LISTERS

Geotechnical Consultants

Pye Homes Ltd and The Vanbrugh Unit Trust

Phase I Geoenvironmental Desk Study Report

Land to the East
WOODSTOCK
Oxfordshire
OX20 1QF

Report No: 14.08.005
November 2014

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1 DOCUMENT RECORD

Report Title	Phase I Geoenvironmental Desk Study Report
Project Title	New Mixed Development
Project Address	Land to the east of Woodstock, Oxfordshire. OX20 1QF
Project Number	14.08.005
Client Company Name	Pye Homes Ltd. and The Vanbrugh Unit Trust

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For and on behalf of Listers Geotechnical Consultants

Issue No	Date	Status
1	5 September 2014	Draft
2	9 October 2014	Second Draft
3	18 November 2014	Third Draft

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2 PHASE I GEOENVIRONMENTAL DESK STUDY REPORT

2.1 INTRODUCTION

2.1.1 A Phase I Geoenvironmental desk study has been undertaken for land to the east of Woodstock, Oxfordshire, with an approximate postcode of 0X20 1QF. A Site Location Plan is provided in Appendix A. The Ordnance Survey National Grid reference for the site is 445780, 216300.

2.1.2 This report describes the desk study and walkover survey carried out by Listers Geotechnical Consultants in order to provide an evaluation of the potential ground conditions and possible extent of any soil contamination present on the site. The report presents a preliminary human health and groundwater risk assessment based on the findings of the desk study information, and information on the potential geotechnical conditions that may be encountered.

2.1.3 Instructions to undertake the investigation were received from Pye Homes Ltd and The Vanbrugh Unit Trust, in their letter referenced GF/SJP dated 1st August 2014.

2.2 PROPOSALS

2.2.1 It is proposed to redevelop the site to accommodate a mixed development including up to 1,500 residential dwellings, a relocated football stadium, a supermarket, elderly care provision, a link and ride area and a local centre. A plan showing the proposed development is included in the Appendices.

2.3 SITE INFORMATION AND WALKOVER SURVEY

2.3.1 A walkover survey of the site and its immediate surrounds was undertaken on the 11th August 2014. A selection of site photographs is provided in Appendix A along with a plan showing the existing site layout. This description below is based on that walkover survey undertaken on that day.

2.3.2 The site lies in a rural area, and is currently occupied by agricultural fields. The site consists of an approximately rectangular parcel of land, trending southeast-northwest, with approximate dimensions of 850 metres by 750metres, the site extends to approximately 75 hectares.

2.3.3 The site is generally flat lying with a slight ridge sloping down a few metres towards the south of the site, between the ridge and the A44. The site is bordered to the north by Shipton Road leading to more agricultural land; to the northwest by Shipton Road leading to Marlborough School; to the west by residential dwellings adjoining "Flemings Road" (this can be seen in photograph 6).; to the south by Oxford Road (A44) with a single dwelling, "Littlecote", in the centre of the southern boundary, adjoining the road; and to the east by Upper Campsfield Road

(A4095) with a row of bungalows and a cattery towards the southeast of the site. Further afield, the town of Woodstock is located to the immediate west of the site area; London Oxford Airport is located to the southeast of the site; and Blenheim Palace and Park are located to the southwest of the site area.

2.3.4 On the site area itself, there were three large fields and a school playing field separated by hedge lines. The largest was located across the central and eastern area of the site and was approximately 700m by 700m square. It had just been harvested and stubble and chaff was still across the ground surface. This can be seen in photograph 1. A wooded border, approximately 10 metres wide was located along the north and eastern boundaries and in the northeast corner was a small triangular wooded area that was slightly topographically depressed. This can be seen in photograph 2. The small wooded area was once a quarry as can be seen in the Site History section. To the southeast of this field were a row of residential bungalows and a cattery which can be seen in photograph 12; and in the southwest corner was a residential property called Littlecote which can be seen in photograph 11. Neither properties form part of the site.

2.3.5 The smallest field is located in the southwest corner of the site and measures approximately 250m by 200m. This can be seen in photographs 8 & 10. Again it is flat lying and had stubble and chaff across it's surface. Littlecote was located in it's southeast corner.

2.3.6 The third field was located towards the northwest and measured approximately 400 metres by 250 metres. This can be seen in photographs 6 & 7. Again, the field was generally flat lying and covered with chaff and stubble. Towards the northeast of this field was a stone built house and grounds (Pest House), with a small enclosure for goats and a driveway leading down from Shipton Road. This can be seen in photographs 3 & 4.

2.3.7 The school playing field was located between the third field and Shipton Road to the north. This was approximately 250m by 150m and rectangular in shape. It was flat-lying with well kept grass and a grass running track on the centre of it. This can be seen in Photograph No. 5.

2.3.8 Across all of the fields, limestone fragments, or "brash", could be seen, betraying the near surface geology under the site. This can be seen in photograph 9. There was no evidence of potentially contaminative point sources across the whole site.

3 GEOLOGY

3.1 Published Geology

3.1.1 Reference to published geological information on the area (BGS Map 1:50,000 - Sheet 236) indicates that the site is underlain by Middle Jurassic age strata comprising Cornbrash Formation to the centre, north and east of the site and Forest Marble Formation towards the southwest of the site, with a small normal fault, downthrown to the north, to the immediate west of the site.

3.1.2 Cornbrash Formation strata are described as 'medium- to fine-grained, predominantly bioclastic limestones. Generally bluish grey when fresh, but weathers to olive or yellowish brown. Thin argillaceous partings or interbeds of calcareous mudstone may occur'

3.1.3 The Forest Marble strata are described as 'greenish grey, silicate-mudstone, with lenticular typically cross-bedded limestone units that form banks and channel-fills, especially in lower part. A variety of limestone types occur, of which grey, weathering brown and flaggy, variably sandy medium to coarsely bioclastic grainstone predominates.'

3.2 Historic Boreholes

3.2.1 The records of four exploratory holes, put down on or near the site in July 1990 as part of a possible Woodstock By-Pass scheme, have been obtained from the British Geological Survey. These are included in the Appendices with an associated location plan.

3.2.2 These indicate that the site is underlain by topsoil to between 0.25m and 0.60m thick followed by a sequence of interbedded stiff buff and grey-green locally sandy clays and weak to strong oolitic fractured limestone, with individual beds between 0.50m and 3.00m thick on average, and was encountered down to a maximum depth of 9.50m bgl (the base of the hole).

3.2.3 Groundwater was struck in one borehole at 5.22m bgl and rose to 3.53m bgl.

4 DESK STUDY AND BACKGROUND INFORMATION

4.1 GENERAL

4.1.1 A desk study review of the site and its history has been undertaken to establish the former land usage and the potential for any historically derived sources of chemical contamination. A copy of the desk study information is presented in Appendix C of this report.

4.1.2 It should be noted that the information provided in the desk study is obtained from independent third party sources. It is provided in good faith, but no guarantee can be provided as to its accuracy. The Client should make independent enquiries on information provided in the desk study information that may impact on the proposed development. The desk study information is not necessarily exhaustive and further information relevant to the site may be available from other sources.

4.1.3 The desk study comprises a review of the following consultations and information sources:

- Environment Agency (EA)
- Natural England
- Health Protection Agency
- National Geoscience Information Service
- British Geological Survey (BGS)
- Contemporary Trade Directories
- Historical Ordnance Survey maps
- National Monuments and Records Office

4.1.4 Information from the above referenced sources has been utilised to develop a conceptual model of the site for use in the geotechnical appraisal and source-pathway-receptor risk assessment.

4.1.5 It should be noted that the red line boundary indicated on the historical maps and site sensitivity maps included in the Envirocheck report cannot be 100% accurate as this report was acquired from the internet and slight changes in overlaying the maps means that boundaries alter slightly. It is only meant as an approximate indication of site boundaries over historical time and this has been taken into account when describing the site history.

4.2 HISTORY OF THE SITE

4.2.1 The history of the site has been established by reviewing the historical Ordnance Survey maps, aerial photography and literature concerning the area, collected as part of the desk study information. This has established the following:

4.2.2 Historical Maps

4.2.2.1 The first maps of 1877 indicates that at that time the site was divided into five fields, with a small square enclosure to the east of Pest House (within was is now the large field) and the northwest field being divided into two, down the middle. Pest House is located to the north of the site and there are two small quarries marked, one on the site to the northeast and one on the opposite side of Upper Campsfield Road in the southeast corner of the site. The Pest House is believed, from its name, to have been a relocated smallpox isolation "hospital" in order to protect the people of the town from any persons with infectious diseases. It was originally located within the village (in Rectory Lane), but as the village/town grew was relocated to this location in the late 1700's early 1800's. The rest of the site is in use as agricultural fields.

4.2.2.2 The maps of 1899 show that both quarries have been infilled and are no longer shown, and it shows that at some between 1884 and 1899 the northwest field and playing field were converted from agricultural usage to allotments, as has the grounds of Pest House. This may have something to do with a large increase in residential development in the town of Woodstock due to the construction of the Great Western Railway Woodstock arm to the north of the site.

4.2.2.3 The next map of 1922 shows that another isolation hospital has been constructed towards the northern edge of the large field, next to the original Pest House, obviously to cope with increased numbers of people in the town. It is accessed via Shipton Road, and appears to be within its own small grounds.

4.2.2.4 The map of 1939 shows that the isolation hospital had been removed by that time and it appears that Littlecote and the Cattery on Oxford Road and Upper Campsfield Road, respectively, had been built at that time. In addition, to this London Oxford (Kidlington) Airport had begun its usage in 1938 on the opposite side of Upper Campsfield Road, although the maps do not show it at that time, probably because the main activity was located approximately 1km to the southeast of the site.

4.2.2.5 The map and aerial photo of 1947 and 1955 show the perimeter road for the airport to the east of the site and show the site to be agricultural in usage.

4.2.2.6 Reference to historical literature indicates that the airport was first used in 1938 by the RAF as a training airport and continued that usage throughout the Second World War. It was attacked twice in 1940 and 1941 by single bombers with one unexploded bomb, which was dealt with at the time. Neither plane was shot down. After the war the airport continued as a training airport and expanded to provide a variety of civil and training flights.

4.2.2.7 By 1974, there had been a large residential development to the west of the site area along the new Flemings Road. The playing field is also shown at this time in the northwest corner of the site. Many new buildings are also seen on the airport site, adjacent to Upper Campsfield Road.

4.2.2.8 No significant changes occur to the site and its immediate environs from that date.

4.2.3 Historical Aerial Photographs

4.2.3.1 Historical aerial photographs were sourced from the National Records and Monument Office in Swindon dating from April 1944 to July 1990.

4.2.3.2 The early photos from April 1944 to February 1952 show the site area being used for mainly agricultural purposes with allotments across the northwest corner and within the ground of the Pest House. The photos of 1946 to 1952 show a hut or structure of some kind within the centre of the large field, with a track leading to it from the Upper Campsfield Road. During this time the field boundaries are not set as present, with the large field being broken up towards its north and the western fields not being confined by residential development to the west.

4.2.3.3 By April 1971, residential development to the west has set the field boundaries along this side and the site area is seen to be as it was during the site walkover. There is no structure in the large field either at this time.

4.2.3.4 An oblique photograph of July 1990 shows the large field to have been set to rape at this time.

4.3 INTERVIEWS

4.3.1 Contact was made with Stuart Rawlinson, Environmental Health/ Contaminated Land Officer of West Oxfordshire District Council via email on the 5th August 2014, but at the time of publishing the draft Phase I Desk Study Report no reply had been received.

4.4 UNEXPLODED ORDNANCE AND BOMB SITES

4.4.1 The site is located in an area where there is a low risk of unexploded ordnance. An unexploded bomb risk map obtained from Zetica is provided in the Appendices. Reference to historical literature indicates that the airfield to the east was attacked during the Second World War, twice, but that no bombs landed outside the confined of that field.

4.5 HYDROLOGY

4.5.1 The nearest surface watercourse is the Rowell Brook that flows towards the south, approximately 100m to the southeast of the site. There is also a small pond 270m to the south of the site and a reservoir 260m to the northeast, neither of these have been named and both appear to be man-made ponds.

4.5.2 There are two current surface water abstraction licenses located from the reservoir to the northeast of the site. These are for spray irrigation purposes.

4.6 HYDROGEOLOGY

4.6.1 Information obtained from the Environment Agency indicates that the site is located on a Secondary A Bedrock Aquifer, the Cornbrash Formation.

4.6.2 The aquifer designation data is based on geological mapping provided by the British Geological Survey. The maps are divided into two different types of aquifer designation:

- **Superficial (Drift)** - permeable unconsolidated (loose) deposits. For example, sands and gravels.
- **Bedrock** - solid permeable formations e.g. sandstone, chalk and limestone.

4.6.3 For each type there are Principal, Secondary A, Secondary B and Unproductive Strata, each with a decreasing rank of importance.

4.6.4 There are no current groundwater abstraction licenses located within 1000m of the site.

4.6.5 According to information provided by the Environment Agency the site is outside of any Source Protection Zone/s (SPZ). An SPZ is a protection zone placed around a well or borehole that supplies groundwater of potable quality.

4.6.6 There have been no substantiated pollution incidents to controlled waters within 250m of the site.

4.7 LANDFILL, WASTE TREATMENT AND INDUSTRIAL USAGE SITES

4.7.1 Reference to records from the BGS, the Environment Agency and the Local Authority indicates that there are no waste transfer, waste treatment or waste management facilities within 1000m of the site area. However, reference to records indicates that there is a historic landfill site in a railway cutting 270m to the north of the site. It was used during the late 1970s early 1980s for deposition of inert, domestic, industrial and commercial waste.

4.7.2 There are no registered Local Authority/ Integrated Pollution Control (IPC) Licenses or Integrated Pollution Prevention and Control (IPPC) licenses within 2000m of the site.

4.7.3 There is one active trade directory entries that have been found within 250m of the site, this is a printing firm 160m to the south of the site.

4.8 WORKED OUT GROUND/MADE GROUND

4.8.1 Worked out ground is recorded on the historical map of 1884 to the extreme northeast of the site and adjacent to the site in the southeast corner.

4.9 RADON GAS

4.9.1 Reference to information obtained from the National Geoscience Information Service/Health Protection Agency indicates that the site lies within an area where between 1% and 3% of homes exceed the action level for radon gas. The BGS recommends that no radon protection measures are necessary in new dwellings or extensions

4.9.2 The new target level published by the Health Protection Agency (HPA) for homes is 100Bq/m^3 and remediation may be required for radon levels between 100Bq/m^3 and 200Bq/m^3 in certain circumstances.

