

## SiteSolutions Commercial



Overall Opinion

**PASSED** ✓



### Argyll's Overview

Considering the information reviewed during this assessment, no significant contaminant linkage has been identified. Accordingly soil and groundwater liabilities are unlikely to occur. However, your attention is drawn to prudent measures suggested on page 3.

No other Environmental Hazards have been identified in the immediate vicinity of the Site.



Report on:

**Sample Site, Sample Road, Anytown, UK**

**Report prepared for:**

Sample\_Commercial

**Report Reference:**

Sample

**Report date:**

6th January 2017

**Client Reference:**

Sample

**National Grid Reference:**

123456, 789123



## Site Location

### Report prepared on

Sample Site, Sample Road, Anytown, UK

### Site Area (m<sup>2</sup>)

3991.56

### Current Use

Assumed Agricultural and Residential

### Proposed Use

Residential Care Home

### Report Author

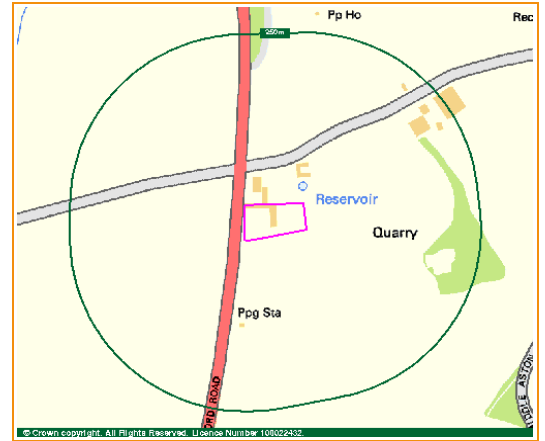
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### Additional Information Provided

None.





# Summary of Contamination Risk and Liabilities

## Liability Assessment



Passed

Read recommendations



## Liability Assessment

Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent measures suggested below.

### Risk

**Contaminated Land**



### Issue

What is the overall on-site risk?

What is the overall off-site risk?

What is the environmental sensitivity rating?

### Evaluation

Low to Moderate

Low to Moderate

High









## Recommendations

The redevelopment of agricultural buildings may require a more thorough investigation as a condition of planning consent. As such, the Local Authority may attach a standard condition requiring further investigation to the associated planning application. This could involve a full Phase I desktop assessment, due to the sensitive nature of the planned redevelopment. Argyll can assist with minimising and discharging such planning conditions, so please call us on 0845 458 5250 if you would like further assistance and a quotation.



# Contaminated Land Risk Analysis

Investigation	Commentary
 <p><b>On-site sources</b></p>	<p>A review of historical maps indicates the Site was in assumed agricultural use, with a residential property also thought to be located on Site from at least 1881. By 1974 the Site was identified as Park Farm House, with stables labelled in the west. No further significant changes were identified from subsequent mapping.</p> <p>We have not been informed of the current Site use and have therefore assumed that it is in mixed agricultural and residential use and have been informed by the client that the Site will be redeveloped for residential care home use.</p> <p><b>Argyll's Comment</b>  As a result of the historical and current use of the Site, there is a <b>low to moderate risk</b> of contaminants being present.</p>
 <p><b>Off-site sources</b></p>	<p>A review of historical maps has revealed no historical or current potentially contaminative uses in proximity to the Site. However, recent imagery has revealed that the surrounding area is in agricultural use, therefore, it is plausible that standard agricultural practices including the use/spreading of fertilisers/slurry have been carried out in the wider area.</p> <p><b>Argyll's Comment</b>  The historical and current use of the surrounding area is therefore considered to present a <b>low to moderate risk</b> of affecting the Site.</p>
 <p><b>Pathways and receptors</b></p>	<p>With reference to Environment Agency data, the bedrock hydrogeology underlying the Site is classified as a Principal Aquifer (highly permeable formations), and a Secondary (A) Aquifer (deposits with moderate permeability). In terms of the overlying soils, these are given a H3 (class H3) vulnerability classification. According to information provided by the Environment Agency the Site does not lie within a groundwater Source Protection Zone (SPZ). There are two abstraction licences located within 1000m. The closest of these is a groundwater abstraction (663m north west) for household water supply: drinking; cooking; sanitary; washing; (small garden) use. The nearest water feature (a reservoir) is located 19m north east. Residential properties are proposed on Site. The general area appears to be largely in agricultural use. No designated eco-receptors were identified within a 1000m radius of the Site.</p> <p><b>Argyll's Comment</b>  Overall, the Site is therefore considered to have a <b>high environmental sensitivity</b>.</p>
<p><b>Additional Sources of Information</b></p>	<p>No additional materials have been used in this assessment.</p>






## Argyll's Conclusion

Considering the information reviewed during this assessment, plausible contaminant linkages have been identified associated with the proposed redevelopment. However, we do not consider these likely to be significant. We would draw your attention to the recommendation on Page 3.

Please refer to risk analysis methodology section for further guidance and definition of terms.



## Other Environmental Hazards

	Risk	Recommendation
	<b>Natural or Mining Related Hazards</b>	No natural or mining related hazards have been identified in the immediate vicinity of the Site.
	<b>Telecommunication Base Stations</b>	No telecommunication base stations are located within 100m of the Site.
	<b>COMAH</b>	No Control of Major Accident Hazards (COMAH) sites are located within 500m.

### Argyll's Comment



This report is primarily a desktop assessment of potential soil and groundwater liabilities. We also comment whether the above Environmental Hazards are relevant. Contact details are provided at the end of this report.



## Current Operations

### Environmental Damage Regulations 2009 (EDR)

Potential for owner/operation to incur a Liability under the EDR

Argyll's  
Comment



The Site has not been identified as being likely to incur liability under the EDR within the scope of this assessment.

Please refer to the risk analysis methodology section for further guidance and definition of terms.

### Additional Considerations

Item	Summary	Suggested Action
Asbestos	If the buildings at the Site were constructed or renovated during the period between 1950 and 1999, then the fabric of these buildings may contain asbestos in a variety of forms.	Check the Asbestos Register and Management Plan
Energy Performance Certificate	Under the Energy Performance of Buildings (England and Wales) Regulations 2012 and the Energy Performance of Buildings (Scotland) Regulations 2008, there is a requirement for all buildings to have an Energy Performance Certificate (EPC) upon their construction, sale or lease (and in some cases when the building is modified).	Check for EPC or conduct energy assessment
Change of Use Redevelopment	Proposed changes in land use require permission from the Local Authority and are subject to conditions as part of the statutory planning process.	Contact local planning authority or speak with planning consultant

Argyll's  
Comment



Whilst this assessment is primarily a desktop assessment of potential soil and groundwater liabilities, the above potential liability considerations that fall outside the scope of the Risk Analysis Methodology have been identified.

