

Site Details:

Ardley, Junction 10
M40, Oxfordshire, OX27 7SS

Client Ref: EMS_304528_411360
Report Ref: EMS-304528_411360_LS_3_2
Grid Ref: 455214, 228507

Map Name: County Series

Map date: 1880-1881

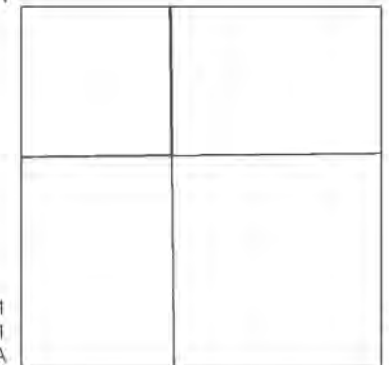
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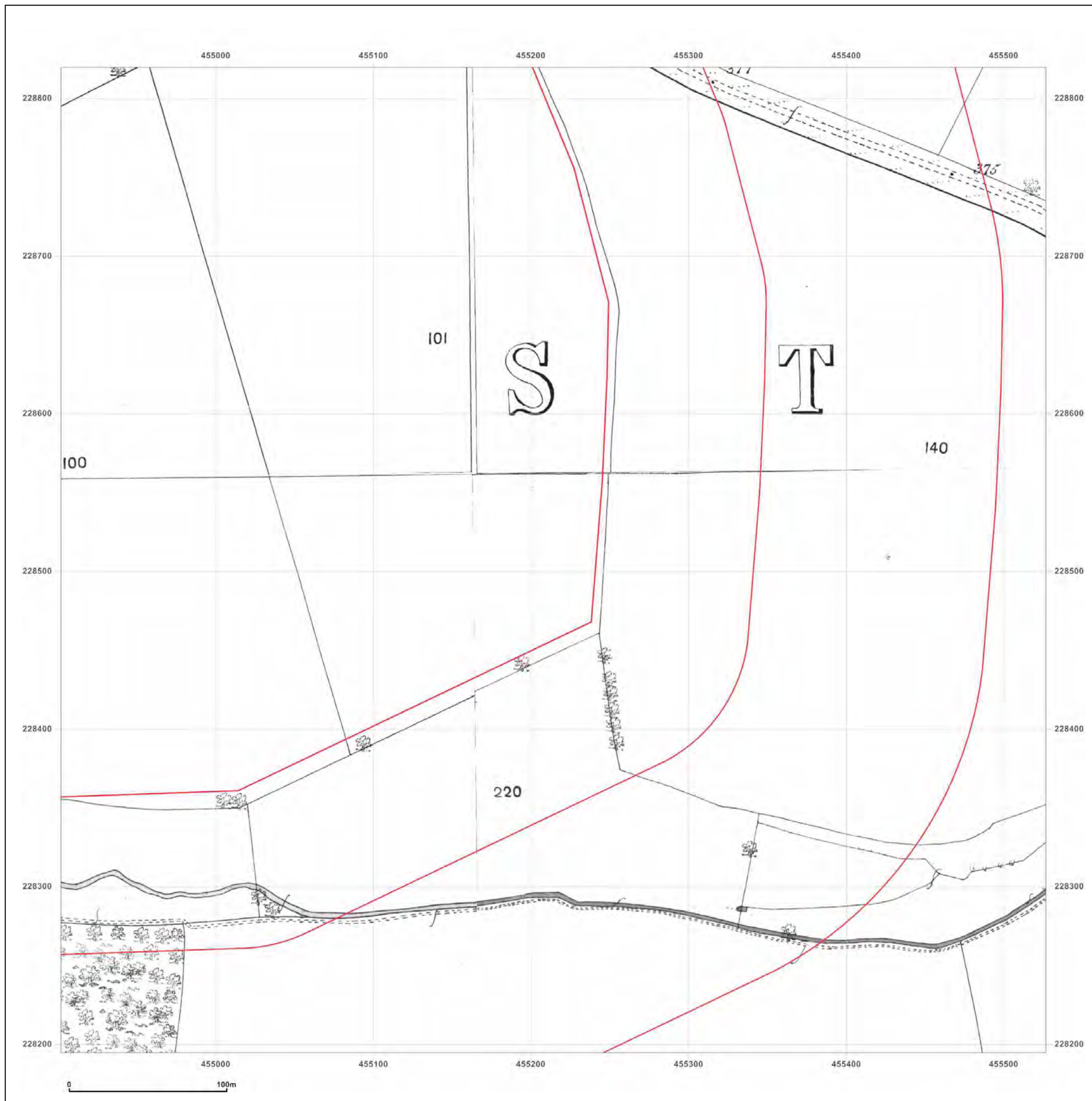
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Map Name: County Series

Map date: 1900

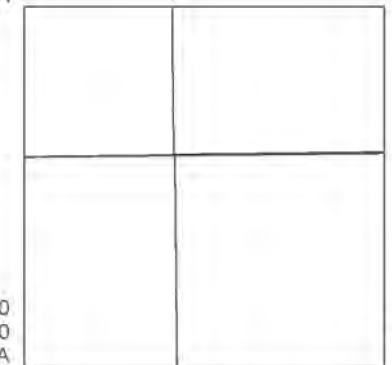
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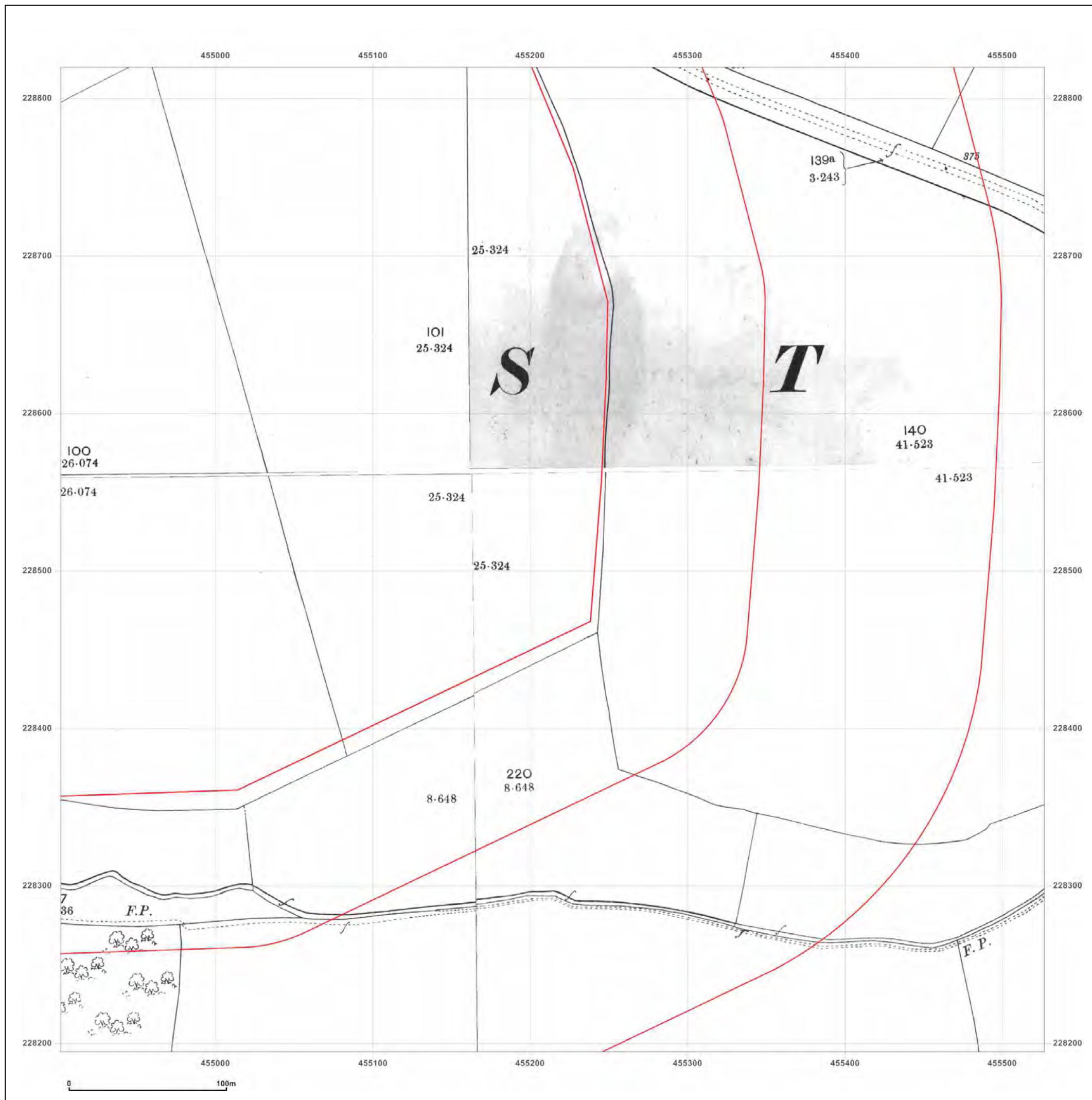


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Grid Ref: 455214, 228507

Map Name: County Series

Map date: 1922

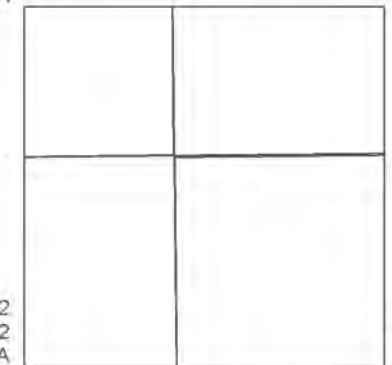
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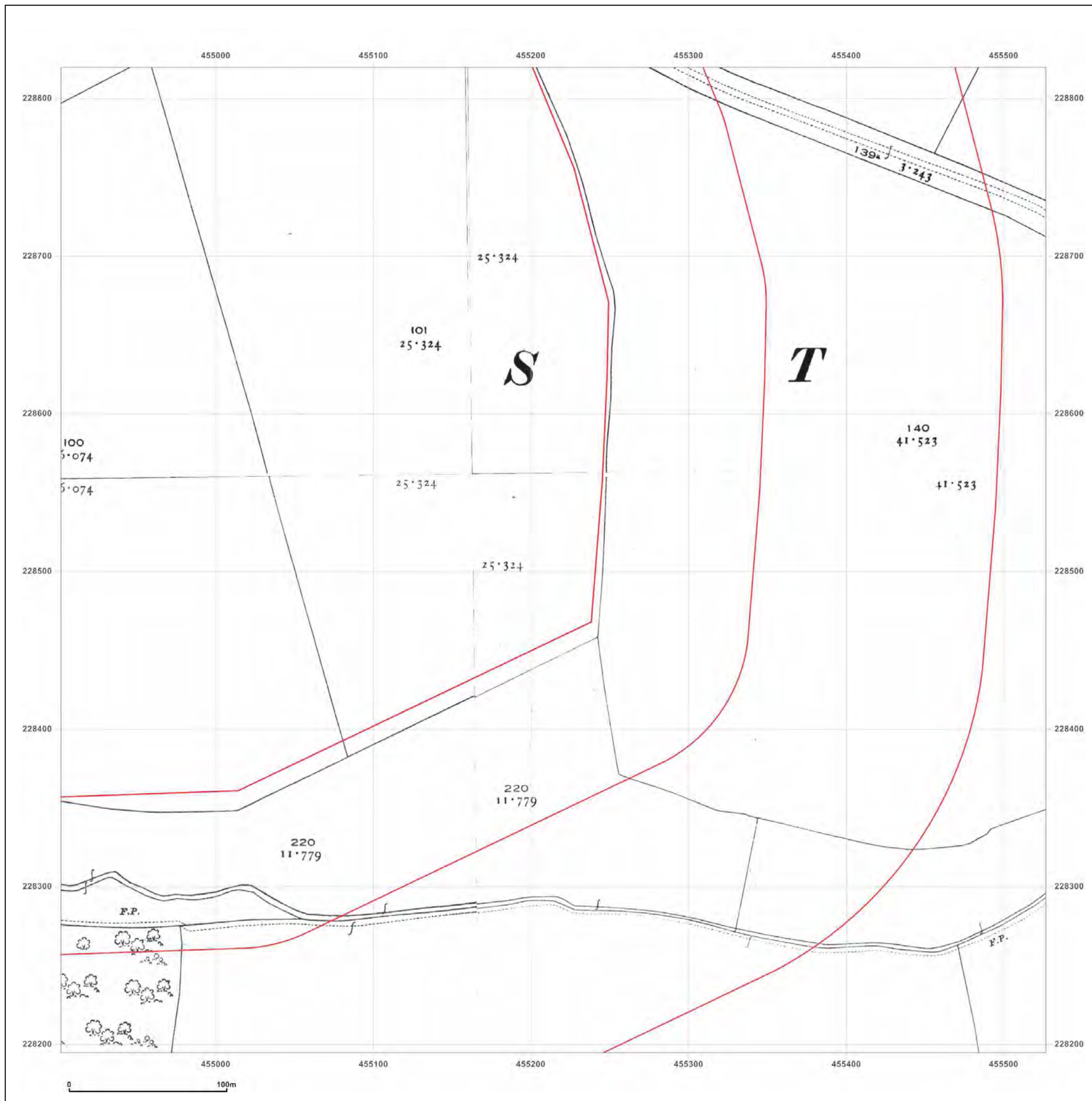


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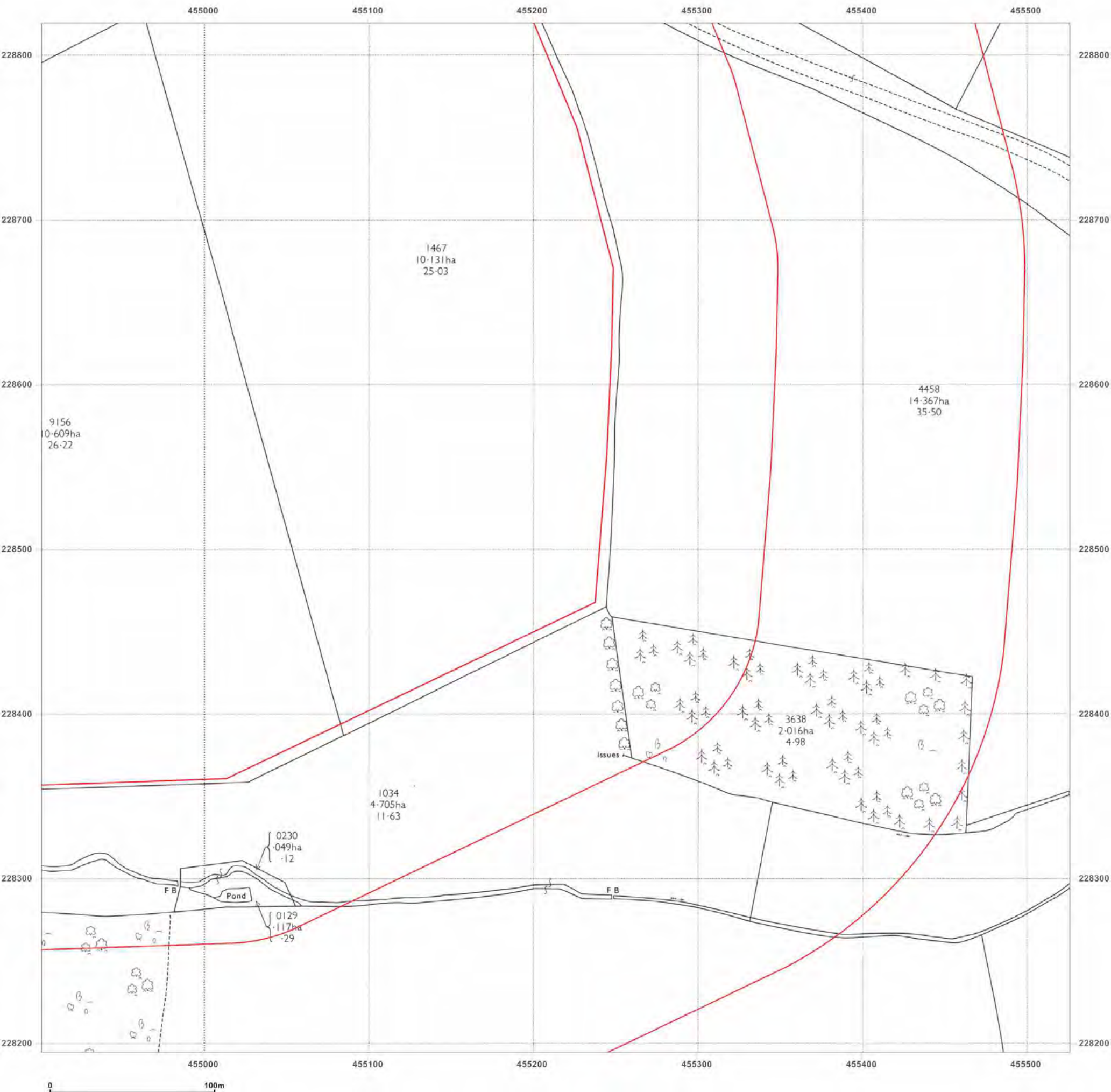
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Grid Ref: 455214, 228507

Map Name: National Grid

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Grid Ref: 455214, 228507

Map Name: National Grid

Map date: 1992-1994

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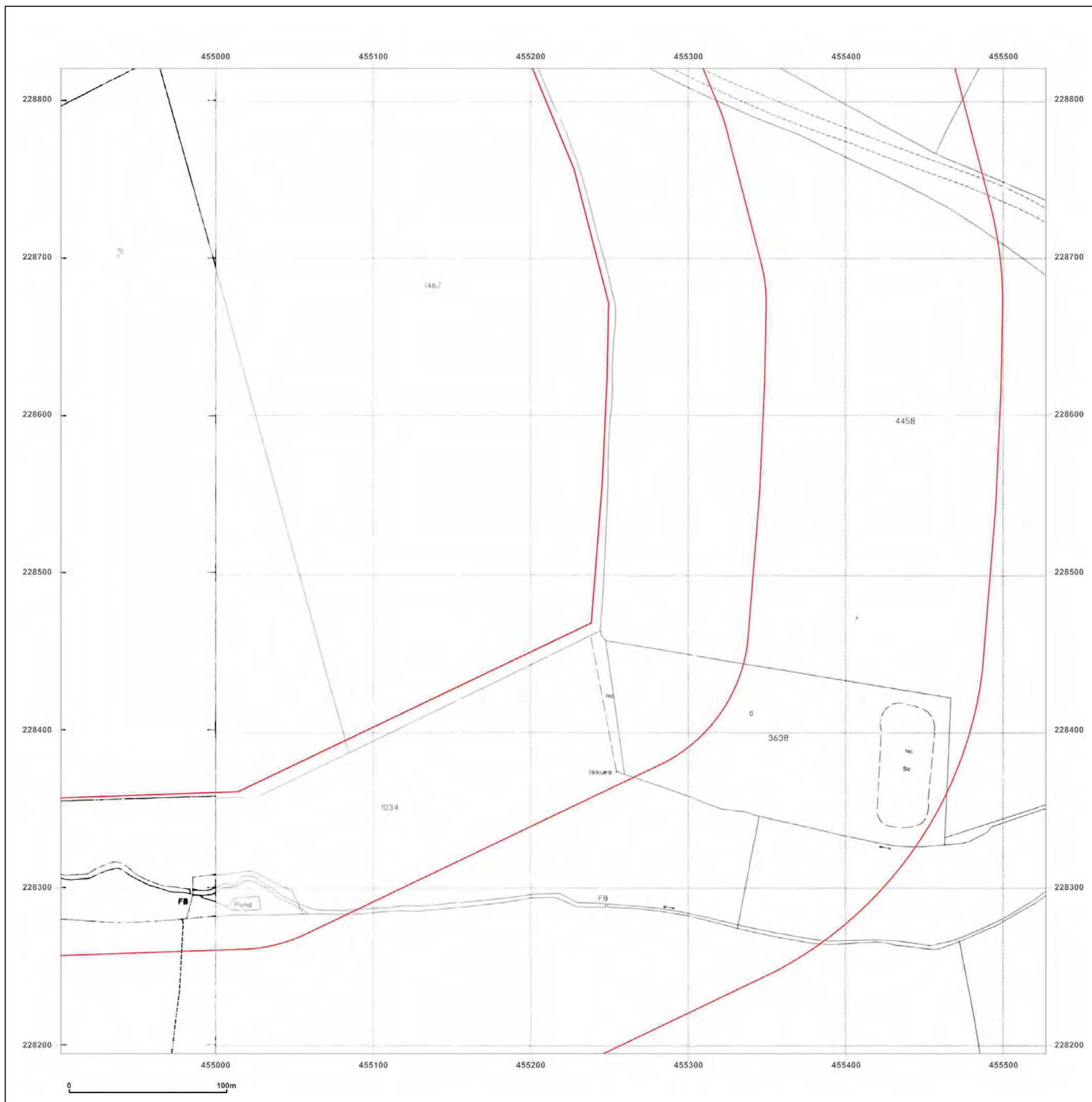