4.9.3 The HPA now recommends that, regardless of measured radon levels, all properties with basements should install at least basic radon protection measures.

4.9.4 However, should industrial development be planned for the site the trigger level is 400 Bq/m^3, double that of the domestic level. As such, the need for protection measures may be reduced or removed, depending on discussion with the Local Authority and the final design of the proposed buildings. For example large well ventilated warehouses or small poorly ventilated individual offices.

4.9.5 A more in depth radon report may be required at a later date, due to the size of the site.

4.10 RISK OF GASEOUS CONTAMINATION

4.10.1 We have provisionally assessed the risk of ground gas impacting the site, by reference to guidance given in the paper "A pragmatic approach to ground gas risk assessment for the 21st Century" Card and Wilson, 2011. This is a follow up paper to the CIRIA Report 665 and is compatible with that document.

- Three possible credible sources or pathways for landfill gas migration from an off site landfill have been identified. The worked out ground to the northeast; the southeast and the railway to the north of the site. Although this is thought to be unlikely, as all three

sources are small in size and unlikely to be able to produce ground gases in large quantities.

- The site has not been a registered landfill
- The Made Ground is not expected to be 5m deep or an average of 3m in thickness.
- The site is locally located on a carbonate rich rock although this is unlikely to produce significant carbon dioxide or significant gas flows.
- Radon protection measures are not required for this site.
- Table 2 in the Card and Wilson 2011 paper has been referenced and the site does not lie on a potential naturally organic soil or humic or degradable Made Ground soil, as defined in this table.

4.10.2 As such, it is considered that limited gas monitoring is required at this site adjacent to the possible sources to check for any ground gases.

4.11 GROUND RELATED HAZARDS

4.11.1 The risk of subsidence from the following ground related hazards is also recorded to be very low or non-existent:

- Ground dissolution
- Gulls and cambering
- Landslip

4.12 CURRENT/FORMER SITE USAGE

4.12.1 The site has been and still is used for a general agricultural purpose. There was an isolation hospital in the north of the site at the turn of the 20th Century; an area of worked out ground in the northeast corner and a structure in the centre of the large field. It is considered unlikely that any of these would create a significant amount of contaminated material, but their location will be investigated.

4.12.2 Generally, the following chemicals may be present in the soil or groundwater beneath the site in previously developed areas:

- Cadmium
- Chromium
- Copper
- Lead
- Zinc
- Arsenic
- Boron
- Sulphates
- PAH's
- Insecticides and other Biocide

4.13 ADJACENT SITE USAGE

4.13.1 The site area is surrounded to the south, east and north by roads leading to fallow or agricultural land with no existing potential pollution sources. To the west of the site are residential properties, again with no existing potential pollution sources. The only two potential pollution sources encountered were historical and were an old quarry seen in historical map to the south of the site across Upper Campsfield Road; and the disused landfill site within an old railway cutting 200m to the north of the site. It is possible that both of these may produce ground gases that may migrate onto the site. However, in both cases this is considered highly unlikely as they are both very small in size and unlikely to produce significant volumes or flows of ground gases.

5 CONCEPTUAL MODEL

5.1 GENERAL

5.1.1 A preliminary risk assessment has been carried out using the source-pathway-receptor principle to create a conceptual model for the site. Potential sources of contamination have been assessed using the Contaminated Land Exposure Assessment (CLEA) Guidelines, and the fact that a pathway must exist between a potential source and an identified receptor for there to be a risk, has been taken into account.

5.1.2 Potential Pollution Sources

5.1.2.1 The results of the desk study and walkover indicate that the following potential sources of ground contamination are present at or in close proximity to the site:

- Made Ground may be present at the site associated with the isolation hospital in the north of the site at the turn of the 20th Century; the area of worked out ground in the northeast corner and the structure in the centre of the large field. However, this is considered unlikely.
- It is possible that migrating ground gases may be coming from the historic worked out ground and landfill to the north and southeast of the site, and the old worked out quarry to the northeast of the site. However, this is considered unlikely.

5.1.3 Identified Receptors

5.1.3.1 The following receptors with regard to human health have been identified at the site:

- End users of the site (residents or workers)
- Surrounding residents
- Construction workers for the new development

5.1.3.2 The following receptors with regard to the environment and controlled waters have been identified at the site:

- Controlled Waters - the Secondary A aquifer beneath the site (Cornbrash Formation)
- Local Ecosystem

5.1.4 *Potential Pollutant Pathways*

5.1.4.1 It is considered that potential pathways exist between these potential sources and the above identified receptors. For human health these include:

- Direct soil ingestion in exposed soft landscaped areas.
- Inhalation of indoor and outdoor dust.
- Ingestion of soil attached to home grown vegetables.
- Ingestion of contamination uptake in home grown fruit and vegetables.
- Migration of ground gasses through permeable soils and buildings.

5.1.4.2 For controlled waters /and the environment these include:

- Migration of contaminants through the unsaturated zone.
- Migration of contaminants through the groundwater.

6 SUMMARY OF ENVIRONMENTAL RISK

6.1 Desk Study research has identified three potential contamination sources on the site. However, it is considered that the likelihood of these sources being significant is **VERY LOW**. Therefore, on the basis of the information obtained and reviewed within this report, the potential risk for land ownership and potential liability issues associated with the site are considered to be **VERY LOW**. As such, given the possible isolated sources, the size of the project and the need to carry out ground investigation to establish soil conditions across the whole site; it is recommended that a general sweep of contamination tests are undertaken across the site and the three potential sources areas be more specifically targeted.

7 SUMMARY OF GEOTECHNICAL RISK

7.1 As indicated by the geological map and historical boreholes on the site the expected geology at the site is interbedded fractured limestone and stiff buff or grey clay. The limestone should prove adequate for drainage purposes but the clay will be less permeable.

7.2 Some degree of differential settlement maybe experienced where structures are founded on both rock and clay, but both strata should provide adequate founding strata for the low-rise buildings anticipated on the site.

7.3 Deepening of foundations may be required near existing or proposed vegetation, in line with the NHBC Standards Chapter 4.2, as the clay is likely to be medium shrinkage potential.

7.4 CBR and sub-grade properties are expected to be good, although the limestone may be frost susceptible, meaning roadway construction will need to be 450mm thickness.

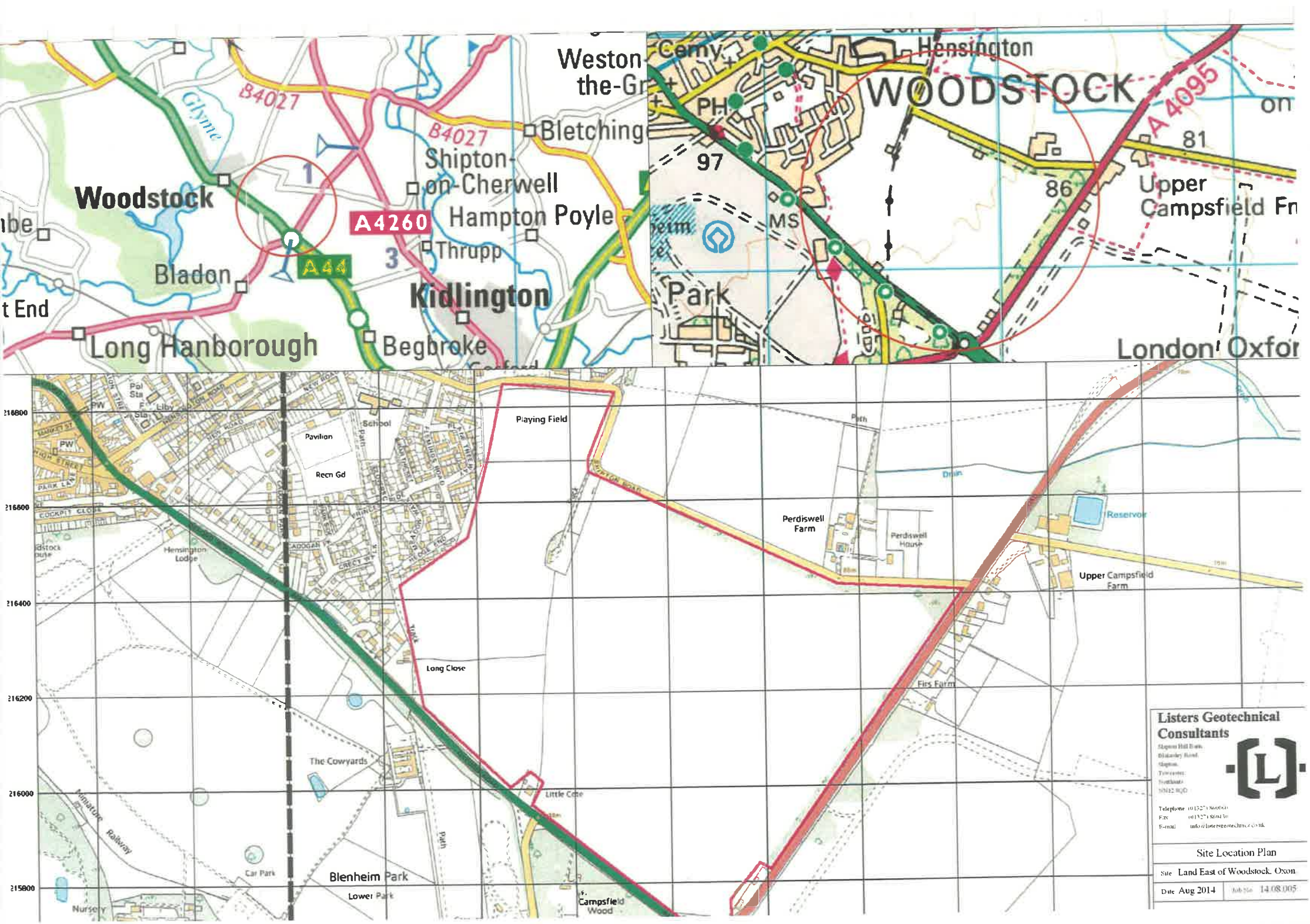
7.5 Waste classification is likely to be INERT across the whole site and floor slabs will probably be ground bearing, except where foundations have had to be extended to greater than 1.50m bgl (in accord with NHBC Standards).

7.6 Based on the historic exploratory logs groundwater was only encountered in one of the four holes at a depth of 5.22m bgl, rising to 3.50m bgl in 20 minutes. Therefore, excavation to say less than 3.00m bgl should remain dry and stable in the short term.

8 REFERENCES

1. Building Research Establishment (BRE) BR 211, Radon: guidance on protective measures for new buildings. 2007.
2. National House Building Council (NHBC) Standards, Chapter 4.2 Building Near Trees. 2011.
3. National House Building Council (NHBC) Standards, Chapter 4.1 Land Quality – Managing Ground Conditions. 2011.
4. Environment Agency, 'The Model Procedures for the Management of Land Contamination', CLR 11, 2004
5. Health and Safety Executive (HSE), "Protection of Workers and the General Public during Development of Contaminated Land" HS(G) 66. HMSO London 1991.
6. Environment Agency, 'Human Health Toxicological Assessment of Contaminants in Soil', August 2008
7. Site Investigations, Code of Practice, BS5930, 1999+A2 2010
8. Investigation of Potentially Contaminated Sites – Code of Practice, BS10175, 2011
9. G Card and S Wilson, An Alternative Approach for Ground Gas Risk Assessment, 2011.

APPENDIX A
PLANS AND PHOTOGRAPHS



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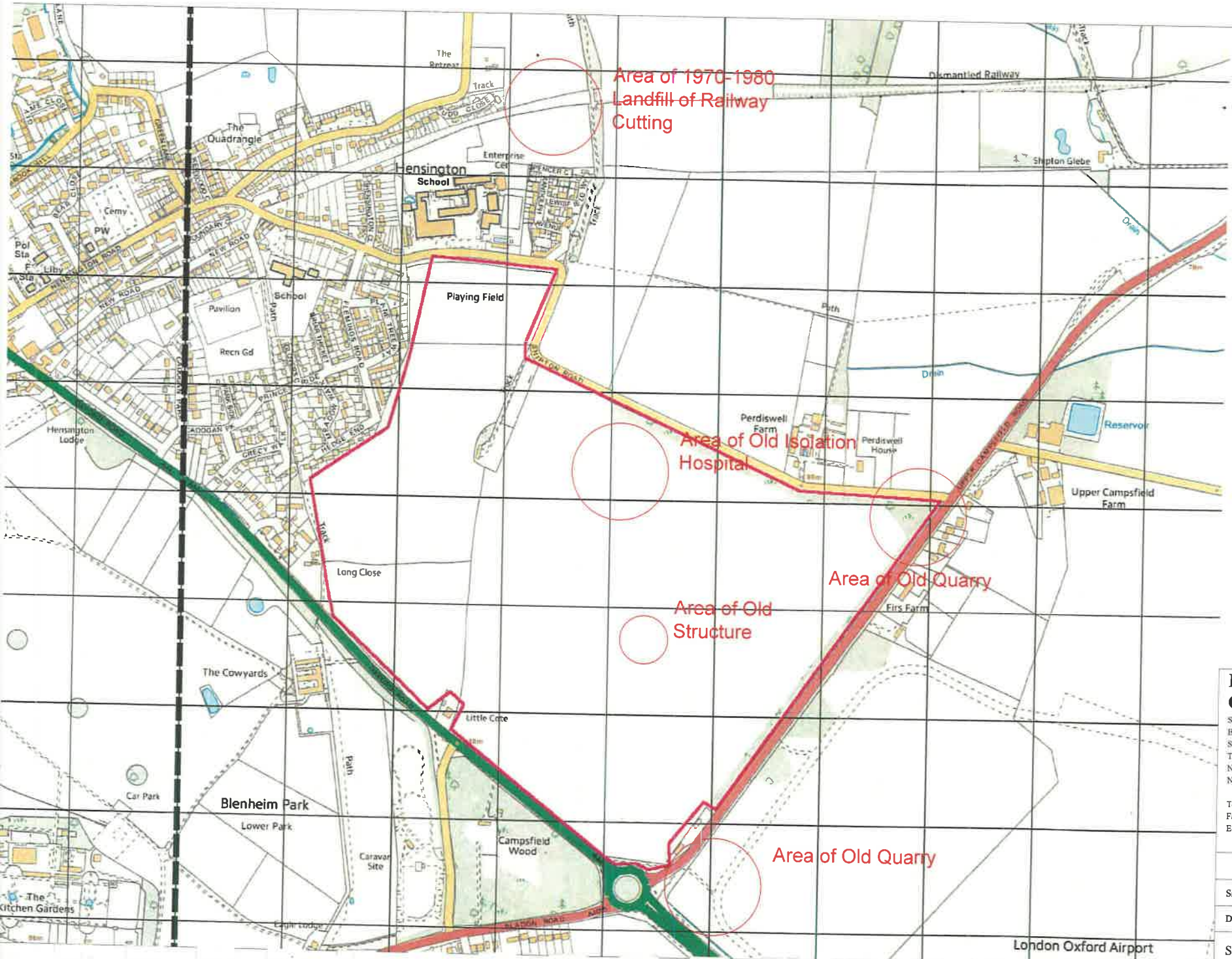
Site Location Plan	
Site Land East of Woodstock, Oxon	
Date Aug 2014	Job No 14.08.005



