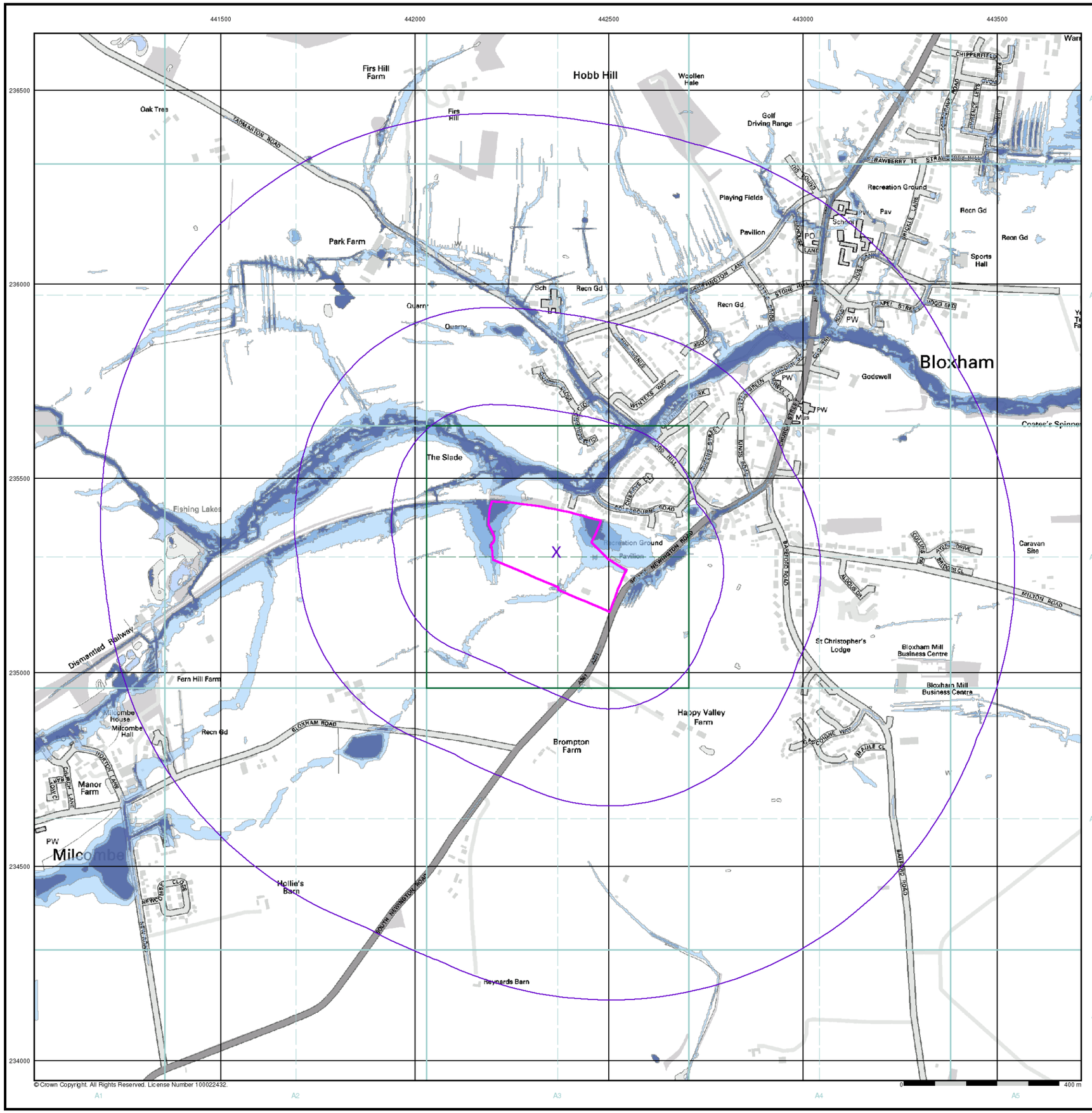


LK CONSULT LIMITED

General

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

Risk of Flooding from Surface Water

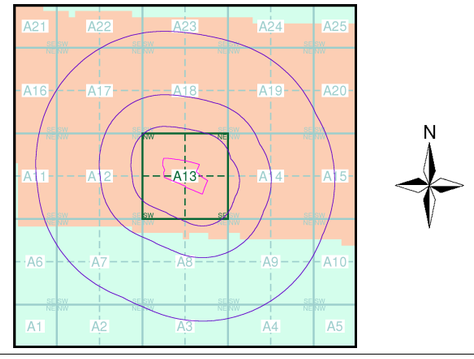
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