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Report Ref: EMS-304528_411360_LS_3_3
Grid Ref: 455214, 229133

Map Name: County Series

Map date: 1880-1881

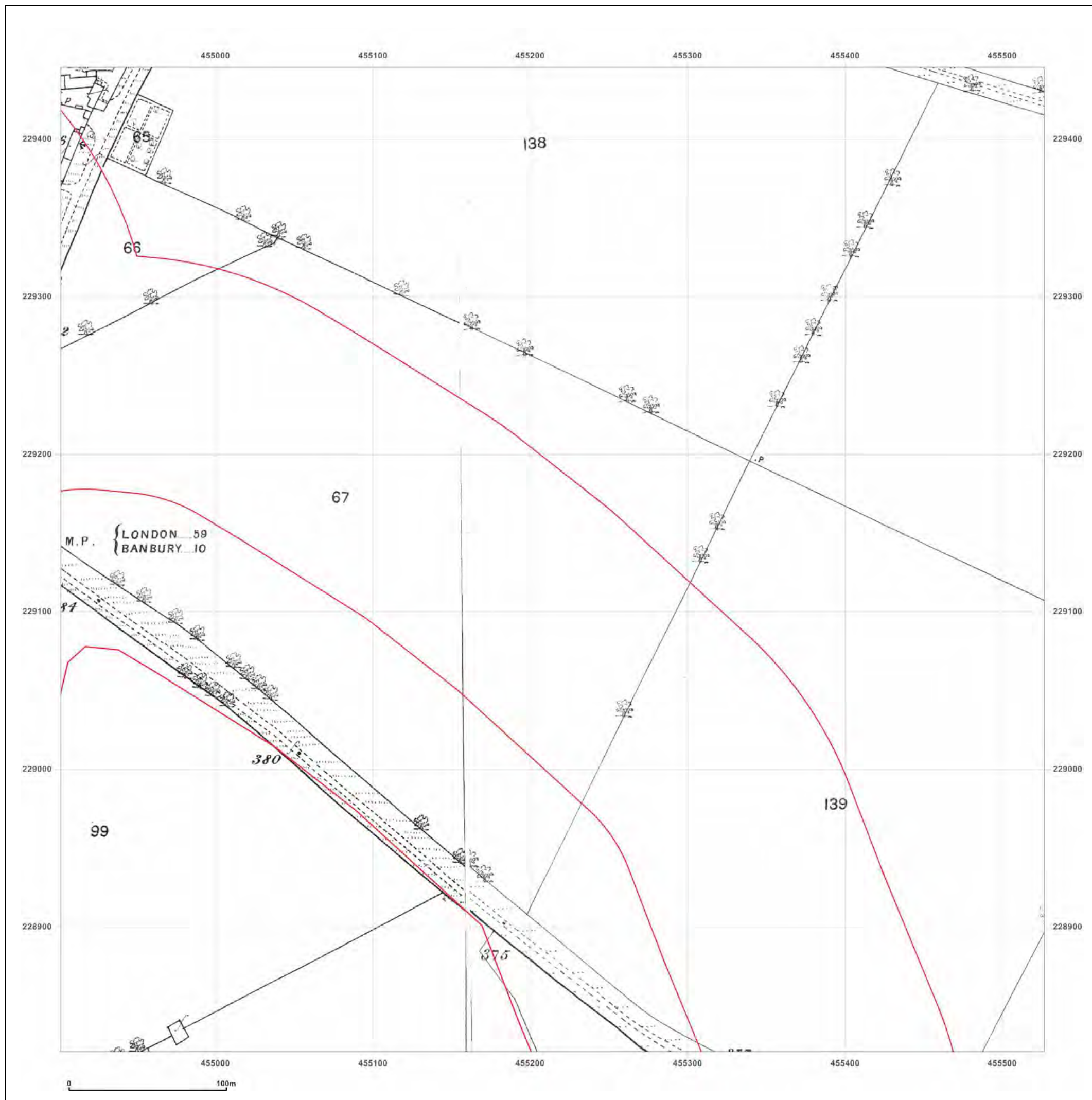
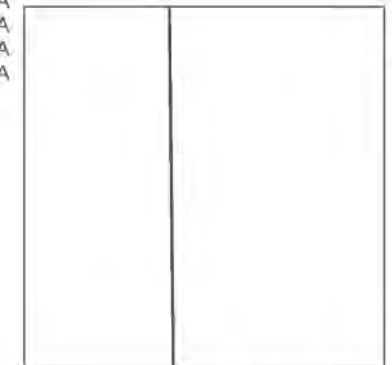
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Report Ref: EMS-304528_411360_LS_3_3
Grid Ref: 455214, 229133

Map Name: County Series

Map date: 1900

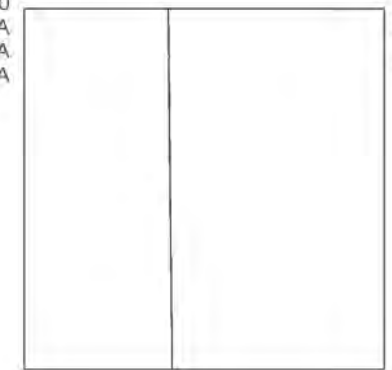
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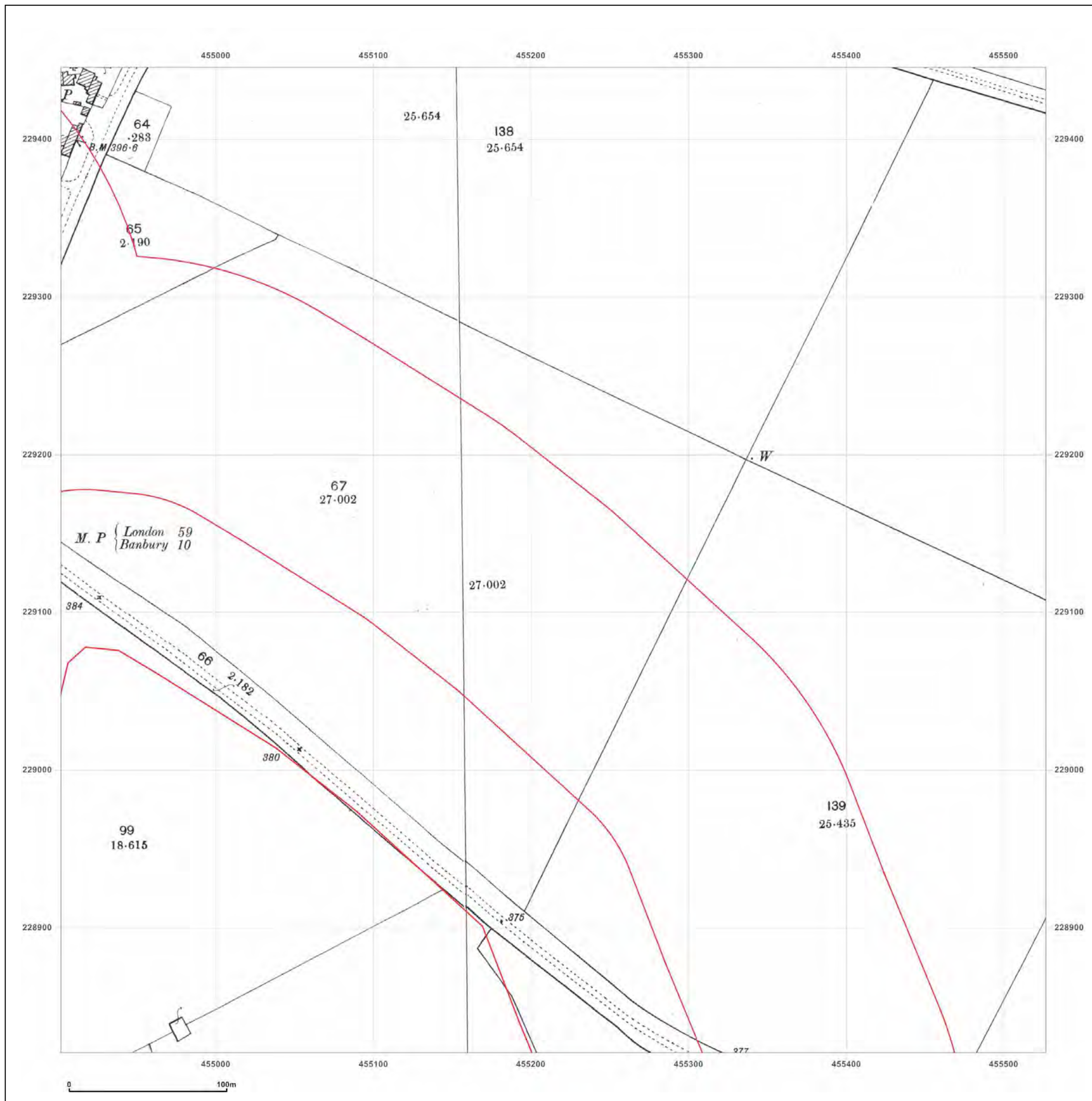


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Grid Ref: 455214, 229133

Map Name: County Series

Map date: 1922

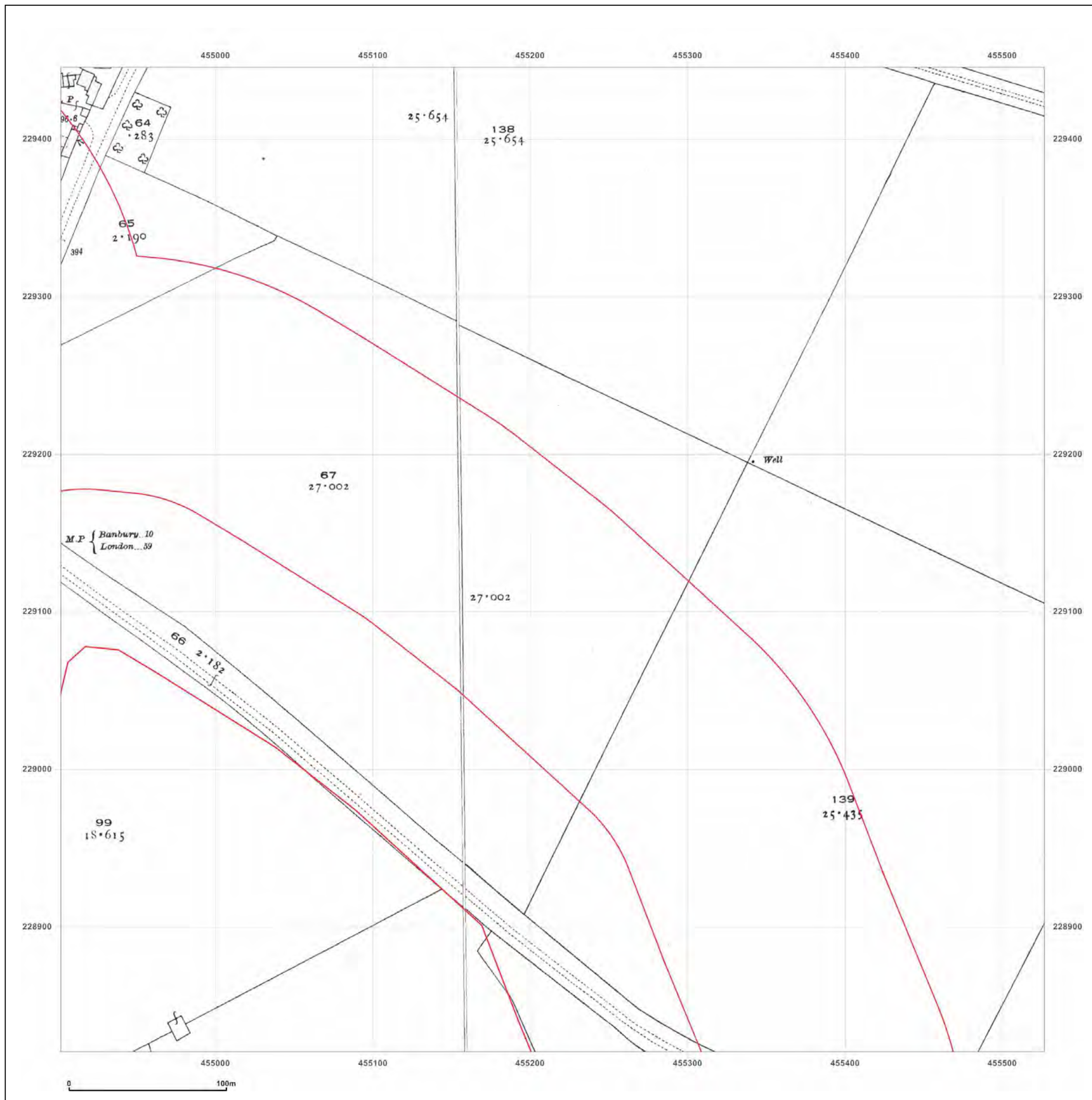
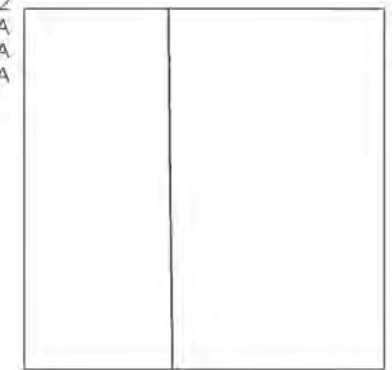
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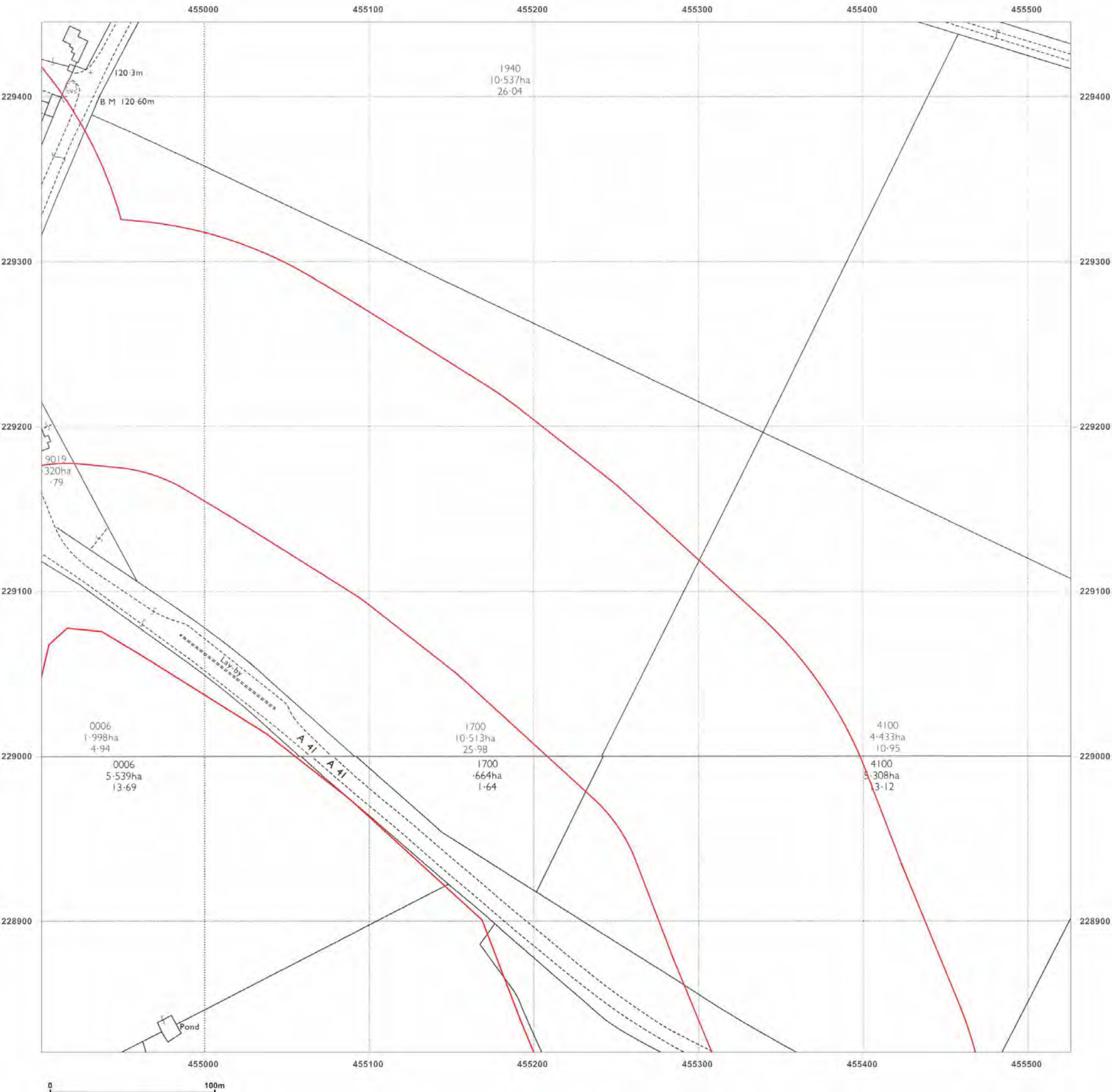
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Grid Ref: 455214, 229133