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Site Layout

Site: Land East of Woodstock, Oxon

Date: Aug 2014 | Job No: 14.08.005

Scale: NTS

Rev	Date	Revisions	Initials	checked
E	19.11.14	Amendments - Inclusion of the roundabout on Upper Campsfield Road which just missing in Rev D - Amended elements to the Masterplan to integrate around Arboriculture studies	IG	HS
D	07.11.14	General update	IG	HS
C	07.11.14	Update to Western Site area, Link and Ride, Employment & inclusion of the Pumping Station	IG	HS
B	27.10.14	General update	IG	RAE
a	28.09.14	General update	JG	CB

Woodstock East

Concept Masterplan Framework Rev E

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ARCHITECTS AND TOWN PLANNERS
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Date	19 November 2014
Scale	1:2500 @ A1
Drawn	IG
checked	HS

Job	Dwg No.	Rev
273	SK012	E

Doc Ref: QF 34-11

1. Large field from the north, looking across the former location of the isolation hospital

2. Northeast corner of site

Date:- August 2014	**Site Photographs**	**Job No. :- 14-08-005**

3. House and grounds to the north of the site

4. House and grounds to the north of the site

Date:- August 2014	**Site Photographs**	**Job No. :- 14-08-005**

5. Playing field to the northwest of the site

6. Housing to the west of the site seen from the northwest field.

Date:- August 2014	Site Photographs	Job No. :- 14-08-005

7. Northwest field looking towards the playing field

8. Looking into the southwest field from the northwest field

Date:- August 2014	**Site Photographs**	**Job No. :- 14-08-005**

9. Picture showing the "brash" across the fields.

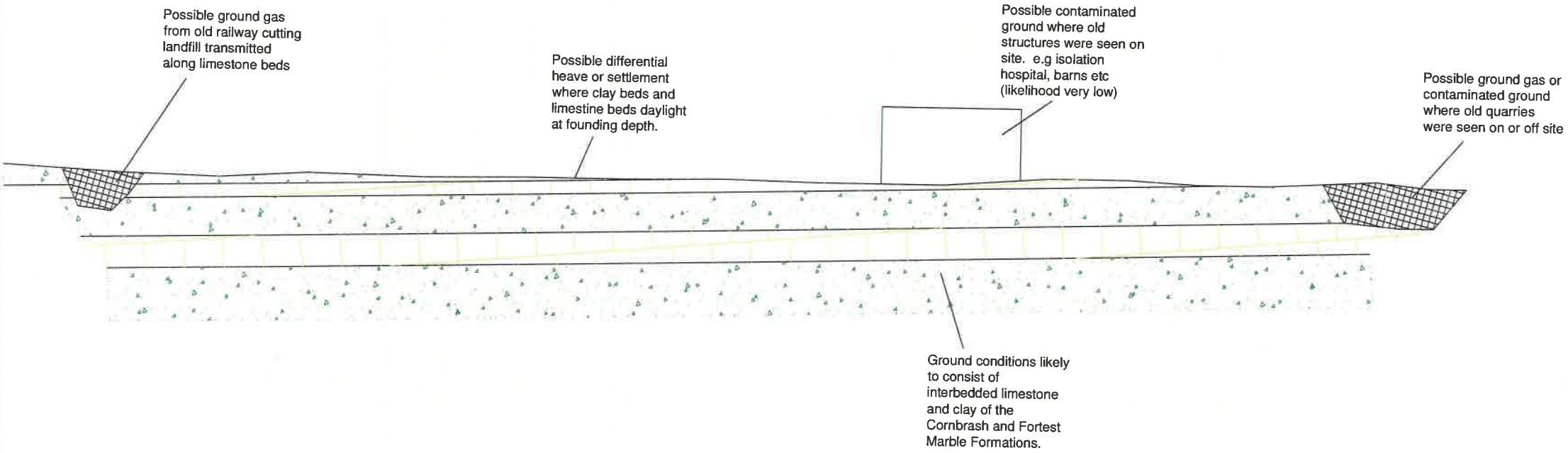
10. Looking across the southwest field towards "Littlecote"

Date:- August 2014	**Site Photographs**	**Job No. :- 14-08-005**

11. Looking across the eastern field towards "Littlecote"

12. In southeast corner of the site looking along the rear gardens of bungalows on Upper Campsfield Road.

Date:- August 2014	**Site Photographs**	**Job No. :- 14-08-005**



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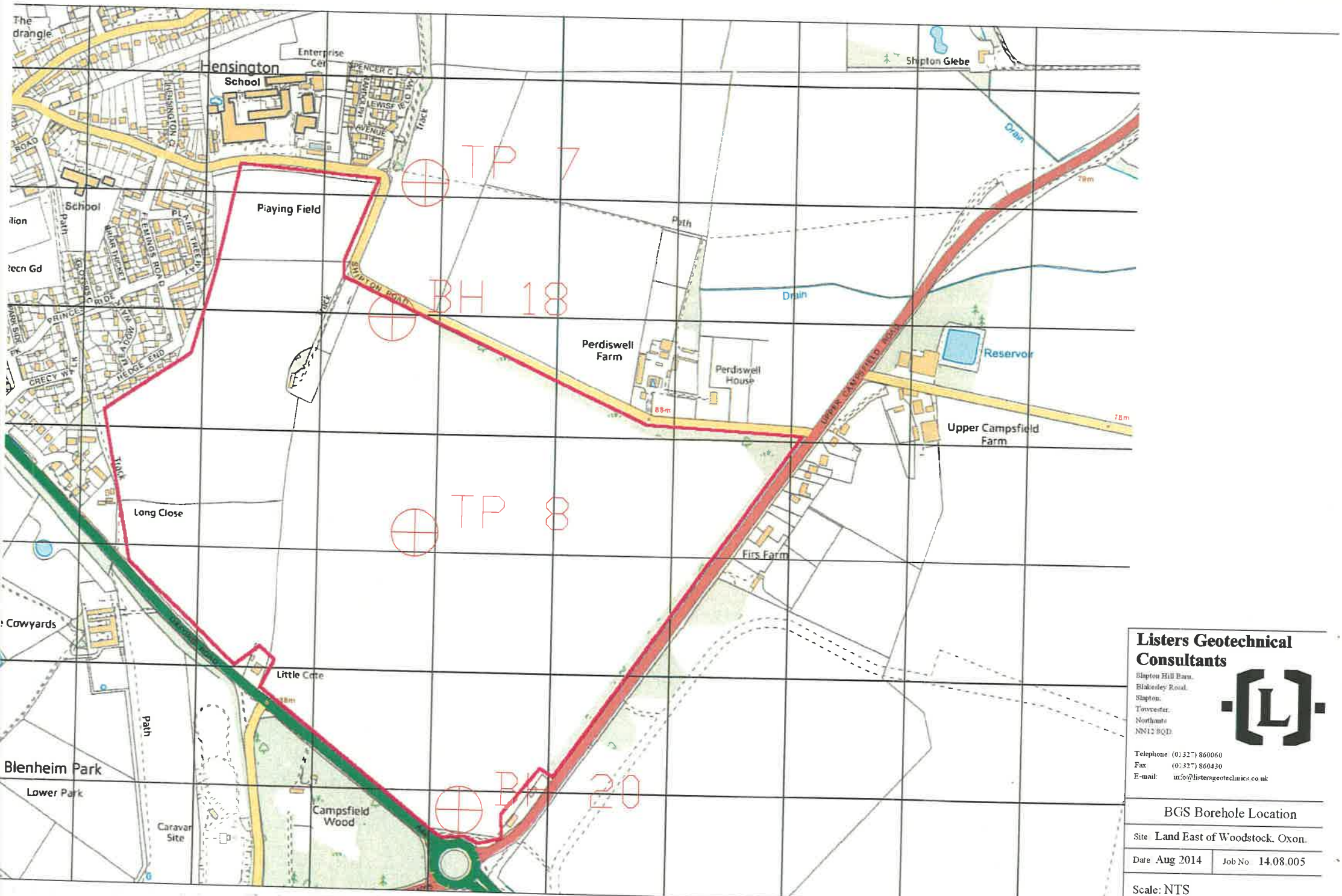
Conceptual Site Model

Site: Land East of Woodstock, Oxon

Date: Aug 2014 | Job No.: 14.08.005

NTS

APPENDIX B
SITE INFORMATION



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BGS Borehole Location

Site Land East of Woodstock, Oxon.

Date Aug 2014 | Job No 14.08.005

Scale: NTS

Method of excavation	JCB 3CX	Location	See Site Plan	Date commenced	Record of TRIAL PIT 7
Dimensions of trial pit (m)	1.00x2.00x0.90	Ground level (m O D)		09 07 90	

Samples and in situ tests: Depth (m)	Type	Water depth (m)	Date and depth (m)	[redacted] Description of Strata 4579 1684	O D Level (m O D)	Legend
			9/07 [0.25]	TOPSOIL (Stiff dark brown clayey silt with rootlets and some subangular fine medium and coarse gravel size fragments of limestone)		
0.40	Dj			Light grey-brown thinly bedded fossiliferous occasionally oolitic slightly weathered LIMESTONE, moderately strong and interbedded with stiff brown silty CLAY (residual soil), becoming more thickly bedded with depth.		
0.60	Db					
0.90	Db	DRY	0.90	Tufa occurs upon the lower bedding surfaces		
				END OF TRIAL PIT		

Remarks. The trail pit walls remained stable throughout excavation.
Ground water was not encountered during excavation.
The trial pit was terminated at a depth of 0.90m due to the strenth of the rock.

NOTE. [ ] indicates depth not plotted to scale

Method of excavation	JCB 3CX	Location	See Site Plan	Date commenced	Record of TRIAL PIT 8
Dimensions of trial pit (m)	1.00x2.00x3.30	Ground level (m O D)		06 07.90	

Samples and in situ tests: Depth (m)	Type	Water depth (m)	Date and depth (m)	[redacted] Description of Strata 4578 1629	O D Level (m O D)	Legend
			6/07 [0.25]	TOPSOIL (Stiff dark brown clayey silt with rootlets and many subangular fine medium and coarse gravel size fragments of limestone)		
0.40	Db			Light grey-brown thinly bedded flaggy fossiliferous oolitic slightly weathered LIMESTONE, moderately weathered and interbedded with very stiff friable silty brown CLAY		
1.20	Dj		1.20			
1.40	Bj			Very stiff light grey silty CLAY with irregular calcareous concretions /nodules. weak to very weak.		
[1.40]	Db					
[1.60]	Dj					
2.00	Ut					
2.50	Dj					
		DRY	3.30	END OF TRIAL PIT		

Remarks: The trail pit walls remained stable throughout excavation
Ground water was not encountered during excavation.
A California Bearing Ratio test was carried out at a depth of 1.40m.

NOTE [ ] indicates depth not plotted to scale

Originator		TRIAL PIT RECORDS Scale 1 : 50 For explanation of symbols and abbreviations see Key Sheet	WIMPEY GEOTECH
Checked & approved		WOODSTOCK BY-PASS	Fig 25/1

Ref No S/28430

Boring method	Rotary Coring	Boring diameter (mm)	121 to 10.20m	SP 41 NE -66	Record of
Boring equipment	WIRTH	Casing diameter (mm)	143 to 1.00m	4575 1660	**BOREHOLE 18**
Location	See site plan	Orientation: Vertical	Ground level (m O D)	Date commenced: 14/07/90	(Sheet 1 of 2)

Samples and in situ tests: Depth (m)	Type	Casing depth (m)	Water depth (m)	TCR/SCR	RQD	Date and Depth (m)	Description of Strata	OD Level (m O D)	Legend
						14/07			
						0.60	TOPSOIL (Firm dark brown sandy silty clay with some angular gravel size fragments of weathered limestone)		
		1.00		83/0	0	1.00	Yellow-brown gravel to cobble size fragments of moderately weathered LIMESTONE, weak.		
						[1.90]	Grey-brown moderately weathered oolitic LIMESTONE, moderately strong.		
						2.15	Firm to stiff brown mottled yellow-brown very silty CLAY with some gravel size fragments of weathered mudstone.		
						[2.20]	Grey highly weathered MUDSTONE, very weak.		
				83/83	40	3.30	Firm to stiff grey mottled yellow-brown very silty CLAY with occasional gravel size fragments of weathered mudstone.		
				90/89	83	4.65	Stiff to very stiff grey very silty CLAY.		
				100/100	100	5.05			
			GW 5.22			[5.20]			
				100/100	35	5.60			
				95/95	64	6.80			
				89/89	54	8.20			
				100/100	100	9.30			
						9.50	Light grey to dark grey slightly weathered oolitic LIMESTONE strong with some near horizontal very thin bands of silty clay. 5.50m to 5.60m; Firm dark grey silty clay 6.06m to 6.10m; Firm dark grey silty clay 6.22m to 6.32m; Firm to stiff dark grey silty clay 7.18m to 7.25m; Firm to stiff dark grey silty clay		
							Stiff dark grey very silty CLAY		

Remarks: Ground-water was encountered at 5.22m; level rose to 3.53m in 20 minutes.
Full flush return was maintained throughout.
The borehole was grouted upto ground level upon completion of drilling

NOTE [ ] indicates depth not plotted to scale

Originator		**BOREHOLE RECORD** Scale 1 : 50 For explanation of symbols and abbreviations see Key Sheet	WIMPEY GEOTECH
Checked & Approved		A34 WOODSTOCK BY-PASS	

Ref no S.28430

Boring method: Rotary coring	Boring diameter (mm): 121 to 15.20m	SP41NE 68	Record of **BOREHOLE 20** (Sheet 1 of 1)
Boring equipment: WIRTH	Casing diameter (mm): 143 to 2.00m	4585 1572	
Location: See site plan · Orientation: Vertical	Ground level (m O D)	Date commenced: 17/07/80	

Samples and in situ tests: Depth (m)	Type	Casing depth (m)	Water depth (m)	TCR SCR RQD	FI	Date and Depth (m)	Description of Strata	OD Level (m O D)	Legend
						17/07 (0.20)	TOPSOIL*		
				100 / 25	0	1.00	Very stiff buff very silty CLAY.		
						1.70	Light grey slightly weathered angular cobble and boulder size fragments of LIMESTONE, moderately strong.		
		2.00		60 / 33	0	2.60			
				30 / 29	0	3.25	Very stiff green-grey sandy very silty CLAY.		
				0 / 9	0	4.55			
				87 / 87	25	6.15	Light grey slightly weathered to fresh LIMESTONE, strong and interbedded with near vertical very thin bands of green-grey silty clay.		
							END OF BOREHOLE		

Remarks: Groundwater was not encountered.
Full flush return was maintained throughout.
This is a redrill after previous position punctured a gas main.
The borehole was grouted upto ground-level upon completion of boring.

