
10. Contacts

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

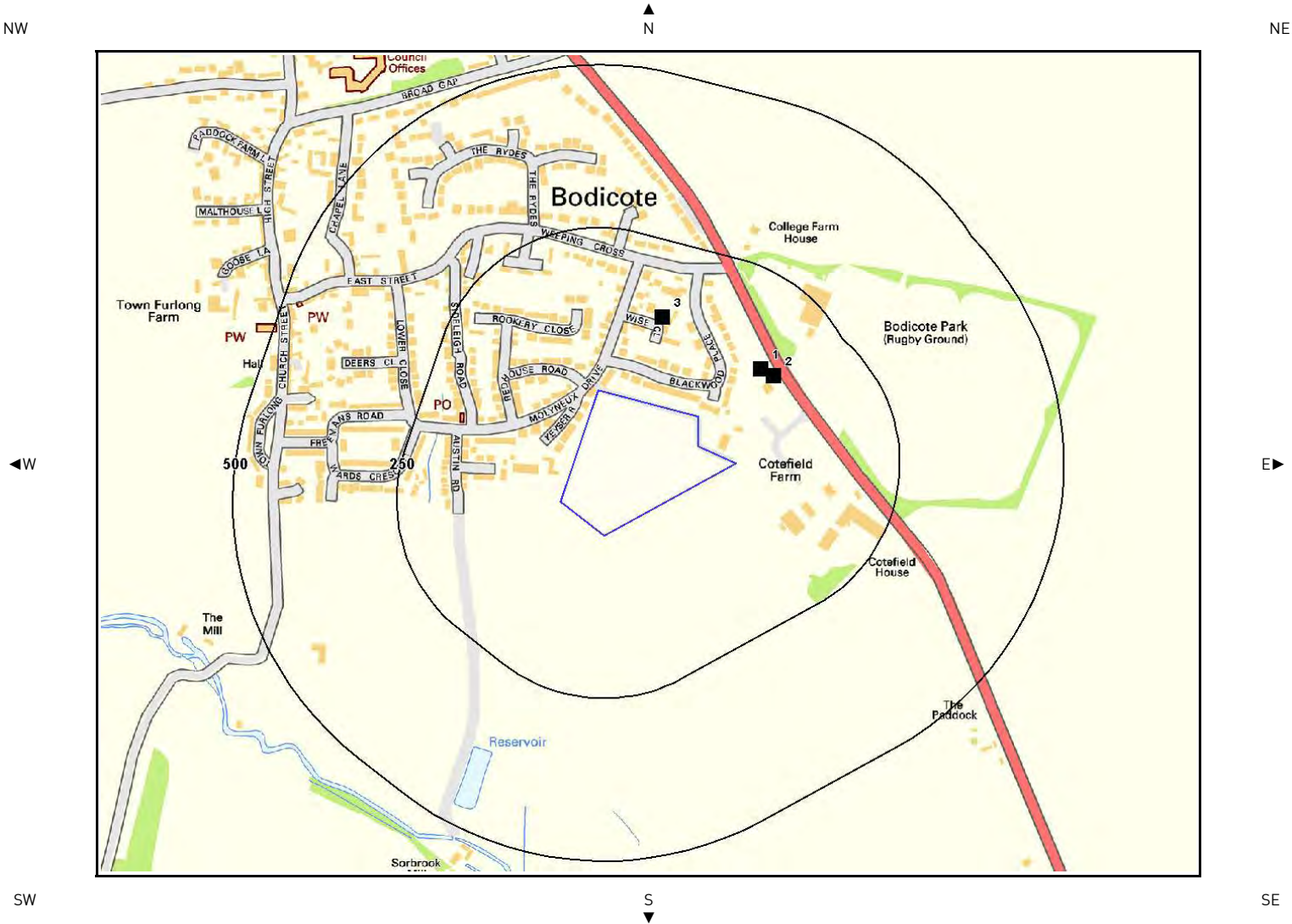
Note: Maps

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

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

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

1. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend

Enabled by Ordnance Survey

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- | | | |
|-------------------------------|---|--|
| Site Outline | Recorded Pollution Incident | RAS 3 & 4 Authorisations |
| Dangerous Substances (List 1) | Dangerous Substances (List 2) | Part A(1) Authorised Processes and Historic IPC Authorisations |
| Water Industry Referrals | Licenced Discharge Consents | Part A(2) and Part B Authorised Processes |
| Red List Discharge Consents | COMAH / NIHS Sites | Sites Determined as Contaminated Land |
| | Hazardous Substance Consents and 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:

Records of historic IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0

Database searched and no data found.

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.

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.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 3

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details
1	120.0	NE	446750, 237620	Address: 2 Victoria Cottages,oxford Road,bod, 2 Victoria Cottages,oxford Road, Bodicote,banbury,oxfordshire,ox1, 5 4h Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: CATM.3317 Permit Version: 1 Receiving Water: A Tributaryof The Sor Brook Status: New Consent, By Application (wra 91, Section 88) Issue date: 10/7/1998 Effective Date: 10/7/1998 Revocation Date: -
2	131.0	NE	446770, 237610	Address: No 1 Victoria Cottages, Oxford Road, Bodicote, Banbury, Oxfordshire, OX15 4AH Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: CATM.3529 Permit Version: 1 Receiving Water: Tributary Of The Sor Brook Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 4/5/1999 Effective Date: - Revocation Date: -
3	135.0	N	446600, 237700	Address: Blackwood Place, Blackwood Place Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.0473 Permit Version: 1 Receiving Water: Oxford Canal Status: Revoked - Unspecified Issue date: 2/11/1989 Effective Date: 2/11/1989 Revocation Date: -

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

Records of National Incidents Recording System, List 2 within 250m of the study site: 0

Database searched and no data found.

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

Database searched and no data found.

1.4 Sites Determined as Contaminated Land under Part IIA 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

NW

N

NE

W

E

SW

S














SE



Landfill & Other Waste Sites Legend



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- | | | | | | |
|---|--------------------|---|---------------------------------------|--|-------------------------------------|
|  | Site Outline |  | E.A. Active Landfill |  | Operational Waste Treatment Licence |
|  | Search Buffers (m) |  | E.A. Historic Landfill (Area Data) |  | Closed Waste Treatment Licence |
| | |  | E.A. Historic Landfill (Point Data) |  | REGIS Waste Licence |
| | |  | BGS / DoE Survey Landfill |  | Operational Landfill |
| | |  | Local Authority Landfill (Area Data) |  | Closed Landfill |
| | |  | Local Authority Landfill (Point Data) | | |

2. Landfill and Other Waste Sites

2.1 Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site: 0

Database searched and no data found.

Records of operational landfill sites sourced from Landmark within 1000m of the study site: 0

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: 0

Database searched and no data found.

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 0

Database searched and no data found.

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 0

Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site: 0

Database searched and no data found.

2.2 Other Waste Sites

Records of operational waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

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

NW



NE

W

E



SW



SE

Current Land Use Legend



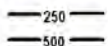
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Site Outline



Current Industrial Sites



Search Buffers (m)



Petrol & Fuel Sites



Underground High Pressure Oil & Fuel Pipelines

3. Current Land Uses

3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 4

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

ID	Distance	Direction	Company	Address	Activity	Category
1	87.0	W	Electricity Sub Station	OX15	Electrical Features	Infrastructure and Facilities
2	167.0	N	Electricity Sub Station	OX15	Electrical Features	Infrastructure and Facilities
3	190.0	E	Tex Cars	Cotefield Farm, Oxford Road, Bodicote, Banbury, OX15 4AQ	Vehicle Hire and Rental	Hire Services
4	248.0	NW	Electricity Sub Station	OX15	Electrical Features	Infrastructure and Facilities

3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

3.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site: 0

Database searched and no data found.

