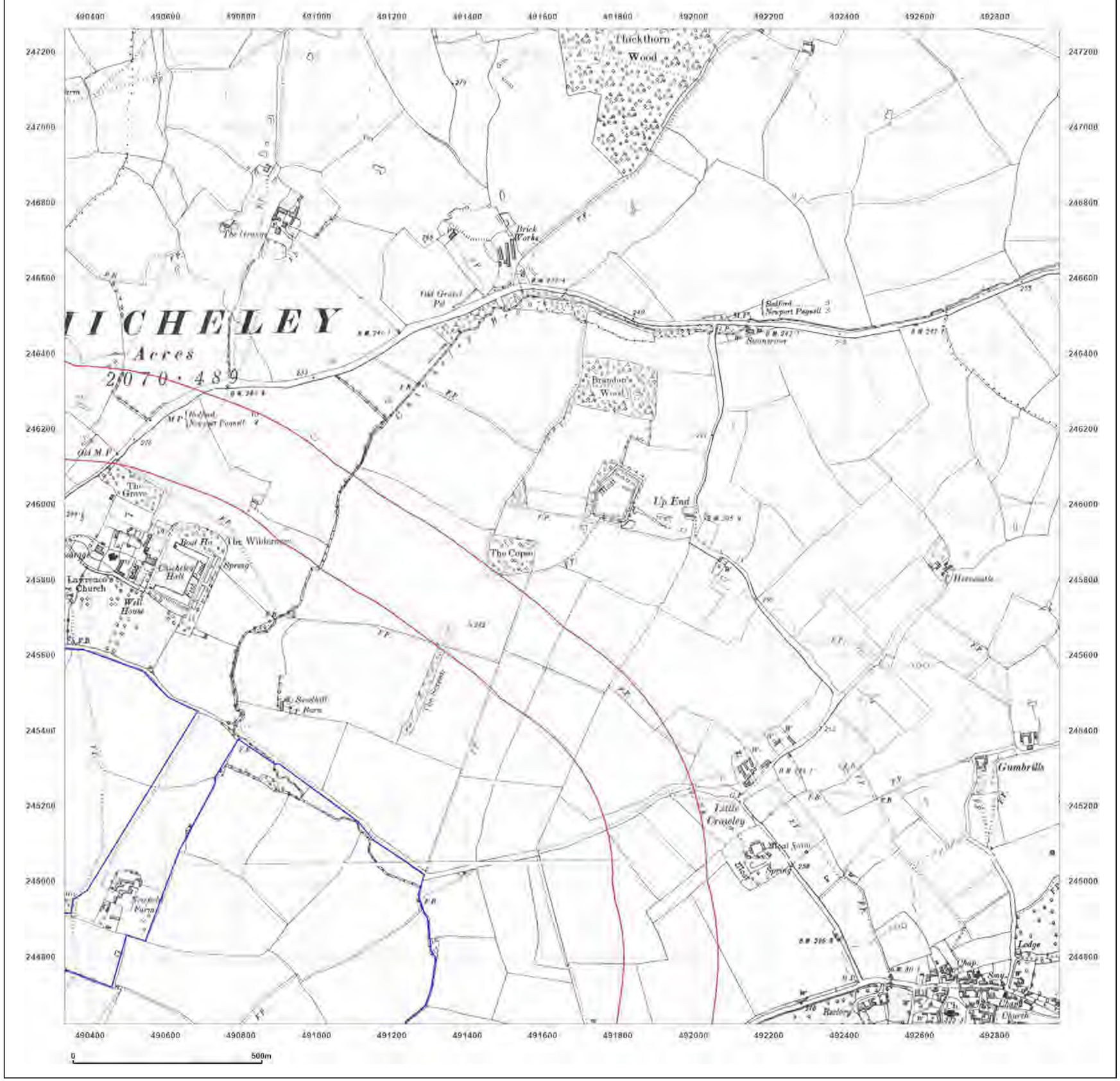
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

Map Name: County Series

Map date: **1899**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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~~Surveyed 1856~~
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

~~Surveyed 1881~~
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

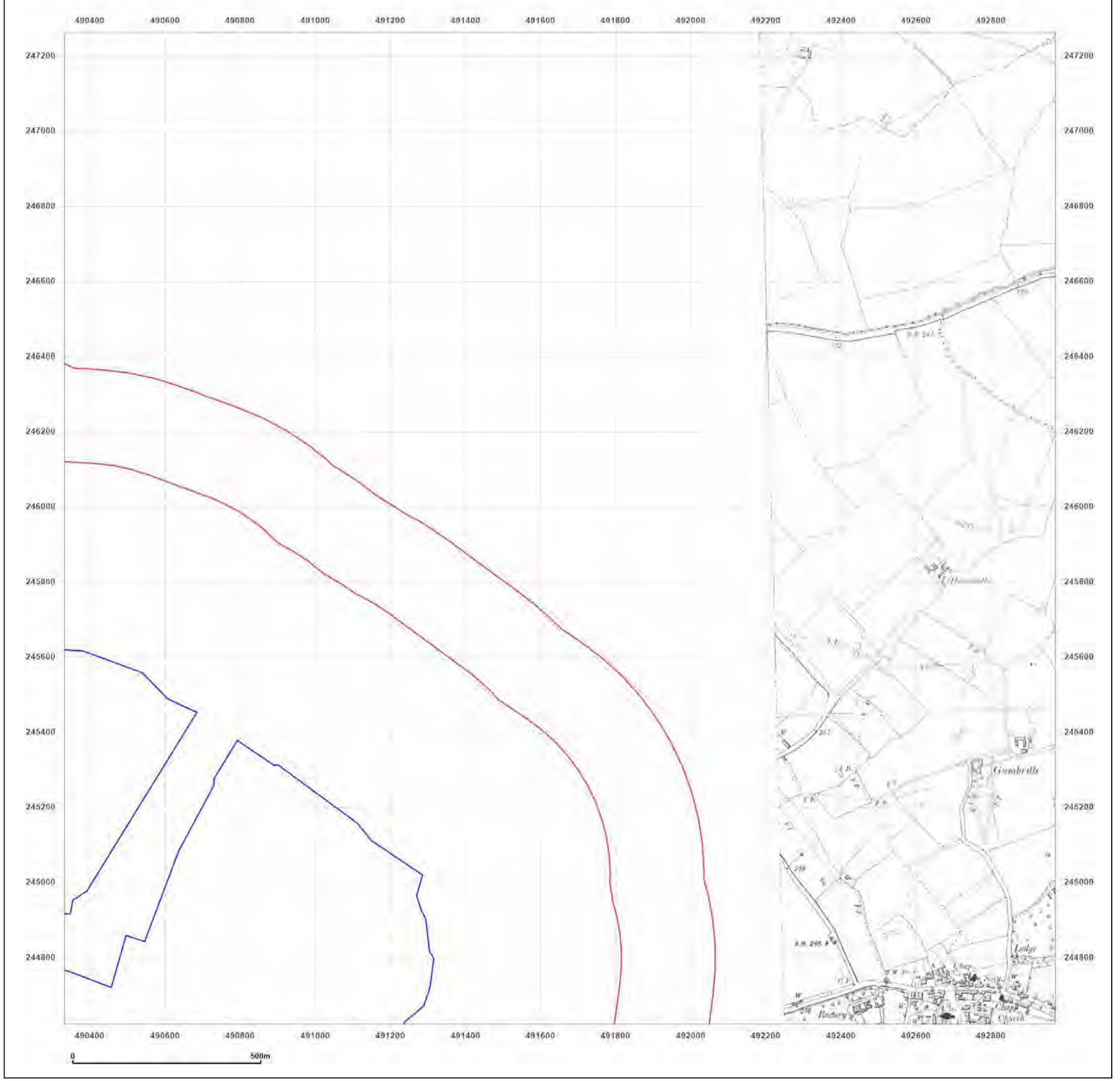
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Groundsure INSIGHTS

Site Details:

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Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

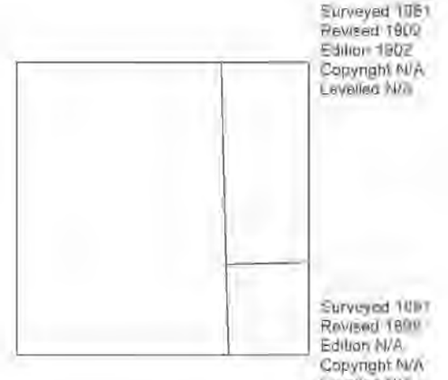
Map Name: County Series

Map date: **1899-1902**

Scale: 1:10,560

Printed at: 1:10,560

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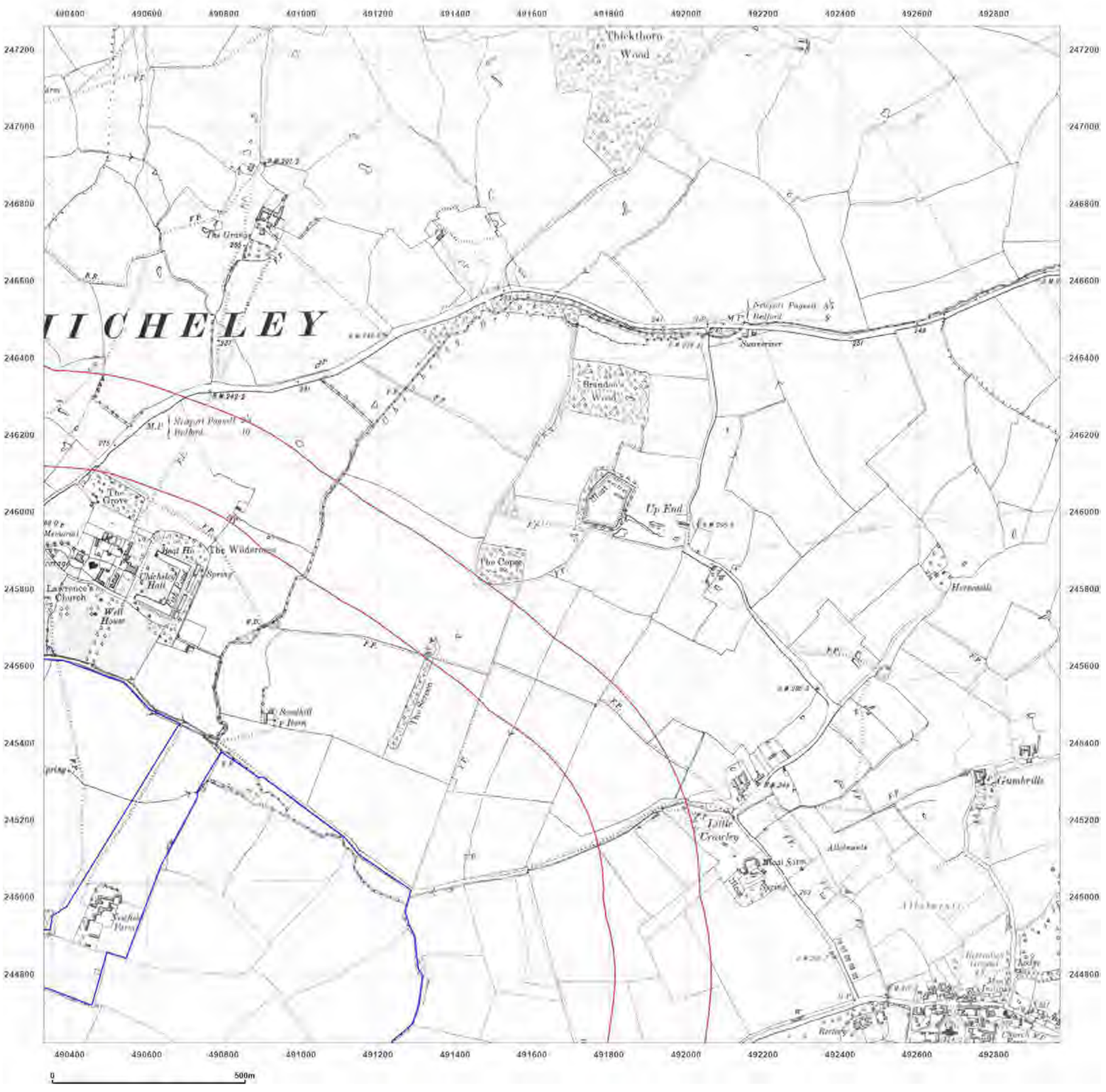
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

Map Name: County Series

Map date: **1924**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1880
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

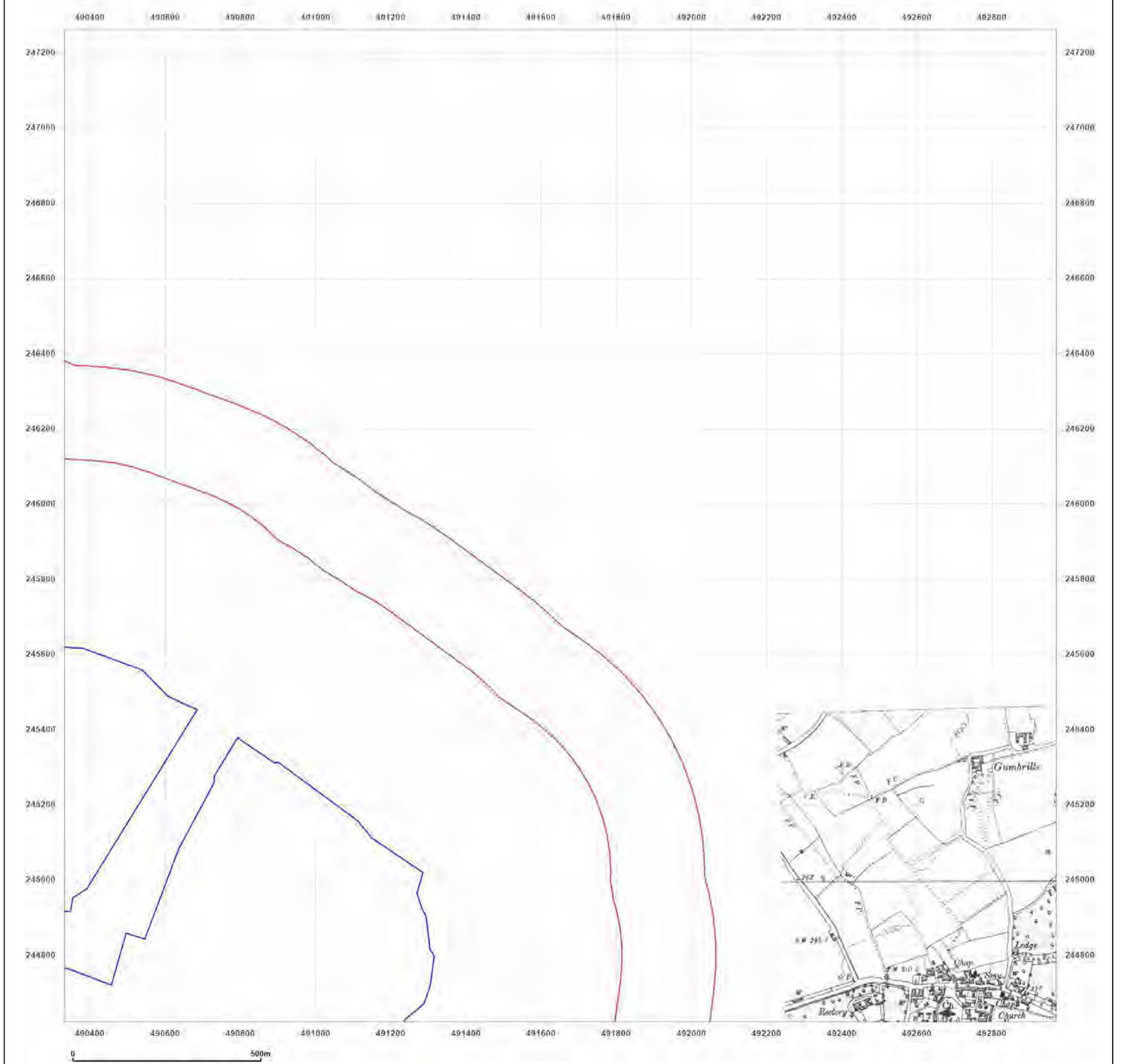
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

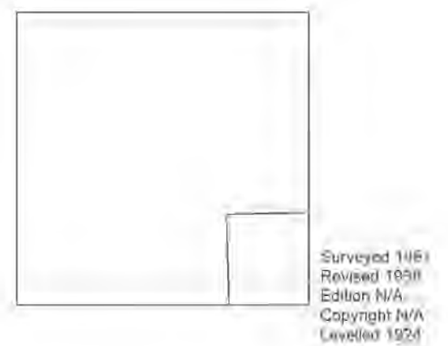
Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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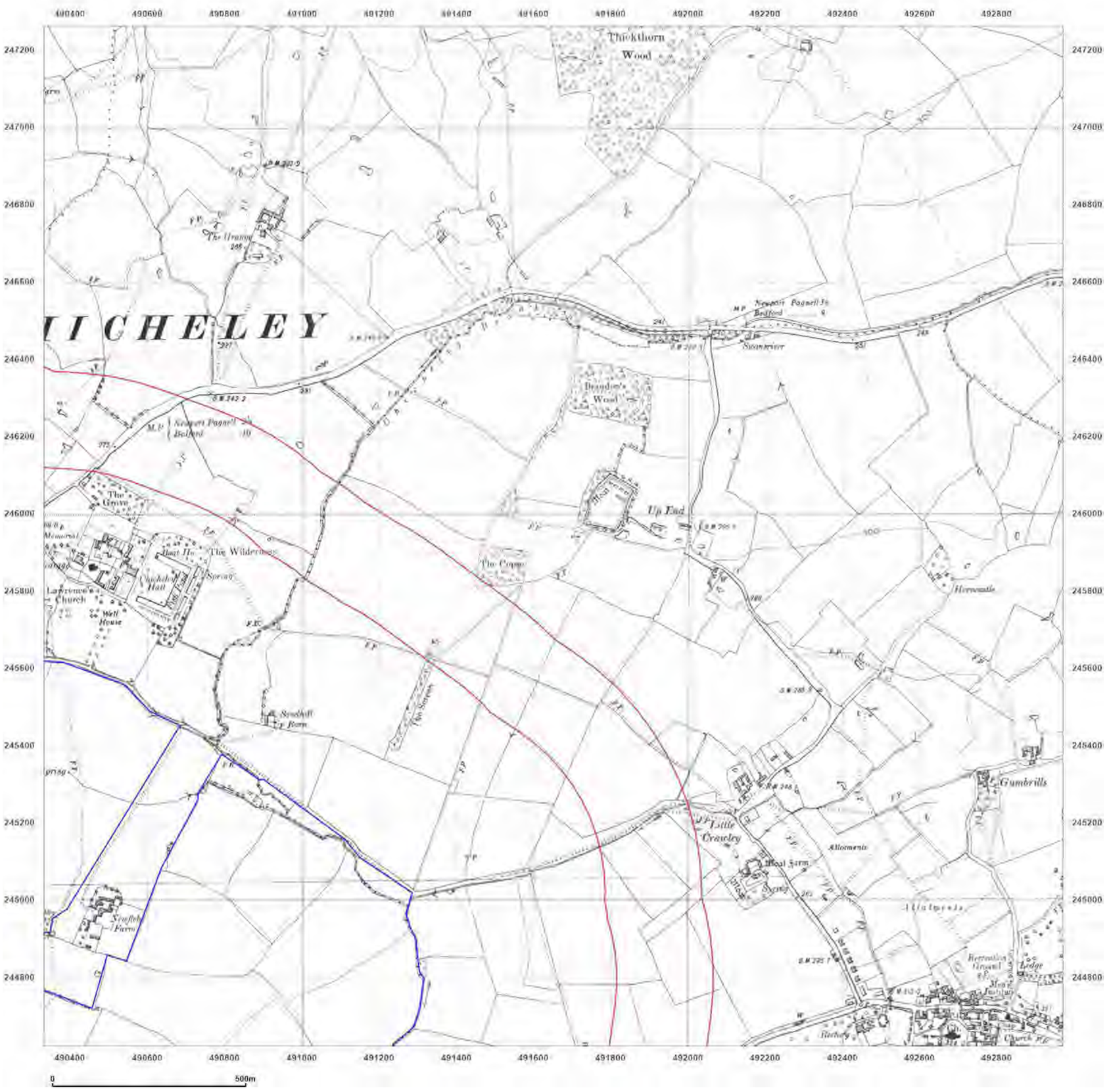
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

Map Name: County Series

Map date: **1950**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1880
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

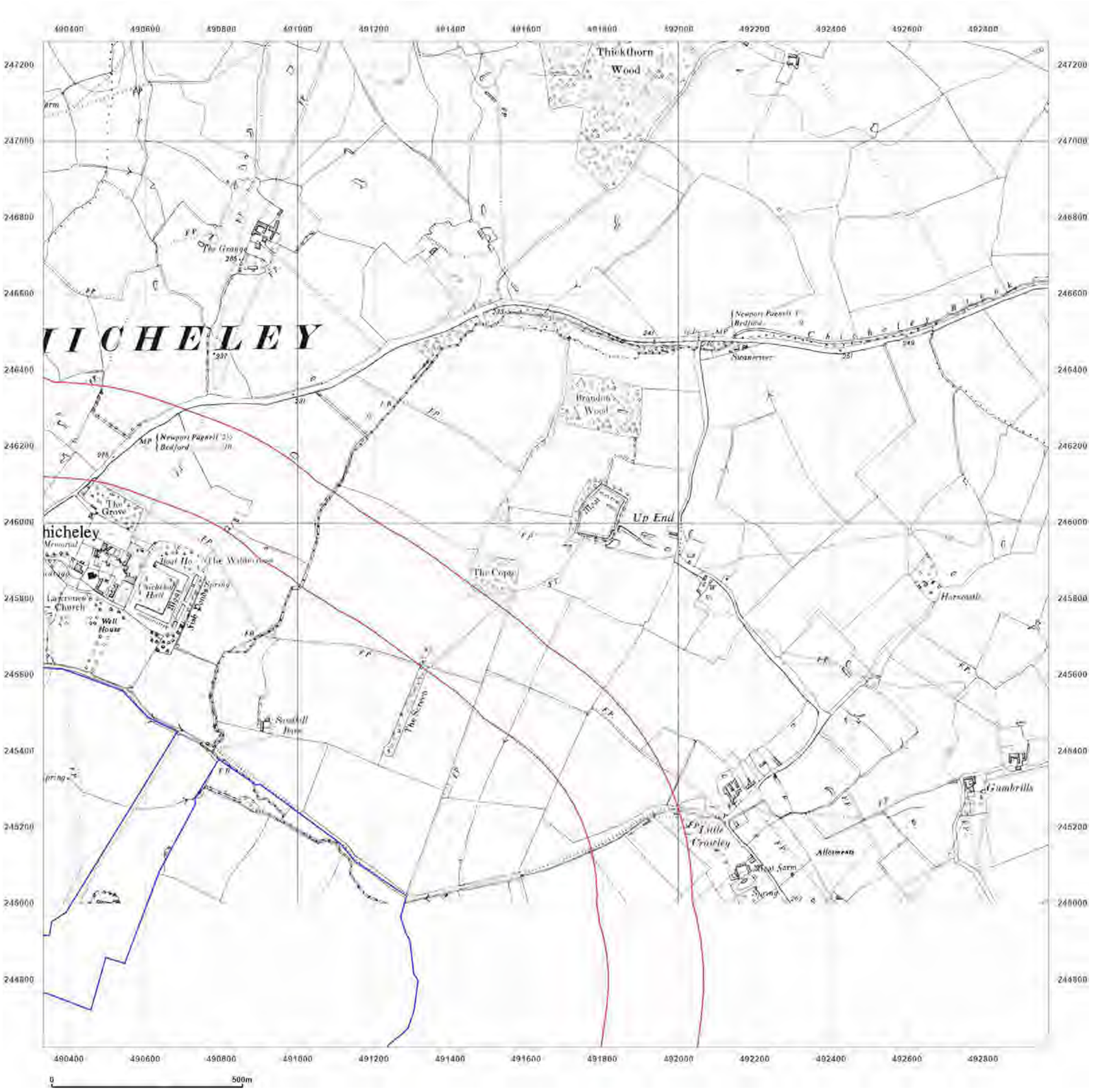
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Production date: 27 August 2024

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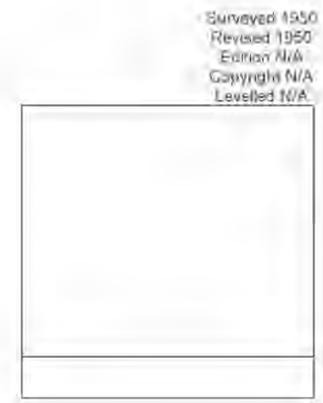
Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

Map Name: Provisional
Map date: **1950**
Scale: 1:10,560
Printed at: 1:10,560

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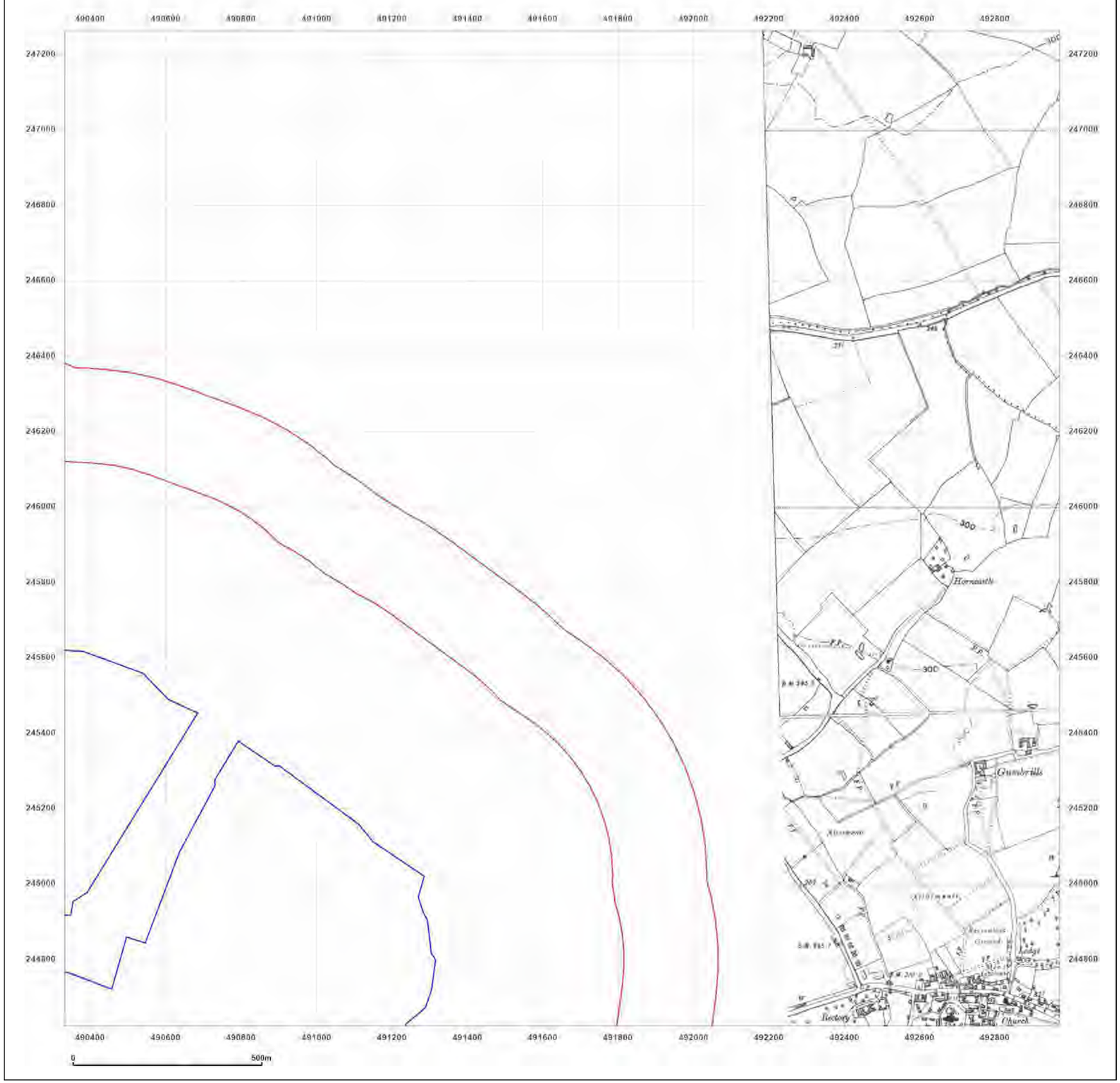
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

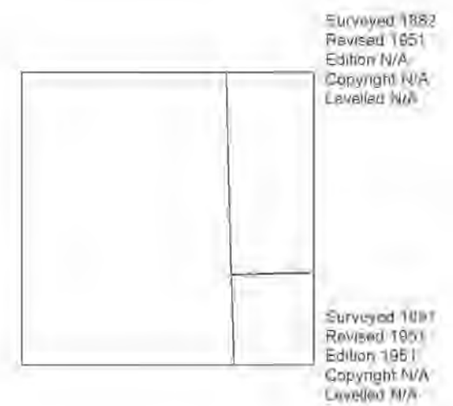
Map Name: County Series

Map date: **1951**

Scale: 1:10,560

Printed at: 1:10,560

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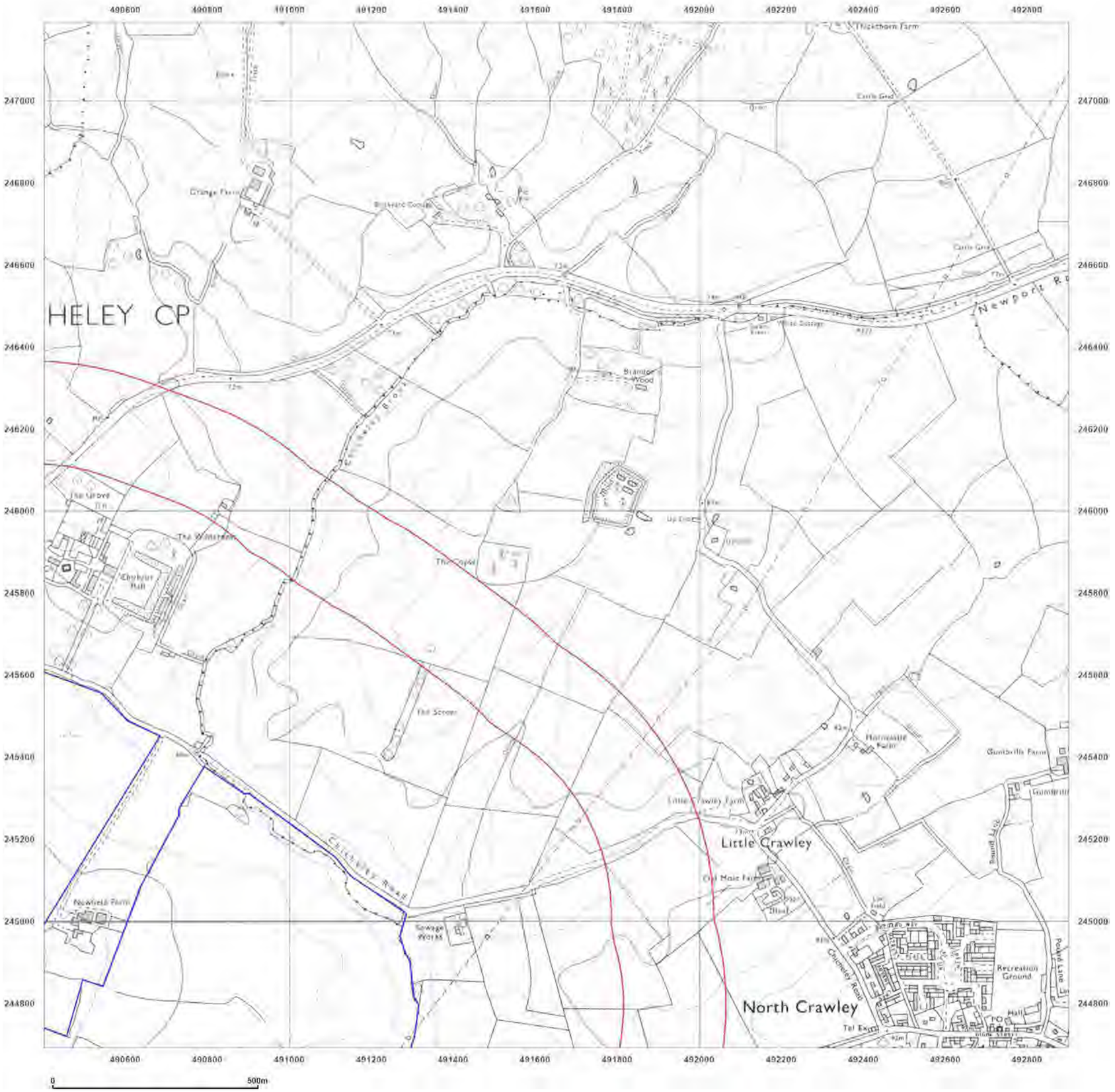
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Groundsure INSIGHTS

Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

Map Name: National Grid

Map date: **1981-1982**

Scale: 1:10,000

Printed at: 1:10,000

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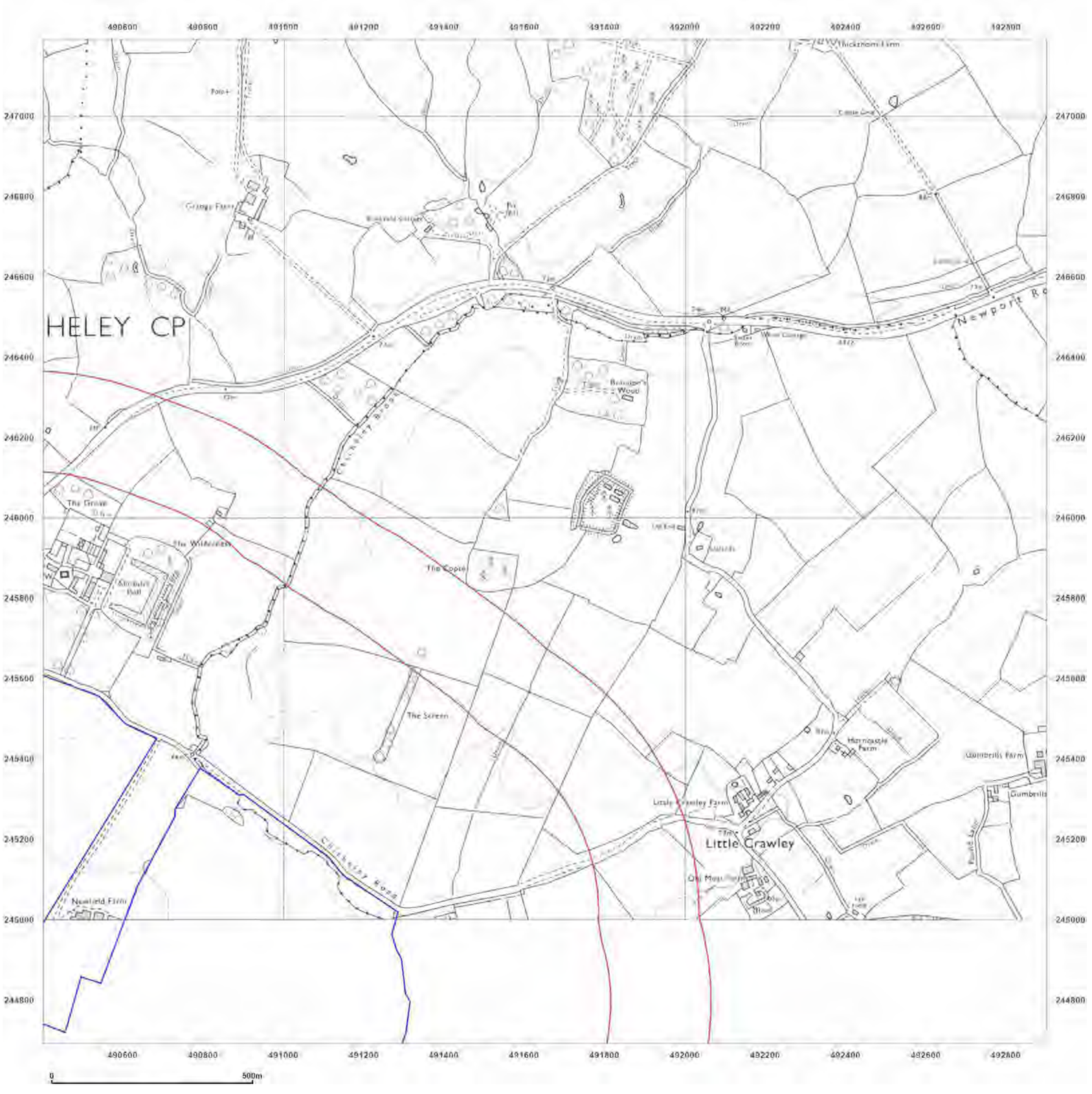
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Site Details:

