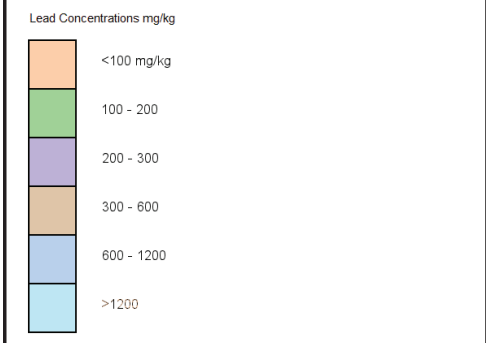


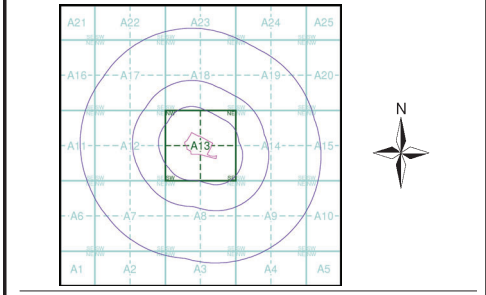
General

X Specified Site
 ○ Specified Buffer(s)
 X Bearing Reference Point

Estimated Soil Chemistry Lead



Estimated Soil Chemistry Lead - Slice A



Order Details

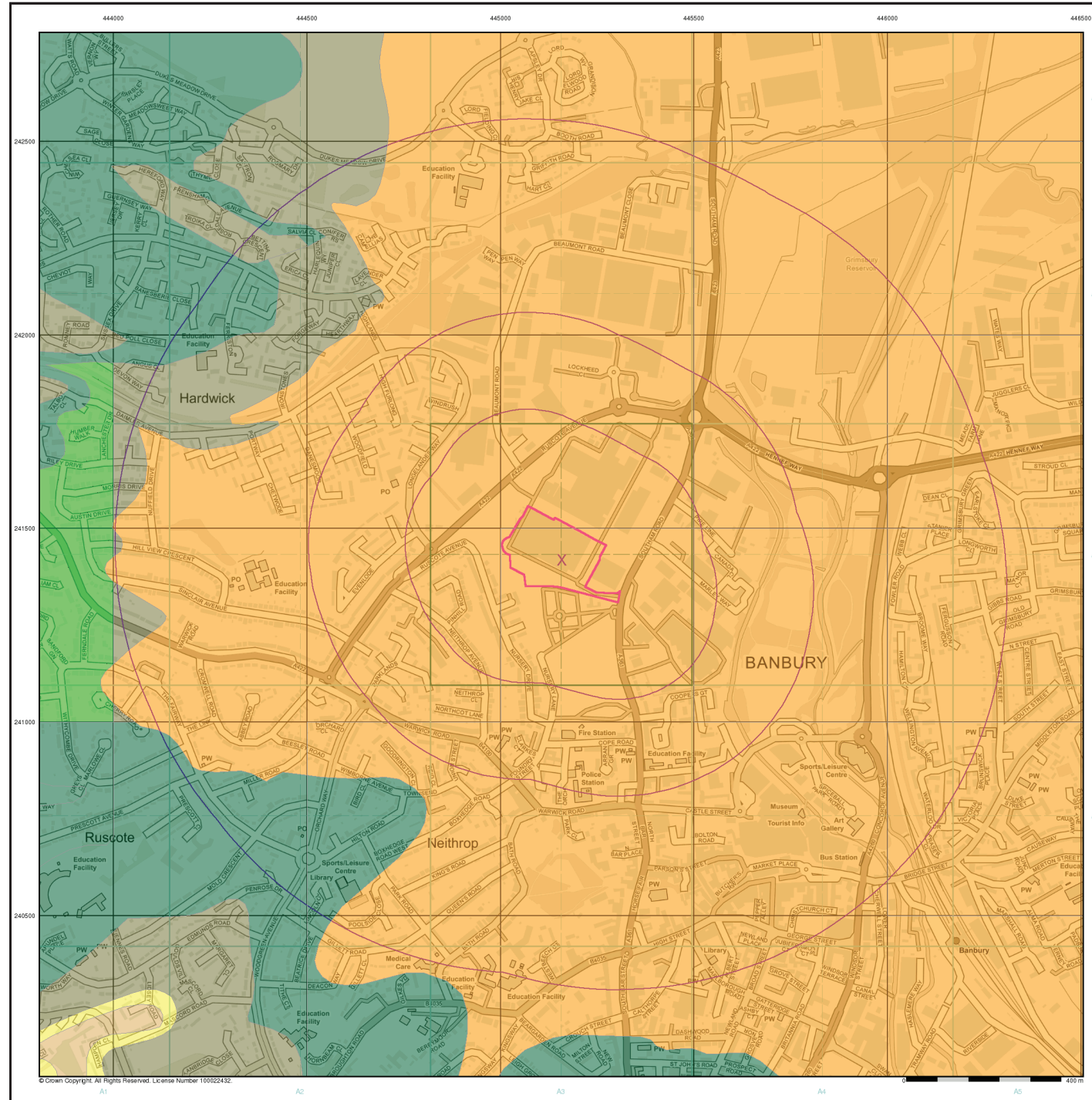
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 Customer Ref: 20-1803.01
 National Grid Reference: 445160, 241420
 Slice: A
 Site Area (Ha): 3.83
 Search Buffer (m): 1000

Site Details

Mondelez UK International, Jacobs Douwe Edberts, Ruscote Avenue, BANBURY, OX16 2QU

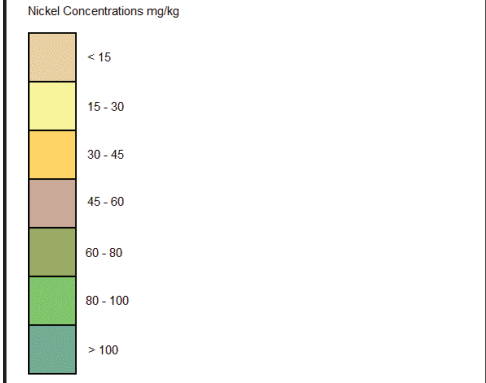
Landmark
 INFORMATION GROUP

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

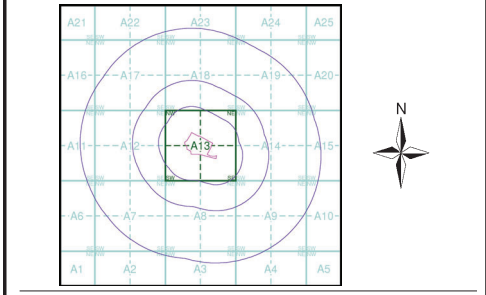


General
 Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Nickel



Estimated Soil Chemistry Nickel - Slice A

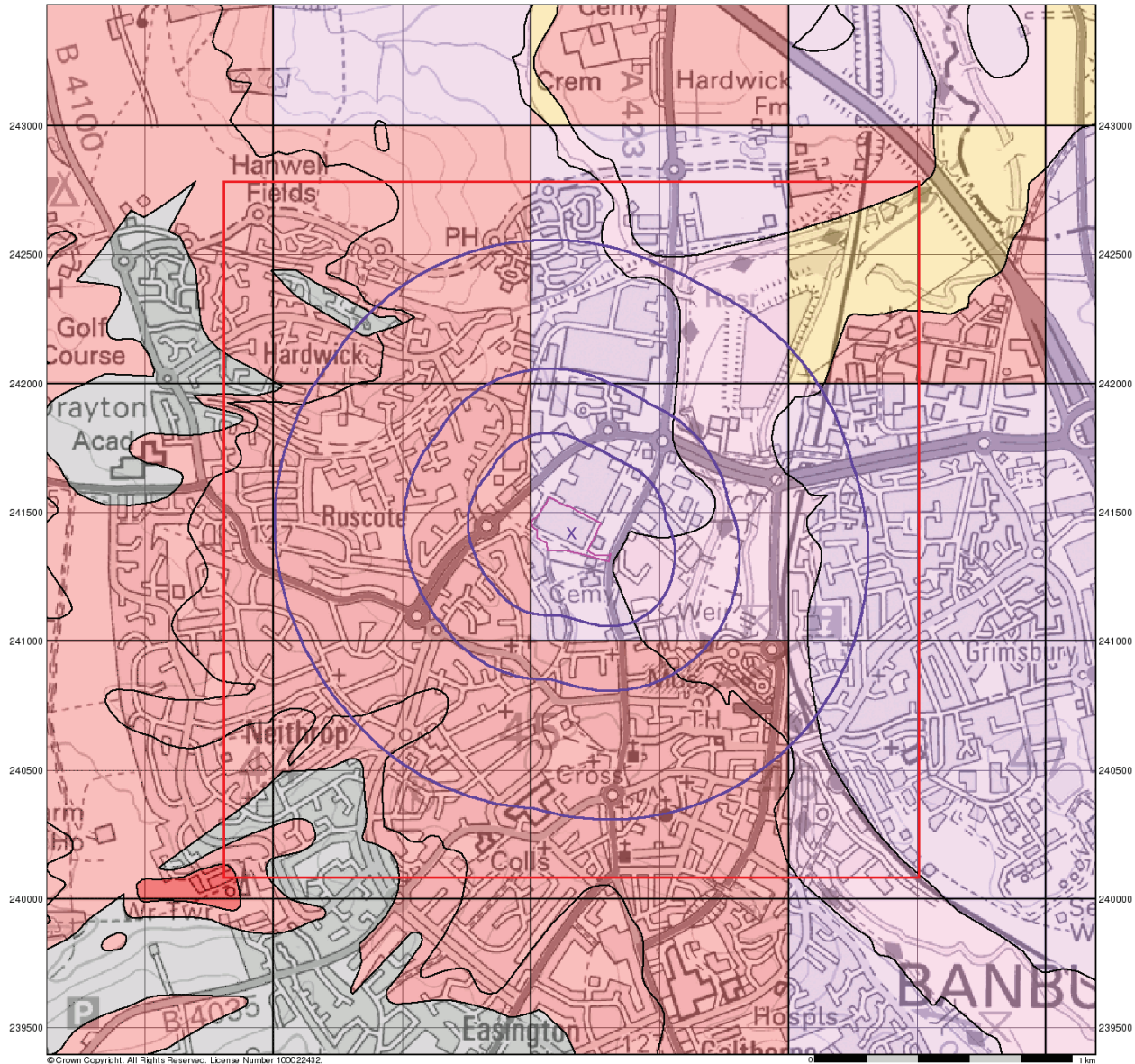


Order Details
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 Customer Ref: 20-1803.01
 National Grid Reference: 445160, 241420
 Slice: A
 Site Area (Ha): 3.83
 Search Buffer (m): 1000

Site Details
 Mondelez UK International, Jacobs Douwe Edberts, Ruscot Avenue, BANBURY, OX16 2QU

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

443500 444000 444500 445000 445500 446000 446500 447000



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Groundwater Vulnerability

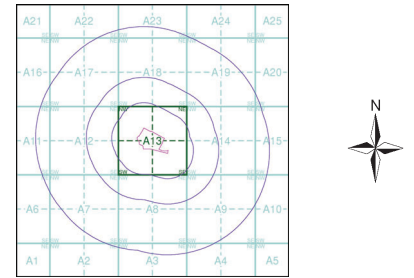
General

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

Agency and Hydrological

- | Bedrock Aquifers | Superficial Aquifers |
|---|---|
| High Vulnerability, Principal Aquifer | High Vulnerability, Principal Aquifer |
| High Vulnerability, Secondary Aquifer | High Vulnerability, Secondary Aquifer |
| Medium Vulnerability, Principal Aquifer | Medium Vulnerability, Principal Aquifer |
| Medium Vulnerability, Secondary Aquifer | Medium Vulnerability, Secondary Aquifer |
| Low Vulnerability, Principal Aquifer | Low Vulnerability, Principal Aquifer |
| Low Vulnerability, Secondary Aquifer | Low Vulnerability, Secondary Aquifer |
| Unproductive Aquifer | |
| Soluble Rock | |