4. Geology

4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

4.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

4.3 Bedrock and Solid Geology

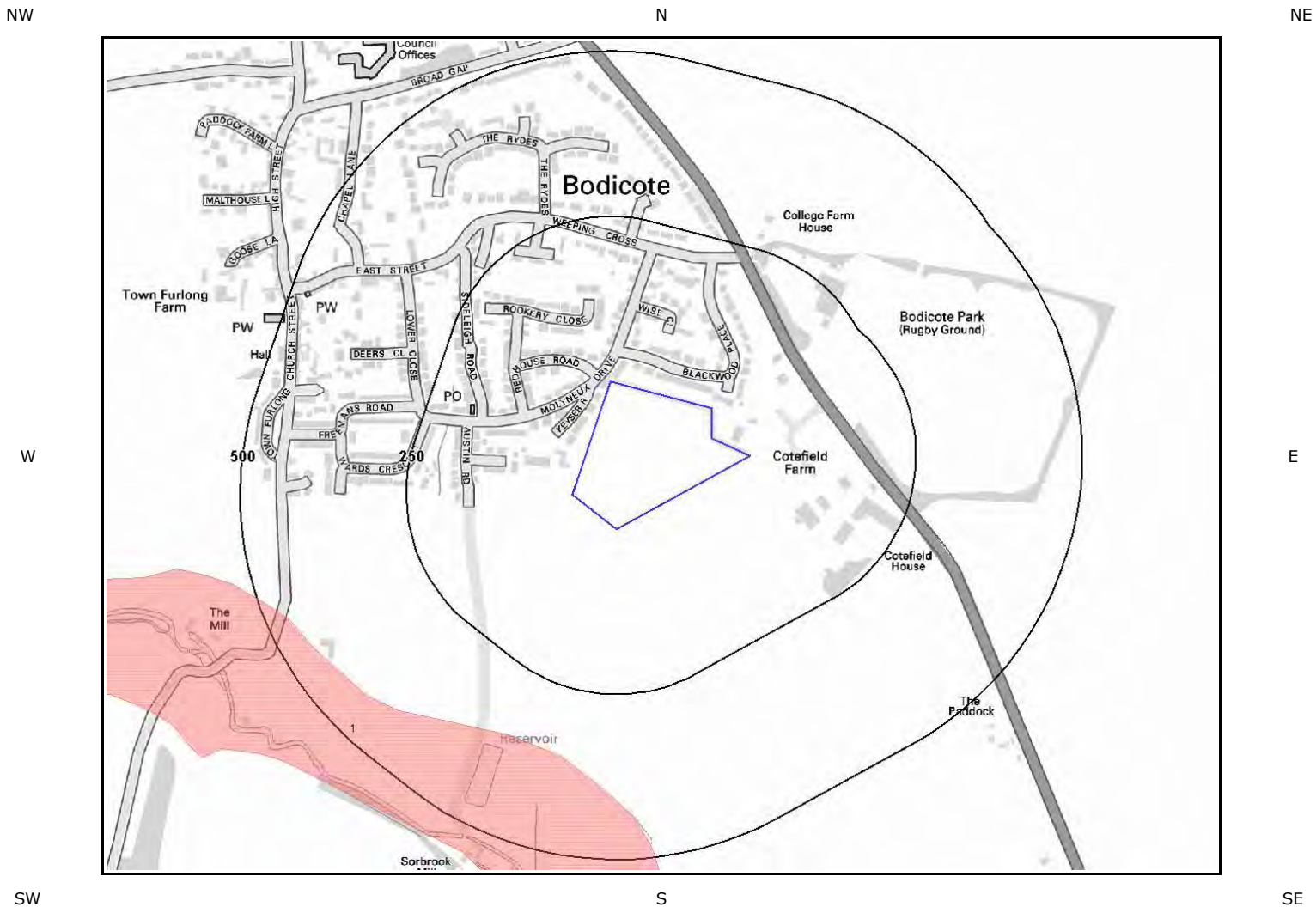
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
MRB-FLIR	MARLSTONE ROCK FORMATION	FERRUGINOUS LIMESTONE AND IRONSTONE
DYS-SIMD	DYRHAM FORMATION	SILTSTONE AND MUDSTONE, INTERBEDDED

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

For more detailed geological and ground stability data please refer to the "GroundSure GeoInsight". Available from our website.




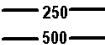




5a. Hydrogeology - Aquifer Within Superficial Geology



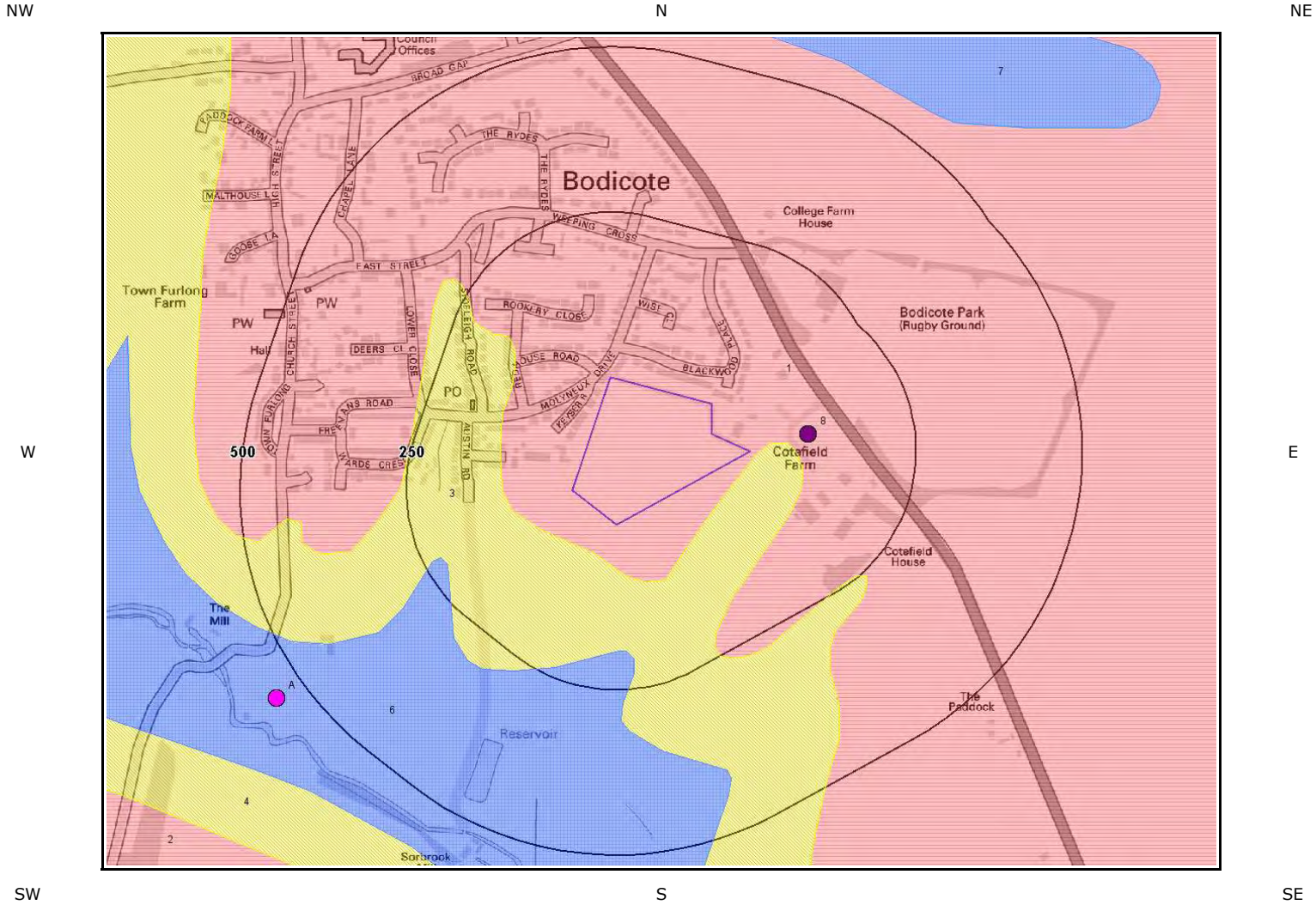
Aquifer Within Superficial Geology Legend