MK East SCE

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Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

Map Name: National Grid

Map date: **1992**

Scale: 1:10,000

Printed at: 1:10,000

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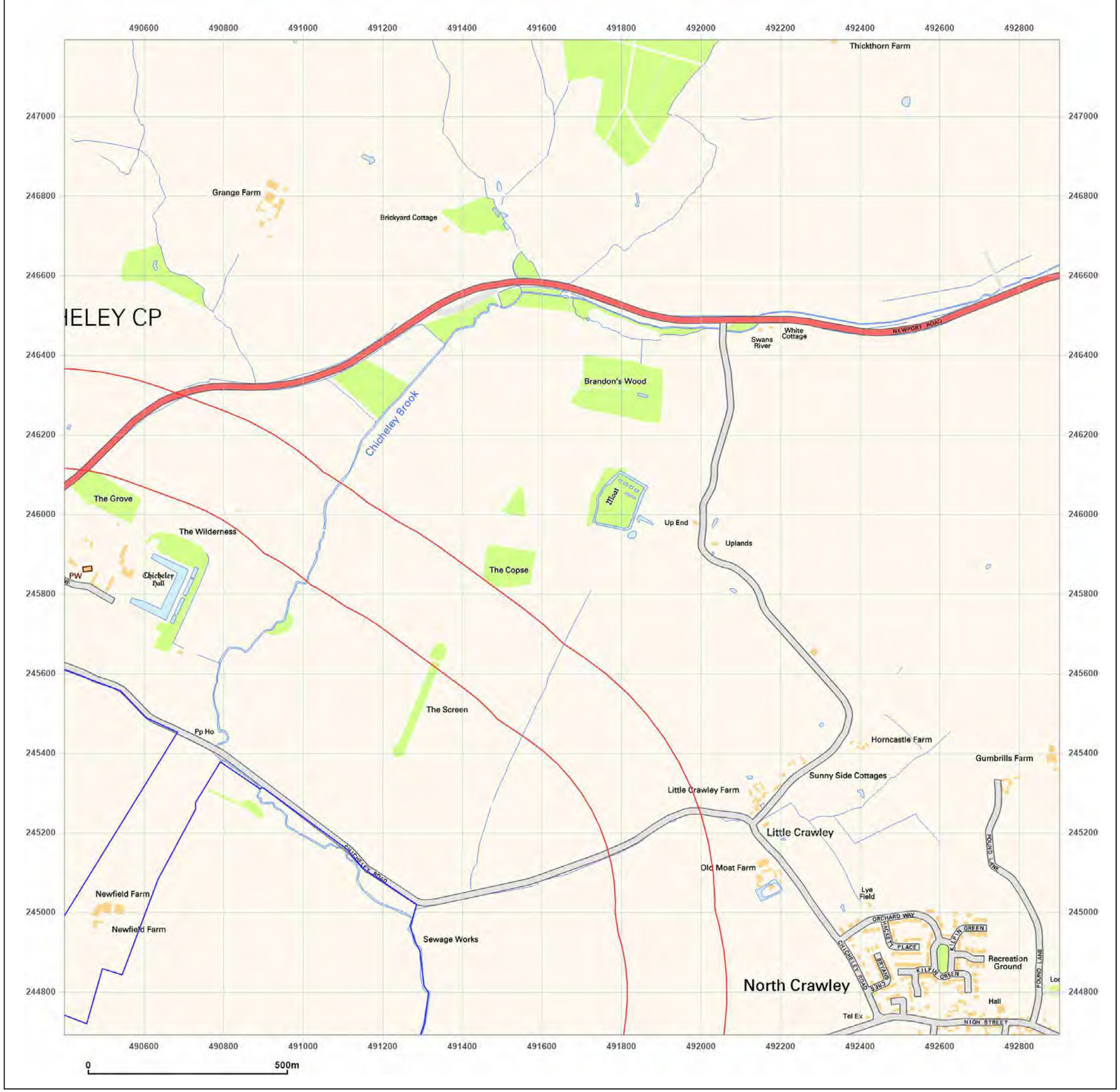
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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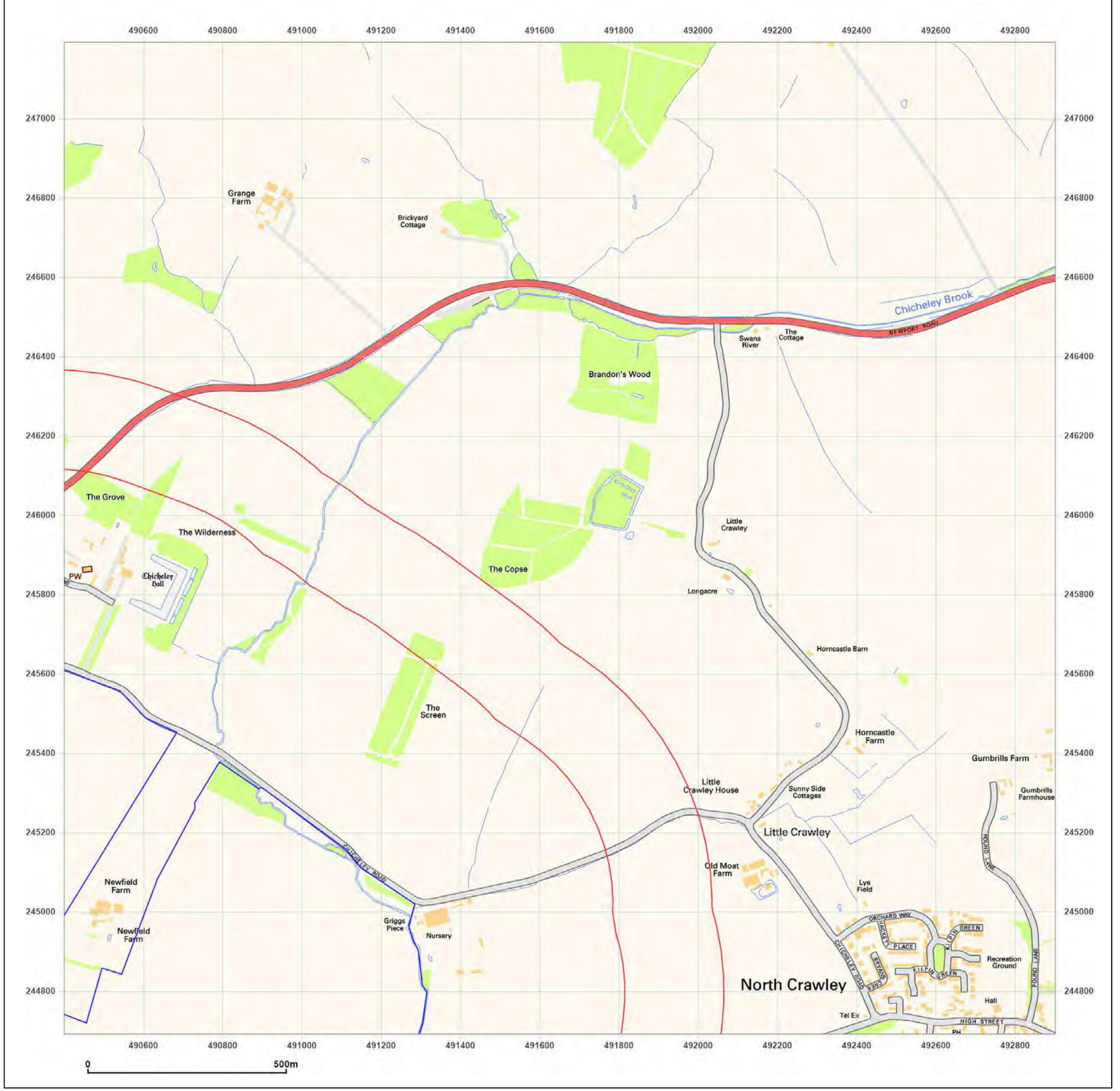
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Site Details:

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Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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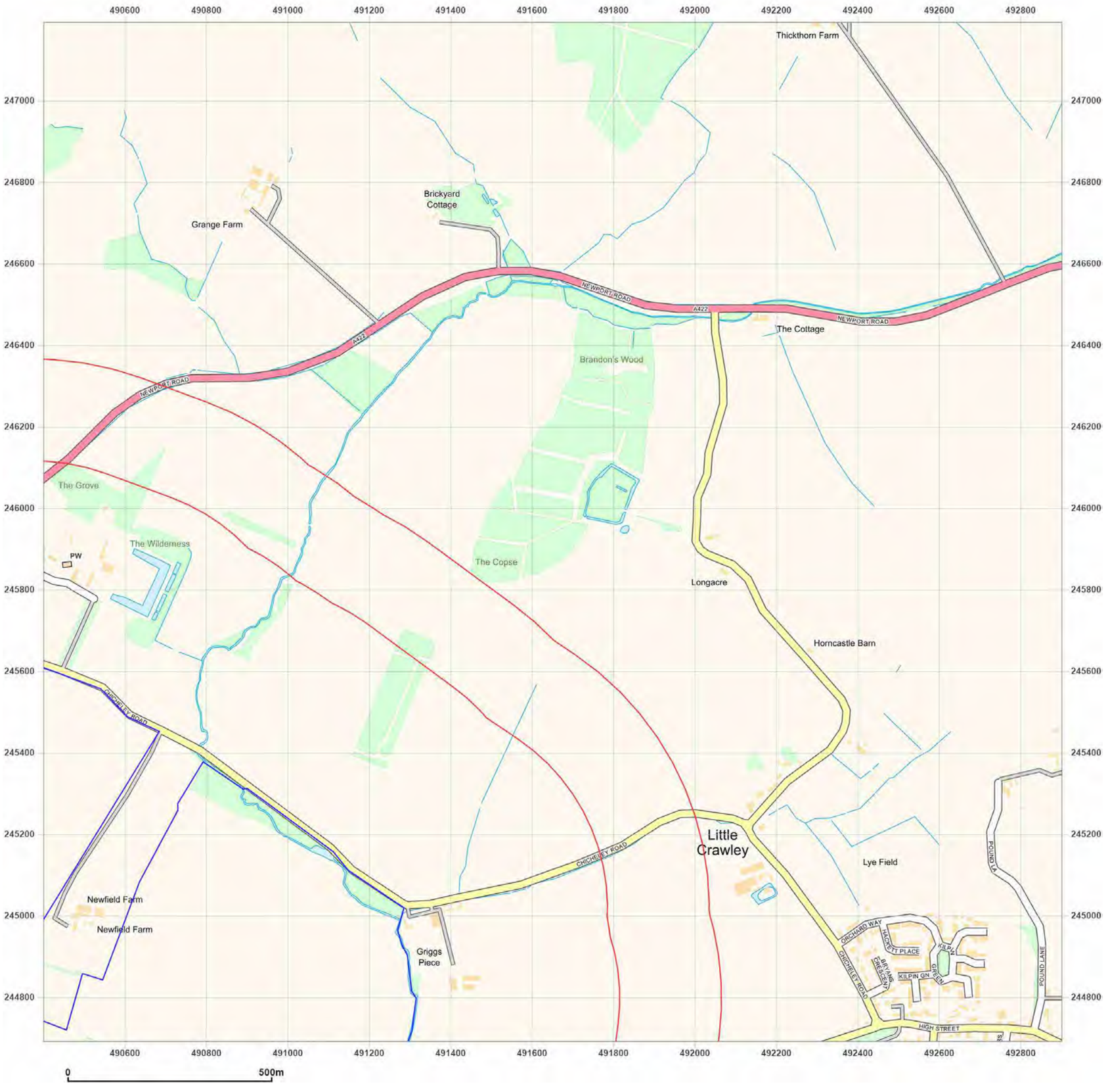
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Site Details:

MK East SCE

Client Ref: P02152963
Report Ref: GS-TE7-78N-VNJ-FCO_SS_2_2
Grid Ref: 491651, 245942

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

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Appendix D
PIPELINE INFORMATION

Overview Map of Worksite

1	2	3	4	5				
6	7	8	9	10	11			
12	13	14	15	16	17	18		
19	20	21	22	23	24	25	26	
27	28	29	30	31	32	33	34	35
36	37	38	39	40	41	42	43	44
45	46	47	48	49	50	51	52	53
54	55	56	57	58	59	60	61	62

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WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com

In case of an emergency call 0800 111 999

Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference:
890869

Scale: 1:4612 (When plotted at A3)

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Dig Sites

Area: Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- Valve
- Depth of cover
- Syphon
- Diameter Change
- Material Change
- Out of Standard Service

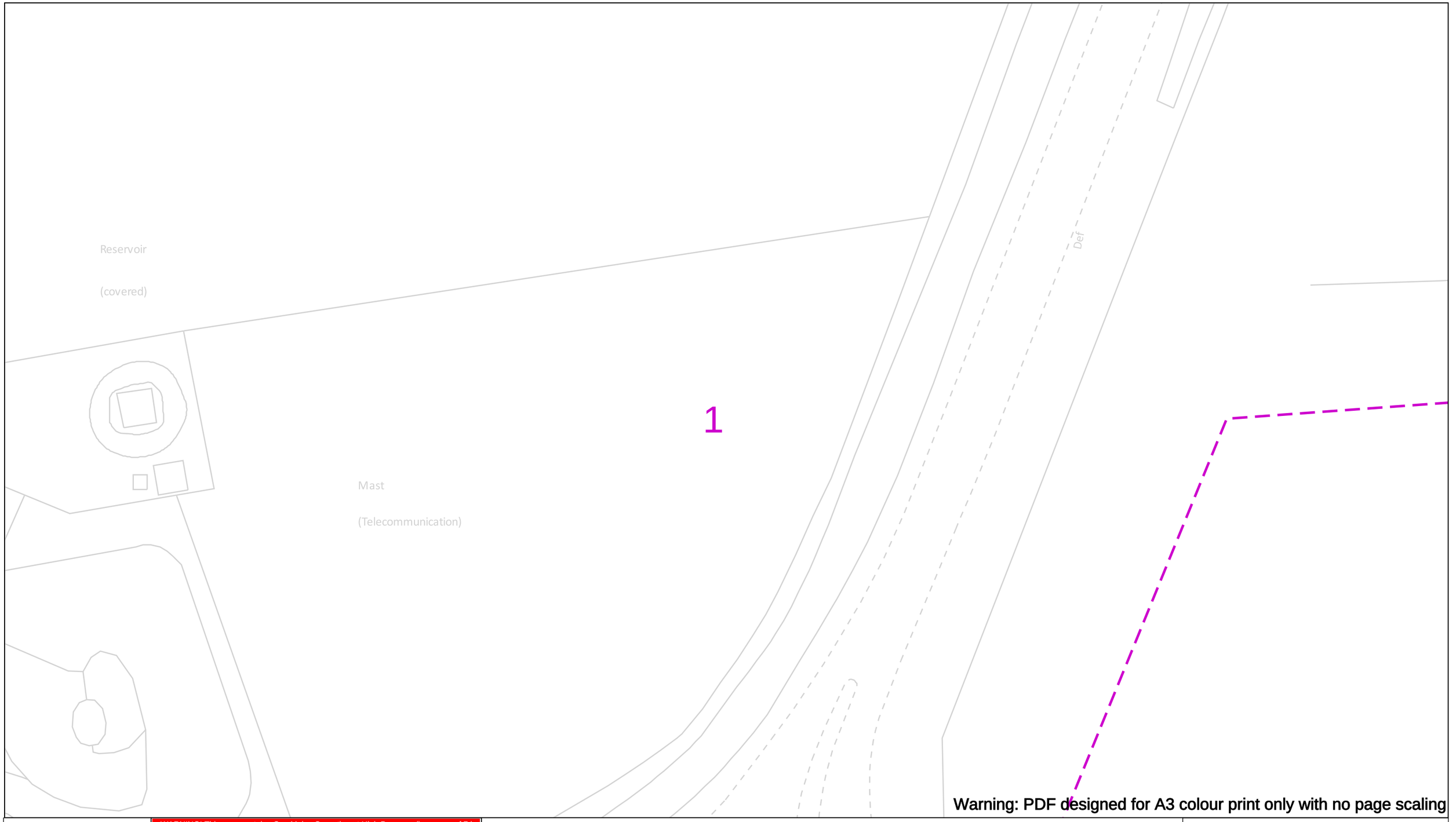
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

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Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 ba and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com

IMPORTANT NOTICES

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In case of an emergency call 0800 111 999

50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

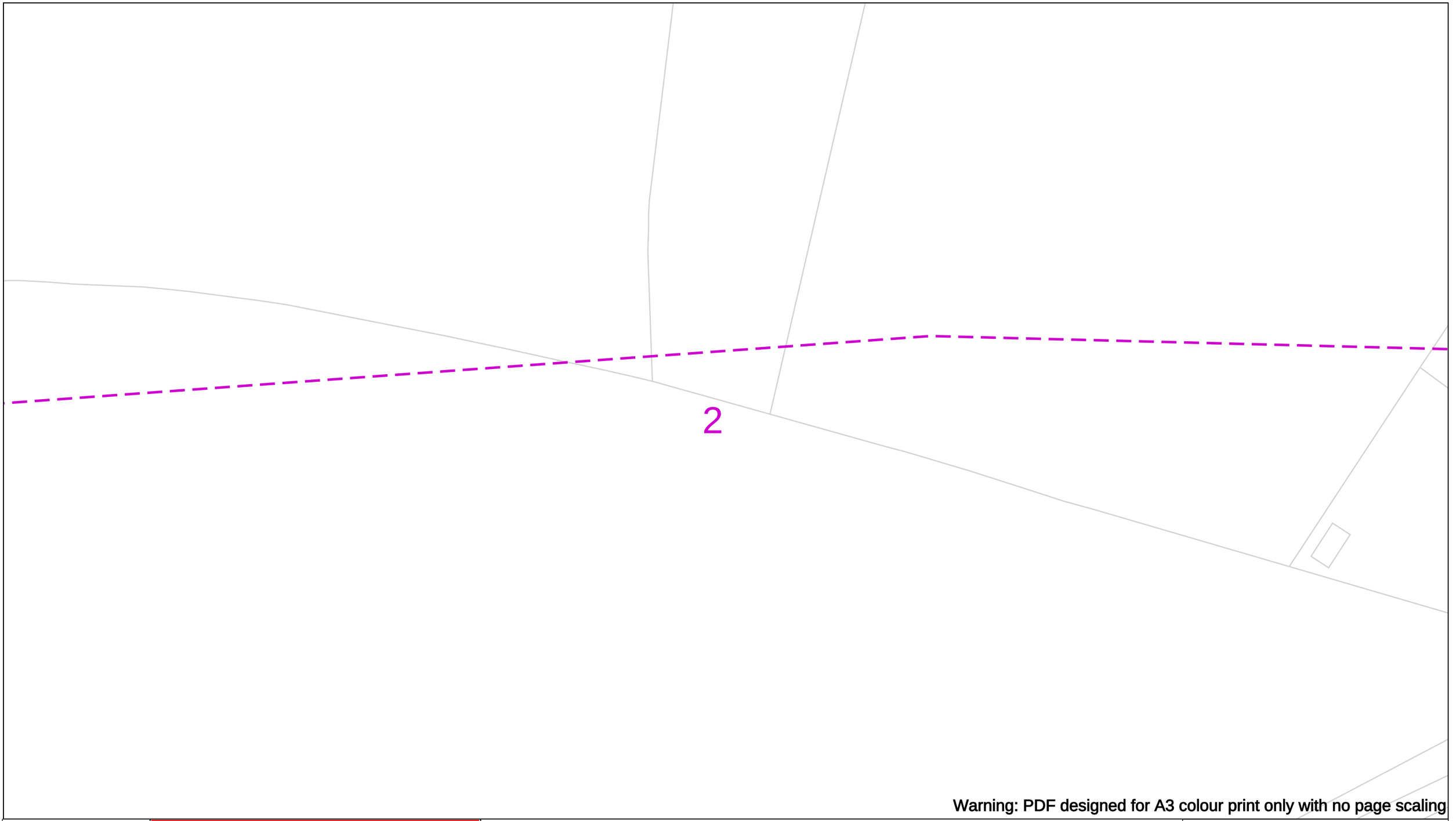
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com

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Site Location: 490254 245413
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Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

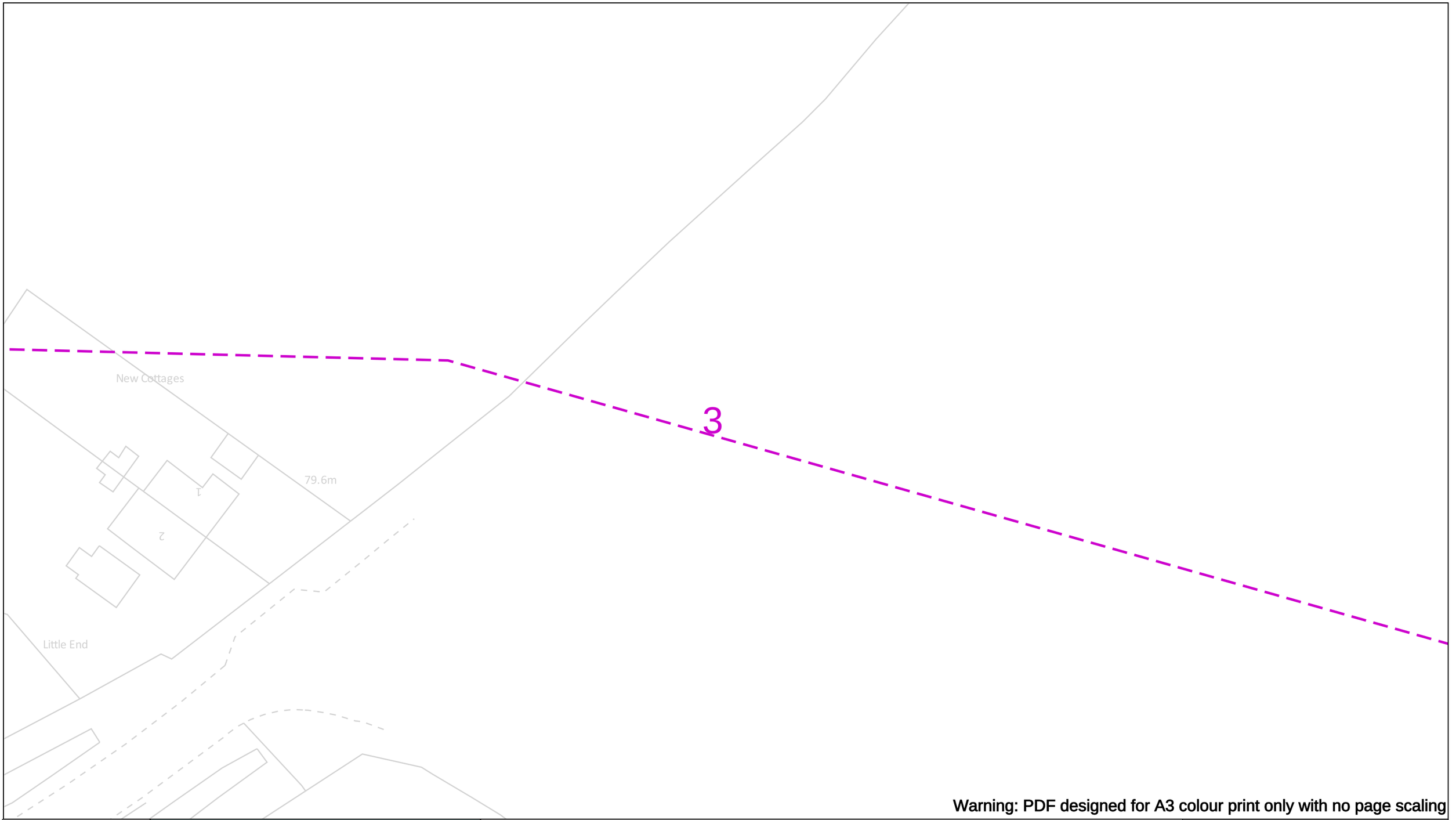
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
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- Identification of dual services
- Recording of non-perpendicular services

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Your Gas Network

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In case of an emergency call 0800 111 999

Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

IMPORTANT NOTICES

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50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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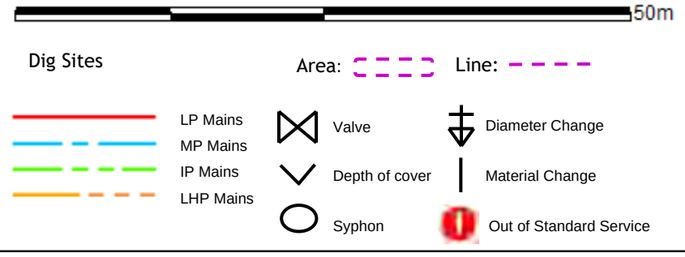
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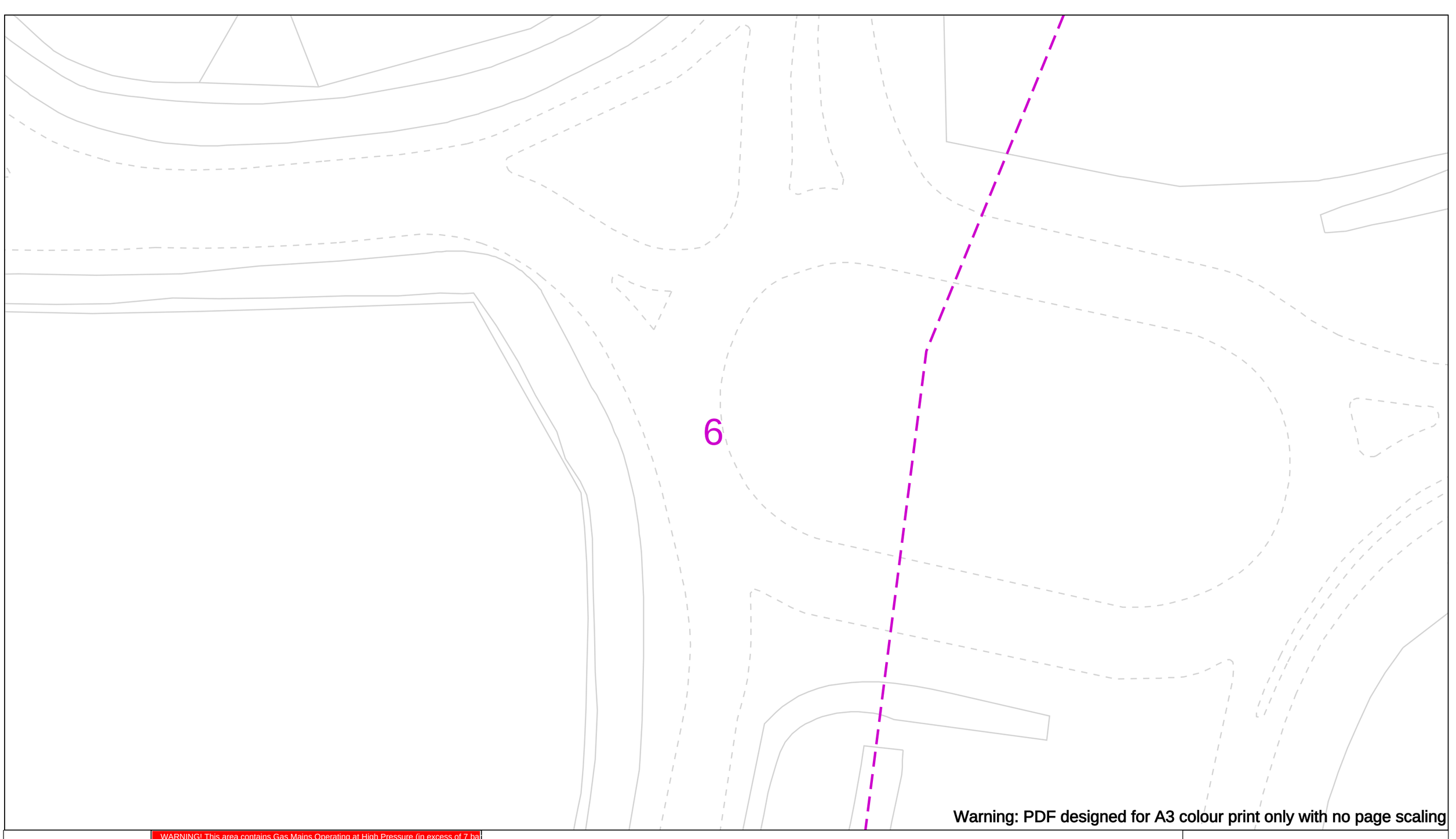
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

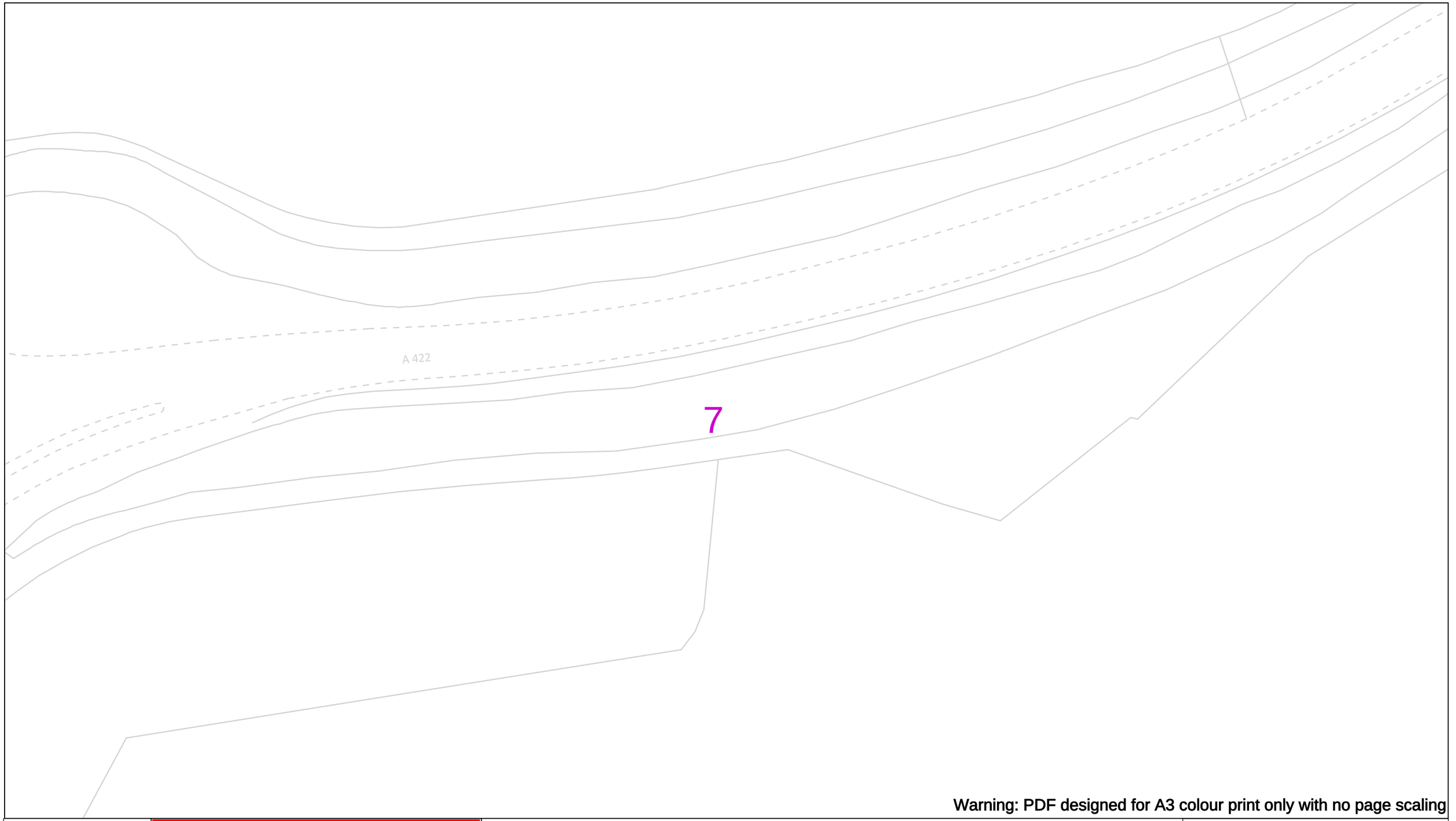
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Dig Sites

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Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