Order Number:	112367251_1_1
Customer Ref:	LKC 16 1314
National Grid Reference:	442370, 235310
Slice:	A
Site Area (Ha):	5.92
Search Buffer (m):	1000

Site Details

Site at 442387,235301

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

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APPENDIX C

HISTORICAL BGS BOREHOLES

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BOREHOLE No. Seven

Location Cherry's Close,Bloxham,Oxon. Date 30.05.1980

STRATA DESCRIPTION	Strata Change: Legend	Strata Change: Depth m	Strata Change: Reduced Level m	Samples: No.	Samples: Depth m	Samples: Type	Water Level	Depth of Casing
Marlstone Rock Beds loose brown rubbly sandstone - very loose - brown clayey sand - becoming moist - loose rubbly - becoming medium hard - becoming hard		3.00 5.75						
MIDDLE LIAS - SILTS AND CLAYS Mudstone Grey silty CLAY - clayey SILT - grey silty CLAY		6.50 9.00					▼	

Borehole Diameter : 75mm.
Ground Level O.D. : 385.19
Rig : Rotary Auger
Scale of Legend : 2.0cm. to 1.0m.
Weather : Warm
Remarks : Borehole drilled from existing ground level.

B - Bulk Sample
D - Disturbed Sample
U - Undisturbed Sample
S - Standard Penetration Test
W - Water Sample

Report No. S.275 | BOREHOLE LOG | Date June 1980

TYRONE

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APPENDIX D

RADON MAP

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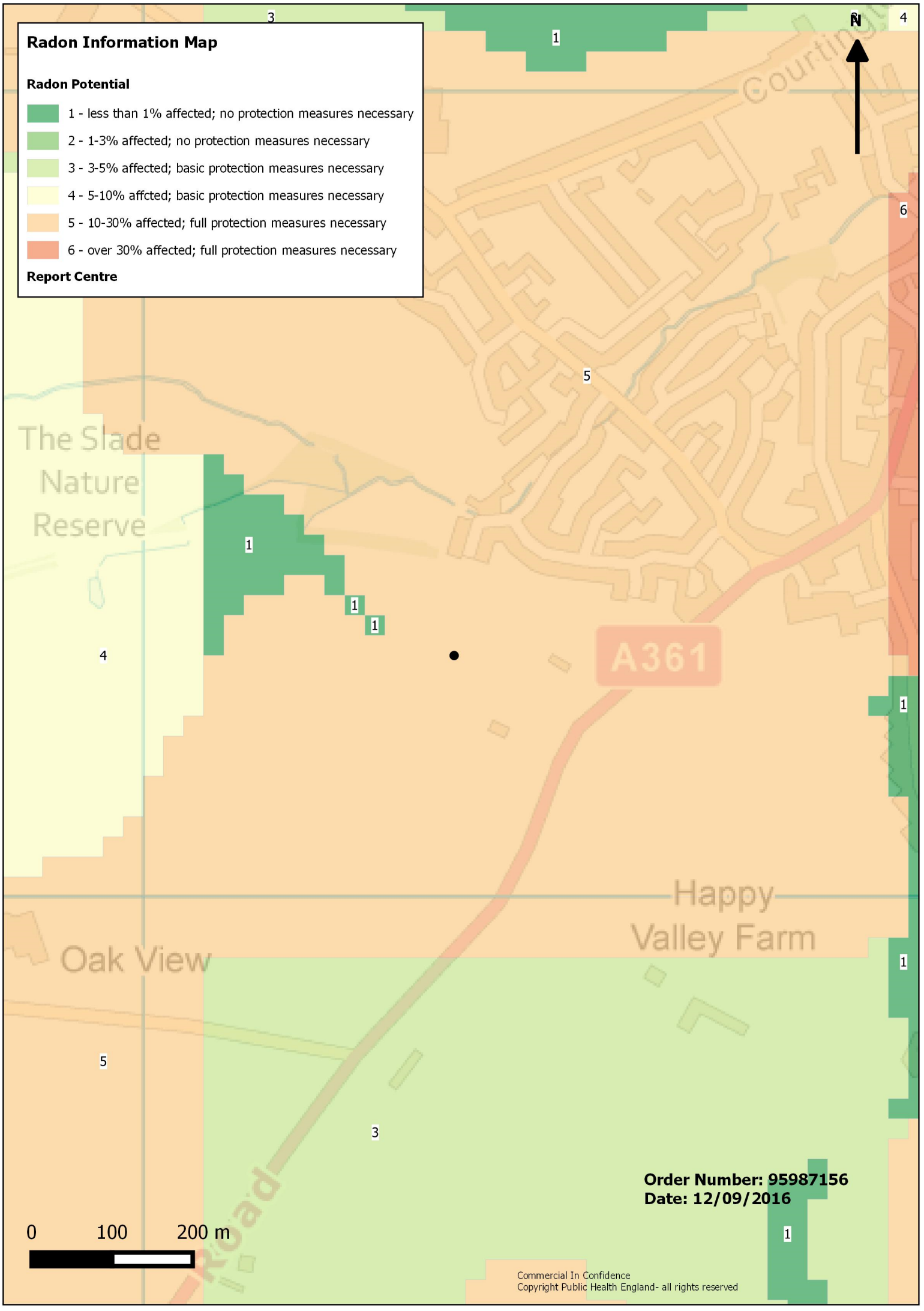
Radon Information Map
Radon Potential
1 - less than 1% affected; no protection measures necessary
2 - 1-3% affected; no protection measures necessary
3 - 3-5% affected; basic protection measures necessary
4 - 5-10% affcted; basic protection measures necessary
5 - 10-30% affected; full protection measures necessary
6 - over 30% affected; full protection measures necessary
Report Centre
N
The Slade Nature Reserve
A361
Happy Valley Farm
Oak View
Road
0 100 200 m
Order Number: 95987156
Date: 12/09/2016
Commercial In Confidence
Copyright Public Health England- all rights reserved