Additional sources of information may be available for the Site. These sources could include previous environmental reports (including audits, contaminated land investigation and remediation reports), valuation reports (including property observation checklists), a Land Quality Record, and property deeds. Argyll Environmental would be pleased to review any reports that are available and revise this report accordingly. This may entail additional fees depending upon the volume and complexity of information available. Please contact us for further information.

## Contents of the Data Section

Section	Description
<b>Tabular Summary</b>	<p>This section presents a tabular summary of information found for the Site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the Site, from 1-250m and from 251-500m.</p> <p>If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.</p>
<b>Current Land Use Mapping</b>	<p>This section provides information on current land uses and is divided into three sections, statutory information, waste and current industrial uses. It is preceded by two maps.</p>
<b>Statutory Information</b>	<p>This section presents detailed statutory information for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
<b>Waste</b>	<p>This section presents detailed information on waste and landfill sites for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
<b>Current Industrial Land Use</b>	<p>This section presents detailed information on current land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
<b>Historical Land Use Mapping</b>	<p>The Historical Land Use Map presents 1:10,000 scale and selected 1:2,500 scale (tanks and energy facilities) historical land use information within 250m of the Site boundary.</p>
<b>Historical Land Use</b>	<p>This section presents selected information on historical land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
<b>Aquifer Designations and Geology</b>	<p>This section is preceded by two maps that present information relating to the aquifer designations beneath the Site. The first of these maps indicates the designation of the Superficial geology. The second map presents the aquifer designation of the solid geology.</p> <p>These maps are followed by detailed information in relation to aquifer designations/groundwater vulnerability and geology at the Site and surrounding area (0-500m).</p> <p>If no data is identified then the section will be omitted.</p>
<b>Environmental Sensitivity</b>	<p>This section presents detailed information on the environmental sensitivity of the Site and surrounding area (up to 500m depending upon dataset) and is preceded by two maps. The first shows areas with statutory designations, the second shows source protection zones. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
<b>Natural and Mining Related Hazards</b>	<p>This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining.</p>

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# Tabular Summary

## Statutory Information

Authorisations	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	0	0
Local Authority Integrated Pollution Prevention and Controls	0	0	0
Integrated Pollution Controls	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Registered Radioactive Substances	0	0	0
Discharges	On-site	1-250m	251-500m
Discharge Consents	0	1	0
Water Industry Act Referrals	0	0	0
Control of Major Accident Hazards Sites	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions	On-site	1-250m	251-500m
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0

## Waste

Waste/Landfill Sites	On-site	1-250m	251-500m
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0 (0) *
Registered Landfill Sites	0	0	0 (0) *
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Historical Landfill Sites	0	0	0

## Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	0	0
Fuel Station Entries	0	0	0
Other Features	On-site	1-250m	251-500m
Telecommunication Base Stations	0	0 <sup>1</sup>	N/A
Overhead Transmission Lines	0	0	0
Gas Pipelines	0	0	0
Gas Feeders	0	0	0

## Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-250m	251-500m
Historical Tanks And Energy Facilities	0	0	0
Potentially Infilled Land	On-site	1-250m	251-500m
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	1	2
Potentially Infilled Land (Water)	0	0	0

<sup>1</sup>Telecommunication base stations are searched to a radius of 100m from the Site boundary



## Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	0	0	0
Bedrock Aquifer Designations	2	2	2
Groundwater Vulnerability	2	1	1
Geology	On-site	1-250m	251-500m
Low Permeability Drift Deposits	0	N/A	N/A
BGS 1:50,000 Bedrock Geology	2	4	2
BGS 1:50,000 Superficial Deposits	0	0	0
BGS 1:50,000 Geological Mapping Coverage	1	0	0
Detailed River Network Lines	0	0	1
Detailed River Network Offline Drainage	0	0	0
BGS 1:625,000 Solid Geology	1	N/A	N/A
BGS Borehole Logs	0	0	N/A

## Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	0 (0) *
Marine Nature Reserves	0	0	0 (0) *
National Nature Reserves	0	0	0 (0) *
National Parks	0	0	0
National Scenic Areas	0	0	0
Nitrate Sensitive Areas	0	N/A	N/A
Nitrate Vulnerable Zones	2	N/A	N/A
Ramsar Sites	0	0	0 (0) *
River Quality Biology Sampling Points	0	0	0
River Quality Chemistry Sampling Points	0	0	0
Nearest Surface Water Feature	0	1	0
Sites of Special Scientific Interest	0	0	0 (0) *
Special Areas of Conservation	0	0	0 (0) *
Special Protection Areas	0	0	0 (0) *
Water Abstractions	0	0	0 (2)*
Source Protection Zones	0	0	0

## Natural and Mining Related Hazards

Subsidence	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	0 <sup>2</sup>	N/A
Compressible Ground Stability Hazards	1	0	N/A
Ground Dissolution Stability Hazards	1	1	N/A
Landslide Ground Stability Hazards	1	1	N/A
Running Sand Ground Stability Hazards	1	0	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	1	N/A
Non-Coal Mining Hazards	0	0	N/A
Radon	On-site	1-250m	251-500m
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Mining	On-site	1-250m	251-500m
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	0	N/A	N/A
Natural and Mining Cavities	0	0	0
Mining Instability	0	0	N/A
BGS Recorded Mineral Sites	0	1	1

### Tabular Summary Explanation

<sup>2</sup>Ground stability hazards are only searched to a radius of 50m from the Site boundary.

Argyll has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

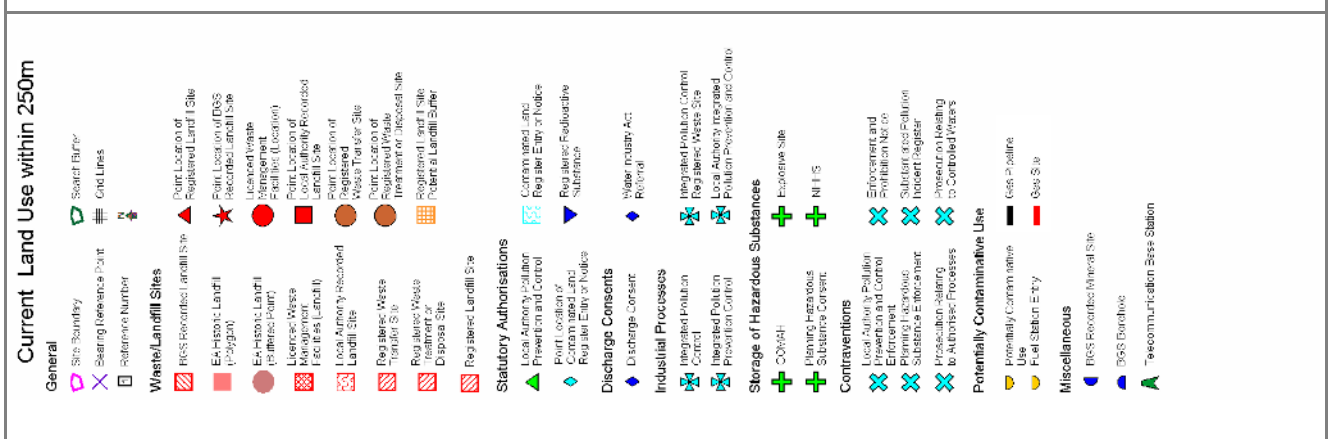
#### **Landfill Site Information**

Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.