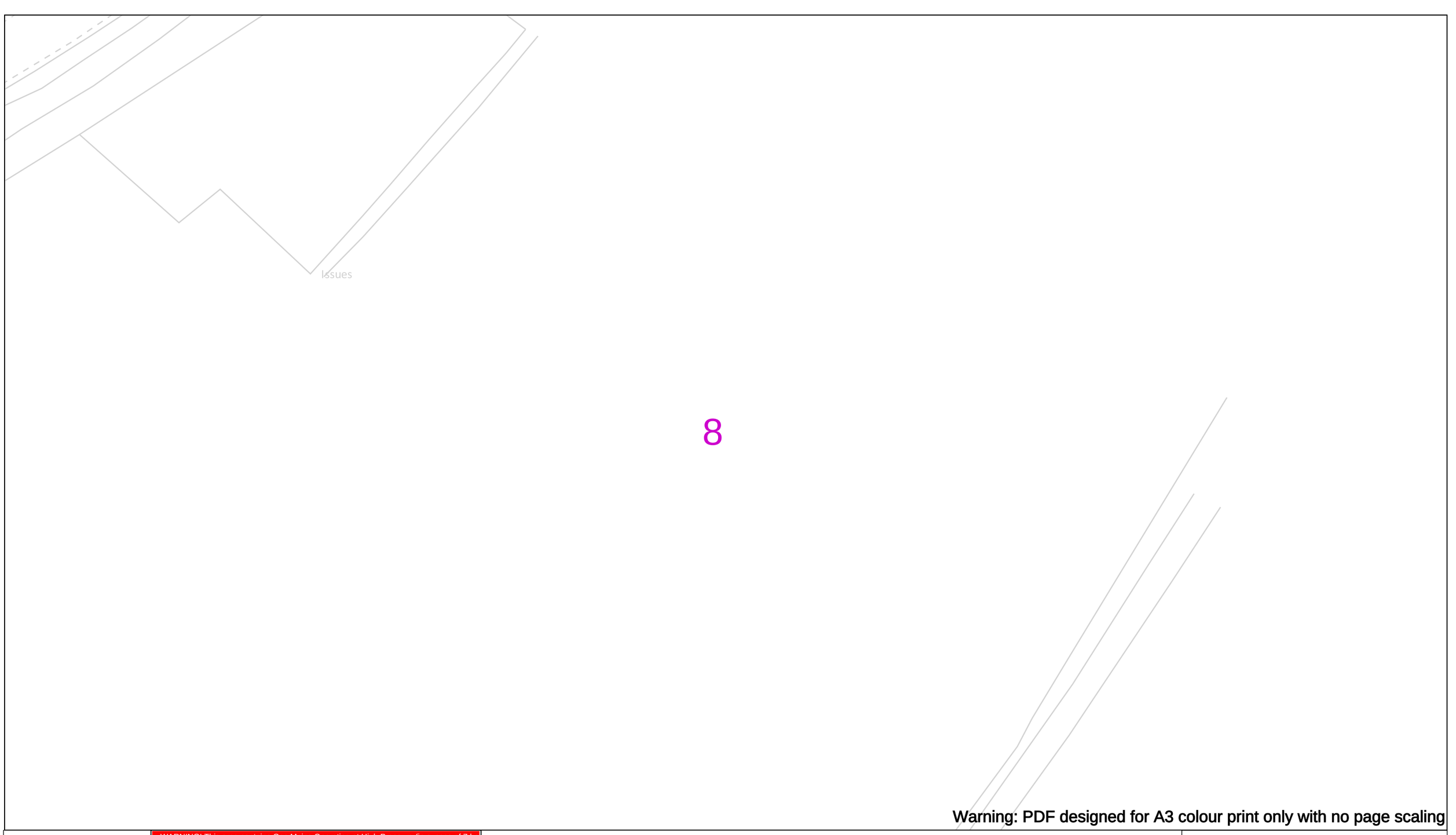
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

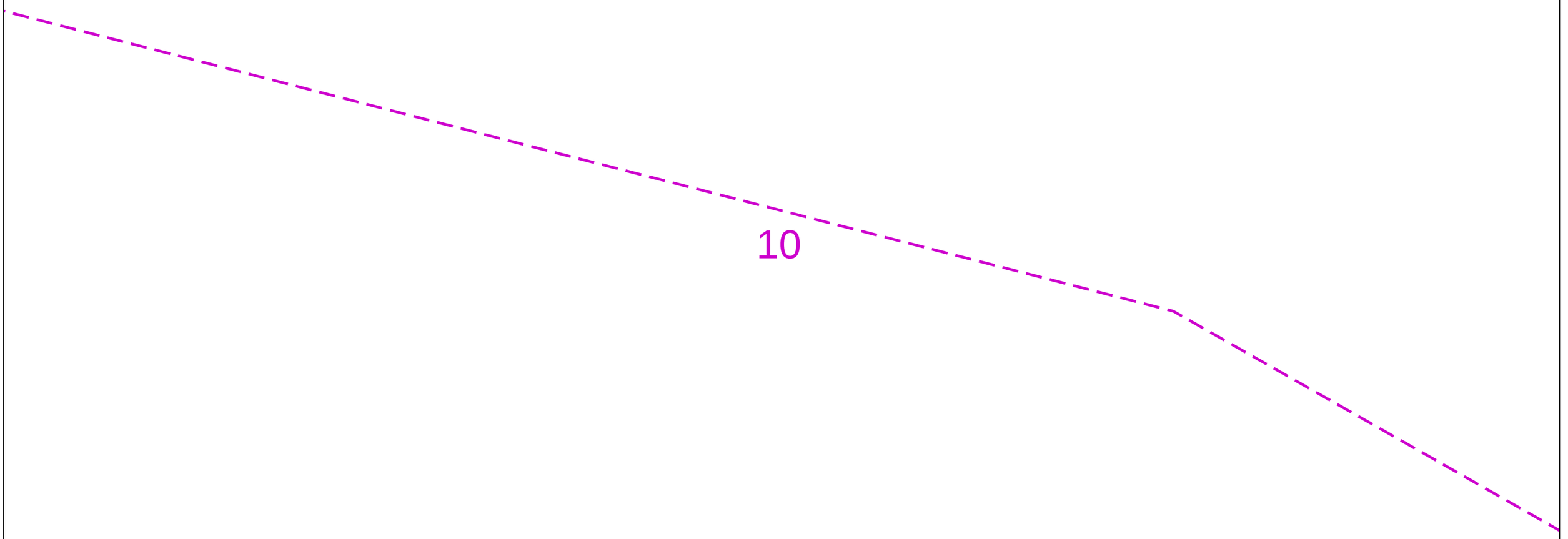
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Valve
Depth of cover
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Diameter Change
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

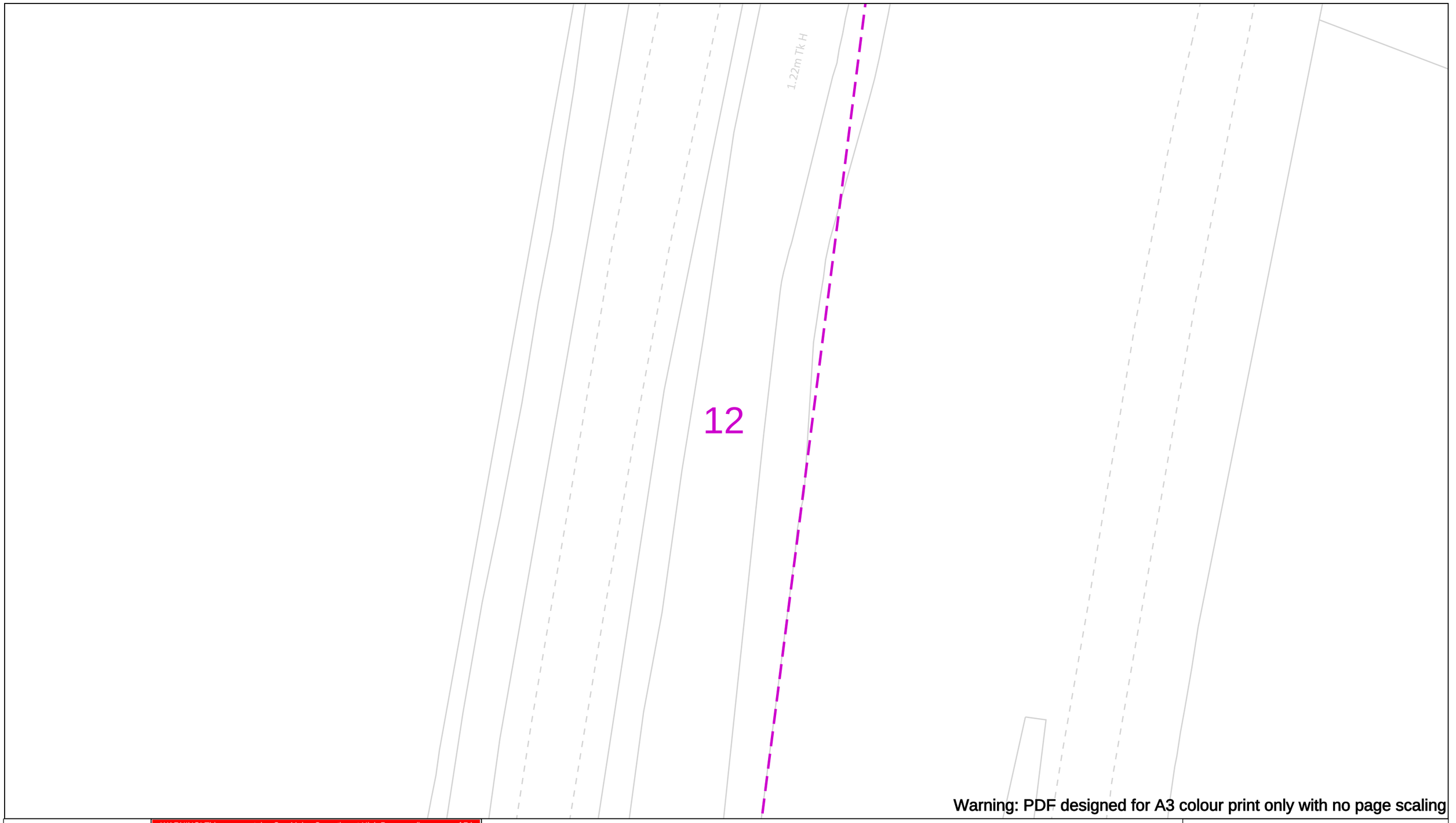
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Valve
Depth of cover
Syphon

Diameter Change
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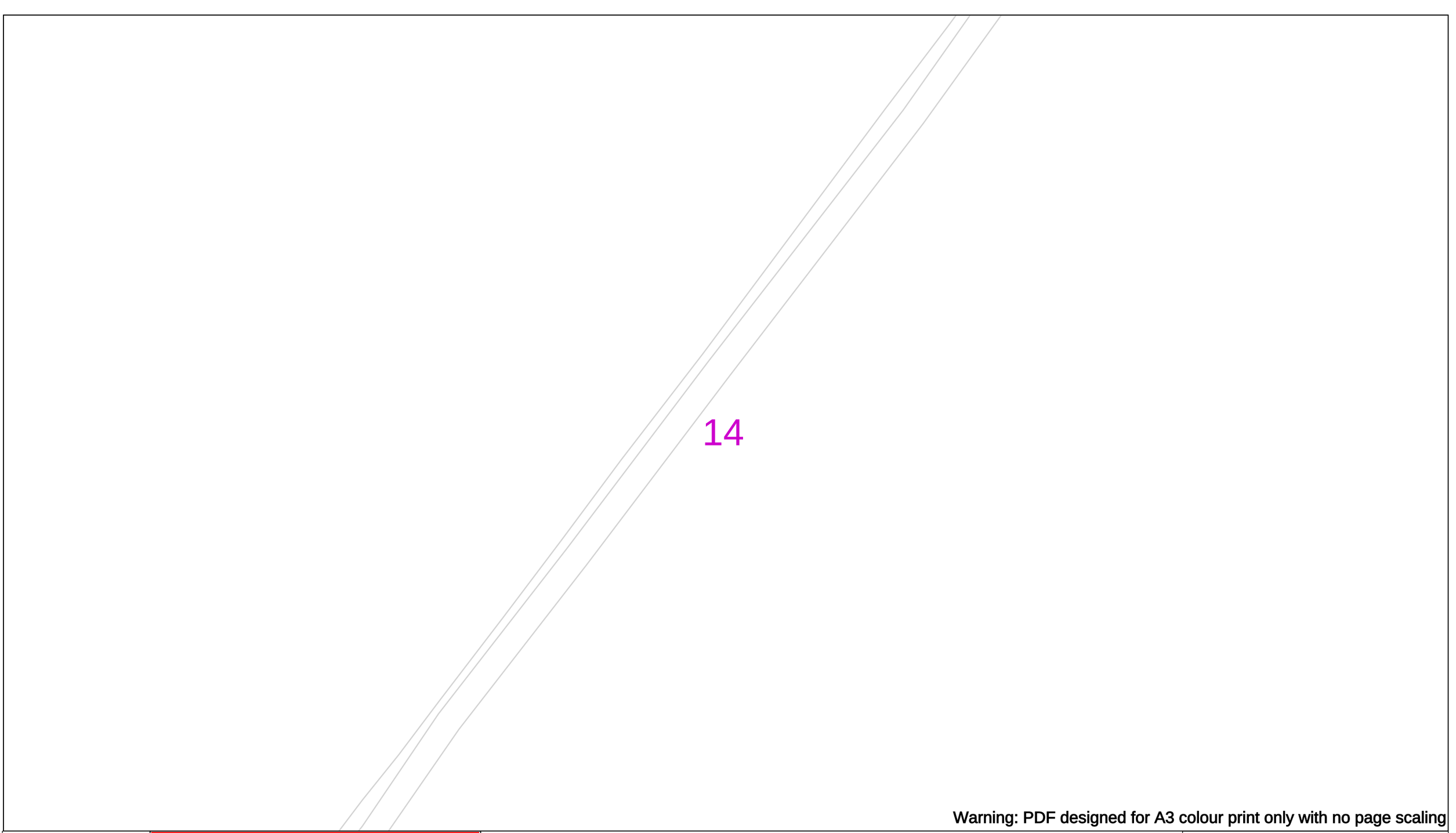
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

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Your Gas Network

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Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

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MP Mains
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Valve
Depth of cover
Syphon

Diameter Change
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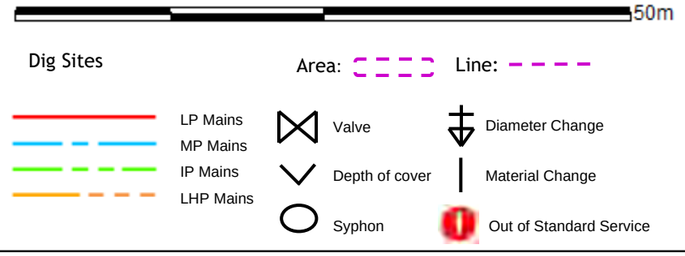
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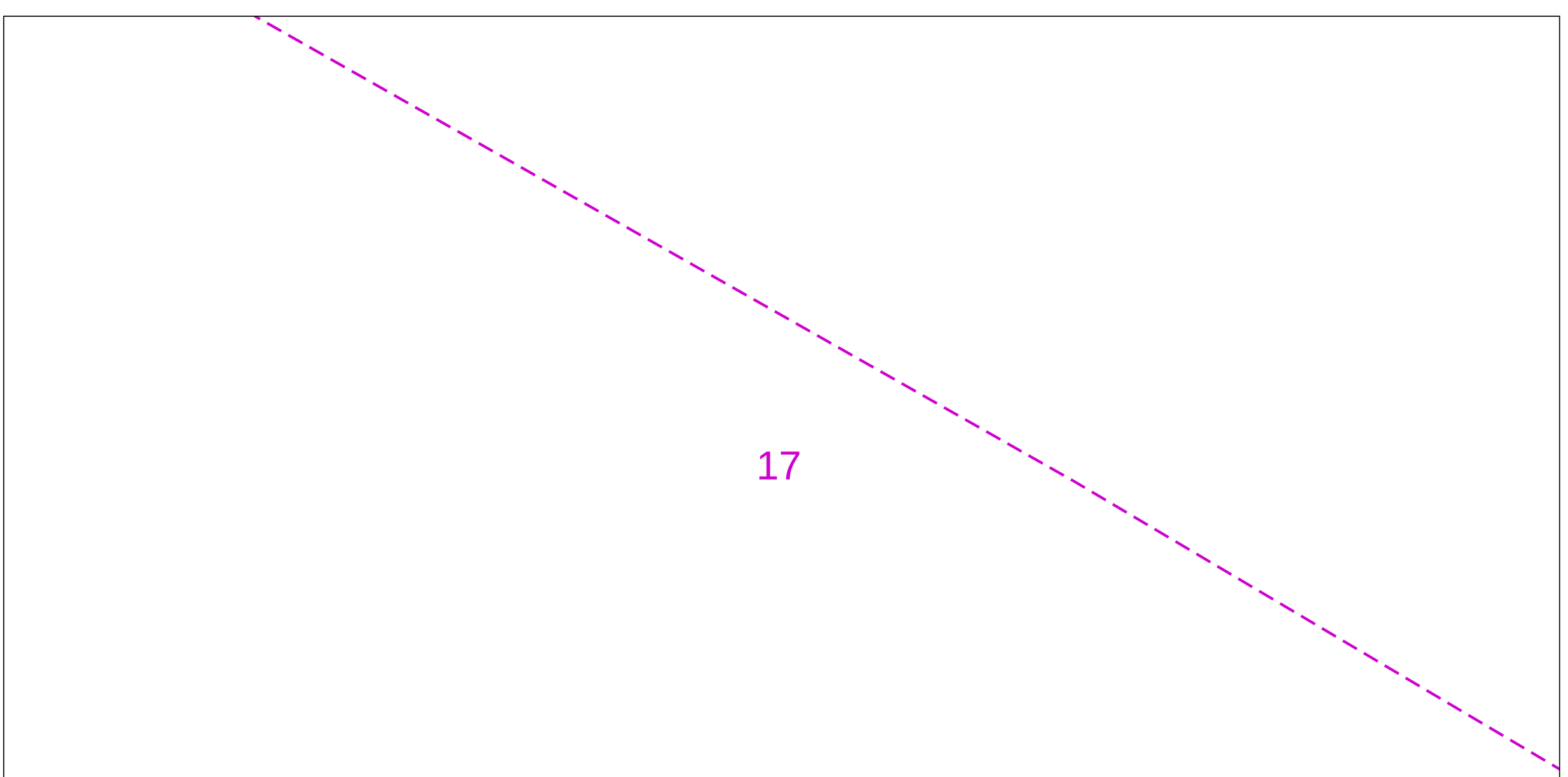
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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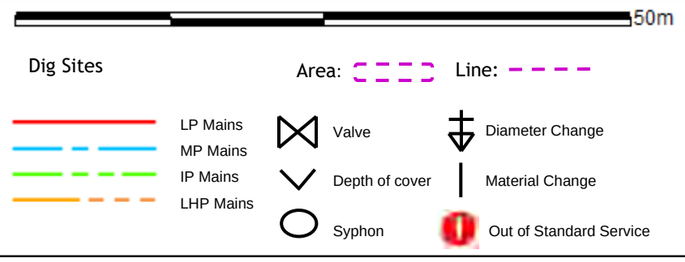
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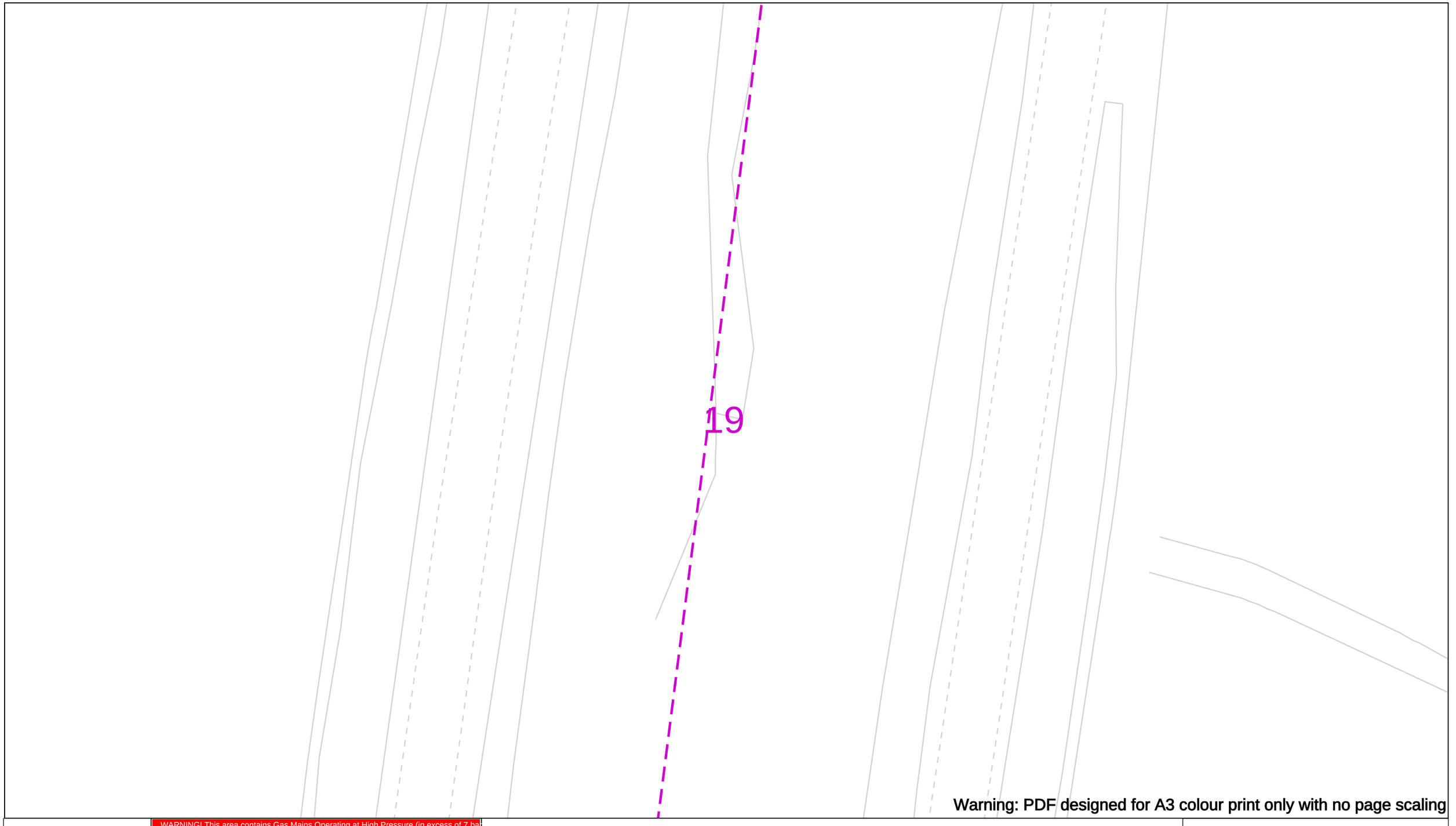
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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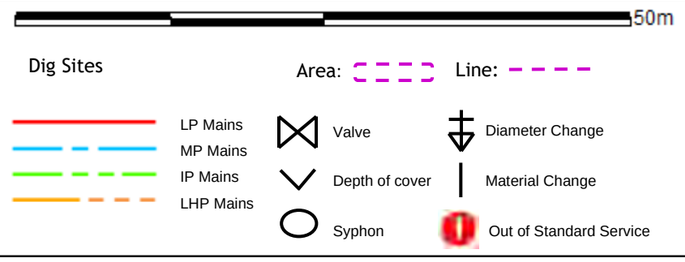
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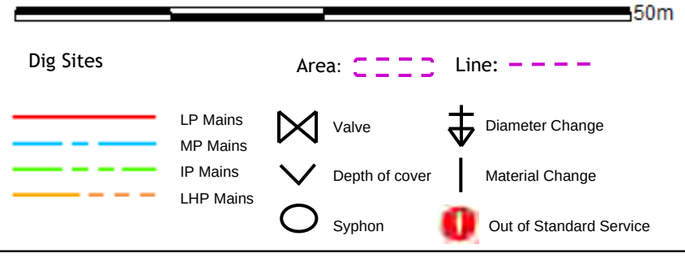
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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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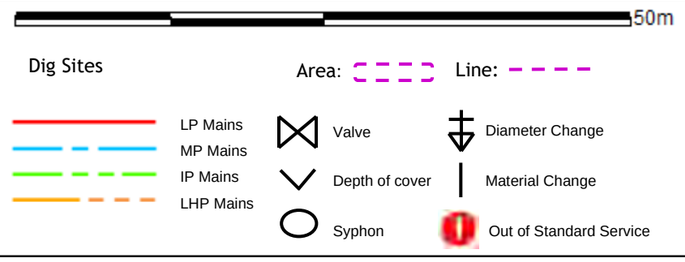
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Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

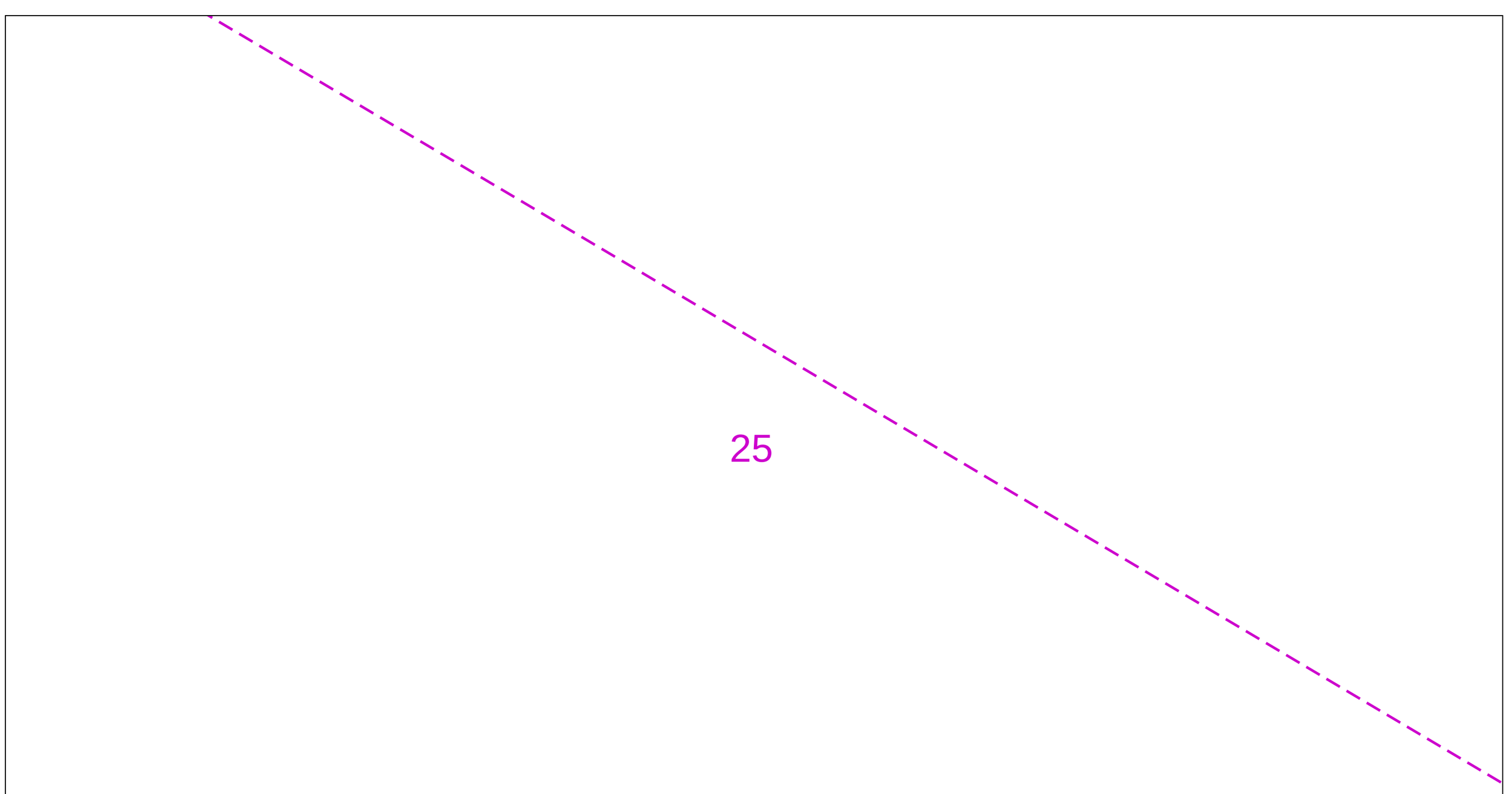
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Valve
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Diameter Change
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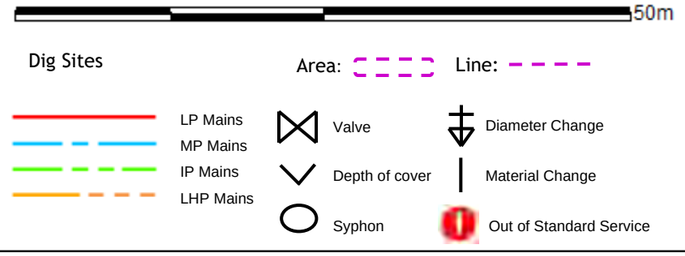
In case of an emergency call 0800 111 999

Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

IMPORTANT NOTICES

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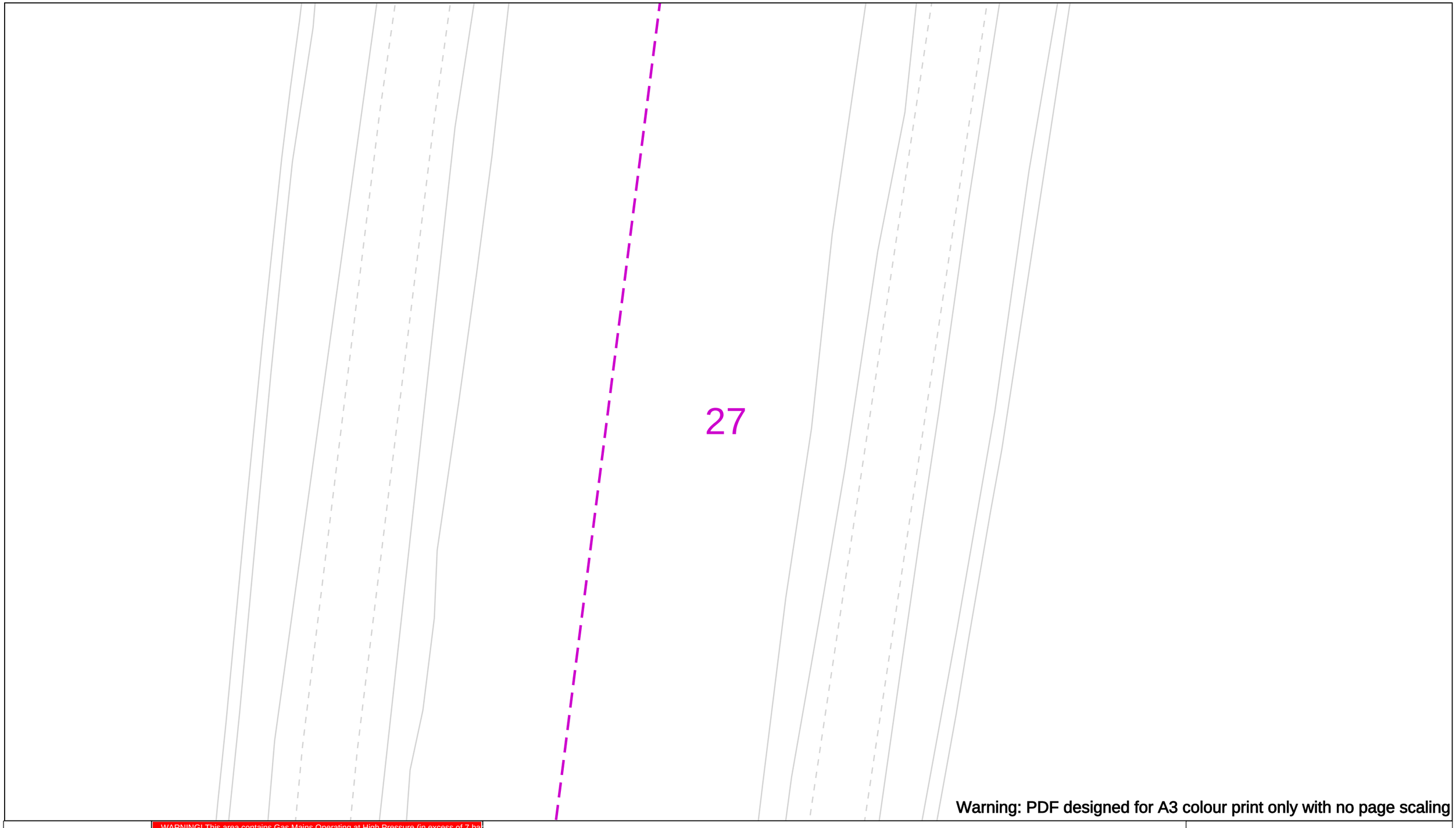
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- Identification of shallow services
- Identification of dual services
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50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

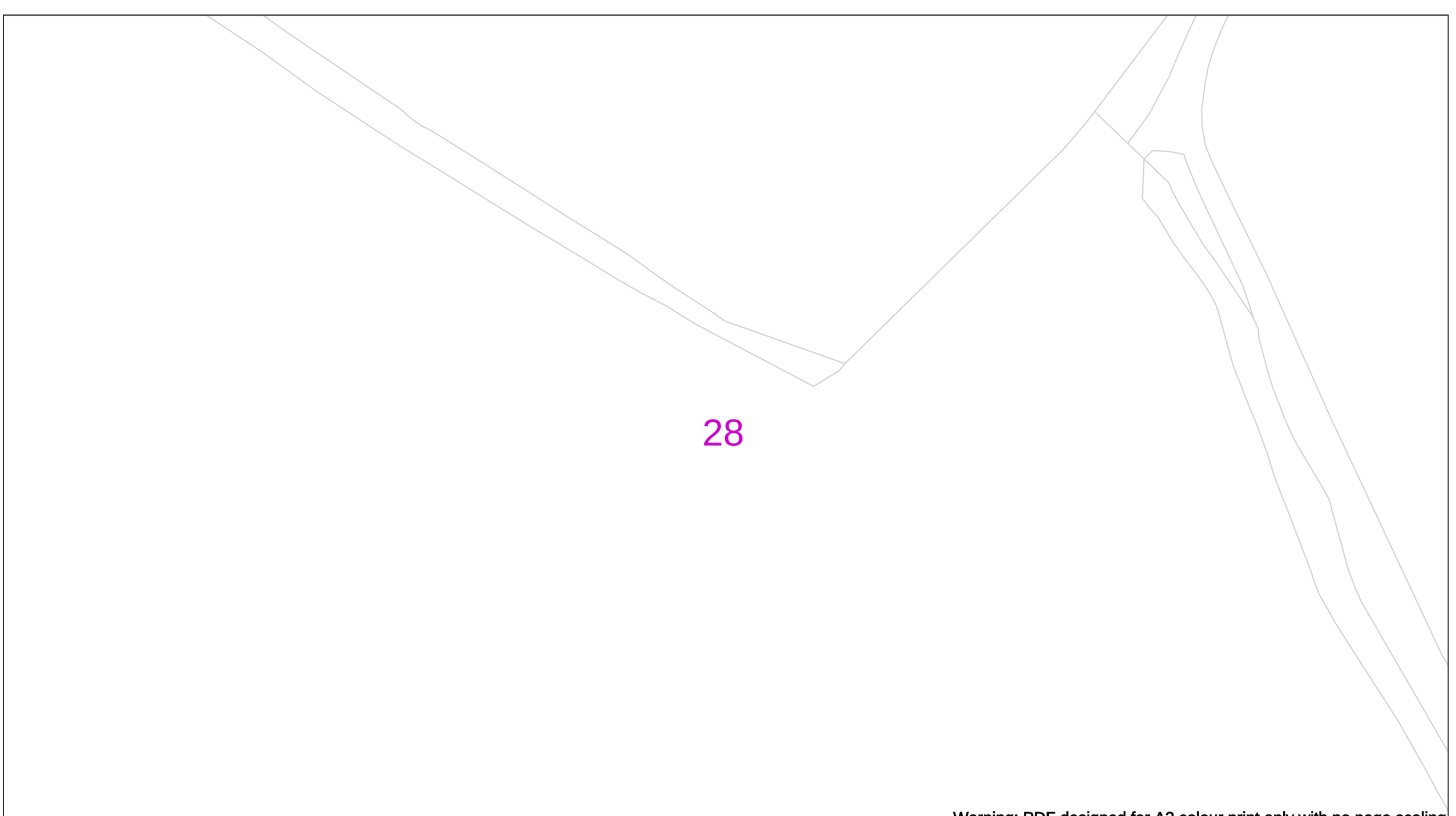
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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29

