

ID	Distance (m)	Direction	Hazard Rating	Details
3	0.0	On Site	Negligible	No indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.
4	0.0	On Site	Very Low	Very low potential for compressible ground to be present. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.
5	0.0	S	Moderate-High	Significant potential for compressibility problems. Do not drain, load or de-water ground near the property without technical advice. For new build, consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property, possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

## 4.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.
2	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.
3	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.
4	0.0	S	Negligible	No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

## 4.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Low	Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build, consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property, no significant increase in insurance risk due to running sand problems is likely.

ID	Distance (m)	Direction	Hazard Rating	Details
2	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
3	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
4	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
5	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
6	0.0	S	Low	Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build, consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property, no significant increase in insurance risk due to running sand problems is likely.





# 5 Borehole Records Map



Borehole Records Legend



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-  Site Outline
-  Borehole Locations
-  125 Search Buffers (m)
-  250 Search Buffers (m)

## 5 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

47

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	0.0	On Site	454590 228580	SP52NW283	4.25	EURO 5 DISTRIBUTION CENTRE ARDLEY OXFORDSHIRE 4
2	0.0	On Site	454420 228830	SP52NW282	5.0	EURO 5 DISTRIBUTION CENTRE ARDLEY OXFORDSHIRE 3
3	0.0	On Site	454260 229240	SP52NW281	5.0	EURO 5 DISTRIBUTION CENTRE ARDLEY OXFORDSHIRE 2
4	0.0	On Site	454530 229220	SP52NW280	1.26	EURO 5 DISTRIBUTION CENTRE ARDLEY OXFORDSHIRE 1
5	8.0	W	454799 228605	SP52NW236	0.9	A43/M40 - B4031 IMPROVEMENT TP2
6	10.0	W	454800 228440	SP52NW250	1.8	A43/M40 - B4031 IMPROVEMENT TP 8
7	17.0	W	454797 228411	SP52NW235	1.2	A43/M40 - B4031 IMPROVEMENT TP1
8A	25.0	W	454060 229150	SP52NW73	12.9	BAYNARDS GREEN CUTTING C11 BH82
9A	28.0	W	454060 229160	SP52NW74	1.0	BAYNARDS GREEN CUTTING C11 TP563
10	29.0	SW	454620 228480	SP52NW251	1.2	A43/M40 - B4031 IMPROVEMENT TP 11
11	32.0	E	454799 228810	SP52NW237	1.3	A43/M40 - B4031 IMPROVEMENT TP3
12	33.0	SW	454390 228700	SP52NW70	1.0	SYCAMORE GROVE EMBKMENT E12 TP560
13	42.0	S	454720 228440	SP52NW248	1.5	A43/M40 - B4031 IMPROVEMENT TP 9
14	43.0	NW	454896 229116	SP52NW233	10.0	A43/M40 - B4031 IMPROVEMENT 4
15	52.0	S	454816 228302	SP52NW232	10.0	A43/M40 - B4031 IMPROVEMENT 3
16B	56.0	W	454040 229090	SP52NW72	20.0	BAYNARDS GREEN CUTTING C11 BH80
17	57.0	NE	454818 228995	SP52NW238	0.9	A43/M40 - B4031 IMPROVEMENT TP4
18B	63.0	SW	454040 229070	SP52NW71	1.0	BAYNARDS GREEN CUTTING C11 TP562
19C	90.0	S	454805 228265	SP52NW231	20.0	A43/M40 - B4031 IMPROVEMENT 2
20	95.0	N	454913 229173	SP52NW239	2.4	A43/M40 - B4031 IMPROVEMENT TP6