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APPENDIX E

ZETICA LTD PRELIMINARY UXO REPORT

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Pre-Desk Study Assessment

Site:	Land off South Newington Road, Bloxham, Banbury, OX15 4HZ
Client:	The LK Group
Contact:	Phillip Windslow
Date:	13th September 2016
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ Public utilities and transport infrastructure. ■ Minor industry, including an iron colliery.
WWI Bombing	None identified on the Site.
Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified. Historical aerial photography shows dispersed accomodation camps for Royal Air Force (RAF) Barford St John in close proximity to the east of the Site. This is not considered to provide a source of Unexploded Ordnance (UXO) hazard.
WWII Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ RAF Barford St John. ■ Public utilities and transport infrastructure. ■ Minor industry, including an iron colliery.
WWII Bombing Decoys (within 5km of Site)	1No. located approximately 2.3km west of the Site.
WWII Bombing	During WWII the Site was in the Rural District (RD) of Banbury, which officially recorded 91No. High Explosive (HE) bombs with a very low regional bombing density of 1.5 bombs per 405 hectares (ha). No readily available records have been found indicating that HE bombs fell on the Site.
Post-WWII Military Activity on or Affecting the Site	None identified.
Recommendation	No readily available records of bombing or other significant military activity on the Site have been found. It is considered that the Site is likely to have a low UXO hazard level. A detailed desk study, whilst always prudent, is likely to do no more than confirm a low UXO hazard level for the Site.

This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary. It is possible that further research may change the level of identified hazard.

It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.

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APPENDIX F

STUDY AREA RECONNAISSANCE

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Study Area Reconnaissance – Land off South Newington Road, Bloxham

Photograph 1 (P1)
View of track along N boundary, facing E.

Photograph 2 (P2)
View across the study area from the N boundary, facing S.

Photograph 3 (P3)
View of PROW along E boundary, facing E.

Photograph 4 (P4)
View of water main cover along the N boundary of the study area.