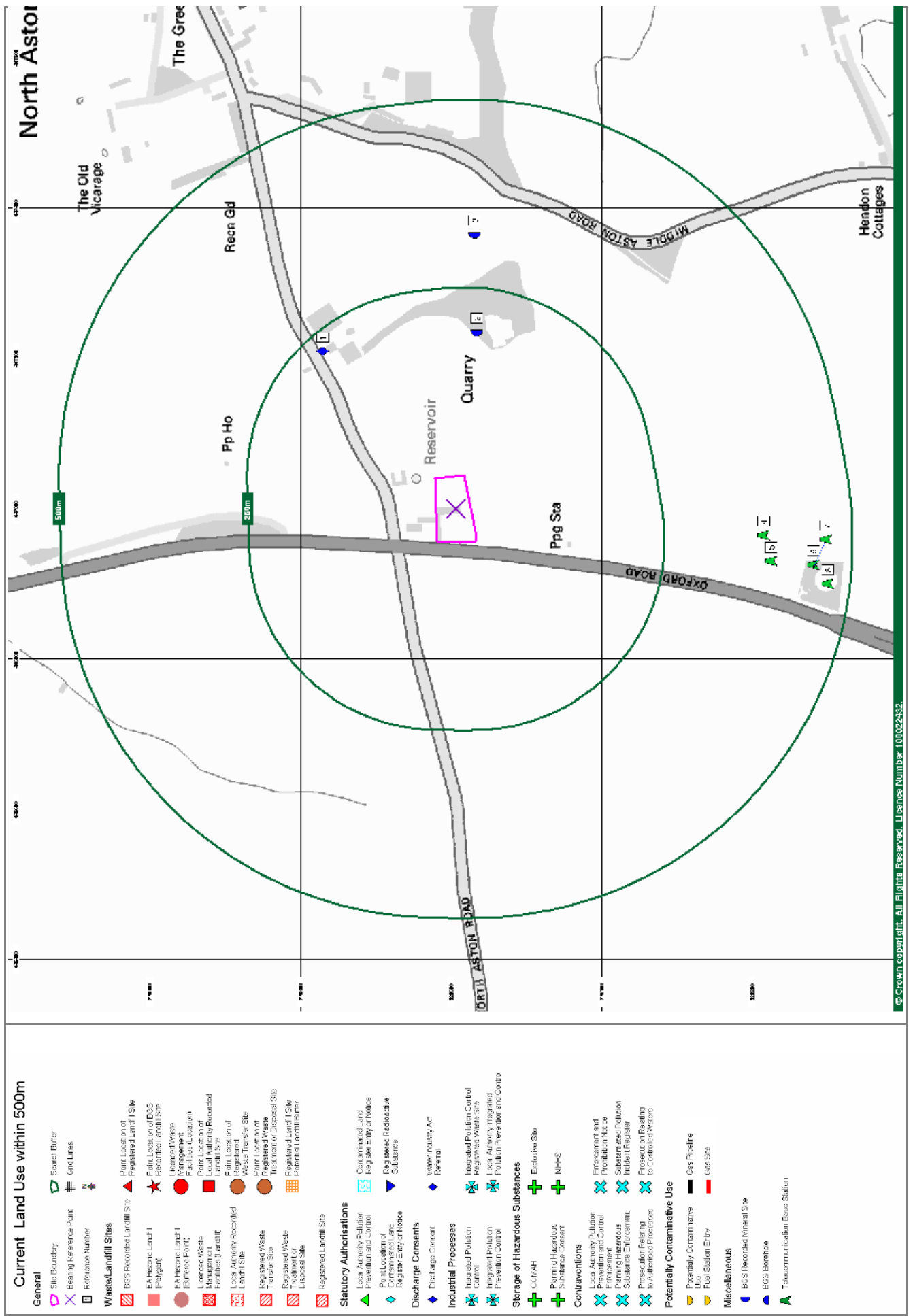
Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

#### **Subsidence Hazards**

Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the Site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Argyll reports the presence of a ground stability or non-coal related mining hazard in the Risk Analysis section based on the highest reading found within 50m of the Site boundary.



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## Statutory Information

### Discharges

#### Discharge Consents

Map ID	Details	Distance	Direction
1	Operator: Mr James Taylor, Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE), Location: The Peach Barns Somerton Road North Aston Bicester Oxfordshire Ox25 6hx, Authority: Environment Agency, Thames Region, Catchment Area: Cherwell and Ray (Oxon), Permit Ref: Npswqd003627, Permit Version: 1, Effective Date: 19th August 2008, Issued Date: 19th August 2008, Revocation Date: Not Supplied, Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company, Discharge Environment: Land/Soakaway, Receiving Water: Ground Via Soakaway, 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.	226m	NE

### Current Land Use

### Other Features

#### Telecommunication Base Stations

Map ID	Details	Distance	Direction
4	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	382m	S
5	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	393m	S
6	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	449m	S
7	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	450m	S
8	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	471m	S

## Historical Land Use

### Historical Potentially Contaminative Uses

#### Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction
	General quarrying, Date of Mapping: 1885-1955.	160m	E
	Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1923-1955.	331m	E
	Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1923-1955.	470m	N