Map Name: National Grid

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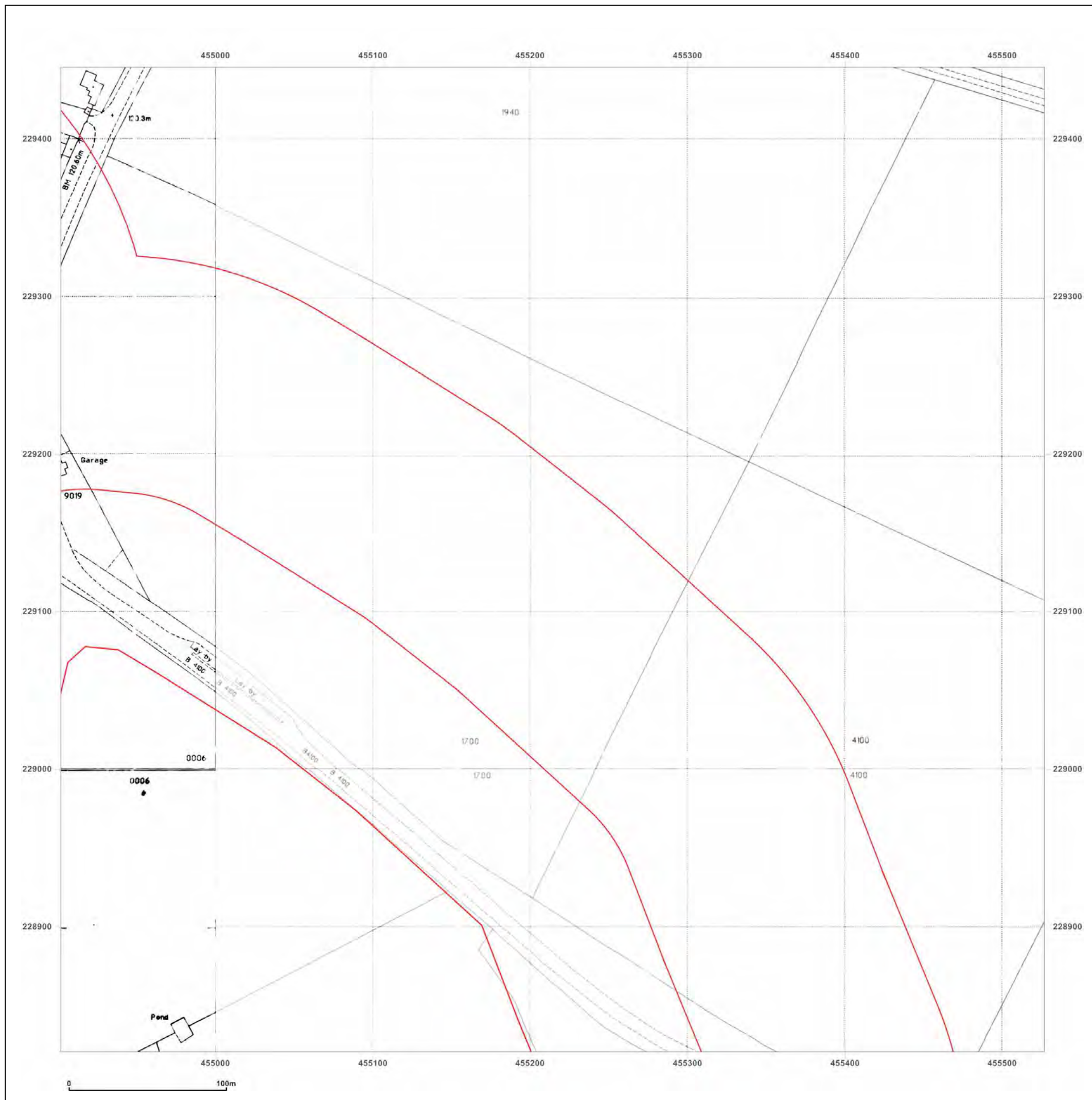


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EmapSite

Report Reference: EMS-304528_411361

Masdar House,
Eversley, RG27 0RP

Your Reference: EMS_304528_411361

Report Date 19 May 2015

Report Delivery Method: Email - pdf

Groundsure Geoinsight

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Yours faithfully,

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Date: 19 May 2015
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Client: EmapSite

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SW S SE

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



Contents Page

Overview of Findings.....	5
1 Geology.....	8
1.1 Artificial Ground Map.....	8
1 Geology.....	9
1.1 Artificial Ground.....	9
1.1.1 Artificial/ Made Ground.....	9
1.1.2 Permeability of Artificial Ground.....	9
1.2 Superficial Deposits and Landslips Map.....	10
1.2 Superficial Deposits and Landslips.....	11
1.2.1 Superficial Deposits/ Drift Geology.....	11
1.2.2 Permeability of Superficial Ground.....	11
1.2.3 Landslip.....	11
1.2.4 Landslip Permeability.....	12
1.3 Bedrock and Faults Map.....	13
1.3 Bedrock, Solid Geology & Faults.....	14
1.3.1 Bedrock/ Solid Geology.....	14
1.3.2 Permeability of Bedrock Ground.....	14
1.3.3 Faults.....	14
1.4 Radon Data.....	15
1.4.1 Radon Affected Areas.....	15
1.4.2 Radon Protection.....	15
2 Ground Workings Map.....	16
2 Ground Workings.....	17
2.1 Historical Surface Ground Working Features derived from Historical Mapping.....	17
2.2 Historical Underground Working Features derived from Historical Mapping.....	17
2.3 Current Ground Workings.....	17
3 Mining, Extraction & Natural Cavities Map.....	19
3 Mining, Extraction & Natural Cavities.....	20
3.1 Historical Mining.....	20
3.2 Coal Mining.....	20
3.3 Johnson Poole and Bloomer.....	20
3.4 Non-Coal Mining.....	20
3.5 Non-Coal Mining Cavities.....	21
3.6 Natural Cavities.....	21
3.7 Brine Extraction.....	21
3.8 Gypsum Extraction.....	21
3.9 Tin Mining.....	21
3.10 Clay Mining.....	22
4 Natural Ground Subsidence.....	23
4.1 Shrink-Swell Clay Map.....	23
4.2 Landslides Map.....	24
4.3 Ground Dissolution Soluble Rocks Map.....	25
4.4 Compressible Deposits Map.....	26
4.5 Collapsible Deposits Map.....	27
4.6 Running Sand Map.....	28
4 Natural Ground Subsidence.....	29
4.1 Shrink-Swell Clays.....	29
4.2 Landslides.....	29
4.3 Ground Dissolution of Soluble Rocks.....	30

4.4 Compressible Deposits.....	30
4.5 Collapsible Deposits.....	31
4.6 Running Sands.....	31
5 Borehole Records Map.....	33
5 Borehole Records.....	34
6 Estimated Background Soil Chemistry.....	37
7 Railways and Tunnels Map.....	38
7 Railways and Tunnels.....	39
7.1 Tunnels	39
7.2 Historical Railway and Tunnel Features	39
7.3 Historical Railways.....	40
7.4 Active Railways.....	40
7.5 Railway Projects.....	40

Overview of Findings

The Groundsure Geosight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the 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:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	Yes
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	Yes
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	Yes
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	Yes
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

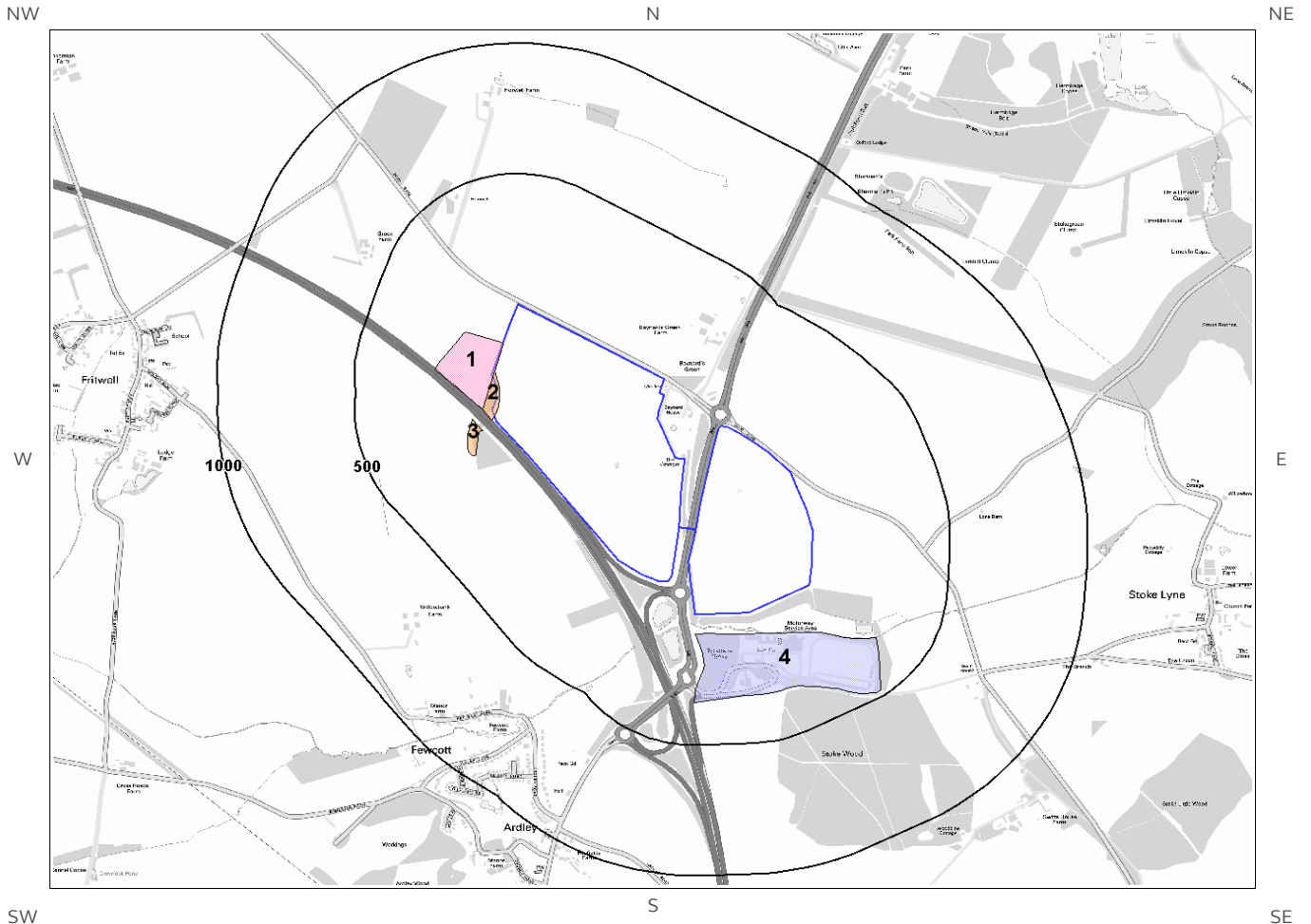
Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	0	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	0	3	3

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0
3.2 Coal Mining	0	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	2	1
3.4 Non-Coal Mining	0	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0
Section 4: Natural Ground Subsidence	On-site				
4.1 Shrink Swell Clay	Very Low				
4.2 Landslides	Very Low				
4.3 Ground Dissolution of Soluble Rocks	Low				
4.4 Compressible Deposits	Moderate-High				
4.5 Collapsible Deposits	Very Low				
4.6 Running Sand	Low				
Section 5: Borehole Records	On-site	0-50m	51-250		
5 BGS Recorded Boreholes	4	10	33		
Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
6 Records of Background Soil Chemistry	18	1	12		
Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500	
7.1 Tunnels	0	0	0	Not Searched	
7.2 Historical Railway and Tunnel Features	0	0	0	Not Searched	
7.3 Historical Railways	0	0	0	Not Searched	
7.4 Active Railways	0	0	0	Not Searched	

Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	0	0

1 Geology




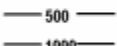




1.1 Artificial Ground Map



Artificial Ground Legend



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	Site Outline		Made Ground (undivided)		Disturbed Ground (undivided)
	Search Buffers (m)		Worked Ground (undivided)		Landscaped Ground (undivided)
			Infilled Ground		Reclaimed Ground

1 Geology

1.1 Artificial Ground

1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:219

Are there any records of Artificial/Made Ground within 500m of the study site boundary? Yes

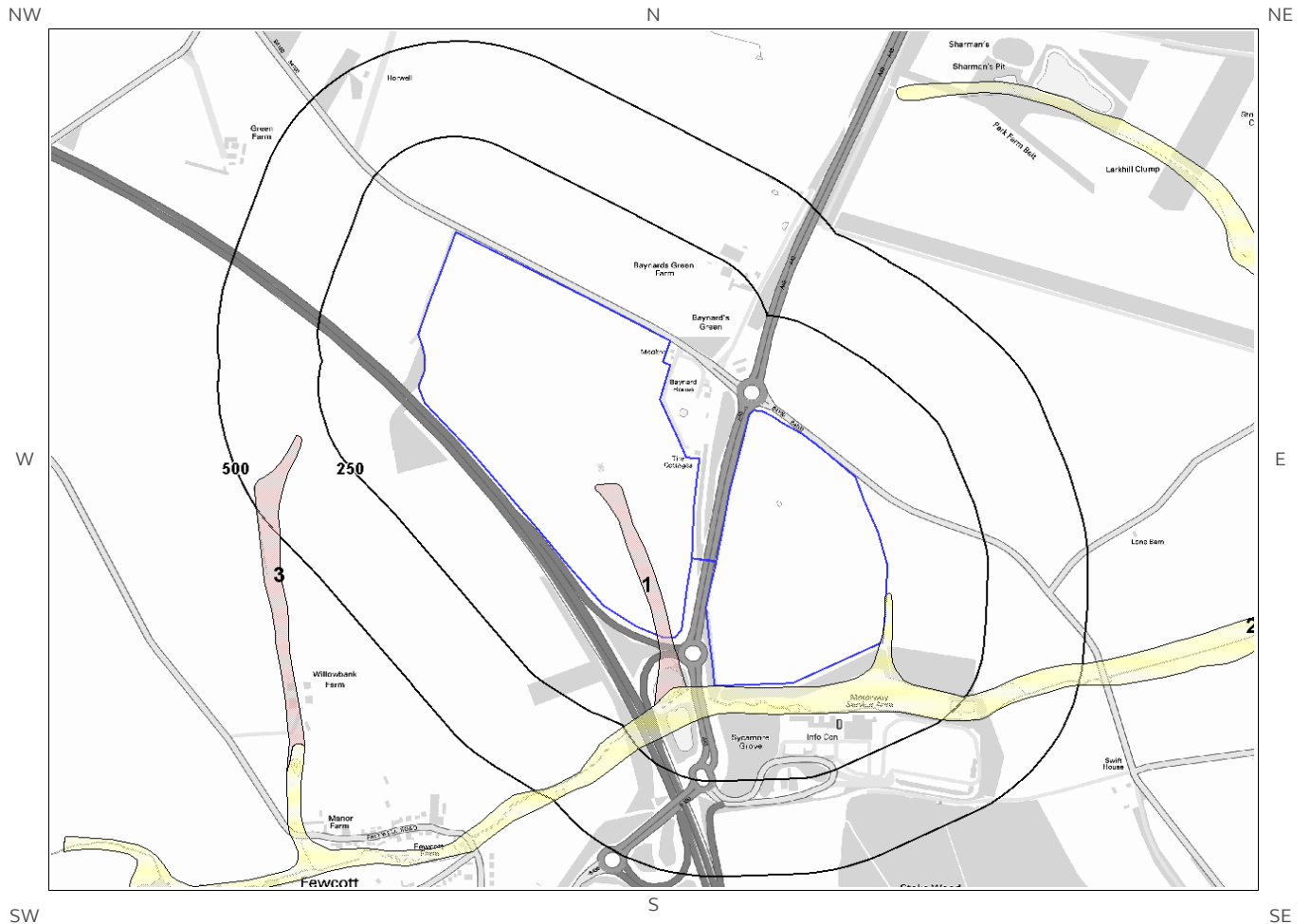
ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	DDGR-ARTGR	DISTURBED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
2	0.0	On Site	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	61.0	SW	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	72.0	S	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND

1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Intergranular	Very High	Very Low
0.0	On Site	Intergranular	Very High	Very Low

1.2 Superficial Deposits and Landslips Map



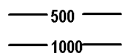
Superficial Deposits and Landslips Legend



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Site Outline



Search Buffers (m)

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	HEAD	HEAD	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
2	0.0	On Site	ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
3	320.0	W	HEAD	HEAD	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Intergranular	High	Very Low
0.0	On Site	Mixed	High	Very Low
0.0	S	Intergranular	High	Very Low

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site** boundary? No

Database searched and no data found.

* This includes an automatically generated 50m buffer zone around the site


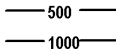
1.3 Bedrock and Faults Map



Bedrock and Faults Legend



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-  Site Outline
-  Search Buffers (m)

1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:219

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/ Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	WHL-LMST	White Limestone Formation - Limestone	Bathonian
2	183.0	NE	BLAD-MDLM	Bladon Member - Mudstone And Limestone, Interbedded	Bathonian
3	249.0	S	BLAD-MDLM	Bladon Member - Mudstone And Limestone, Interbedded	Bathonian
4	298.0	S	WHL-LMST	White Limestone Formation - Limestone	Bathonian
5	322.0	NE	FMB-LSMD	Forest Marble Formation - Limestone And Mudstone, Interbedded	Bathonian

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	Very High	Very High
0.0	On Site	Fracture	Very High	Very High

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	Category Description	Feature Description
13	219.0	S	FAULT	Fault, inferred, displacement unknown
14	298.0	S	FAULT	Fault, inferred, displacement unknown

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

* This includes an automatically generated 50m buffer zone around the site

1.4 Radon Data

1.4.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

1.4.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

2 Ground Workings Map



Ground Workings Legend



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-  Site Outline
-  Historic Surface Ground Workings
-  Historic Underground Workings
-  Current Ground Workings
-  Search Buffers (m)

2 Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? No

Database searched and no data found.

2.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? No

Database searched and no data found.

2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

The following Current Ground Workings information is provided by British Geological Survey:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	334.0	SW	454644 228070	Limestone	Sycamore Grove	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	374.0	SW	454675 228009	Limestone	Sycamore Grove	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
3	446.0	E	455688 228503	Limestone	Swift's House	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	709.0	SW	454170 227960	Limestone	Fewcot	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	850.0	SW	454390 227620	Limestone	Fox & Hounds	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	980.0	W	453119 228964	Limestone	Dovehouse Farm	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

Mapping sourced from Ordnance Survey

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- | | | |
|--------------------|--------------------------|------------------------|
| Site Outline | Historical Mining | Non-Coal Mining |
| Search Buffers (m) | Non-Coal Mining Cavities | Highly likely |
| | Natural Cavities | Likely |
| | | Unlikely |
| | | Highly unlikely |
| | | Rare |

3 Mining, Extraction & Natural Cavities

3.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? Yes

The following information provided by JPB is not represented on mapping: Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property. Further details and a quote for services can be obtained by emailing this report to enquiries.gs@jpb.co.uk.