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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50m

Dig Sites

Area:

Line:

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MP Mains
IP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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Valve
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Syphon

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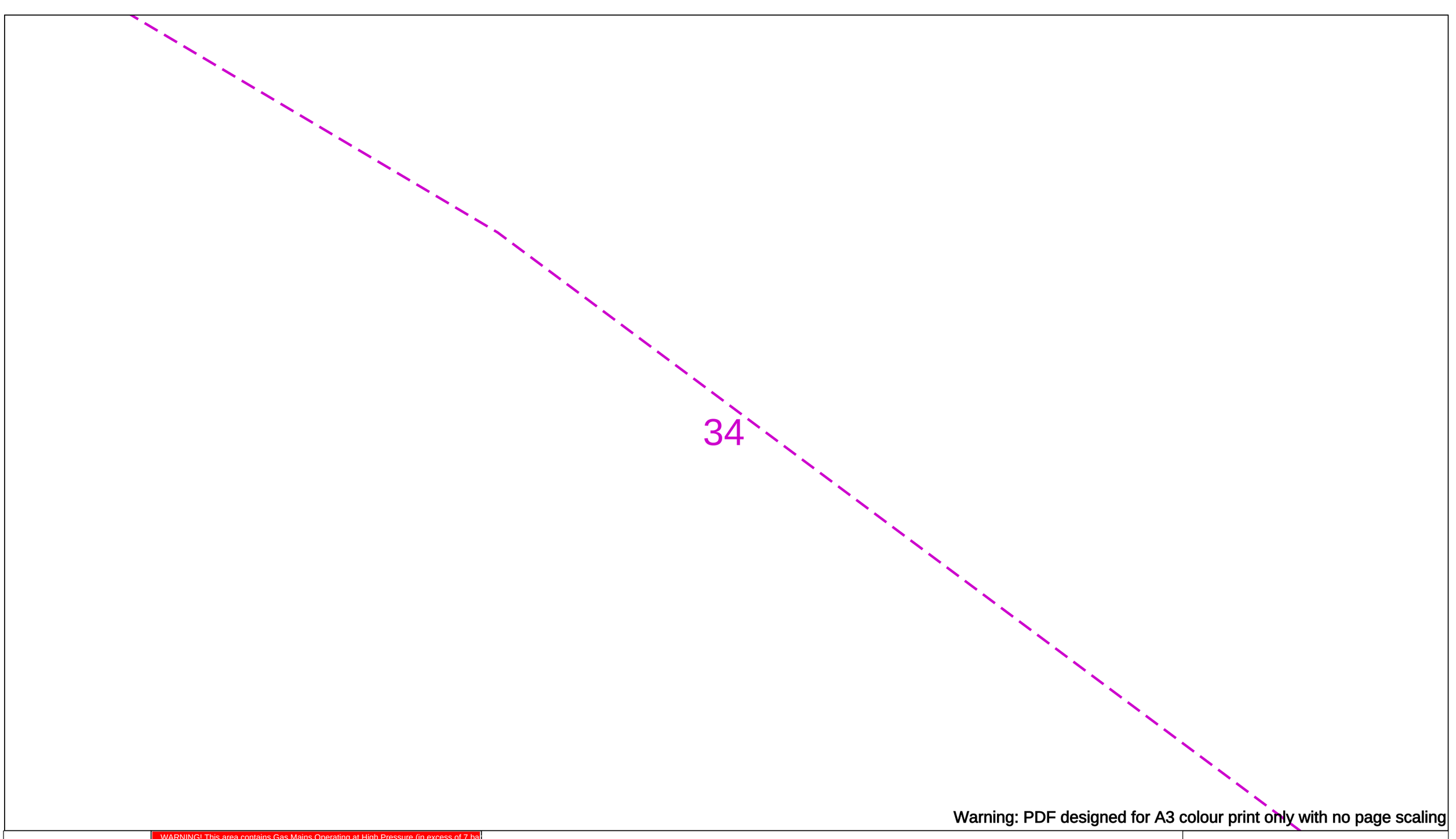
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Valve
Depth of cover
Syphon

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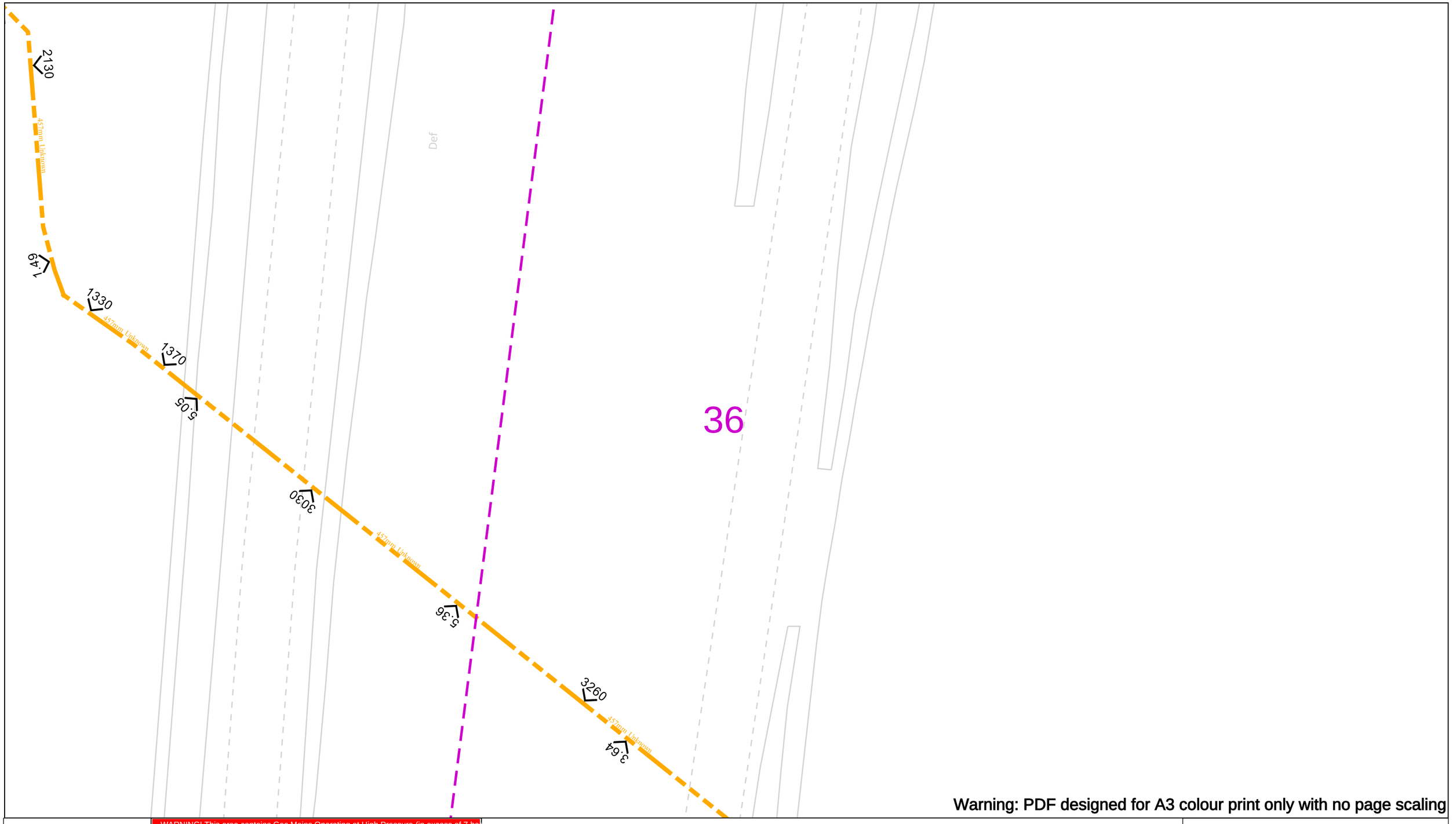
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Material Change
Out of Standard Service

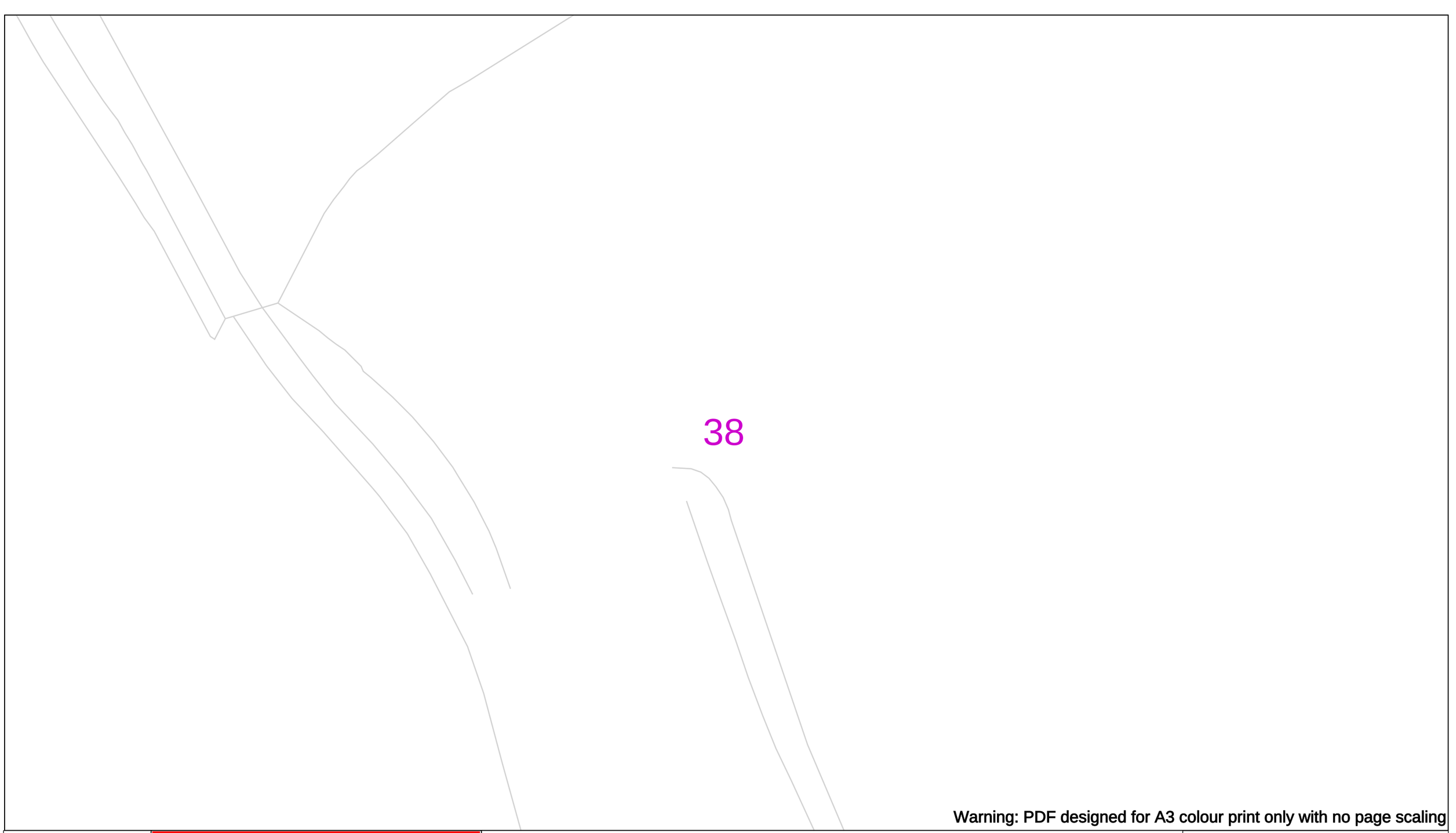
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Cadent
Your Gas Network

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In case of an emergency call 0800 111 999

Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Area:

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LP Mains
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Valve
Depth of cover
Syphon

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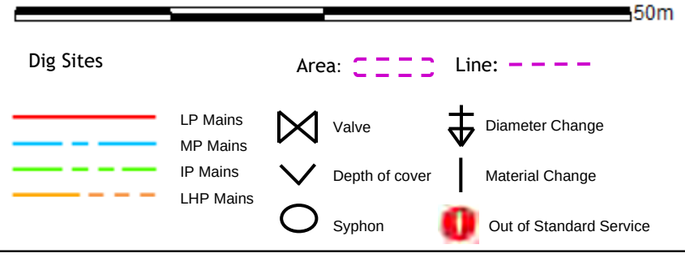
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50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

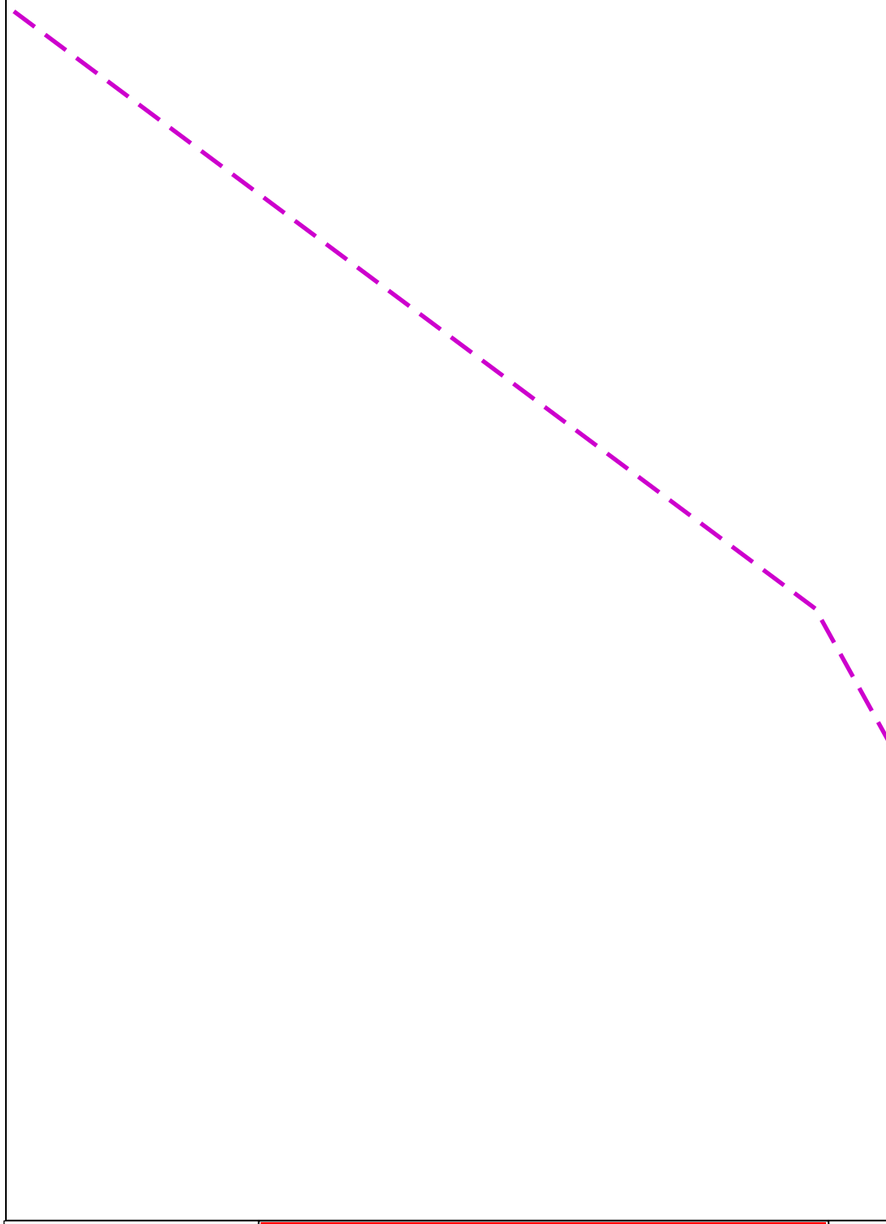
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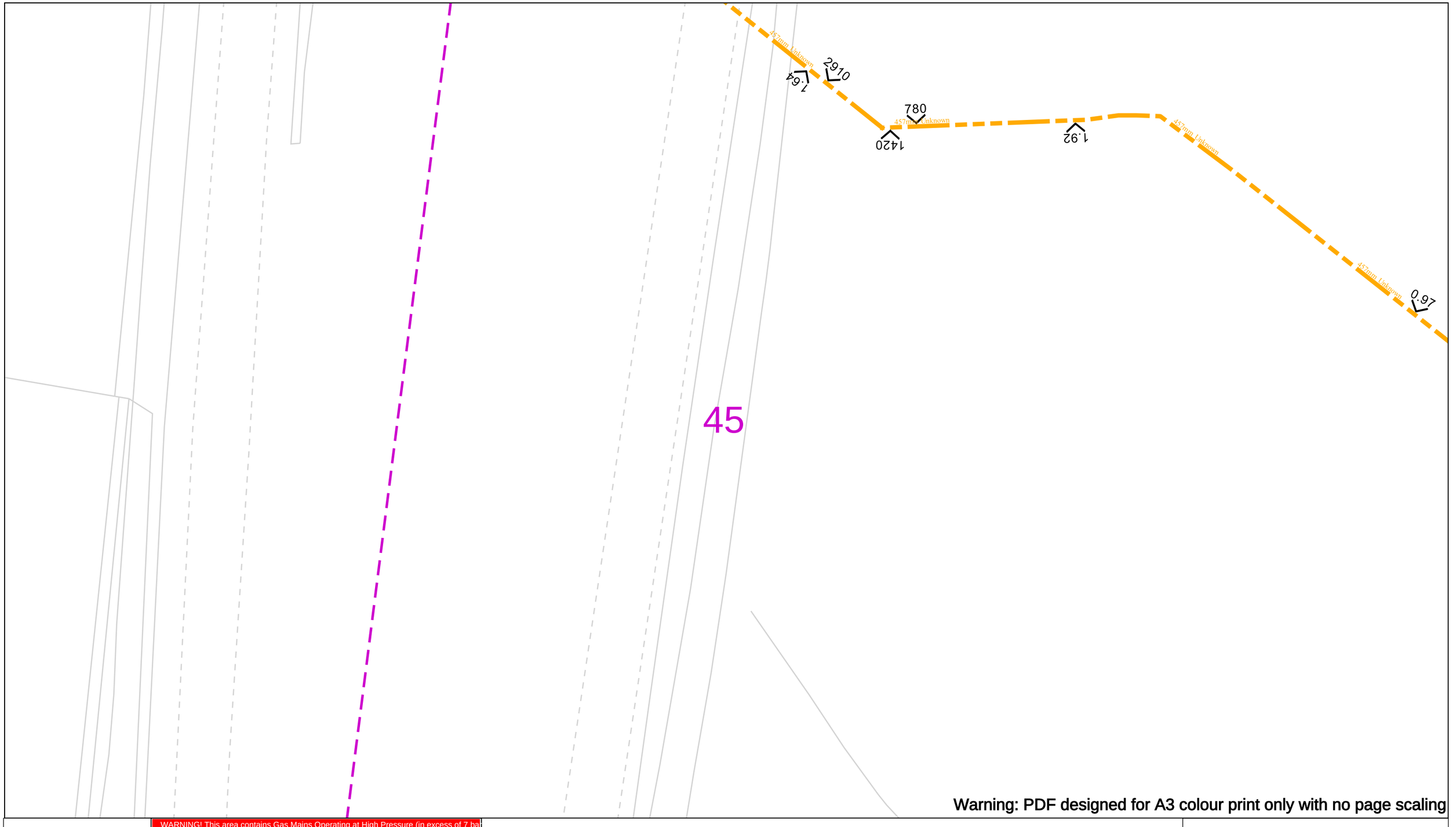
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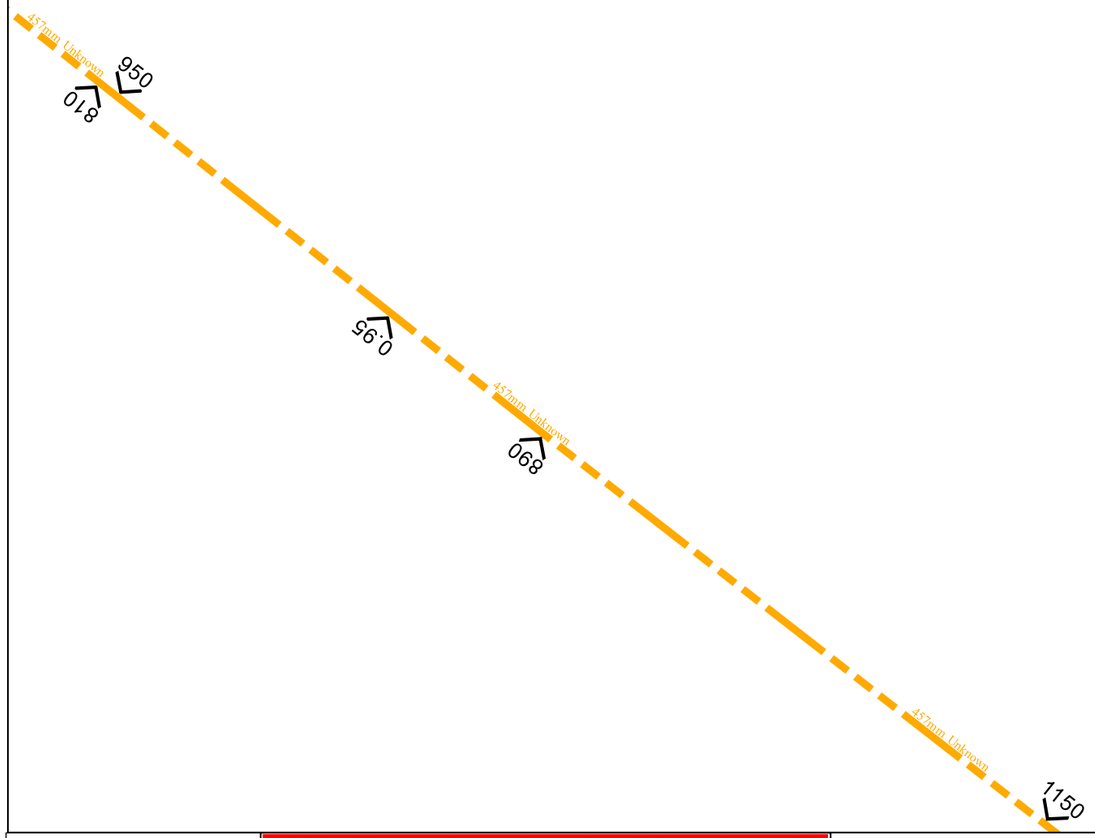
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50m

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Valve
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Syphon

Diameter Change
Material Change
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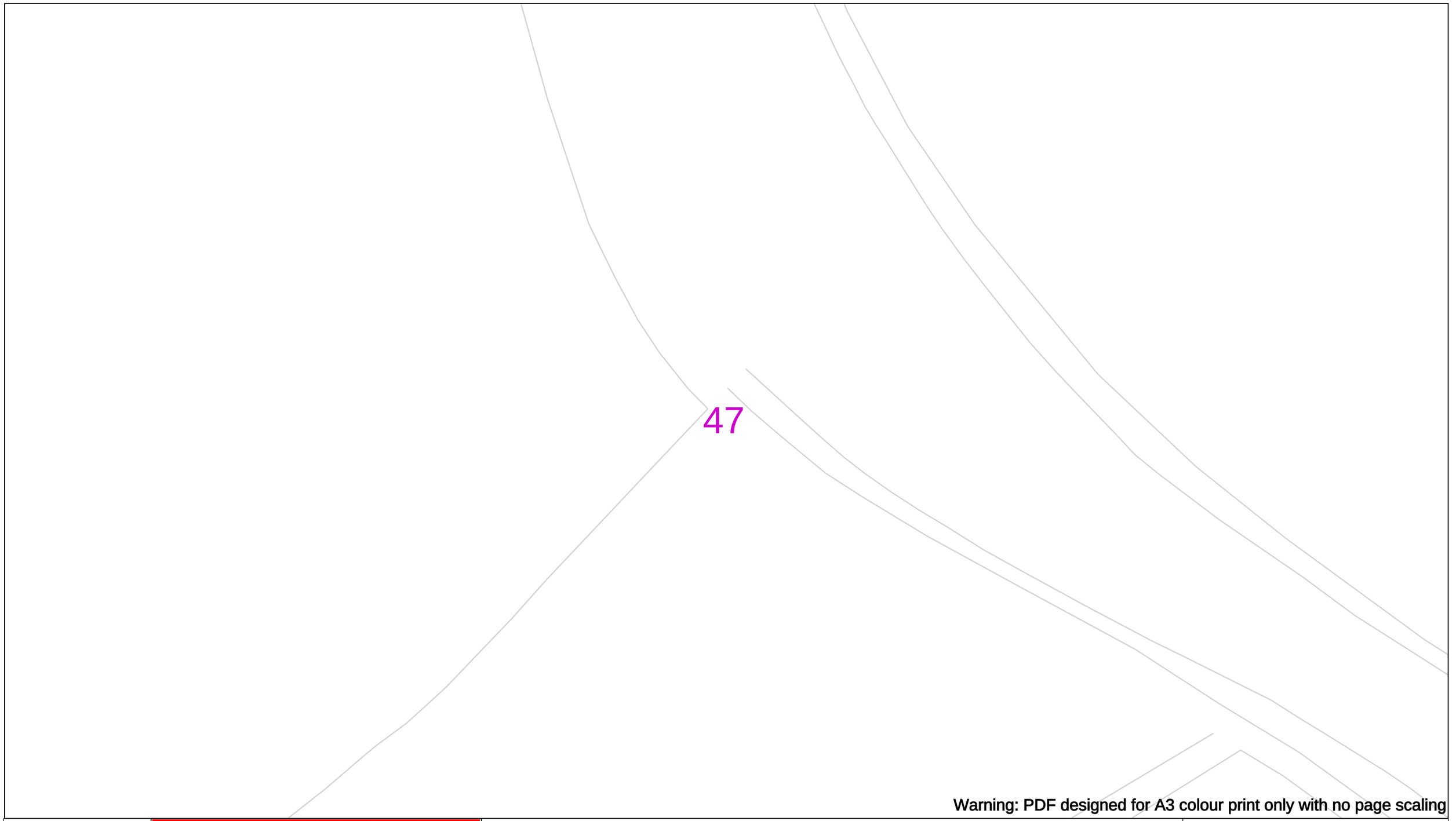
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Dig Sites

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IP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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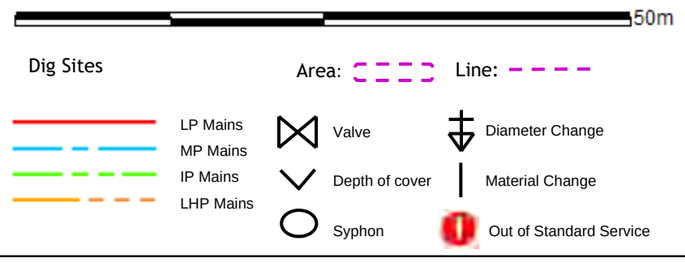
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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- Identification of dual services
- Recording of non-perpendicular services