Site Sensitivity Context Map - Slice A



Order Details

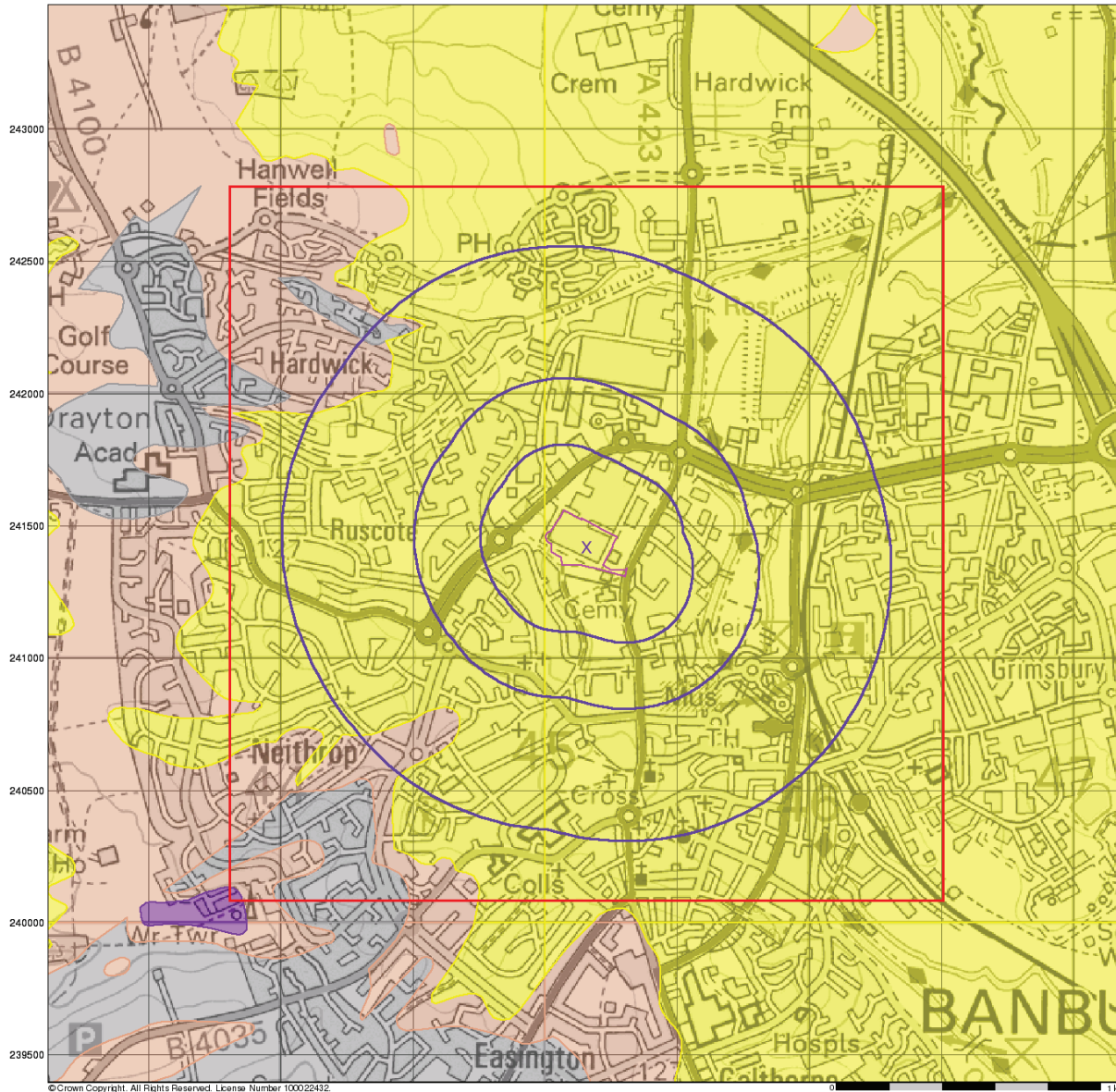
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 Site Area (Ha): 3.83
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Site Details

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Bedrock Aquifer Designation

General

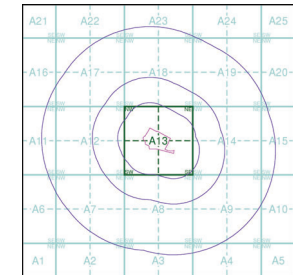
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

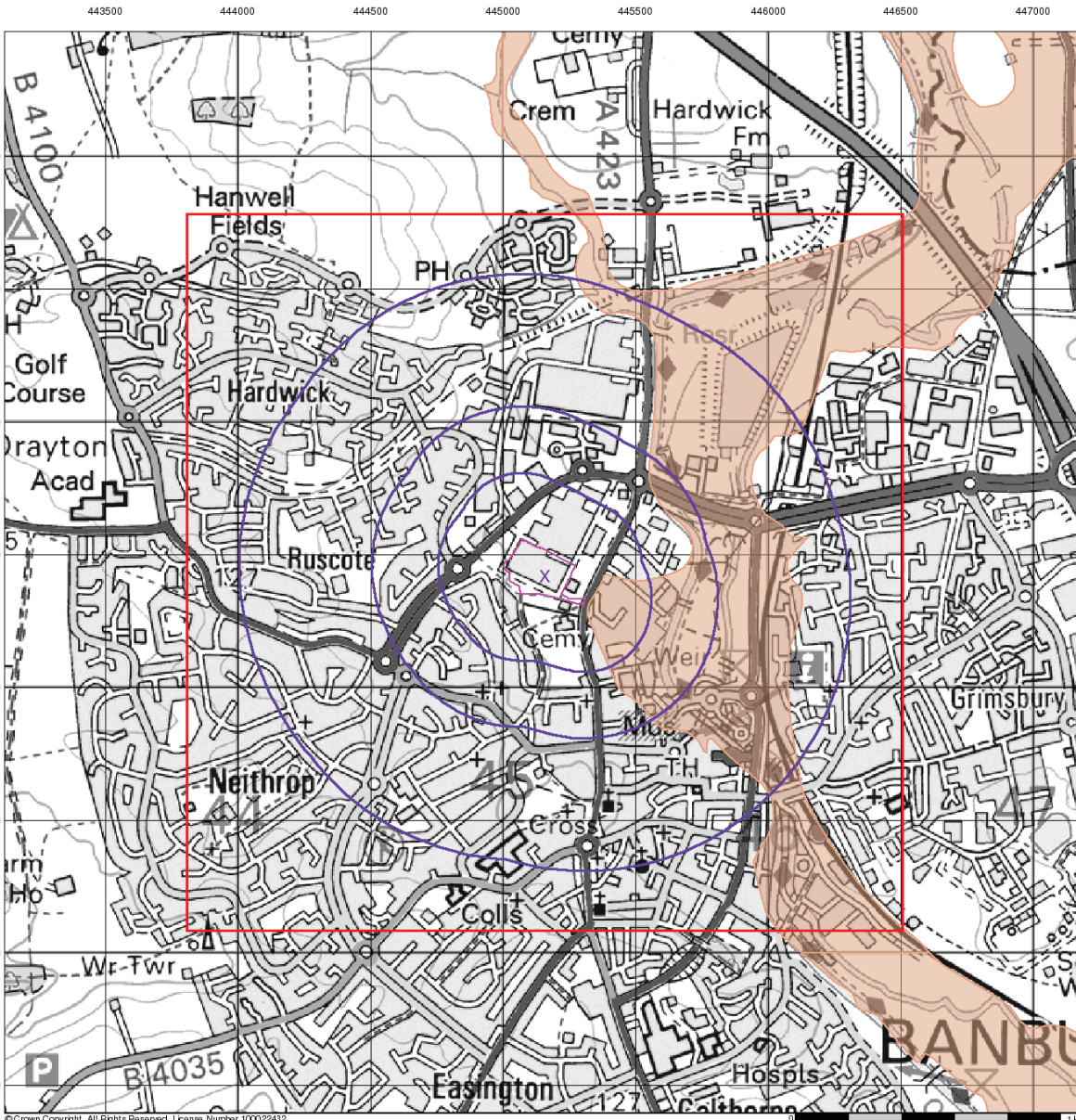
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 Search Buffer (m): 1000

Site Details

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Superficial Aquifer Designation

General

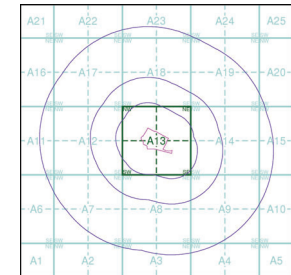
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

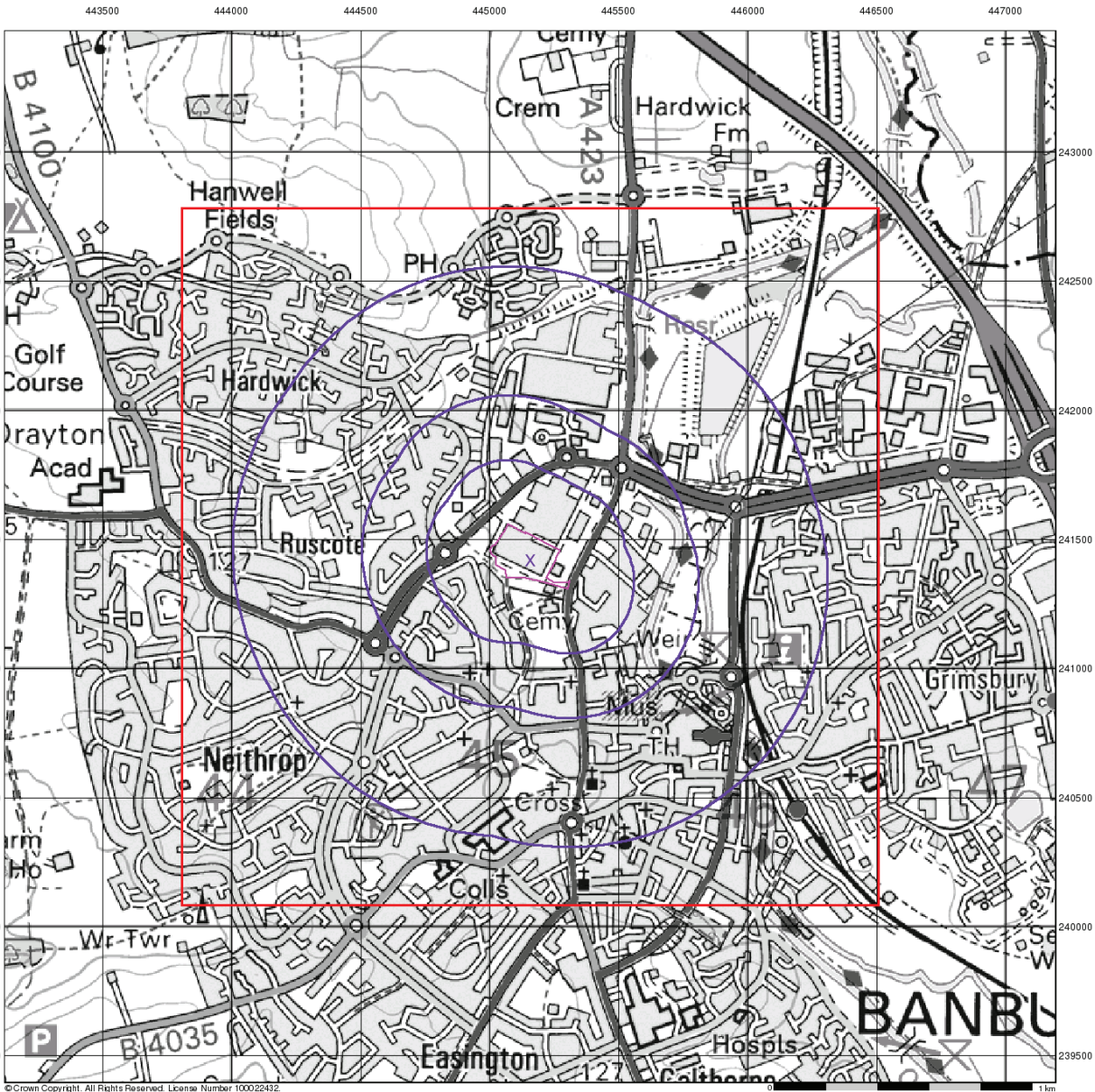
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 Slice: A
 Site Area (Ha): 3.83
 Search Buffer (m): 1000