3.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled “Review of mining instability in Great Britain, 1990” PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

3.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

Are there any Tin Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

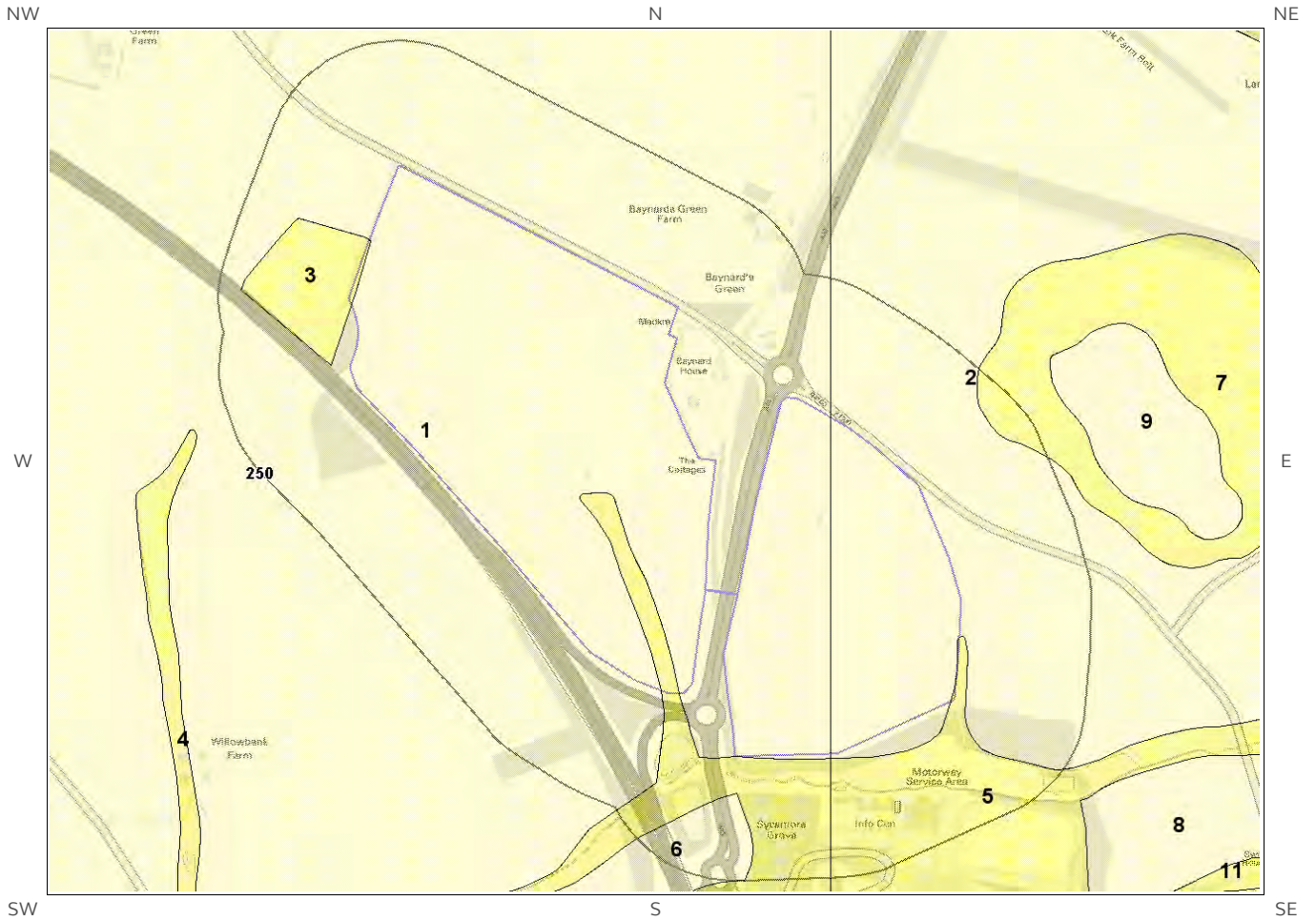
Are there any Clay Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

4 Natural Ground Subsidence


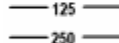
4.1 Shrink-Swell Clay Map






Shrink Swell Clay Legend



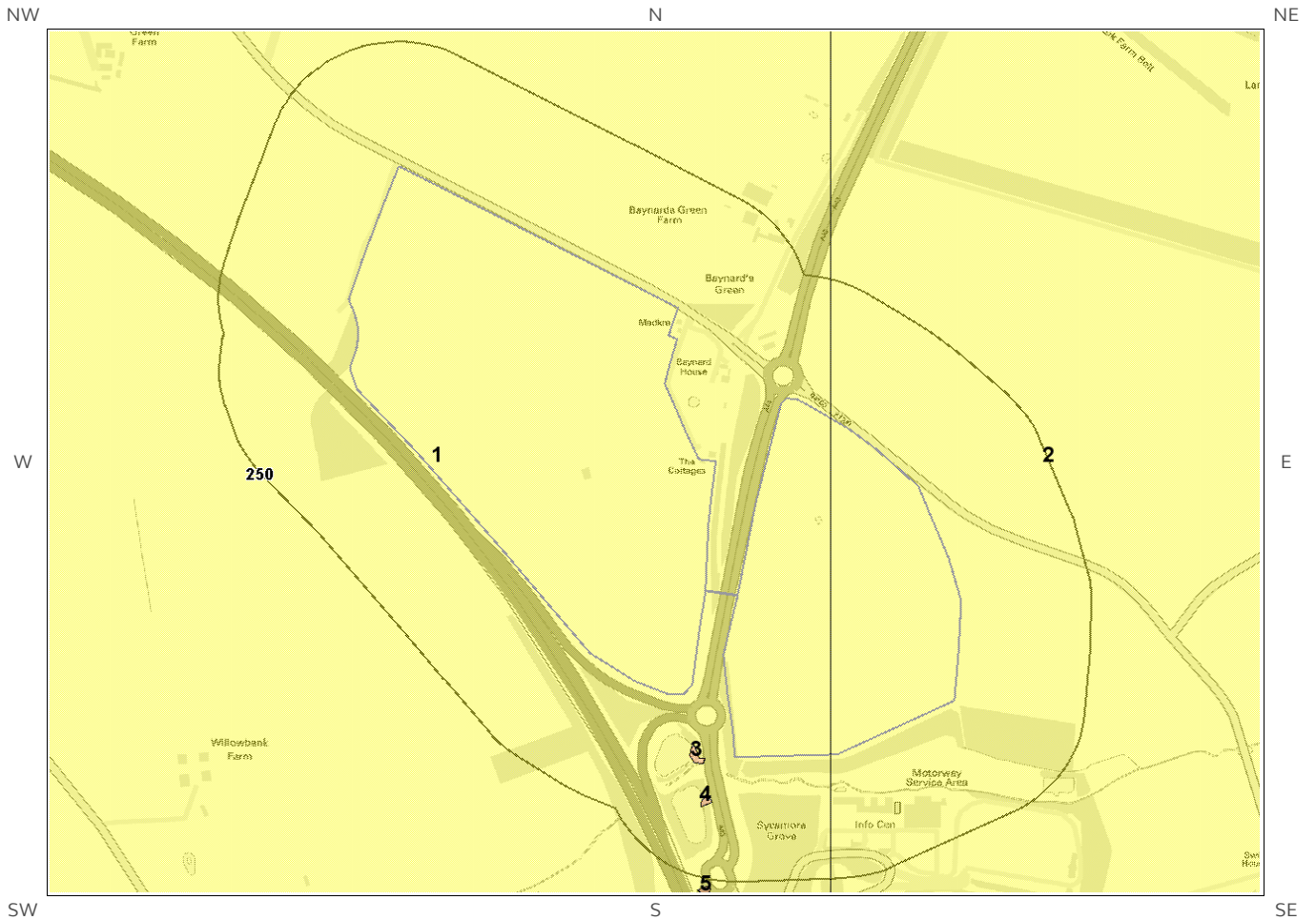
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-  Site Outline
-  Search Buffers (m)

-  No Data / Null
-  Negligible
-  Very Low

-  Low
-  Moderate
-  High

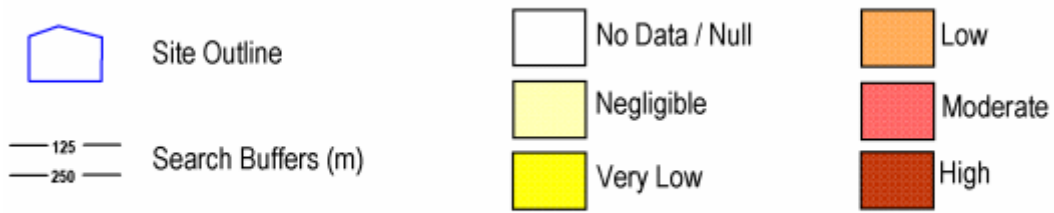
4.2 Landslides Map



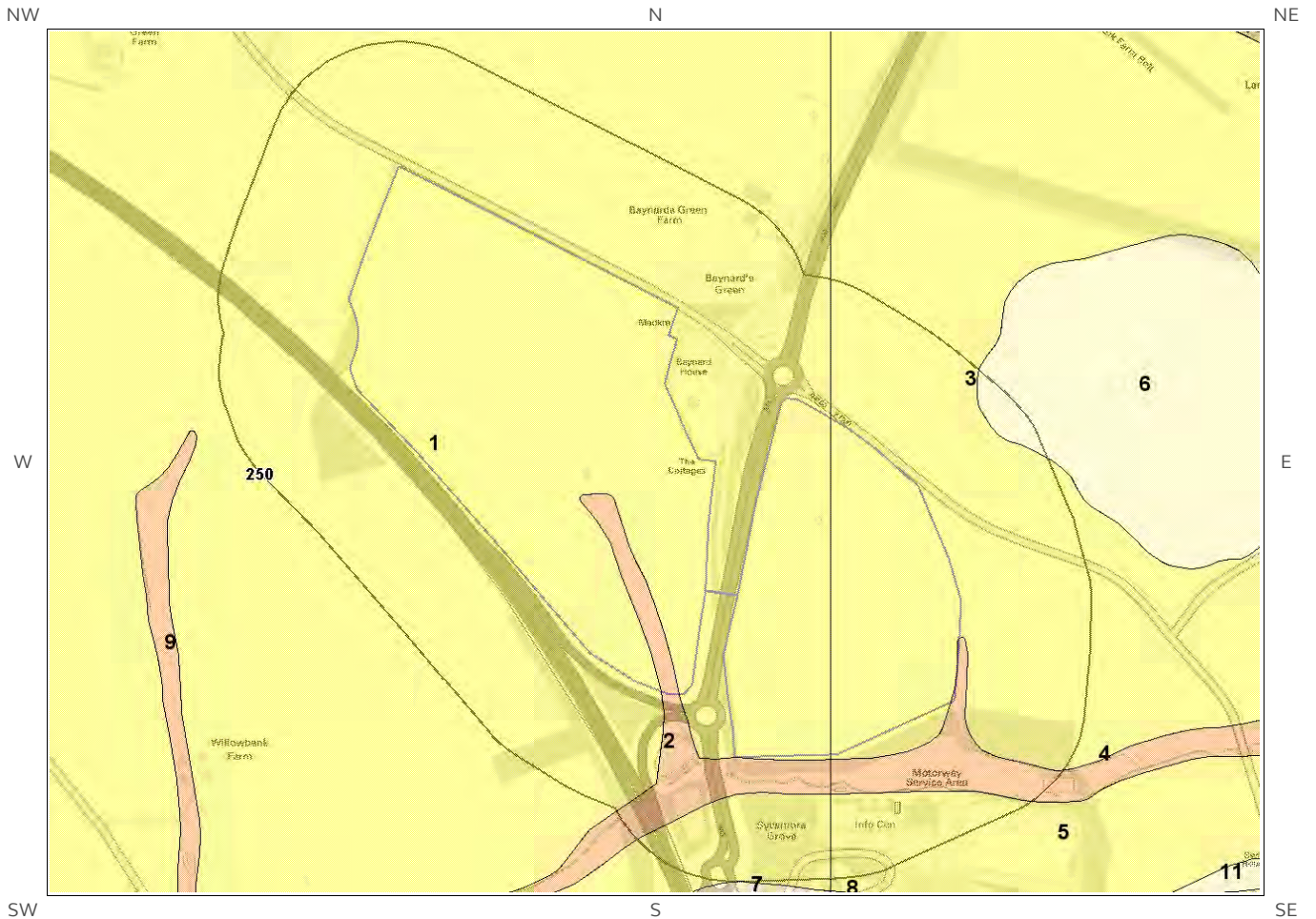
Landslides Legend



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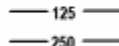
4.3 Ground Dissolution Soluble Rocks Map



Ground Dissolution Soluble Rocks Legend

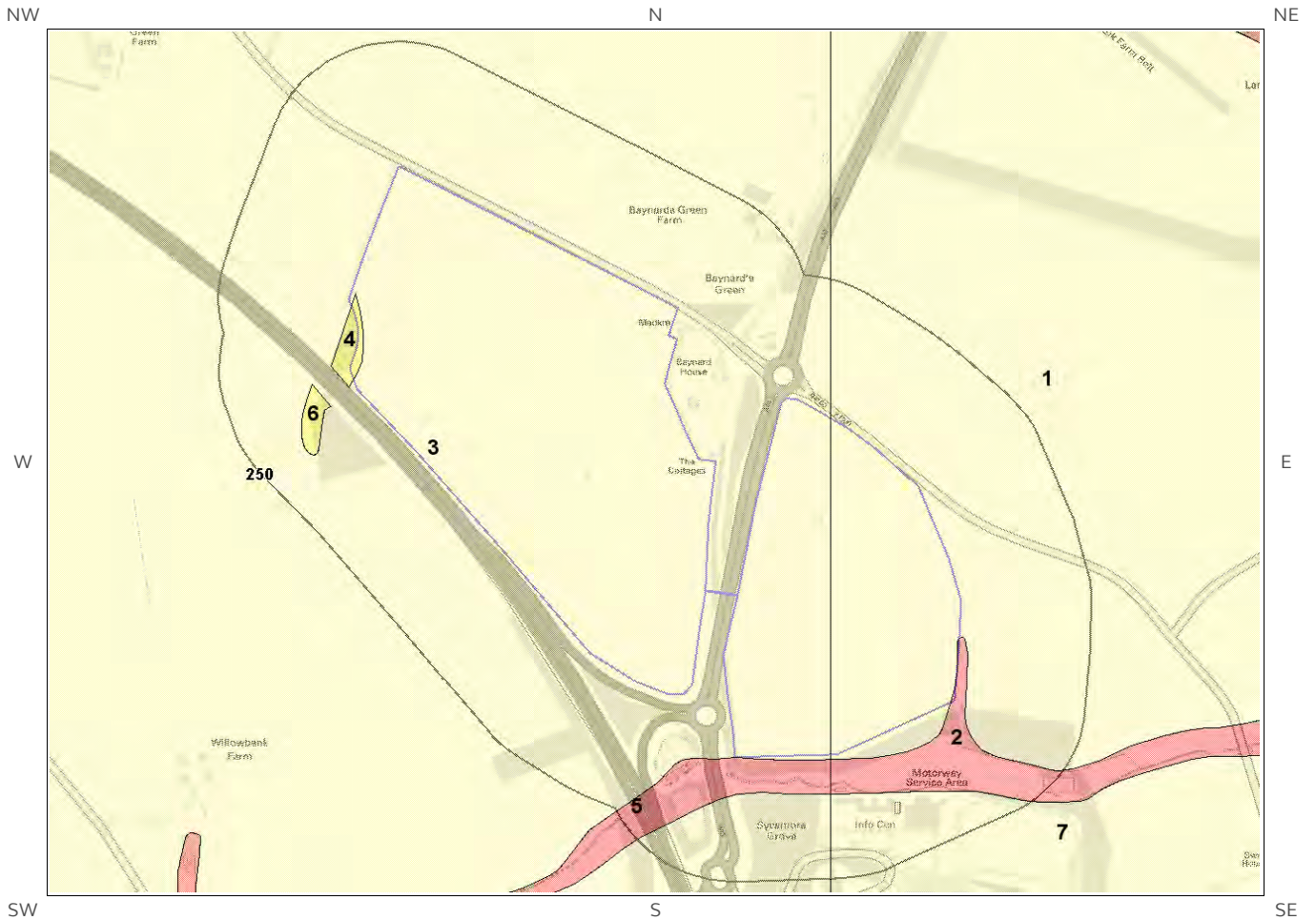


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-  Site Outline
-  Search Buffers (m)

- | | |
|--|--|
|  No Data / Null |  Low |
|  Negligible |  Moderate |
|  Very Low |  High |

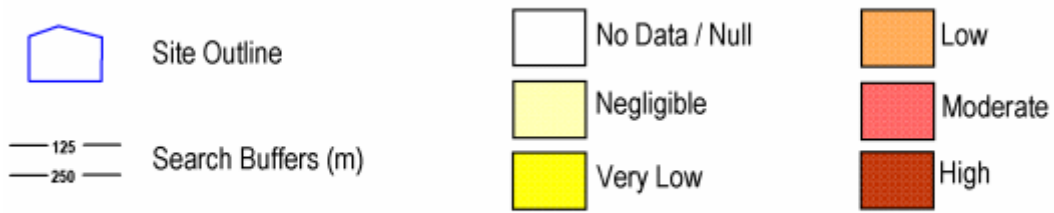
4.4 Compressible Deposits Map



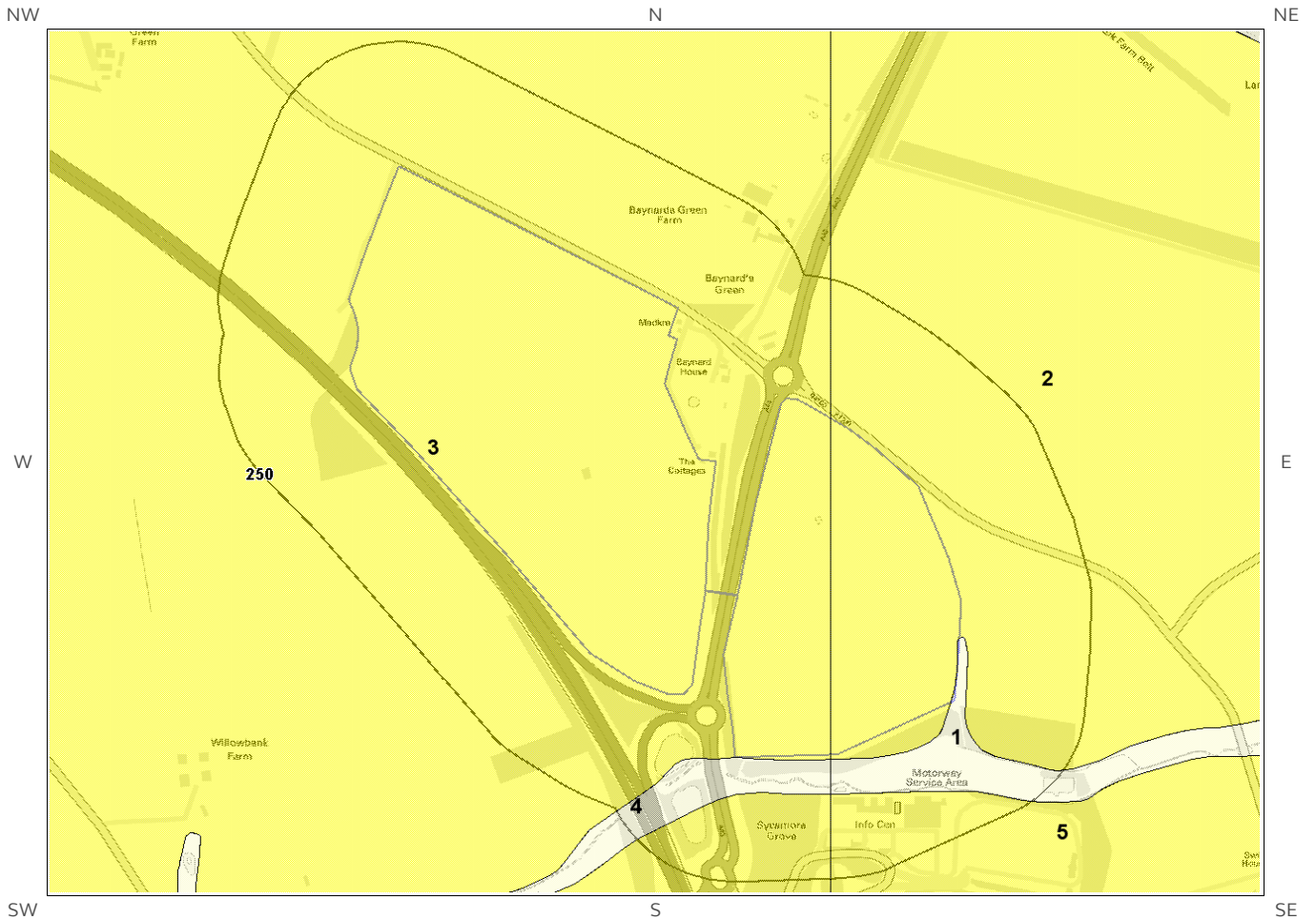
Compressible Deposits Legend



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4.5 Collapsible Deposits Map