### Potentially Infilled Land

#### Potentially Infilled Land (Non-Water)

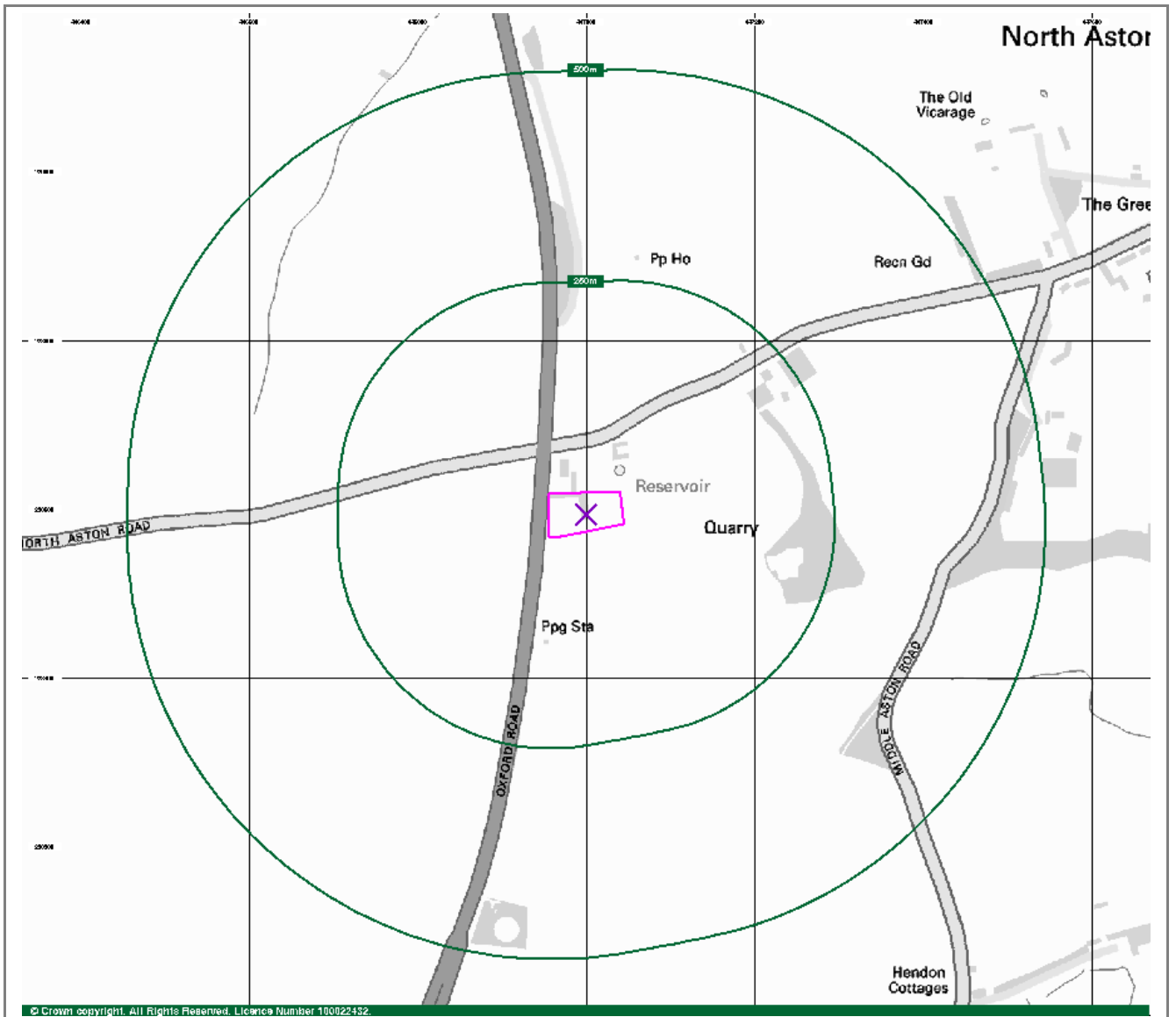
Map ID	Details	Distance	Direction
	Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1979.	160m	E
	Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1979.	331m	E
	Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1979.	470m	N

## Historical Maps

The following maps have been manually reviewed by a consultant and presented in the Risk Analysis section at the front of this report:

Scale	Map Sheet	Published Date
1:2,500	Oxfordshire 016_05	1881
1:2,500	Oxfordshire 016_09	1881
1:2,500	Oxfordshire 016_05	1900
1:2,500	Oxfordshire 016_09	1900
1:2,500	Oxfordshire 016_05	1922
1:2,500	Oxfordshire 016_09	1922
1:2,500	National Grid SP4628	1974
1:2,500	National Grid SP4728	1974
1:2,500	National Grid SP4628	1994
1:2,500	National Grid SP4728	1994
1:10,560	Oxfordshire 016_00	1885
1:10,560	Northamptonshire 066_NW	1889
1:10,560	Northamptonshire 066_NW	1900
1:10,560	Oxfordshire 016_NW	1900
1:10,560	Oxfordshire 016_SW	1900
1:10,560	Northamptonshire 066_NW	1923
1:10,560	Oxfordshire 016_NW	1923
1:10,560	Oxfordshire 016_SW	1923
1:10,560	National Grid SP42NE	1955
1:10,000	National Grid SP42NE	1979
1:10,000	National Grid SP42NE	1979
1:10,000	National Grid SP42NE	2014

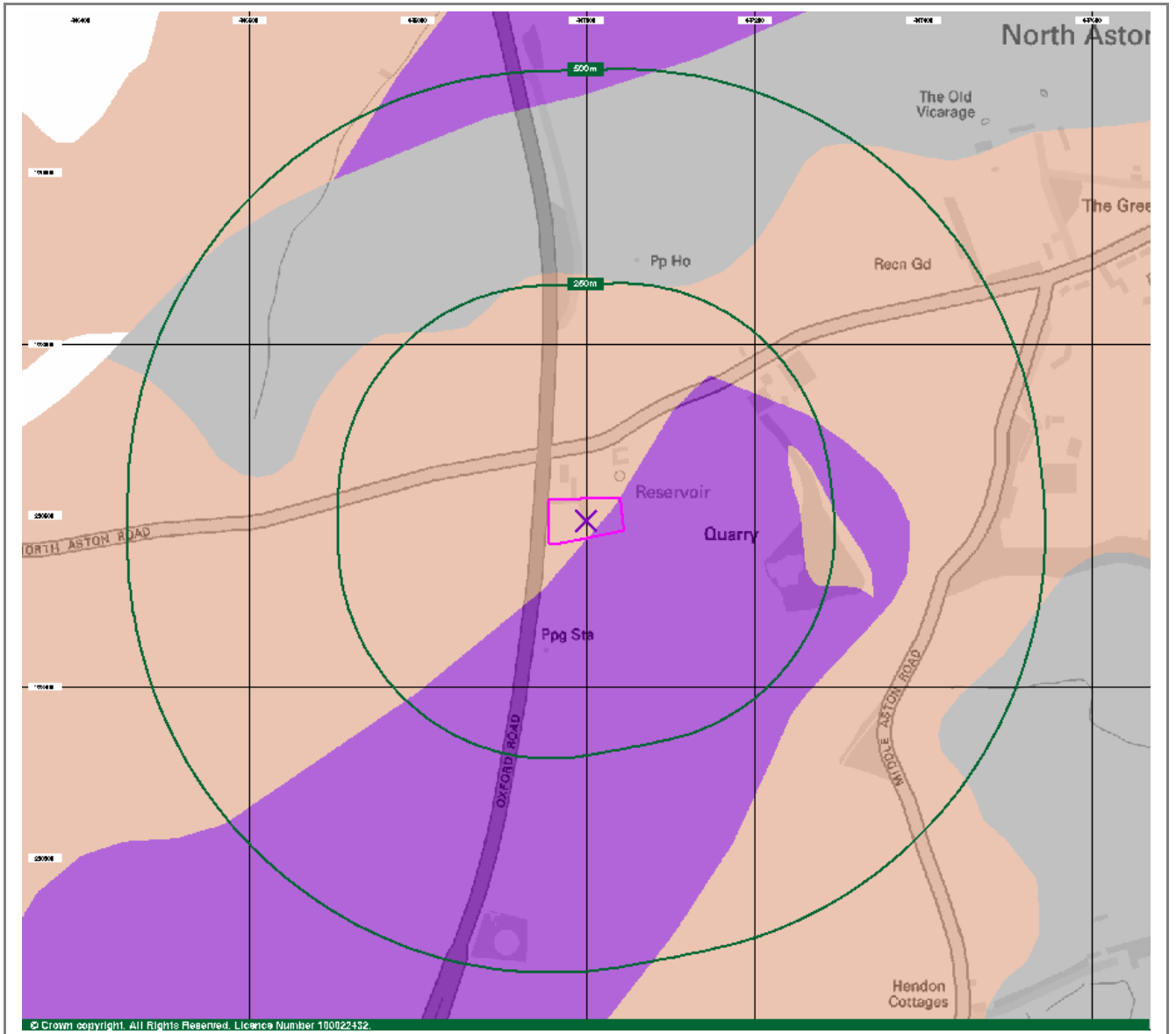
# Aquifer Designation (Superficial)