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Your Gas Network

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Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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Valve
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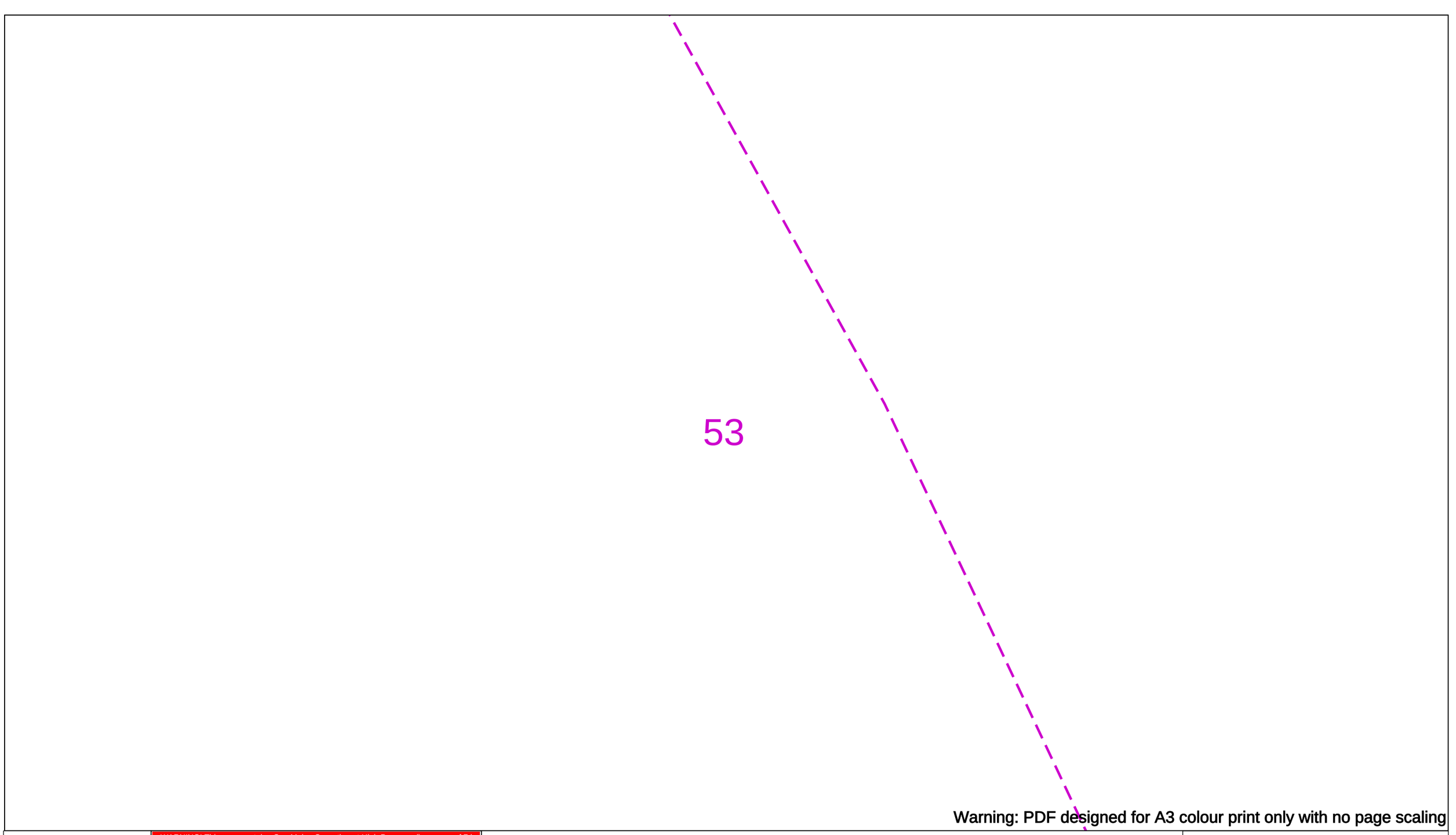
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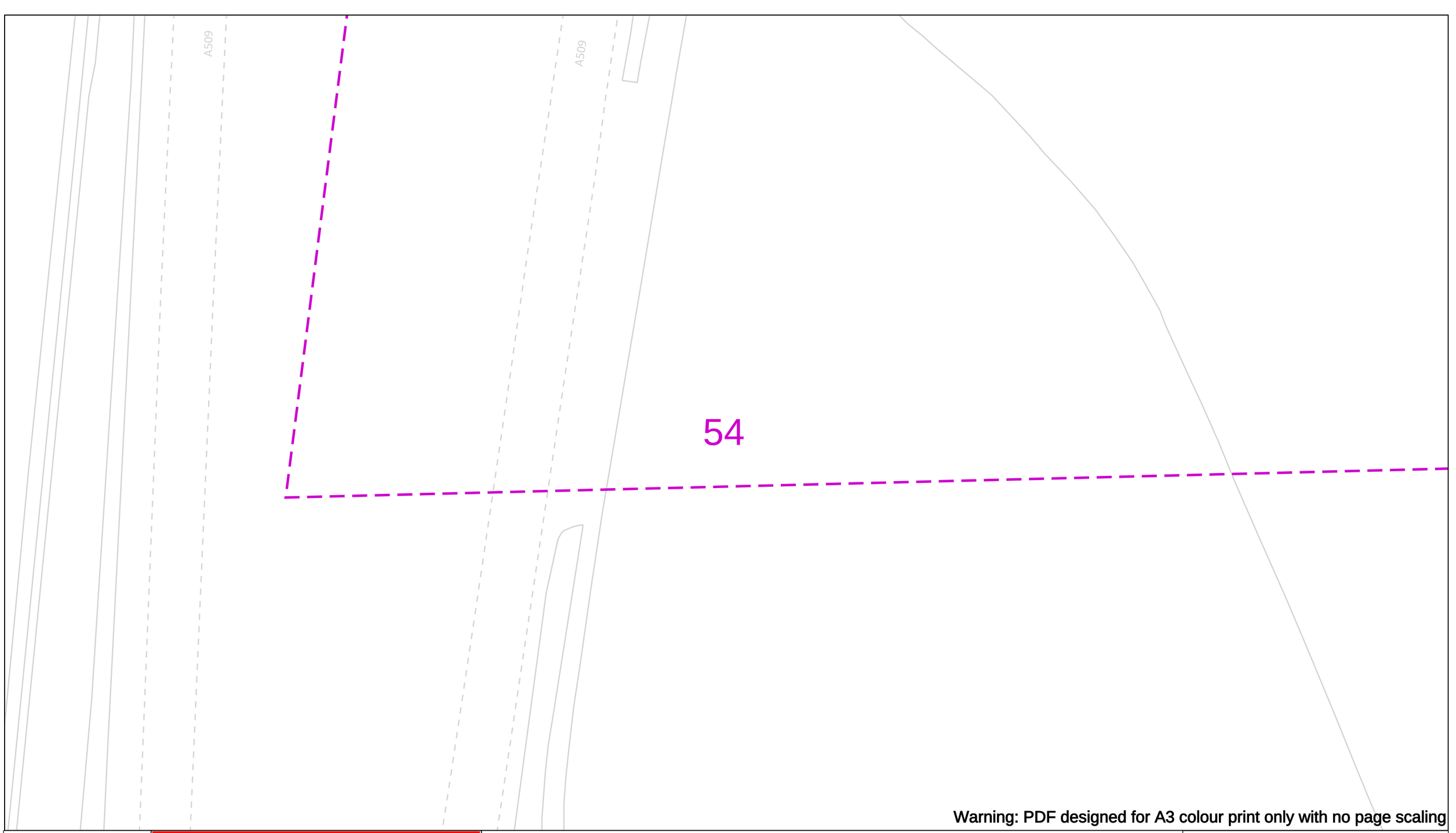
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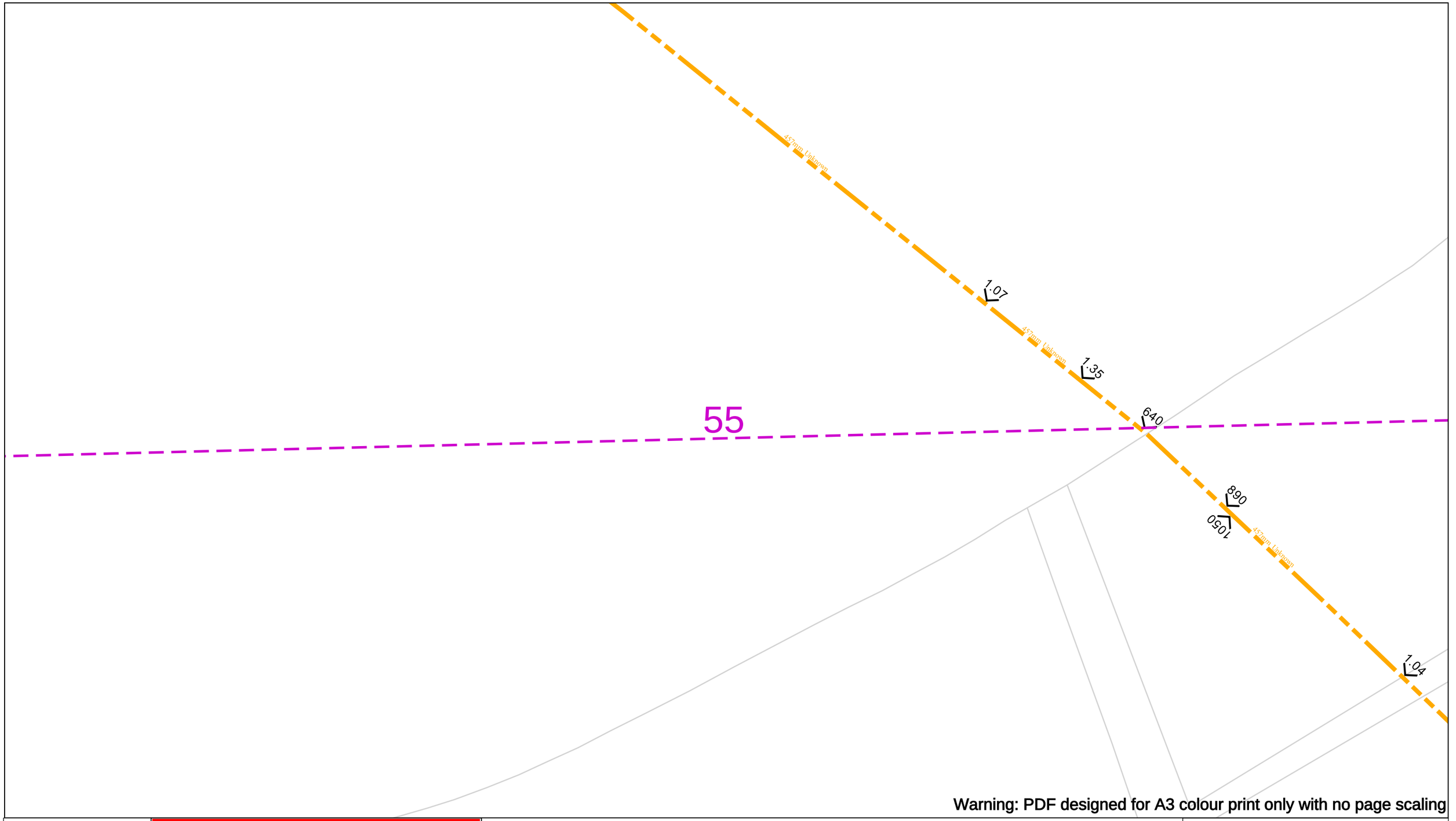
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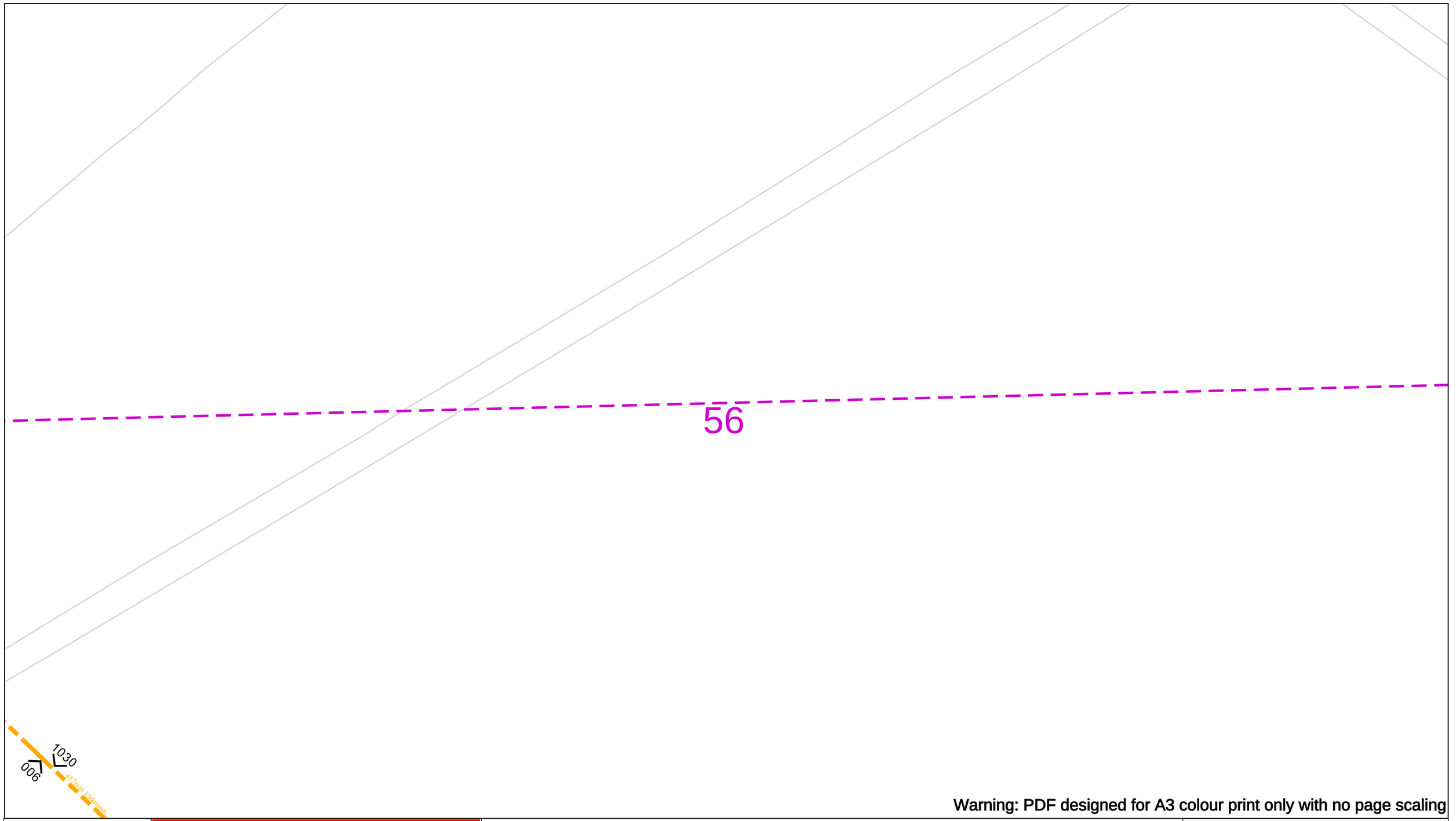
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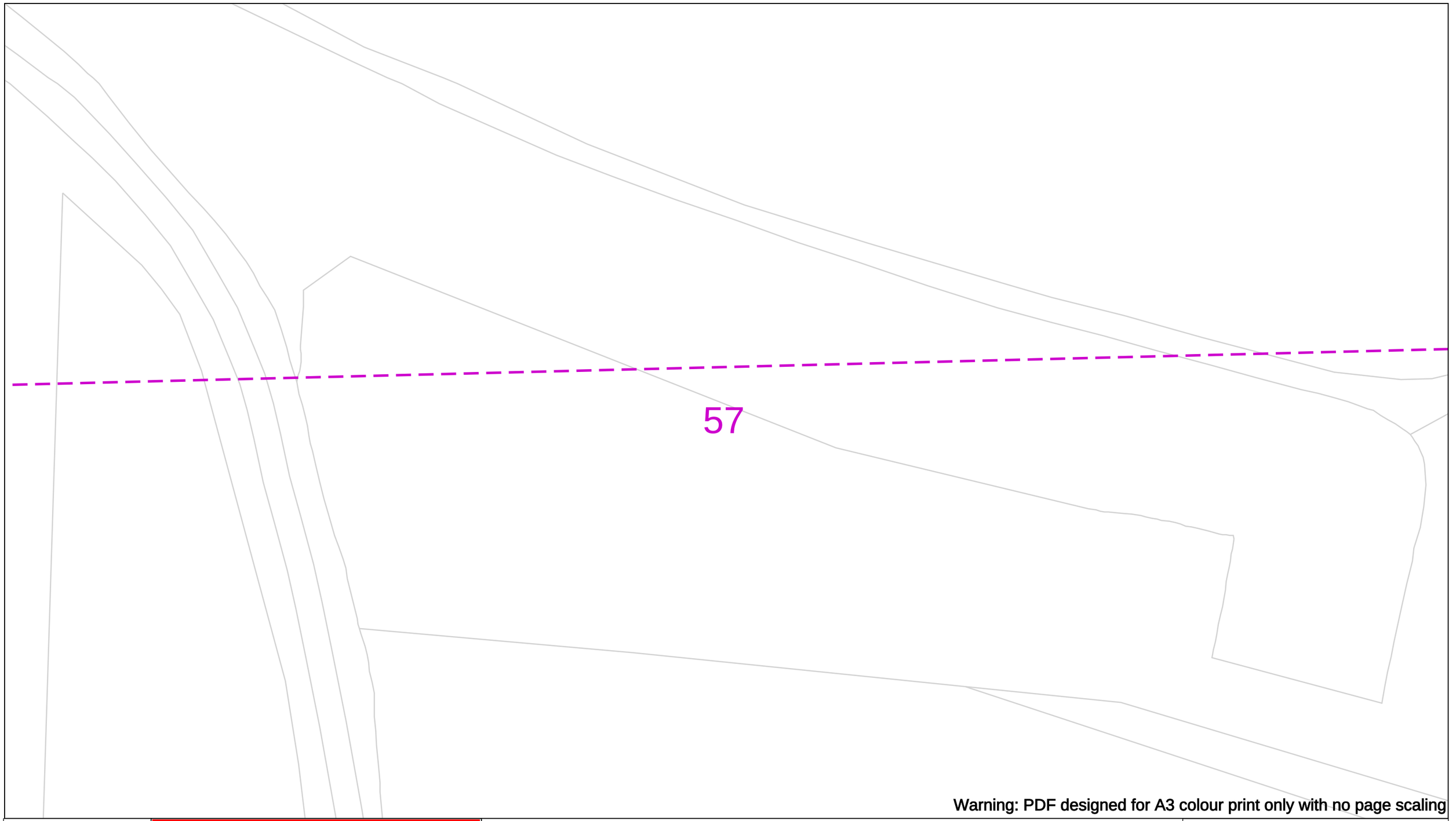
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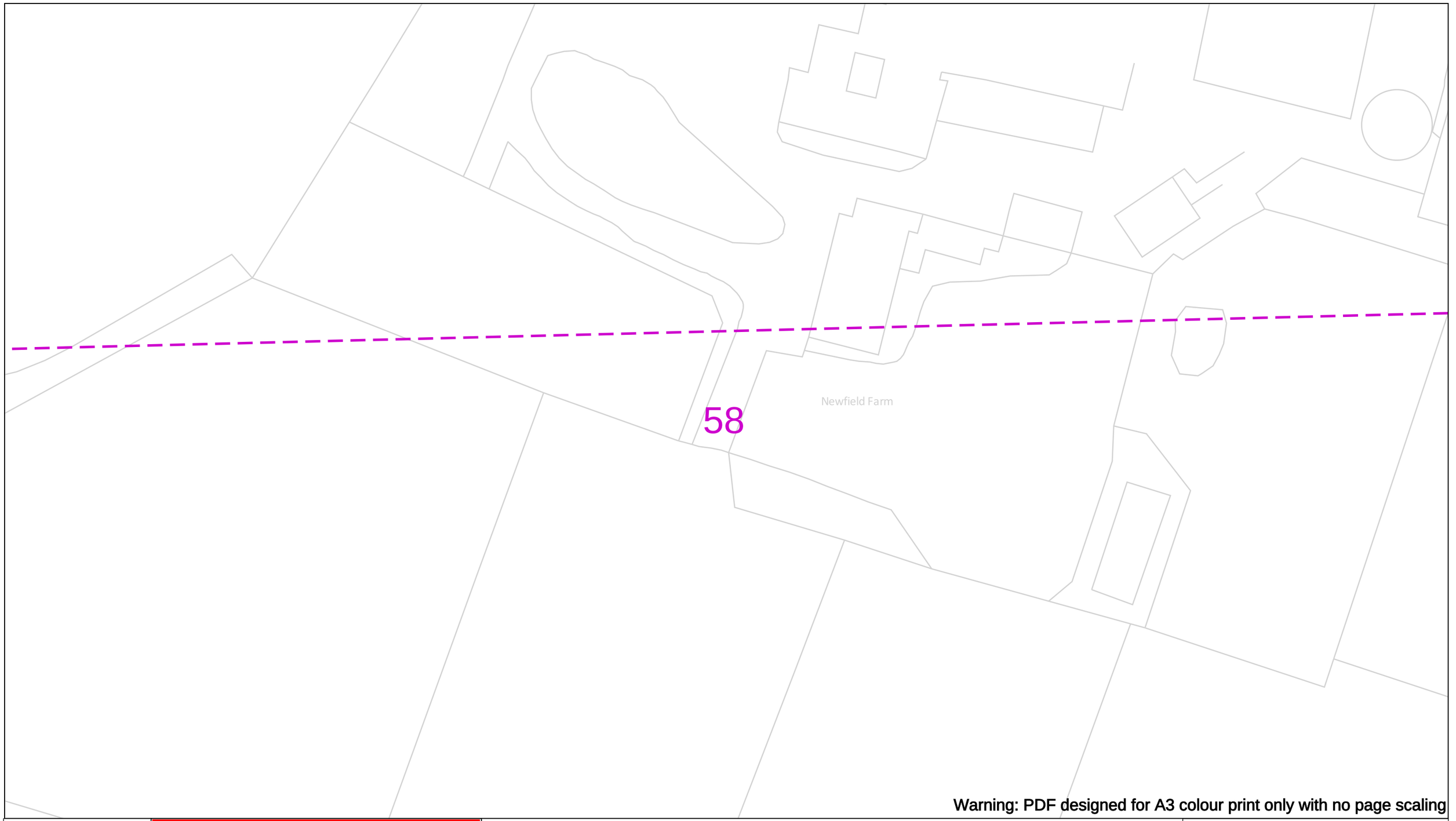
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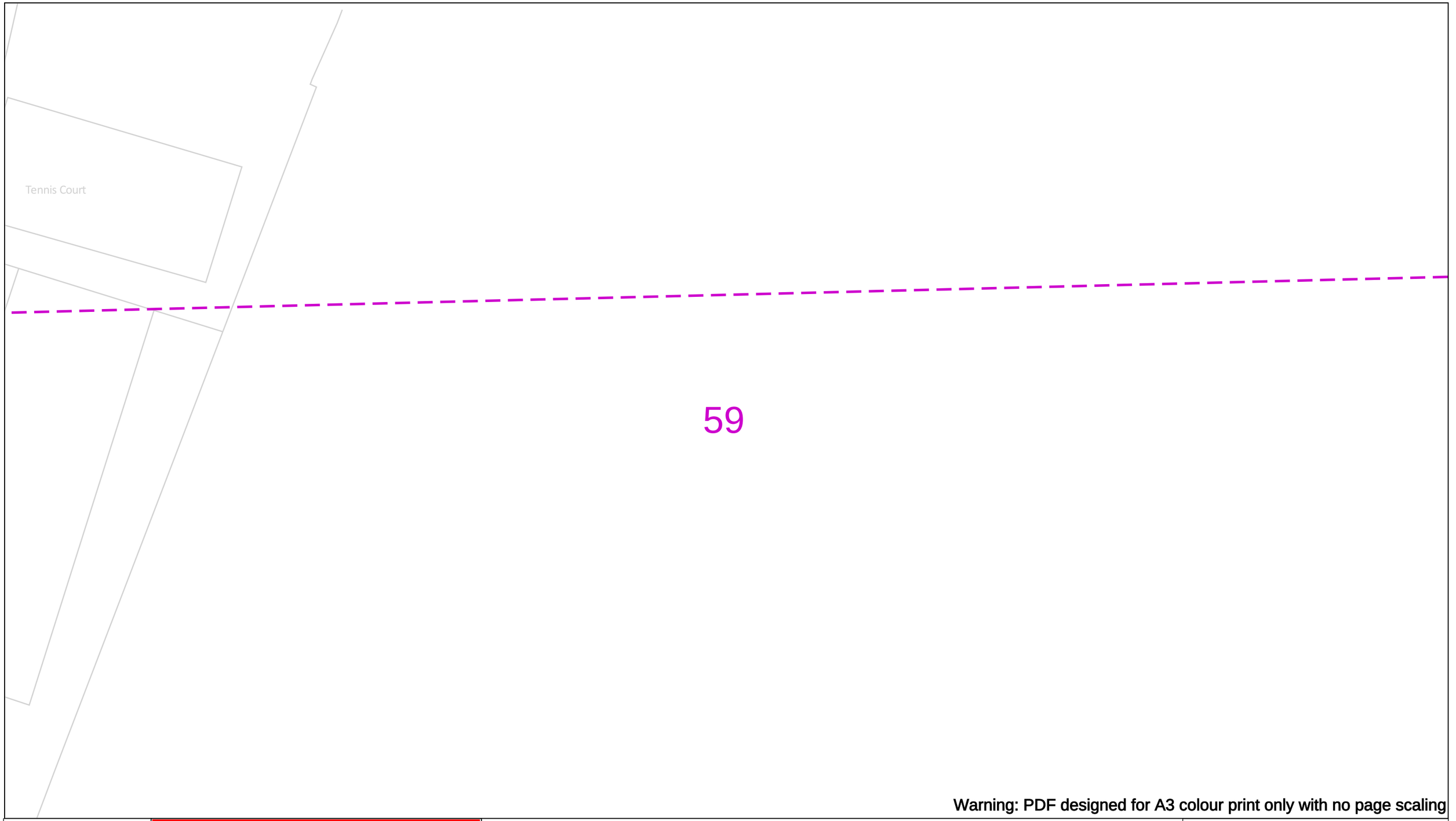
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MP Mains
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LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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- Identification of dual services
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A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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61

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In case of an emergency call 0800 111 999

Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Overview Map of Worksite

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	
30	31	32	33	34	35	36	37		
38	39	40	41	42	43	44			
45	46	47	48	49	50				
51	52	53	54	55					
56	57	58	59						
60	61	62							
63	64	65							
66	67								

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Site Location: 489972 244422
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Miss Monique Elsom
Your Scheme/Reference:
890869

Scale: 1:5638 (When plotted at A3)

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Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- Valve
- Depth of cover
- Syphon
- Diameter Change
- Material Change
- Out of Standard Service

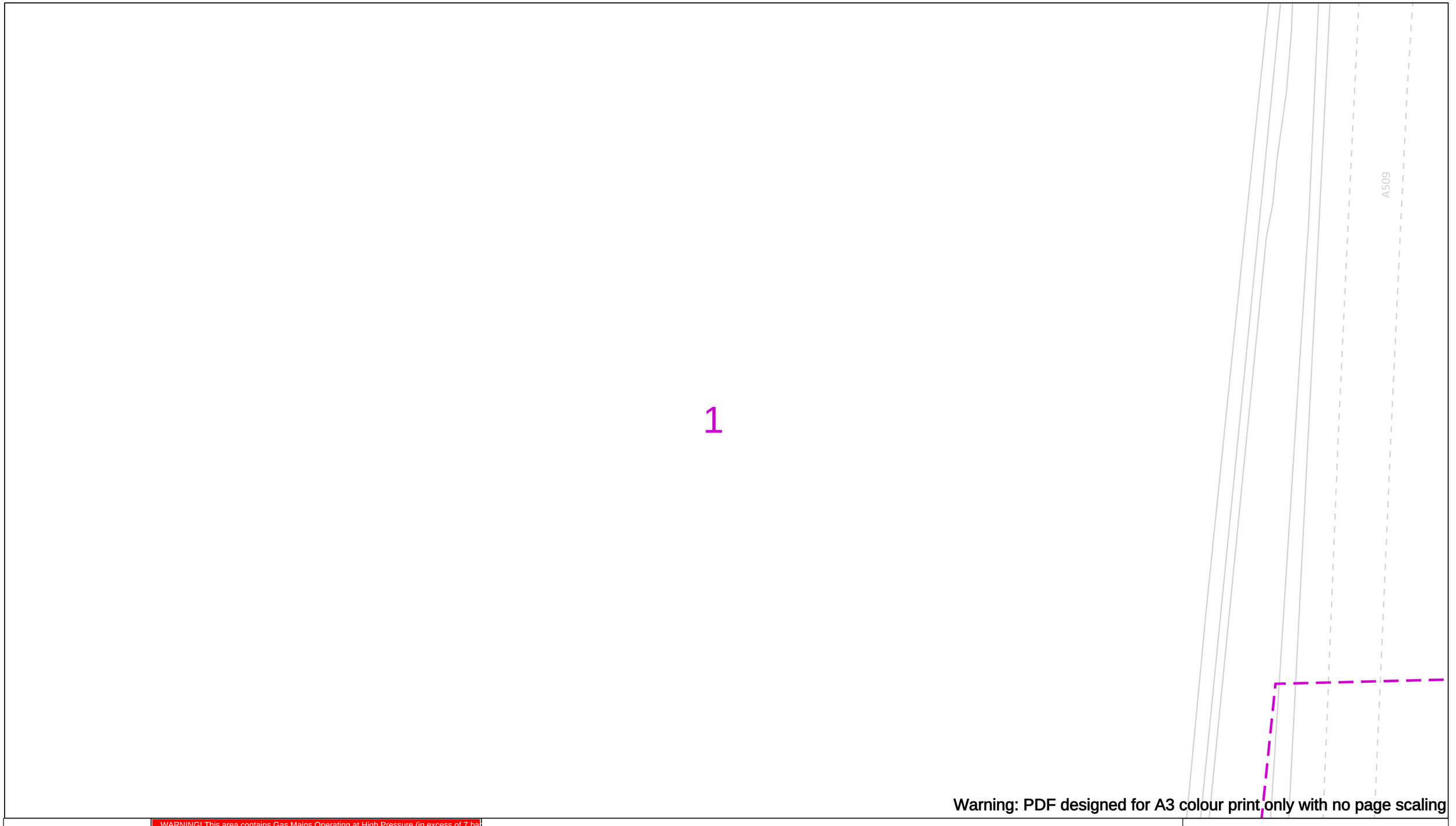
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

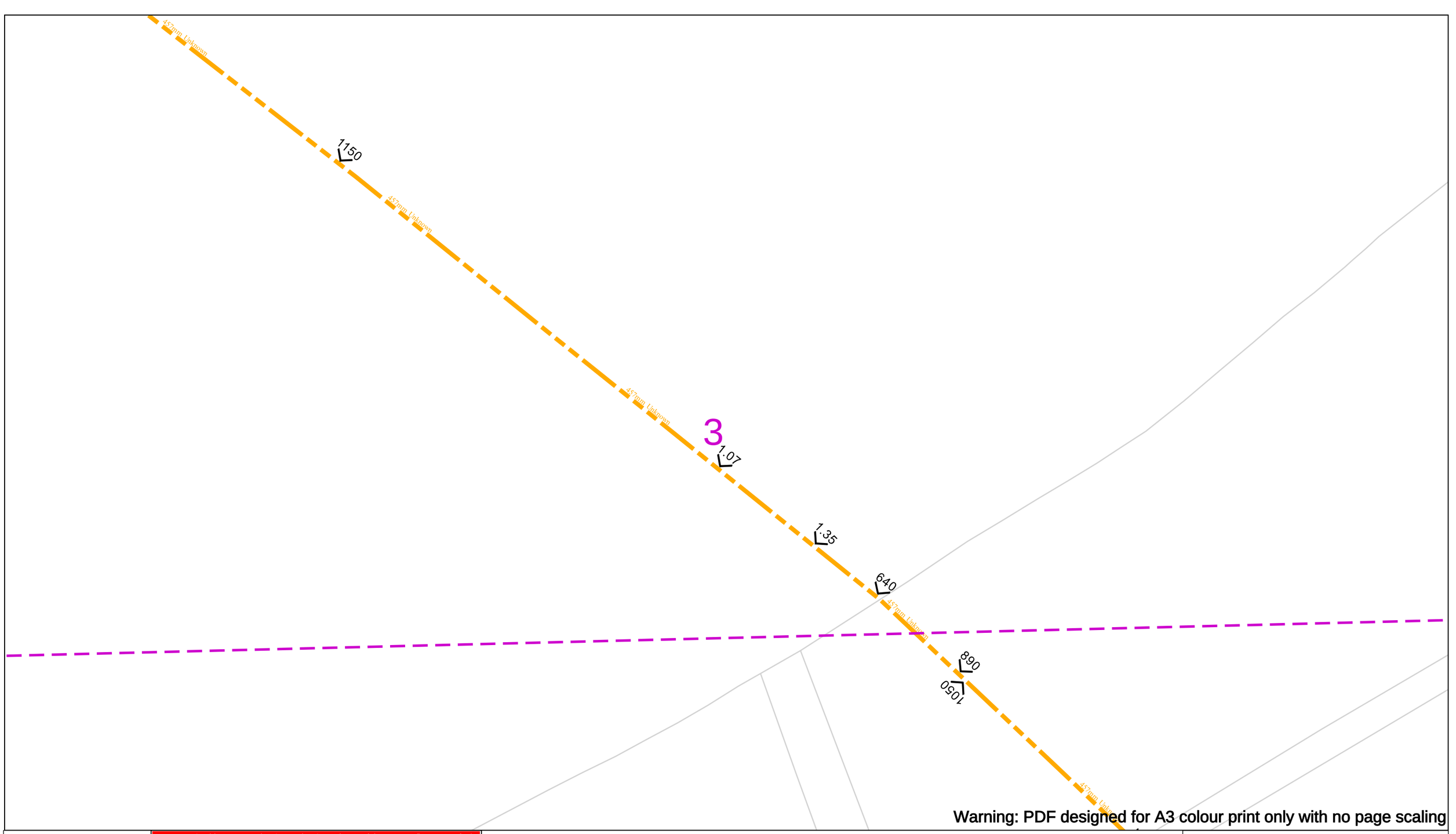
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

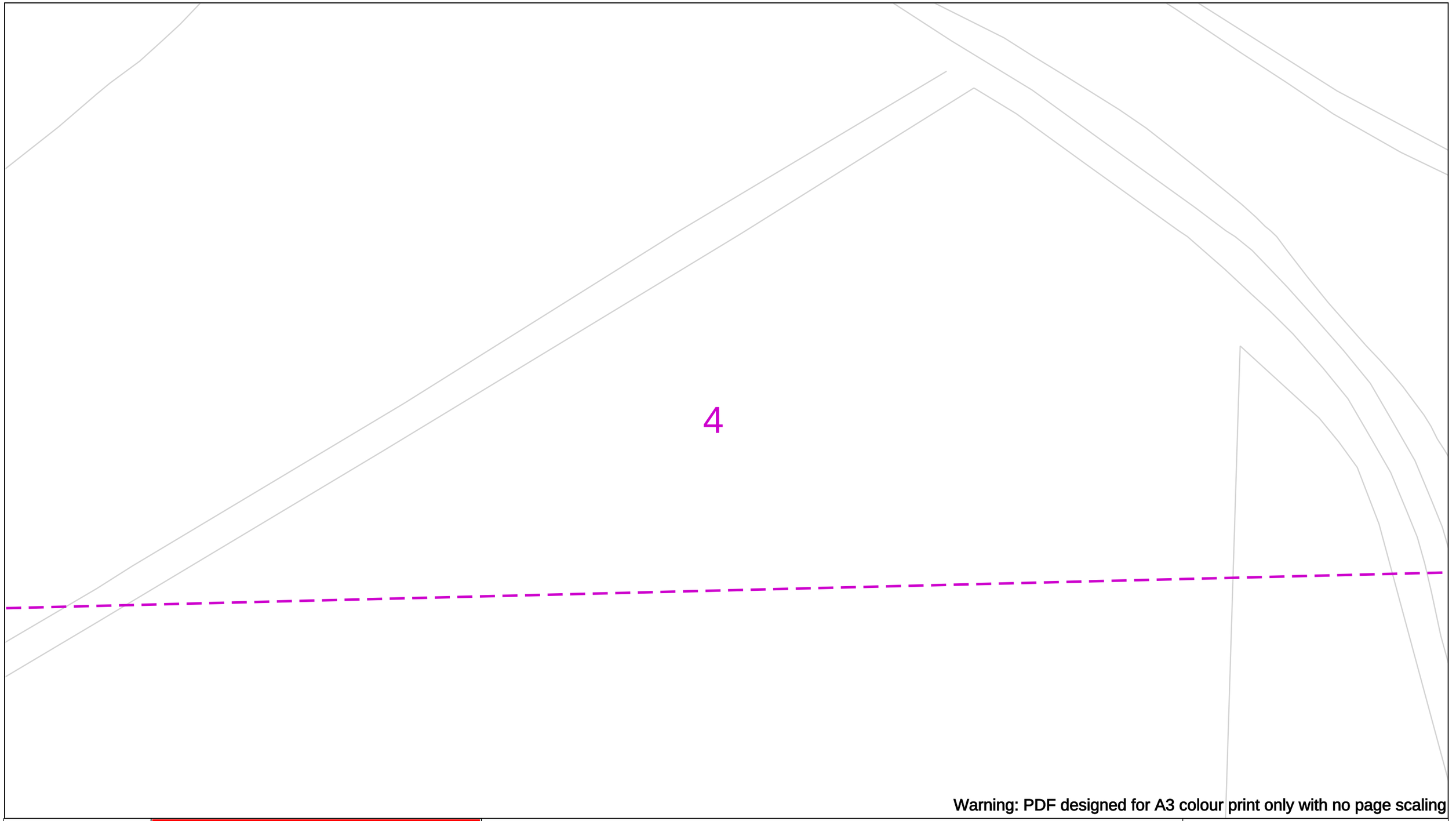
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

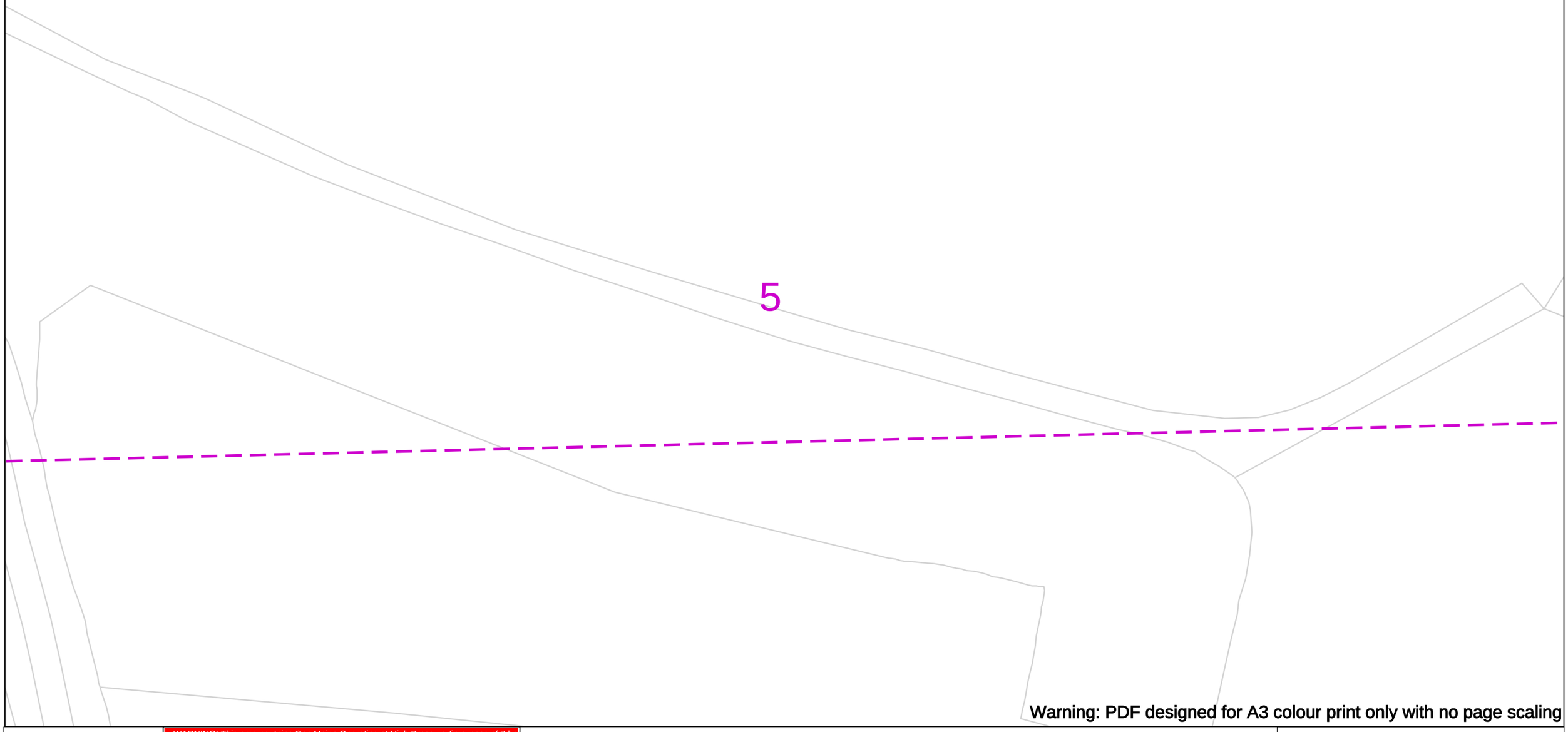
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Dig Sites

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Line:

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Valve
Depth of cover
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Diameter Change
Material Change
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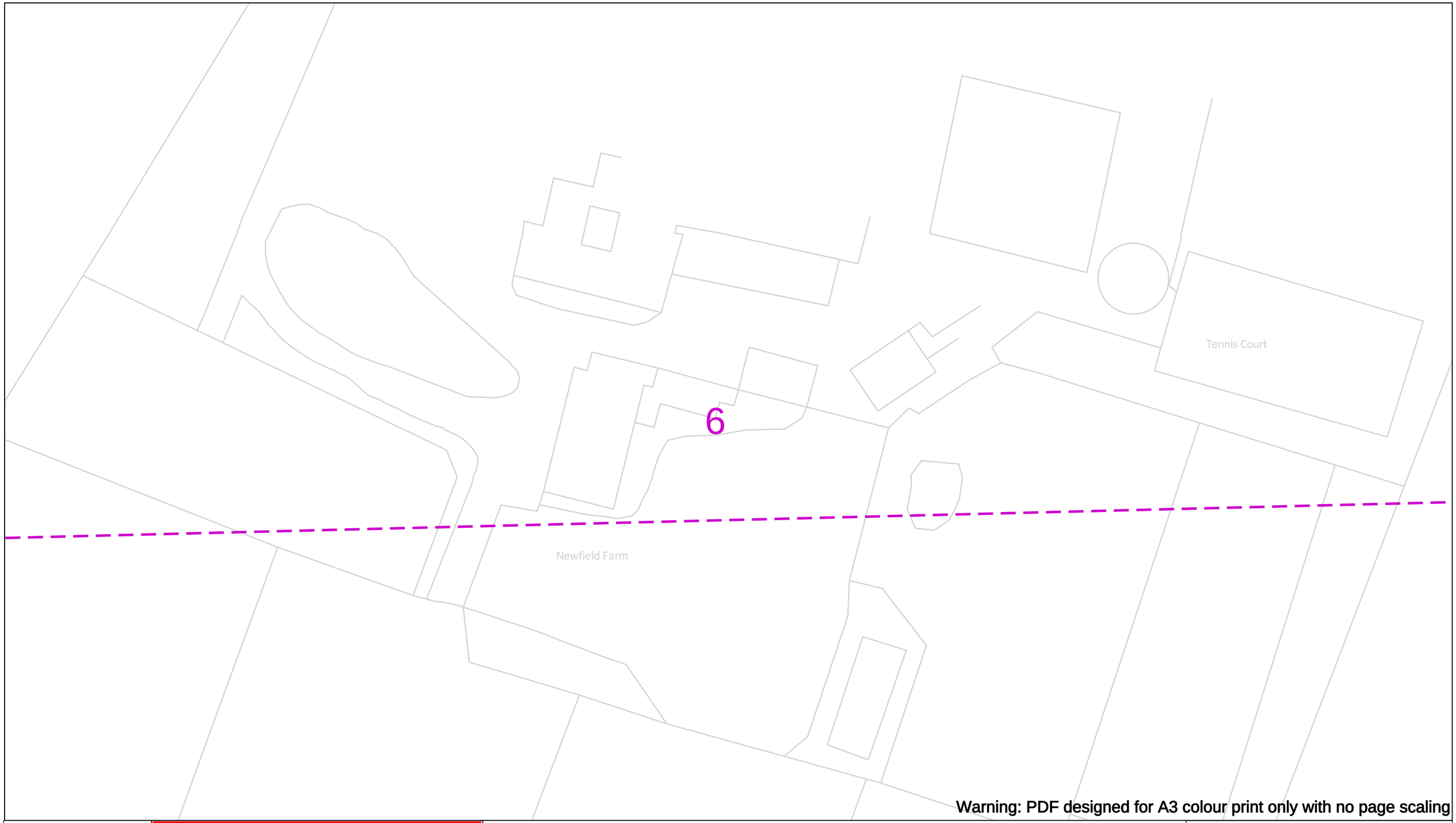
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LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

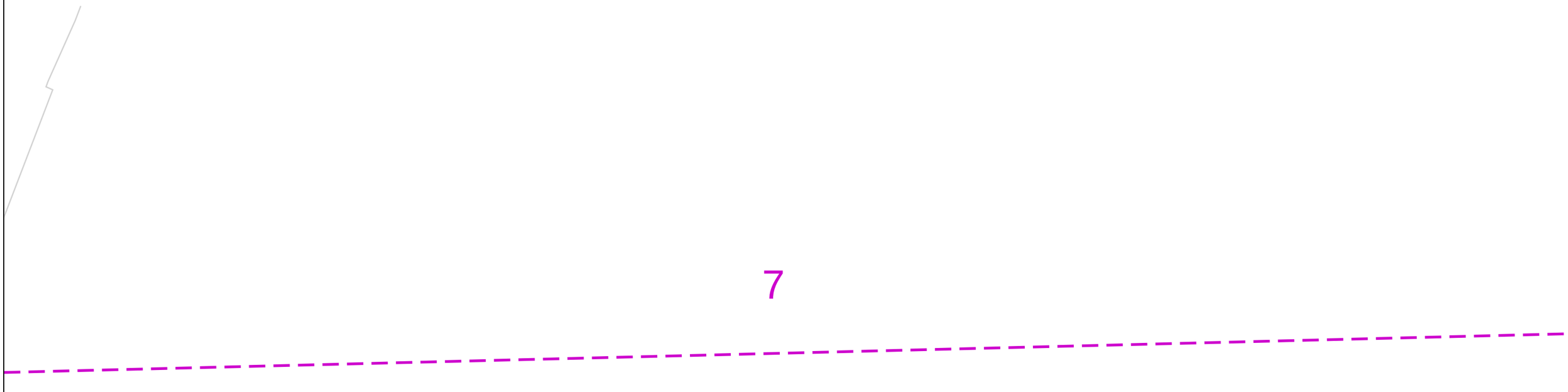
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

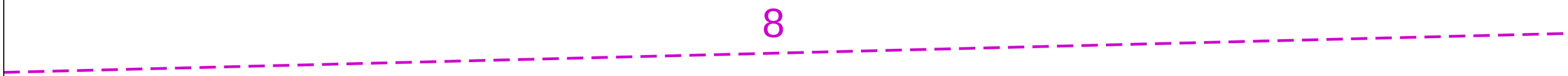
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Line:

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MP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Your Gas Network

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Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

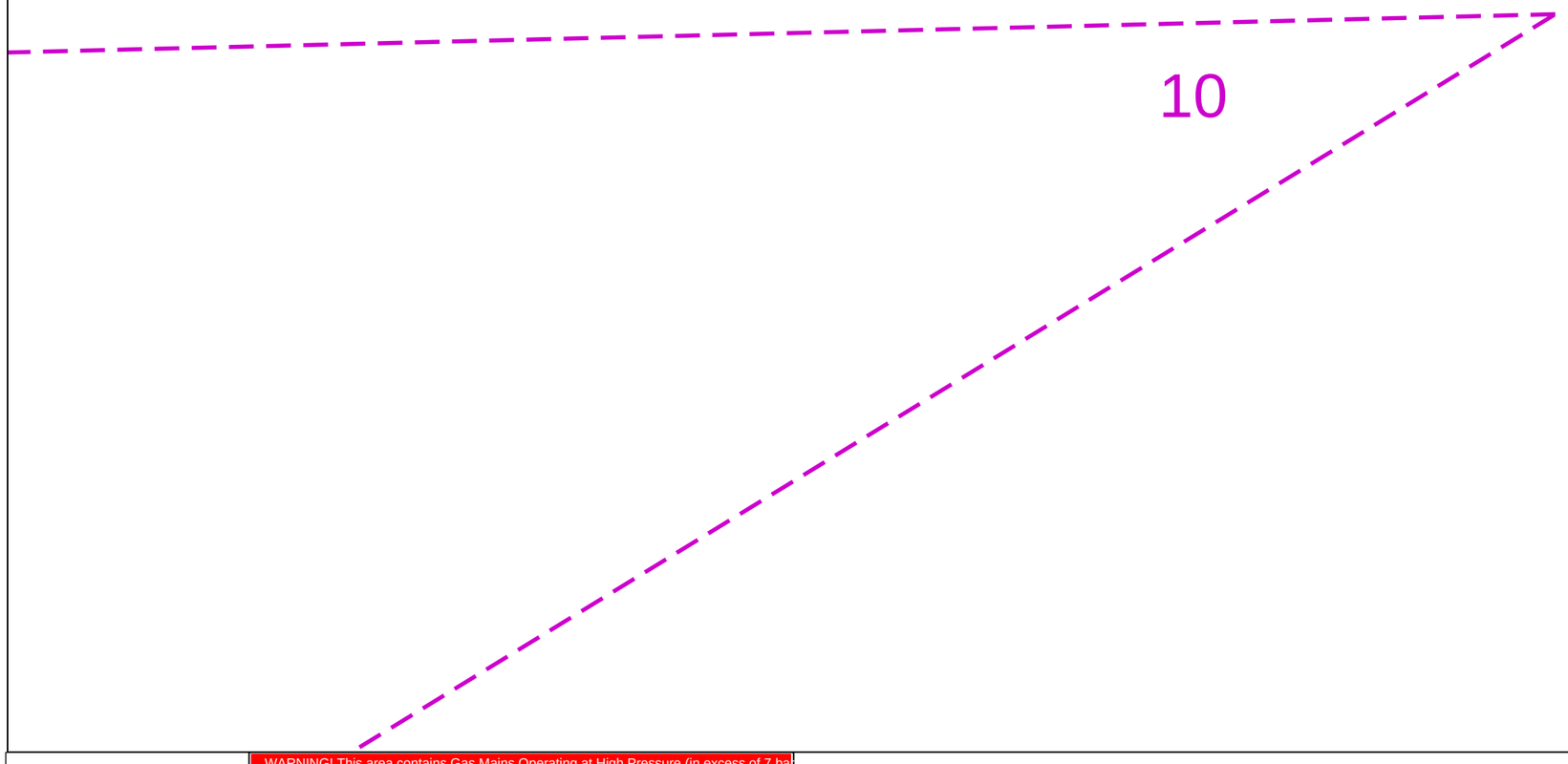
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Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Valve
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Syphon

Diameter Change
Material Change
Out of Standard Service

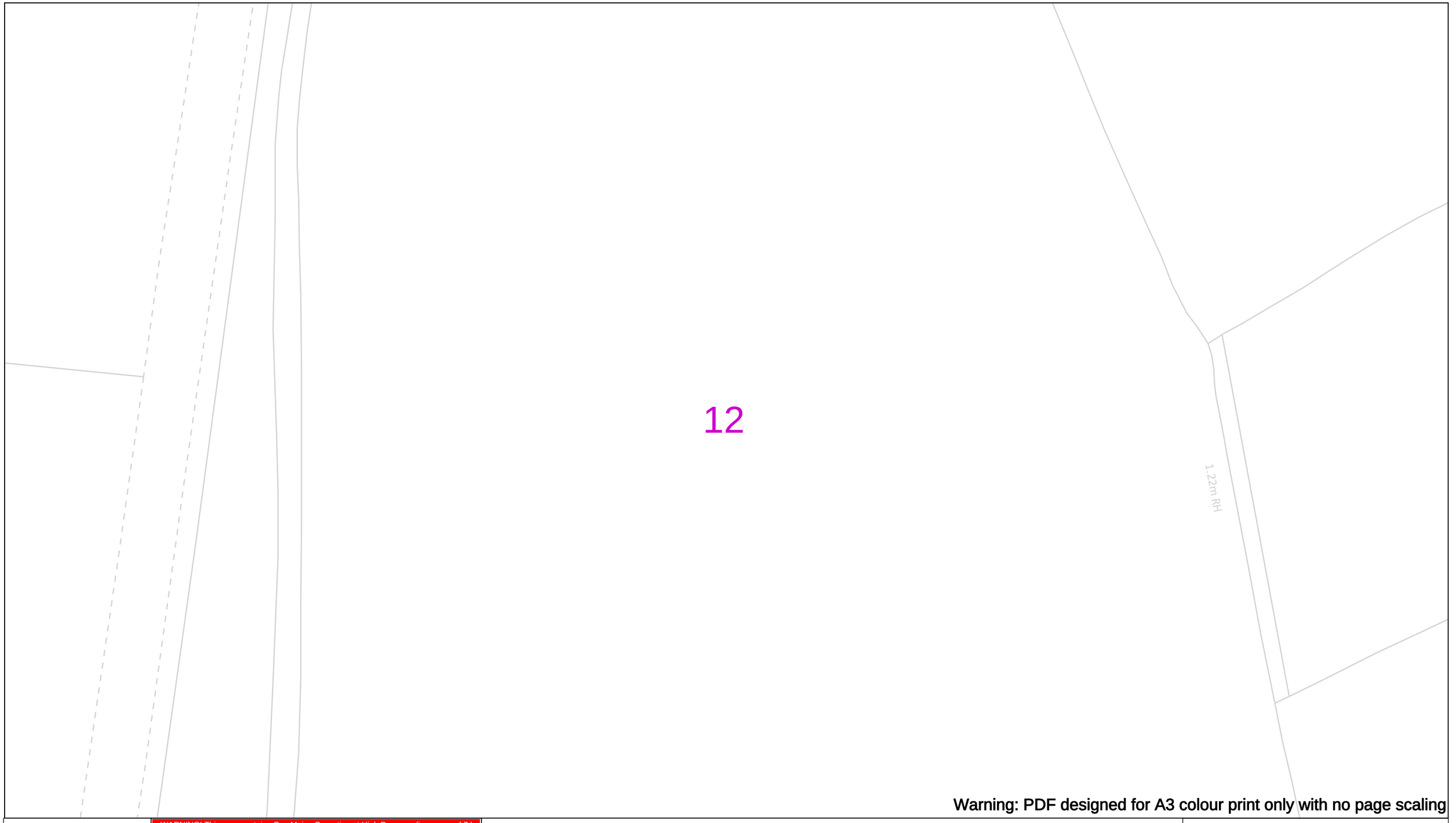
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Dig Sites

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Line:

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MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

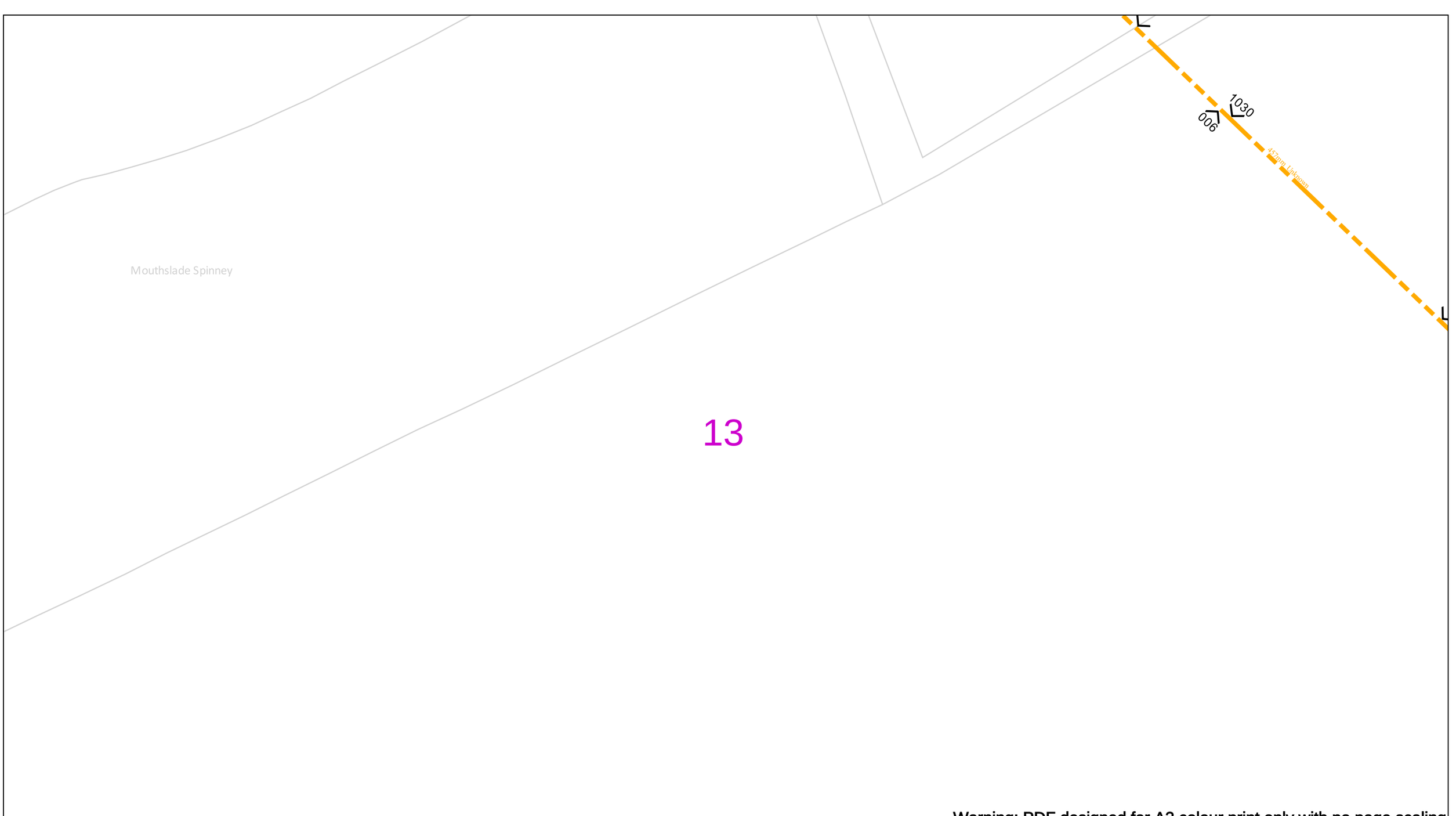
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MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

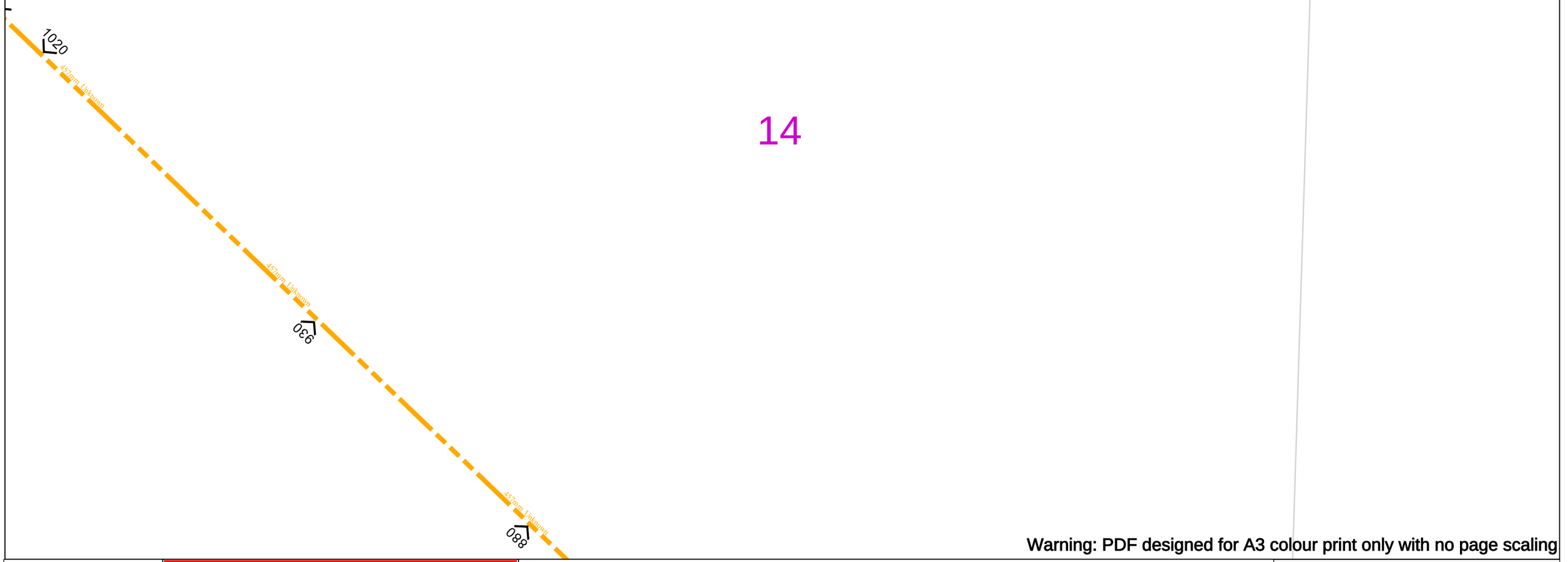
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Dig Sites

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Line:

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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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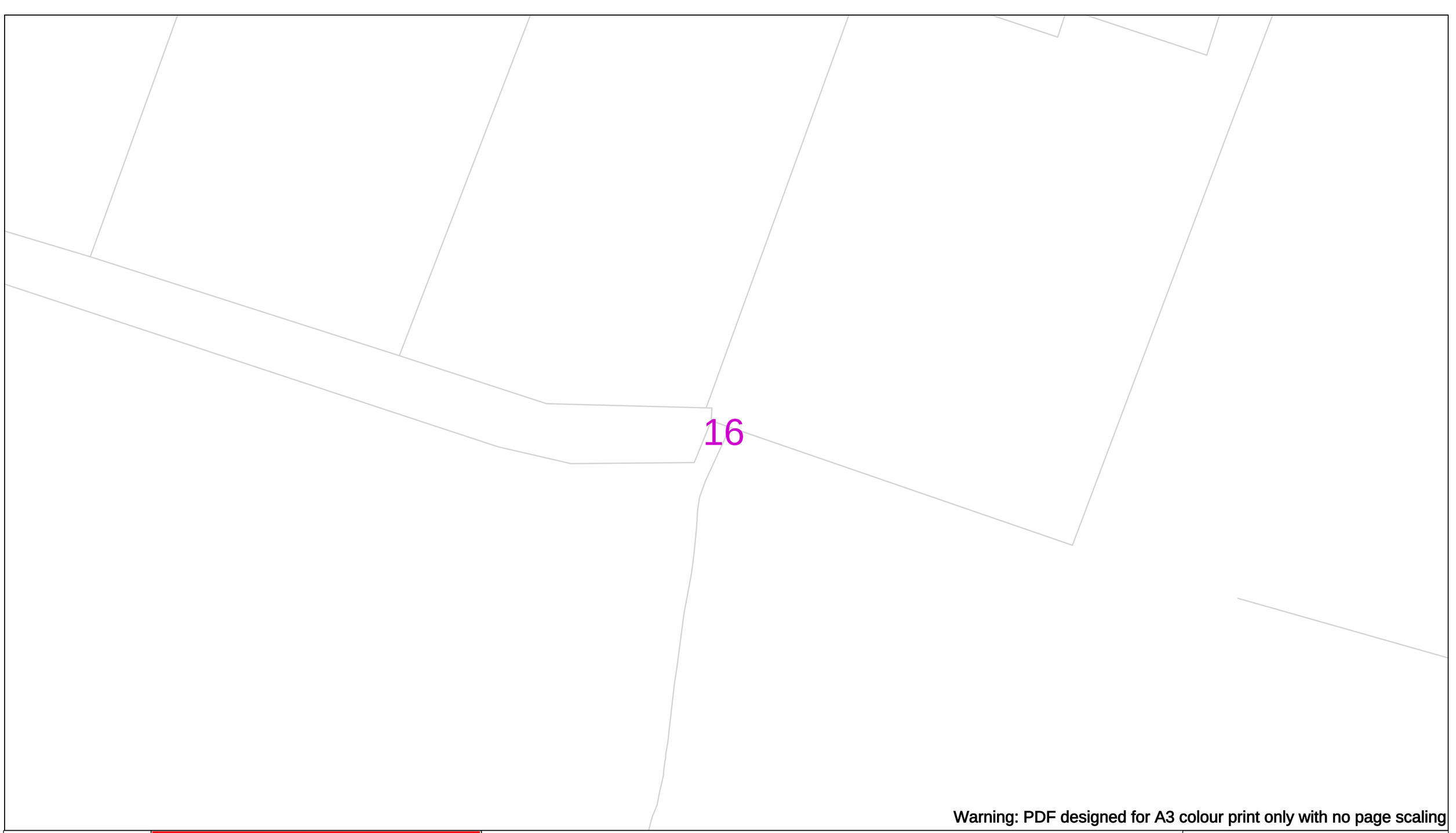
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Valve
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Syphon

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Valve
Depth of cover
Syphon

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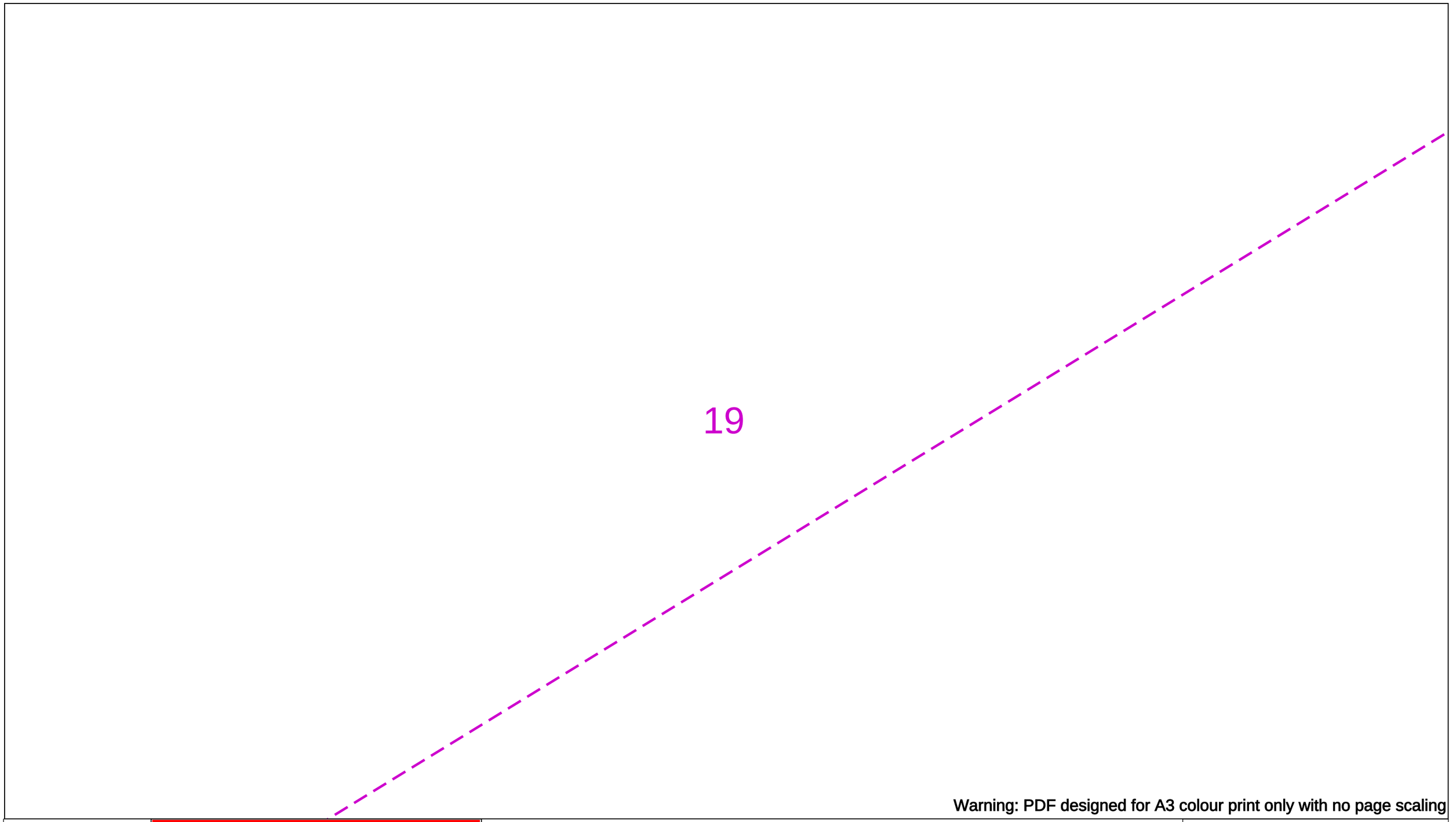
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

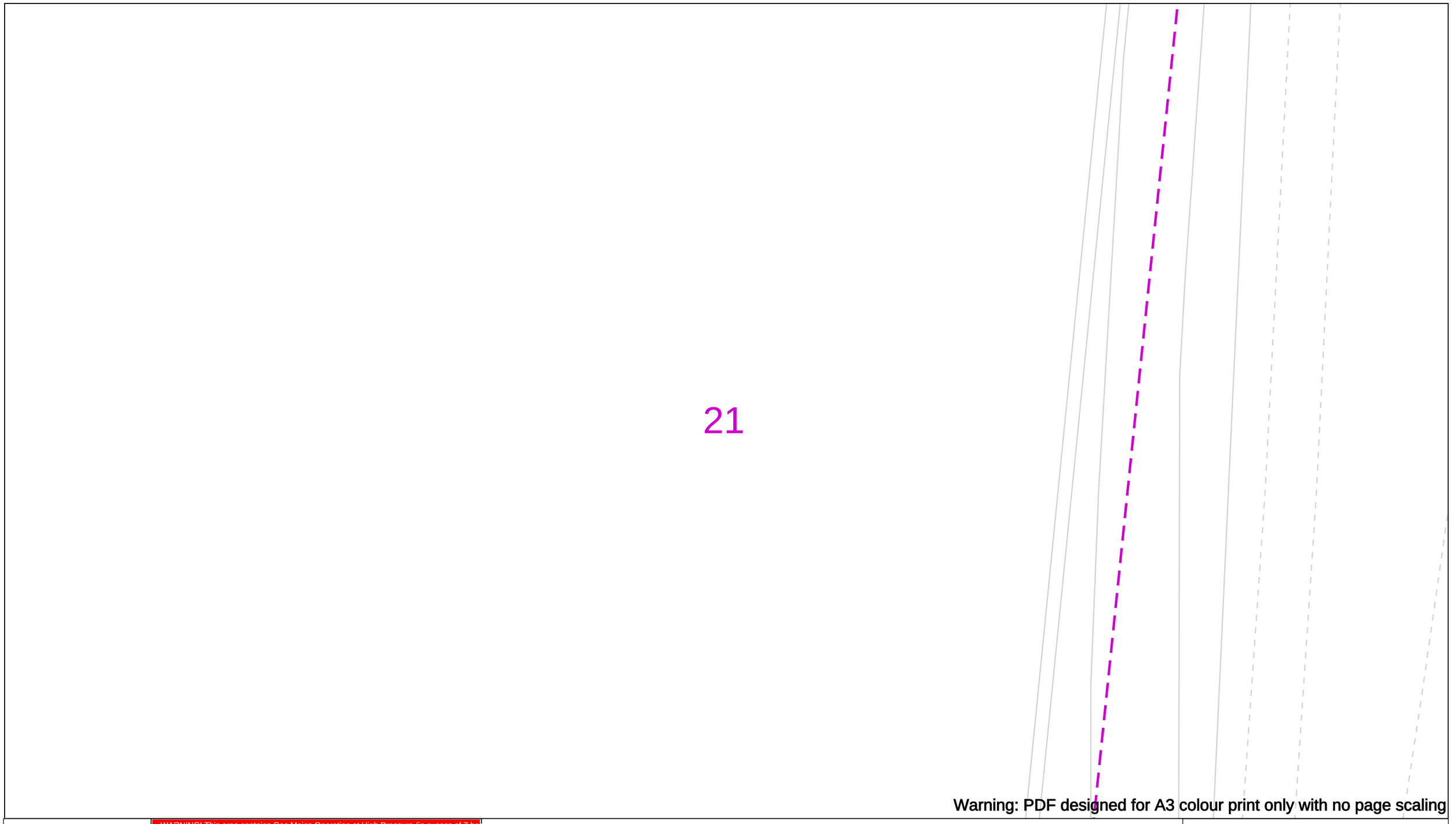
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Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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Dig Sites

Area:

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LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

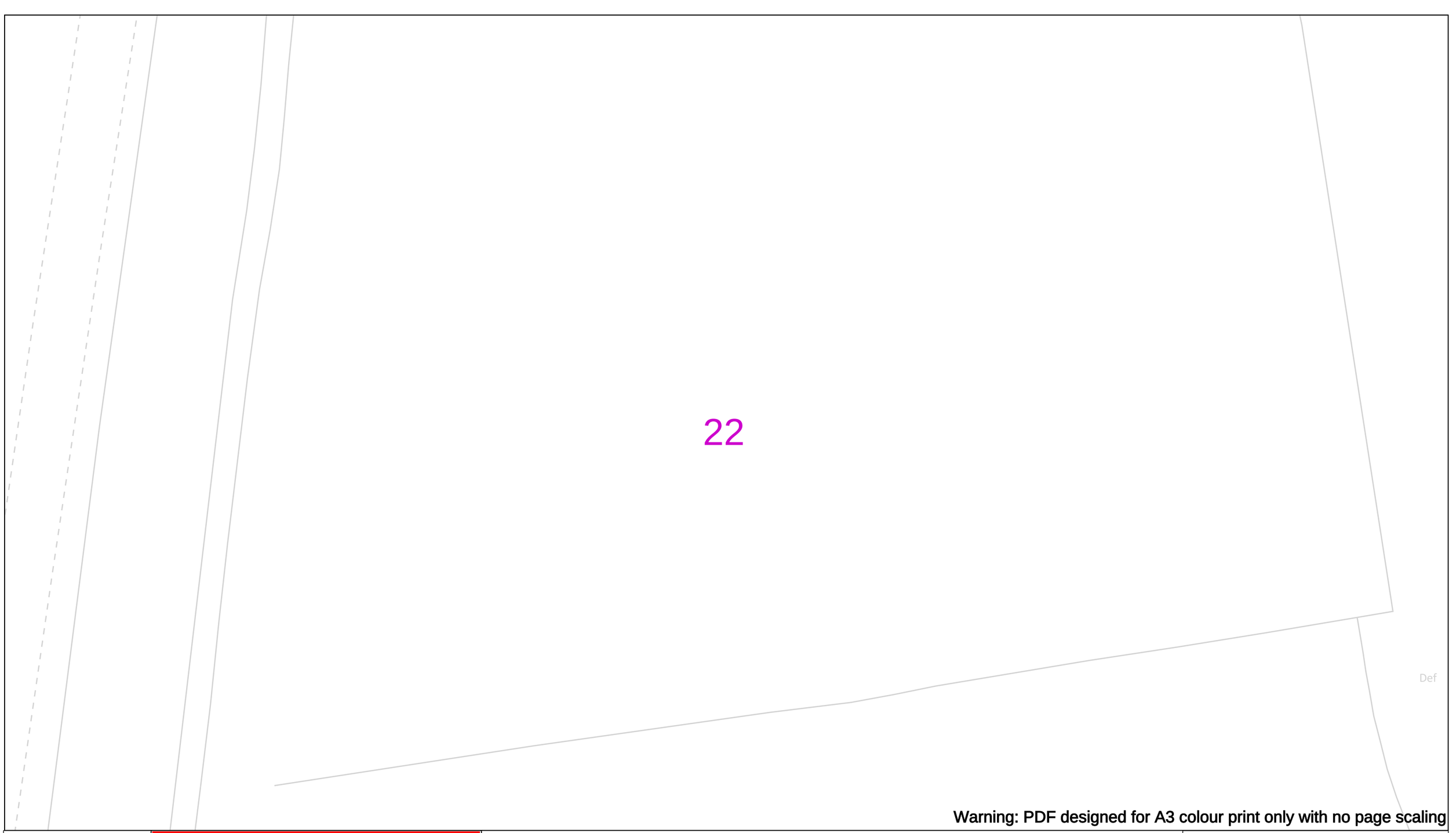
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50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Dig Sites