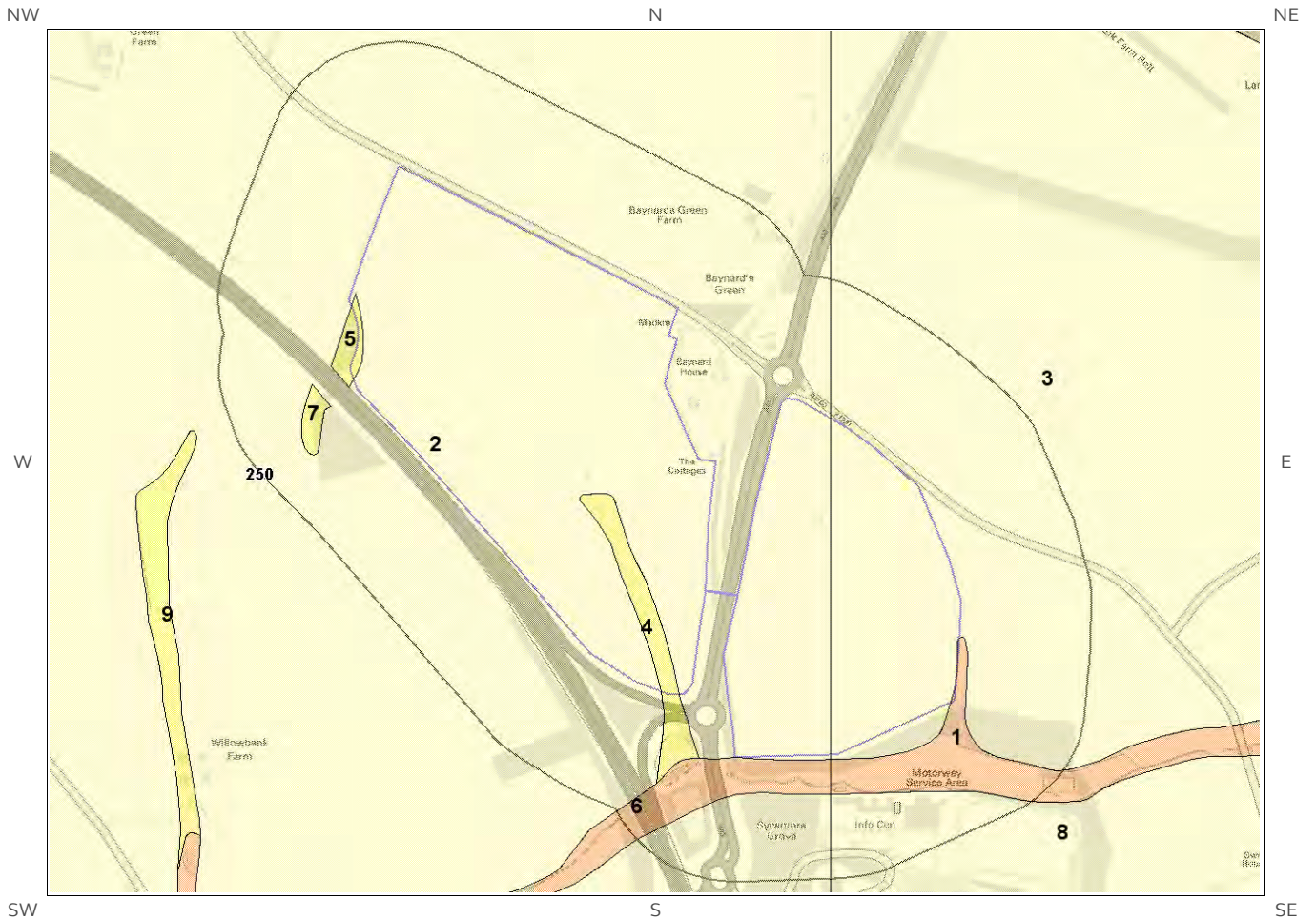
Collapsible Deposits Legend



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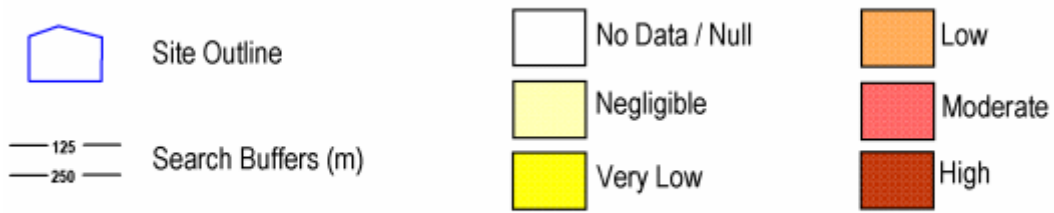
4.6 Running Sand Map



Running Sand Legend



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4 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site** boundary? Moderate-High

4.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
2	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
3	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
4	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
5	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

* This includes an automatically generated 50m buffer zone around the site

ID	Distance (m)	Direction	Hazard Rating	Details
2	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

4.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Significant soluble rocks are present. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.
2	0.0	On Site	Low	Significant soluble rocks are present. Low possibility of subsidence occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow. Consider implications for stability when changes to drainage or new construction are planned. For new build, site investigation should consider potential for dissolution problems on the site and its surroundings. Care should be taken with local drainage into the bedrock. Some possibility groundwater pollution. For existing property, possible increase in insurance risk due to soluble rocks.
3	0.0	On Site	Very Low	Significant soluble rocks are present. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.
4	0.0	On Site	Low	Significant soluble rocks are present. Low possibility of subsidence occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow. Consider implications for stability when changes to drainage or new construction are planned. For new build, site investigation should consider potential for dissolution problems on the site and its surroundings. Care should be taken with local drainage into the bedrock. Some possibility groundwater pollution. For existing property, possible increase in insurance risk due to soluble rocks.

4.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	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.
2	0.0	On Site	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.

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
 -  100
 -  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
#2: scans.bgs.ac.uk/sobi_scans/boreholes/15953647
#3: scans.bgs.ac.uk/sobi_scans/boreholes/15953646
#4: scans.bgs.ac.uk/sobi_scans/boreholes/15953645
#5: scans.bgs.ac.uk/sobi_scans/boreholes/336670
#6: scans.bgs.ac.uk/sobi_scans/boreholes/336684
#7: scans.bgs.ac.uk/sobi_scans/boreholes/336669
#8A: scans.bgs.ac.uk/sobi_scans/boreholes/336506
#9A: scans.bgs.ac.uk/sobi_scans/boreholes/336507
#10: scans.bgs.ac.uk/sobi_scans/boreholes/336685
#11: scans.bgs.ac.uk/sobi_scans/boreholes/336671
#12: scans.bgs.ac.uk/sobi_scans/boreholes/336503
#13: scans.bgs.ac.uk/sobi_scans/boreholes/336682
#14: scans.bgs.ac.uk/sobi_scans/boreholes/336667
#15: scans.bgs.ac.uk/sobi_scans/boreholes/336666
#16B: scans.bgs.ac.uk/sobi_scans/boreholes/336505
#17: scans.bgs.ac.uk/sobi_scans/boreholes/336672
#18B: scans.bgs.ac.uk/sobi_scans/boreholes/336504
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#22C: scans.bgs.ac.uk/sobi_scans/boreholes/336681
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#24: scans.bgs.ac.uk/sobi_scans/boreholes/336502
#25D: scans.bgs.ac.uk/sobi_scans/boreholes/336687
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#36F: scans.bgs.ac.uk/sobi_scans/boreholes/336494
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#43H: scans.bgs.ac.uk/sobi_scans/boreholes/336491
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#46: scans.bgs.ac.uk/sobi_scans/boreholes/336664
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6 Estimated Background Soil Chemistry

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

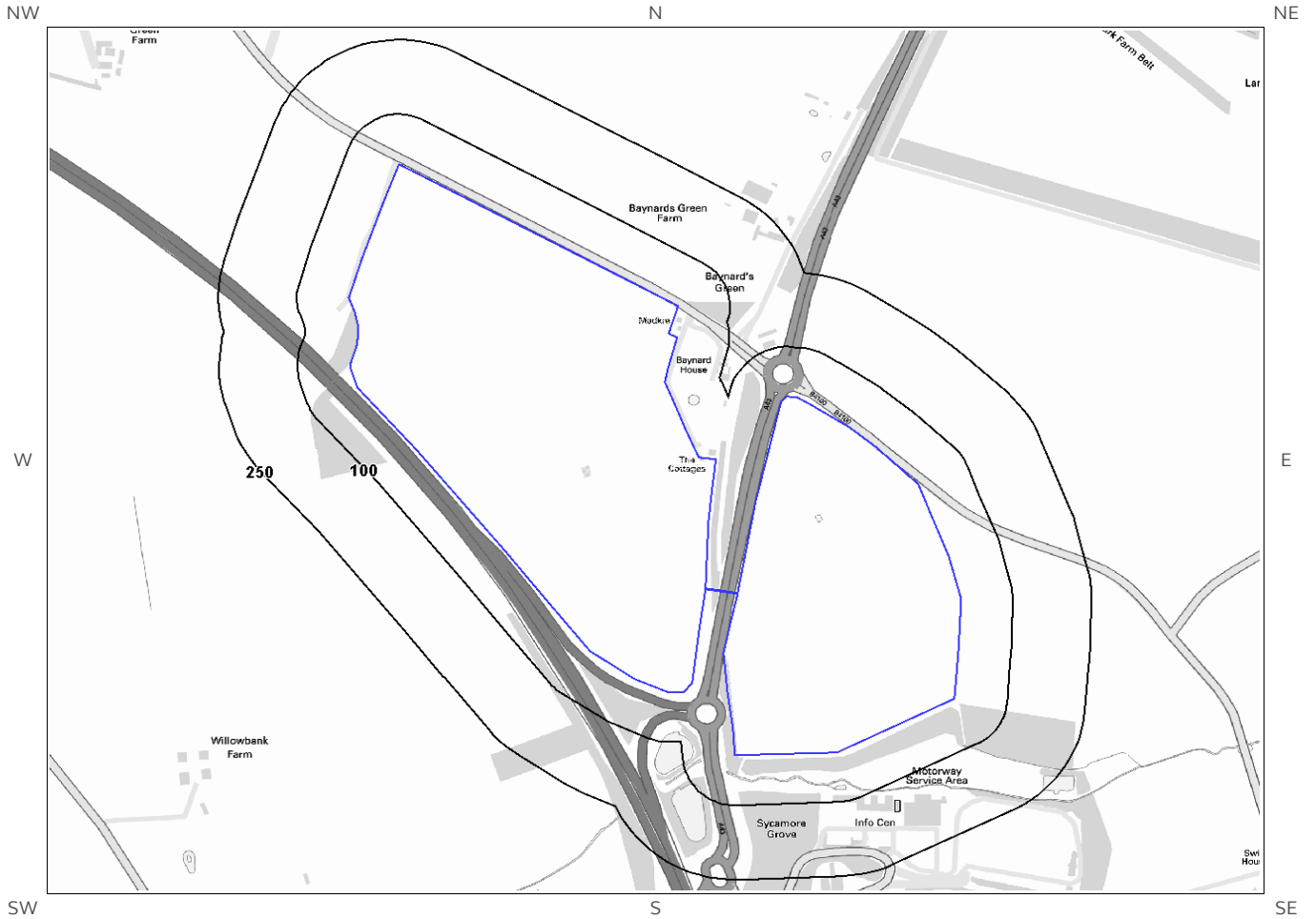
31

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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	Site Outline		Underground or Partially Underground Railway / Subway System		Railway Track (OpenStreetMap)
	Search Buffers (m)		Railway Tunnel (OS Mapping)		High Speed 2
			Abandoned or Dismantled Railway (OpenStreetMap)		Crossrail
			Railway Track (OS Mapping)		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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BGS Geological Hazards Reports and general geological enquiries



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Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk



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<https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk
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Contact Details



Acknowledgements: Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028]. This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

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) 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 Enviroinsight

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

Contents Page

Contents Page	2
Overview of Findings.....	4
Using this report.....	8
1. Environmental Permits, Incidents and Registers Map.....	10
1. Environmental Permits, Incidents and Registers.....	11
1.1 Industrial Sites Holding Licences and/or Authorisations.....	11
1.1.1 Records of historic IPC Authorisations within 500m of the study site:.....	11
1.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:.....	11
1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:.....	11
1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:.....	11
1.1.5 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:.....	11
1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:.....	12
1.1.7 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:	12
1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:.....	12
1.1.9 Records of Licensed Discharge Consents within 500m of the study site:.....	12
1.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:.....	15
1.2 Dangerous or Hazardous Sites.....	15
1.3 Environment Agency Recorded Pollution Incidents.....	16
1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:.....	16
1.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:.....	16
1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990.....	16
2. Landfill and Other Waste Sites Map.....	17
2. Landfill and Other Waste Sites.....	18
2.1 Landfill Sites.....	18
2.1.1 Records from Environment Agency landfill data within 1000m of the study site:	18
2.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:	18
2.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:.....	19
2.1.4 Records of Landfills from Local Authority and Historical Mapping records within 1500m of the study site:.....	19
2.2 Other Waste Sites.....	19
2.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:	19
2.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:	19
3. Current Land Use Map.....	20
3. Current Land Uses.....	21
3.1 Current Industrial Data.....	21
3.2 Petrol and Fuel Sites.....	21
3.3 National Grid High Voltage Underground Electricity Transmission Cables.....	22
3.4 National Grid High Pressure Gas Transmission Pipelines.....	22
4. Geology.....	23
4.1 Artificial Ground and Made Ground.....	23
4.2 Superficial Ground and Drift Geology	23
4.3 Bedrock and Solid Geology	23
5. Hydrogeology and Hydrology.....	24
5a. Aquifer Within Superficial Geology.....	24
5b. Aquifer Within Bedrock Geology and Abstraction Licenses.....	25
5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses.....	26
5d. Hydrogeology - Source Protection Zones within confined aquifer.....	27
5e. Hydrology – Detailed River Network and River Quality.....	28
5. Hydrogeology and Hydrology.....	29
5.1 Aquifer within Superficial Deposits.....	29



- 5.2 Aquifer within Bedrock Deposits..... 29
- 5.3 Groundwater Abstraction Licences..... 30
- 5.4 Surface Water Abstraction Licences..... 33
- 5.5 Potable Water Abstraction Licences..... 33
- 5.6 Source Protection Zones..... 33
- 5.7 Source Protection Zones within Confined Aquifer..... 34
- 5.8 Groundwater Vulnerability and Soil Leaching Potential..... 34
- 5.9 River Quality..... 34
 - 5.9.1 Biological Quality:..... 34
 - 5.9.2 Chemical Quality:..... 35
- 5.10 Detailed River Network..... 35
- 5.11 Surface Water Features 36
- 6. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map..... 37
- 6. Flooding..... 38
 - 6.1 Risk of Flooding from Rivers and the Sea (RoFRaS)..... 38
 - 6.2 Flood Defences..... 38
 - 6.3 Areas benefiting from Flood Defences..... 39
 - 6.4 Areas benefiting from Flood Storage..... 39
 - 6.5 Groundwater Flooding Susceptibility Areas..... 39
 - 6.5.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? 39
 - 6.5.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?...39
 - 6.6 Groundwater Flooding Confidence Areas..... 39
- 7. Designated Environmentally Sensitive Sites Map..... 40
- 7. Designated Environmentally Sensitive Sites..... 41
 - 7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:..... 41
 - 7.2 Records of National Nature Reserves (NNR) within 2000m of the study site:..... 41
 - 7.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:..... 41
 - 7.4 Records of Special Protection Areas (SPA) within 2000m of the study site:..... 41
 - 7.5 Records of Ramsar sites within 2000m of the study site:..... 42
 - 7.6 Records of Ancient Woodland within 2000m of the study site: 42
 - 7.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:..... 42
 - 7.8 Records of World Heritage Sites within 2000m of the study site:..... 42
 - 7.9 Records of Environmentally Sensitive Areas within 2000m of the study site: 42
 - 7.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 43
 - 7.11 Records of National Parks (NP) within 2000m of the study site: 43
 - 7.12 Records of Nitrate Sensitive Areas within 2000m of the study site:..... 43
 - 7.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:..... 43
 - 7.14 Records of Green Belt land within 2000m of the study site:..... 43
- 8. Natural Hazards Findings..... 44
 - 8.1 Detailed BGS GeoSure Data..... 44
 - 8.1.1 Shrink Swell..... 44
 - 8.1.2 Landslides..... 44
 - 8.1.3 Soluble Rocks..... 45
 - 8.1.4 Compressible Ground..... 45
 - 8.1.5 Collapsible Rocks..... 45
 - 8.1.6 Running Sand..... 46
- 9. Mining..... 47
 - 9.1 Coal Mining..... 47
 - 9.2 BGS Non Coal Mining Hazards..... 47
 - 9.3 Brine Affected Areas 47
- Contact Details..... 48
- Standard Terms and Conditions..... 50

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”.



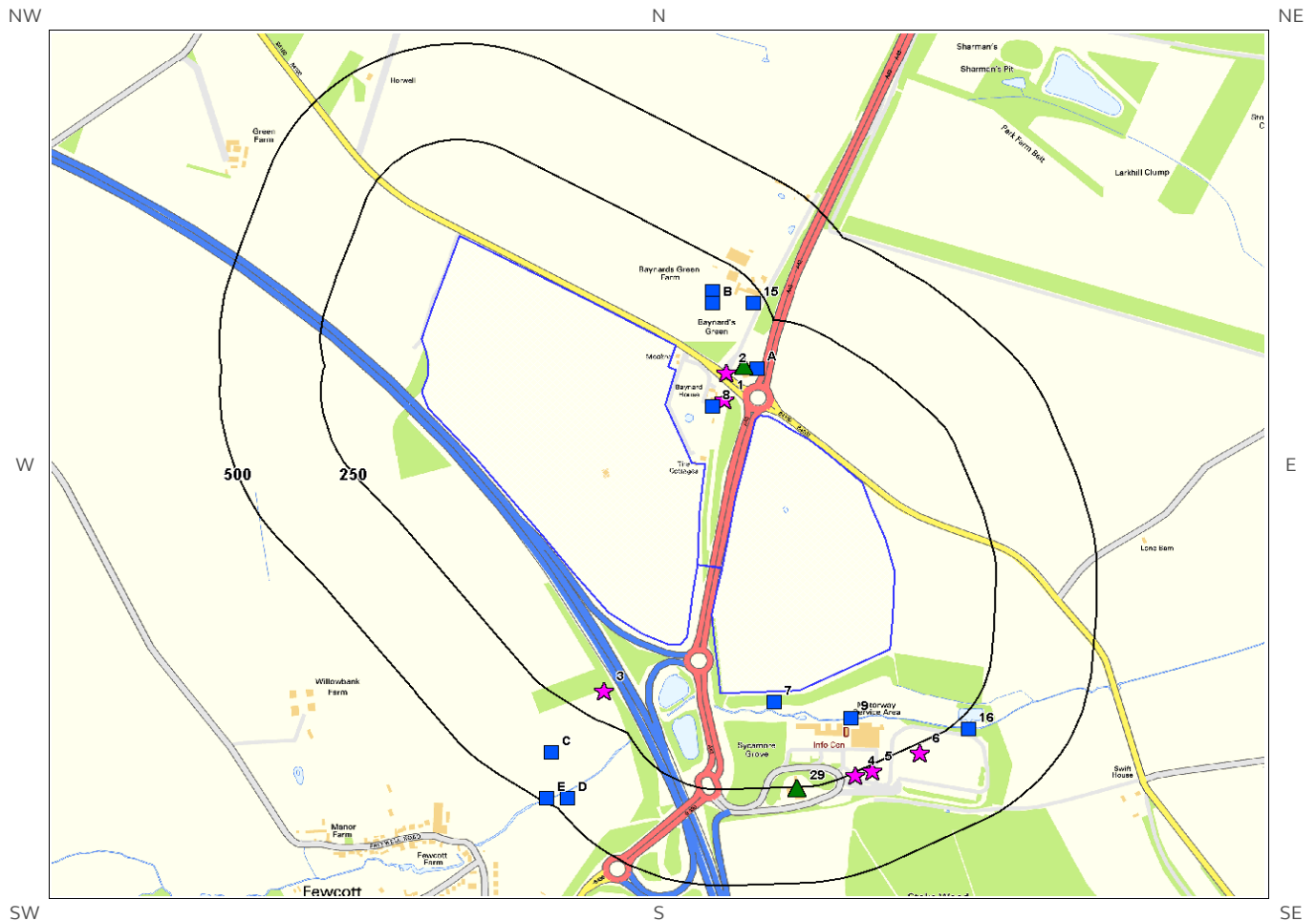
Groundsure

LOCATION INTELLIGENCE

emapsite™

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) |
| | 250 Search Buffers (m) | | Dangerous Substances (List 1) | | Part A(1) Authorised Processes & Historic IPC Authorisations |
| | 500 Search Buffers (m) | | Dangerous Substances (List 2) | | Part A(2) and Part B Authorisations |
| | | | 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.