## Aquifer Designations

- |   |  |
|---|--|
|  Site Boundary           |  Principal Aquifer          |
|  Search Buffer           |  Secondary A Aquifer        |
|  Bearing Reference Point |  Secondary B Aquifer        |
|  N                       |  Secondary Undifferentiated |
|   |  Unproductive Strata        |
|   |  Unknown                    |

# Aquifer Designation (Bedrock)



## Aquifer Designations

- |   |  |
|---|--|
|  Site Boundary           |  Principal Aquifer          |
|  Search Buffer           |  Secondary A Aquifer        |
|  Bearing Reference Point |  Secondary B Aquifer        |
|  N                       |  Secondary Undifferentiated |
|   |  Unproductive Strata        |
|   |  Unknown                    |



# Groundwater Vulnerability

## Hydrogeology

### Bedrock Aquifer Designations

Map ID	Details	Distance	Direction
	Principal Aquifer These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.	On Site	SE
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	On Site	-
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	203m	E
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	224m	NW
	Principal Aquifer These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.	442m	N
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	453m	NW

### Groundwater Vulnerability

Map ID	Details	Distance	Direction
	Soil Classification: Soils of High Leaching Potential (H3)- Coarse textured or moderately shallow soils which readily transmit non-absorbed pollutants and liquid discharges but which have some ability to attenuate absorbed pollutants because of their large clay or organic matter contents, Map Scale: 1:100,000, Map Name: Sheet 30 Northern Cotswolds.	On Site	NW
	Soil Classification: Soils of High Leaching Potential (H3)- Coarse textured or moderately shallow soils which readily transmit non-absorbed pollutants and liquid discharges but which have some ability to attenuate absorbed pollutants because of their large clay or organic matter contents, Map Scale: 1:100,000, Map Name: Sheet 30 Northern Cotswolds.	On Site	-
	Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 30 Northern Cotswolds.	234m	NW
	Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 30 Northern Cotswolds.	466m	N

## Geology

### BGS 1:50,000 Bedrock Geology

Map ID	Details	Distance	Direction
	LEX Code: SHHB, Rock Name: Sharp's Hill Formation, Rock Type: Argillaceous Rocks with Subordinate Sandstone and Limestone, Min Age: Bathonian, Max Age: Bathonian.	On Site	-
	LEX Code: GOG, Rock Name: Great Oolite Group, Rock Type: Limestone and [Subequal/Subordinate] Argillaceous Rocks, Interbedded, Min Age: Bathonian, Max Age: Bathonian.	On Site	SE

### BGS 1:50,000 Bedrock Geology

Map ID	Details	Distance	Direction
	LEX Code: HYSA, Rock Name: Horsehay Sand Formation, Rock Type: Sandstone, Min Age: Bathonian, Max Age: Bajocian.	26m	N
	LEX Code: NS, Rock Name: Northampton Sand Formation, Rock Type: Sandstone, Limestone and Ironstone, Min Age: Aalenian, Max Age: Aalenian.	169m	NW
	LEX Code: HYSA, Rock Name: Horsehay Sand Formation, Rock Type: Sandstone, Min Age: Bathonian, Max Age: Bajocian.	203m	E
	LEX Code: WHM, Rock Name: Whitby Mudstone Formation, Rock Type: Mudstone, Min Age: Toarcian, Max Age: Toarcian.	224m	NW
	LEX Code: GOG, Rock Name: Great Oolite Group, Rock Type: Limestone and [Subequal/Subordinate] Argillaceous Rocks, Interbedded, Min Age: Bathonian, Max Age: Bathonian.	442m	N
	LEX Code: HYSA, Rock Name: Horsehay Sand Formation, Rock Type: Sandstone, Min Age: Bathonian, Max Age: Bajocian.	453m	NW

### BGS 1:50,000 Geological Mapping Coverage

Map ID	Details	Distance	Direction
	Map Sheet No: 218, Map Name: Chipping Norton, Map Date: 1968, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Supplied, Landslip: Available, Rock Segments: Not Supplied.	On Site	-