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
21D	96.0	W	454729 228322	SP52NW168	3.0	M40 BANBURY BYPASS BH246T
22C	102.0	SW	454780 228260	SP52NW247	1.0	A43/M40 - B4031 IMPROVEMENT TP 7
23	105.0	SW	454510 228460	SP52NW252	1.9	A43/M40 - B4031 IMPROVEMENT TP 12
24	108.0	SW	454550 228430	SP52NW69	25.0	SYCAMORE GROVE EMBKMMENT E12 BH79
25D	110.0	W	454710 228340	SP52NW253	1.0	A43/M40 - B4031 IMPROVEMENT TP 13
26	120.0	SW	454600 228390	SP52NW68	1.0	SYCAMORE GROVE EMBKMMENT E12 TP559
27	130.0	SW	454720 228270	SP52NW10	159.41	GAS COUNCIL GBK9
28	138.0	S	454650 228350	SP52NW249	1.9	A43/M40 - B4031 IMPROVEMENT TP 10
29	144.0	S	454818 228210	SP52NW234	9.05	A43/M40 - B4031 IMPROVEMENT 5
30	153.0	W	453940 229220	SP52NW75	1.0	BAYNARDS GREEN CUTTING C11 TP564
31	154.0	N	454890 229230	SP52NW210	30.48	BAYWARDS GR SERVICE STN
32E	155.0	W	454670 228310	SP52NW65	1.0	SYCAMORE GROVE EMBKMMENT E12 TP556
33F	162.0	SW	454680 228270	SP52NW62	2.0	SYCAMORE GROVE EMBKMMENT E12 TP553
34	168.0	NE	454800 229400	SP52NW25	30.48	BAYNARDS GREEN SERVICE STATION
35E	171.0	W	454660 228290	SP52NW64	15.0	SYCAMORE GROVE EMBKMMENT E12 BH76
36F	174.0	SW	454680 228250	SP52NW61	15.0	SYCAMORE GROVE EMBKMMENT E12 BH74
37	176.0	SW	454620 228320	SP52NW67	1.0	SYCAMORE GROVE EMBKMMENT E12 TP558
38	178.0	SE	455300 228300	SP52NE25	13.0	CHERWELL VALLEY M40 STOKE LYNE
39G	198.0	SW	454640 228270	SP52NW63	20.2	SYCAMORE GROVE EMBKMMENT E12 BH78
40G	200.0	W	454630 228290	SP52NW66	1.0	SYCAMORE GROVE EMBKMMENT E12 TP557
41H	221.0	SW	454630 228240	SP52NW59	1.0	SYCAMORE GROVE EMBKMMENT E12 TP554
42H	221.0	SW	454630 228240	SP52NW60	15.0	SYCAMORE GROVE EMBKMMENT E12 BH75
43H	223.0	SW	454645 228215	SP52NW58	20.0	SYCAMORE GROVE EMBKMMENT E12 BH73
44I	233.0	SW	454690 228160	SP52NW55	20.0	SYCAMORE GROVE EMBKMMENT E12 BHY4
45I	233.0	SW	454690 228160	SP52NW14	2.0	M40 ARDLEY 284P
46	235.0	S	454793 228120	SP52NW230	20.0	A43/M40 - B4031 IMPROVEMENT 1
47	239.0	SW	454640 228195	SP52NW56	1.0	SYCAMORE GROVE EMBKMMENT E12 TP552