1.3 Environment Agency Recorded Pollution Incidents

1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

6

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details	
1	94.0	NW	229118 454826	Incident Date: 02-Dec-2002 Incident Identification: 124289 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2	124.0	E	229188 454832	Incident Date: 06-Apr-2003 Incident Identification: 148949 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
3	178.0	SW	228360 454530	Incident Date: 28-Jun-2002 Incident Identification: 87956 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	258.0	SE	228140 455150	Incident Date: 09-May-2003 Incident Identification: 157204 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	264.0	SE	228153 455191	Incident Date: 10-Oct-2001 Incident Identification: 35660 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
6	273.0	SE	228200 455310	Incident Date: 04-Jul-2002 Incident Identification: 89265 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

1.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

2. Landfill and Other Waste Sites Map



Landfill and Other Waste Sites Legend

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- | | | |
|------------------------|---------------------------|---|
| Site Outline | E.A. Active Landfill | Historic and Planned Waste Sites |
| 250 Search Buffers (m) | E.A. Historic Landfill | E.A. Licensed Waste Site |
| 500 Search Buffers (m) | BGS / DoE Survey Landfill | Local Authority/Historical Mapping Landfill Records |

2. Landfill and Other Waste Sites

2.1 Landfill Sites

2.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

2.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

4

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	998.0	W	453000 228900	Site Address: Fritwell, Lodge Farm Waste Licence: - Site Reference: 1365329 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:
Not shown	1160.0	SW	453600 227400	Site Address: Ardley Wood, Cherwell Waste Licence: Yes Site Reference: OCC/R/02, W10034, 13.6.5327, TP0612 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 31-May-1977 Licence Surrendered: 01-Oct-1985 Licence Hold Address: - Operator: Oxfordshire County Council First Recorded Input: 31-Dec-1965 Last Recorded Input: 31-Dec-1980
Not shown	1377.0	SW	453700 227200	Site Address: Ardley Wood, Ardley, Oxfordshire Waste Licence: - Site Reference: - Waste Type: Commercial Liquid sludge, Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Ploughlye Rural District Council First Recorded Input: Last Recorded Input:
Not shown	1377.0	SW	453700 227200	Site Address: Ardley Wood, Ardley, Oxfordshire Waste Licence: - Site Reference: - Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1940 Last Recorded Input:

2.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

1

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1357.0	SW	45370 0.0 22750 0.0	Address: Ardley Wood, Ardley, Oxon BGS Number: 854.0	Risk: Risk to major aquifer Waste Type: N/A

2.1.4 Records of Landfills from Local Authority and Historical Mapping records within 1500m of the study site:

0

Database searched and no data found.

2.2 Other Waste Sites

2.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

2.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

0

Database searched and no data found.

3. Current Land Use Map



Current Land Use Legend



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- | | | | | | |
|--|--------------------|--|--------------------------|--|--------------------------------|
| | Site Outline | | Current Industrial Sites | | Gas Transmission Pipeline |
| | Search Buffers (m) | | Petrol & Fuel Sites | | Electricity Transmission Cable |
| | 250 | | | | |
| | 500 | | | | |

3. Current Land Uses

3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

6

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1A	111.0	N	Esso	454887 229184	Baynards Green, Bicester, OX27 7SG	Petrol and Fuel Stations	Road and Rail
2A	111.0	N	Baynards Green Otr Service Station	454887 229184	Baynards Green, Bicester, Oxfordshire, OX27 7SG	Petrol and Fuel Stations	Road and Rail
3B	162.0	SE	Tank		OX27	Tanks (Generic)	Industrial Features
4B	170.0	SE	Tank		OX27	Tanks (Generic)	Industrial Features
5	170.0	SE	Cherwell Valley Motorway Service Area	455175 228249	Cherwell Valley Motorway Services Area, Northampton Road, Ardley, Bicester, OX27 7RD	Motorway Service Stations	Road and Rail
6B	171.0	SE	Tanks		OX27	Tanks (Generic)	Industrial Features

3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

2

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
7	154.0	E	454861 229234	Esso	Baynards Green Otr Service Station, Baynards Green, Bicester, Oxfordshire, OX27 7SG	No	Open
8	292.0	S	454969 228067	Esso	M40 Cherwell Valley Motorway Service Area, M40 J10, M40 J10, A43, Ardley, Bicester, Oxfordshire, OX27 7RD	No	Open

3.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

3.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

4. Geology

4.1 Artificial Ground and Made Ground

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
DDGR-ARTGR	DISTURBED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

4.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
HEAD	HEAD	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

4.3 Bedrock and Solid Geology

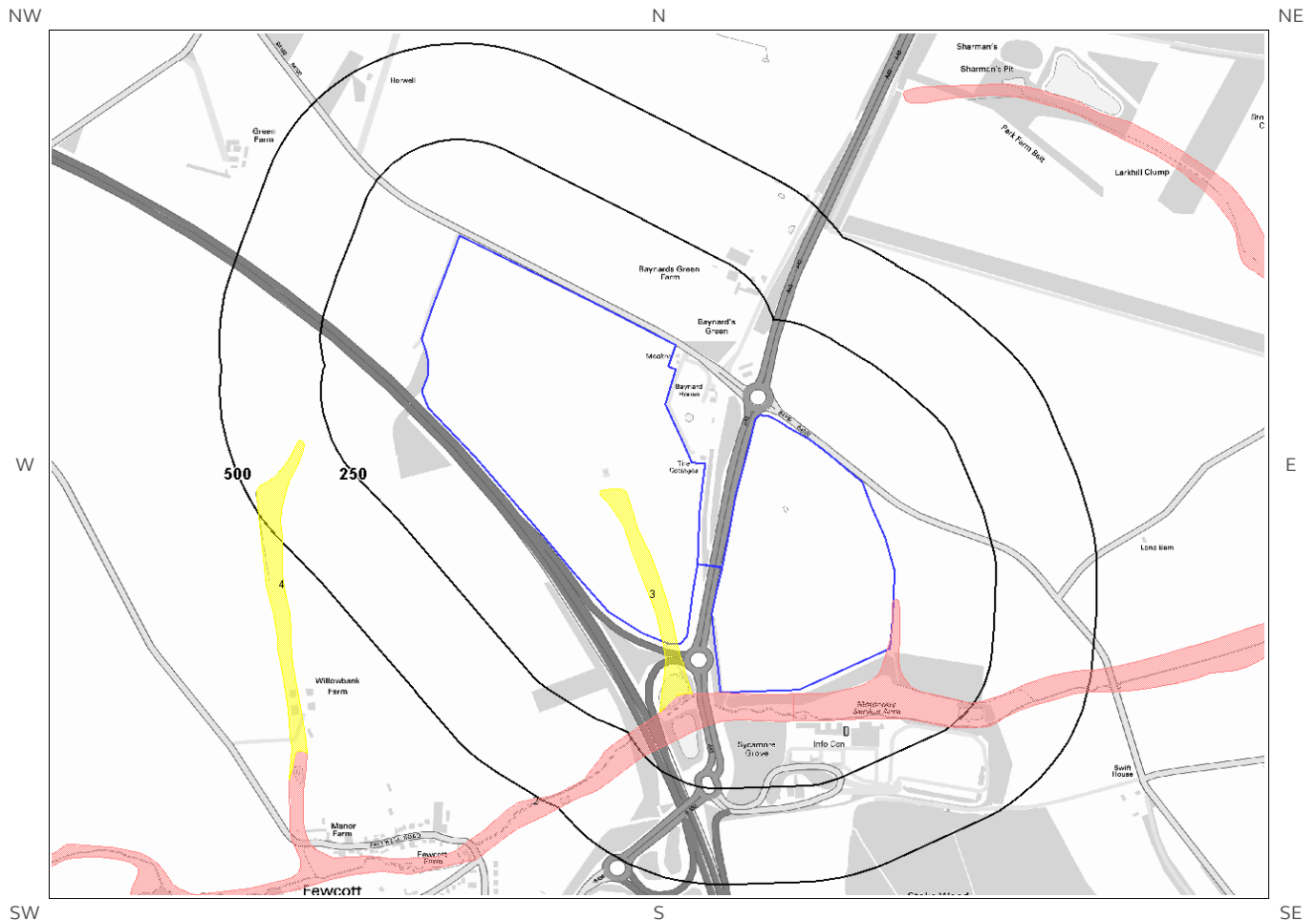
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
WHL-LMST	WHITE LIMESTONE FORMATION	LIMESTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5. Hydrogeology and Hydrology

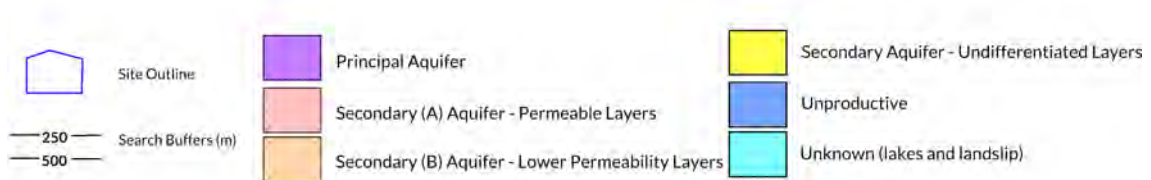
5a. Aquifer Within Superficial Geology



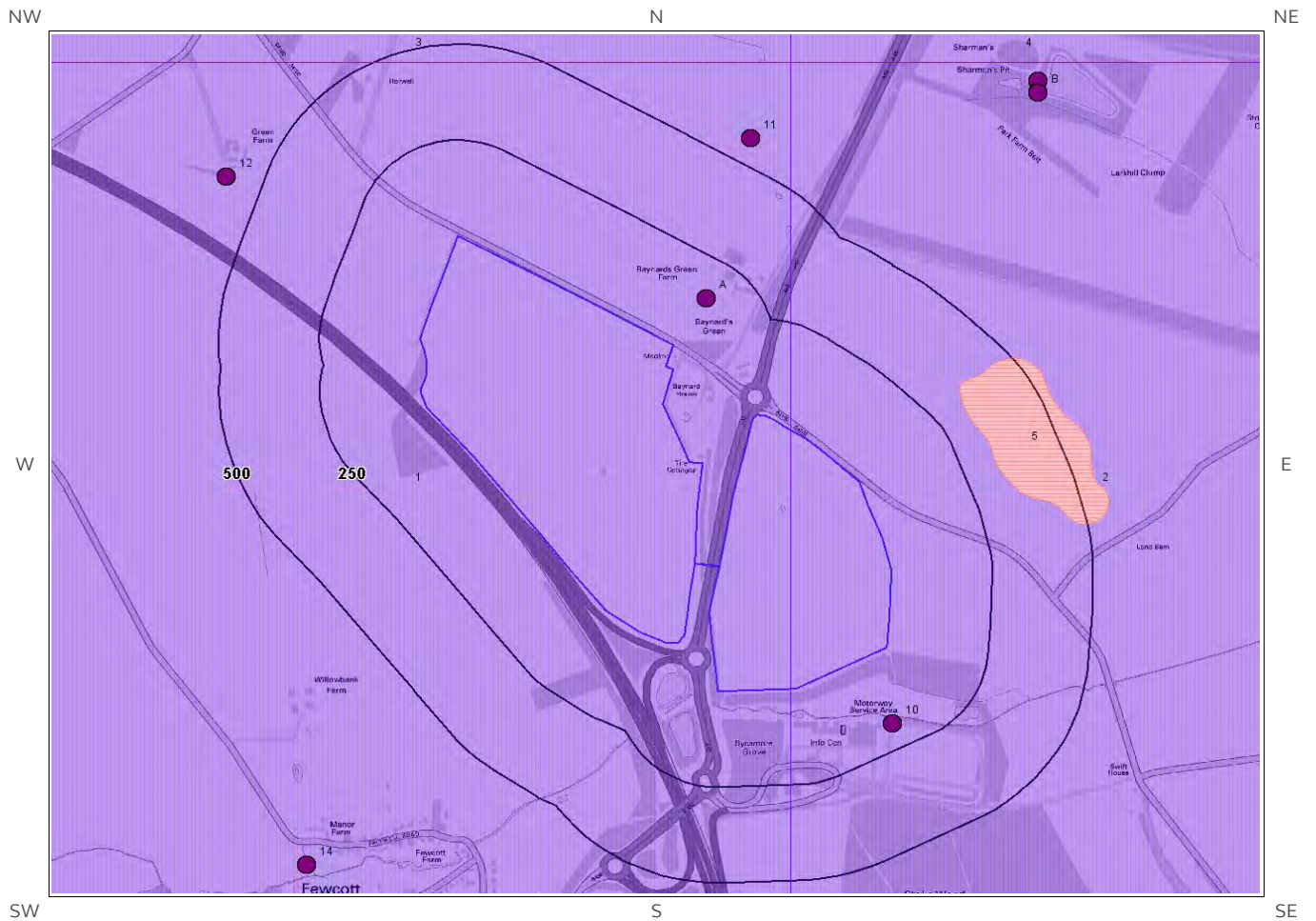
Aquifer Within Superficial Geology



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5b. Aquifer Within Bedrock Geology and Abstraction Licenses



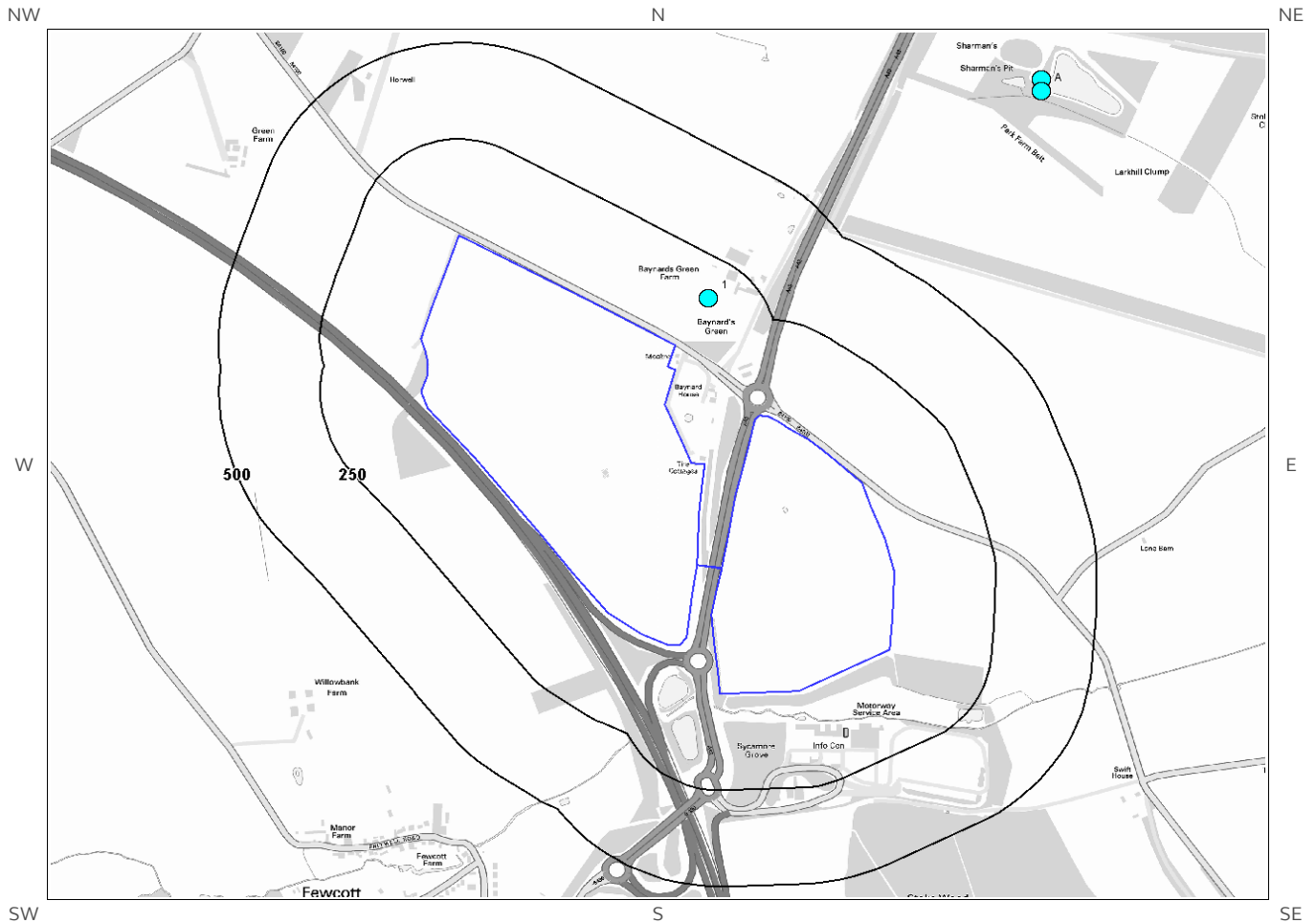
Aquifer Within Bedrock Geology and Abstraction Licenses



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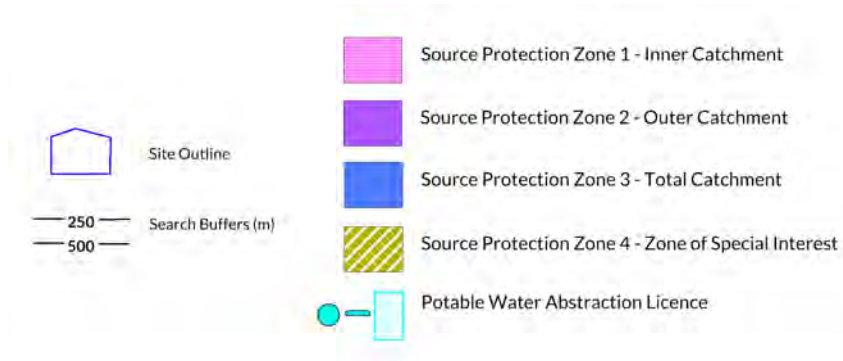
5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