Site Details

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 BANBURY, OX16 2QU



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Source Protection Zones

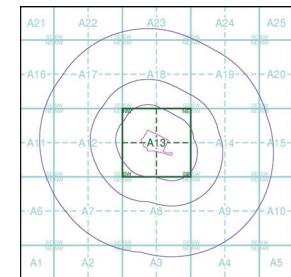
General

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

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

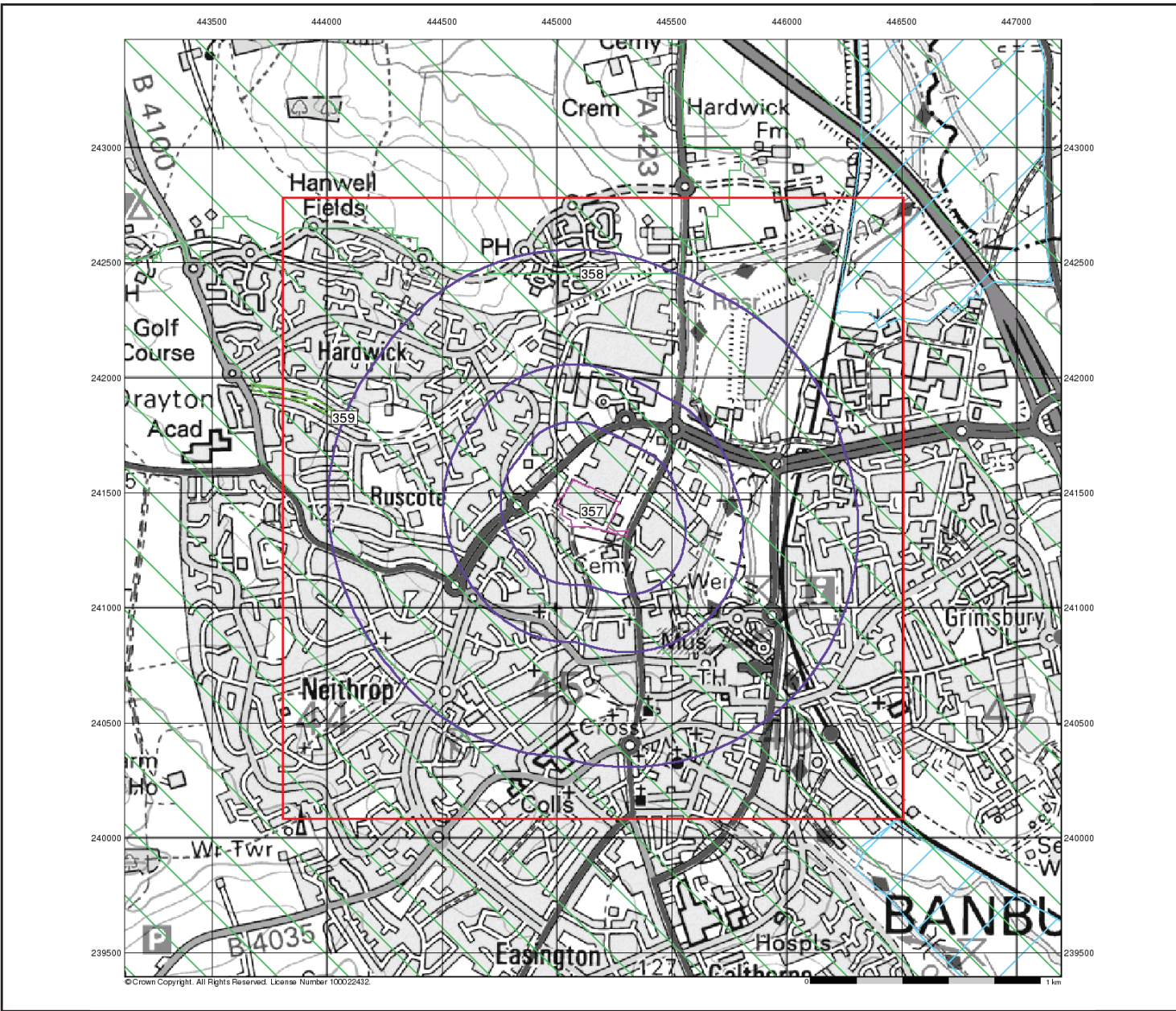
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Site Details

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 BANBURY, OX16 2QU








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Sensitive Land Uses

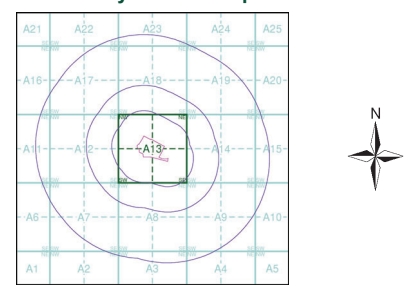
General

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

Sensitive Land Uses

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

Site Sensitivity Context Map - Slice A



Order Details

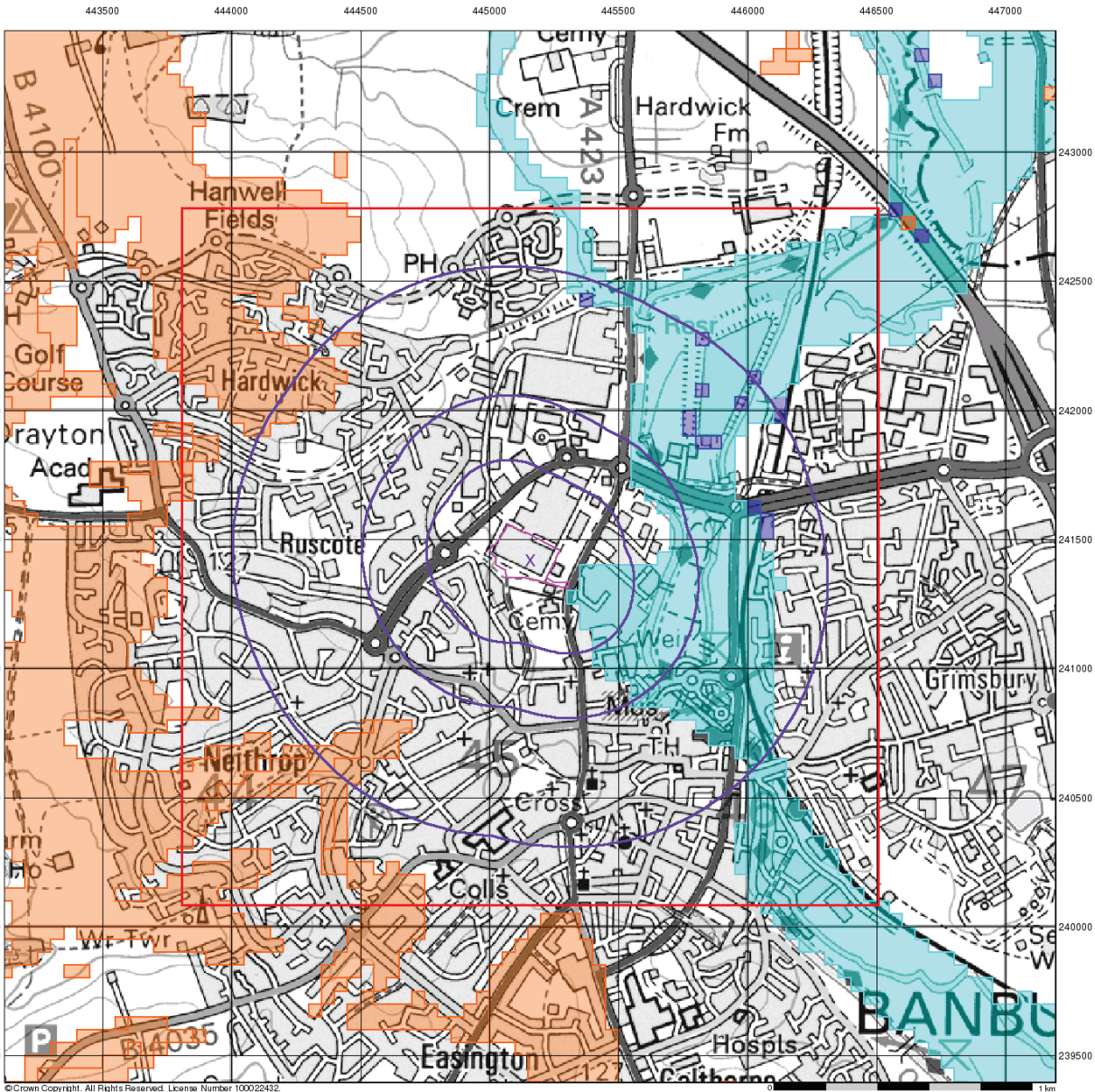
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 National Grid Reference: 445160, 241420
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 Search Buffer (m): 1000

Site Details

Mondelez UK International, Jacobs Douwe Edberts, Ruscote Avenue, BANBURY, OX16 2QU



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BGS Flood GFS Data

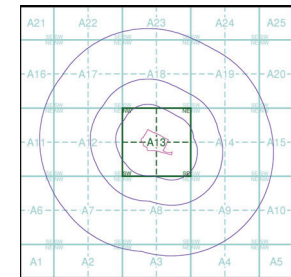
General

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

Agency and Hydrological (Flood)

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

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 262692758_1_1
 Customer Ref: 20-1803_01
 National Grid Reference: 445160, 241420
 Slice: A
 Site Area (Ha): 3.83
 Search Buffer (m): 1000

Site Details

Mondelez UK International, Jacobs Douwe Edberts, Ruscot Avenue, BANBURY, OX16 2QU



Tel: 0844 944 9952
 Fax: 0844 944 9951
 Web: www.envirocheck.co.uk

Appendix E – Planning Information



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant :

Kraft Foods Ltd
c/o Astam GBC Consultancy Ltd
44-45 Coronation Road
Bristol
BS3 1AR

Date Registered 2nd December 2005

Proposal : Resubmission of 04/02201/F - Demolition of existing obsolete building and construction of new process building in same area

Location : Kraft Foods UK Ltd Ruscote Avenue Banbury

Parish : Banbury

UPRN : 999000030907

PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

Cherwell District Council
Certified a true copy
Head of Planning & Development Services

Date of Decision : 20th January 2006

Head of Planning & Development Services

SCHEDULE OF CONDITIONS

- 1 That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 That the materials to be used for the external walls and roof of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply with Policy G2 of the Oxfordshire Structure Plan 2016 and Policy C28 of the adopted Cherwell Local Plan

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as local planning authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposal pays proper regard to the site and its surroundings, and would have no adverse impact upon the highway safety of users of the surrounding road network. As such the proposal is in accordance with Policies G2 and T8 of the Oxfordshire Structure Plan 2016 and Policies TR2 and C28 of the adopted Cherwell Local Plan. For the reasons given above and having proper regard to all other matters raised the Council considered that the application should be approved and planning permission granted subject to appropriate conditions as set out above



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS (FOR APPLICATIONS REGISTERED BEFORE 24 AUGUST 2005)

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply.

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun either within 5 years from the date of the grant of the outline permission or within 2 years from the final approval of all the matters reserved, whichever is the later.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 5 years from the date on which permission was granted.

TIME LIMITS (FOR APPLICATIONS REGISTERED ON OR AFTER 24 AUGUST 2005)

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply.

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters

- The need in appropriate cases to obtain approval under the Building Regulations **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site.**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 01295 221597, fax 01295 253153 or E-mail at building_control@cherwell-dc.gov.uk
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel (0117) 372 8000.** The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him

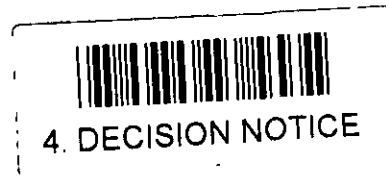
These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant :

Kraft Jacob Suchard
Ruscote Avenue
Banbury
Oxon
OX16 7QU



Date Registered : 7th January 2000

Proposal : Extension of exhaust to standby electrical generator

Location : Kraft Jacobs Suchard Ruscote Avenue Banbury

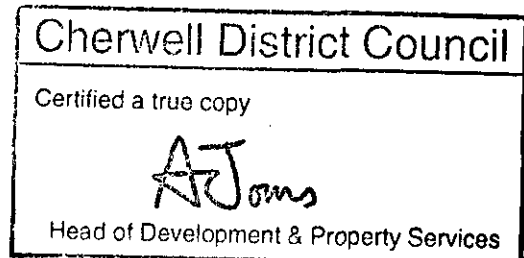
Parish : Banbury

PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA



Date of Decision : 28th February 2000

Head of Development & Property Services

SCHEDULE OF CONDITIONS

- 1 That the development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply :

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun either within 5 years from the date of the grant of the outline permission or within 2 years from the final approval of all the matters reserved, whichever is the later.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 5 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters :

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site.**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1SD.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the Secretary of State for the Environment, Transport and the Regions in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal, then you must do so within six months of the date of this notice, using a form which you can obtain from the **Department of the Environment, Transport and the Regions at Tollgate House, Houlton Street, Bristol BS2 9DJ. Tel: (0117) 987 8000.**

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and the Regions grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

Planning, Housing and Economy

Calvin Bell Strategic Director Planning, Housing and Economy

Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Mr Greg Mitchell
Framptons Chartered Town Planning
Oriol House
42 North Bar
Banbury
OX16 0TH

COPY

Bodicote House
Bodicote • Banbury
Oxfordshire • OX15 4AA
Telephone 01295 252535
Textphone 01295 221572
DX 24224 (Banbury)
<http://www.cherwell.gov.uk>

Please ask for **Graham Wyatt**
Direct Dial 01295 221811

Our ref 12/00002/SO
Fax 01295 221856

Your ref PJF/GIB01/PF/8785
Email graham.wyatt@cherwell-dc.gov.uk

1st March 2012

Dear Mr Mitchell,

Application Ref 12/00002/SO
Location Kraft General Foods, Ruscote Avenue, Banbury OX16 2QU
Proposal Screening Opinion to 12/00195/DEM – Demolition of two warehouses, link abutting main Kraft building, part demolition of building to the rear of the site, demolition of prefabricated building to the rear right hand corner of the site and demolition of office building to the front.

