
Groundsure Agricultural Report

Address: Specimen Address

Date: Report Date

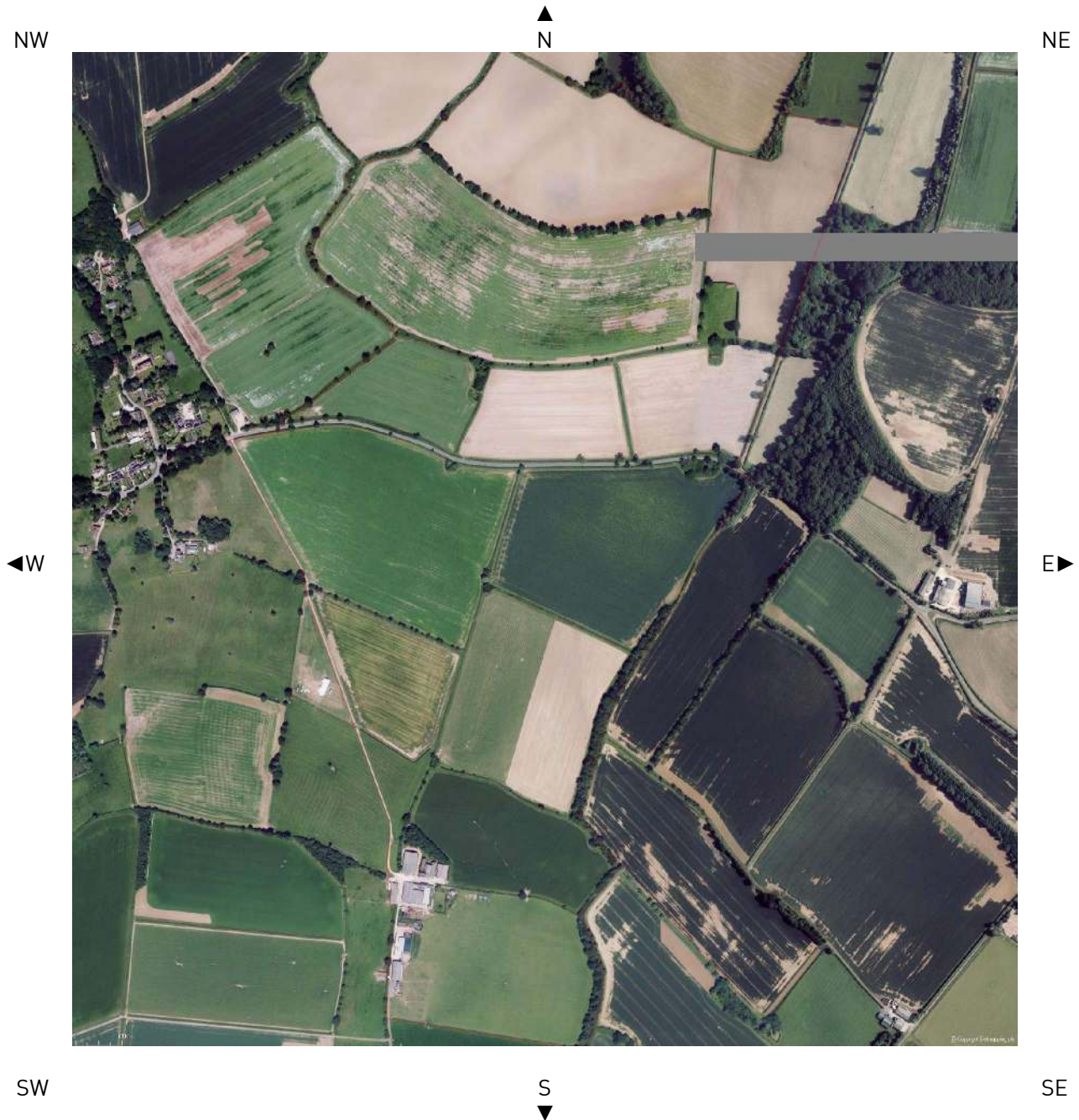
Client Reference: Agricultural Specimen

Client: Groundsure

Beneficiary Name: Groundsure



Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: Specimen Address

Grid Reference: 123456,123456

Size of Site: 139 ha

Report Reference: Agricultural Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Executive Summary

The following opinion is provided by Groundsure on the basis of the information available at the time of writing and contained within this report.

Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low-Moderate

Additional Matters

Flooding	Radon	Coal Mining	Other Mining	Sensitive Sites	Rights of Way
No issues identified	No issues identified	No issues identified	✓	No issues identified	✓
HS2	Licensed Discharges	Water Abstractions	Subsidence	Nitrate Vulnerable	Sites of Archaeological Interest
✓	No issues identified	✓	✓	✓	✓

✓ = Some issues relating to this database have been identified. Guidance relating to the above can be found in the Additional Matters section of this report.