NOTE ( ) indicates depth not plotted to scale

Originator	**BOREHOLE RECORD** Scale 1 : 50 For explanation of symbols and abbreviations see Key Sheet
Checked & Approved	A34 WOODSTOCK BY-PASS

WIMPEY GEOTECH Fig 20/1

Ref No S/28436

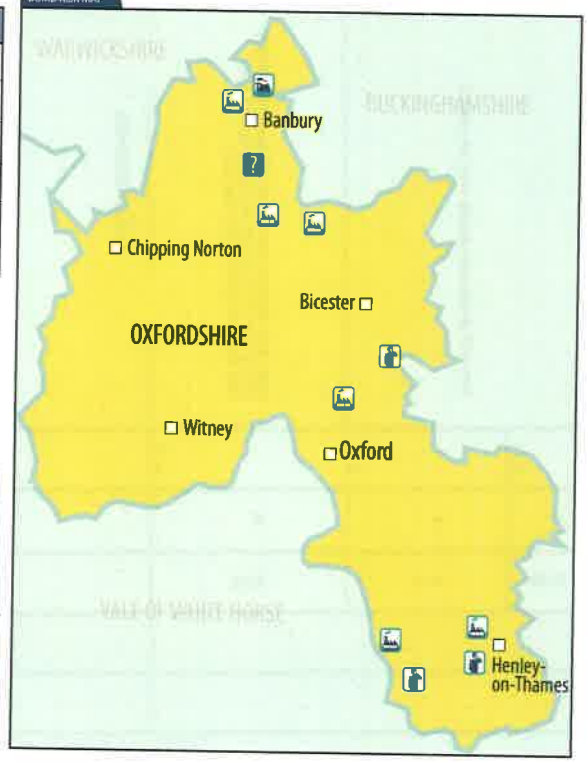
REGIONAL UNEXPLODED BOMB RISK

OXFORDSHIRE

DENSITY OF BOMBS PER BOROUGH

Borough	High explosive	Anti-personnel	Incendiary
Oxford	1	0	1
Banbury	105	0	4
Witney	124	0	4
Bicester	0	0	4
Chipping Norton	187	0	4
Henley on Thames	162	0	4

BOMB RISK MAP



OTHER WWII TARGETS
- military
- transport
- utilities
- industry
- docks
- other

BOMB TONNAGE
- >1000
- >500
- >100
- > 0
- unverified

BOMB RISK
- high
- moderate
- low

The information in this regional UXB risk map is derived from a number of sources and should be read in conjunction with the "Users' Guide" (printed overleaf). Zetica cannot guarantee the accuracy or completeness of the information or data.

This map covers regions of coast with beaches, estuaries and alike. Further consideration of the bomb risk is required in these areas. The often inaccessible nature and changing ground conditions (e.g. movement of silt that may contain ordnance) means that historical bombing records for these areas are often poor or inaccurate and further assessment of the bomb risk may be required as part of a site specific study.

A FOUR-STEP PROCESS

Risk assessment and method statement from a qualified explosive ordnance clearance (EOC) operative.

Surface geophysical survey to allow shallow groundwork.

MAGCONE detects UXBs and obstructions on piling layout to the no-risk depth.

Detected UXBs can be dealt with by our EOC engineers and a Clearance Certificate issued for the site.

zetica

For more details on this and related services, telephone: +44 (0) 1903 886682 or visit our website: www.zetica.com

BOMB MAP USERS' GUIDE

Sources of information and explanation of bomb risk

Why?

Unexploded bombs (UXB) still present a risk to construction projects long after the end of the Second World War (WWII). UXBs often entered the ground unnoticed at high velocity and penetrated to a depth of several metres. Here they remain – vulnerable to disturbances from construction work. Beyond the depth of shallow excavation work, the greatest risk is to piling, drilling and probing crews. A piling rig could repeatedly hit a UXBs with considerable force before the crew realises an obstruction has been impacted. It could then be up to 72 hours before the detonator activates.

Who?

The responsibility for avoiding UXB risk usually lies with construction companies or house builders particularly those who are redeveloping urban sites. In addition, project engineering or environmental consultants are expected to advise their clients of a site's history. Other interested parties include those organisations whose employees are physically at most risk from intrusive works, normally piling companies, drillers or probing operators.

How?

UXB risk should be assessed for every site, but especially those in known heavily bombed areas or those situated near war-time strategic installations that were priority targets for enemy aircraft, for example, airfields. Zetica's regional bomb risk map is therefore a first point of reference from which the relative, potential abundance of UXBs can be judged. Consultants then advise their clients that an ordnance-risk desk study is required, which they may obtain from external sources. Construction companies or house builders who assess their own risk could choose to come direct to Zetica.

When?

Do not wait for the piling or drilling company to be on site before thinking about UXB risk – it will inevitably cause delays and higher costs. Request the regional bomb risk map from Zetica as soon as a site is being considered, and then use it to help you or your clients to decide if an ordnance-risk desk study is required.

Where?

Maps can be obtained for any county in England, Scotland, Wales or Northern Ireland – or for any London borough. They can help determine the areas that were most heavily bombed – but no part of the country should be considered 100% safe from UXB risk. Even remote rural areas can have a high risk if, for example, they were locations for decoy airfields or beacons that were lit to fool enemy pilots into thinking they had located a burning city that had been successfully hit by others in the raid.

How to use this regional map

This map is designed to give you an indication of the potential risk from UXBs in your area. If you are conducting work that involves excavation, piling or other disturbance of the ground, then you should use the map to identify the category of risk for your site.

The risk boundaries are a guide, compiled from data based on the political areas for which records are held; being just outside a high-risk area does not mean there is no UXB risk. You should use the map to assist in your decision of whether to investigate the UXB risk further.

Information on the regional risk remaining from UXBs in the UK

Zetica has built the largest UXB database of its kind in the UK. It includes a unique digital library of bomb census data, and maps showing key strategic points and bombing densities from the First and Second World Wars. The main sources of information include records from central government (Public Records Office), the Ministry of Defence, and the German Luftwaffe.

Using information from this database, Zetica has published maps of UXB risk on a regional, county and borough scale. The maps indicate relative degrees of UXB risk based on available records for bombing densities and known targeted areas for regions within the UK. The risk is broken down into individual boroughs, towns or cities. The data are based on the historical boroughs and are then overlaid onto the modern map. It is important to note that more-detailed research may be required for individual sites, particularly where proximity to a potential WWII target means the local risk may be higher.

High risk

Areas designated as high risk are those that show a high density of bombing hits (50+ bombs per 1000 acres) and abundant potential WWII targets. In high-risk regions, further action to mitigate UXB risk is considered essential.

Moderate risk

Moderate-risk regions are those that show a bomb density of between 11 and 50 bombs per 1000 acres and that may contain potential WWII targets. Action to mitigate the risk is considered essential, albeit more likely that a reduced scope of work is required compared with that needed for high-risk regions.

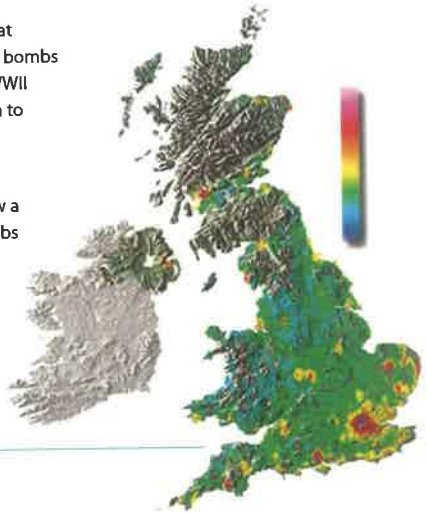
Low risk

Low-risk regions are those with a bombing density of up to 10 bombs per 1000 acres. These areas are considered to have a significant but low UXB risk. In general, further action to mitigate the risk is considered prudent, although not essential. Care is required when assessing the risk for specific sites where the risk may be higher because of local wartime activity.

Other WWII targets

Other regions with the risk of UXBs are key strategic points as defined by the government during WWII as representing potential enemy targets. Where these exist outside areas mapped as high, moderate or low risk, a site-specific assessment of the UXB risk may be required.

Relative UXB risk across UK



What to do if...

...you have a site that has a potential UXB risk

In the absence of current legislation requiring you to address the risk from UXBs, your responsibilities under health and safety legislation and regulations such as construction design and management require that you address all identified risks. The first stage is to request further advice from a professional adviser such as Zetica, or to gain more site-specific information by commissioning an ordnance-risk desk study. Then a strategy to deal with the risk can be established that is tailored to your proposed work.

...you find a suspect item or require advice

If during site works you find a suspect (ordnance-related) item, it is very important that you do not touch or move it (even if it has already been moved by an excavator). If it is clearly ordnance related, then dial 999 and ask for the police. Ensure that the area around the item is kept as clear as possible without placing yourself at risk. If you are unsure and do not wish to cause undue alarm, or you just require some advice, then you can call Zetica. We have experienced qualified UXB specialists on hand who can offer support and advice during any site works.

More-detailed procedures should be established in advance if you are in an area where the risk of finding a UXB is shown to be significant (moderate to high).

Site-specific desktop studies

Zetica is able to provide high-quality, site-specific UXB risk information for any residential, industrial or commercial property in the UK. These desktop studies provide details of the bombing density within an area and for the site itself, in order to indicate the risks of UXBs still being present. A risk assessment is provided to facilitate informed decision making on whether any further risk mitigation measures are required.

APPENDIX C
DESK STUDY INFORMATION

Envirocheck®

Envirocheck® Report:

BGS Boreholes Datasheet

Order Details:

Order Number:
59017107_1_1

Customer Reference:
14.08.005

National Grid Reference:
445780, 216300

Slice:
A

Site Area (Ha):
67.85

Borehole Search Buffer (m):
500

Site Details:

Land East of Woodstock
Shipton Road
WOODSTOCK
Oxfordshire

Client Details:

MR M Bateman
Listers Geotechnical Consultants Ltd
Slapton Hill Barn
Blakesley Road
Slapton
Nr Towcester
Northants
NN12 8QD

Envirocheck®

BGS Boreholes Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m
BGS Boreholes	pg 1	3	3	3

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

Copyright Notice

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Report Version v47.0

Envirocheck®

BGS Boreholes Detail

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	**BGS Boreholes** BGS Reference: Sp41ne66 Drilled Length (m): 15 Borehole Name: A34 Woodstock Bypass 18 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/330612/	A10SE (N)	0	3	445750 216600
22	**BGS Boreholes** BGS Reference: Sp41ne67 Drilled Length (m): 10 Borehole Name: A34 Woodstock Bypass 19 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/330613/	A10SE (N)	0	3	445790 216590
23	**BGS Boreholes** BGS Reference: Sp41ne72 Drilled Length (m): 3 Borehole Name: A34 Woodstock Bypass Tp 8 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/330618/	A10SE (S)	0	3	445780 216290
24	**BGS Boreholes** BGS Reference: Sp41ne68 Drilled Length (m): 6 Borehole Name: A34 Woodstock Bypass 20 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/330614/	A7SW (S)	5	3	445850 215720
25	**BGS Boreholes** BGS Reference: Sp41ne71 Drilled Length (m): Not Supplied Borehole Name: A34 Woodstock Bypass Tp 7 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/330617/	A10NE (N)	98	3	445790 216840
26	**BGS Boreholes** BGS Reference: Sp41ne113 Drilled Length (m): Not Supplied Borehole Name: Campsfield House Farm Link to Borehole Scan: Not Available	A12SW (E)	192	3	446610 216410
27	**BGS Boreholes** BGS Reference: Sp41ne107 Drilled Length (m): Not Supplied Borehole Name: Upper Campsfield Farm Link to Borehole Scan: Not Available	A12SW (E)	258	3	446640 216540
28	**BGS Boreholes** BGS Reference: Sp41ne65 Drilled Length (m): 6 Borehole Name: A34 Woodstock Bypass 17 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/330611/	A14SE (N)	330	3	445800 217140
28	**BGS Boreholes** BGS Reference: Sp41ne70 Drilled Length (m): 1 Borehole Name: A34 Woodstock Bypass Tp 6 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/330616/	A14SE (N)	349	3	445800 217160

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Data Currency and Contact Details

BGS Boreholes	Version	Update Cycle
BGS Boreholes British Geological Survey - National Geoscience Information Service	April 2014	Quarterly

Contact Details	Contact Logo
3 **British Geological Survey - Enquiry Service** British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk	British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
- **Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk	LANDMARK® Information Group

Envirocheck®

Envirocheck® Report:

Datasheet

Order Details:

Order Number:
59017107_1_1

Customer Reference:
14.08.005

National Grid Reference:
445780, 216300

Slice:
A

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67.85

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Site Details:

Land East of Woodstock
Shipton Road
WOODSTOCK
Oxfordshire

Client Details:

MR M Bateman
Listers Geotechnical Consultants Ltd
Slapton Hill Barn
Blakesley Road
Slapton
Nr Towcester
Northants
NN12 8QD

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Contents

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

Report Version v47.0

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Agency & Hydrological				
Contaminated Land Register Entries and Notices				
Discharge Consents	pg 1		3	3
Enforcement and Prohibition Notices				
Integrated Pollution Controls				
Integrated Pollution Prevention And Control				
Local Authority Integrated Pollution Prevention And Control				
Local Authority Pollution Prevention and Controls				
Local Authority Pollution Prevention and Control Enforcements				
Nearest Surface Water Feature	pg 2		Yes	
Pollution Incidents to Controlled Waters				
Prosecutions Relating to Authorised Processes				
Prosecutions Relating to Controlled Waters				
Registered Radioactive Substances				
River Quality				
River Quality Biology Sampling Points				
River Quality Chemistry Sampling Points				
Substantiated Pollution Incident Register				
Water Abstractions	pg 2		1	1
Water Industry Act Referrals				
Groundwater Vulnerability	pg 2	Yes	n/a	n/a
Bedrock Aquifer Designations	pg 3	Yes	n/a	n/a
Superficial Aquifer Designations			n/a	n/a
Source Protection Zones				
Extreme Flooding from Rivers or Sea without Defences				n/a
Flooding from Rivers or Sea without Defences				n/a
Areas Benefiting from Flood Defences				n/a
Flood Water Storage Areas				n/a
Flood Defences				n/a
Detailed River Network Lines	pg 3		Yes	
Detailed River Network Offline Drainage	pg 3		Yes	