I write in response to your letter of 13th February 2012 (received by this Council on 15th February 2012), requesting a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as to whether the proposal set out in your submission requires an Environmental Impact Assessment (EIA) This letter constitutes the Council's Screening Opinion under Part II, Regulation 5(5) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011

The Council, as Local Planning Authority has considered your submission and is of the opinion that the proposal falls under paragraph 10(b) of Schedule 2 of the Regulations, as it is an "urban development project" As the site is not in a 'sensitive area' consideration is given to whether or not it exceeds one of the relevant thresholds listed in the second column of the table in Schedule 2 As the site exceeds 0.5 hectares it constitutes a 'Schedule 2 development' requiring an EIA if it is likely to have significant environmental effects

Consideration has been given to the selection criteria for screening schedule 2 developments in Schedule 3 of the Regulations The characteristics of the development (the demolition of buildings as described above) on sites which have not previously been intensively developed are more likely to require EIA if the development would have a significant urbanising effect in a previously non-urbanised area Therefore, having considered the size and nature of the proposed development and the location, characteristics and context of the development site the Local Planning Authority is of the opinion that the proposed development would be unlikely to have significant effects on the environment



Accordingly, in exercising of the powers conferred to them by Regulation 5 of the 2011 Regulations, the Local Planning Authority hereby considers that the proposed development for which a screening opinion is sought is **not** EIA development

Statement of Reasons

The development proposals have been assessed in relation to the selection criteria for screening Schedule 2 development set out in Schedule 3 of the 2011 Regulations and the advice, indicative thresholds and selection criteria for screening Schedule 2 development contained within Circular 02/99 (Environmental Impact Assessment)

The Local Planning Authority has taken into account the size and nature of the development, the location of the site and the likely impact, including cumulative, of the proposals on the character and appearance of the landscape, emissions, the ecology, archaeology and hydrology and potential flooding of the area, the implications for noise and air quality and traffic impact. It is concluded that the proposed development would not have a significant effect on the environment and hence that an EIA would not be required in this instance

If you have any further queries, please contact the Case Officer

Yours sincerely,



Strategic Director
Planning, Housing and Economy



NOTICE OF DETERMINATION
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

Name and Address of Agent/Applicant :

Kraft Foods UK Ltd
c/o Framptons
Oriol House
42 North Bar
Banbury
OX16 0TH

Demolition "Prior Approval" Determination

Date Received : 15th February 2012

Proposal : Demolition of two warehouses, link abutting main Kraft building, part demolition of building to the rear of the site, demolition of prefabricated building to the rear right hand corner of the site and demolition of office building to the front

Location : Kraft General Foods, Ruscote Avenue, Banbury, Oxfordshire OX16 2QU

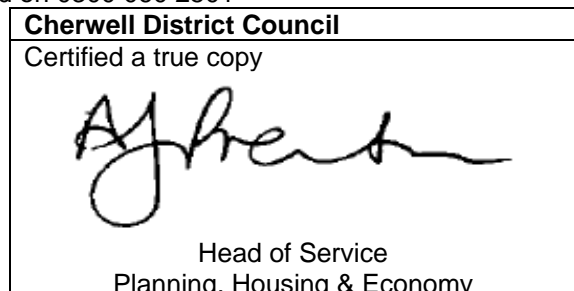
Parish(es) : Banbury

Cherwell District Council as Local Planning Authority has determined that your proposal **DOES NOT REQUIRE** a formal prior approval application and therefore the building(s) may be demolished in accordance with the details within document 'Outline of Safe System of Work for Structural Demolition of Part of the Kraft Site, Ruscote Avenue, Banbury' prepared by Lambert, Smith, Hampton dated 16th December 2011 and subject to:

- 1 The development to which this approval relates must be commenced within a period of three years, beginning from the date of this notice of approval.
- 2 The removal of all materials and rubbish resulting from the demolition and clearance of the site.

PLANNING NOTE: Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England on 0300 060 2501

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA



Date of Decision : 5th March 2012

Head of Public Protection & Development Management

Appendix F – Regulatory Authority Information

From: Trevor Dixon <Trevor.Dixon@Cherwell-DC.gov.uk>
Sent: 10 November 2020 16:28
To: Lauren Bond
Subject: RE: Contaminated Land Enquiry (20-1803.01)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Lauren,

In response to your enquiry I can confirm that the site and surrounding area are not on a list of prioritised sites under Part 2A.

I have also checked our records and we have no information regarding any previous intrusive investigations and/or remediation at the site or the surrounding area.

The answers to your questions are related strictly to Environmental Protection files and are subject to continuous updating. If you would like clarification on any of the information provided please feel free to contact me.

Regards

Trevor Dixon
Environmental Protection & Licensing Manager
Regulatory Services and Community Safety
Cherwell District Council
Direct dial: 01295 227948
Mobile: 07725 781321
Visit us online www.cherwell.gov.uk
Find us on Facebook www.facebook.com/cherwelldistrictcouncil
Follow us on Twitter @Cherwell Council

From: Lauren Bond <Lauren.Bond@deltasimons.com>
Sent: 22 October 2020 10:22
To: Group PP HP & Compliance <HPandCompliance@cherwell-dc.gov.uk>
Subject: Contaminated Land Enquiry (20-1803.01)

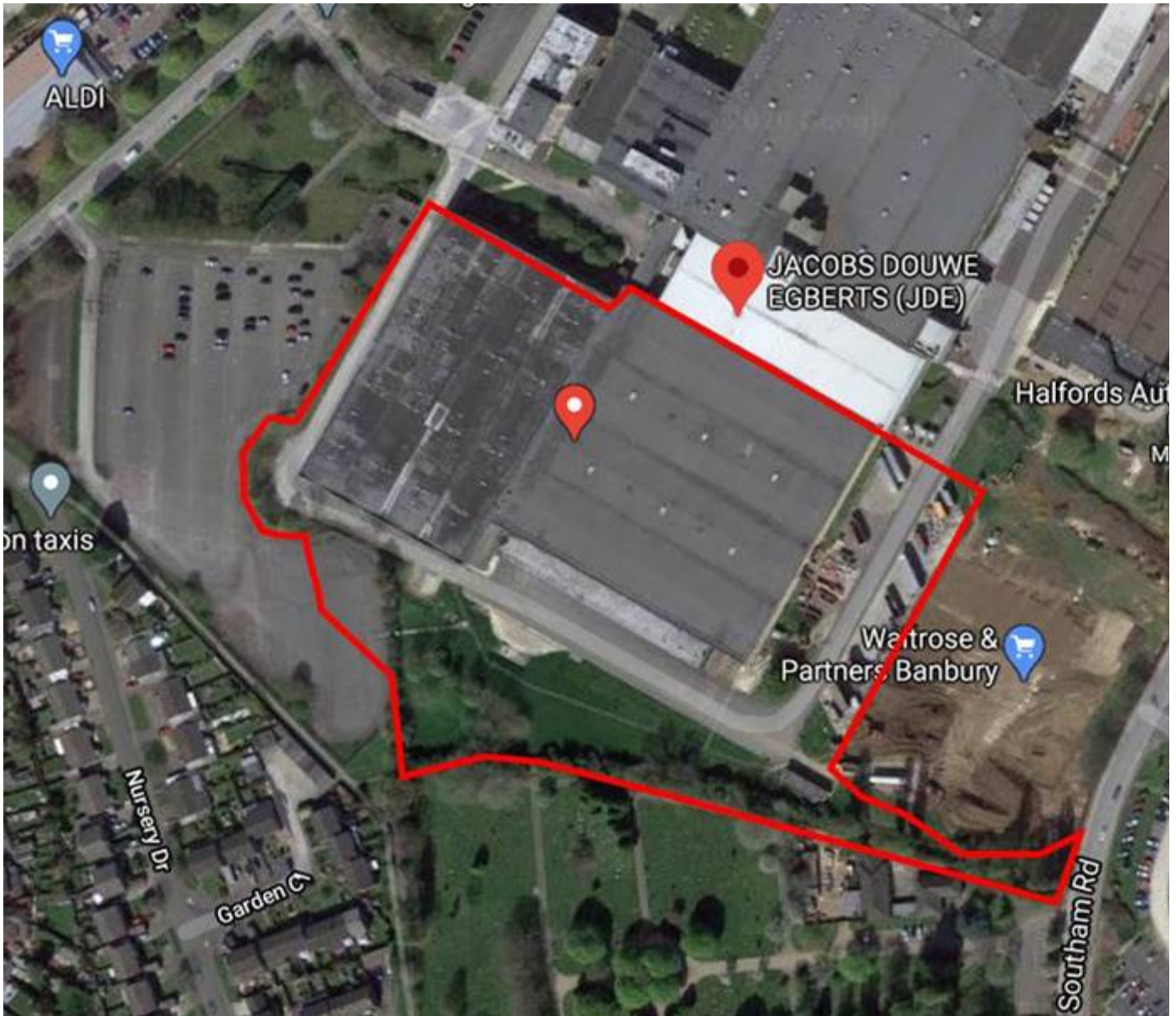
Good Morning,

We are undertaking a Phase I Environmental Assessment for Mondelez UK International, Jacobs Douwe, Edberts, Ruscote Avenue, Banbury, OX16 2QU (a site boundary plan is below- area in red).

I would be grateful if you could confirm whether or not the Site, and surrounding area, is on your list of prioritised sites under Part 2A and, if so, what priority it is considered to be? Also, please could you advise if you are aware of any previous intrusive investigations and/or remediation at the Site (or the surrounding area) and whether you are aware of any contaminated land conditions.

We understand there is a fee for this service.

Should you need any further information, please do not hesitate to contact us.



Kind regards,
Lauren

Lauren Bond
Graduate Consultant
M: +44 (0) 7530 653584
www.deltasimons.com



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Remarks

○ ○ Vent pipe.

Diesel



1



Manhole with dip plug.

2

Gauges.

Offset fillpipes + gauges not in use.



1 Diesel.



2 Petrol.

Fillpipes

Open area.



Drain.

Roof.

Interceptor.



1 ●
2 ⊗
Ⓧ
Drain.

Interior of building.

Proposed position for emergency switch.

key:- ⊗ = Pump.

Ⓧ = Emergency switch

□ = location.
Manhole.

● = Diesel pump.

J. A. Barratt.
Inspecting Officer

Rank J. Sm.

Date 7. 1. 75

Date licence forwarded

Was plan attached to licence?

Date extract of Conditions of Licence forwarded

REV.	DATE	BY	MODIFICATION	SIG.
8.1	Jan 83		Rev of base with...	
8.2			Rev of base with...	
8.3			Underground duct for...	
8.4			Revision of canopy...	
8.5	6.9		Wall added around...	
8.6			Self-cleaning...	
8.7			Draw from Rev add...	

Concrete hole 100mm wide x 250mm long & to depth indicated.

Construct 150mm thick concrete base with 4 No. rebars 100x100x150mm deep in 1:2.4 concrete.

Place tanks supplied by Klageser Ltd & check in position & correct work, & allow to thoroughly weather.

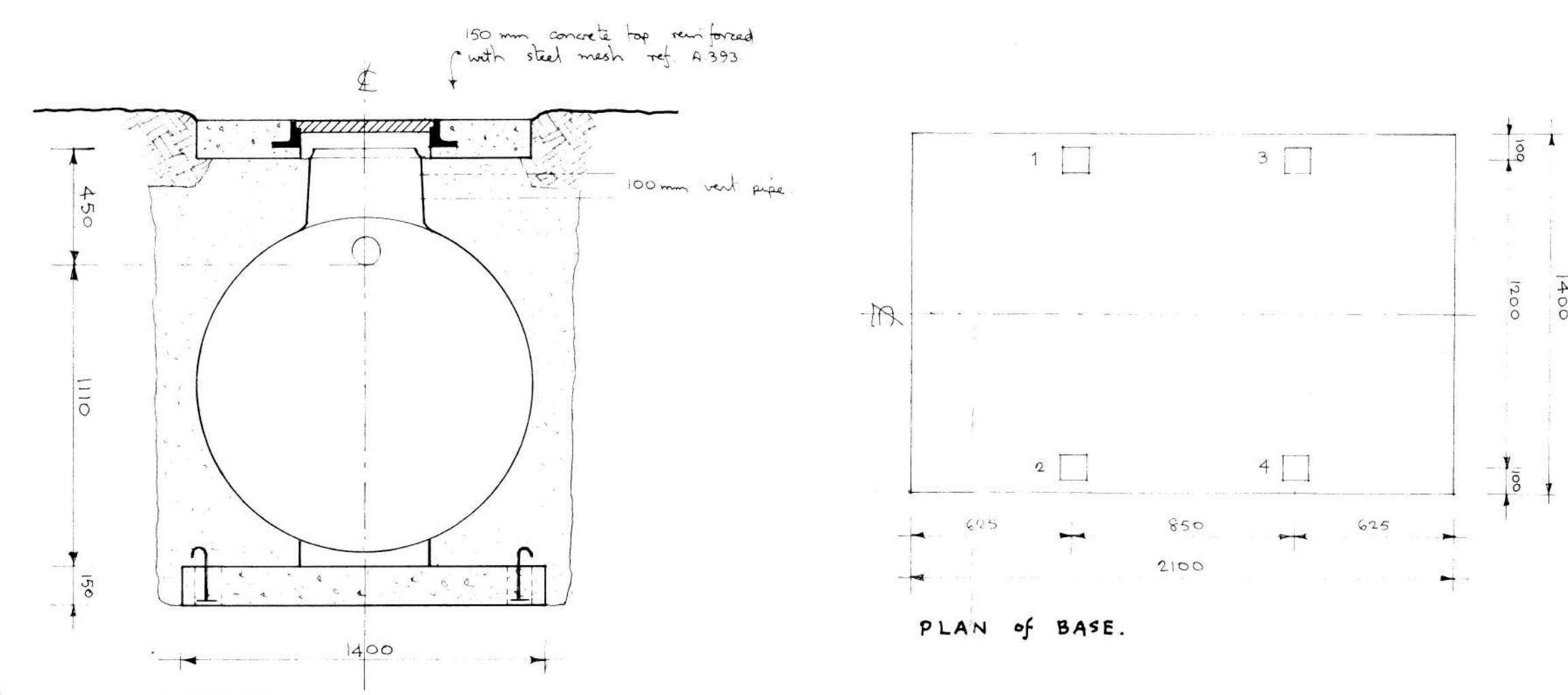
Place and filling of slugs under tanks 2 & 4. Slugs & fillings supplied by Klageser Ltd.