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	Site Outline		Principal Aquifer		Secondary Aquifer - Undifferentiated Layers
	Search Buffers (m)		Secondary (A) Aquifer - Permeable Layers		Unproductive
			Secondary (B) Aquifer - Lower Permeability Layers		Unknown (lakes and landslip)

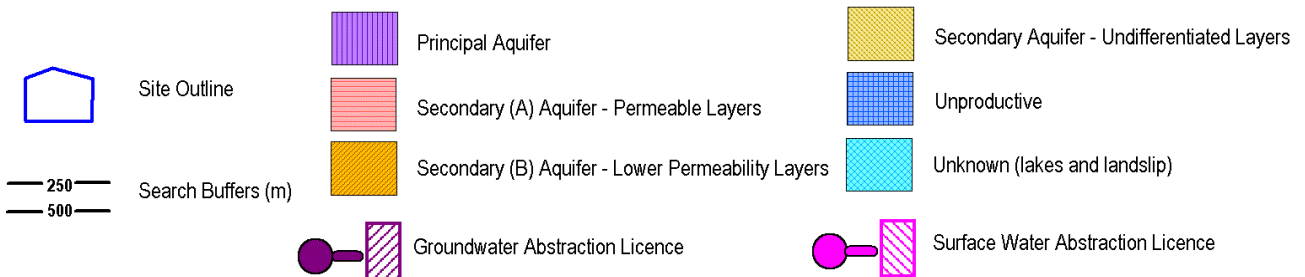
5b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



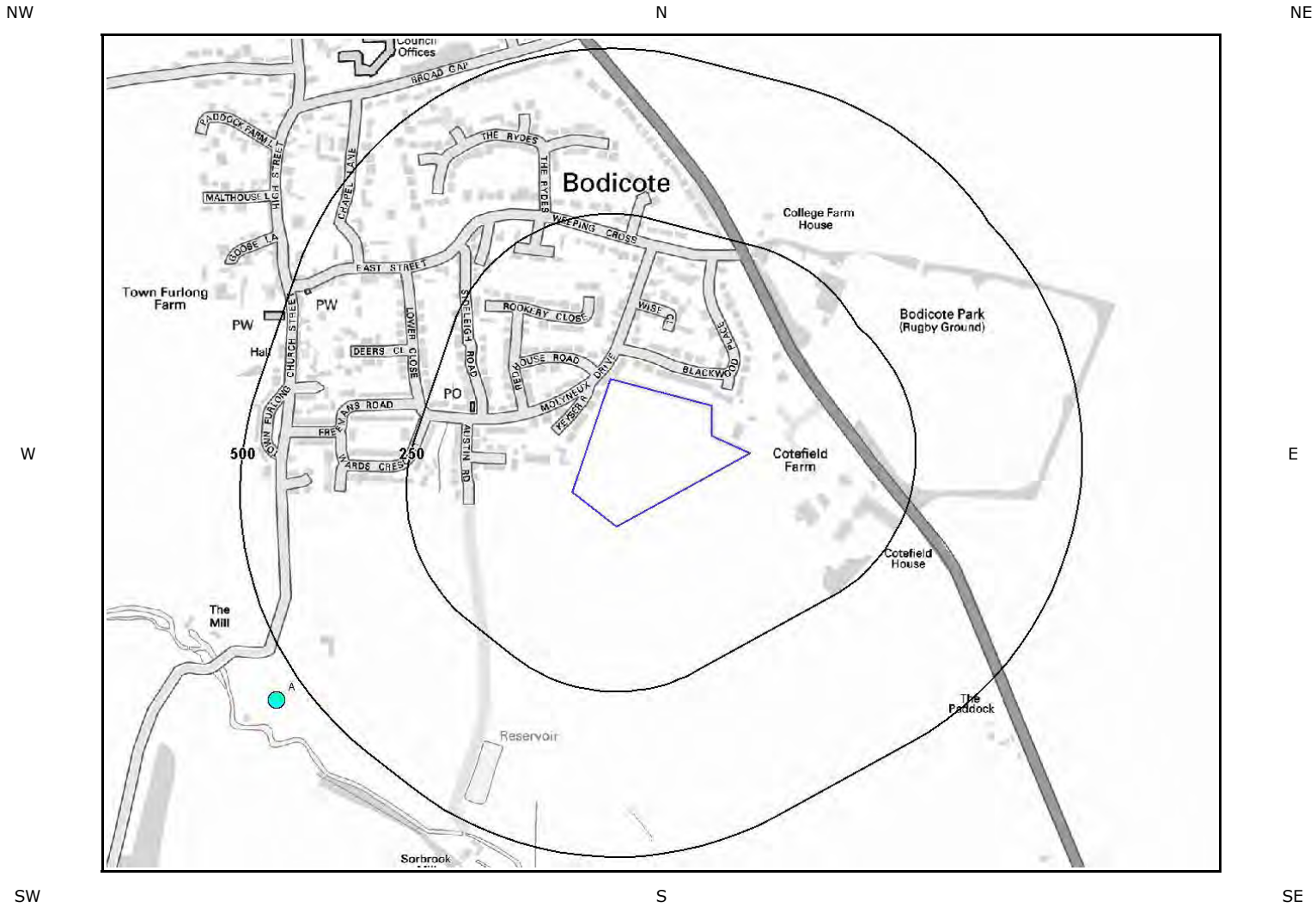
Aquifer Within Bedrock Geology Legend



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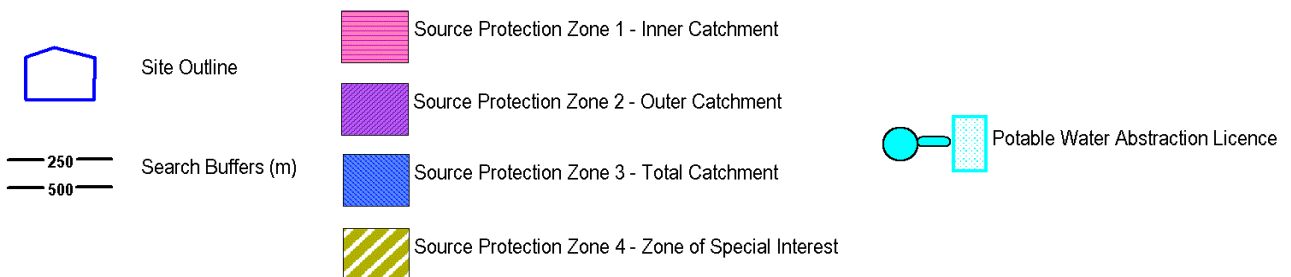
5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



