

**APPENDIX 13.1: GROUNDSURE REPORT, REF. GS-I9F-VQE-2DL-RXZ;  
AND**

GRAVEN HILL, CIRCULAR ROAD, AMBROSDEN, OXFORDSHIRE, OX25 2LD

**Order Details**

**Date:** 11/04/2025  
**Your ref:** 133815  
**Our Ref:** GS-I9F-VQE-2DL-RXZ

**Site Details**

**Location:** 458954 220655  
**Area:** 69.25 ha  
**Authority:** [Cherwell District Council](#) ↗



**Summary of findings**

[p. 2 >](#)

**Aerial image**

[p. 9 >](#)

**OS MasterMap site plan**

N/A: >10ha

[Insight User Guide](#) ↗

## Summary of findings

Page	Section	<a href="#">Past land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">14 &gt;</a>	<a href="#">1.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	11	5	19	25	-
<a href="#">17 &gt;</a>	<a href="#">1.2 &gt;</a>	<a href="#">Historical tanks &gt;</a>	3	4	45	7	-
<a href="#">19 &gt;</a>	<a href="#">1.3 &gt;</a>	<a href="#">Historical energy features &gt;</a>	0	0	2	4	-
20	1.4	Historical petrol stations	0	0	0	0	-
20	1.5	Historical garages	0	0	0	0	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	<a href="#">Past land use - un-grouped &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">21 &gt;</a>	<a href="#">2.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	20	8	32	41	-
<a href="#">25 &gt;</a>	<a href="#">2.2 &gt;</a>	<a href="#">Historical tanks &gt;</a>	5	15	90	21	-
<a href="#">30 &gt;</a>	<a href="#">2.3 &gt;</a>	<a href="#">Historical energy features &gt;</a>	0	0	3	17	-
31	2.4	Historical petrol stations	0	0	0	0	-
31	2.5	Historical garages	0	0	0	0	-
Page	Section	<a href="#">Waste and landfill &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
32	3.1	Active or recent landfill	0	0	0	0	-
32	3.2	Historical landfill (BGS records)	0	0	0	0	-
33	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
33	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
33	3.5	Historical waste sites	0	0	0	0	-
33	3.6	Licensed waste sites	0	0	0	0	-
<a href="#">33 &gt;</a>	<a href="#">3.7 &gt;</a>	<a href="#">Waste exemptions &gt;</a>	0	18	2	8	-
Page	Section	<a href="#">Current industrial land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">37 &gt;</a>	<a href="#">4.1 &gt;</a>	<a href="#">Recent industrial land uses &gt;</a>	2	6	13	-	-
38	4.2	Current or recent petrol stations	0	0	0	0	-
39	4.3	Electricity cables	0	0	0	0	-
39	4.4	Gas pipelines	0	0	0	0	-
39	4.5	Sites determined as Contaminated Land	0	0	0	0	-



39	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
39	4.7	Regulated explosive sites	0	0	0	0	-
40	4.8	Hazardous substance storage/usage	0	0	0	0	-
40	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
<b>40 &gt;</b>	<b>4.10 &gt;</b>	<b><u>Licensed industrial activities (Part A(1)) &gt;</u></b>	0	0	0	15	-
42	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
42	4.12	Radioactive Substance Authorisations	0	0	0	0	-
<b>43 &gt;</b>	<b>4.13 &gt;</b>	<b><u>Licensed Discharges to controlled waters &gt;</u></b>	5	1	5	27	-
49	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
49	4.15	Pollutant release to public sewer	0	0	0	0	-
49	4.16	List 1 Dangerous Substances	0	0	0	0	-
<b>49 &gt;</b>	<b>4.17 &gt;</b>	<b><u>List 2 Dangerous Substances &gt;</u></b>	0	0	0	4	-
<b>50 &gt;</b>	<b>4.18 &gt;</b>	<b><u>Pollution Incidents (EA/NRW) &gt;</u></b>	0	1	0	0	-
50	4.19	Pollution inventory substances	0	0	0	0	-
50	4.20	Pollution inventory waste transfers	0	0	0	0	-
51	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<b><u>Hydrogeology &gt;</u></b>	On site	0-50m	50-250m	250-500m	500-2000m
<b>52 &gt;</b>	<b>5.1 &gt;</b>	<b><u>Superficial aquifer &gt;</u></b>	Identified (within 500m)				
<b>54 &gt;</b>	<b>5.2 &gt;</b>	<b><u>Bedrock aquifer &gt;</u></b>	Identified (within 500m)				
<b>56 &gt;</b>	<b>5.3 &gt;</b>	<b><u>Groundwater vulnerability &gt;</u></b>	Identified (within 50m)				
<b>58 &gt;</b>	<b>5.4 &gt;</b>	<b><u>Groundwater vulnerability- soluble rock risk &gt;</u></b>	Identified (within 0m)				
59	5.5	Groundwater vulnerability- local information	None (within 0m)				
<b>60 &gt;</b>	<b>5.6 &gt;</b>	<b><u>Groundwater abstractions &gt;</u></b>	0	0	0	1	8
<b>63 &gt;</b>	<b>5.7 &gt;</b>	<b><u>Surface water abstractions &gt;</u></b>	0	0	0	0	3
<b>64 &gt;</b>	<b>5.8 &gt;</b>	<b><u>Potable abstractions &gt;</u></b>	0	0	0	0	1
64	5.9	Source Protection Zones	0	0	0	0	-
64	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<b><u>Hydrology &gt;</u></b>	On site	0-50m	50-250m	250-500m	500-2000m
<b>65 &gt;</b>	<b>6.1 &gt;</b>	<b><u>Water Network (OS MasterMap) &gt;</u></b>	32	30	71	-	-