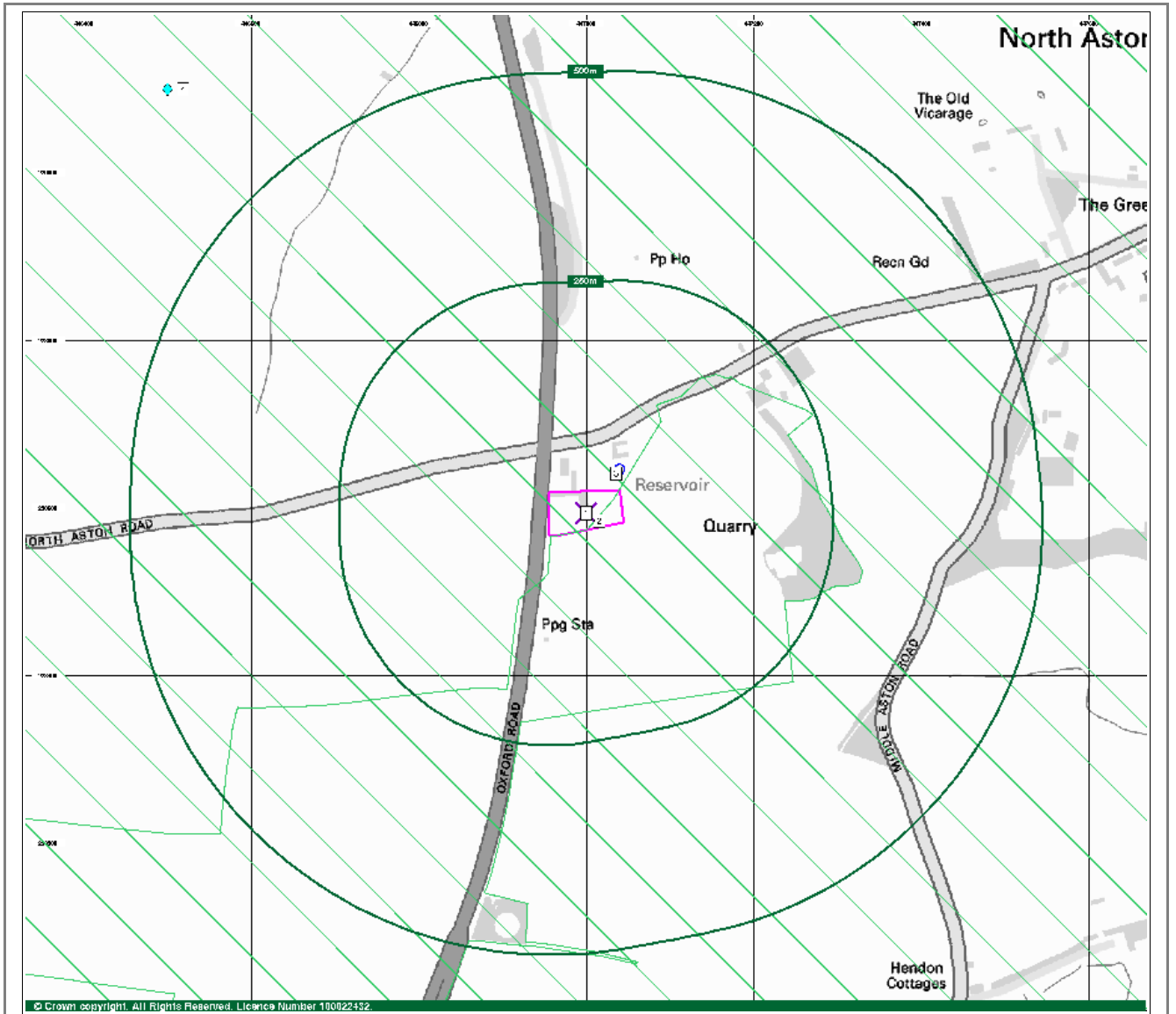
### Detailed River Network Lines

Map ID	Details	Distance	Direction
	Tertiary River, River Name: Not Supplied	363m	W
	Hydrographic Area: B06, 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.		

### BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	Great Oolite Group.	On Site	-

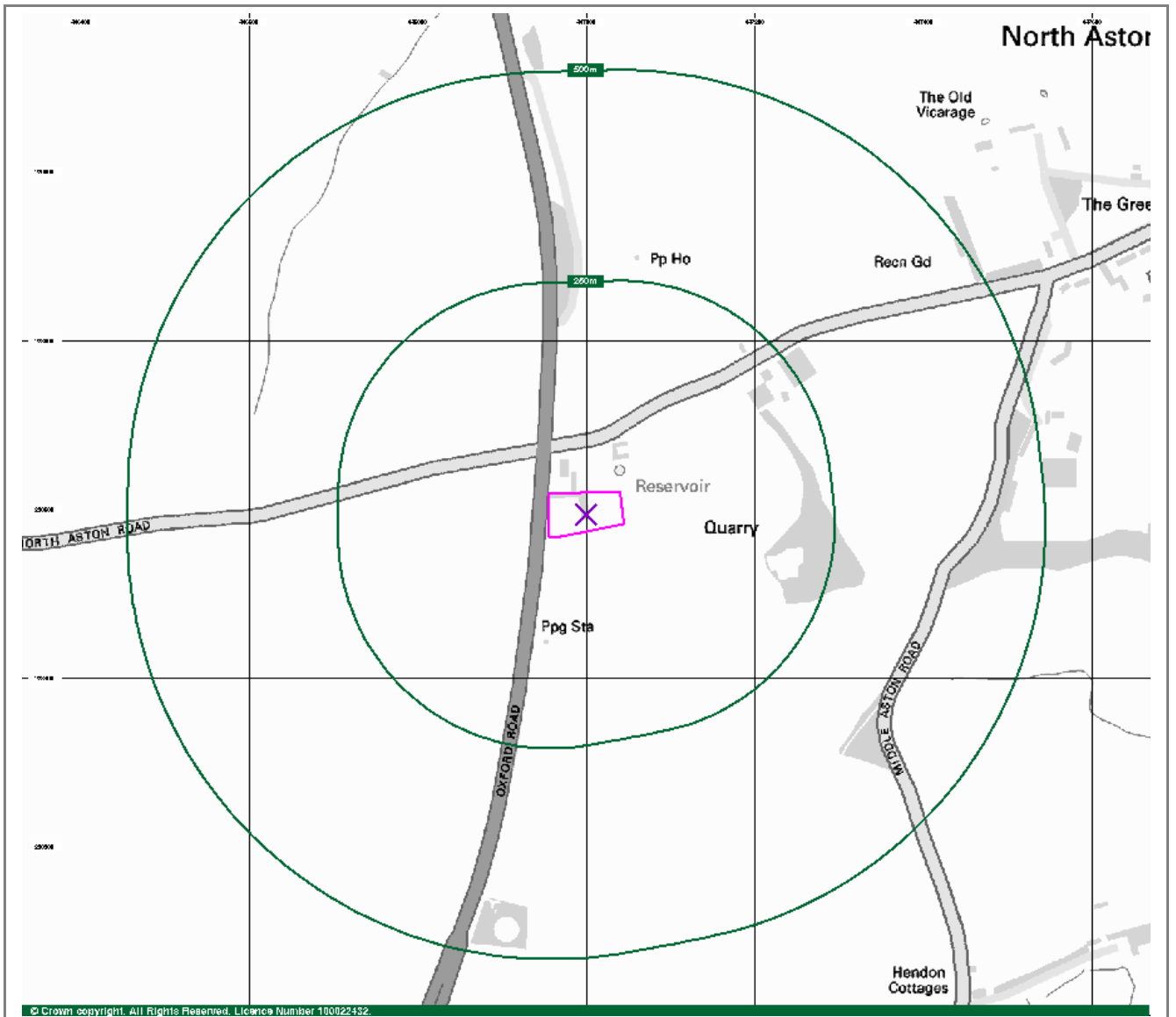
# Environmentally Sensitive Features



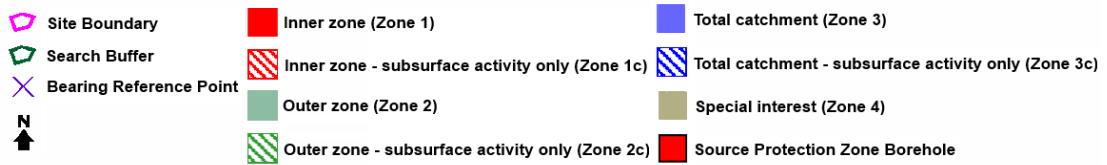
## Sensitive Land Uses

- |                                    |                         |                                     |
|------------------------------------|-------------------------|-------------------------------------|
| Site Boundary                      | Local Nature Reserve    | Ramsar Site                         |
| Search Buffer                      | Marine Nature Reserve   | Nearest Surface Water Feature       |
| Bearing Reference Point            | National Nature Reserve | Site of Special Scientific Interest |
| N                                  | National Park           | Special Area of Conservation        |
| Area of Outstanding Natural Beauty | National Scenic Area    | Special Protection Area             |
| Environmentally Sensitive Area     | Nitrate Sensitive Area  | Water Abstraction                   |
| Forest Park                        | Nitrate Vulnerable Zone | Historical Flood Liability          |

# Source Protection Zones



## Source Protection Zones



## Environmentally Sensitive Features

### Nitrate Vulnerable Zones

Map ID	Details	Distance	Direction
1	Name: , Description: Surface Water, Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA).	On Site	-
2	Name: , Description: Groundwater, Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA).	On Site	SE

### Nearest Surface Water Feature

Map ID	Details	Distance	Direction
3	Surface water feature identified in proximity.	19m	NE

### Water Abstractions

Map ID	Details	Distance	Direction
4	Operator: Mr R K Proctor, Licence Number: 28/39/14/0317, Permit Version: 100, Location: Malthouse Farm, Duns Tew, Bicester, Oxon (Spring B), Authority: Environment Agency, Thames Region, Abstraction: Household Water Supply: Drinking; Cooking; Sanitary; Washing; (Small Garden), Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m <sup>3</sup> ): Not Supplied, Yearly Rate (m <sup>3</sup> ): Not Supplied, Malthouse Farm, Duns Tew, Bicester, Oxon, Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 13th January 1999, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	663m	NW
	Operator: Mr R K Proctor, Licence Number: 28/39/14/0317, Permit Version: 100, Location: Malthouse Farm, Duns Tew, Bicester, Oxon (Spring A), Authority: Environment Agency, Thames Region, Abstraction: Household Water Supply: Drinking; Cooking; Sanitary; Washing; (Small Garden), Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m <sup>3</sup> ): 18, Yearly Rate (m <sup>3</sup> ): 6570, Malthouse Farm, Duns Tew, Bicester, Oxon, Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 13th January 1999, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	877m	NW

## Natural and Mining Related Hazards

### Subsidence

#### Collapsible Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

#### Compressible Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

#### Ground Dissolution Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	SE
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	203m	E

### Landslide Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	203m	E

### Running Sand Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

### Shrinking or Swelling Clay Subsidence Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	224m	NW

## Radon

### Radon Potential

Map ID	Details	Distance	Direction
	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service.	On Site	-

### Radon Protective Measures

Map ID	Details	Distance	Direction
	None, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

## Mining

### BGS Recorded Mineral Sites

Map ID	Details	Distance	Direction
2	Site Name: Fox & Crown Inn, Site Location: North Aston, Banbury, Oxfordshire, Source: British Geological Survey, National Geoscience Information Service, Reference: 57189, Type: Opencast, Status: Ceased, Operator: Not Supplied, Operator Location: Not Supplied, Periodic Type: Jurassic, Geology: Great Oolite Group, Commodity: Limestone, Positional Accuracy: Located by supplier to within 10m.	192m	E
3	Site Name: Park Farm, Site Location: North Aston, Banbury, Oxfordshire, Source: British Geological Survey, National Geoscience Information Service, Reference: 57178, Type: Opencast, Status: Ceased, Operator: Not Supplied, Operator Location: Not Supplied, Periodic Type: Jurassic, Geology: Horsehay Sand Formation, Commodity: Sand, Positional Accuracy: Located by supplier to within 10m.	322m	E

## Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited 1 <sup>st</sup> Floor 98 – 99 Queens Road Brighton BN1 3XF <a href="http://www.argyllenvironmental.com">www.argyllenvironmental.com</a>	Telephone 0845 458 5250 orders@argyllenviro.com
Ensura Limited (for Environmental Insurance) 1 <sup>st</sup> Floor 98 – 99 Queens Road Brighton BN1 3XF <a href="http://www.ensura.co.uk">www.ensura.co.uk</a>	Telephone 0845 652 8585 Fax 0845 652 8686 info@ensura.co.uk
Environment Agency National Customer Contact Centre (NCCC) PO Box 544	Telephone 03708 506 506
Cherwell District Council Environmental Health Department Bodicote House <a href="http://www.cherwell-dc.gov.uk">www.cherwell-dc.gov.uk</a>	Telephone 01295 252535 extn 4511 Fax: 01295 270028
Oxfordshire County Council County Hall <a href="http://www.oxfordshire.gov.uk">www.oxfordshire.gov.uk</a>	Telephone 01865 792422 Fax: 01865 810106 environmental.services@oxfordshire.gov.uk
British Geological Survey Enquiry Service British Geological Survey <a href="http://www.bgs.ac.uk">www.bgs.ac.uk</a>	Telephone 0115 936 3143 Fax: 0115 936 3276 enquiries@bgs.ac.uk
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Government Buildings	Telephone 0113 2613333 Fax: 0113 230 0879
Please note that the Environment Agency / SEPA have a charging policy in place for enquiries. When contacting these agencies please mention that this data has been received from the Landmark database, alternatively Argyll Environmental Limited would be pleased to assist with consultation to the above bodies. Please contact us for a quotation.	

## Risk Analysis Methodology

The Site Solutions reports have been designed to assist in making informed decisions during property transactions. The Report is a desktop assessment of direct liabilities (Liabilities) which could affect the owner /occupier of the Site and arise under Part 2A of the Environmental Protection Act 1990 and/or equivalent requirements under the planning regime and/or the Water Resources Act 1991<sup>3</sup>. (Relevant Legislation). If a risk is identified, then a number of options for finding out more about the risk, managing it or transferring it are proposed.