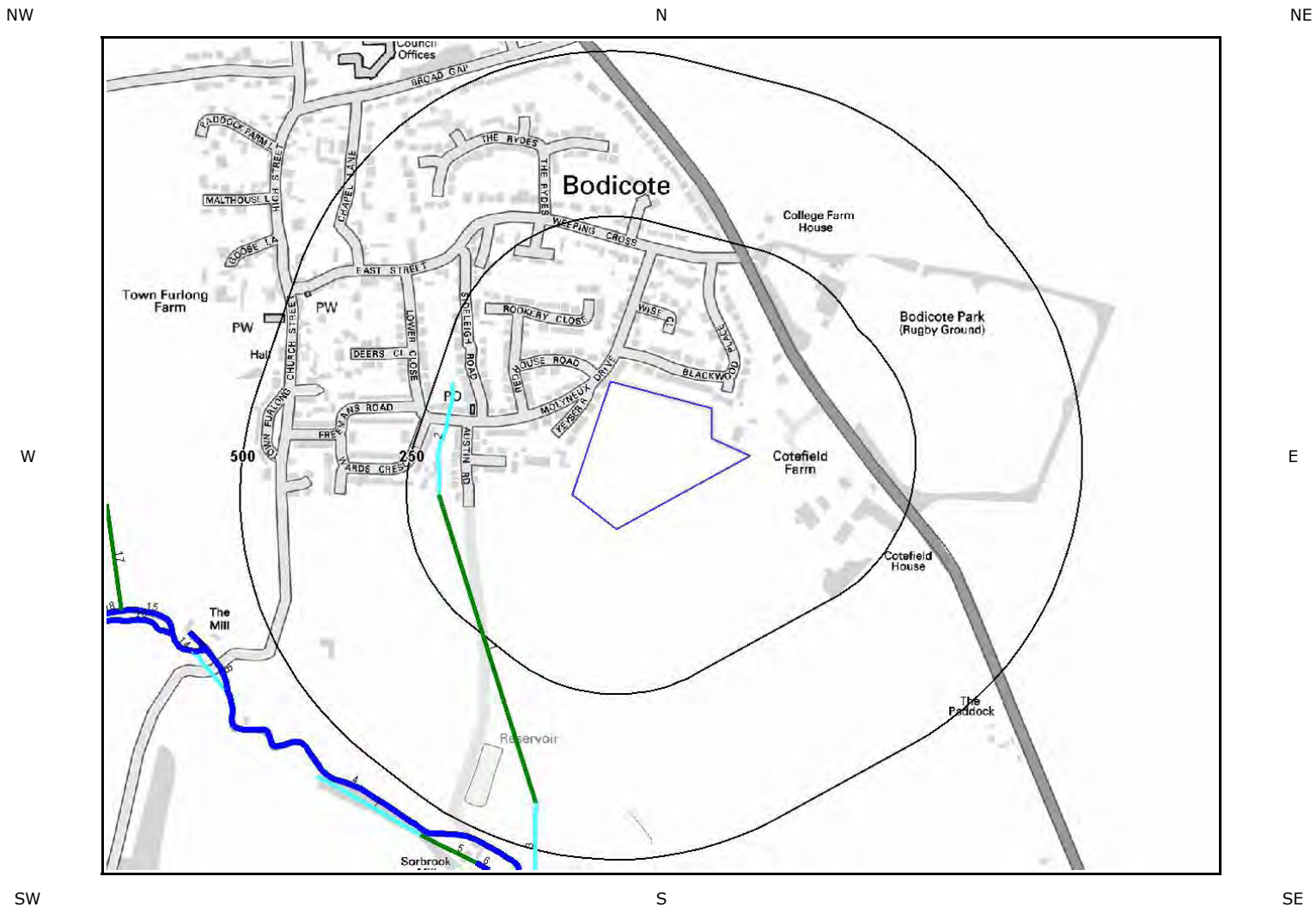
SPZ and Potable Water Abstraction Licenses Legend







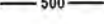
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5d. Hydrology – Detailed River Network and River Quality



Hydrology Legend

-  Primary River
-  Secondary River
-  Tertiary River
-  Lake/Reservoir
-  Underground River (inferred)
-  General Quality Assessment: Chemistry
-  Canal
-  Canal Tunnel
-  Extended Culvert (greater than 50m)
-  D/S of High Water Mark
-  D/S seaward extension
-  General Quality Assessment: Biology



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5. Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

Are there records of productive strata 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	349.0	SW	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

5.2 Aquifer within Bedrock Deposits

Are there records of productive strata 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	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	11.0	SE	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
6	191.0	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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	Direction	NGR	Details
----	----------	-----------	-----	---------

8	91.0	E	446800, 237500	Licence No: 28/39/14/0314 Details: Vegetable Washing Direct Source: Thames Groundwater Point: Cotefield Farm, Bodicote, Banbury, Oxon Data Type: Point	Annual Volume (m ³): 20000 Max Daily Volume (m ³): 109 Original Application No: WRA./5964 Original Start Date: 9/7/1992 Expiry Date: - Issue No: 100 Version Start Date: 9/7/1992 Version End Date:
Not shown	967.0	SW	445700, 236800	Licence No: 28/39/14/0008 Details: General Farming & Domestic Direct Source: Thames Groundwater Point: Bloxham Grove, Bodicote (a) Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: WR.A/959 Original Start Date: 14/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 9/5/1979 Version End Date:
Not shown	1887.0	E		Licence No: 28/39/14/0206 Details: General Farming & Domestic Direct Source: Thames Groundwater Point: Sutton Lodge, Twyford (l) Data Type: Point	Annual Volume (m ³): 4546 Max Daily Volume (m ³): 27.28 Original Application No: WR.A/682 Original Start Date: 10/4/1967 Expiry Date: - Issue No: 100 Version Start Date: 10/4/1967 Version End Date:
Not shown	1930.0	NE		Licence No: 28/39/14/0206 Details: General Farming & Domestic Direct Source: Thames Groundwater Point: Sutton Lodge, Twyford (a) Data Type: Point	Annual Volume (m ³): 4546 Max Daily Volume (m ³): 27.28 Original Application No: WR.A/682 Original Start Date: 10/4/1967 Expiry Date: - Issue No: 100 Version Start Date: 10/4/1967 Version End Date:

5.4 Surface Water Abstraction Licences

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

Yes

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

ID	Distance	Direction	NGR	Details	Details
12A	547.0	SW	446000, 237100	Licence No: 28/39/14/0234 Details: Potable Water Supply - Direct Direct Source: Thames Surface Water - Non Tidal Point: Bodicote Pumping Station Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: RG480 Original Start Date: 9/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 18/2/1994 Version End Date:
13A	547.0	SW	446000, 237100	Licence No: 28/39/14/0234 Details: Potable Water Supply - Direct Direct Source: Thames Surface Water - Non Tidal Point: Bodicote Pumping Stationsor Brook Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: RG480 Original Start Date: 9/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 18/2/1994 Version End Date:
14A	547.0	SW	446000, 237100	Licence No: 28/39/14/0234 Details: Potable Water Supply - Direct Direct Source: Thames Surface Water - Non Tidal Point: Bodicote Pumping Station - Sor Brook Data Type: Point	Annual Volume (m ³): 1663836 Max Daily Volume (m ³): 4546 Application No: RG480 Original Start Date: 9/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 18/2/1994 Version End Date:
Not shown	1304.0	W	445200, 237800	Licence No: 28/39/14/0296 Details: Spray Irrigation - Storage Direct Source: Thames Surface Water - Non Tidal Point: Wykham Park Farm, Banbury, Oxon (point A) Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: WRA./4804 Original Start Date: 18/7/1984 Expiry Date: - Issue No: 100 Version Start Date: 18/7/1984 Version End Date:

Not shown	1304.0	W	445200, 237800	Licence No: 28/39/14/0296 Details: Spray Irrigation - Storage Direct Source: Thames Surface Water - Non Tidal Point: Wykham Park Farm, Banbury, Oxon (point A) - Trib.of.sor Broo Data Type: Point	Annual Volume (m ³): 27276 Max Daily Volume (m ³): 828 Application No: WRA./4804 Original Start Date: 18/7/1984 Expiry Date: - Issue No: 100 Version Start Date: 18/7/1984 Version End Date:
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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	Direction	NGR	Details	
1A	547.0	SW	446000, 237100	Licence No: 28/39/14/0234 Details: Potable Water Supply - Direct Direct Source: Thames Surface Water - Non Tidal Point: Bodicote Pumping Station Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: RG480 Original Start Date: 9/10/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
2A	547.0	SW	446000, 237100	Licence No: 28/39/14/0234 Details: Potable Water Supply - Direct Direct Source: Thames Surface Water - Non Tidal Point: Bodicote Pumping Stationsor Brook Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: RG480 Original Start Date: 9/10/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
3A	547.0	SW	446000, 237100	Licence No: 28/39/14/0234 Details: Potable Water Supply - Direct Direct Source: Thames Surface Water - Non Tidal Point: Bodicote Pumping Station - Sor Brook Data Type: Point	Annual Volume (m ³): 1663836 Max Daily Volume (m ³): 4546 Original Application No: RG480 Original Start Date: 9/10/1967 Expiry Date: - Issue No: 100 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 River Quality

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

No

Biological Quality:

Database searched and no data found.