Current Land Use

The site comprises approximately 139ha of mixed arable and pastoral farmland, with sheep grazing noted across the site in recent aerial and street level photography. The fields are bounded by hedging and occasional trees, with a small heavily wooded area immediately north of the main farm buildings and a further 450m strip of woodland along the eastern border. The farmhouse and associated farm buildings are located in the south west of the site.

The farm lies south east of the village of Wormleighton, in Stratford-on-Avon. The Local Authority boundary with South Northamptonshire Council lies adjacent to the east of the site. An un-named road bisects the centre of the site from east to west.

Farmyard

The farmhouse and two agricultural buildings are located to the east of the farm buildings, which comprise several shed/barn constructions around a yard area. To the south of these buildings is a roofless compound, with a 20m diameter tank lying immediately adjacent to the south. The contents of this tank have not been identified.

Further south lie two open ended structures, a barn and an area of hardstanding. Recent aerial photography indicates the area around the southernmost structures and barn may be used for equipment and miscellaneous material storage.

Environmental Permits and Register Entries

No Environmental Permits of concern have been identified on site or in proximity to the property. No entries on the Local Authority's Contaminated Land Register have been identified within 500m of the site.

Historic Site Description

The main farmyard area was arranged in a half courtyard layout c.1883, with a pump noted to be present adjacent to the east of the farm buildings. Ancillary buildings were identified to the north of the courtyard. An additional barn building was noted in the central courtyard area by 1900. By 1949 further structures had been constructed in the central area, with an additional ancillary building in the north and a potential cottage in the east.

The pump was no longer present by 1982 and additional barns/working buildings were identified in the north and west by this date. The farmyard area underwent significant expansion between 1982-2002 to give rise to the current layout.

The sheep pens and sheep wash in the east of the site were constructed between 1949 and 1972, and do not appear to have undergone any subsequent layout changes. The remainder of the structures noted around the land have been in place since 1883, though no guarantee can be given as to the structural integrity or continued presence of these structures since the most recent map edition was produced. The potential presence of historic foundations should be taken into consideration when planning future land use, especially if the area is to be ploughed.

Topography

The highest point of the site is located in the far west, with the area adjoining the access road noted as approximately 155m AOD, with a slow and consistent gradient down to 125m AOD in the south of the site around the farmhouse, and 125m AOD in the north east. No significant slopes are noted across the site, with the steepest gradient identified being a small area in the north with a 1 in 8 slope.

Geology, Hydrogeology And Hydrology

No superficial geology is noted to lie beneath the property. The bedrock beneath the property comprises Charmouth Mudstone Formation. The bedrock geology is classified as an Unproductive Aquifer, though the farm itself holds a groundwater abstraction license under reference 28/39/14/0253. The abstraction is taken from the Thames groundwater.

Water features of note include the streams emanating in the southern portion of the site, the ponds across the site, the adjacent Newfield Pool and moat and the drain along the western boundary..

Environmental Sensitivity

No Environmentally Designated Sensitive sites have been identified at or in close proximity to the property, and no Scheduled Ancient Woodlands are noted within the property boundary. Residential site users and crops/livestock may also be considered as sensitive receptors under Contaminated Land Regulations.

The farmland is entirely classed as Grade 3 in the Agricultural Land Classification Scheme.

Conclusions

The farm does not appear to have any areas with significant contaminative risk associated, though localised areas may have been impacted by the storage of agricultural chemicals and fuels. Additionally, the area around the sheep wash may be impacted by organophosphorus and pyrethroid compounds, though the low permeability bedrock beneath the site is likely to restrict the migration of any contamination present.

There do not appear to be any significant areas of infilled land associated with the farmland, though small areas may have been used for refuse disposal, including the small infilled pond in the centre of the site.

Groundsure has not identified a potential Contaminant-Pathway-Receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation, and Groundsure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the Groundsure risk assessment methodology contained within this report.

Recommendations

Whilst Groundsure has determined the property to comprise Acceptable Environmental Risk, some liabilities may reside with the property that a prudent purchaser may wish to consider further. A farm audit may be undertaken which can help identify localised areas of concern with regard to waste storage, fuel storage, chemical storage, interceptors and discharge points and give peace of mind with regard to potential liabilities under Part 2A of the Environmental Protection Act 1990 and the Environmental Damage Regulations 2009. Groundsure would be happy to supply a quote for an audit on request.