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

#1: [scans.bgs.ac.uk/sobi\\_scans/boreholes/15953648](https://scans.bgs.ac.uk/sobi_scans/boreholes/15953648)  
#2: [scans.bgs.ac.uk/sobi\\_scans/boreholes/15953647](https://scans.bgs.ac.uk/sobi_scans/boreholes/15953647)  
#3: [scans.bgs.ac.uk/sobi\\_scans/boreholes/15953646](https://scans.bgs.ac.uk/sobi_scans/boreholes/15953646)  
#4: [scans.bgs.ac.uk/sobi\\_scans/boreholes/15953645](https://scans.bgs.ac.uk/sobi_scans/boreholes/15953645)  
#5: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336670](https://scans.bgs.ac.uk/sobi_scans/boreholes/336670)  
#6: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336684](https://scans.bgs.ac.uk/sobi_scans/boreholes/336684)  
#7: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336669](https://scans.bgs.ac.uk/sobi_scans/boreholes/336669)  
#8A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336506](https://scans.bgs.ac.uk/sobi_scans/boreholes/336506)  
#9A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336507](https://scans.bgs.ac.uk/sobi_scans/boreholes/336507)  
#10: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336685](https://scans.bgs.ac.uk/sobi_scans/boreholes/336685)  
#11: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336671](https://scans.bgs.ac.uk/sobi_scans/boreholes/336671)  
#12: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336503](https://scans.bgs.ac.uk/sobi_scans/boreholes/336503)  
#13: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336682](https://scans.bgs.ac.uk/sobi_scans/boreholes/336682)  
#14: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336667](https://scans.bgs.ac.uk/sobi_scans/boreholes/336667)  
#15: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336666](https://scans.bgs.ac.uk/sobi_scans/boreholes/336666)  
#16B: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336505](https://scans.bgs.ac.uk/sobi_scans/boreholes/336505)  
#17: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336672](https://scans.bgs.ac.uk/sobi_scans/boreholes/336672)  
#18B: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336504](https://scans.bgs.ac.uk/sobi_scans/boreholes/336504)  
#19C: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336665](https://scans.bgs.ac.uk/sobi_scans/boreholes/336665)  
#20: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336673](https://scans.bgs.ac.uk/sobi_scans/boreholes/336673)  
#21D: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336602](https://scans.bgs.ac.uk/sobi_scans/boreholes/336602)  
#22C: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336681](https://scans.bgs.ac.uk/sobi_scans/boreholes/336681)  
#23: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336686](https://scans.bgs.ac.uk/sobi_scans/boreholes/336686)  
#24: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336502](https://scans.bgs.ac.uk/sobi_scans/boreholes/336502)  
#25D: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336687](https://scans.bgs.ac.uk/sobi_scans/boreholes/336687)  
#26: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336501](https://scans.bgs.ac.uk/sobi_scans/boreholes/336501)  
#27: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336442](https://scans.bgs.ac.uk/sobi_scans/boreholes/336442)  
#28: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336683](https://scans.bgs.ac.uk/sobi_scans/boreholes/336683)  
#29: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336668](https://scans.bgs.ac.uk/sobi_scans/boreholes/336668)  
#30: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336508](https://scans.bgs.ac.uk/sobi_scans/boreholes/336508)  
#31: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336644](https://scans.bgs.ac.uk/sobi_scans/boreholes/336644)  
#32E: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336498](https://scans.bgs.ac.uk/sobi_scans/boreholes/336498)  
#33F: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336495](https://scans.bgs.ac.uk/sobi_scans/boreholes/336495)  
#34: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336458](https://scans.bgs.ac.uk/sobi_scans/boreholes/336458)  
#35E: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336497](https://scans.bgs.ac.uk/sobi_scans/boreholes/336497)  
#36F: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336494](https://scans.bgs.ac.uk/sobi_scans/boreholes/336494)  
#37: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336500](https://scans.bgs.ac.uk/sobi_scans/boreholes/336500)  
#38: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336416](https://scans.bgs.ac.uk/sobi_scans/boreholes/336416)  
#39G: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336496](https://scans.bgs.ac.uk/sobi_scans/boreholes/336496)  
#40G: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336499](https://scans.bgs.ac.uk/sobi_scans/boreholes/336499)  
#41H: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336492](https://scans.bgs.ac.uk/sobi_scans/boreholes/336492)  
#42H: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336493](https://scans.bgs.ac.uk/sobi_scans/boreholes/336493)  
#43H: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336491](https://scans.bgs.ac.uk/sobi_scans/boreholes/336491)  
#44I: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336488](https://scans.bgs.ac.uk/sobi_scans/boreholes/336488)  
#45I: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336446](https://scans.bgs.ac.uk/sobi_scans/boreholes/336446)  
#46: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336664](https://scans.bgs.ac.uk/sobi_scans/boreholes/336664)  
#47: [scans.bgs.ac.uk/sobi\\_scans/boreholes/336489](https://scans.bgs.ac.uk/sobi_scans/boreholes/336489)