Chemical Quality:

Report Reference: GS-558783

Database searched and no data found.

5.8 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 (5d):

ID	Distance	Direction	Details	
1	193.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
2	201.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
3	432.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

5.9 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 to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	No	Yes

6. Environment Agency Flood Map

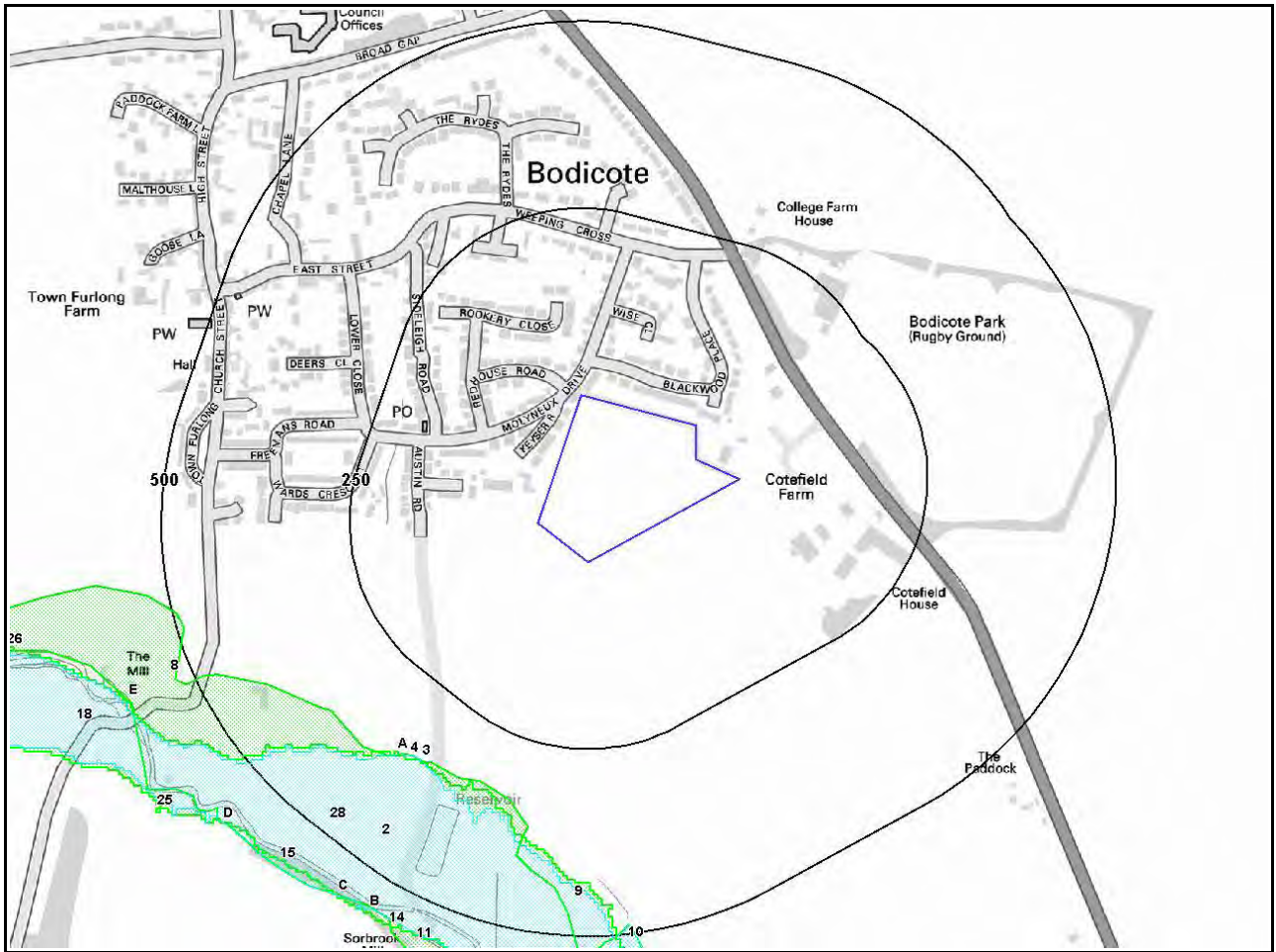
NW

NE

▲
N

◀W

▶E



SW

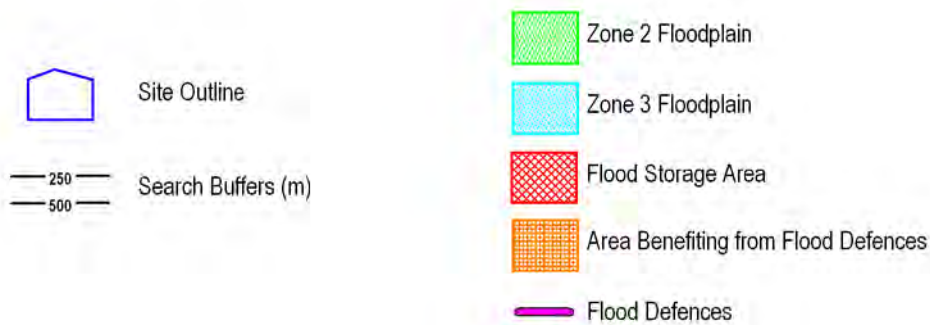
▼
S

SE

Environment Agency Flood Legend



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6. Flooding

6.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 2 floodplain? **No**

Database searched and no data found.

6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 3 floodplain? **No**

Database searched and no data found.

6.3 Flood Defences

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

6.4 Areas benefiting from Flood Defences

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

6.5 Areas used for Flood Storage

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

6.6 Groundwater Flooding Susceptibility Areas

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

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

6.7 Groundwater Flooding Confidence Areas

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

Low

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

NW



NE



W

E

SW



SE

Designated Environmentally Sensitive Sites Legend



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Site Outline	SAC	SSSI	NNR	World Heritage Sites
Areas of Outstanding Natural Beauty	SPA	Ramsar	LNR	Environmentally Sensitive Areas
	Nitrate Vulnerable Zones	Nitrate Sensitive Areas	National Parks	Ancient Woodlands

7. Designated Environmentally Sensitive Sites

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

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 0

Database searched and no data found.

Records of National Nature Reserves (NNR) within 2000m of the study site: 0

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: 0

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: 0

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: 0

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: 0

Database searched and no data found.

Records of World Heritage Sites within 2000m of the study site: 0

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: 1

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

ID	Distance	Direction	ESA Name	Data Source
2	1410.0	NE	Upper Thames Tributaries	Natural England

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 0

Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: 0

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site: 0

Database searched and no data found.

Records of Nitrate Vulnerable Zones within 2000m of the study site: 1

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

ID	Distance	Direction	NVZ Type	Data Source
1	0.0	On Site	NVZ Area	DEFRA

Records of Ancient Woodland 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? Low

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

Hazard
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

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.

8.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Null - Negligible

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

8.1.4 Compressible Ground

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

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

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

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? **Negligible**

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

Hazard

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.

* 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 Shallow Mining

What is the subsidence hazard relating to shallow mining on-site*? **Negligible**

*Please note this data is searched with a 150m buffer.

9.3 Brine Affected Areas

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

Database searched and no data found.

10. Contacts

GroundSure Helpline

Telephone: 08444 159 000
info@4c.groundsure.com



British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email:
enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological
enquiries



Environment Agency

National Customer Contact Centre
PO Box 544
Rotherham
S60 1BY
Tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622 www.hpa.org.uk/radiation
Radon measures and general radon information and
guidance



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5
Web: www.groundstability.com



Ordnance Survey

Romsey Road
Southampton SO16 4GU
Tel: 08456 050505



Local Authority

Authority: Cherwell District Council
Phone: 01295 252535
Web: www.cherwell-dc.gov.uk
Address: Bodicote House, Bodicote, Banbury, OX15 4AA

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27
8NW
Tel: 01252 845444



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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 conditions unless the context otherwise requires:

"**Beneficiary**" means the Client or the customer of the Client for whom the Client has procured the Services.