Lower Klageser into base & connect inlet & outlet sockets to drains & seal pipes, to BS 4792:1977.

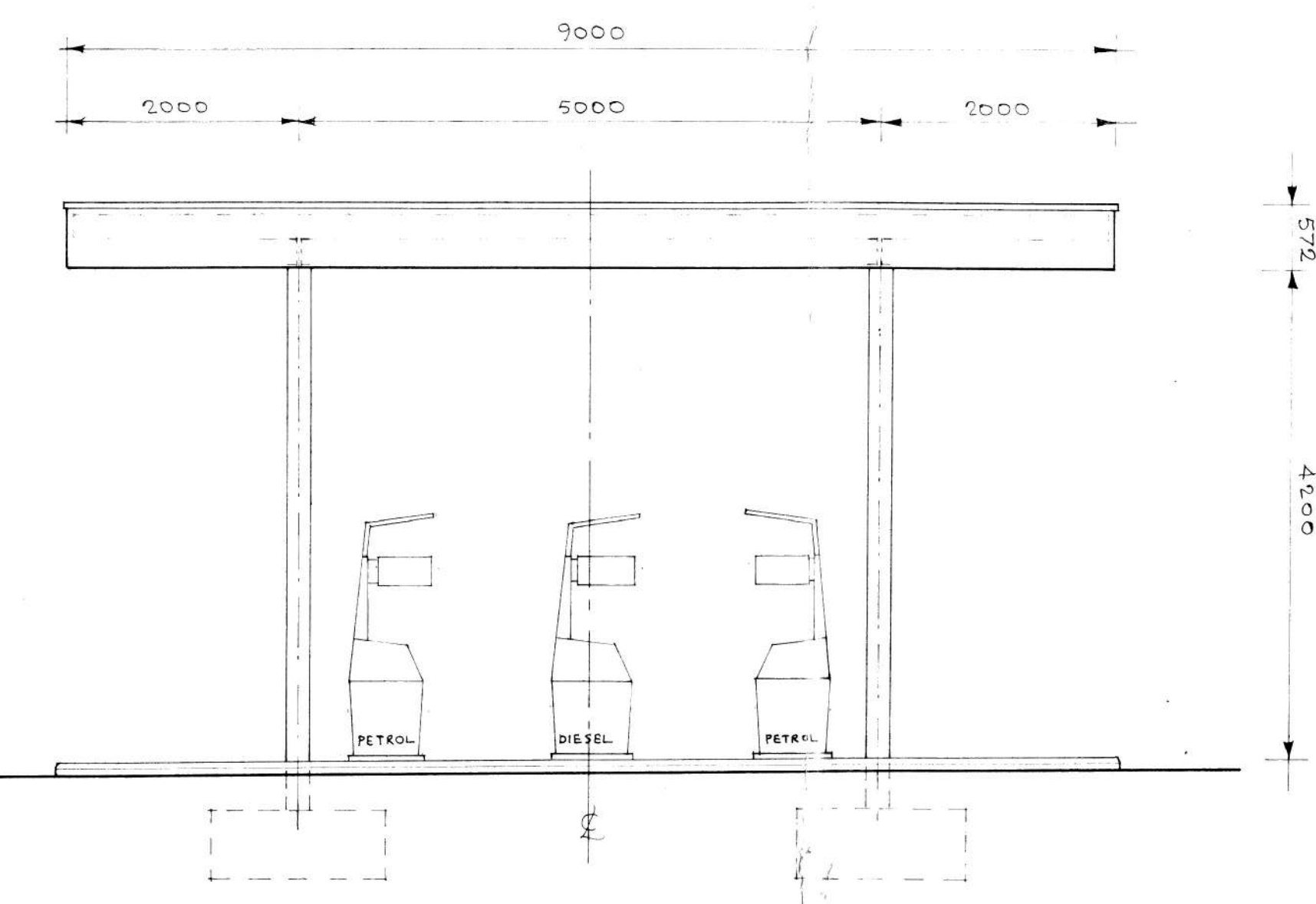
Pump water into Klageser to level of inlet to equalize pressure on walls of unit. Valve to remain in open.

Concrete blocks lay to directly opposite tanks & 2 No. layers of filling of slugs on tanks 2 & 4 laid to avoid disconnection. Pull looped ends of slugs as tight as possible.

After lightening deep lower ends of slugs in excavation & backfill with graded pea shingle.



SECTION
DETAILS OF OIL INTERCEPTOR INSTALLATION. 1:20.



SIDE.

Order lowline canopy with roof of 0.50mm M.M.10 profile aluminium sheeting fixed with 75mm screws & foam filler to eaves. Sides of tanks closed & side laps sealed.

Steelwork to comply with BS 449 Part 2/1969 designed to carry loading in accordance with Code of Practice CP3, Chapter V Part 1/1967 & Part 1/1972.

No underlating to canopy.

New concrete roadway of 200mm concrete 300mm on 225mm hardcore, all to falls.

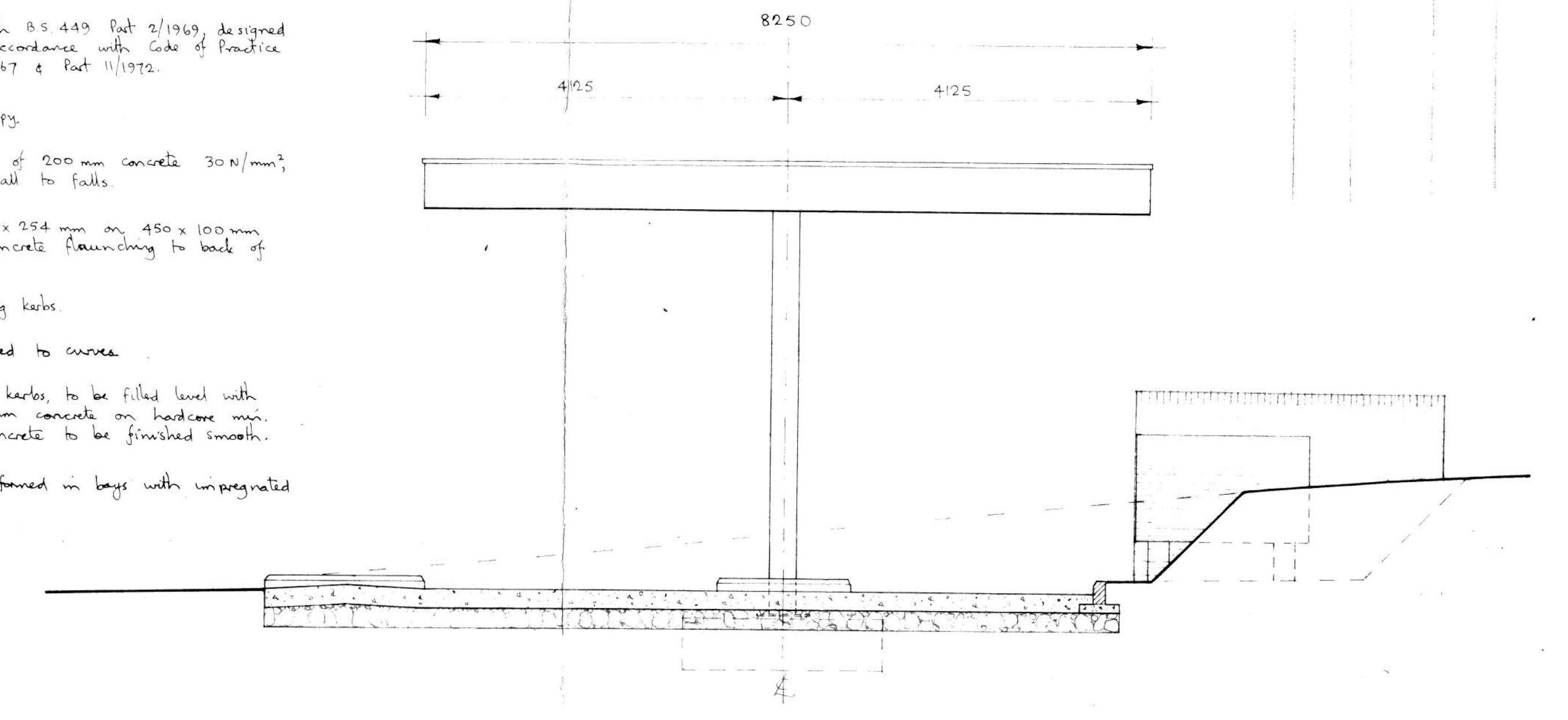
New concrete kerbs 127x254mm on 450x100mm concrete beds with concrete finishing to back of same.

Kerbs to match existing kerbs.

Radius kerbs to be used to curves.

Island areas between kerbs to be filled level with top of kerbs in 150mm concrete on hardcore with thickness 150mm. Concrete to be finished smooth.

Concrete roads to be formed in bays with unperforated expansion joints.



END.

M.M. profile aluminium sheeting to roof.

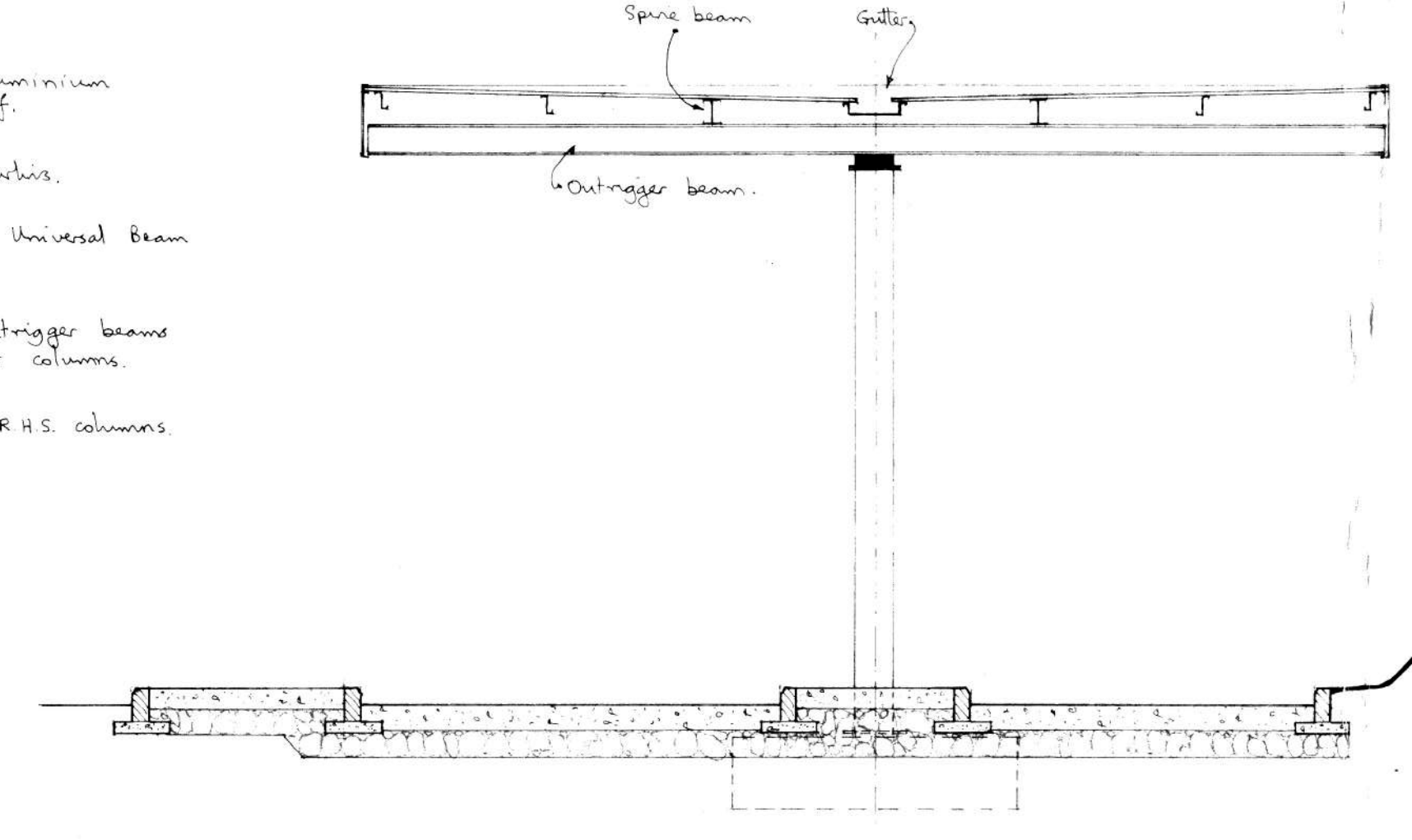
2nd section parties.