# 6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

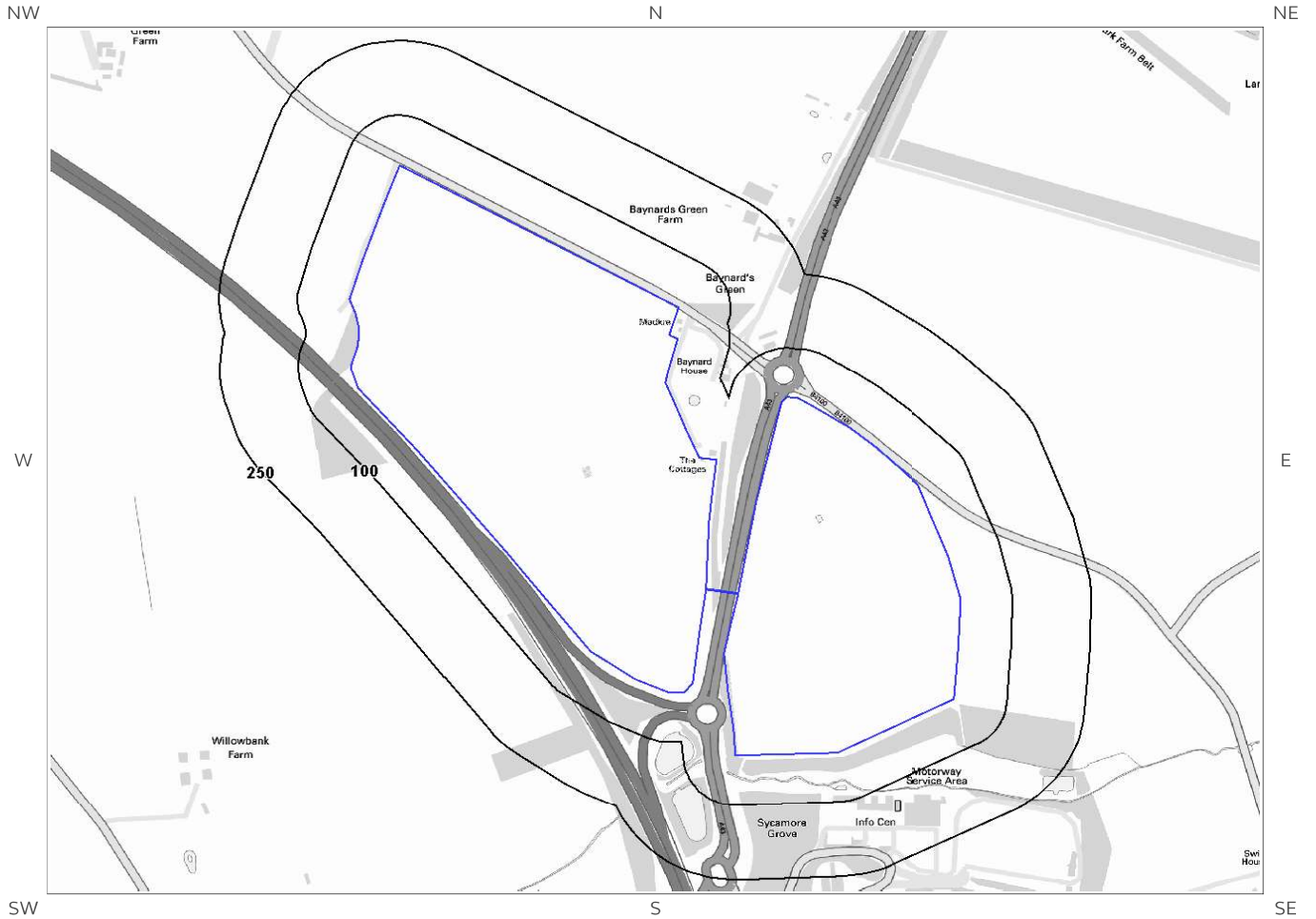
31

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geosight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
20.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
72.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
77.0	SW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
79.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
82.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
112.0	NE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
136.0	SW	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
136.0	SW	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
150.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
183.0	NE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
187.0	NE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
187.0	NE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
249.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg

\*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

# 7 Railways and Tunnels Map



**Railways and Tunnels Legend**



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- |  |  |  |   |
|--|--|--|---|
|  | Underground or Partially Underground Railway / Subway System |  | Railway Track (OpenStreetMap)                         |
|  | Site Outline   |  | Railway Tunnel (OS Mapping)                           |
|  | Search Buffers (m)   |  | Abandoned or Dismantled Railway (OpenStreetMap)       |
|  | 250  |  | Railway Track (OS Mapping)                            |
|  | 500  |  | Crossrail   |
|  |  |  | High Speed 2  |
|  |  |  | Railway and/or Tunnel Feature from Historical Mapping |



# 7 Railways and Tunnels

## 7.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

*Any records that have been identified are represented on the Railways and Tunnels Map.*

---

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

*Any records that have been identified are represented on the Railways and Tunnels Map.*

---

## 7.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? No

Database searched and no data found.