"**Commercial**" means any building which is not Residential.

"**Commission**" means an order for Consultancy Services submitted by a Client.

"**Consultancy Services**" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"**Contract**" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"**Client**" means the party that submits an Order or Commission.

"**Data Provider**" means any third party providing Third Party Content to GroundSure.

"**Data Report**" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"**GroundSure**" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"**GroundSure Materials**" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

"**Intellectual Property**" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"**Mapping**" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"**Order**" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"**Order Website**" means online platform via which Orders may be placed.

"**Report**" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"**Residential**" means any building used as or suitable for use as an individual dwelling.

"**Risk Screening Report**" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "**Consultancy Services**".

"**Services**" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"**Site**" means the landsite in respect of which GroundSure provides the Services.

"**Third Party Content**" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"**User Guide**" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 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 the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (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 (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. 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.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("**Payment Date**"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the **Third Party Content** where such **Third Party Content** is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

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

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

(i) not remove, suppress or modify any trademark, 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;

Report Reference: GS-558783

- (iii) not create any product or report which is derived directly or indirectly from the data contained in 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; and
 - (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party 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.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
 - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
 - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
 - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
 - (ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 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 material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9 Client's Right to Terminate and Suspend

- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, 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/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, 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/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, 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.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 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 Data Providers; or
 - (viii) changes in law.
- 11.7 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.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 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.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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APPENDIX D

BGS Radon Report



**British
Geological Survey**
NATURAL ENVIRONMENT RESEARCH COUNCIL

GeoReports

**Jim Twaddle
The Cottage
Mill Lane
Fenny Compton
CV47 2YF**

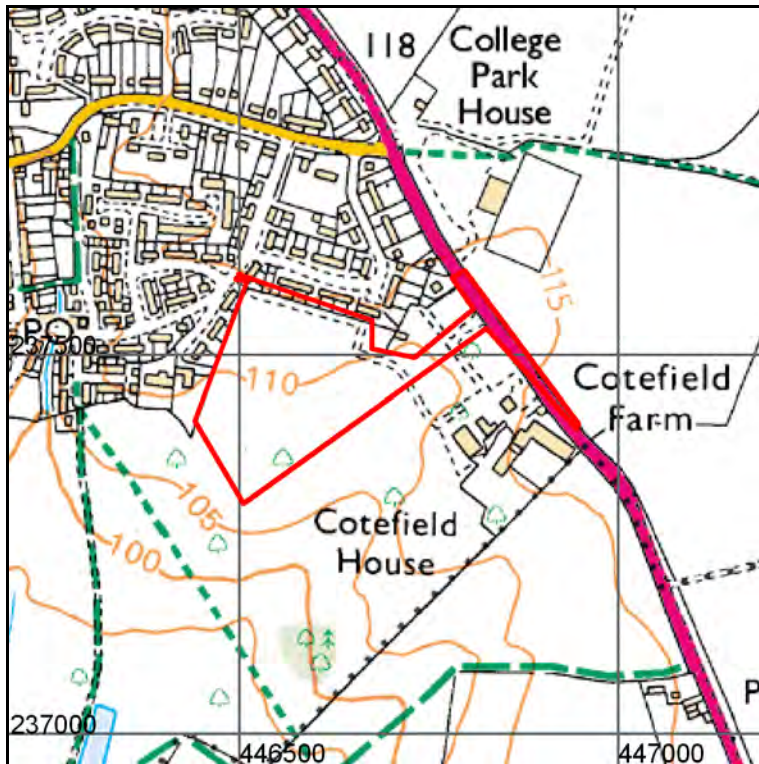
Radon Report: England and Wales

Advisory report on the requirement for radon protective measures in new buildings, conversions and extensions to existing buildings. The report also indicates whether a site is located within a radon Affected Area

Report Id: *GR_205904/1*

Client reference: Cotefield Farm

Search location



This report describes a site located at National Grid Reference 446694, 237458. Note that for sites of irregular shape, this point may lie outside the site boundary. Where the client has submitted a site plan the assessment will be based on the area given.

Search location indicated in red

This product includes mapping data licensed from Ordnance Survey.
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Scale: 1:10 000 (1cm = 100 m)



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OS Street View: Scale: 1:10 000 (1cm = 100 m)



Radon Report: England and Wales

This is an advisory report on the requirement for radon protective measures in new buildings, conversions and extensions. The report also indicates whether a site is located within a radon Affected Area

Requirement for radon protective measures

The determination below follows advice in *BR211 Radon: Guidance on protective measures for new buildings (2007 edition)*, which also provides guidance on what to do if the result indicates that protective measures are required.

FULL RADON PROTECTIVE MEASURES ARE REQUIRED FOR THE REPORT AREA.

The BGS is not able to provide advice on the technical specifications of 'basic' and 'full' radon protective measures. This information is detailed in **BRE Report BR211 Radon: guidance on protective measures for new buildings** which may be purchased from brebookshop.com. This report offers guidance on the technical solutions that are required to satisfy Building Regulations requirements.

Technical solutions to radon protection in new build and existing dwellings in radon affected areas are available on the BRE web site at: <http://www.bre.co.uk/page.jsp?id=1626> and <http://www.bre.co.uk/radon/> and in a range of technical reports available from brebookshop.com; Tel: 01923 664262, email: bookshop@bre.co.uk.

Summary guidance is available on the web at: <http://www.bre.co.uk/radon/protect.html>.

If you require further information or guidance, you should contact your local authority building control officer or approved inspector.



Radon in existing buildings

Is this property in a radon affected area – **YES**

The answer to the standard enquiry on house purchase known as **CON29 Standard Enquiry of Local Authority 3.13 Radon Gas: Location of the Property in a radon Affected Area is YES** this property is in a Radon Affected Area as defined by the Health Protection Agency (HPA).

The estimated probability of the property being above the Action Level for radon is: **30%+ (HIGHER PROBABILITY)**.

The result informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property. The only way to determine whether it is above or below the Action Level is to carry out a radon measurement within the existing property.

Radon Affected Areas are designated by the HPA. They advise that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a new build property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

If you are buying a currently occupied property in a Radon Affected Area you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so whether remedial measures were installed, radon levels were retested, and that the results of re-testing confirmed the effectiveness of the measures.

In radon affected homes, the problem of radon can usually be tackled with simple, effective and relatively inexpensive measures. These measures are comparable in cost to work such as damp-proofing and timber treatment. You can get practical advice about construction work to reduce radon levels from the Building Control Officer at your local council.

For further information, advice about radon, its health risks and details of how to order the radon test, please contact the HPA Radon Helpline on 01235 822622 or go online at www.ukradon.org or write to Radon Survey, Health Protection Agency, Centre for Radiation, Chemical and Environmental Hazards, Chilton, Didcot, Oxon, OX11 0RQ, email: radon@hpa.org.uk. You can obtain an information pack from the HPA free Radon answerphone on 0800 614529



What is radon?

Radon is a naturally occurring radioactive gas, which is produced by the radioactive decay of radium which, in turn, is derived from the radioactive decay of uranium. Uranium is found in small quantities in all soils and rocks, although the amount varies from place to place. Radon released from rocks and soils is quickly diluted in the atmosphere. Concentrations in the open air are normally very low and do not present a hazard. Radon that enters enclosed spaces such as some buildings (particularly basements), caves, mines, and tunnels may reach high concentrations in some circumstances. The construction method and degree of ventilation will influence radon levels in individual buildings. A person's exposure to radon will also vary according to how particular buildings and spaces are used.

Inhalation of the radioactive decay products of radon gas increases the chance of developing lung cancer. If individuals are exposed to high concentrations for significant periods of time, there may be cause for concern. In order to limit the risk to individuals, the Government has adopted an Action Level for radon in homes of 200 becquerels per cubic metre (Bq m^{-3}). The Government advises householders that, where the radon level exceeds the Action Level, measures should be taken to reduce the concentration.