The assessment of environmental liability under the Relevant Legislation is based upon the principle of determining the presence of a plausible contaminant-pathway-receptor relationship (a contaminant linkage). A 'contaminant' is a source of contamination, a 'pathway' is a medium through which the contamination can mobilise and 'a receptor' is a person or entity that could be detrimentally affected by the contamination. If all three are identified, then a 'plausible contaminant-pathway-receptor relationship' may be present. By definition, this is one which Argyll believes could result in significant harm, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Controlled Waters.

In our assessment we use the following test to decide if there is a potential liability affecting the Site. For the purpose of this assessment a site where a potential Liability has been identified is defined as follows:

*A Site which, from the information assessed by Argyll, is considered to have the potential of being affected by contaminative substances present in or under the Site (but excluding potential sources of contamination on or above the land) such that, on the basis of its current or proposed use, there is a reasonable likelihood of a UK regulatory authority, acting in accordance with Relevant Legislation, requiring that remedial measures are taken in order to remedy or mitigate the contaminative substances that are present in or under the land that forms all or part of the Site.*

The term Liabilities is defined within the scope of this assessment to mean, remedial works under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991 which may result in direct liability for the site owner/occupier.

The assessment within the Report has been produced and quality checked by a team of qualified environmental professionals. The assessment is based upon a manual review of the data contained within the Data Section of this Report and of 1:2500 and 1:1250 (where available) scale historical mapping.

## Ecological Risk Assessment

The evaluation of ecological risk is becoming an increasingly important input when making risk management decisions. In the Site Solutions Commercial report, Argyll assesses two different drivers for risks and liabilities driven by ecological receptors;

1. The Contaminated Land Regime; and
2. The Environmental Damage Regulations 2009, as amended (EDR).

The Environment Agency has designed a generic framework for conducting ecological risk assessment (see Assessing Risk to Ecosystems from Land Contamination, R&D Technical Report P299, EA 2002). This recommends a tiered approach in line with best practice for human health and controlled water risk assessment and defines Relevant Ecological Receptors as any of the Relevant Types of Receptor as set out in Table 1 of Defra Statutory Guidance on Contaminated Land dated April 2012.

Argyll assesses Relevant Ecological Receptors as part of its assessment process. To do so it uses the Argyll EcoRisk model which was developed and tested in consultation with leading experts and is based on the Environment Agency framework.

The Environmental Damage (Prevention and Remediation) Regulations 2009, as amended, were introduced on 1 March 2009 to implement the provisions of the European Union's Environmental Liability Directive into law in England<sup>4</sup>. The aim of EDR is to prevent and remedy damage to protected species or natural habitats or a site of special scientific interest, surface water, groundwater, coastal water or to land. 'Environmental damage' has a specific meaning in the Regulations, and must meet key criteria. Existing legislation with provisions for environmental

<sup>3</sup> Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

<sup>4</sup>Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009 or Environmental Liability (Scotland) Regulations 2009 where appropriate.



liability remains in place. The Regulations apply on land in England and on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters out to the Renewable Energy Zone, which extends approximately 200 miles out to sea.

Argyll will apply due consideration to the nature of any activities likely to be occurring on Site and review EDR Receptors surrounding the Site. However, Argyll are unable to consider the standard of current operations or instances where environmental damage arises either intentionally or as a result of negligence on behalf of the Site operator.

The assessment excludes the identification of potential liabilities arising as a result of genetically modified organisms and the transportation or delivery of polluting goods which may occur at locations off Site. In addition, not all EDR Receptors can be identified in this assessment including protected species/natural habitats such as nesting bats, nesting birds or migratory bird routes which are not officially designated.




When conducting either assessment, Argyll will primarily assess information provided in the Data section of the Report. However, in some cases Argyll may choose to supplement this with freely available public information such as that provided by Natural England and/or information provided by the Argyll Europa System.

Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009, Environmental Damage (Prevention and Remediation) (Northern Ireland) Regulations 2009 or Environmental Liability (Scotland) Regulations 2009 where appropriate.

## Liability Assessment

In this section Argyll will report on any potential soil and groundwater liabilities which it considers are associated with the Site. Our assessment of Liability is based upon the proposed and current use of the Site(as supplied by the client)in line with current Government guidance.

There will be one of the following three responses:

Assessment	Liability Statement & explanation	Defra Category*
<b>PASSED</b> 	<p><b>Within the scope of this assessment no Liabilities have been identified. No further action is required.</b></p> <p>This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation.</p>	3 or 4
<b>PASSED</b> 	<p><b>Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below.</b></p> <p>This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. However, a client may wish to obtain further information about other issues disclosed in the Report, which could be material.</p>	3 or 4
<b>FURTHER ACTION</b> 	<p><b>Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991<sup>5</sup>. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.</b></p> <p>This statement indicates that within the scope of this assessment, an issue or a number of issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. In this event, recommendations are made, in order that additional information is collected so that the liabilities may be more accurately assessed.</p>	Potentially 1 or 2

\* According to Defra's updated Statutory Guidance on Contaminated Land, Regulators have a four-stage test to decide when land is and is not contaminated. Category 1 and Category 2 sites would encompass land which is capable of being determined as contaminated land, whereas Category 3 and Category 4 sites would encompass land which is not capable of being determined as contaminated land.

<sup>5</sup>Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

## Limitations of the Report

The Site Solutions reports have been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Report does not include a site investigation, nor does Argyll make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Argyll cannot guarantee that all land uses or factors of concern will have been identified by the Report.

The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Argyll cannot guarantee the accuracy or completeness of such information or data. Argyll will not accept responsibility for inaccurate data provided by external data providers.

Further information regarding our risk assessment methodology is provided in the Products and Services User Manual which is available free of charge from the client area of our website [www.argyllenvironmental.com](http://www.argyllenvironmental.com). For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 0845 458 5250. This report is provided under The Argyll Environmental Terms and Conditions for Data Reports, a copy of which is available on our website.



## Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, 1<sup>st</sup> Floor, 98 – 99 Queens Road, Brighton, BN1 3XF. Telephone: 0845 458 5250, e-mail: [orders@argyllenviro.com](mailto:orders@argyllenviro.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

### The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

### The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

### Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Web site: [www.tpos.co.uk](http://www.tpos.co.uk)  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE



## Complaints procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

## Complaints should be sent to:

Legal Director  
Argyll Environmental Ltd  
1<sup>st</sup> Floor  
98 – 99 Queens Road  
Brighton  
BN1 3XF

Telephone: 0845 458 5250  
Email: [orders@argyllenviro.com](mailto:orders@argyllenviro.com)

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.