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Line:

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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

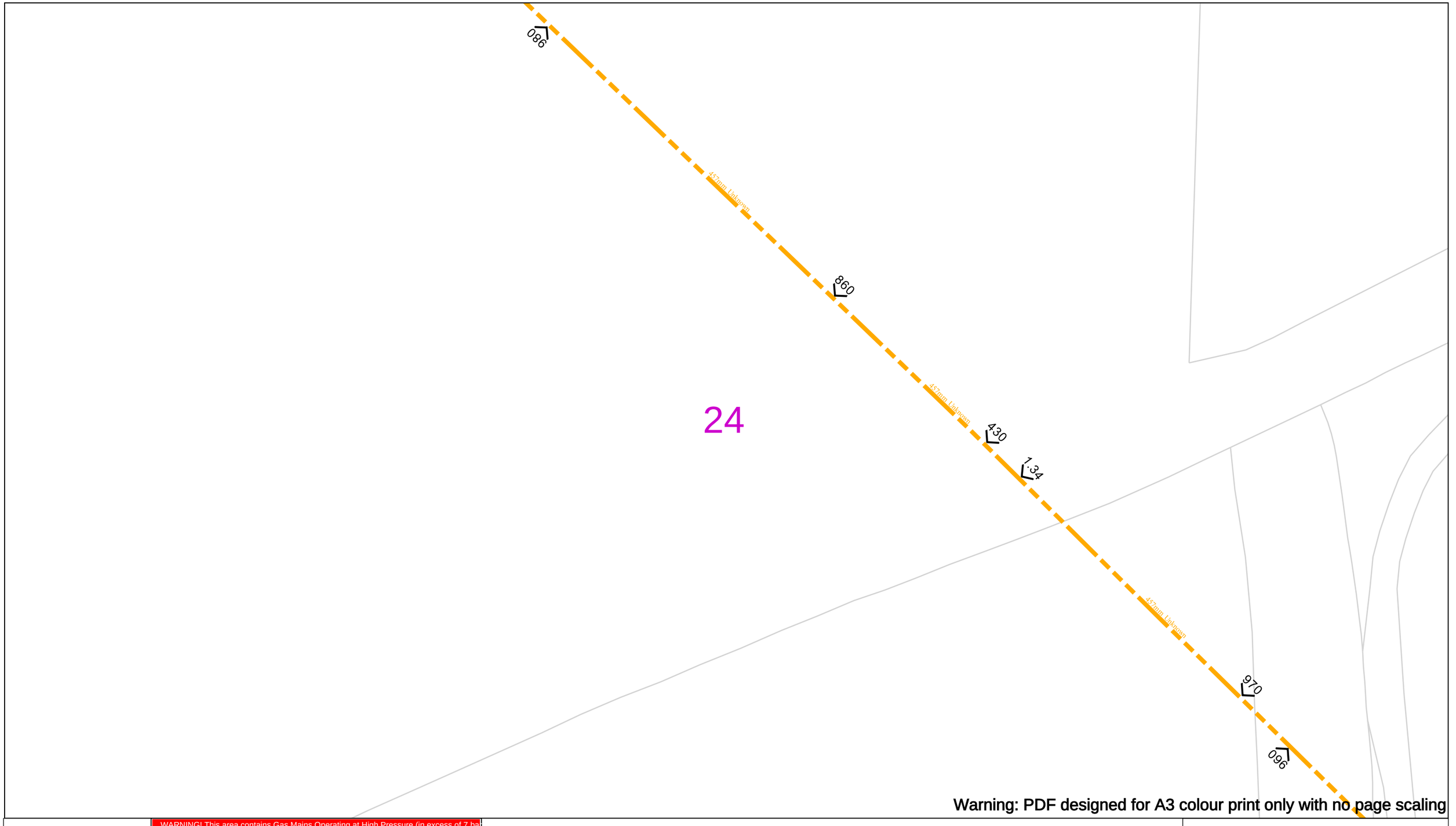
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
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LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

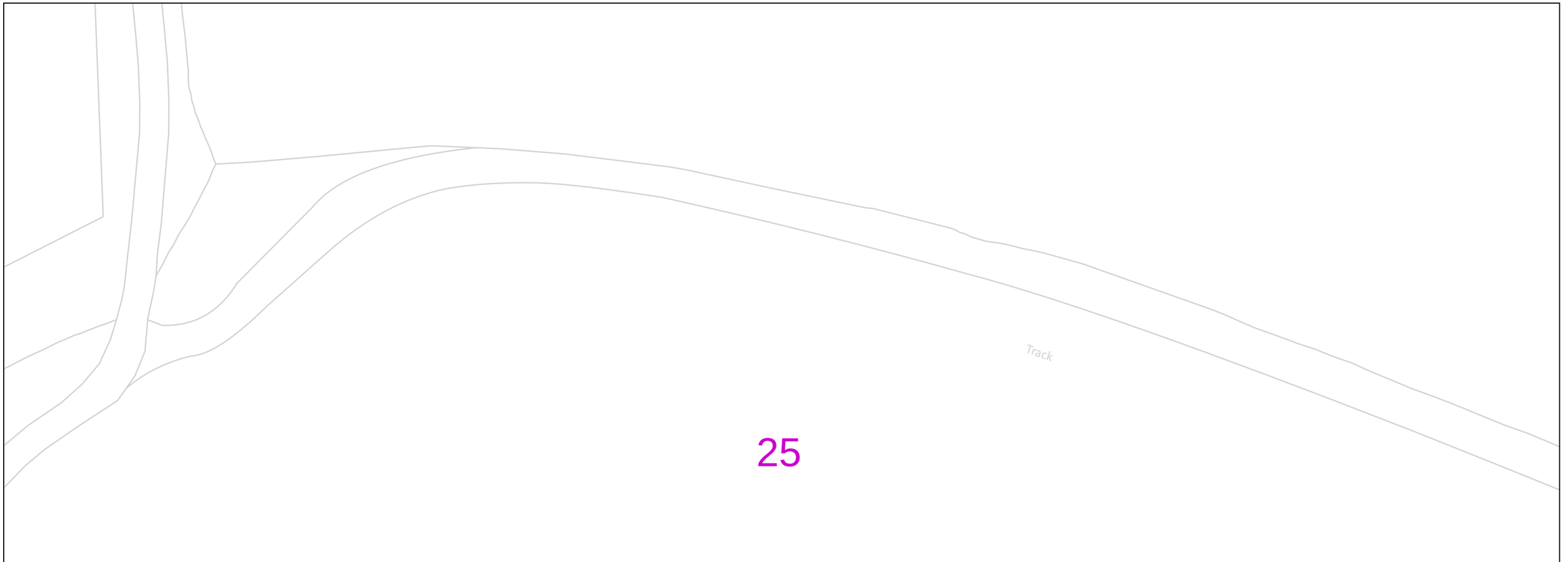
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IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

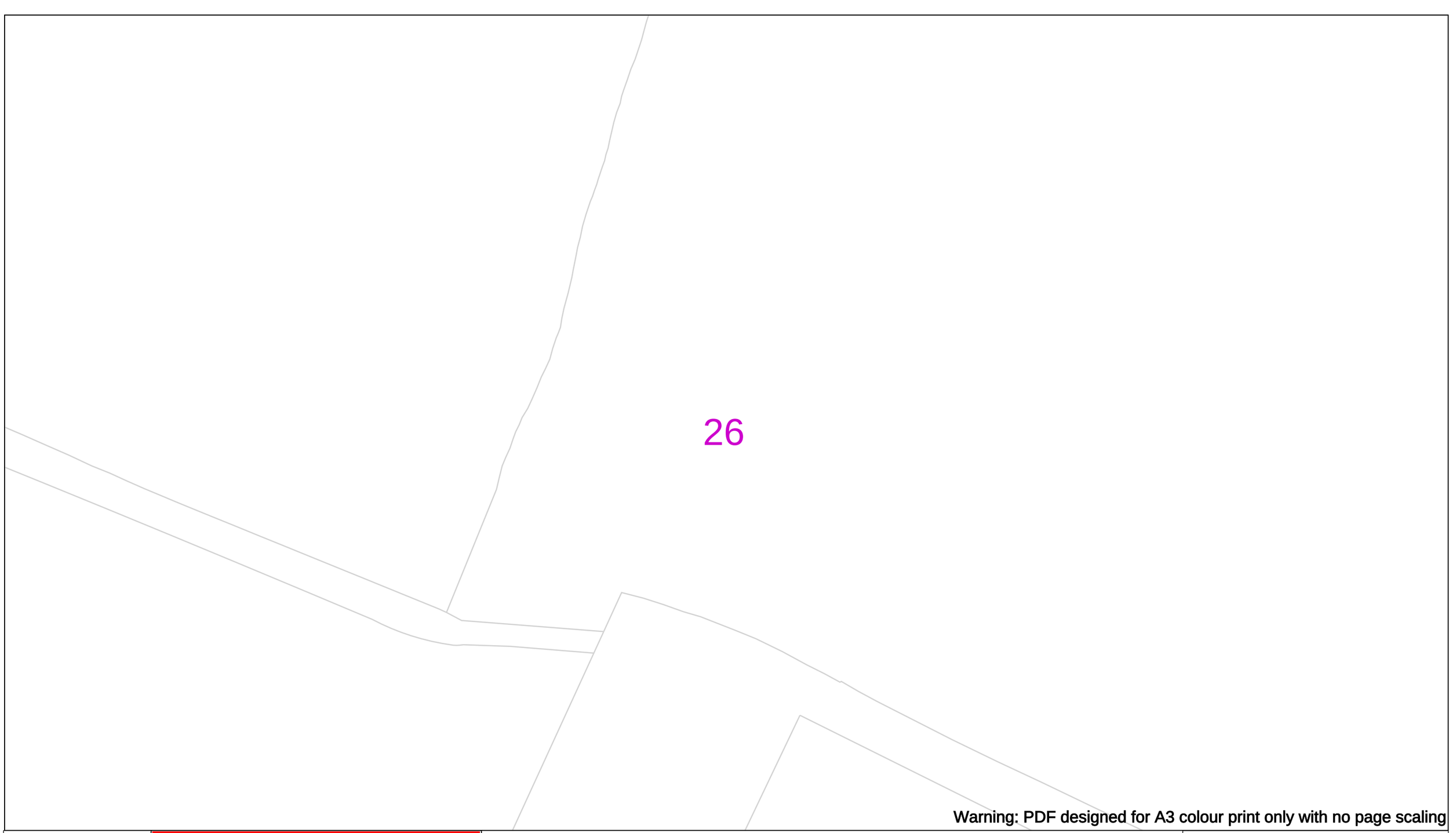
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Valve
Depth of cover
Syphon

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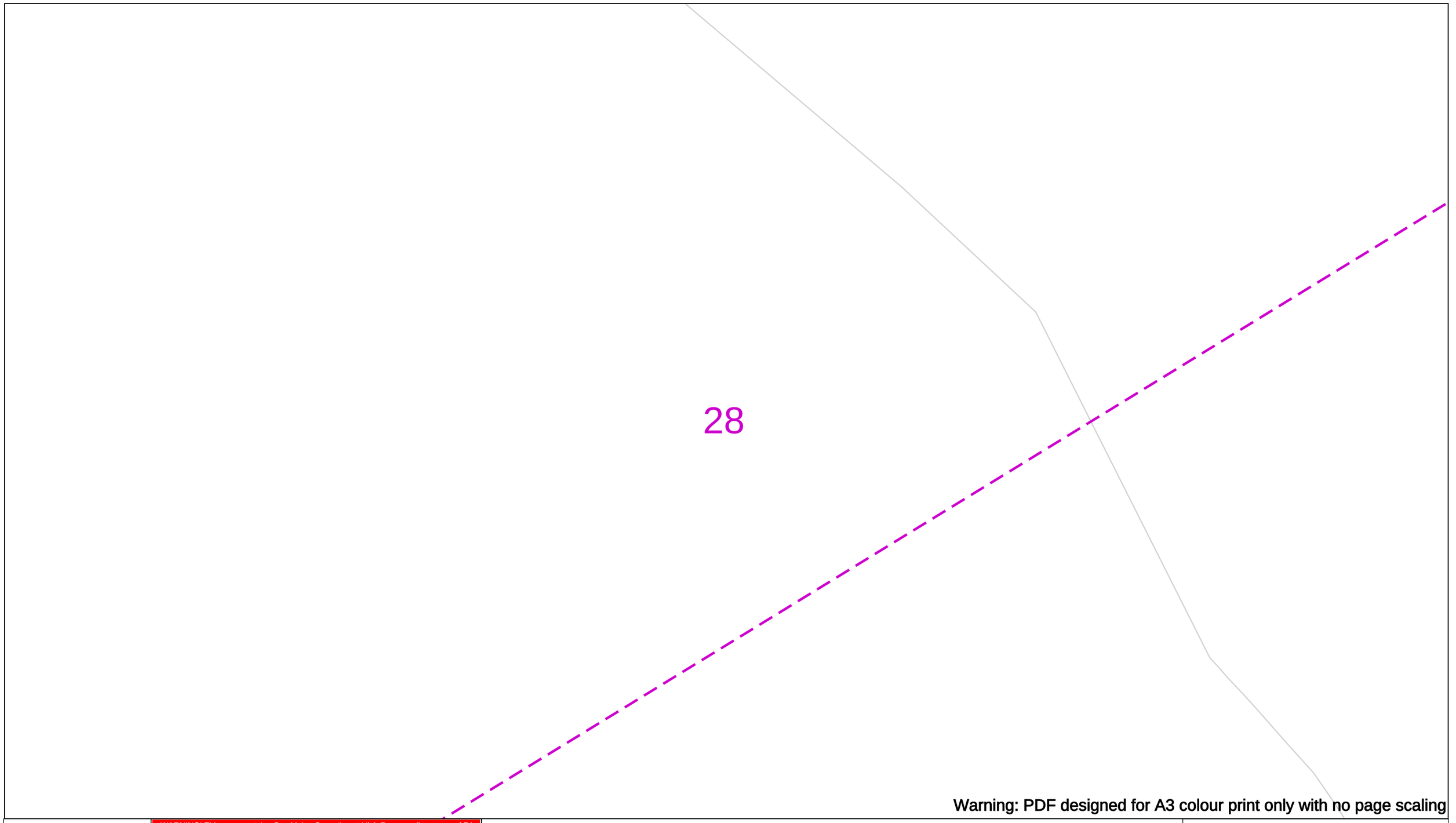
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50m

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Valve
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Syphon

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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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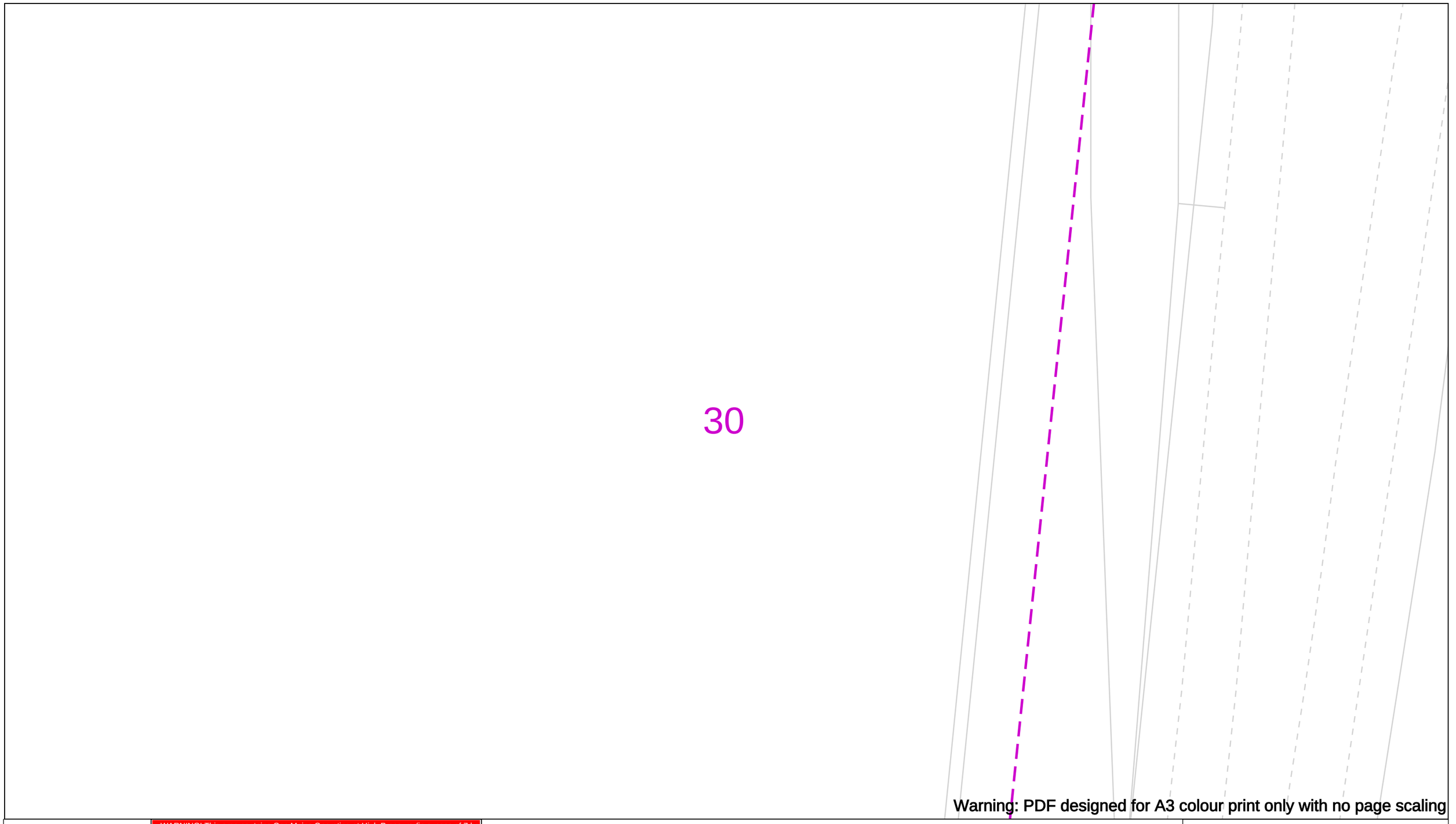
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Area:

Line:

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Valve
Depth of cover
Syphon

Diameter Change
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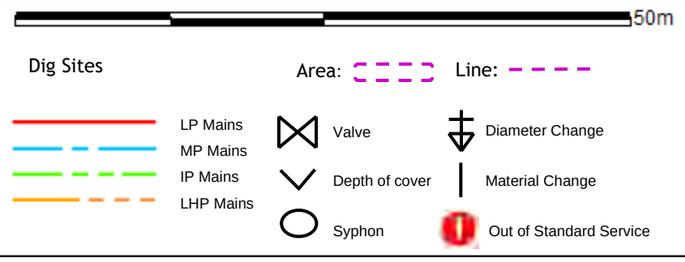
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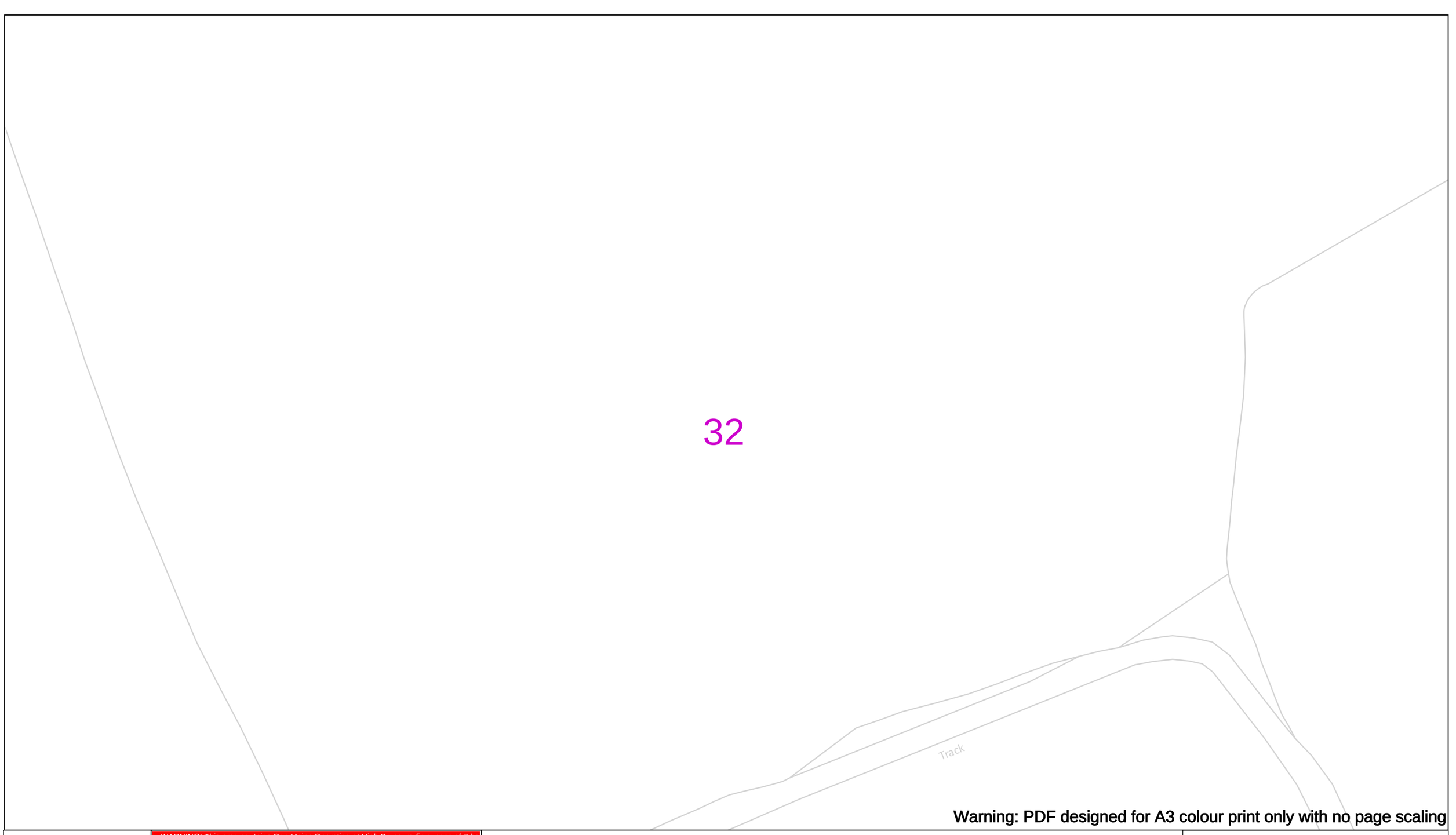
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Your Gas Network

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Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

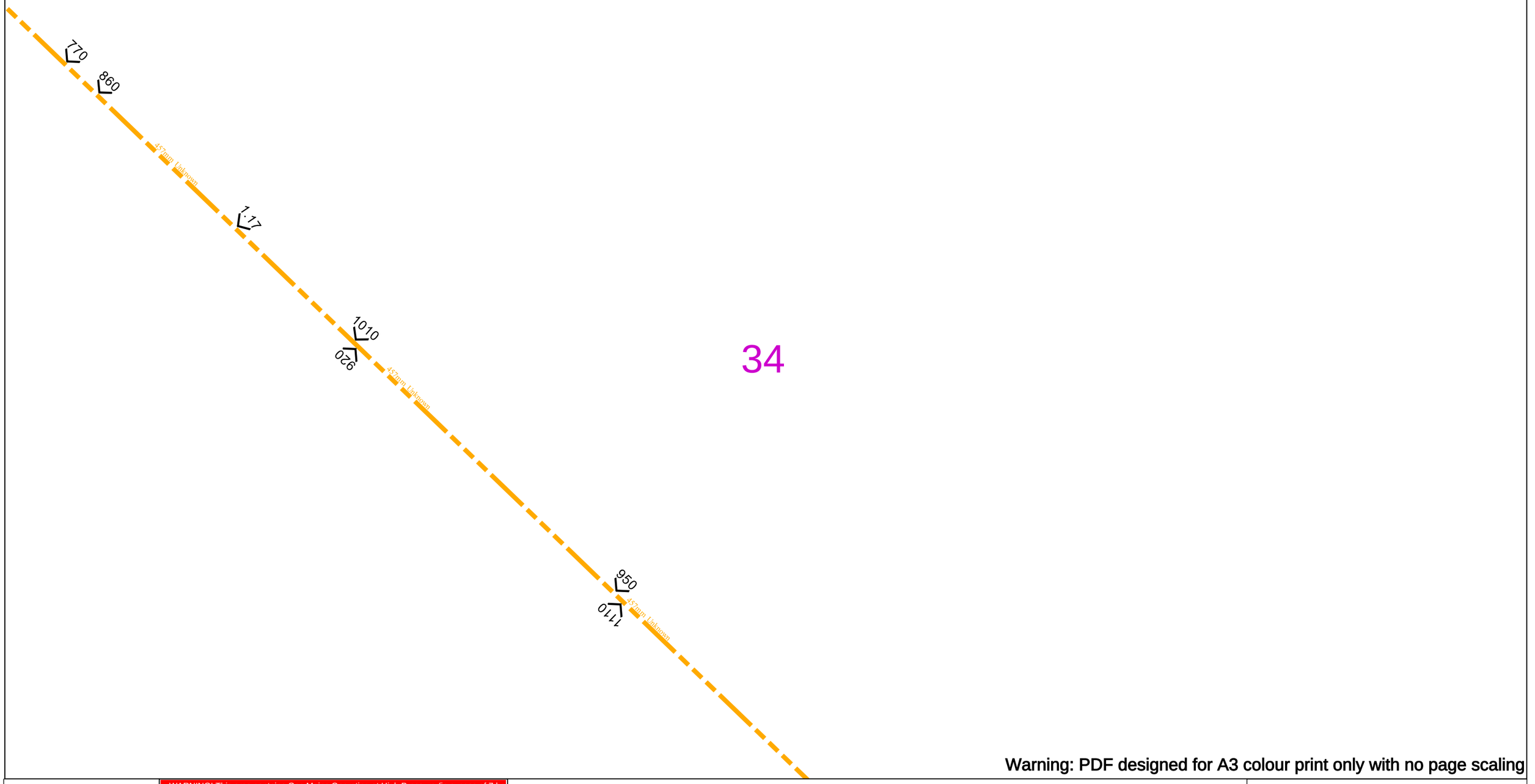
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50m

Dig Sites

Area:

Line:

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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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35

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Line:

LP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

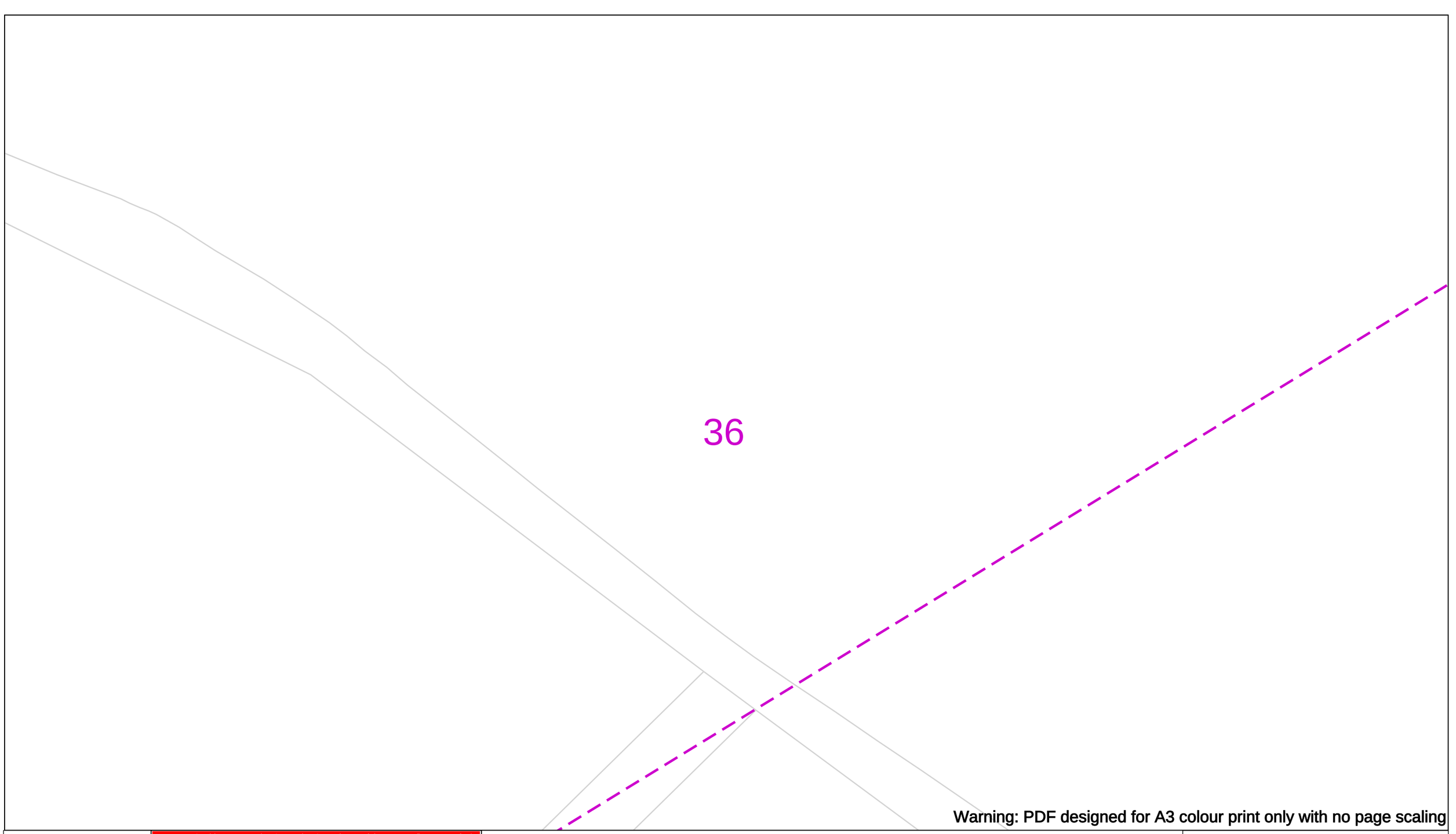
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Line:

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MP Mains
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Valve
Depth of cover
Syphon