Radon in workplaces

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293): **Radon in the workplace**. BRE publications may be obtained from the BRE Bookshop, Tel: 01923 664262, email: bookshop@bre.co.uk website: www.brebookshop.com



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APPENDIX E

Exploratory Hole Records

TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP101
Job No 12151J	Date 05-12-12 05-12-12	Ground Level (m)	Co-Ordinates ()	
Contractor				Sheet 1 of 1

STRATA		SAMPLES & TESTS			
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.20	[Symbol]	TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.	0.10	ES	
0.20-0.90	[Symbol]	Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone..	0.60	ES	
0.90-2.60	[Symbol]	Soft and Firm grey locally orange brown slightly sandy fissured SILT. Rust coloured staining on some fissure surfaces.	1.00	HV	65, 62 kN/m2
			1.20	D	
2.60-3.20	[Symbol]	Compact grey locally orange brown slightly sandy fissured SILT. Rust coloured staining on some fissure surfaces.	2.50	D	

BROWNFIELD TP 12151J BODICOTE.GPJ GINT STD AGS 3_1.GDT 15/1/13

<p>Shoring/Support: Stability:</p> <div style="text-align: center;"> <p style="margin: 0;">← 2.5 → A</p> <p style="margin: 0;">D B 0.4</p> <p style="margin: 0;">C</p> </div>	<p>GENERAL REMARKS</p> <p>No Groundwater encountered</p>
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All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG
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TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP102
Job No 12151J	Date 05-12-12 05-12-12	Ground Level (m)	Co-Ordinates ()	
Contractor				Sheet 1 of 1

STRATA		SAMPLES & TESTS			
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.25		TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.			
0.25-1.45		Soft becoming firm below 0.7 m grey locally orange brown slightly sandy SILT/CLAY. Cobbles of Limestone noted below 1.3 m.	0.50	ES	
				0.95 1.00	D HV
1.45-1.50		Moderately Weak LIMESTONE and IRONSTONE			


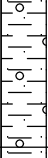

Shoring/Support: Stability: 	GENERAL REMARKS
	No Groundwater encountered

All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG
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BROWNFIELD TP_12151J_BODICOTE.GPJ_GINT STD AGS 3_1.GDT 15/1/13

TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP103	
Job No 12151J	Date 05-12-12 05-12-12	Ground Level (m)	Co-Ordinates ()		
Contractor					Sheet 1 of 1

STRATA			SAMPLES & TESTS		
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.25		TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.	0.10	ES	
0.25-0.75		Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone..	0.50	ES	
0.75-3.00		Firm to stiff becoming stiff below 1.2 m grey locally orange brown slightly sandy fissured CLAY. Rust coloured staining on some fissure surfaces. Becoming slightly gravelly below 2.2 m, gravel is angular medium to coarse of limestone and ironstone.	0.80	HV	65, 62 kN/m2
			1.25	HV	74, 76 kN/m2

Shoring/Support: Stability: 	GENERAL REMARKS
	Slight seepage at 2.7 m

All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG
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BROWNFIELD TP_12151J_BODICOTE.GPJ_GINT STD AGS 3_1.GDT 15/1/13

TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP104
Job No 12151J	Date 05-12-12 05-12-12	Ground Level (m)	Co-Ordinates ()	
Contractor				Sheet 1 of 1

STRATA		SAMPLES & TESTS			
Depth	No	DESCRIPTION	Depth	Remarks/Tests	
0.00-0.25	1	TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.			
0.25-0.75	2	Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone..	0.20	ES	
0.75-1.80	3	Firm to stiff becoming stiff below 1.2 m grey locally orange brown slightly sandy fissured CLAY. Rust coloured staining on some fissure surfaces. Becoming slightly gravelly below 1.6 m, gravel is angular medium to coarse of limestone and ironstone.	0.80	ES	
			0.80	HV	62, 68 kN/m2
			1.00	D	
			1.20	HV	105, 100 kN/m2
1.80-1.85	4	Moderately weak LIMESTONE and IRONSTONE- Recovered as angular cobbles.	1.75	D	

<p>Shoring/Support: Stability:</p> <div style="text-align: center;"> </div>	<p>GENERAL REMARKS</p> <p>No Groundwater encountered</p>
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All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG
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BROWNFIELD TP 12151J BODICOTE.GPJ GINT STD AGS 3_1.GDT 15/1/13

TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP105
Job No 12151J	Date 05-12-12 05-12-12	Ground Level (m)	Co-Ordinates ()	
Contractor				Sheet 1 of 1

STRATA		SAMPLES & TESTS		
Depth	No	DESCRIPTION	Depth	Remarks/Tests
0.00-0.30	1	TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.	0.20	ES
0.30-0.60	2	Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone..		
0.60-2.30	3	Stiff becoming very stiff below 1.5 m grey locally orange brown slightly sandy fissured CLAY. Rust coloured staining on some fissure surfaces.	0.75	HV 115, 120 kN/m2
	4		0.90	D
	5		1.20	HV >120 kN/m2
2.30-2.40	6	Moderately weak LIMESTONE and IRONSTONE recovered as angular cobbles.		

BROWNFIELD TP 12151J BODICOTE.GPJ GINT STD AGS 3_1.GDT 15/1/13

<p>Shoring/Support: Stability:</p> <div style="text-align: center;"> </div>		<p style="text-align: center;">GENERAL REMARKS</p> <p>Groundwater encountered at 2.3 m</p>	
All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG

TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP106
Job No 12151J	Date 05-12-12 05-12-12	Ground Level (m)	Co-Ordinates ()	
Contractor				Sheet 1 of 1

STRATA		SAMPLES & TESTS			
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.25		TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.			
0.25-0.50		Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone. Rare cobble of limestone noted.	0.40	ES	
0.50-1.70		Firm becoming stiff below 1 m grey locally orange brown slightly sandy fissured SILT/CLAY. Rust coloured staining on some fissure surfaces. Occasional angular coars egravel of limestone below 1 m	1.10 1.10	D HV	95, 90 kN/m2
1.70-3.20		Compact grey locally orange brown slightly sandy fissured SILT. Rust coloured staining on some fissure surfaces.	2.20	D	
3.20-4.00		Brown very clayey angular GRAVEL AND COBBLE of Limestone and Ironstone.			

BROWNFIELD TP 12151J BODICOTE.GPJ GINT STD AGS 3_1.GDT 15/1/13

Shoring/Support: Stability: 	GENERAL REMARKS
	Slight Seepage at 3.6 m

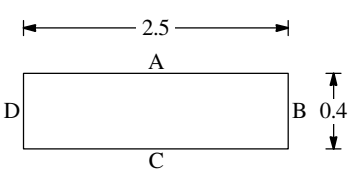
All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG
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TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP107	
Job No 12151J	Date 05-12-12 05-12-12	Ground Level (m)	Co-Ordinates ()		
Contractor				Sheet 1 of 1	

STRATA			SAMPLES & TESTS		
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.25		TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.			
0.25-0.40		Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone. Rare cobble of limestone noted.			
0.40-0.70		Brown very clayey angular GRAVEL AND COBBLE of Limestone and Ironstone.	0.50	ES	
0.70-1.30		Stiff grey locally orange brown slightly sandy fissured CLAY. Rust coloured staining on some fissure surfaces.	0.75	HV	>120 kN/m2
			1.10	D	
1.30-2.45		Stiff grey locally orange brown slightly sandy slightly gravelly fissured CLAY. Rust coloured staining on some fissure surfaces.	1.50	HV	>120 kN/m2
2.45-2.50		Moderately weak LIMESTONE and IRONSTONE.			