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Waste				
BGS Recorded Landfill Sites				
Historical Landfill Sites	pg 4			2
Integrated Pollution Control Registered Waste Sites				
Licensed Waste Management Facilities (Landfill Boundaries)				
Licensed Waste Management Facilities (Locations)				
Local Authority Recorded Landfill Sites	pg 4			3
Registered Landfill Sites	pg 5			1
Registered Waste Transfer Sites				
Registered Waste Treatment or Disposal Sites				
Hazardous Substances				
Control of Major Accident Hazards Sites (COMAH)				
Explosive Sites				
Notification of Installations Handling Hazardous Substances (NIHHS)				
Planning Hazardous Substance Consents				
Planning Hazardous Substance Enforcements				
Geological				
BGS 1:625,000 Solid Geology	pg 6	Yes	n/a	n/a
BGS Estimated Soil Chemistry	pg 6	Yes	Yes	Yes
BGS Recorded Mineral Sites				
BGS Urban Soil Chemistry				
BGS Urban Soil Chemistry Averages				
Brine Compensation Area			n/a	n/a
Coal Mining Affected Areas			n/a	n/a
Mining Instability			n/a	n/a
Man-Made Mining Cavities				
Natural Cavities				
Non Coal Mining Areas of Great Britain				n/a
Potential for Collapsible Ground Stability Hazards	pg 12	Yes	Yes	n/a
Potential for Compressible Ground Stability Hazards				n/a
Potential for Ground Dissolution Stability Hazards	pg 12	Yes		n/a
Potential for Landslide Ground Stability Hazards	pg 12	Yes	Yes	n/a
Potential for Running Sand Ground Stability Hazards				n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 13	Yes	Yes	n/a
Radon Potential - Radon Affected Areas	pg 13	Yes	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a

Envirocheck®

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Industrial Land Use				
Contemporary Trade Directory Entries	pg 14		1	1
Fuel Station Entries				
Sensitive Land Use				
Areas of Adopted Green Belt	pg 15		1	
Areas of Unadopted Green Belt	pg 15		1	
Areas of Outstanding Natural Beauty				
Environmentally Sensitive Areas				
Forest Parks				
Local Nature Reserves				
Marine Nature Reserves				
National Nature Reserves				
National Parks				
Nitrate Sensitive Areas				
Nitrate Vulnerable Zones	pg 15	2		
Ramsar Sites				
Sites of Special Scientific Interest				
Special Areas of Conservation				
Special Protection Areas				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**Discharge Consents** Operator: A J Lamb Property Type: Kennels Location: Woodstock Boarding Kennels, Upper Campsfield Rd, Kidlington, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctcu.0689 Permit Version: 1 Effective Date: 3rd December 1975 Issued Date: 3rd December 1975 Revocation Date: 26th September 1985 Discharge Type: Non Water Company (Private) Sewage Discharge Environment: Into Land Receiving Water: Shale/Gravelstrata **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A7SW (S)	17	2	445900 215700
2	**Discharge Consents** Operator: Blenheim Parliamentary Trust Property Type: Industrial Parks & Estates Location: Cow Yards Blenheim Estate Blenheim Park Woodstock Oxfordshire Ox20 1px Authority: Environment Agency, Thames Region Catchment Area: Evenlode Reference: Cawm.1307 Permit Version: 2 Effective Date: 20th December 2012 Issued Date: 21st December 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Into Land Receiving Water: Into Land **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A6NW (SW)	178	2	445200 216010
2	**Discharge Consents** Operator: Blenheim Parliamentary Trust Property Type: Industrial Parks & Estates Location: Cow Yards Blenheim Estate Blenheim Park Woodstock Oxfordshire Ox20 1px Authority: Environment Agency, Thames Region Catchment Area: Evenlode Reference: Cawm.1307 Permit Version: 1 Effective Date: 28th April 2006 Issued Date: 2nd June 2006 Revocation Date: 20th December 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Into Land Receiving Water: Into Land **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A6NW (SW)	178	2	445200 216010
3	**Discharge Consents** Operator: Trustees For The Time Being Of Property Type: Recreational & Cultural Location: Club House, Woodstock Bowls & Tennis Club, Cadogan Park, Woodstock, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cntm.0825 Permit Version: 3 Effective Date: 21st December 2012 Issued Date: 21st December 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Into Land Receiving Water: Great Oolite **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A9NE (W)	462	2	444850 216680

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	**Discharge Consents** Operator: Trustees For The Time Being Of Property Type: Recreational & Cultural Location: Club House, Woodstock Bowls & Tennis Club, Cadogan Park, Woodstock, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CNTM.0825 Permit Version: 1 Effective Date: 26th April 1993 Issued Date: 26th April 1993 Revocation Date: 15th June 2006 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Into Land Receiving Water: Great Oolite **Status: New Consent, by Application (Water Resources Act 1991, Section 88)** Positional Accuracy: Located by supplier to within 100m	A9NE (W)	462	2	444850 216680
3	**Discharge Consents** Operator: Trustees For The Time Being Of Property Type: Recreational & Cultural Location: Club House, Woodstock Bowls & Tennis Club, Cadogan Park, Woodstock, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cntm.0825 Permit Version: 2 Effective Date: 27th April 2006 Issued Date: 26th April 1993 Revocation Date: 20th December 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Into Land Receiving Water: Great Oolite **Status: New Consent, by Application (Water Resources Act 1991, Section 88)** Positional Accuracy: Located by supplier to within 10m	A9NE (W)	462	2	444850 216680
	Nearest Surface Water Feature	A7SW (S)	81	-	445932 215642
4	**Water Abstractions** Operator: Messrs M & M Price Licence Number: 28/39/14/0285 Permit Version: 100 Location: Upper Campsfield, Woodstock, Oxon Authority: Environment Agency, Thames Region Abstraction: Private Non-Industrial Amenity: Make-Up Or Top Up Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 164 Yearly Rate (m3): 6819 Details: Upper Campsfield, Woodstock Authorised Start: 01 November Authorised End: 31 March Permit Start Date: 30th September 1991 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A12SW (E)	204	2	446600 216500
5	**Water Abstractions** Operator: Messrs M & M Price Licence Number: 28/39/14/0294 Permit Version: 100 Location: Upper Campsfield Farm, Woodstock, Oxon - Trib.River.Cherwell Authority: Environment Agency, Thames Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): 164 Yearly Rate (m3): 6819 Details: Not Supplied Authorised Start: 01 November Authorised End: 31 March Permit Start Date: 1st April 2012 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A12SW (E)	264	2	446600 216600
	Groundwater Vulnerability Soil Classification: Soils of High Leaching Potential (H1) - Soils which readily transmit liquid discharges because they are either shallow, or susceptible to rapid by-pass flow directly to rock, gravel or groundwater Map Sheet: Sheet 38 Upper Thames & Bedfordshire Scale: 1:100,000	A10SE (S)	0	2	445781 216301

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A10SE (S)	0	3	445781 216301
	Superficial Aquifer Designations No Data Available				
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
6	**Detailed River Network Lines** River Type: Tertiary River River Name: Rowel Brook Hydrographic Area: D006 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A7SW (S)	81	2	445932 215642
7	**Detailed River Network Lines** River Type: Tertiary River River Name: Drain Hydrographic Area: D006 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Drain (ditch, Reen, Rhyne, Drain) Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A11NE (NE)	235	2	446240 216653
8	**Detailed River Network Offline Drainage** River Type: Tertiary River Hydrographic Area: D006	A9SE (W)	145	2	445106 216351
9	**Detailed River Network Offline Drainage** River Type: Tertiary River Hydrographic Area: D006	A9SE (W)	174	2	445069 216385

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	**Historical Landfill Sites** Licence Holder: J Curtis and Sons Location: Railway Cutting, Hesington Name: Hensington Railway Cutting Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD13550 First Input Date: 31st December 1979 Last Input Date: 31st December 1980 Specified Waste Type: Deposited Waste included Inert, Industrial, Commercial, Household and Special Waste, and Liquid Sludge EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 3100/0060 BGS Ref: Not Supplied Other Ref: OCC/032, TP0421, W10017, 13.6.4517	A14SE (N)	262	2	445593 217106
11	**Historical Landfill Sites** Licence Holder: Not Supplied Location: Hensington - Cherwell Name: Hensington Railway Cutting Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD13551 First Input Date: 31st December 1979 Last Input Date: 31st December 1980 Specified Waste Type: Deposited Waste included Inert, Industrial, Commercial, Household and Special Waste, and Liquid Sludge EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 3100/0060 BGS Ref: Not Supplied Other Ref: TP0420, W10017, OCC/032, 13.6.4517	A14SE (N)	316	2	445760 217137
	Local Authority Landfill Coverage Name: Cherwell District Council - Has supplied landfill data		0	11	445781 216301
	Local Authority Landfill Coverage Name: West Oxfordshire District Council - Has supplied landfill data		0	4	445550 216329
	Local Authority Landfill Coverage Name: Oxfordshire County Council - Has supplied landfill data		0	5	445781 216301
12	**Local Authority Recorded Landfill Sites** Location: Hensington Railway Cutting Reference: 15 Authority: West Oxfordshire District Council, Technical Services Department **Last Reported Status:** **Unknown** Types of Waste: Not Supplied Date of Closure: Not Supplied Positional Accuracy: Positioned by the supplier Boundary Quality: Good	A14SE (N)	267	4	445587 217106
13	**Local Authority Recorded Landfill Sites** Location: Disused Railway Cutting At Hensington Reference: 31 Authority: Oxfordshire County Council **Last Reported Status:** **Unknown** Types of Waste: Building, Asbestos Date of Closure: Not Supplied Positional Accuracy: Positioned by the supplier Boundary Quality: Moderate	A14SE (N)	316	5	445764 217136
14	**Local Authority Recorded Landfill Sites** Location: Hensington Railway Cutting Reference: 15 Authority: West Oxfordshire District Council, Technical Services Department **Last Reported Status:** **Unknown** Types of Waste: Not Supplied Date of Closure: Not Supplied Positional Accuracy: Positioned by the supplier Boundary Quality: Good	A14SE (N)	316	4	445775 217136

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
15	**Registered Landfill Sites** Licence Holder: J Curtis & Sons Licence Reference: OCC/ 32 Site Location: Disused Railway Cutting At Hensington, Woodstock, Oxfordshire Licence Easting: 445900 Licence Northing: 217160 Operator Location: As Site Address Authority: Environment Agency - Thames Region, West Area Site Category: Landfill - Railway cutting Max Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year) Waste Source Restrictions: No known restriction on source of waste Status: Licence lapsed/cancelled/defunct/not applicable/surrenderedCancelled Dated: 1st January 1979 Preceded By Licence: Not Given Superseded By Licence: Not Given Positional Accuracy: Manually positioned to the address or location Boundary Accuracy: Not Applicable Authorised Waste: Construction And Demolition Wastes Household + Commercial Waste Ind. Non-Haz. Waste	A15SW (N)	391	2	445900 217160

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Great Oolite	A11SW (N)	0	3	445864 216586
	BGS 1:625,000 Solid Geology Description: Cornbrash	A10SE (S)	0	3	445781 216301
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A10SE (S)	0	6	445781 216301
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A11SW (E)	0	6	446000 216301
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A6NE (SW)	0	6	445515 216152
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A7NW (SE)	0	6	446000 216000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A6NE (SW)	0	6	445564 216000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A6NE (S)	0	6	445781 216000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A14SE (N)	151	6	445781 217000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A11NE (NE)	220	6	446250 216642
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A9SE (W)	238	6	445000 216301
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A15SW (N)	250	6	445966 217041
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A12SW (E)	258	6	446674 216352

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A8NW (E)	308	6	446649 216177
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A5NE (W)	334	6	445000 216000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A15SW (N)	352	6	446000 217000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A9NE (NW)	354	6	445000 216691
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A11NW (NE)	365	6	446146 216949
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A15SW (N)	369	6	446068 217000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A15SW (N)	390	6	445865 217178
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A9NE (NW)	409	6	444948 216722
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A14SE (N)	419	6	445677 217263
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A11NE (NE)	433	6	446262 216938
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (NW)	435	6	445052 217000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A15SW (N)	462	6	445978 217232

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A15SW (N)	462	6	446000 217179
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A3NW (S)	464	6	446022 215270
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A15SE (NE)	466	6	446178 217089
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 30 - 45 mg/kg	A8NW (E)	466	6	446832 216194
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A14SE (N)	467	6	445759 217290
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 30 - 45 mg/kg	A8NW (E)	467	6	446839 216205

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (NW)	469	6	445045 217072
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A12NW (E)	470	6	446825 216644
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A14NW (N)	472	6	445433 217320
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (NW)	473	6	445000 216960
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A3SW (S)	473	6	446000 215256
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A5NW (W)	476	6	444800 216179

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (NW)	484	6	445000 217000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (NW)	496	6	445000 217034
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A10SE (S)	0	3	445781 216301
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A9SE (W)	238	3	445000 216301
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A10SE (S)	0	3	445781 216301
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A9SE (W)	238	3	445000 216301
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A10SE (S)	0	3	445781 216301
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A6NE (SW)	0	3	445515 216152
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A9SE (W)	238	3	445000 216301
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A11NW (NE)	250	3	446146 216949
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A10SE (S)	0	3	445781 216301
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A9SE (W)	238	3	445000 216301
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A10SE (S)	0	3	445781 216301

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A9SE (W)	238	3	445000 216301
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A6NE (SW)	0	3	445515 216152
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A10SE (S)	0	3	445781 216301
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A9SE (W)	238	3	445000 216301
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A11NW (NE)	250	3	446146 216949
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A10SE (S)	0	3	445781 216301
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A6NE (W)	0	3	445575 216225
	Radon Potential - Radon Affected Areas Affected Area: The property is in a lower probability radon area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A10SE (S)	0	3	445781 216301
	Radon Potential - Radon Affected Areas Affected Area: The property is in an intermediate probability radon area, as between 1 and 3% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A6NE (W)	0	3	445575 216225