203x75x65 Universal Beam spine beams.

254x76 E outrigger beams detailed up over columns.

300x300x6 R.R.S. columns.

Steel frames.



SECTION A-A.

LEVELS INDICATED THUS:	
Existing	+ 9.805
Proposed	• 9.773

SERVICE PIT NO. 1 : 600x600mm internally 600mm deep, in 215mm brickwork off 150mm concrete base with 2x150mm cover & frame.

SERVICE PITS NO. 2 & 3 : 570x570mm internally in 215mm brickwork off 150mm concrete base with 16x150mm cover & frame.

100mm u.p.v.c. pipe to terminate above ground level & fitted with man-hole flap.

New drainage of 100mm u.p.v.c. flexible jointed pipe, encased in 100mm shingle & laid to 1:50 minimum fall.

450x150mm thick concrete slab to be laid over rear drains.

Manholes 1 & 2 of 600x450mm internal size concrete sections, 51mm thick, bedded on 125mm concrete bases 800x650 overall.

Heavy duty cast iron covers & frames over manholes 1 & 2. Size 510x657mm.

508mm diameter medium duty cast iron covers & frames over manholes 3 & 4. Size 510x657mm, weight to BS 497/1967 Grade B Table 4.

2000 litre petrol Klageser intercepter (by Klageser Ltd).

100mm drain.

Concrete slab 2300x1800.

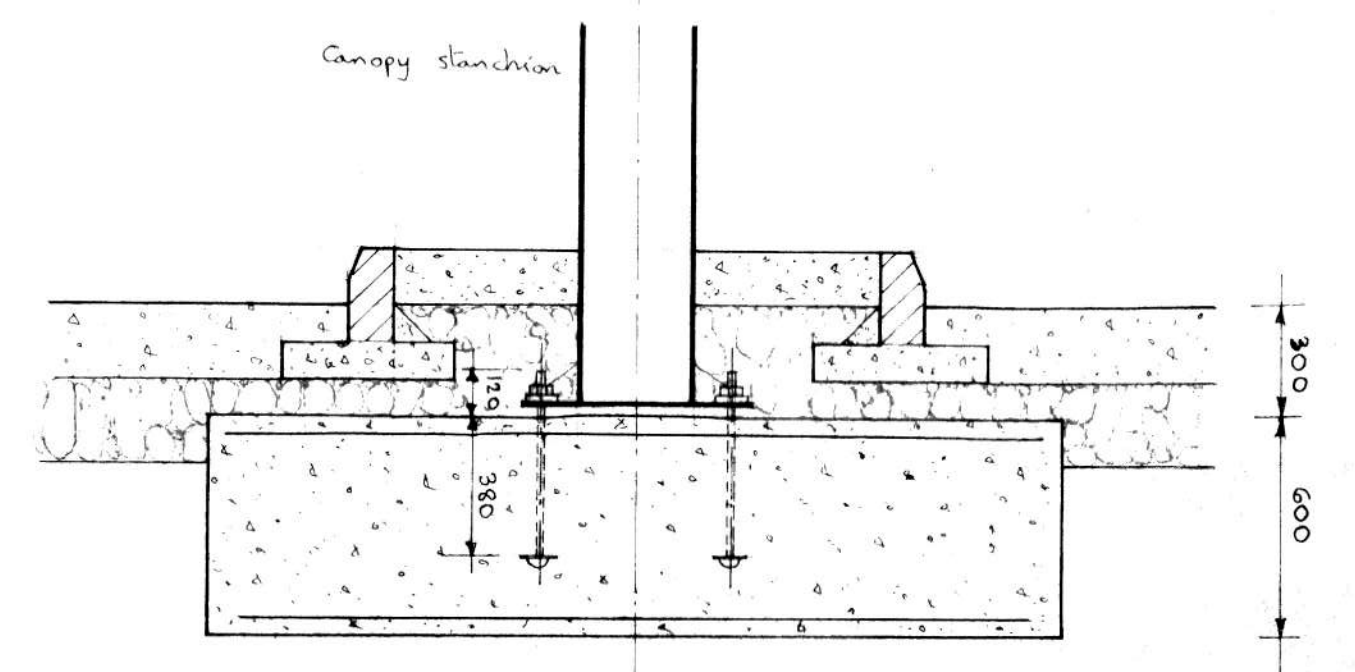
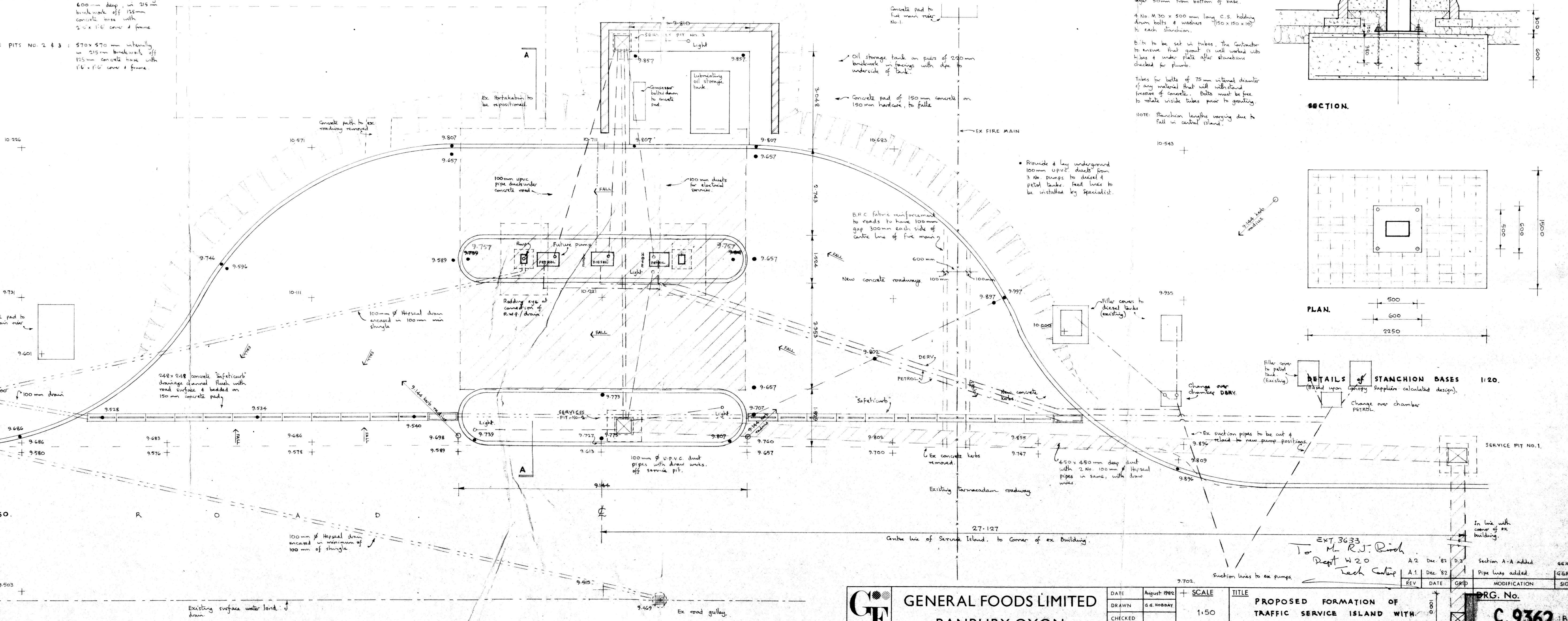
200mm of thermal drain encased in 100mm of shingle.

100mm of thermal drain encased in 100mm of shingle.

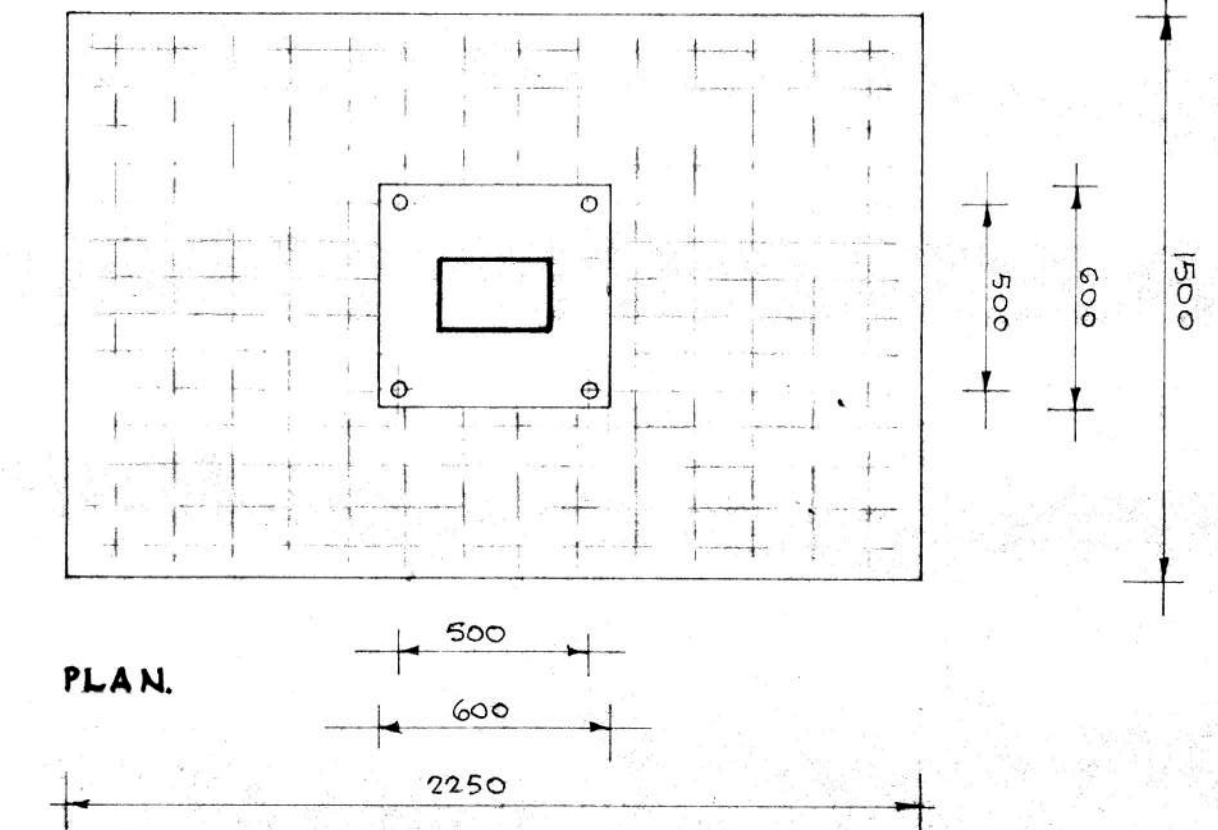
Existing surface water tank & drain.

Ex road gully.

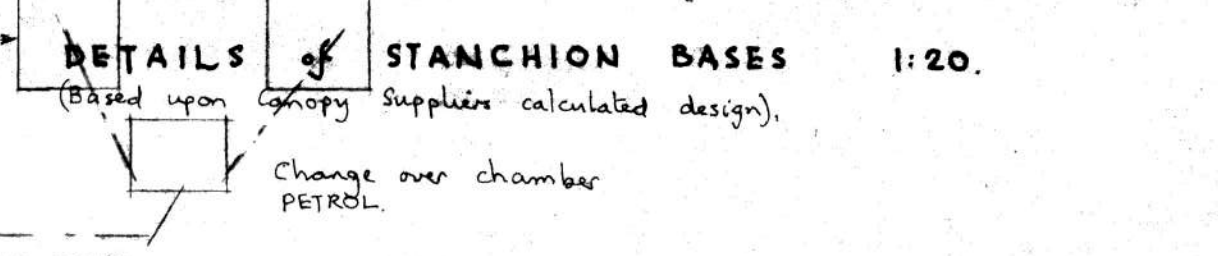
PLAN. 1:50.