*Any records that have been identified are represented on the Railways and Tunnels Map.*

---

### 7.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

*Any records that have been identified are represented on the Railways and Tunnels Map.*

---

### 7.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

*Any records that have been identified are represented on the Railways and Tunnels Map.*

---

### 7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail.

Is the study site within 5km of the route of the High Speed 2 rail project? No

Is the study site within 500m of the route of the Crossrail rail project? No

*Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail Report.*

---

# Contact Details

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Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)

BGS Geological Hazards Reports and general geological enquiries



**British Geological Survey**  
NATURAL ENVIRONMENT RESEARCH COUNCIL

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**The Coal Authority**

## Public Health England

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**Public Health England**

## Johnson Poole & Bloomer Limited

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# Contact Details



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## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

**“Beneficiary”** means the person or entity for whose benefit the Client has obtained the Services.

**“Client”** means the party or parties entering into a Contract with Groundsure.

**“Commercial”** means any building or property which is not Residential.

**“Confidential Information”** means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

**“Support Services”** means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**“Contract”** means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

**“Third Party Data Provider”** means any third party providing Third Party Content to Groundsure.

**“Data Reports”** means reports comprising factual data with no accompanying interpretation.

**“Fees”** has the meaning set out in clause 5.1.

**“Groundsure”** means Groundsure Limited, a company registered in England and Wales under number 03421028.

**“Groundsure Materials”** means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

**“Intellectual Property”** means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

**“Mapping”** means a map, map data or a combination of historical maps of various ages, time periods and scales.

**“Order”** means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

**“Ordnance Survey”** means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

**“Order Website”** means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

**“Report”** means a Risk Screening Report or Data Report for Commercial or Residential property.

**“Residential”** means any building or property used as or intended to be used as a single dwelling.

**“Risk Screening Report”** means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

**“Services”** means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

**“Site”** means the area of land in respect of which the Client has requested Groundsure to provide the Services.

**“Third Party Content”** means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

**“User Guide”** means the user guide, as amended from time to time, available upon request from Groundsure and on the website ([www.Groundsure.com](http://www.Groundsure.com)) and forming part of this Contract.

### 2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure.

Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

### 3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

### 4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,  
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),  
(iv) the first purchaser or first tenant of the Site, and  
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

### 5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together “Fees”).

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client (“Payment Date”). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

### 6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and  
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

#### **7. Liability: Particular Attention Should Be Paid To This Clause**

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

#### **8 Groundsure's right to suspend or terminate**

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

#### **9. Client's Right to Terminate and Suspend**

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event  
(b) by their nature cannot be returned.

#### **10 Consequences of Withdrawal, Termination or Suspension**

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

#### **11 Anti-Bribery**

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

#### **12 General**

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law



EmapSite  
Masdar House, ,  
Eversley, RG27 ORP

Groundsure      EMS-304528\_411362  
Reference:

Your Reference:    EMS\_304528\_411362

Report Date      19 May 2015

Report Delivery    Email - pdf  
Method:

## Groundsure Enviroinsight

Address: Ardley,Junction 10 M40,Oxfordshire,OX27 7SS ,

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviroinsight** as requested.

If you would like further assistance regarding this report then please contact the emapsite customer services team on 0118 9736883 quoting the above report reference number.

Yours faithfully,

emapsite customer services team

Enc.  
Groundsure Enviroinsight





# Groundsure Envirosight

Address: Ardley, Junction 10 M40, Oxfordshire, OX27 7SS ,  
Date: 19 May 2015  
Reference: EMS-304528\_411362  
Client: EmapSite



Aerial Photograph Capture date: 19-Aug-2009  
Grid Reference: 454654,228907  
Site Size: 66.82ha

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# Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Environmental Permits, Incidents and Registers		On-site	0-50m	51-250	251-500		
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations							
1.1.1	Records of historic IPC Authorisations	0	0	0	0		
1.1.2	Records of Part A(1) and IPPC Authorised Activities	0	0	0	0		
1.1.3	Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0		
1.1.4	Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0		
1.1.5	Records of List 1 Dangerous Substances Inventory sites	0	0	0	0		
1.1.6	Records of List 2 Dangerous Substances Inventory sites	0	0	0	0		
1.1.7	Records of Part A(2) and Part B Activities and Enforcements	0	0	1	1		
1.1.8	Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0		
1.1.9	Records of Licensed Discharge Consents	0	1	8	12		
1.1.10	Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
1.2	Records of COMAH and NIHHS sites	0	0	0	0		
1.3 Environment Agency Recorded Pollution Incidents							
1.3.1	National Incidents Recording System, List 2	0	0	3	3		
1.3.2	National Incidents Recording System, List 1	0	0	0	0		
1.4	Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0		
Section 2: Landfill and Other Waste Sites		On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1 Landfill Sites							
2.1.1	Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
2.1.2	Environment Agency Historic Landfill Sites	0	0	0	0	1	3
2.1.3	BGS/DoE Landfill Site Survey	0	0	0	0	0	1