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	**Contemporary Trade Directory Entries** Name: Colour Mill Ltd Location: Bladon Rd, Woodstock, Oxfordshire, OX20 1QD Classification: Printing Engineering Services **Status:** **Active** Positional Accuracy: Manually positioned to the road within the address or location	A6SE (S)	162	-	445692 215616
17	**Contemporary Trade Directory Entries** Name: M A Gibson Location: 12, Banbury Road, Woodstock, Oxfordshire, OX20 1LQ Classification: Sand, Gravel & Other Aggregates **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A14SW (NW)	337	-	445156 216994

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
18	**Areas of Adopted Green Belt** Authority: West Oxfordshire District Council Plan Name: West Oxfordshire Local Plan 2011 **Status: Adopted** Plan Date: 16th June 2006	A6SE (S)	127	7	445734 215628
19	**Areas of Unadopted Green Belt** Authority: Cherwell District Council Plan Name: Cherwell Local Plan 2011 **Status: Revised Deposit Draft** Plan Date: 30th September 2002	A7NW (SE)	2	8	446161 216034
20	**Nitrate Vulnerable Zones** Name: Not Supplied Description: Surface Water Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	A10SE (W)	0	10	445546 216324
	Nitrate Vulnerable Zones Name: Not Supplied Description: Surface Water Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	A10SE (S)	0	10	445781 216301

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Cherwell District Council - Environmental Health Department West Oxfordshire District Council - Environmental Health Department	February 2013 January 2013	Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - Thames Region	May 2014	Quarterly
Enforcement and Prohibition Notices Environment Agency - Thames Region	March 2013	As notified
Integrated Pollution Controls Environment Agency - Thames Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control Environment Agency - Thames Region	May 2014	Quarterly
Local Authority Integrated Pollution Prevention And Control West Oxfordshire District Council - Environmental Health Department Cherwell District Council - Environmental Health Department	June 2014 March 2013	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Controls West Oxfordshire District Council - Environmental Health Department Cherwell District Council - Environmental Health Department	December 2012 March 2013	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements West Oxfordshire District Council - Environmental Health Department Cherwell District Council - Environmental Health Department	June 2014 March 2013	Annual Rolling Update Annual Rolling Update
Nearest Surface Water Feature Ordnance Survey	July 2012	Quarterly
Pollution Incidents to Controlled Waters Environment Agency - Thames Region	September 1999	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - Thames Region	March 2013	As notified
Prosecutions Relating to Controlled Waters Environment Agency - Thames Region	March 2013	As notified
Registered Radioactive Substances Environment Agency - Thames Region	May 2014	Quarterly
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - Thames Region - West Area	May 2014	Quarterly
Water Abstractions Environment Agency - Thames Region	July 2014	Quarterly
Water Industry Act Referrals Environment Agency - Thames Region	May 2014	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	January 2011	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	October 2012	Annually
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	October 2012	Annually

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Data Currency

Agency & Hydrological	Version	Update Cycle
Source Protection Zones Environment Agency - Head Office	April 2014	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2014	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2014	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	May 2014	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	May 2014	Quarterly
Flood Defences Environment Agency - Head Office	February 2014	Quarterly
Detailed River Network Lines Environment Agency - Head Office	March 2012	Annually
Detailed River Network Offline Drainage Environment Agency - Head Office	March 2012	Annually
Waste	**Version**	**Update Cycle**
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Thames Region - West Area	May 2014	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - Thames Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - Thames Region - West Area	February 2014	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - Thames Region - West Area	May 2014	Quarterly
Local Authority Landfill Coverage Cherwell District Council - Environmental Health Department Oxfordshire County Council West Oxfordshire District Council - Technical Services Department	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Cherwell District Council - Environmental Health Department Oxfordshire County Council West Oxfordshire District Council - Technical Services Department	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - Thames Region - West Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - Thames Region - West Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - Thames Region - West Area	March 2003	Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	March 2014	Bi-Annually
Explosive Sites Health and Safety Executive	November 2013	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Oxfordshire County Council Cherwell District Council West Oxfordshire District Council	 July 2014 March 2014 October 2012	 Annual Rolling Update Annual Rolling Update Annual Rolling Update
Planning Hazardous Substance Consents Oxfordshire County Council Cherwell District Council West Oxfordshire District Council	 July 2014 March 2014 October 2012	 Annual Rolling Update Annual Rolling Update Annual Rolling Update
Geological	**Version**	**Update Cycle**
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	August 1996	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	January 2010	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2014	Bi-Annually
Brine Compensation Area Cheshire Brine Subsidence Compensation Board	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Mining Report Service	December 2013	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	February 2011	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually

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Data Currency

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	May 2014	Quarterly
Fuel Station Entries Catalist Ltd - Experian	March 2014	Quarterly
Sensitive Land Use	**Version**	**Update Cycle**
Areas of Adopted Green Belt Cherwell District Council West Oxfordshire District Council	May 2014 May 2014	As notified As notified
Areas of Unadopted Green Belt Cherwell District Council West Oxfordshire District Council	May 2014 May 2014	As notified As notified
Areas of Outstanding Natural Beauty Natural England	January 2014	Bi-Annually
Environmentally Sensitive Areas Natural England	July 2013	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	March 2014	Bi-Annually
Marine Nature Reserves Natural England	July 2013	Bi-Annually
National Nature Reserves Natural England	March 2014	Bi-Annually
National Parks Natural England	January 2014	Bi-Annually
Nitrate Sensitive Areas Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	February 2012	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	July 2014	Annually
Ramsar Sites Natural England	March 2014	Bi-Annually
Sites of Special Scientific Interest Natural England	March 2014	Bi-Annually
Special Areas of Conservation Natural England	March 2014	Bi-Annually
Special Protection Areas Natural England	March 2014	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	Ordnance Survey Licensed Partner
Environment Agency	Environment Agency
Scottish Environment Protection Agency	SEPA Scottish Environment Protection Agency
The Coal Authority	THE COAL AUTHORITY
British Geological Survey	British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	CEH Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Countryside Council for Wales	CYNGOR CEFN GWLAD CYMRU COUNTRYSIDE COUNCIL FOR WALES
Scottish Natural Heritage	SCOTTISH NATURAL HERITAGE
Natural England	NATURAL ENGLAND
Public Health England	Public Health England
Ove Arup	ARUP
Peter Brett Associates	pba peterbrett

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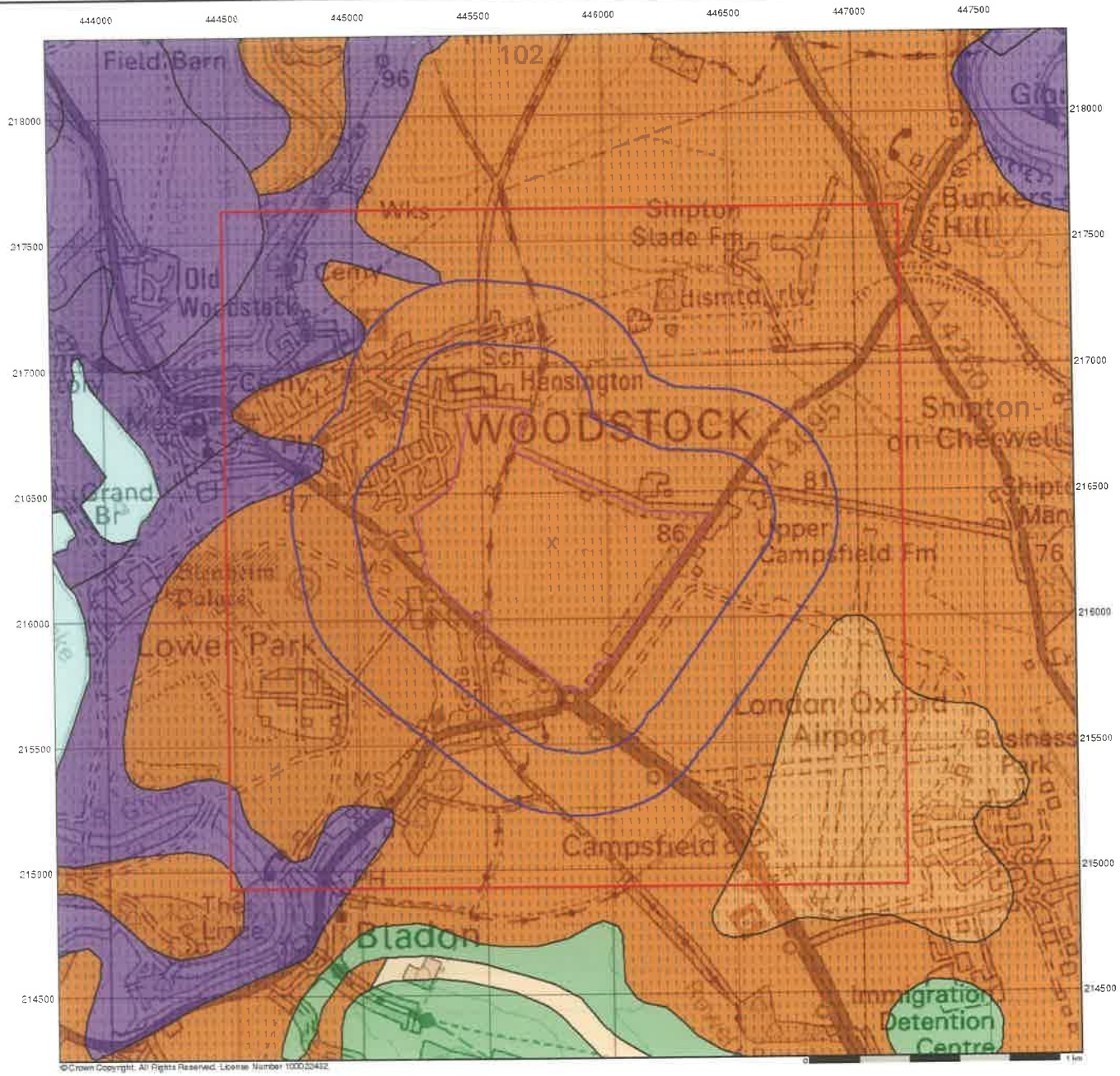
Useful Contacts

Contact	Name and Address	Contact Details
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 08708 506 506 Email: enquiries@environment-agency.gov.uk
3	**British Geological Survey - Enquiry Service** British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
4	**West Oxfordshire District Council - Technical Services Department** The Gables, New Yatt Road, Witney, Oxfordshire, OX28 1PB	Telephone: 01993 702941 Website: www.westoxon.gov.uk
5	**Oxfordshire County Council** County Hall, New Road, Oxford, Oxfordshire, OX1 1ND	Telephone: 01865 792422 Fax: 01865 810106 Email: environmental.services@oxfordshire.gov.uk Website: www.oxfordshire.gov.uk
6	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmark.co.uk Website: www.landmarkinfo.co.uk
7	**West Oxfordshire District Council** Council Offices, Wood Green, Witney, Oxfordshire, OX8 6NB	Telephone: 01993 770300 Fax: 01993 770238 Website: www.westoxon.gov.uk
8	**Cherwell District Council** Bodicote House, Bodicote, Banbury, Oxfordshire, OX15 4AA	Telephone: 01295 252535 Fax: 01295 270028 Website: www.cherwell-dc.gov.uk
9	**Natural England** Suite D, Unex House, Bourges Boulevard, Peterborough, Cambridgeshire, PE1 1NG	Telephone: 0845 600 3078 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
10	**Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)** Government Buildings, Otley Road, Lawnswood, Leeds, West Yorkshire, LS16 5QT	Telephone: 0113 2613333 Fax: 0113 230 0879
11	**Cherwell District Council - Environmental Health Department** Bodicote House, Bodicote, Banbury, Oxfordshire, OX15 4AA	Telephone: 01295 252535 extn 4511 Fax: 01295 270028 Website: www.cherwell-dc.gov.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / SEPA have a charging policy in place for enquiries.



Envirocheck®

Groundwater Vulnerability

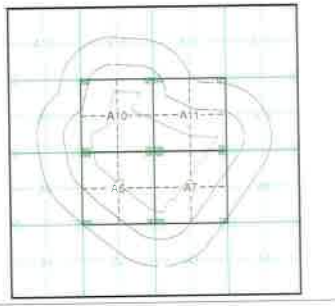
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes	Soil Classes
Major Aquifer (Highly Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Minor Aquifer (Variably Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Non Aquifer (Negligibly Permeable)	
Water or Sea	
Drift Deposit	

Site Sensitivity Context Map - Slice A

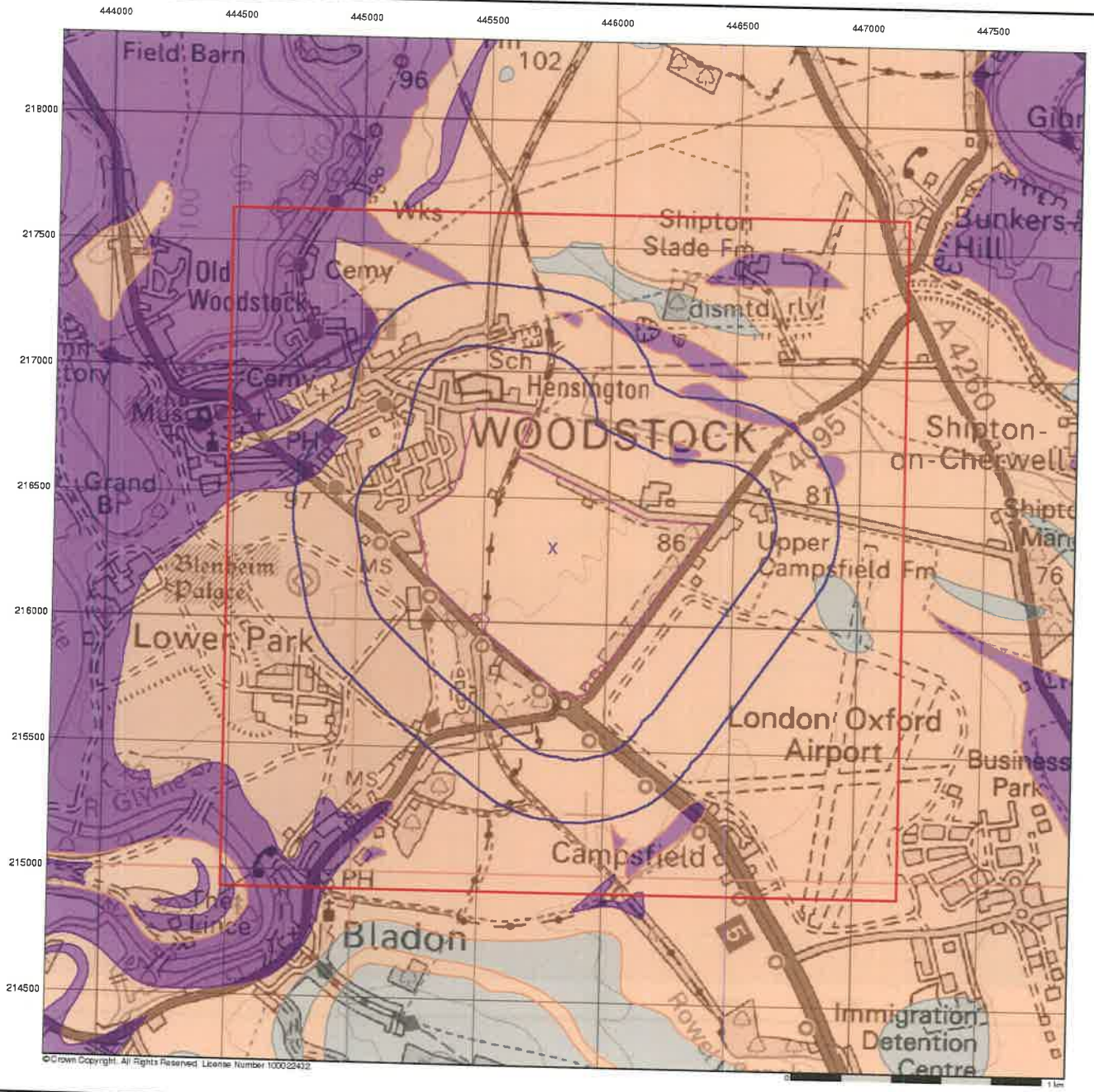


Order Details

Order Number:	59017107_1_1
Customer Ref:	14.08.005
National Grid Reference:	445780, 216300
Slice:	A
Site Area (Ha):	67.85
Search Buffer (m):	500