SECTION.



PLAN.



DETAILS of STANCHION BASES 1:20.

GENERAL FOODS LIMITED
BANBURY OXON

DATE	SCALE
August 1980	1:50
4.6.1980	1:20

REV.	DATE	BY	MODIFICATION	SIG.
A.2	Dec '81		Section A-A added	
A.1	Dec '82		Pipe lines added	

Jessica Bray

From: Sandy, David - Trading Standards <David.Sandy@Oxfordshire.gov.uk>
Sent: 17 December 2020 18:59
To: Jessica Bray
Cc: Kevan Holbrook; Lauren Bond
Subject: RE: landowner permission - Information request - Petroleum (20-1803.01) OX16 2QU

Hi Jessica,

Thank you for your email.

I can confirm that the only records we have for the site are those that I have supplied. If tanks were located elsewhere and stored products other than petrol we would not have had any information on them.

As for names it was also known as Birds originally and you can still see the birds on the fence around the main entrance. It's certainly had a lot of owners over the years.

As for the tank locations, the two plans that we have both agree with the location of the tanks. I've never been on to this part of the site so I can't say more than that. The hand drawn plan does show an interceptor which seems to be in the covered area, but this does not coincide with the location you provided in your email.

I have been able to get the plan scanned commercially and it is accessible at <https://we.tl/t-ITpJvr4MKN> This is a big file 12,000KB so it takes a bit to download and save. It took me 4 attempts before I had success.

I hope this is helpful.

Kind regards
David



David Sandy
Weights and Measures Manager & Petroleum and Explosives Officer

Trading Standards Service
Oxfordshire County Council
Graham Hill House
Electric Avenue
Ferry Hinksey Road
Oxford
OX2 0BY





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07812953372

david.sandy@oxfordshire.gov.uk

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From: Jessica Bray <Jessica.Bray@deltasimons.com>

Sent: 16 December 2020 11:29

To: Sandy, David - Trading Standards <David.Sandy@Oxfordshire.gov.uk>

Cc: Kevan Holbrook <Kev.holbrook@deltasimons.com>; Lauren Bond <Lauren.Bond@deltasimons.com>

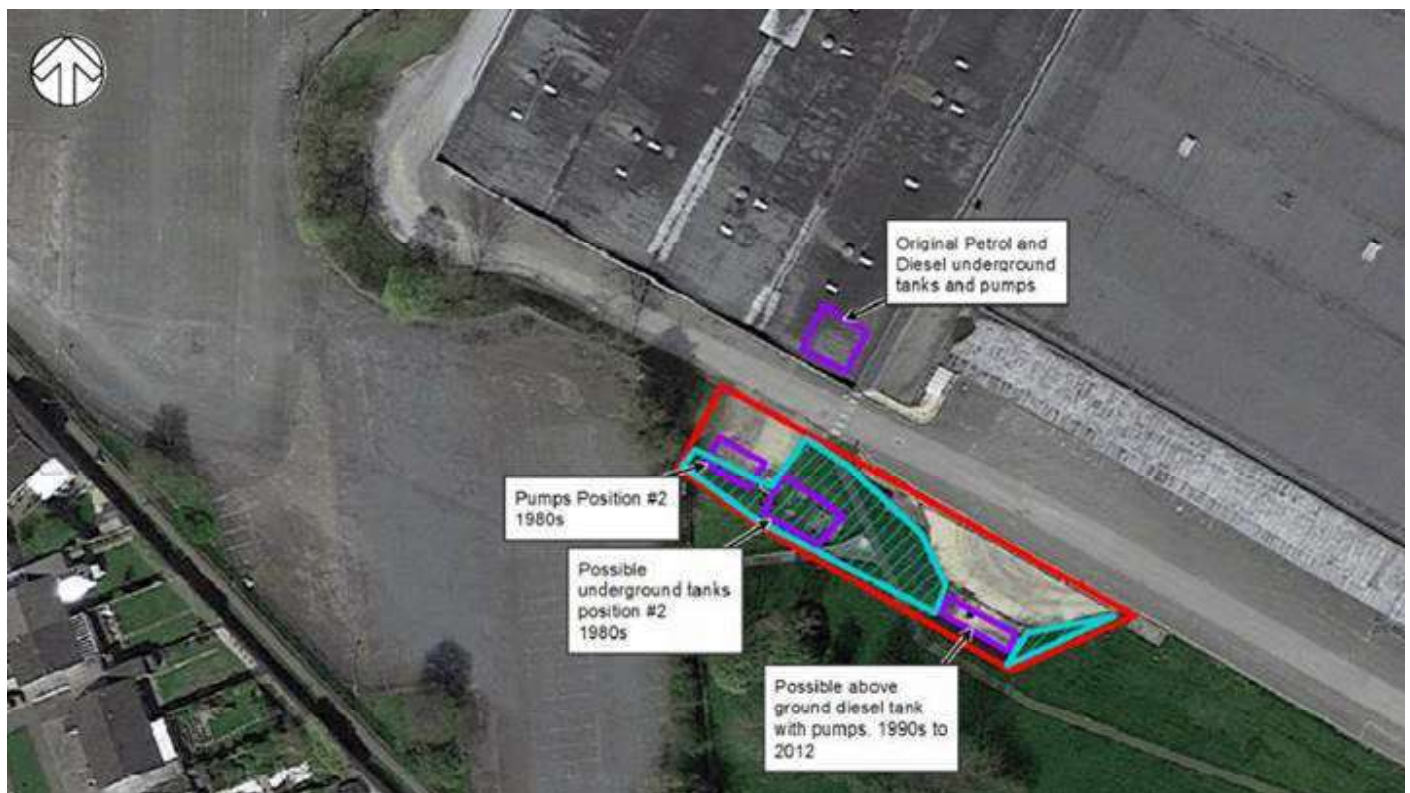
Subject: RE: landowner permission - Information request - Petroleum (20-1803.01) OX16 2QU

Hi David,

Thank you very much for getting this to us, and the detail provided.

I just wanted to check that the below records are the ONLY records held for our red line boundary provided?

I note that the site has had various names (Kraft Foods UK/General Foods Limited/Jacobs Douwe Egberts/JDE Coffee). We also have quite a confusing audit trail for the Site from previous consultants (hence we commissioned the search). It seems as though the 2 tanks you mentioned below were in the area of landscaping, as seen below. However, a third party has marked up an indicated location of original underground petrol and diesel tanks inside the building. We also observed an inspection cover (resembling a fuel tank cover) internally in this area.



If you could confirm either way to close out the query, it would be greatly appreciated.

Lastly, is there any way of obtaining a legible copy of the old GF plan you provided?

Many thanks for your help with this.

Jess

Jessica Bray
Geo-environmental Consultant
M: +44 (0)7974 187251
www.deltasimons.com

From: Sandy, David - Trading Standards <David.Sandy@Oxfordshire.gov.uk>
Sent: 14 December 2020 10:17
To: Lauren Bond <Lauren.Bond@deltasimons.com>
Cc: Jessica Bray <Jessica.Bray@deltasimons.com>
Subject: RE: landowner permission - Information request - Petroleum (20-1803.01) OX16 2QU

Hi Lauren and Jessica,

Thank you for your request for a petroleum search on Mondelez UK International, Jacobs Douwe, Edberts, Ruscote Avenue, Banbury, OX16 2QU our site file contains the following information.

Tank 1 3000 gallons (13,600 litres) installed booked date of 1972 diesel storage in 1975, but was subsequently changed to petrol storage at a date unknown.
Tank 2 3000 gallons (13,600 litres) installed booked date of 1972 petrol storage.
Tanks of this age would be of single skin steel construction.

The hand drawn plan from 1975 shows the interceptor and pumps installed next to the building apparently under the roof.

It appears that in 1983 a traffic service area was created away from the building with pipework from the existing tanks and a new interceptor installed.
This plan shows the use of changeover chambers, this seems to indicate that both tanks were twin compartments possibly of 1500 gallons each.
The tanks are on the lower right hand side.

Both tanks were converted to diesel storage in April 1992, effectively decommissioning these tanks from a petroleum licencing perspective.
The final petroleum licence shows a capacity of 27,276 litres petrol.

Please find attached photos of the 2 plans.
Please see your site boundary plan showing the tank location in relation to the whole site.



Location of Tanks

An invoice for £144 will follow separately.

If I can be of any assistance in the future please do not hesitate to contact me.

Kind regards
David



David Sandy
Weights and Measures Manager & Petroleum and Explosives Officer

Trading Standards Service
Oxfordshire County Council
Graham Hill House
Electric Avenue
Ferry Hinksey Road
Oxford
OX2 0BY



www.365alive.co.uk

07812953372

david.sandy@oxfordshire.gov.uk



Appendix G – Previous Reports

**On behalf of
Kraft Foods UK Ltd and
Barwood Developments Ltd**

**Southam Road Retail Park,
Banbury**

**Ground Stability and Phase 1
Contaminated Land Desk Study**

Project Ref: 26004/006

Doc Ref: R001/rev01

March 2012

Peter Brett Associates LLP

11 Prospect Court

Courteenhall Road

Blisworth

Northampton

NN7 3DG

T: 01604 878300

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E: northampton@peterbrett.com



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Document Control Sheet

Project Name: Southam Road Retail Park, Banbury
Project Ref: 26004/006
Report Title: Ground Stability and Phase 1 Contaminated Land Desk Study
Doc Ref: R001/rev01
Date: March 2012

	Name	Position	Signature	Date
Prepared by:	R. Foster	Geotechnical Engineer		21/2/12
Reviewed by:	D. J. Bissell	Associate Engineer <i>pp</i>		21/2/12
Approved by:	R. H. Thomas	LLP Director		21/2/12
For and on behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved
-	12/1/12	First Issue	RF	DB	RHT
01	21/2/12	Final Issue	RF	DB	RHT

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Site Photographs

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- Figure 1 Site Location
- Figure 2 Site Layout Plan
- Figure 3 Proposed Masterplan
- Figure 4 Geoenvironmental Conceptual Site Model

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- Appendix 1 PBA Methodology for Ground Assessment
- Appendix 2 Historic Ordnance Survey Map Extracts
- Appendix 3 Landmark Envirocheck Report
- Appendix 4 Selected Information from Kraft Foods Ltd
- Appendix 5 Responses to Requests for Public Register Environmental Information

Summary

This report presents the findings of a Ground Stability and Phase 1 Contaminated Land Desk Study for the proposed development of the Southam Road Retail Park, Banbury (the study site).

The study site lies on the northern outskirts of Banbury and is currently the southern section of the Kraft Foods site. The study site comprises a large warehouse unit, temporary office building, gas and electricity outbuildings, truck wash and truck parking areas, access routes and areas of open ground. A watercourse, the Birds Brook, flows along the northern and eastern site boundaries and is largely culverted. In general topographical terms, the site is situated on the low western flank of the valley feature associated with the River Cherwell; the river lies to the east of the site, approximately 500m from the Southam Road boundary. The anticipated general site geology comprises the Jurassic aged Charmouth Mudstone Formation, although there is evidence of Made Ground and Superficial Deposits (of alluvium) also being present, particularly beneath the eastern area of the study site.

In terms of recent land use history, the study site was developed in the 1960s as part of a large food factory. The warehouse unit dates from the original development constructed on an earthworks platform created during an early cut and fill operation and was extended westwards in the 1970s. It is possible that part of the eastern area of the site was used as a fill area during the cut and fill operation.

With respect to the preliminary ground stability assessment the study has identified:

Potential Hazard	Description
Artificial Cavities	No hazard
Natural Cavities	No hazard
Possible Adverse Foundation Conditions	Hazards associated with compressible ground in areas of deep Made Ground and Superficial Deposits (possible Alluvium). Possible shrinking or swelling hazards associated with the predominant clay soil. Possible obstructions associated with the former warehouse foundation if piled.
Unstable slopes	Existing cut slopes are present along the south western study site boundary. There is no visual evidence of slope instability, although any alteration to slope profiles during the proposed development will require consideration.

To quantify the extent of the potential risk associated with areas of Made Ground and Superficial Deposits, and investigate existing foundations, an intrusive ground investigation is required in due course to confirm the nature of the near surface ground and groundwater conditions.

The Phase 1 qualitative geoenvironmental risk assessment carried out to assess the potential hazards and constraints posed by existing site conditions and past land use activities are summarised as follows:

Potential Receptor	Risk Assessment	Description
Human Health – Future Site Users	Low	The risk to future site users is expected to arise from potential localised hotspots of hydrocarbons associated with the former fuel storage and filling areas and the general potential for spillages associated with the former and existing uses of the site. However, given the proposed use of the site and the anticipated ground conditions, the overall risk is considered to be Low.