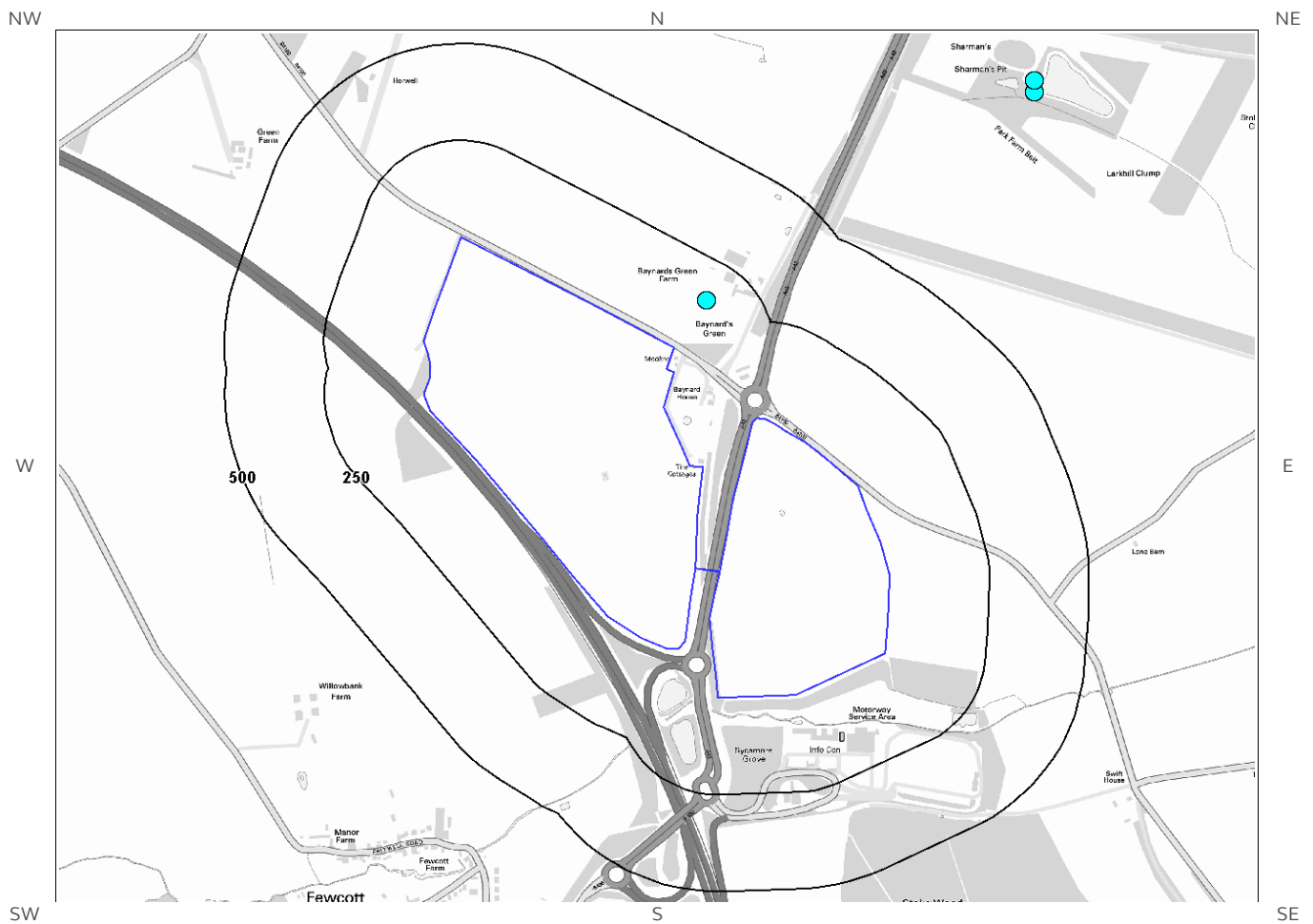
Hydrogeology-Source Protection Zones and Potable Water Abstraction Licenses



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5d. Hydrogeology - Source Protection Zones within confined aquifer



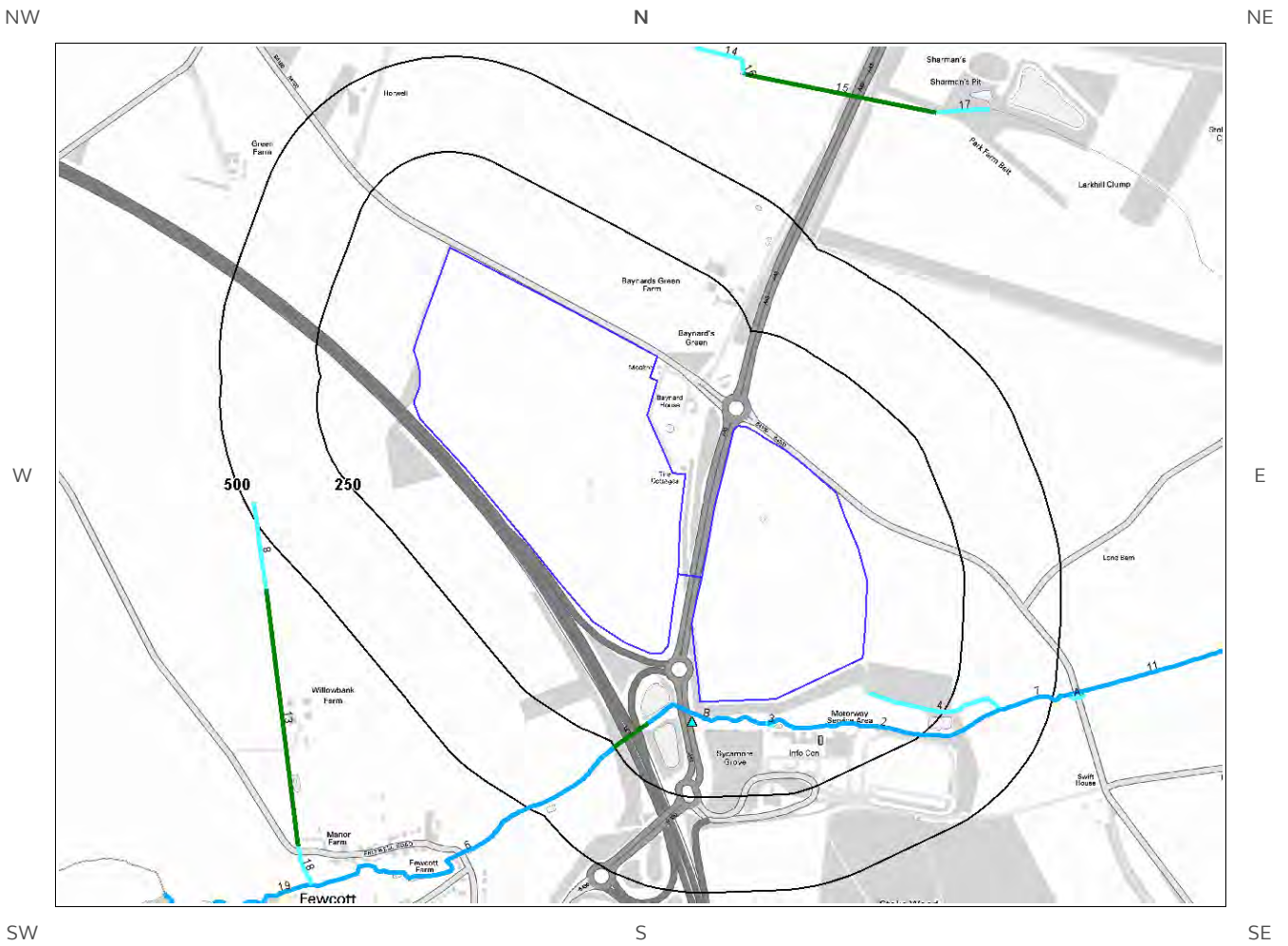
Hydrogeology Source Protection Zones



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5e. Hydrology – Detailed River Network and River Quality



Hydrology – Detailed River Network and River Quality

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Site Outline
 250 Search Buffers (m)
 500

- Primary River
- Canal
- Secondary River
- Canal Tunnel
- Tertiary River
- Culvert
- Lake/Reservoir
- Multiple Channel Culvert
- Underground River (inferred)
- Underground River (Potential Sewer)
- General Quality Assessment: Biology
- Underground River (local knowledge)
- General Quality Assessment: Chemistry

5. Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	0.0	S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	320.0	W	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

5.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	0.0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Distance (m)	Direction	Designation	Description
5	322.0	NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	454.0	N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site? Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	NGR	Name	Details
8A	146.0	NE	454790 229380	CURTIS	Licence No: 6/33/02/*G/0131 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water Source Of Supply Point: Borehole At Stoke Lyne Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 1/6/1997 Expiry Date: - Issue No: 100 Version Start Date: 1/6/1997 Version End Date:
9A	146.0	NE	454790 229380	CURTIS	Licence No: 6/33/02/*G/0131 Details: General Farming & Domestic Direct Source: Ground Water Source Of Supply Point: Borehole At Stoke Lyne Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 1/6/1997 Expiry Date: - Issue No: 100 Version Start Date: 1/6/1997 Version End Date:
10	184.0	SE	455250 228270	MOTO HOSPITALITY LTD	Licence No: 6/33/02/*G/0130 Details: Spray Irrigation - Direct Direct Source: Ground Water Source Of Supply Point: Borehole At Stoke Lyne Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: CS 2207 Original Start Date: 1/8/1994 Expiry Date: 30/9/2004 Issue No: 101 Version Start Date: 11/11/2003 Version End Date:
11	566.0	NE	454900 229800	CURTIS	Licence No: 6/33/02/*G/0007 Details: General Farming & Domestic Direct Source: Ground Water Source Of Supply Point: Well At Baynard Green Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 1/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/9/1966 Version End Date:
12	594.0	W	453600 229700	EVANS	Licence No: 6/33/02/*G/0056 Details: General Farming & Domestic Direct Source: Ground Water Source Of Supply Point: Well At Green Farm Fritwell Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 1/6/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/6/1966 Version End Date:

ID	Distance (m)	Direction	NGR	Name	Details
Not shown	774.0	N	454000 230300	RANSOM	<p>Licence No: 6/33/02/*G/0093 Details: General Farming & Domestic Direct Source: Ground Water Source Of Supply Point: Borehole At Horwell Farm Data Type: Point</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 1/1/1968 Expiry Date: - Issue No: 100 Version Start Date: 1/1/1968 Version End Date:</p>
14	996.0	SW	453800 227900	GODWIN	<p>Licence No: 6/33/02/*G/0091 Details: General Farming & Domestic Direct Source: Ground Water Source Of Supply Point: Well At Fewcott Data Type: Point</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CV 3120 Original Start Date: 15/1/1968 Expiry Date: - Issue No: 102 Version Start Date: 21/11/2003 Version End Date:</p>
15B	1071.0	NE	455610 229920	TUSMORE PARK HOLDINGS S A	<p>Licence No: 6/33/02/*G/0071 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water Source Of Supply Point: New Borehole At Hardwick Data Type: Point</p> <p>Annual Volume (m³): 22730 Max Daily Volume (m³): 113.65 Original Application No: - Original Start Date: 1/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 19/1/2000 Version End Date:</p>
16B	1071.0	NE	455610 229920	TUSMORE PARK HOLDINGS S A	<p>Licence No: 6/33/02/*G/0071 Details: Spray Irrigation - Direct Direct Source: Ground Water Source Of Supply Point: New Borehole At Hardwick Data Type: Point</p> <p>Annual Volume (m³): 22730 Max Daily Volume (m³): 113.65 Original Application No: - Original Start Date: 1/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 19/1/2000 Version End Date:</p>
17B	1071.0	NE	455610 229920	TUSMORE PARK HOLDINGS S A	<p>Licence No: 6/33/02/*G/0071 Details: Spray Irrigation - Storage Direct Source: Ground Water Source Of Supply Point: New Borehole At Hardwick Data Type: Point</p> <p>Annual Volume (m³): 22730 Max Daily Volume (m³): 113.65 Original Application No: - Original Start Date: 1/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 19/1/2000 Version End Date:</p>
18B	1071.0	NE	455610 229920	TUSMORE PARK HOLDINGS S A	<p>Licence No: 6/33/02/*G/0071 Details: Make-Up Or Top Up Water Direct Source: Ground Water Source Of Supply Point: New Borehole At Hardwick Data Type: Point</p> <p>Annual Volume (m³): 22730 Max Daily Volume (m³): 113.65 Original Application No: - Original Start Date: 1/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 19/1/2000 Version End Date:</p>
19B	1071.0	NE	455610 229920	TUSMORE PARK HOLDINGS S A	<p>Licence No: 6/33/02/*G/0071 Details: General Farming & Domestic Direct Source: Ground Water Source Of Supply Point: New Borehole At Hardwick Data Type: Point</p> <p>Annual Volume (m³): 22730 Max Daily Volume (m³): 113.65 Original Application No: - Original Start Date: 1/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 19/1/2000 Version End Date:</p>
20B	1097.0	NE	455610 229950	TUSMORE PARK HOLDINGS S A	<p>Licence No: 6/33/02/*G/0064 Details: General Farming & Domestic Direct Source: Ground Water Source Of Supply Point: Existing Borehole At Hardwick Data Type: Point</p> <p>Annual Volume (m³): 22730 Max Daily Volume (m³): 113.65 Original Application No: - Original Start Date: 28/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 19/1/2000 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Name	Details
21B	1097.0	NE	455610 229950	TUSMORE PARK HOLDINGS S A	<p>Licence No: 6/33/02/*G/0064 Details: Make-Up Or Top Up Water Direct Source: Ground Water Source Of Supply Point: Existing Borehole At Hardwick Data Type: Point</p> <p>Annual Volume (m³): 22730 Max Daily Volume (m³): 113.65 Original Application No: - Original Start Date: 28/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 19/1/2000 Version End Date:</p>
22B	1097.0	NE	455610 229950	TUSMORE PARK HOLDINGS S A	<p>Licence No: 6/33/02/*G/0064 Details: Spray Irrigation - Storage Direct Source: Ground Water Source Of Supply Point: Existing Borehole At Hardwick Data Type: Point</p> <p>Annual Volume (m³): 22730 Max Daily Volume (m³): 113.65 Original Application No: - Original Start Date: 28/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 19/1/2000 Version End Date:</p>
23B	1097.0	NE	455610 229950	TUSMORE PARK HOLDINGS S A	<p>Licence No: 6/33/02/*G/0064 Details: Spray Irrigation - Direct Direct Source: Ground Water Source Of Supply Point: Existing Borehole At Hardwick Data Type: Point</p> <p>Annual Volume (m³): 22730 Max Daily Volume (m³): 113.65 Original Application No: - Original Start Date: 28/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 19/1/2000 Version End Date:</p>
24B	1097.0	NE	455610 229950	TUSMORE PARK HOLDINGS S A	<p>Licence No: 6/33/02/*G/0064 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water Source Of Supply Point: Existing Borehole At Hardwick Data Type: Point</p> <p>Annual Volume (m³): 22730 Max Daily Volume (m³): 113.65 Original Application No: - Original Start Date: 28/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 19/1/2000 Version End Date:</p>
Not shown	1796.0	W	452300 229500	DALTON	<p>Licence No: 6/33/02/*G/0012 Details: General Farming & Domestic Direct Source: Ground Water Source Of Supply Point: Well At Fritwell Data Type: Point</p> <p>Annual Volume (m³): 15092 Max Daily Volume (m³): 41.36 Original Application No: - Original Start Date: 1/6/1967 Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:</p>
Not shown	1796.0	W	452300 229500	DALTON	<p>Licence No: 6/33/02/*G/0012 Details: Spray Irrigation - Direct Direct Source: Ground Water Source Of Supply Point: Well At Fritwell Data Type: Point</p> <p>Annual Volume (m³): 15092 Max Daily Volume (m³): 41.36 Original Application No: - Original Start Date: 1/6/1967 Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:</p>
Not shown	1881.0	NW	452500 230400	J A HAZELL & SON	<p>Licence No: 28/39/14/0193 Details: General Farming & Domestic Direct Source: Thames Groundwater Point: Inkerman Farm, Souldern (a) Data Type: Point</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WR.A/2368 Original Start Date: 10/4/1967 Expiry Date: - Issue No: 100 Version Start Date: 31/12/1977 Version End Date:</p>
Not shown	1905.0	SW	452700 227800	PARKER	<p>Licence No: 6/33/02/*G/0092 Details: General Farming & Domestic Direct Source: Ground Water Source Of Supply Point: Borehole At Ardley Data Type: Point</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 1/11/1967 Expiry Date: - Issue No: 100 Version Start Date: 1/3/1977 Version End Date:</p>

5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (5c):

ID	Distance (m)	Direction	NGR	Name	Details
1	146.0	NE	454790 229380	CURTIS	Licence No: 6/33/02/*G/0131 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water Source Of Supply Point: Borehole At Stoke Lyne Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 1/6/1997 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
2A	1071.0	NE	455610 229920	TUSMORE PARK HOLDINGS S A	Licence No: 6/33/02/*G/0071 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water Source Of Supply Point: New Borehole At Hardwick Data Type: Point Annual Volume (m ³): 22730 Max Daily Volume (m ³): 113.65 Original Application No: - Original Start Date: 1/3/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
3A	1097.0	NE	455610 229950	TUSMORE PARK HOLDINGS S A	Licence No: 6/33/02/*G/0064 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water Source Of Supply Point: Existing Borehole At Hardwick Data Type: Point Annual Volume (m ³): 22730 Max Daily Volume (m ³): 113.65 Original Application No: - Original Start Date: 28/3/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:

5.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? No

Database searched and no data found.

5.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?

No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

5.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site?

Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Major Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.
454	N	Major Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.

5.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site?

Yes

5.9.1 Biological Quality:

Database searched and no data found.

5.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAHI). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
20B	57.0	S	454800 228300	River Name: Padbury Brook Reach: Ardley Hethe End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A

5.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? Yes

The following Detailed River Network records are represented on the Hydrology Map (5e):

ID	Distance (m)	Direction	Details	
1B	35.0	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
2	53.0	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
3	61.0	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
4	89.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
5	144.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
6	252.0	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
7	376.0	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
8	479.0	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

5.11 Surface Water Features

Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance (m)	Direction
33.0	SW
63.0	S
65.0	S
68.0	W
79.0	S
89.0	SE
93.0	SW
115.0	SE

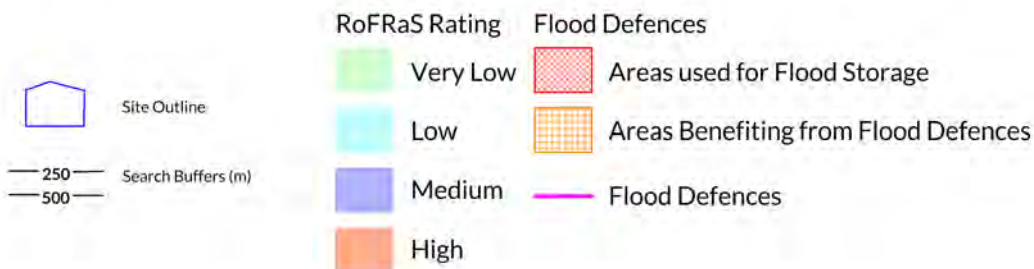
6. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



Environment Agency Risk of Flooding From Rivers and the Sea (RoFRaS)



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6. Flooding

6.1 Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the risk of flooding at the centre of the study site? Very Low

What is the highest risk of flooding within 25m of the centre of the study site? Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid as used by many of the insurance companies. RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property or an area within 25m has a Low (greater than 1 in 1000 but less than 1 in 100) chance of flooding in any given year.

The following floodplain records within 50m of the study site are represented on the River and Coastal Flood Risk Map above:

ID	Distance (m)	Direction	Rofras Flood Risk
1A	24	S	Low
2C	30	S	Medium
3	35	S	High
4A	35	S	High
5D	37	S	Medium
6B	39	S	Medium
7B	40	S	High
8	40	S	Medium
9E	42	SW	Low
10F	43	SE	Medium
11C	45	S	High
12C	45	S	High
13	46	S	Medium
14C	48	S	Very Low
15D	49	S	Very Low
16B	50	S	Medium

6.2 Flood Defences

Are there any Flood Defences within 250m of the study site? No

Database searched and no data found.

6.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

6.4 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

6.5 Groundwater Flooding Susceptibility Areas

6.5.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site?

Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

6.5.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

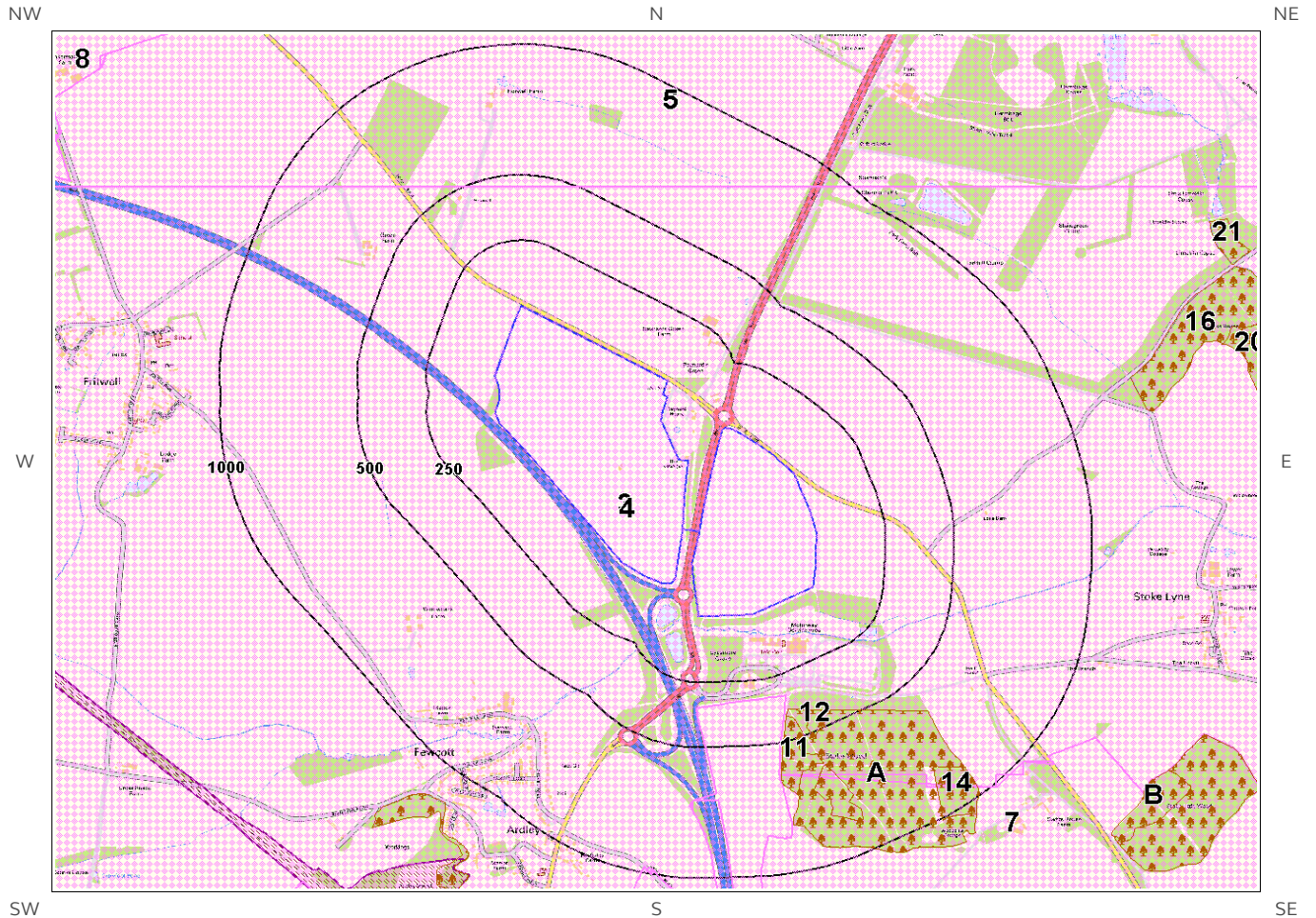
6.6 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? High

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

7. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map



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7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

2

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
1	1257.0	SW	Ardley Cutting and Quarry	Natural England
Not shown	1729.0	S	Ardley Trackways	Natural England

7.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

7.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

7.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

7.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

7.6 Records of Ancient Woodland within 2000m of the study site:

12

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
10A	384.0	S	UNKNOWN	Ancient and Semi-Natural Woodland
11	407.0	S	UNKNOWN	Ancient Replanted Woodland
12	415.0	SE	UNKNOWN	Ancient Replanted Woodland
13A	631.0	SE	UNKNOWN	Ancient Replanted Woodland
14	812.0	SE	UNKNOWN	Ancient Replanted Woodland
15	1121.0	SW	UNKNOWN	Ancient and Semi-Natural Woodland
16	1270.0	E	UNKNOWN	Ancient and Semi-Natural Woodland
17B	1427.0	SE	UNKNOWN	Ancient Replanted Woodland
18B	1453.0	SE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1539.0	S	UNKNOWN	Ancient and Semi-Natural Woodland
20	1626.0	E	UNKNOWN	Ancient Replanted Woodland
21	1764.0	NE	UNKNOWN	Ancient and Semi-Natural Woodland

7.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

0

Database searched and no data found.

7.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

7.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

7.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

7.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

7.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

7.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

7

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
3	0.0	On Site	Existing	DEFRA
4	0.0	On Site	Existing	DEFRA
5	454.0	N	Existing	DEFRA
6	454.0	N	Existing	DEFRA
7	619.0	S	Existing	DEFRA
8	1346.0	N	Existing	DEFRA
Not shown	1989.0	SE	New	DEFRA

7.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure GeoInsight**, available from our [website](#). The following information has been found:

8.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

8.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

* This indicates an automatically generated 50m buffer and site.

8.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Significant soluble rocks are present. Low possibility of subsidence occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow. Consider implications for stability when changes to drainage or new construction are planned. For new build site investigation should consider potential for dissolution problems on the site and its surroundings. Care should be taken with local drainage into the bedrock. Some possibility groundwater pollution. For existing property possible increase in insurance risk due to soluble rocks.

8.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain 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.

8.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

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.

8.1.6 Running Sand

What is the maximum Running Sand* hazard rating identified on the study site?

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

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.

* This indicates an automatically generated 50m buffer and site.

9. Mining

9.1 Coal Mining

Are there any coal mining areas within 75m of the study site? No

Database searched and no data found.

9.2 BGS Non Coal Mining Hazards

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

Database searched and no data found.

9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No

Guidance: No Guidance Required.

Contact Details

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BGS Geological Hazards Reports and general geological enquiries



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Authority: Cherwell District Council
Phone: 01295 252 535
Web: <http://www.cherwell-dc.gov.uk/>
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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) 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.

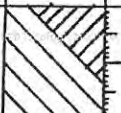
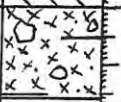
12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

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.

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In SW of Western Part of Site

LOCATION: Euro 5 Distribution Centre Ardley		BOREHOLE No: Three		DATE OF BORING: 14.03.1991		
Description of Strata	Strata Change		Samples		SPT CPT N-Value	Water Level -m
	Legend	Depth -m	O.D. Level -m	Depth -m		
TOPSOIL Soft brown clayey SILT with rootlets						
SUPERFICIAL DEPOSITS Firm mid brown clayey SILT with much limestone sand and gravel						
GREAT OOLITE Borehole advanced by rotary drilling see over		1.00				
		2.00				
		3.00				
		4.00				
		5.00				
BOREHOLE DIAMETER: 200mm		GROUND LEVEL:		▽ - Water Strike ▾ - Water (Standing Level)		
LINING TUBES : Nil		PIEZOMETER :		W - Water Sample B/J - Bulk/Jar Sample		
CHISELLING : At 0.90m for 0.25 hours; no progress				SPT - Standard Penetration Test CPT - Cone Penetration Test		
REMARKS : Borehole drilled from existing ground level				* - extrapolated value (U) - Undisturbed sample no. of blows shown in brackets		
DATE March 1991	BOREHOLE LOG				REPORT No. S.1649	



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 15953647 : BGS Reference:
SP52NW282

British National Grid (27700) : 454420,228830

[Report an issue with this borehole](#)

<< | < Prev | Page 1 of 3 | Next > | >>

In SW of Western Part of Site

LOCATION: Euro 5 Distribution Centre Ardley		BOREHOLE No. Three			DATE OF BORING:	
Description of Strata	STRATA CHANGE		R O D M	F C R %	S C R %	Description of Discontinuities
	LEGEND	DEPTH M				
OPEN BOREHOLE						
GREAT OOLITE Light grey brown shelly LIMESTONE moderately strong		1.00	0	26	12	
Light grey brown shelly LIMESTONE moderately strong with bands of firm sandy silt		2.00	0	56	49	▼ 1.73
Light grey brown shelly LIMESTONE strong			18	66	47	
- weak between 2.95 and 3.10m		3.00	40	100	82	
- weak at 3.90 to 4.10m with some sandy silt		4.00	36	100	100	
Stiff dark brown to dark grey slightly sandy silty CLAY			41	87	66	
Grey LIMESTONE very closely jointed strong		5.00				
BOREHOLE DIAMETER: 45mm		DEPTH OF CASING :		DRILLING METHOD : Water fl		
GROUND LEVEL :		ORIENTATION : Vertical		OS GRID REFERENCE:		
WATER LEVEL :		REMARKS : Borehole drilled from existing ground level				
DATE March 1991		BOREHOLE LOG			REPORT S.16.	

In North of Western Part of Site

LOCATION : Euro 5 Distribution Centre Ardley		BOREHOLE No. One			DATE OF BORING: 14.03.1991		
Description of Strata	STRATA CHANGE		R Q D M	F C R %	S C R %	Description of Discontinuities	STATE OF WEATHERING
	LEGEND	DEPTH M					
TOPSOIL Soft dark brown clayey SILT with rootlets							
SUPERFICIAL DEPOSITS Firm mid brown clayey SILT with much shelly limestone and quartzite gravel			0	14	0		
GREAT OOLITE Light grey brown shelly LIMESTONE and sandy SILT			0	34	13		
Light grey brown shelly LIMESTONE, strong with some dry sandy silt			0	80	60		
Light grey brown shelly LIMESTONE, strong			25	95	65		
Firm to stiff light mid brown slightly clayey SILT			74	100	93		
Light grey brown shelly LIMESTONE, strong							
Mid brown oolitic LIMESTONE, weak							
			5.00				
BOREHOLE DIAMETER: 45mm		DEPTH OF CASING :		DRILLING METHOD : Water flush			
GROUND LEVEL :		ORIENTATION : Vertical		OS GRID REFERENCE:			
WATER LEVEL :		REMARKS : Borehole drilled from existing ground level					
DATE March 1991		BOREHOLE LOG				REPORT NO. S.1649	



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 15953645 : BGS Reference:
SP52NW280

British National Grid (27700) : 454530,229220

[Report an issue with this borehole](#)

<< < Prev Page 1 of 2 Next > >>

GP52NW 23

Dimensions: 2.50 x 0.50m					
Orientation: N					
GL	A	B	C	D	Reduced Level
			1		117.32
			2		
1.0			3		116.32
	End of Trial Pit at 1.30m.				
2.0					115.32
3.0					114.32
4.0					113.32

Strata			Samples and Tests		
Depth (m)	No.	Description	Depth (m)	Type	Results
0.00-0.20	1	TOPSOIL soft brown slightly desiccated slightly sandy silty clay with some limestone gravel and rootlets.			
0.20-0.65	2	Firm brown and yellow brown sandy very silty CLAY with much angular to sub-angular fine to coarse limestone gravel and occasional cobbles and with some rootlets above 0.40m.			
0.65-1.30	3	Light grey moderately weathered fossiliferous oolitic LIMESTONE moderately weak with open clayey sand infilled very closely to closely spaced discontinuities above 1.30. (Great Oolite) Fresh below 1.30m	1.10- 1.30	B	

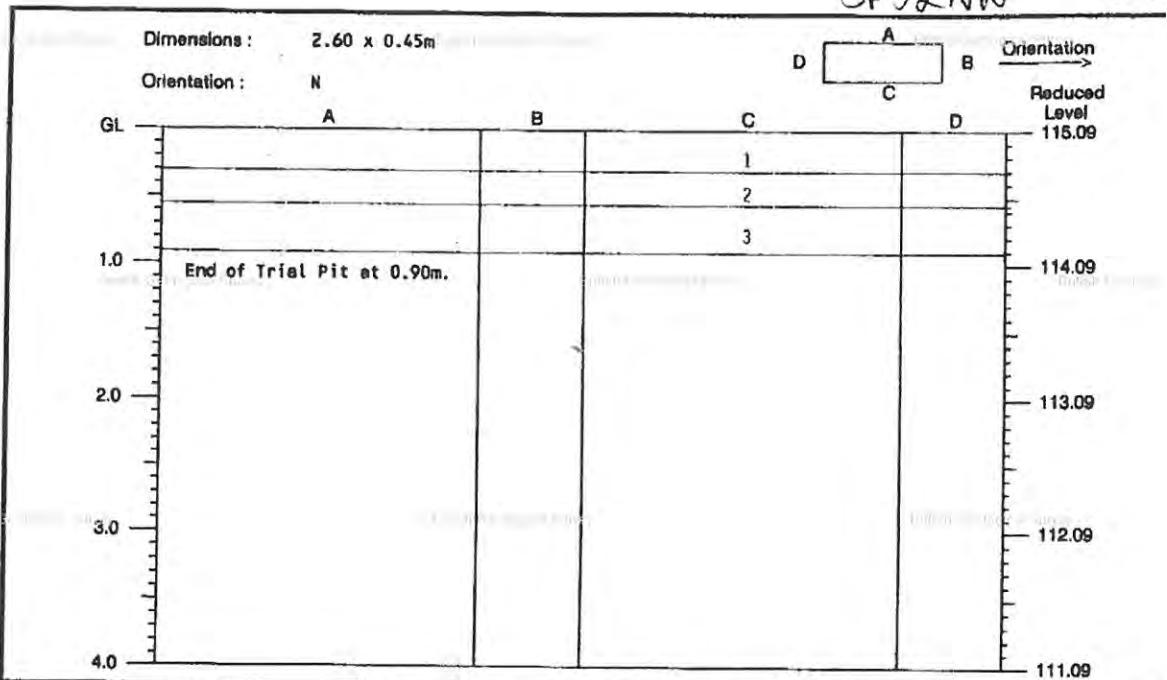
Date of Excavation 01/07/91 Equipment JCB 3CX Stability Unstable	Groundwater No. Struck Behaviour Not encountered	Ground Level 117.32 Coordinates 454799.5 228810.5 Logged by DJW Checked by
--	--	--

Remarks In situ tests S2 performed in trial pit.

See key sheet and appendices for explanations.

Trial Pit Record Exploration Associates	Project A43: M40 to B4031 Improvement Department of Transport	Contract M1062 Trial Pit T3
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SP52NW 236



Strata			Samples and Tests		
Depth (m)	No.	Description	Depth (m)	Type	Results
0.00-0.30	1	TOPSOIL brown silty sandy clay with much angular to sub-angular fine to coarse limestone gravel and with many rootlets.			
0.30-0.55	2	Soft to firm brown and yellow brown sandy very silty CLAY with much angular to sub-angular fine to coarse limestone gravel and with some rootlets.	0.30	B	
0.55-0.90	3	Light grey moderately weathered oolitic Limestone moderately weak with closely spaced yellow brown clay infilled discontinuities. (Recovered as clayey limestone gravel and cobbles). (Great Oolite)			

Date of Excavation 27/06/91 Equipment JCS 3CX Stability Moderately stable	Groundwater No. Struck Behaviour Groundwater was not encountered	Ground Level 115.09 Coordinates 454799.0 28605.0 Logged by DJW Checked by
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Remarks Percolation test P2 performed in trial pit

See key sheet and appendices for explanations.

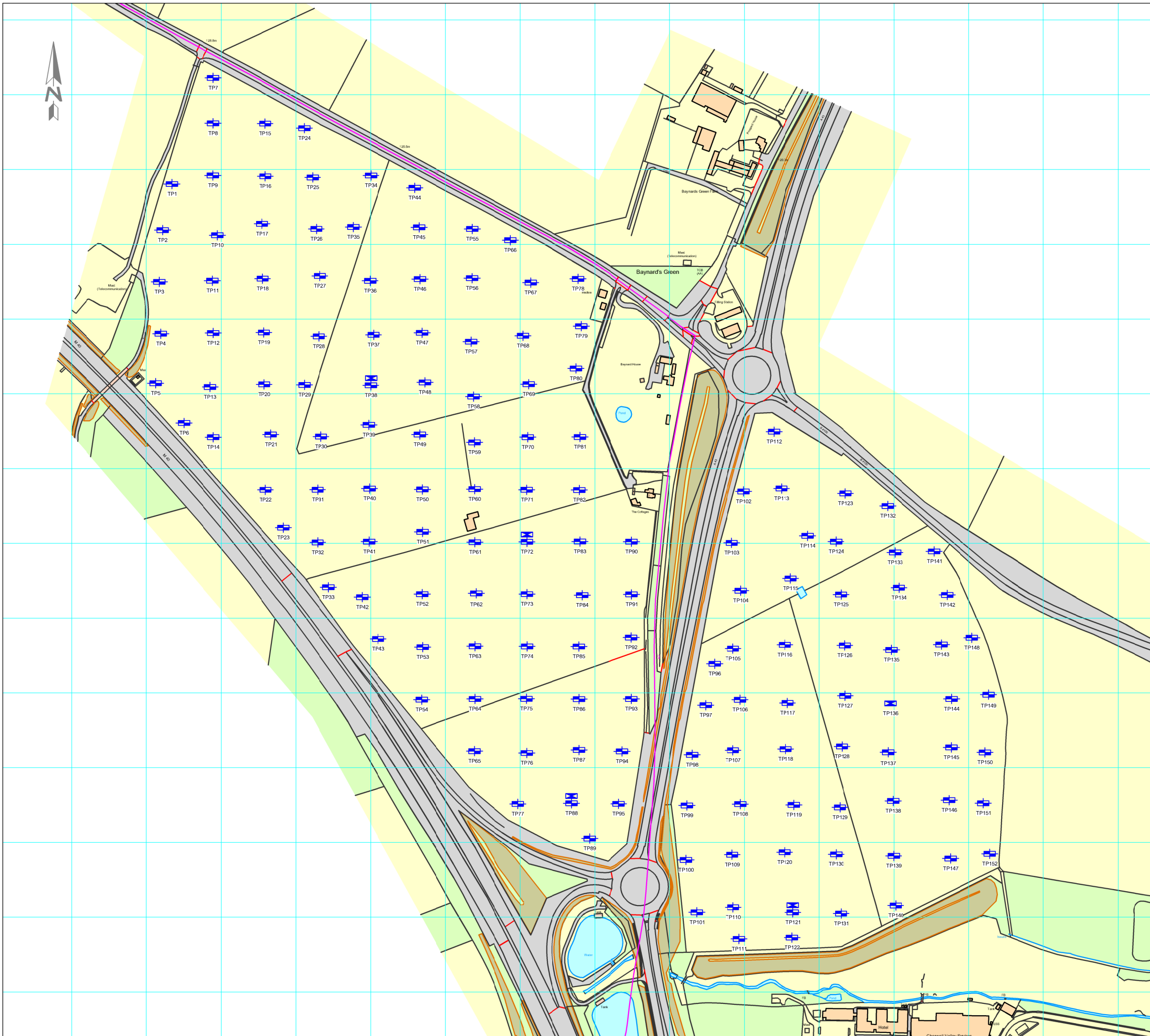
Trial Pit Record	Project A43: M40 to B4031 Improvement Department of Transport	Contract M1062
Exploration Associates		Trial Pit T2

APPENDIX B



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APPLIED GEOLOGY Unit 23 Abbey Park Stareton Kenilworth CV8 2LY Tel: 02476 511822 email: admin@appliedgeology.co.uk			Client:	ALBION LAND LTD
			Project:	LAND ADJACENT TO JUNCTION 10, M40, ARDLEY
Drawn By:	Checked By:	Paper Size:	Title:	
FD	AS	A4		
Scale:	Date:	NGR:		
NTS	13.08.2021	454583 229025	SITE LOCATION PLAN	
Drawing No:		Revision:		
AG3268-21-01		0		



KEY:

-  Trial Pit
-  Soakaway

Drawing based on Bailey Johnson Hayes Dwg No. S1299-OS-01 Rev A ated 24/07/2020.

Rev	Notes	Date	By
2	TP16 removed. TP16A renamed TP16.	16.08.2021	KM
1	'Proposed' removed from title. Positions shown as dug.	07.06.2021	KM

APPLIED GEOLOGY

Unit 23
Abbey Park
Stareton
Kenilworth
CV8 2LY

Tel: 02476 511822
email: admin@appliedgeology.co.uk

Client:
ALBION LAND LTD

Project:
ARDLEY, JUNCTION 10, M40

Title:
EXPLORATORY HOLE LOCATION PLAN

Drawn By: FD	Checked By: KM	Paper Size: A3
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Scale: NTS	Date: 11.05.2021
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Drawing No: AG3268-21-02	Revision: 2
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