Additional Matters

Tanks: It is common for either underground storage tanks (USTs) and/or aboveground storage tanks (ASTs) to be present within an agricultural premises/farm yard for the storage of heating oil, diesel fuel or petrol. As there is not a reliable database pinpointing the locations of all USTs and ASTs across the UK, further investigation to identify the presence of any tanks on site would be advised.

Asbestos: The Control of Asbestos Regulations 2006 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys. No physical inspection of the property has been undertaken in the course of preparing this report, and the presence of asbestos-containing materials cannot be confirmed or discounted.

Rights of way: Historic (pre-1949) footpaths have been noted to cross the property. These footpaths may be reinstated under Natural England's project to record Public Rights of Way. For further advice and discussion on the implications for a property owner, please contact Natural England.

Hedgerows and Tree Preservation Orders: The objective of the TPO is to protect trees that make a significant impact on their surroundings either as an important feature within a landscape or has an historical association with the local area. If a tree has an associated TPO then it is an offence to cut down, prune, uproot, wilfully damage or destroy it. For further information, a prudent purchaser may wish to contact the Local Planning Authority.

Countryside Stewardship Scheme: The northern part of the site has identified to be on the Countryside Stewardship Scheme under reference 17CSS011134. An area in the south of the site holds Countryside Stewardship Scheme Agreement Number 17CSS010903. Further details on the scheme and the particulars of the programmes identified on site can be obtained from English Nature.

Environmental Stewardship Scheme: The entire site has been identified to be on the Entry Level Stewardship scheme under reference AG00345333. Further details on the scheme and the particulars of the programmes identified on site can be obtained from English Nature.

Water Abstractions: The farm is noted to hold, or have held, a groundwater abstraction license for general farming and domestic use. Further advice on compliance with abstraction licenses can be obtained from the Environment Agency.

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Nitrate Vulnerable Zone: The site lies entirely within a Nitrate Vulnerable Zone (NVZ). NVZs are designed to help address the problem of diffuse water pollution from nitrates and meet our obligations under the EC Nitrates Directive. Approximately 62% of England and 2% of Wales is currently designated as a Nitrate Vulnerable Zone. Farmers within NVZs must comply with a series of NVZ rules including fertiliser planning, the production of a risk map and compliance with field and farm limits. In addition, to qualify for the Single Payment Scheme or other direct payments a farmer must comply with Statutory Management Requirement (SMR) 4. If a farm comprises at least 80% grassland, then a farmer may be eligible for derogation from the NVZ rules.

HS2: The proposed HS2 line runs through the northern area of the site. Farmers whose land is to be utilised for the HS2 line can receive £1,000 to allow contractors access onto the land to carry out environmental impact assessments related to the rail line. The payment is split between landlord and tenant where the land is tenanted. Additionally, further payments may be negotiated if further environmental surveys are required and HS2 Ltd will pay for any damage done or losses caused. Further compensation payments for loss of land and utility should also be negotiable. Further legal advice on this issued should be sought by any concerned landowner or prospective purchaser.

General Guidance

Environmental issues associated with specific farm types

Arable

The UK is the fourth largest producer of cereal and oilseeds in Europe. They are mainly concentrated on the eastern side of the UK. Arable farming has a lower potential for point-source pollution than animal farming because the diversity of stored pollutants e.g. slurry, feeds and animal health products, are not on farm, though arable farms do tend to store large quantities of fuel and fertiliser. Arable farming is, however, a major contributor to diffuse pollution. A good starting place to ameliorate the impacts of arable farming is the production of a soil management plan. By complying with the Nitrate Vulnerable Zone Action Programme of nutrient management planning and targeted applications of organic manures and fertilisers a farmer should help reduce the loss of nitrates from their land.

Intensive farming (pigs and poultry)

Pig and poultry production accounts for approximately 20% of the UK's total agricultural output. Several factors associated with these farms can adversely affect the environment, including ammonia; nutrients from manure, litter and slurry; effluent discharges; dust; odour; noise. Intensive pig and poultry farms are regulated in England and Wales by the Environment Agency under the Environmental Permitting Regulations (formerly known as the Pollution Prevention and Control (PPC) Regulations prior to 6 April 2008). The Agency requires farmers to apply for a permit if their livestock capacity exceeds 450 sows, 2,000 production pigs over 30kg or 40,000 poultry (including chickens, layers, pullets, turkeys, ducks and guinea fowl).