Southam Road Retail Park, Banbury
Ground Stability and Phase 1 Contaminated Land Desk Study

Potential Receptor	Risk Assessment	Description
Human Health – Off-site Users	Low	As above.
Human Health – Construction Workers	Very Low	The risk to site workers is expected to be mitigated by provision of appropriate protective clothing and equipment, and adoption of good standards of hygiene to prevent prolonged skin contact, inhalation and ingestion of soils.
Groundwater	Low	It is considered unlikely that significant migration of potential contaminants away from any hotspot areas and toward aquifers would have occurred due to the anticipated low permeability clay soils present beneath the site.
Surface Water	Low	There are existing surface water discharges into the Birds Brook from the site. Pipe work associated with these discharges may provide a pathway for site contamination to enter the watercourse. However, a similar risk associated with new pipe work installed during the development is considered to be Low.
Buildings	Very Low	There is no identified risk to new buildings.

The Phase 1 geoenvironmental risk assessment has identified that progression to a Phase 2 study will be required in due course as part of the development process. Some local remedial works may be required as part of the enabling works for the redevelopment of this land.

The summary contains an overview of the key findings and conclusions. This summary should not be treated independently but should be read in conjunction with the main report text including Section 8 and the accompanying tables, figures and appendices.

1 Introduction

1.1 Brief

Peter Brett Associates LLP (PBA) has been commissioned by Barwood Development Securities Ltd to carry out a Ground Stability and Phase 1 Contaminated Land Desk Study to support a planning application for the proposed Southam Road Retail Park, Banbury, Oxfordshire.

1.2 Objectives

The objective of the study is to review readily available information from public databases to assess the likely ground conditions at the study site and immediately surrounding land to identify:

- Any potential risk of subsidence due to underground cavities or to variable ground conditions of both natural and human origin; and
- Any potential geoenvironmental hazards and constraints to the proposed future development.

As such reference is made to guidance given in Planning Policy Guidance Note 14 and Planning Policy Statement 23.

1.3 Scope of Works and Terms of Reference

Ground Stability Desk Study

The study follows the guidelines outlined in Planning Policy Guidance Note 14 [PPG 14]: Development on Unstable Land, Annex 2: Subsidence and Planning. PPG 14 includes guidance to Local Planning Authorities on land that could give rise to problems as a result of subsidence. This includes potential subsidence arising from artificial cavities, natural cavities coal and non-coal (underground) mining/ extraction activities and adverse foundation conditions (ranging from soft weak sediments to hard strong rocks).

Available published geological information has been obtained and reviewed, together with data acquired from public databases.

Contaminated Land Desk Study

Since April 2008, all planning applications must use the (new) national 1App planning application form. Section 14 (Existing Use) of 1App, highlights the requirements of Planning Policy Statement 23, specifically with respect to whether the land is suspected or known to be contaminated or if the proposed use would be particularly vulnerable to the presence of contamination. Sensitive uses are defined as including housing with gardens, schools, nurseries or allotments.

The principal components of this assessment are generally as detailed in Section 6.2 of BS 10175 and CLR 11 Model Procedures for the Management of Contaminated Land. CLR 11 sets out a risk management process based on a tiered risk assessment with an increasing level of detail required to progress through the tiers. Due regard is also paid to Planning Policy Statement 23 [PPS 23]: Planning and Pollution Control, Annex 2: Development on Land Affected by Contamination.

In order to identify the current conditions and land use on the site and in the surrounding area, readily available information in the public domain has been obtained and reviewed, and a site reconnaissance has been carried out. This report presents a review of the acquired information, together with the developed preliminary conceptual site model (CSM) and the associated Tier 1 risk assessment. This element of the study has been carried out in accordance with PBA's 'Methodology for Ground Condition Assessment', a copy of which is included in **Appendix 1**.

1.4 Report Format and Sources of Information

Sections 1 to 4 of this report present a factual summary of the information collected and observations made during a site visit carried out in December 2011. Section 5 presents the preliminary ground stability assessment. Section 6 presents the preliminary geoenvironmental Tier 1 risk assessment, together with the associated Conceptual Site Model (CSM).

The following primary sources of data/ study were used in the compilation of this report:

- Historical information on the study site was obtained from Ordnance Survey extracts obtained from the Landmark Information Group as part of an Envirocheck report. This information was supplemented by information from various web-based resources.
- Various historical documents, ground surveys and plans for the study site, and area to the north of the study site, were supplied by the current landowner, Kraft Foods Ltd.
- Geological information for the study site was obtained from various reference materials published by (or sourced from) the British Geological Survey (BGS).
- Ground stability information was obtained from the Natural Cavity and Artificial non-coal (underground) mining cavity databases managed and enhanced by Peter Brett Associates LLP, the regional atlas from the Mining Review of Great Britain and other online resources.
- Environmental information was obtained from the Envirocheck report and by direct enquiry for public register information to Cherwell District Council and the Environment Agency.

Reference should be made to Section 8 of this report for guidance essential to all readers of this report.

2 The Site

2.1 Site Location

The Southam Road Retail Park site lies on the northern outskirts of Banbury, Oxfordshire, approximately 800m north of the town centre. The study site currently forms the southern part of an industrial complex operated by Kraft Foods. The site is bordered to the east by Southam Road, to the north by industrial buildings (Kraft Foods), to the west by a car park (used by Kraft Foods employees) and to the south-west by a residential estate and cemetery.

The National Grid Reference of the site centre is approximately SP 449 414, and its general location is shown on **Figure 1**. The site boundaries and salient local features are shown on **Figure 2**.

2.2 Site Description

2.2.1 General Topography

In general topographic terms, the study site is situated on the higher ground to the west of the River Cherwell flood plain; the river lies to the east of the study site, approximately 500m from the Southam Road boundary. Survey plans for the study site supplied by Kraft indicate that site levels fall gradually from west to east from approximately 96.5mOD at the western end of the warehouse unit (see below) to approximately 95.0mOD on the eastern study site boundary.

2.2.2 Current Land Use and Description

A site reconnaissance visit was carried out by a geotechnical engineer in late December 2011. The site visit was carried out with Mr David Jackson of Kraft Foods Ltd. Photographs of the site taken during the visit (Photographs 1 to 10) are presented at the rear of the main report text. **Figure 2** shows the location and direction of view of the photographs, together with notes on observed salient site features.

The main feature on the site is the large warehouse unit located in the central and western area. Mr Jackson confirmed that the warehouse was constructed on a level platform during the 1960s that required some localised cut and fill of the previous ground levels. Resulting cut slopes are evident beyond the south west corner of the warehouse that links the higher Kraft car park area, to the west of the study site boundary, to the lower warehouse and study site levels to the east. From available survey information, these cut slopes have a maximum height of approximately 3.5m.

The warehouse unit is split into two main parts. The eastern section is the original warehouse building constructed during the mid 1960s, the western section is an extension to the original warehouse constructed during the 1970s. The eastern section is used for warehousing. The remaining part of the eastern section, and the whole western section, is leased by Kraft to Ceva Logistics for the storage of new cars and car components. A connecting building to the north of the original warehouse, and beyond the site boundary is used by Kraft for food storage.

Service roads run around the western, southern and eastern perimeters of the warehouse, providing truck access to the warehouse from the main Kraft factory area and site entrance to the north. Truck loading bays are located to the south of the warehouse, and there is a truck wash outside the south east corner of the warehouse. Mr Jackson advised that the truck wash system is no longer operational, but the location is still used for car washing. The area to the east of the warehouse is used as a truck and trailer park, and waste bins, pallets and bundled packaging waste were also observed in this area.

The eastern site area is mainly open and grassed. Isolated trees line the banks of the watercourse (the Birds Brook) flowing along the north eastern site boundary including ash, apple and aspen (a form

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of poplar). Mature stands of trees are present in the north-east and south-east corners of the site including poplar, maple, rowan and birch. The eastern study site boundary is lined by lime trees with poplar trees on the south eastern boundary (TEP, 2010). A disused single storey office building (of temporary construction form) is located in the south eastern area of the site, with large waste bins located to the south of the office building. An 11kv substation and pump house (serving the fire system) is located close to the southern site boundary in the south eastern corner of the site. A separate small building associated with the main gas supply to the factory is located in the grassed area in the north eastern site area.

Along the southern site boundary, Mr Jackson indicated the former location of a fuel filling station and bunded fuel tanks which have been removed. The timing and type of decommissioning work carried out on the underground fuel storage tanks serving the filling station could not be confirmed by Mr Jackson, although the tanks appeared to have been buried in a landscape embankment to the west of the former fuel filling area. A concrete surface slab demarks the probable location of the tanks. A separate earth bund was observed to the south of the former fuel filling area, which Mr Jackson indicated was a noise attenuation bund constructed to reduce the noise impact of the warehouse on the residential area beyond the southern site boundary.

The Birds Brook along the northern site boundary is present either in open channel or in concrete culverts beneath access roads and the connecting north warehouse. The watercourse is also culverted along the eastern study site boundary, adjacent to the Southam Road. The site reconnaissance visit was carried out during heavy rainfall, and the watercourse appeared discoloured, presumably from surface water run-off discharges into the watercourse further upstream.

2.3 Geological Setting

2.3.1 Introduction

This section presents a summary of geological information obtained for the site and the surrounding area from the following sources:

- Published geological maps from the British Geological Survey (BGS). The maps reviewed were the 1:10,000 digital map of Great Britain obtained from the Landmark Information Group (LIG, 2011), and the 1:50,000 sheet map of England and Wales (BGS,1982). The 1:10,000 map extract is included in **Appendix 3**.
- Borehole and trial pit records for the site and surrounding area available via a search of the BGS's GeoRecords database. The database held records of four boreholes in the eastern area of the study site dating to February 1989 (presumably part of an earlier planning application for this area) and three trial pit records located north of the study site boundary for a proposed new computer room dating to February 1987. Borehole and trial pit records are included in **Appendix 4**.
- Ground investigation data supplied to PBA by Kraft Foods. Kraft supplied an interpretative ground investigation report carried out by Geotechnical Engineering Limited (GEL) in March 2011 for a proposed pair of evaporate towers located within the Kraft manufacturing area north of the study site boundary. The ground investigation comprised one borehole. The GEL report also makes reference to an earlier ground investigation carried out by Ground Sense Limited in 2006 for a separate evaporate tower. The Ground Sense investigation comprised two boreholes, the details of which are described in the GEL report. The GEL report is included in **Appendix 4**.

2.3.2 General Details

Bedrock Geology

The geological maps show that the entire site is underlain by the Jurassic aged Charmouth Mudstone Formation (formerly known as the Lower Lias Clay). The younger Marlstone Rock and Dyrham Formations outcrop on the east facing slopes of the Cherwell Valley approximately 500m west of the study site boundary.

The Charmouth Mudstone Formation (Lower Lias) is described on the geological map as comprising dark bluish grey clays between 75m and 110m thick (BGS, 1982).

The borehole and trial pit records from the study site area and site vicinity describe the stratum as generally stiff to hard blue grey silty clay with occasional mudstone gravel and shell debris. The GEL borehole encountered a medium strong dark grey argillaceous limestone band at 8.4m below ground level (bgl). A limestone band was also encountered during the Ground Sense investigation at a depth of 10.5m bgl. The base of this limestone band was not proven during either investigation, but it was at least 0.7m thick.

Superficial Geology

The geological maps show a narrow tract of Alluvium following the course of the River Cherwell that flows in a north-south direction beyond the eastern study site boundary. An area of this Alluvium is mapped adjacent to the eastern study site boundary.

Although Superficial Deposits are not mapped on the study site, the BGS borehole records from the eastern area of the study site indicate up to 4.7m of Superficial Deposits overlying the bedrock, thinning in a westerly direction. These deposits are generally described as soft to firm orange brown silty clay with gravel near the surface, intermittently described as green grey and orange brown with depth and becoming increasingly gravelly towards the base in the thickest areas. The presence of black organic material and wood are also noted on some of the borehole logs.

The green grey deposits are characteristic of River Cherwell flood plain Alluvium. The orange brown deposits may be associated with secondary alluvial tracts known to be present for local tributaries of the River Cherwell, in this case the Birds Brook. Therefore, the Superficial Deposits identified beneath the eastern area of the study site may be representative of layered alluvial soils derived from both the River Cherwell and Birds Brook.

The GEL borehole records Head Deposits between 0.9m and 1.9m bgl. The Head Deposits are described as firm to stiff dark grey, locally orange brown, slightly gravelly clay. The gravel is recorded as medium mudstone. Similar deposits (though termed glacially disturbed Lias Clay) are recorded on one of the BGS trial pit records between 0.3m and 0.7m bgl.

Made Ground

A generally thin cover layer of Made Ground (typically less than 1m thick), has been recorded on the BGS trial pit records, GEL borehole record and was also encountered during the Ground Sense investigation.

From the site visit, it is understood that some cut and fill operations were carried out as part of the original construction of the warehouse, and as such areas of Made Ground associated with the filling operations would be expected on the site. It is possible that the upper part of the Superficial Deposits indicated beneath the eastern area of the study site is in fact Made Ground which was placed as fill during the original development of the site. This is supported by the apparent changes in ground profile in this area pre and post development.