BROWNFIELD TP 12151J BODICOTE.GPJ GINT STD AGS 3_1.GDT 15/1/13

Shoring/Support: Stability: 			GENERAL REMARKS No Groundwater encountered		
All dimensions in metres Scale 1:25		Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket		Logged By CG

TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP108
Job No 12151J	Date 05-12-12 05-12-12	Ground Level (m)	Co-Ordinates ()	
Contractor				Sheet 1 of 1

STRATA			SAMPLES & TESTS		
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.25	1	TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.			
0.25-1.40	2	Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone.			
1.40-2.20	3	Stiff grey locally orange brown slightly sandy fissured CLAY. Rust coloured staining on some fissure surfaces.	1.80	HV	110, 104 kN/m2
2.20-3.10	4	Stiff grey locally orange brown slightly sandy fissured SILT/CLAY. Rust coloured staining on some fissure surfaces.	2.50	HV	>120 kN/m2
3.10-3.20	5	Moderately weak LIMESTONE and IRONSTONE recovered as angular cobbles.			

BROWNFIELD TP 12151J BODICOTE.GPJ GINT STD AGS 3_1.GDT 15/1/13

Shoring/Support: Stability:			GENERAL REMARKS	
			No Groundwater encountered	
All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG	

TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP109	
Job No 12151J	Date 05-12-12 05-12-12	Ground Level (m)	Co-Ordinates ()		
Contractor				Sheet 1 of 1	

STRATA			SAMPLES & TESTS		
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.25	1	TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.	0.20	ES	
0.25-0.90	2	Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone.			
0.90-1.55	3	Brown very clayey angular GRAVEL AND COBBLE of Limestone and Ironstone.	1.20	ES	
1.55-3.00	4	Stiff grey locally orange brown slightly sandy fissured SILT/CLAY. Rust coloured staining on some fissure surfaces.			

BROWNFIELD TP_12151J_BODICOTE.GPJ_GINT STD AGS 3_1.GDT 15/1/13

<p>Shoring/Support: Stability:</p> <div style="text-align: center;"> <p style="margin: 0;">A = 2.5 B = 0.4 D =</p> </div>	<p>GENERAL REMARKS</p> <p>No Groundwater encountered</p>
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All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG
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TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP110	
Job No 12151J	Date 05-12-12 05-12-12	Ground Level (m)	Co-Ordinates ()		
Contractor					Sheet 1 of 1

STRATA			SAMPLES & TESTS		
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.30		TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.	0.15	ES	
0.30-0.90		Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone.			
0.90-1.55		Brown very clayey angular GRAVEL AND COBBLE of Limestone and Ironstone.	1.10	ES	
1.55-1.60		Moderately weak LIMESTONE and IRONSTONE recovered as angular gravel and cobble.			

Shoring/Support: Stability: 	GENERAL REMARKS	
	No Groundwater encountered	

All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG
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BROWNFIELD TP_12151J_BODICOTE.GPJ_GINT STD AGS 3_1.GDT 15/1/13

TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP111	
Job No 12151J	Date 06-12-12 06-12-12	Ground Level (m)	Co-Ordinates ()		
Contractor					Sheet 1 of 1

STRATA			SAMPLES & TESTS		
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.20		TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.			
0.20-0.68		Stiff brown locally orange brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone and ironstone.	0.50	D	104, 116 kN/m2
			0.50	ES	
0.68-0.70		Moderately weak LIMESTONE and IRONSTONE recovered as angular gravel and cobble.	0.60	HV	

BROWNFIELD TP 12151J BODICOTE.GPJ GINT STD AGS 3_1.GDT 15/1/13

Shoring/Support: Stability: 	GENERAL REMARKS
	No Groundwater encountered

All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG
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TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP112	
Job No 12151J	Date 06-12-12 06-12-12	Ground Level (m)	Co-Ordinates ()		
Contractor				Sheet 1 of 1	

STRATA			SAMPLES & TESTS		
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.30	1	TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.	0.15	ES	
0.30-1.60	2	Stiff becoming very stiff below 1.5 m grey locally orange brown slightly sandy fissured CLAY. Rust coloured staining on some fissure surfaces.	0.70 0.80	ES HV	>120 kN/m ²
1.60-2.10	3	Compact grey locally orange brown slightly gravelly SILT. Gravel is angular medium to coarse of Ironstone and limestone.	1.40	D	
2.10-2.15	4	Moderately weak LIMESTONE and IRONSTONE recovered as angular cobbles.	1.80	D	

BROWNFIELD TP 12151J BODICOTE.GPJ GINT STD AGS 3_1.GDT 15/1/13

Shoring/Support: Stability:			GENERAL REMARKS		
<p style="font-size: small;">A diagram of a rectangular trial pit. The length is labeled 'A' and is 2.5 metres. The width is labeled 'B' and is 0.4 metres. The depth is labeled 'D'.</p>			Slight seepage at 2.1 m		
All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG		

TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP113	
Job No 12151J	Date 06-12-12 06-12-12	Ground Level (m)	Co-Ordinates ()		
Contractor				Sheet 1 of 1	

STRATA			SAMPLES & TESTS		
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.25		TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.	0.20	ES	
0.25-0.65		Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone..			
0.65-1.22		Stiff grey locally orange brown sligtly sandy fissured CLAY. Rust coloured staining on some fissure surfaces.			
1.22-1.25		Moderately weak LIMESTONE and IRONSTONE recovered as angular cobbles.	0.80	HV	71, 69 kN/m2
			1.00	D	
			1.00	ES	
			1.20	HV	74, 70 kN/m2

Shoring/Support: Stability: 	GENERAL REMARKS
	No Groundwater encountered

All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG
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BROWNFIELD TP_12151J_BODICOTE.GPJ_GINT STD AGS 3_1.GDT 15/1/13

TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP114
Job No 12151J	Date 06-12-12 06-12-12	Ground Level (m)	Co-Ordinates ()	
Contractor				Sheet 1 of 1

STRATA		SAMPLES & TESTS		
Depth	No	DESCRIPTION	Depth	Remarks/Tests
0.00-0.20	1	TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.	0.10	ES
0.20-0.65	2	Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone..	0.50	ES
0.65-2.10	3	Stiff grey locally orange brown slightly sandy fissured CLAY. Rust coloured staining on some fissure surfaces.	0.80	HV 90, 76 kN/m2
			1.00	D
			1.10	HV 90, 87 kN/m2
			1.70	HV 95, 98 kN/m2
2.10-2.15	4	Moderately weak LIMESTONE and IRONSTONE recovered as angular cobbles.	2.00	D

BROWNFIELD TP 12151J BODICOTE.GPJ GINT STD AGS 3_1.GDT 15/1/13

<p>Shoring/Support: Stability:</p> <div style="text-align: center;"> <p style="margin: 0;">← 2.5 → A D B 0.4 C</p> </div>			<p>GENERAL REMARKS</p> <p>No Groundwater encountered</p>
All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG

TRIAL PIT LOG

Project Bodicote				TRIAL PIT No TP115
Job No 12151J	Date 06-12-12 06-12-12	Ground Level (m)	Co-Ordinates ()	
Contractor				Sheet 1 of 1

STRATA		SAMPLES & TESTS			
Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.25	1	TOPSOIL: Soft to firm brown slightly sandy CLAY with occasional roots and rootlets and rare subangular medium gravel of limestone.	0.10	ES	
0.25-0.40	2	Firm brown slightly sandy locally slightly gravelly CLAY. Gravel is angular, fine and medium of limestone.			
0.40-0.85	3	Brown very clayey angular GRAVEL AND COBBLE of Limestone and Ironstone.			
0.85-2.60	4	Stiff grey locally orange brown slightly sandy fissured SILT/CLAY. Rust coloured staining on some fissure surfaces.	1.20	D	
2.60-2.65	5	Moderately weak LIMESTONE and IRONSTONE recovered as angular cobbles.			

<p>Shoring/Support: Stability:</p> <div style="text-align: center;"> <p style="margin: 0;">← 2.5 → A</p> <p style="margin: 0;">D B 0.4</p> <p style="margin: 0;">C</p> </div>	<p>GENERAL REMARKS</p> <p>No Groundwater encountered</p>
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All dimensions in metres Scale 1:25	Client Banner Homes	Method/Trial Pit excavated using JCB Plant Used 3CX with 0.3 m bucket	Logged By CG
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BROWNFIELD TP_12151J_BODICOTE.GPJ_GINT STD AGS 3_1.GDT 15/1/13