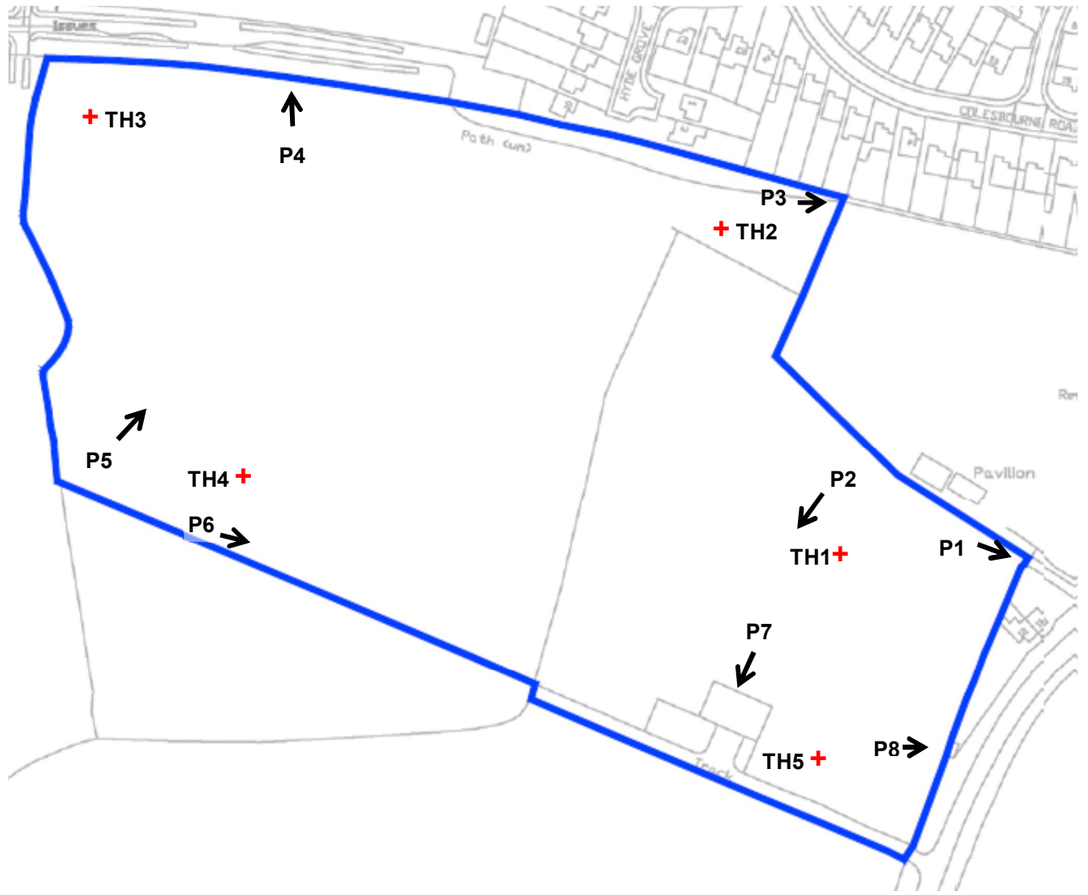
Photograph 5 (P5)
View across the study area from the S boundary, facing N.

Photograph 6 (P6)
View along S boundary of study area, facing E.

Photograph 7 (P7)
View of barn along S boundary of study area, facing S.

Photograph 8 (P8)
View of water trough along the E boundary of the study area, facing E.

N



Not to scale.

Trial Hole 1 (TH1)
- Made ground: Red slightly silty sand to 0.1m. With occasional rootlets and rare clinker. Sand is fine to coarse.
- Red slightly silty SAND to 0.6m. Sand is fine to coarse.
- Brown orange slightly clayey SAND to 0.7m. Sand is fine to coarse.

Trial Hole 2 (TH2)
- Made ground: Dark brown slightly silty sand to 0.1m. With occasional rootlets. Sand is fine to coarse.
- Made Ground: Dark brown slightly silty sand to 0.5m. With occasional brick and clinker. Sand is fine to coarse.
- Soft dark brown slightly silty sandy CLAY to 0.8m. Sand is fine to coarse.