Section 2: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1.4 Landfills from Local Authority and Historical Mapping Records	0	0	0	0	0	0
2.2 Landfill and Other Waste Sites Findings						
2.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
2.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	0

Section 3: Current Land Use	On-site	0-50m	51-250	251-500
3.1 Current Industrial Sites Data	0	0	6	Not searched
3.2 Records of Petrol and Fuel Sites	0	0	1	1
3.3 National Grid Underground Electricity Cables	0	0	0	0
3.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 4: Geology	
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	Yes
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
4.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 5: Hydrogeology and Hydrology	0-500m					
5.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
5.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
5.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	3	0	4	14
5.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
5.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	1	0	0	2
5.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
5.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
5.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	1	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

## Section 5: Hydrogeology and Hydrology

0-500m

5.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	Yes	No	No	No
5.10 Detailed River Network entries within 500m of the site	0	1	4	3	Not searched	Not searched
5.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

## Section 6: Flooding

6.1 What is the highest risk of flooding within 25m of the centre of the study site?	Low
6.2 Are there any Flood Defences within 250m of the study site?	No
6.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.4 Are there any areas used for Flood Storage within 250m of the study site?	No
6.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
6.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

## Section 7: Designated Environmentally Sensitive Sites

On-site    0-50m    51-250    251-500    501-1000    1000-2000

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	2
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
7.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.5 Records of Ramsar sites	0	0	0	0	0	0
7.6 Records of Ancient Woodlands	0	0	0	3	2	7
7.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
7.8 Records of World Heritage Sites	0	0	0	0	0	0
7.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 7: Designated Environmentally Sensitive Sites		On-site	0-50m	51-250	251-500	501-1000	1000-2000
7.11	Records of National Parks	0	0	0	0	0	0
7.12	Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.13	Records of Nitrate Vulnerable Zones	2	0	0	2	1	2
7.14	Records of Green Belt Data	0	0	0	0	0	0

## Section 8: Natural Hazards

8.1	What is the maximum risk of natural ground subsidence?	Moderate
8.1.1	What is the maximum Shrink-Swell hazard rating identified on the study site?	Very Low
8.1.2	What is the maximum Landslides hazard rating identified on the study site?	Very Low
8.1.3	What is the maximum Soluble Rocks hazard rating identified on the study site?	Low
8.1.4	What is the maximum Compressible Ground hazard rating identified on the study site?	Moderate
8.1.5	What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
8.1.6	What is the maximum Running Sand hazard rating identified on the study site?	Low

## Section 9: Mining

9.1	Are there any coal mining areas within 75m of the study site?	No
9.2	What is the potential for undermining as a result of underground mineral extraction, excluding coal and minerals extracted as a consequence of coal mining?	Unclassified
9.3	Are there any brine affected areas within 75m of the study site?	No

# Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

## 1. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

## 2. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

## 3. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

## 4. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

## 5. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

## 6. Flooding

Provides information on surface water flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

## 7. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

## 8. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence.

## 9. Mining

Provides information on areas of coal, “non-coal” mining and brine affected areas.

## 10. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

### Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier “A” on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as “Not Shown”.





All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

# 1. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

Mapping sourced from Ordnance Survey

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- |  |                    |  |                               |  |  |
|--|--------------------|--|-------------------------------|--|--|
|  | Site Outline       |  | Recorded Pollution Incident   |  | Radioactive Consents (Lower Risk)                            |
|  | Search Buffers (m) |  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes & Historic IPC Authorisations |
|  | 250                |  | Dangerous Substances (List 2) |  | Part A(2) and Part B Authorisations                          |
|  | 500                |  | Water Industry Referrals      |  | Sites Determined as Contaminated Land                        |
|  |                    |  | Licensed Discharge Consents   |  | COMAH / NIHHS Sites  |
|  |                    |  | Red List Discharge Consents   |  | Hazardous Substance Consents & Enforcements                  |