76 >	6.2 >	<a href="#">Surface water features &gt;</a>	1	17	37	-	-
76 >	6.3 >	<a href="#">WFD Surface water body catchments &gt;</a>	4	-	-	-	-
77 >	6.4 >	<a href="#">WFD Surface water bodies &gt;</a>	0	1	1	-	-
77	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	<a href="#">River and coastal flooding &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
78 >	7.1 >	<a href="#">Risk of flooding from rivers and the sea &gt;</a>	High (within 50m)				
79	7.2	Historical Flood Events	0	0	0	-	-
79	7.3	Flood Defences	0	0	0	-	-
79	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
79	7.5	Flood Storage Areas	0	0	0	-	-
80 >	7.6 >	<a href="#">Flood Zone 2 &gt;</a>	Identified (within 50m)				
81 >	7.7 >	<a href="#">Flood Zone 3 &gt;</a>	Identified (within 50m)				
Page	Section	<a href="#">Surface water flooding &gt;</a>					
82 >	8.1 >	<a href="#">Surface water flooding &gt;</a>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	<a href="#">Groundwater flooding &gt;</a>					
84 >	9.1 >	<a href="#">Groundwater flooding &gt;</a>	Low (within 50m)				
Page	Section	<a href="#">Environmental designations &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
85 >	10.1 >	<a href="#">Sites of Special Scientific Interest (SSSI) &gt;</a>	0	0	0	0	1
86	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
86	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
86	10.4	Special Protection Areas (SPA)	0	0	0	0	0
86	10.5	National Nature Reserves (NNR)	0	0	0	0	0
87	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
87 >	10.7 >	<a href="#">Designated Ancient Woodland &gt;</a>	1	0	0	0	0
87	10.8	Biosphere Reserves	0	0	0	0	0
87	10.9	Forest Parks	0	0	0	0	0
88	10.10	Marine Conservation Zones	0	0	0	0	0
88	10.11	Green Belt	0	0	0	0	0
88	10.12	Proposed Ramsar sites	0	0	0	0	0



88	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
88	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
89	10.15	Nitrate Sensitive Areas	0	0	0	0	0
<a href="#">89</a> >	<a href="#">10.16</a> >	<a href="#">Nitrate Vulnerable Zones</a> >	1	0	0	0	1
<a href="#">90</a> >	<a href="#">10.17</a> >	<a href="#">SSSI Impact Risk Zones</a> >	3	-	-	-	-
<a href="#">91</a> >	<a href="#">10.18</a> >	<a href="#">SSSI Units</a> >	0	0	0	0	2
Page	Section	<a href="#">Visual and cultural designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
93	11.1	World Heritage Sites	0	0	0	-	-
94	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
94	11.3	National Parks	0	0	0	-	-
<a href="#">94</a> >	<a href="#">11.4</a> >	<a href="#">Listed Buildings</a> >	0	2	2	-	-
95	11.5	Conservation Areas	0	0	0	-	-
<a href="#">95</a> >	<a href="#">11.6</a> >	<a href="#">Scheduled Ancient Monuments</a> >	0	0	2	-	-
95	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<a href="#">Agricultural designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">96</a> >	<a href="#">12.1</a> >	<a href="#">Agricultural Land Classification</a> >	Grade 3 (within 250m)				
97	12.2	Open Access Land	0	0	0	-	-
97	12.3	Tree Felling Licences	0	0	0	-	-
<a href="#">97</a> >	<a href="#">12.4</a> >	<a href="#">Environmental Stewardship Schemes</a> >	0	1	0	-	-
<a href="#">98</a> >	<a href="#">12.5</a> >	<a href="#">Countryside Stewardship Schemes</a> >	0	0	1	-	-
Page	Section	<a href="#">Habitat designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">99</a> >	<a href="#">13.1</a> >	<a href="#">Priority Habitat Inventory</a> >	7	8	13	-	-
101	13.2	Habitat Networks	0	0	0	-	-
101	13.3	Open Mosaic Habitat	0	0	0	-	-
101	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<a href="#">Geology 1:10,000 scale</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">102</a> >	<a href="#">14.1</a> >	<a href="#">10k Availability</a> >	Identified (within 500m)				
<a href="#">104</a> >	<a href="#">14.2</a> >	<a href="#">Artificial and made ground (10k)</a> >	3	0	0	0	-
<a href="#">105</a> >	<a href="#">14.3</a> >	<a href="#">Superficial geology (10k)</a> >	1	0	0	4	-