Trial Hole 3 (TH3)
- Made ground: Dark brown orange slightly clayey sand to 0.2m. With occasional rootlets and rare clinker. Sand is fine to coarse.
- Frim grey mottled orange slightly gravelly sandy CLAY to 1.0m. Gravel fine sub-angular to sub-rounded ironstone. Sand is fine to coarse.

Trial Hole 4 (TH4)
- Made ground: Dark brown slightly silty sand to 0.2m. With occasional rootlets. Sand is fine to medium.
- Firm grey mottled orange and brown slightly sandy CLAY to 0.8m. Sand is fine to coarse.

Trial Hole 5 (TH5)
- Made ground: Red slightly clayey slightly silty sand to 0.1m. With occasional rootlets. Sand is fine to coarse.
- Red slightly silty SAND to 0.5m. Sand is fine to coarse.

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APPENDIX G

RISK EVALUATION

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Risk Evaluation

The method for risk evaluation is a qualitative method of interpreting the output from the risk estimation stage of the assessment, based on CIRIA 552[16]. It involves the classification of the:

- Magnitude of the potential consequence (severity) of the risk occurring (Table G-1).
- Magnitude if the probability (likelihood) of the risk occurring (Table G-2).

Consequence (Severity)		
Classification	**Definition**	**Example**
Severe	- Short term (acute) risk to human health likely to results in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. - Short term risk of pollution (note: water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. - Catastrophic damage to buildings/properties. - A short term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definition of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	- High Concentrations of cyanide on the surface of an informal recreation area. - Major spillage of contaminants from study area into controlled waters. - Explosion, causing building collapse (can also equate to short term human health risk if buildings are occupied).
Medium	- Chronic damage to Human Health ('significant harm' as defined in DETR, 2000). - Pollution of sensitive water resources (note Water Resources Act contains no scope for considering significance of pollution). - A significant change in a particular ecosystem, or organism forming part of such ecosystem.	- Concentrations of a contaminant from study area exceed generic, or study area specific assessment criteria. - Leaching of contaminants from a study area to a major or minor aquifer (Principal and Secondary). - Death of a species within a designated nature reserve.
Mild	- Pollution of non-sensitive water resources. - Significant damage to crops, buildings, structures and services ('significant harm' as defined in DETR, 2000). - Damage to sensitive buildings/structures/services or the environment.	- Pollution of non-classified groundwater. - Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	- Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. - Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). - Easily repairable damage to buildings, structures and services.	- The presence of contaminants at such concentrations that protective equipment is required during study area works. - The loss of plants in a landscaping scheme. - Discoloration of concrete.

Table G-1. Classification of Consequence.

[16] CIRIA C552 (2001) Contaminated Land Risk Assessment - A guide to good practice.

Probability (Likelihood)	
Classification	**Definition**
High Likelihood	- There is a pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	- There is a pollutant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. - Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	- There is a pollutant linkage and circumstances are possible under which an event could occur. - However it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	- There is a pollutant linkage but circumstances are such that it is improbable that an event would occur in the very long term.

Table G-2. Classification of Probability.

These classifications are then compared to indicate the risk presented by each pollutant linkage (Table G-3). It is important that this classification is only applied where there is a possibility (which can range from high likelihood to unlikely) of a pollutant linkage existing.

		Consequence			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High Likelihood**	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk

Table G-3. Comparison of Consequence against Probability.

Once the risk has been determined the corresponding action can be assessed (Table G-4).

Risk	Action Required
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that sever harm to a designated receptor is currently happening. This risk, if realised, is likely to results in a substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Table G-4. Description of the Classification and Likely Action Required.

Where the risk falls into the moderate/low risk, LKC will undertake an assessment to establish what category the pollutant linkage will fall into (i.e. moderate or low risk will be chosen).

Where LKC identifies a moderate or higher risk intrusive work or precautionary remedial measures will be recommended.

Where LKC identified a low to very low risk either limited intrusive investigation work, a watching brief (during construction work) or no investigation work will be recommended. This will be dependent on the nature of the study area and the proposed development.

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Manchester M26 2ZS

Tel: 0161 763 7200

The Corn Exchange, Fenwick Street,
Liverpool L2 7QL

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