Site Details

Land East of Woodstock, Shipton Road, WOODSTOCK, Oxfordshire



Envirocheck®

Bedrock Aquifer Designation

General

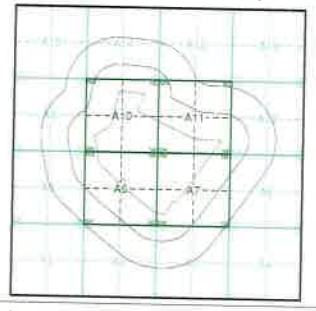
Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown

Site Sensitivity Context Map - Slice A

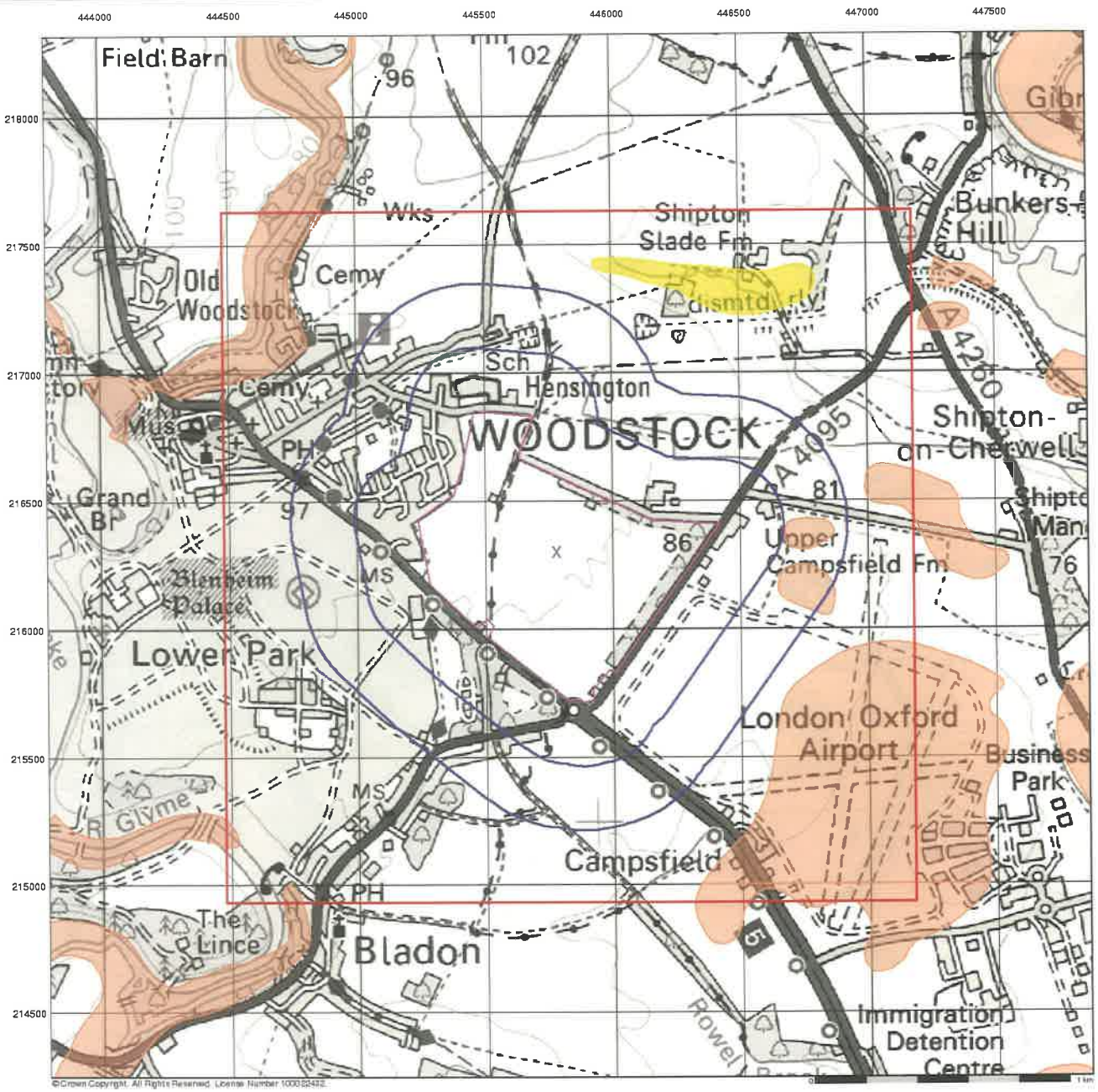


Order Details

Order Number:	59017107_1_1
Customer Ref:	14.08.005
National Grid Reference:	445780, 216300
Slice:	A
Site Area (Ha):	67.85
Search Buffer (m):	500

Site Details

Land East of Woodstock, Shipton Road, WOODSTOCK, Oxfordshire



Envirocheck®

Superficial Aquifer Designation

General

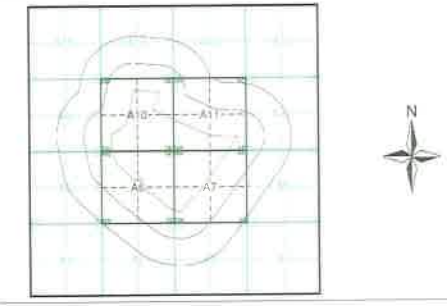
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown

Site Sensitivity Context Map - Slice A



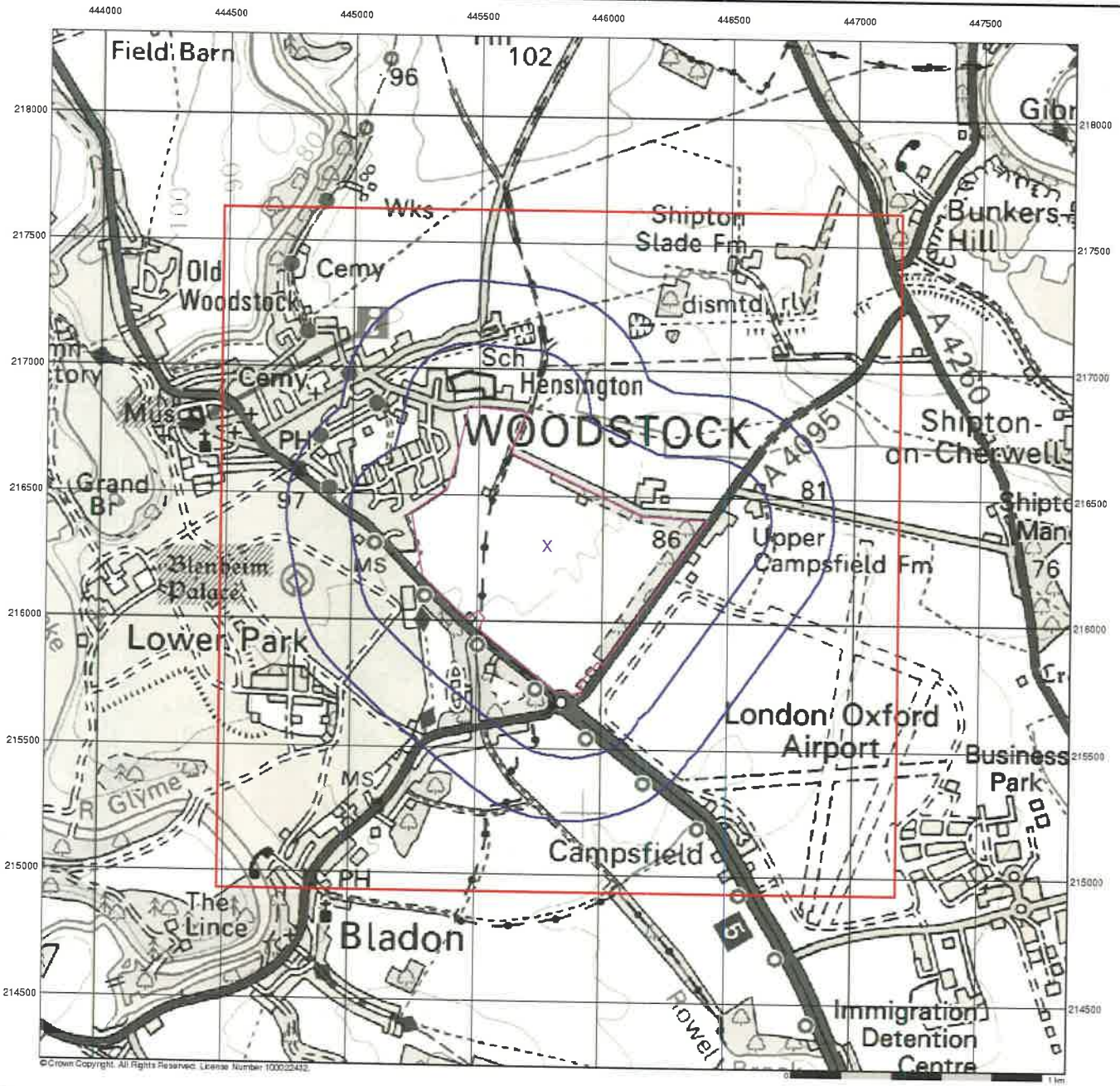
Order Details

Order Number:	59017107_1_1
Customer Ref:	14.08.005
National Grid Reference:	445780, 216300
Slice:	A
Site Area (Ha):	67.85
Search Buffer (m):	500

Site Details

Land East of Woodstock, Shipton Road, WOODSTOCK, Oxfordshire

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



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Source Protection Zones

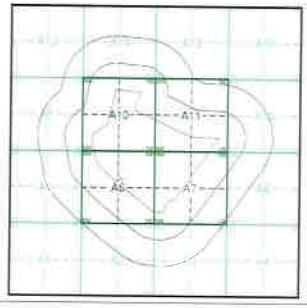
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Source Protection Zone I
- Source Protection Zone II
- Source Protection Zone III
- Zone of Special Interest
- Source Protection Zone Borehole

Site Sensitivity Context Map - Slice A

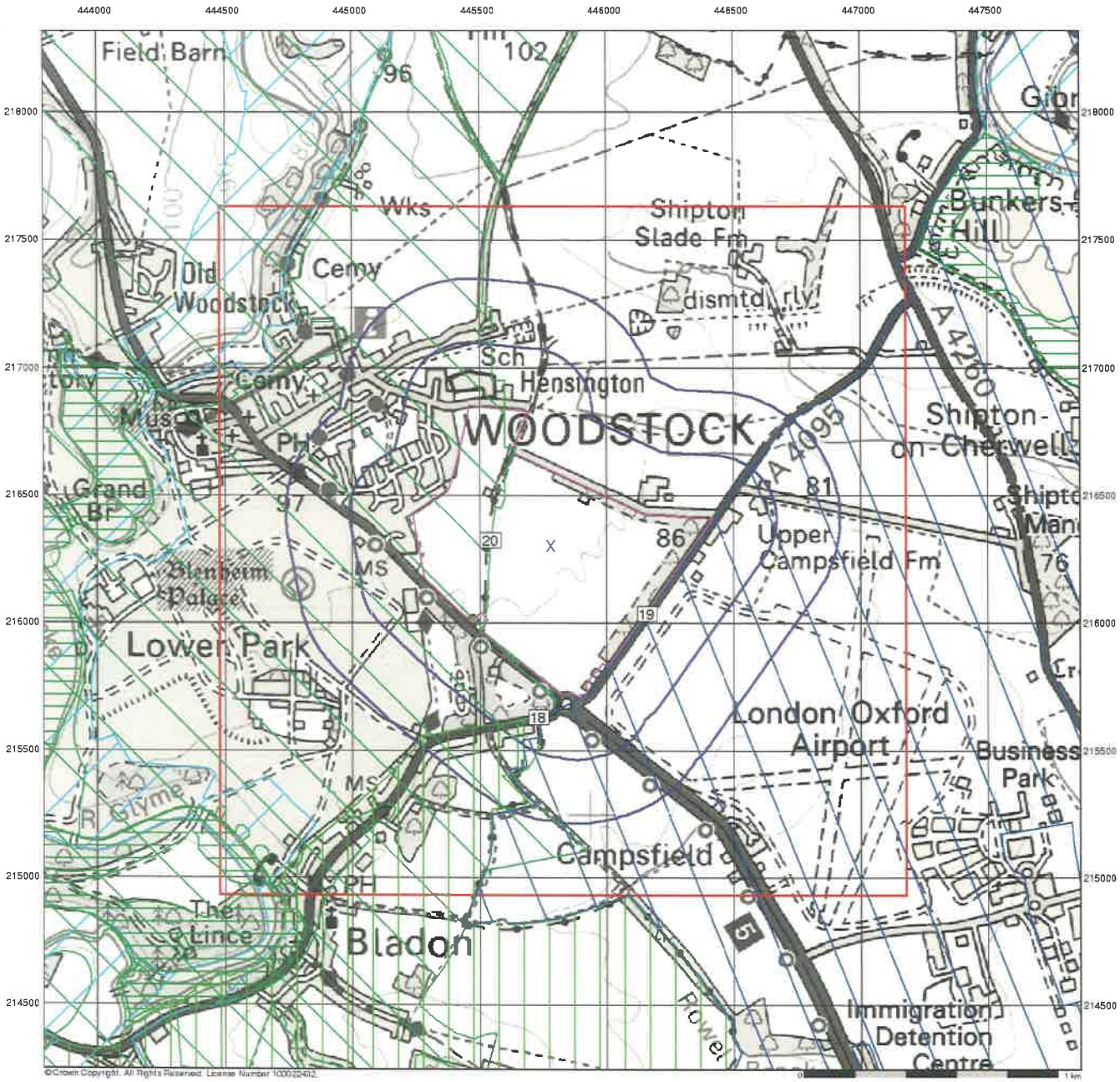


Order Details

Order Number:	59017107_1_1
Customer Ref:	14.08.005
National Grid Reference:	445780, 216300
Slice:	A
Site Area (Ha):	67.85
Search Buffer (m):	500