Diameter Change
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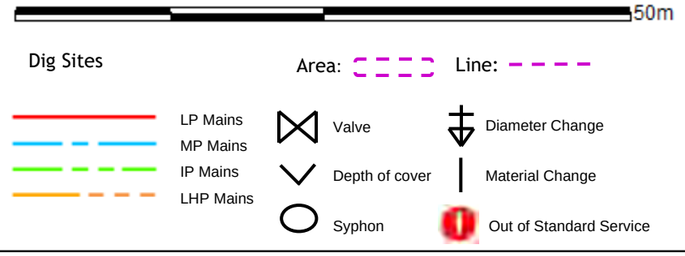
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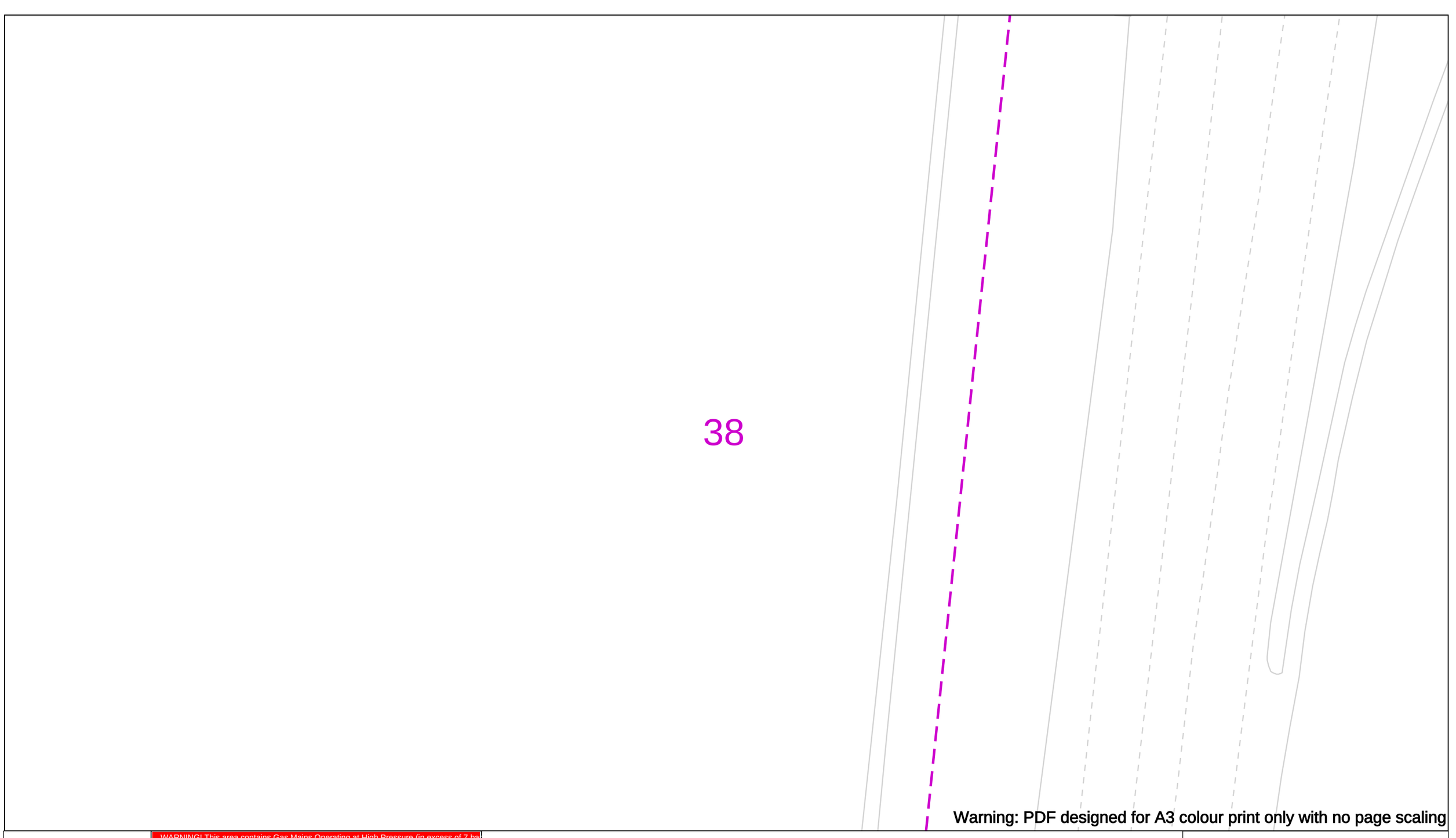
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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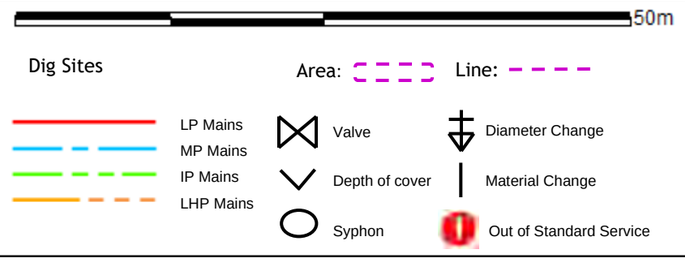
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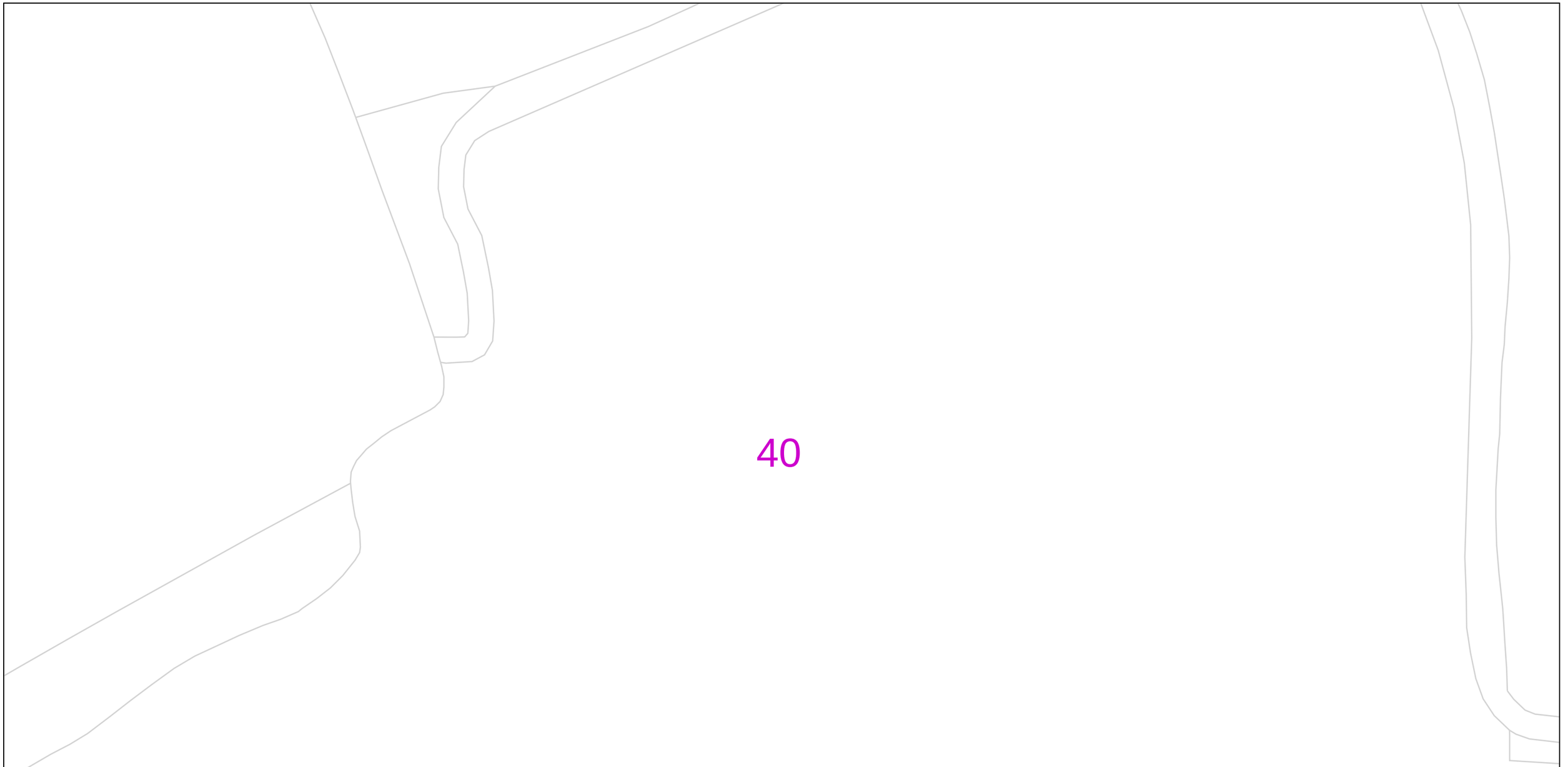
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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Valve
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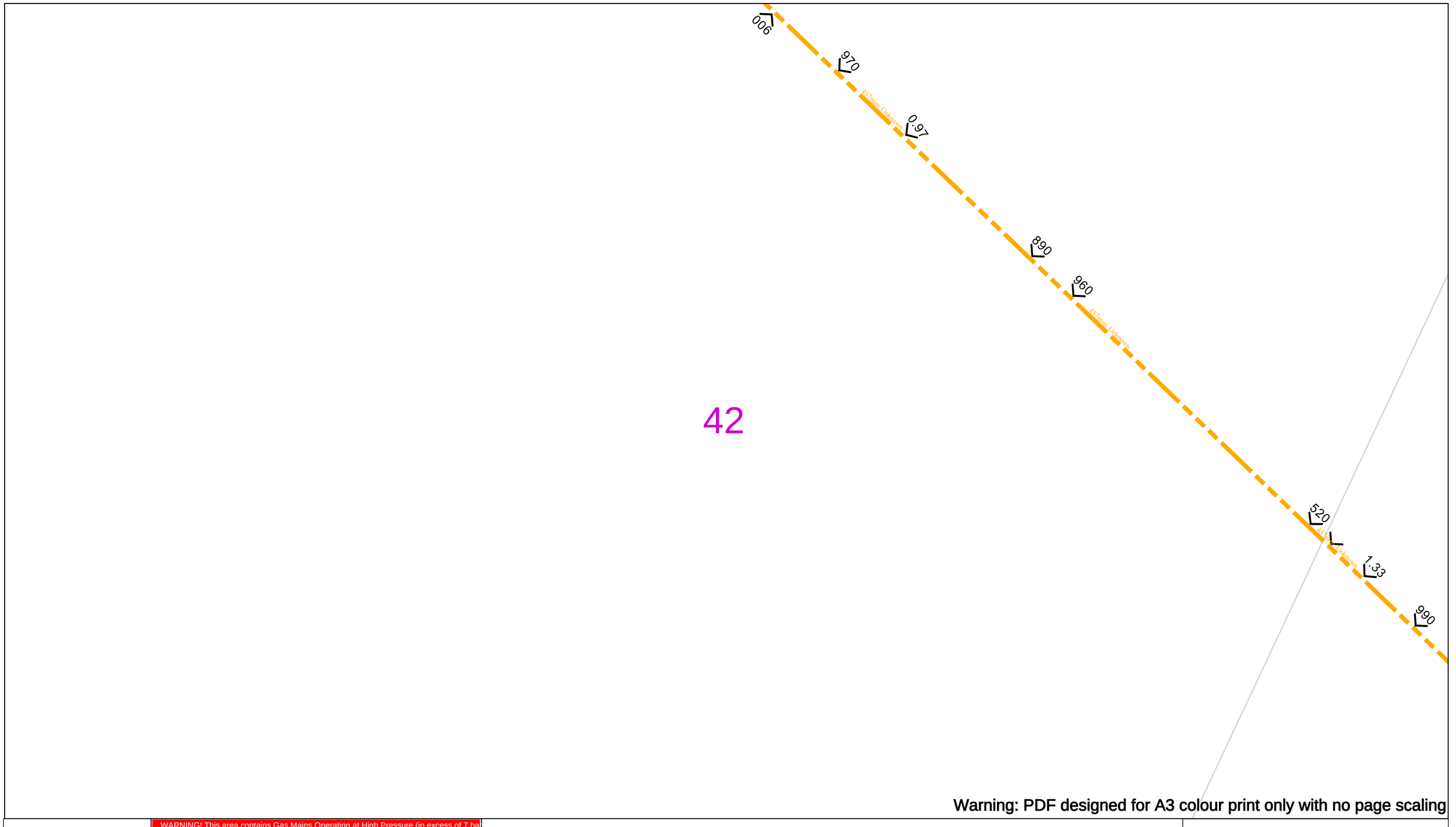
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Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

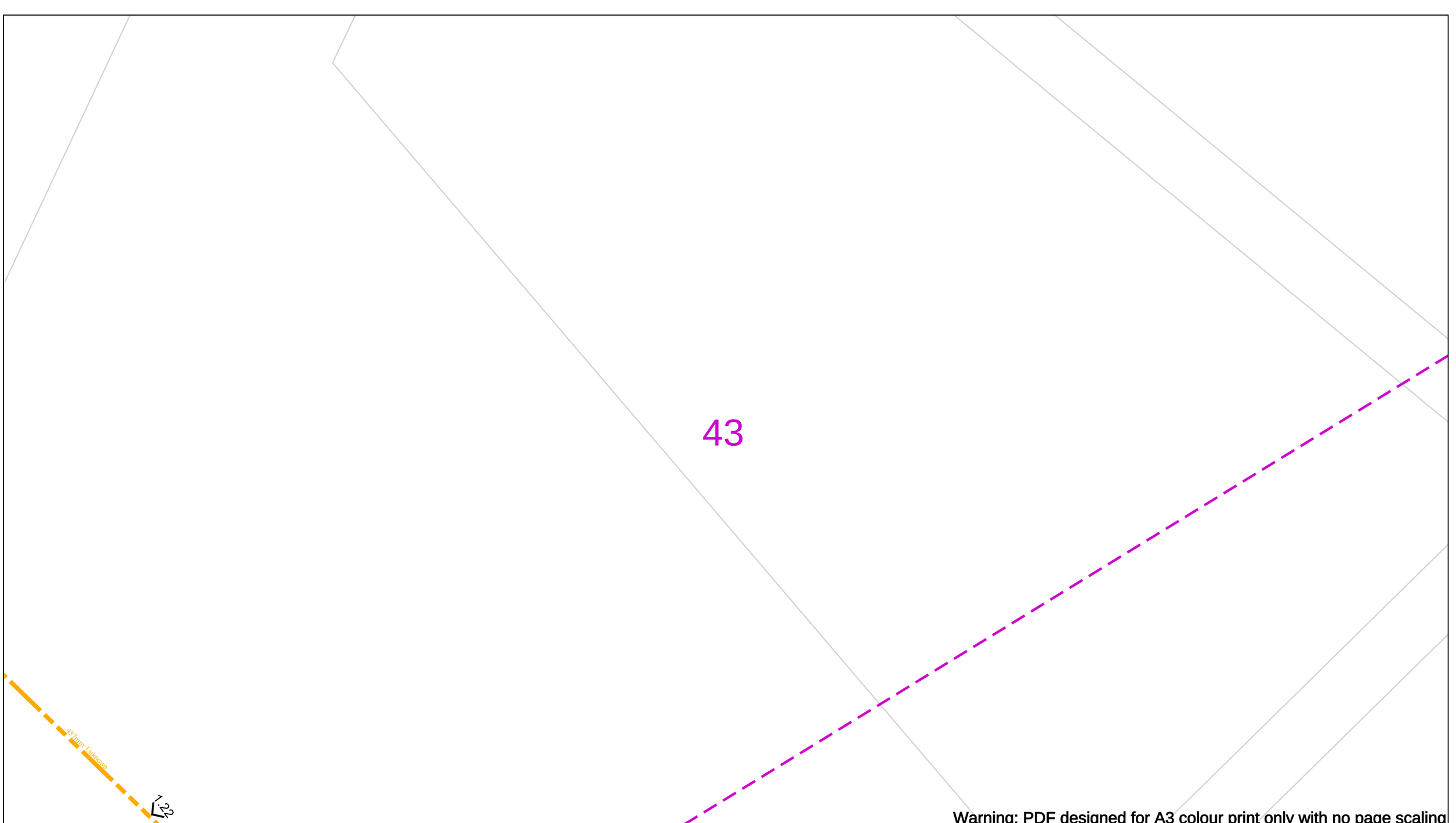
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Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

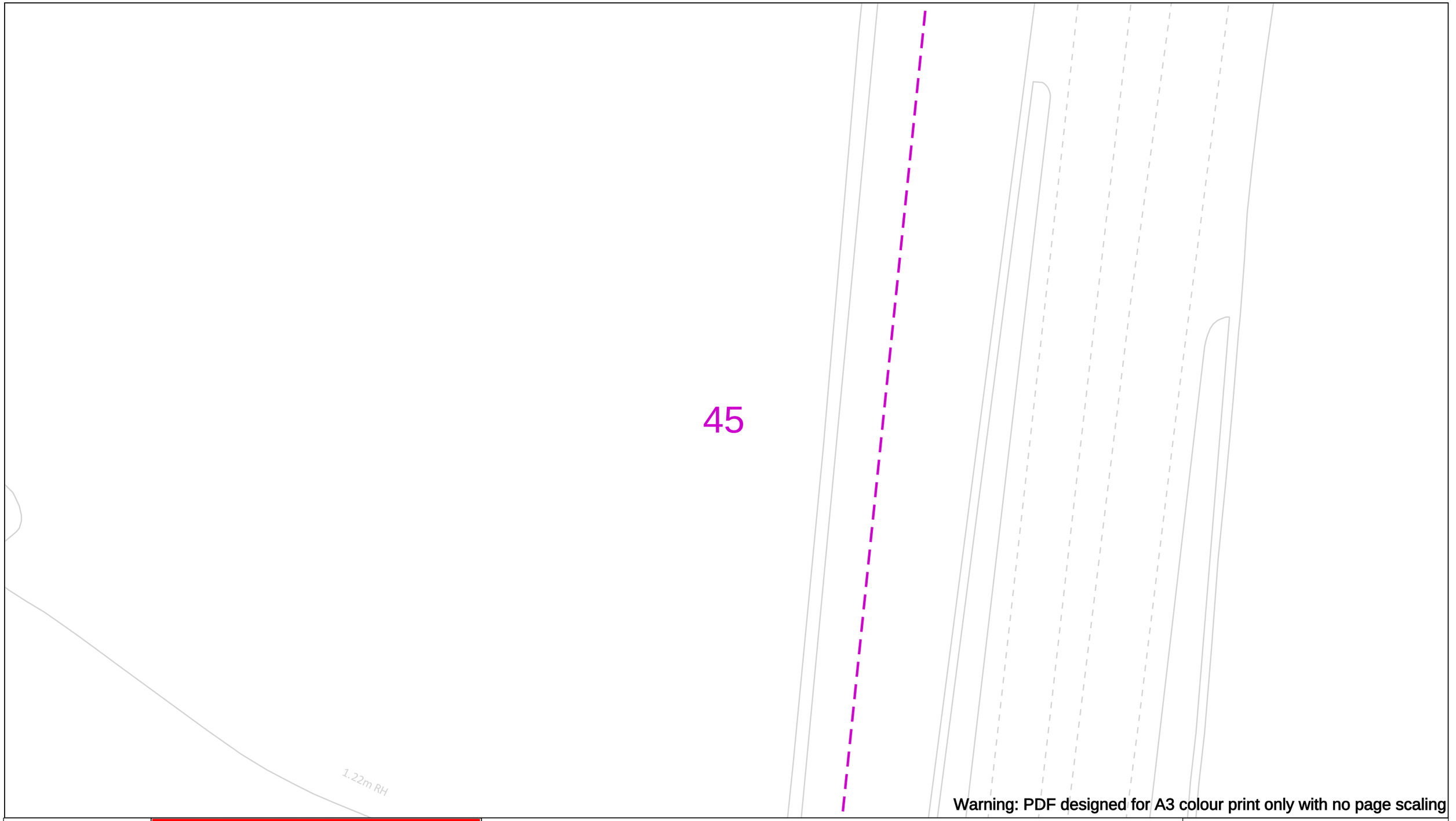
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Dig Sites

Area:

Line:

LP Mains
MP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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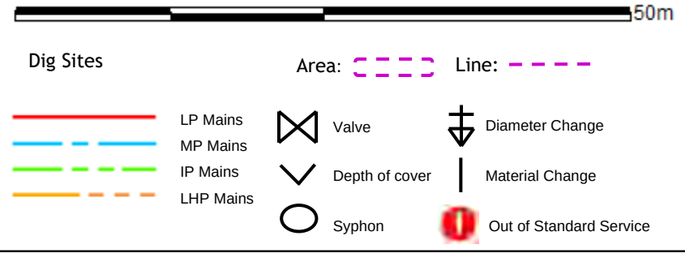
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50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

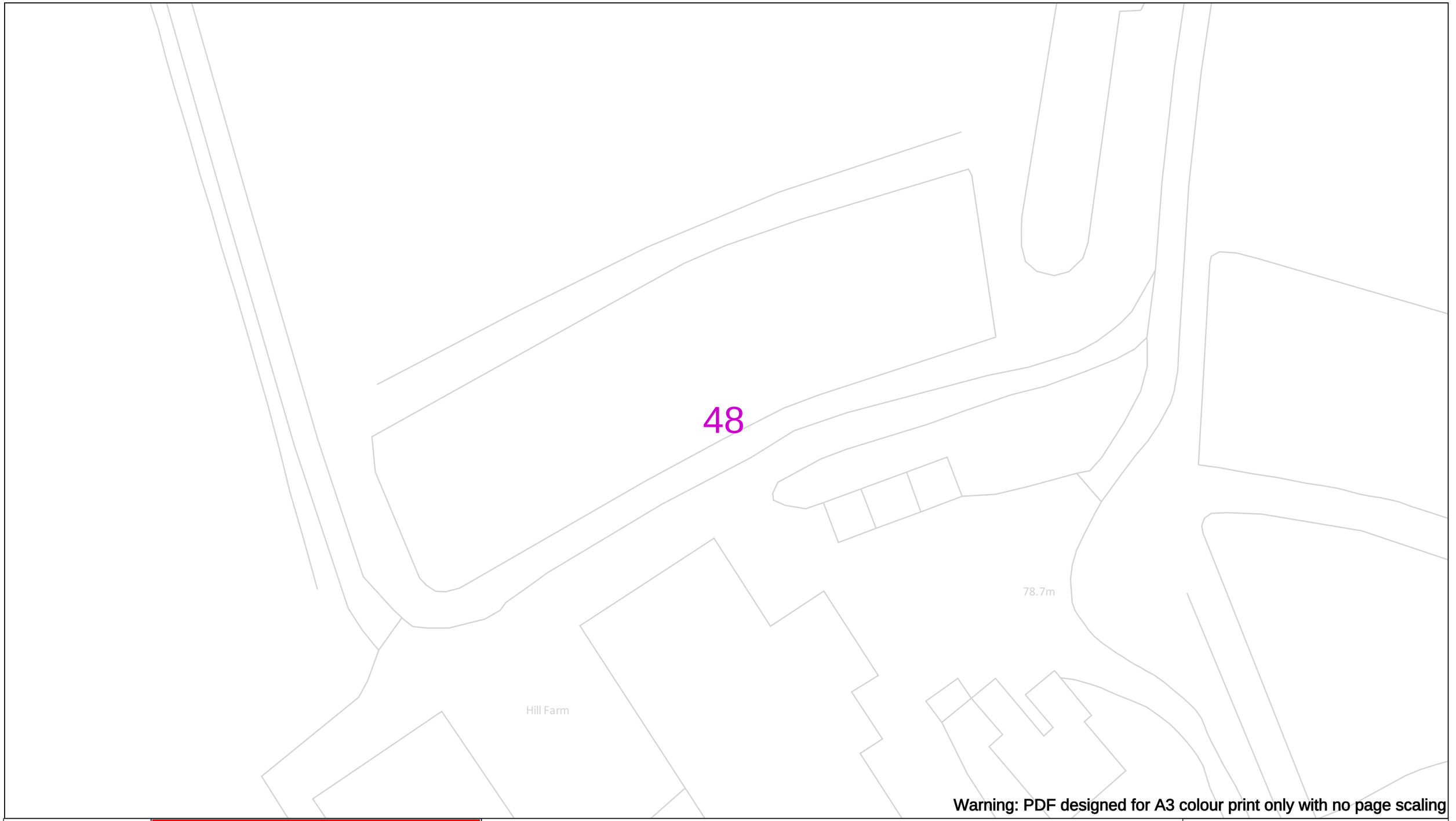
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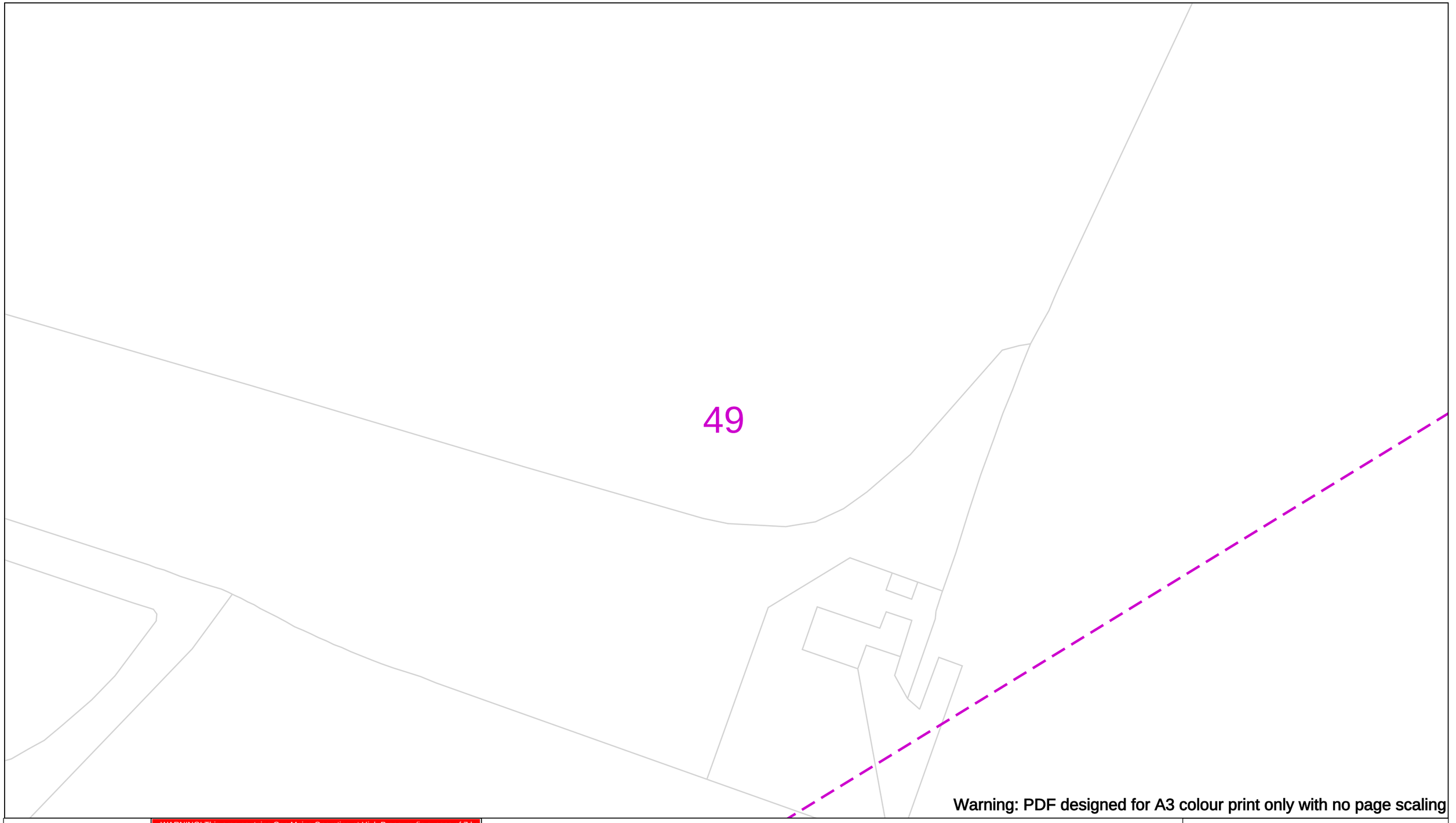
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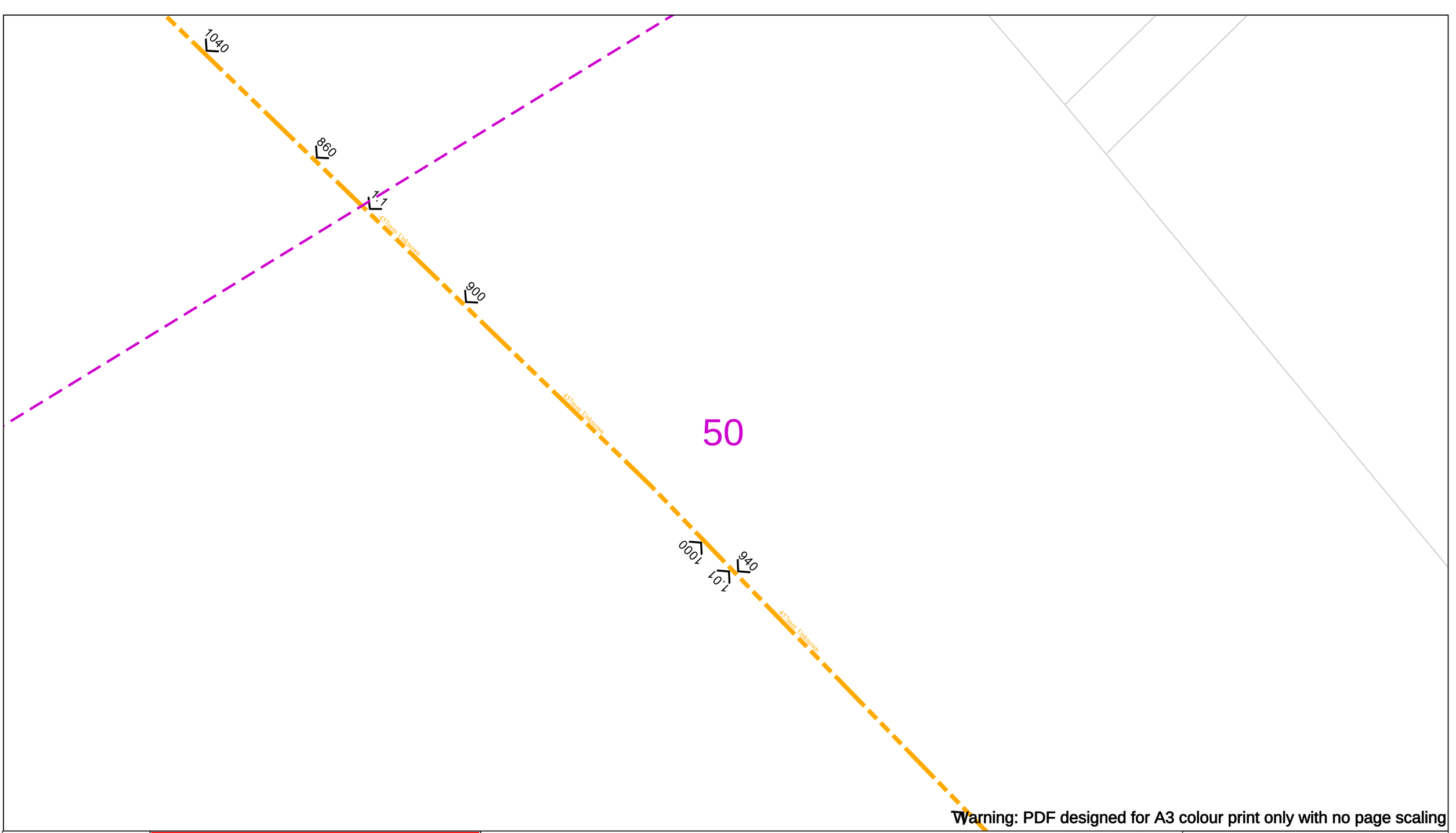
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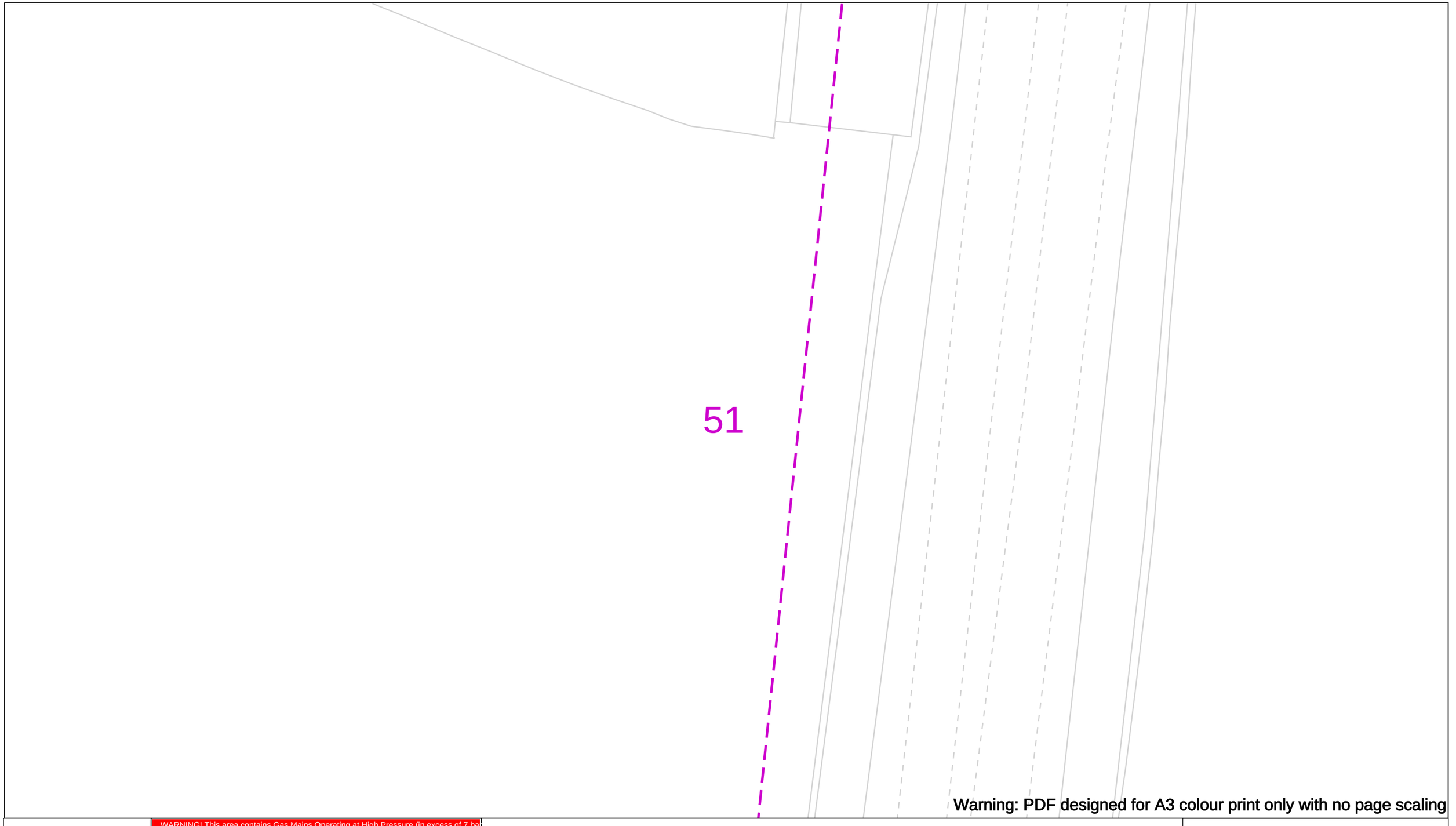
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Valve
Depth of cover
Syphon

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Material Change
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Def

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Valve
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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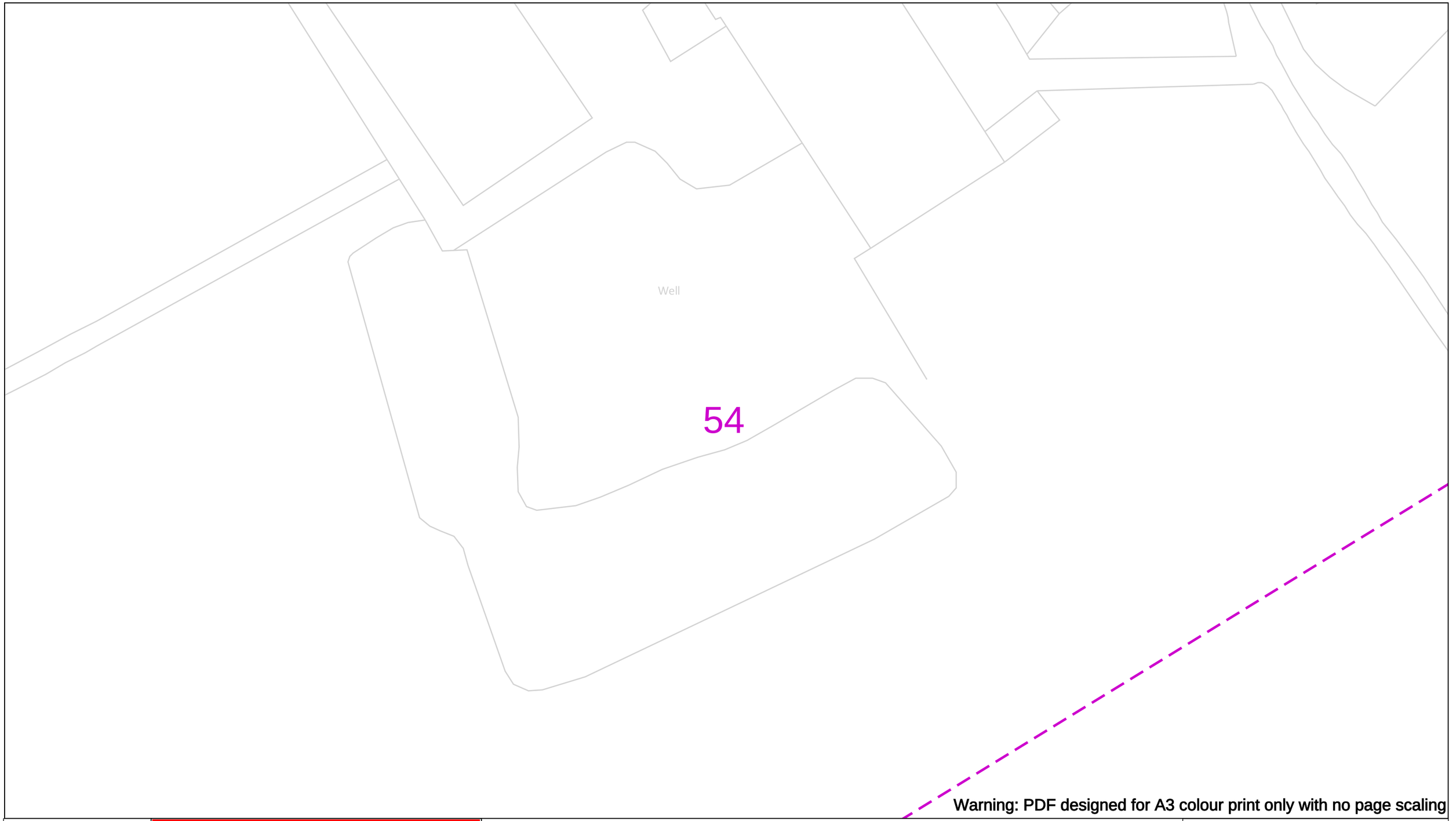
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Your Gas Network

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Warning: PDF designed for A3 colour print only with no page scaling

WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com

In case of an emergency call 0800 111 999

Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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