# 1. Environmental Permits, Incidents and Registers

## 1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

### 1.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.5 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

---

1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

1.1.7 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

2

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
28A	132.0	N	454875 229203	Address: Baynards Green Service Station, (ROC UK Ltd), A43 Baynards Green, Bicester, Oxon, OX6 9SG Process: Service Stations Unloading Petrol Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
29	259.0	S	455008 228102	Address: Moto Hospitality Ltd, Cherwell Valley Service Area, J10 M40 Motorway, Northampton Road, Ardley, Bicester, Oxfordshire, OX27 7RD Process: Service Stations Unloading Petrol Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

1.1.9 Records of Licensed Discharge Consents within 500m of the study site:

21

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
7	29.0	S	454950 228330	Address: CHERWELL VALLEY SERVICE (E), M40 JUNCTION 10, ARDLEY, BICESTER, OXON, OX17 7RD Effluent Type: MISCELLANEOUS DISCHARGES - EMERGENCY DISCHARGES Permit Number: PRCNF05229 Permit Version: 1 Receiving Water: Padbury Brook Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 20/01/1994 Effective Date: 20-Jan-1994 Revocation Date: -

ID	Distance	Direction	NGR	Details	
8	104.0	NE	454800 229100	Address: LITTLE CHEF RESTAURANT, BANYARDS GREEN, STOKE LYNE, BUCKINGHAMSHIRE Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR1NF1391 Permit Version: 1	Receiving Water: Padbury Brook Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 31/03/1983 Effective Date: 31-Mar-1983 Revocation Date: 18/02/1992
9	118.0	SE	455140 228290	Address: CHERWELL VALE (W) SERVICES, M40 JUNCT 10, SYCAMORE GR, ARDLEY, OXON, OX27 7RD Effluent Type: TRADE DISCHARGES - SITE DRAINAGE (CONTAM SURFACE WATER, NOT WASTE SIT Permit Number: PRCNF05173 Permit Version: 1	Receiving Water: Padbury Brook Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 29/04/1993 Effective Date: 29-Apr-1993 Revocation Date: -
10 A	122.0	N	454910 229200	Address: BAYNARDS GREEN SERVICE STATION, FORMER A43, BICESTER, OXON, ,, OX6 9SG Effluent Type: SEWAGE & TRADE COMBINED - UNSPECIFIED Permit Number: PRCLF17132 Permit Version: 1	Receiving Water: TO LAND Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 16/02/2004 Effective Date: 06-Feb-2004 Revocation Date: 13/12/2011
11 A	122.0	N	454910 229200	Address: BAYNARDS GREEN SERVICE STATION, FORMER A43, BICESTER, OXON, ,, OX6 9SG Effluent Type: SEWAGE & TRADE COMBINED - UNSPECIFIED Permit Number: PRCLF17132 Permit Version: 2	Receiving Water: TO LAND Status: VARIED UNDER EPR 2010 Issue date: 14/12/2011 Effective Date: 14-Dec-2011 Revocation Date: -
12 B	144.0	NE	454800 229370	Address: BAYNARDS GREEN FARM, BAYNARDS GREEN, NR BICESTER, OXON, OX6 9SG Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR1NF2199 Permit Version: 1	Receiving Water: Trib Claydon Brook Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 06/12/1985 Effective Date: 06-Dec-1985 Revocation Date: -
13 B	168.0	NE	454800 229400	Address: BAYNARDS GREEN FARM, BAYNARDS GREEN, NR BICESTER, OXON, OX6 9SG Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR1LF2200 Permit Version: 1	Receiving Water: Into Land Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 06/12/1985 Effective Date: 06-Dec-1985 Revocation Date: 13/12/2011
14 B	168.0	NE	454800 229400	Address: BAYNARDS GREEN FARM, BAYNARDS GREEN, NR BICESTER, OXON, OX6 9SG Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR1LF2200 Permit Version: 2	Receiving Water: Into Land Status: VARIED UNDER EPR 2010 Issue date: 14/12/2011 Effective Date: 14-Dec-2011 Revocation Date: -
15	221.0	NE	454900 229370	Address: BAYNARDS GREEN FARM, NR BICESTER, OXON, OX6 9SG, OX27 7SG Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PRCNF05467 Permit Version: 1	Receiving Water: ditch tributary Padbury Brook Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 01/06/1995 Effective Date: 01-Jun-1995 Revocation Date: -