Site Details

Land East of Woodstock, Shipton Road, WOODSTOCK, Oxfordshire



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Sensitive Land Uses

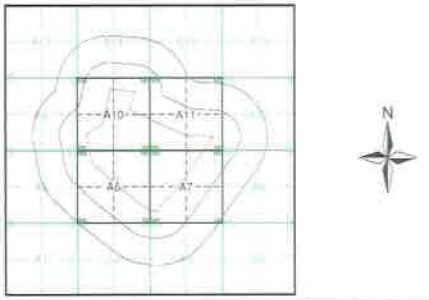
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Sensitive Land Uses

- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area

Site Sensitivity Context Map - Slice A



Order Details

Order Number:	59017107_1_1
Customer Ref:	14.08.005
National Grid Reference:	445780, 216300
Slice:	A
Site Area (Ha):	67.85
Search Buffer (m):	500

Site Details

Land East of Woodstock, Shipton Road, WOODSTOCK, Oxfordshire

Landmark Information Group
Tel 0844 844 9952
Fax 0844 844 9951
Web www.envirocheck.co.uk

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General

Specified Site
Specified Buffer(s)
Bearing Reference Point
Map ID
Several of Type at Location
Pylon
Overhead Transmission Line

Agency and Hydrological

Contaminated Land Register Entry or Notice (Location)
Contaminated Land Register Entry or Notice
Discharge Consent
Enforcement or Prohibition Notice
Integrated Pollution Control
Integrated Pollution Prevention Control
Local Authority Integrated Pollution Prevention and Control
Local Authority Pollution Prevention and Control
Local Authority Pollution Prevention and Control Enforcement
Pollution Incident to Controlled Waters
Prosecution Relating to Authorised Processes
Prosecution Relating to Controlled Waters
Registered Radioactive Substance
River Network or Water Feature
River Quality Sampling Point
Substantiated Pollution Incident Register
Water Abstraction
Water Industry Act Referral

Waste

BGS Recorded Landfill Site (Location)
BGS Recorded Landfill Site
EA Historic Landfill (Buffered Point)
EA Historic Landfill (Polygon)
Integrated Pollution Control Registered Waste Site
Licensed Waste Management Facility (Landfill Boundary)
Licensed Waste Management Facility (Location)
Local Authority Recorded Landfill Site (Location)
Local Authority Recorded Landfill Site
Registered Landfill Site
Registered Landfill Site (Location)
Registered Landfill Site (Point Buffered to 100m)
Registered Landfill Site (Point Buffered to 250m)
Registered Waste Transfer Site (Location)
Registered Waste Transfer Site
Registered Waste Treatment or Disposal Site (Location)
Registered Waste Treatment or Disposal Site

Geological

BGS Recorded Mineral Site

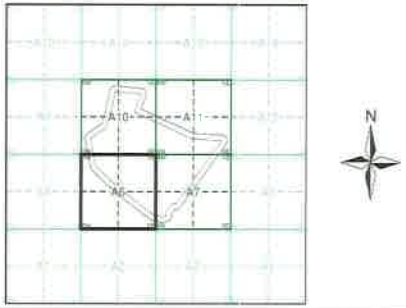
Hazardous Substances

COMAH Site
Explosive Site
NIHHS Site
Planning Hazardous Substance Consent
Planning Hazardous Substance Enforcement

Industrial Land Use

Contemporary Trade Directory Entry
Fuel Station Entry

Site Sensitivity Map - Segment A6



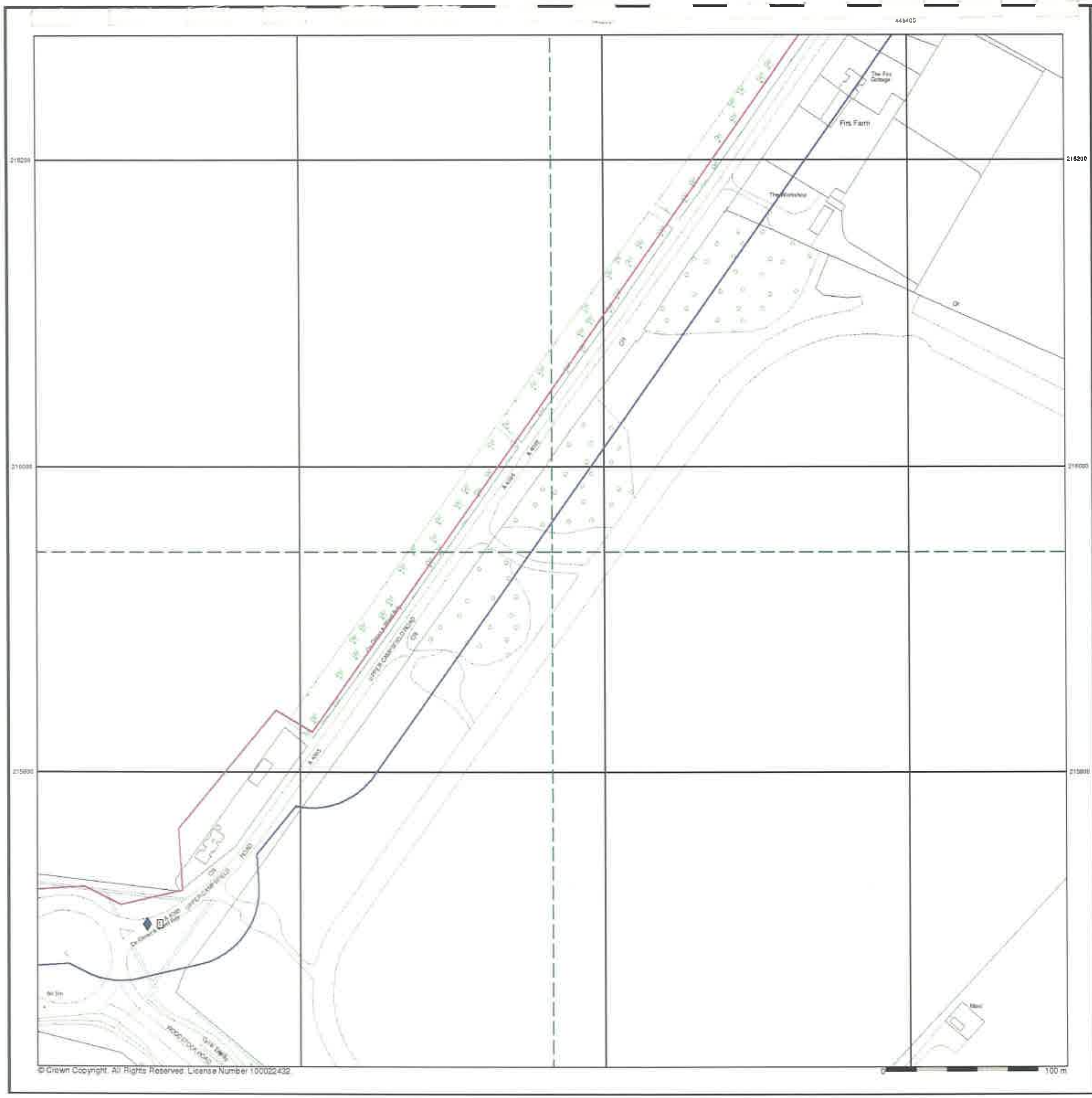
Order Details

Order Number:	59017107_1_1
Customer Ref:	14.08.005
National Grid Reference:	445780, 216300
Slice:	A
Site Area (Ha):	67.85
Plot Buffer (m):	50

Site Details

Land East of Woodstock, Shipton Road, WOODSTOCK, Oxfordshire

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



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General
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological
- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

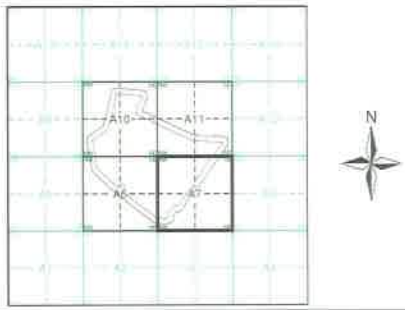
Geological
- BGS Recorded Mineral Site

Industrial Land Use
- Contemporary Trade Directory Entry
- Fuel Station Entry

Waste
- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances
- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

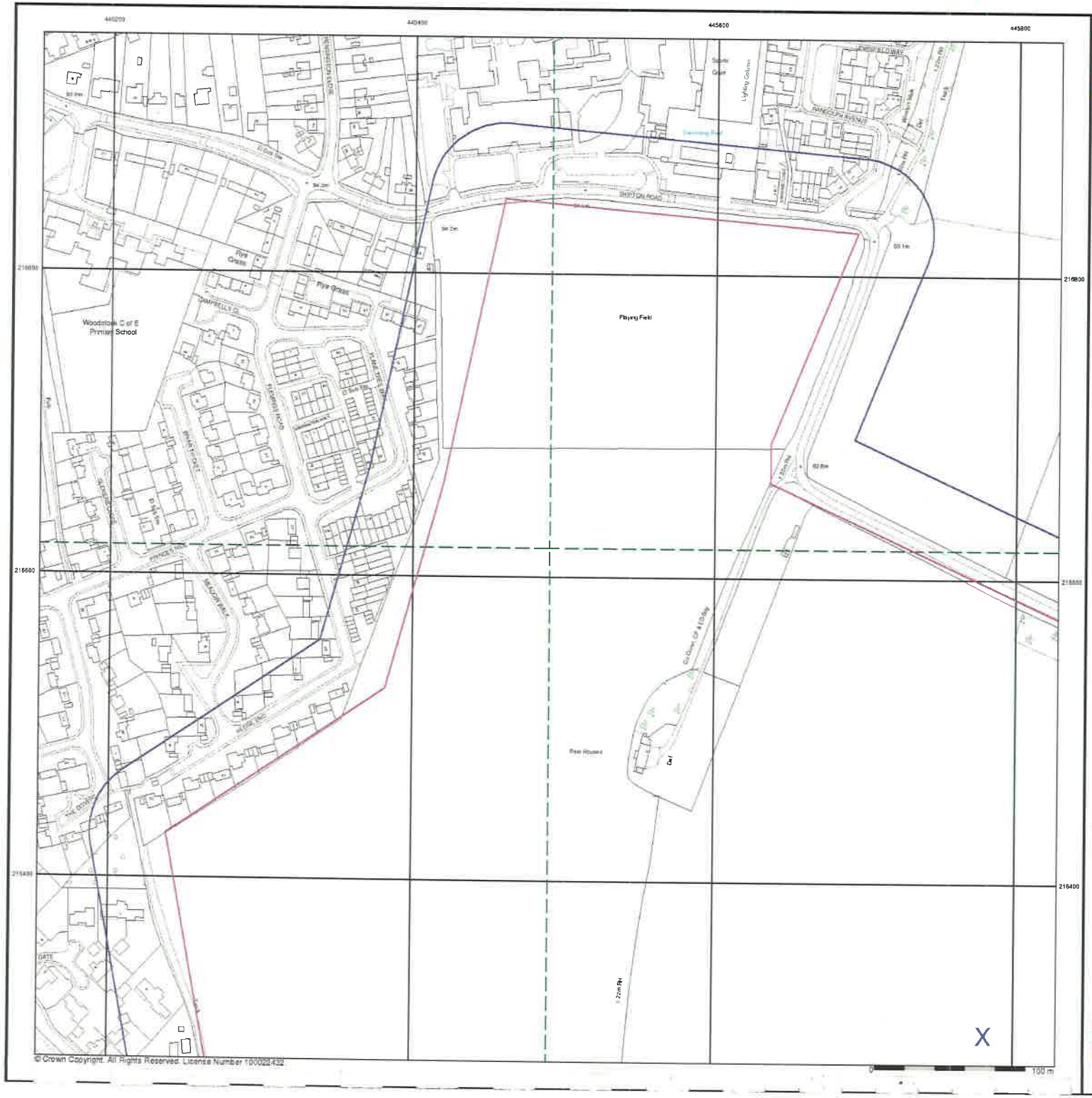
Site Sensitivity Map - Segment A7



Order Details
Order Number: 59017107_1_1
Customer Ref: 14.08.005
National Grid Reference: 445780, 216300
Slice: A
Site Area (Ha): 67.85
Plot Buffer (m): 50

Site Details
Land East of Woodstock, Shipton Road, WOODSTOCK, Oxfordshire

Landmark® Information Group
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Envirocheck®

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Geological

- BGS Recorded Mineral Site

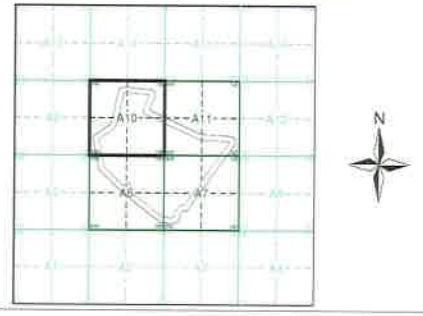
Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Segment A10



Order Details

Order Number:	59017107_1_1
Customer Ref:	14.08.005
National Grid Reference:	445780, 216300
Slice:	A
Site Area (Ha):	67.85
Plot Buffer (m):	50

Site Details

Land East of Woodstock, Shipton Road, WOODSTOCK, Oxfordshire

Landmark Information Group
Tel 0844 844 9952
Fax 0844 844 9951
Web www.envirocheck.co.uk