ID	Distance	Direction	NGR	Details	
16	283.0	SE	455430 228260	Address: CHERWELL VALE (E) SERVICES, M40 JUNC 10, SYCAMORE GR, ARDLEY, OXON, OX27 7RD Effluent Type: TRADE DISCHARGES - SITE DRAINAGE (CONTAM SURFACE WATER, NOT WASTE SIT Permit Number: PRCNF05172 Permit Version: 1	Receiving Water: Padbury Brook Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 29/04/1993 Effective Date: 29-Apr-1993 Revocation Date: -
17 C	383.0	SW	454400 228200	Address: ARDLEY SEWAGE TREATMENT WORKS, ARDLEY ROAD, ARDLEY, OXON, OX27 7PS Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW1NF401 Permit Version: 2	Receiving Water: Padbury Brook River Great Ouse Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 21/10/1981 Effective Date: 21-Oct-1981 Revocation Date: 26/10/1989
18 C	383.0	SW	454400 228200	Address: ARDLEY SEWAGE TREATMENT WORKS, ARDLEY ROAD, ARDLEY, OXON, OX27 7PS Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW1NF401 Permit Version: 1	Receiving Water: Padbury Brook River Great Ouse Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 15/02/1963 Effective Date: 15-Feb-1963 Revocation Date: 20/10/1981
19 C	383.0	SW	454400 228200	Address: ARDLEY SEWAGE TREATMENT WORKS, ARDLEY ROAD, ARDLEY, OXON, OX27 7PS Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW1NF401 Permit Version: 3	Receiving Water: Padbury Brook River Great Ouse Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 27/10/1989 Effective Date: 27-Oct-1989 Revocation Date: 30/04/1994
20 D	468.0	SW	454440 228080	Address: ARDLEY SEWAGE TREATMENT WORKS, ARDLEY ROAD, ARDLEY, OXON, OX27 7PS Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AWCNF11073 Permit Version: 2	Receiving Water: Stoke Lyne Brook Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 17/10/2000 Effective Date: 17-Oct-2000 Revocation Date: 23/09/2004
21 D	468.0	SW	454440 228080	Address: ARDLEY SEWAGE TREATMENT WORKS, ARDLEY ROAD, ARDLEY, OXON, OX27 7PS Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AWCNF11073 Permit Version: 1	Receiving Water: Stoke Lyne Brook Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 08/04/1994 Effective Date: 01-May-1994 Revocation Date: 16/10/2000
22 D	468.0	SW	454440 228080	Address: ARDLEY SEWAGE TREATMENT WORKS, ARDLEY ROAD, ARDLEY, OXON, OX27 7PS Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AWCNF11073 Permit Version: 4	Receiving Water: Stoke Lyne Brook Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01-Apr-2009 Revocation Date: -
23 D	468.0	SW	454440 228080	Address: ARDLEY SEWAGE TREATMENT WORKS, ARDLEY ROAD, ARDLEY, OXON, OX27 7PS Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AWCNF11073 Permit Version: 3	Receiving Water: Stoke Lyne Brook Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 24/09/2004 Effective Date: 24-Sep-2004 Revocation Date: 31/03/2009

ID	Distance	Direction	NGR	Details	
24 E	490.0	SW	454390 228080	Address: ARDLEY SEWAGE TREATMENT WORKS, ARDLEY ROAD, ARDLEY, OXON, OX27 7PS Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: AWCNF11073 Permit Version: 3	Receiving Water: Stoke Lyne Brook Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 24/09/2004 Effective Date: 24-Sep-2004 Revocation Date: 31/03/2009
25 E	490.0	SW	454390 228080	Address: ARDLEY SEWAGE TREATMENT WORKS, ARDLEY ROAD, ARDLEY, OXON, OX27 7PS Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: AWCNF11073 Permit Version: 4	Receiving Water: Stoke Lyne Brook Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01-Apr-2009 Revocation Date: -
26 E	490.0	SW	454390 228080	Address: ARDLEY SEWAGE TREATMENT WORKS, ARDLEY ROAD, ARDLEY, OXON, OX27 7PS Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: AWCNF11073 Permit Version: 2	Receiving Water: Stoke Lyne Brook Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 17/10/2000 Effective Date: 17-Oct-2000 Revocation Date: 23/09/2004
27 E	490.0	SW	454390 228080	Address: ARDLEY SEWAGE TREATMENT WORKS, ARDLEY ROAD, ARDLEY, OXON, OX27 7PS Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: AWCNF11073 Permit Version: 1	Receiving Water: Stoke Lyne Brook Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 08/04/1994 Effective Date: 01-May-1994 Revocation Date: 16/10/2000

### 1.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

### 1.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.