Manure from poultry treated with Baycox® (used for the treatment of coccidiosis in broilers) should be disposed of in a controlled manner above Principal and Secondary aquifers. This can be done by either sending the manure to a combined heat and power station for burning, sent to a commercial site for composting or spread at a safe rate (as defined within Environment Agency guidance). Furthermore, any manure stored on site for spreading at a later date must be stored on an impermeable surface and covered. If the active ingredient (toltrazuril) pollutes groundwater, it can affect a farmer's payments under the Single Farm Payment Scheme.

Sheep

The UK is home to approximately 25m sheep and lambs, is one of the major sheep producers in Europe and the seventh largest lamb producer in the world. The use of sheep dip, jets or showers is likely to require an Environmental Permit from the Environment Agency (in England and Wales) or SEPA (in Scotland).

The use and disposal of sheep dip compounds is covered by the Groundwater Regulations 1998. Organophosphorus and synthetic pyrethroid compounds which are effective against external parasites are highly toxic to aquatic life, and once groundwater is contaminated with these compounds it will be unfit for drinking without prior treatment. Bloom and purl dips can also contaminate groundwater. Dip disposed of to land, deliberately or accidentally, can leach into the water table and pollute on site and nearby drinking water supplies.

In addition to meeting high specification design and structural standards, baths, drain pens and mobile systems must be located:

- As far away as possible (at least 10m) from a watercourse. This includes rivers, streams, ditches, drains, land drains and wetlands.
- At least 30m away from any watercourse which drains into a Site of Special Scientific Interest (SSSI). If the farm is located within a SSSI, further advice should be sought from the relevant regulatory body (Natural England, Scottish Natural Heritage, Natural Resources Wales).
- At least 50m from any well, spring or borehole.

Additionally, they should not be situated on or at the top of slopes where there is a risk that spillage might drain directly to a watercourse, or on roads or tracks.

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Storage and Use of Silage, Slurry and Agricultural Fuel Oil

The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 (SSAFO) set out minimum standards for the use and design of silos, slurry storage systems and agricultural fuel oil. These include minimum requirements for effluent collection and drainage, bunding, distance from watercourses, expected operational lifespan and structural integrity, for both permanent and temporary structures. As no inspection of the farm or the associated infrastructure has been undertaken by Groundsure it cannot be confirmed that all relevant structures meet the requirements of the legislation. If silos, slurry storage systems and/or agricultural fuel storage are present on the site, Groundsure recommend further assessment of these structures by a suitably experienced professional.

Relevant Scottish Legislation: The Control of Pollution (Silage, Slurry, and Agricultural Fuel Oil) (Scotland) Regulations 2003

Agricultural Waste (England and Wales)

The Environment Agency define agricultural waste as any substance or object from premises used for agricultural or horticulture, which the holder discards, intends to discard or is required to discard. It is waste specifically generated by agricultural activities, such as empty pesticide containers, old silage wrap, out-of-date medicines, used tyres, surplus milk. Since 2006, agricultural waste has been subject to the same controls that have applied to other commercial and industrial sectors for many years. Uncontrolled burning or tipping of waste on farms has been illegal since 15th May 2006.

Most waste disposal, treatment or recovery activities require an Environmental Permit from the Environment Agency, though some small scale activities may be exempt from such licensing. Common agricultural activities currently exempt from waste licensing include, but are not limited to, the use of baled tyres in construction, mulch spreading, manufacture of biodiesel from waste vegetable oil for use in agricultural vehicles and generators, treating sheep dip with enzymes, burning plant material and spreading surplus milk on land.

Relevant Scottish Legislation: The Waste (Scotland) Regulations 2005

Oil storage

The Control of Pollution (Oil Storage) (England) Regulations 2001 require anyone storing oil in volumes greater than 200 litres to provide secure containment for the oil storage facility. The regulations cover all types of oil, excluding waste mineral oil. This includes petrol, diesel, bio-fuels, vegetable oils, synthetic, mineral oils and oils used as solvents. Biodegradable oils are also covered. Other legislation relevant to hydrocarbon storage may be appropriate in addition to these regulations, including Building Regulation and Petroleum Licensing Regulations.

Relevant Scottish Legislation: The Water Environment (Oil Storage) (Scotland) Regulations 2006.
Relevant Welsh Legislation: No direct equivalent.

Manure and slurry

If used directly as a fertiliser, manure and slurry are not classified as waste under Waste Management Regulations, even if they are used on a different farm to that where they were produced. However, the storage and use of these must still comply with other legal controls, such as Nitrate Vulnerable Zones (NVZ) Action Programme, and comply with guides such as The Code of Good Agricultural Practice (COGAP) which recommend that these fertilisers should not be applied if; the soil is waterlogged; the soil is frozen hard; the field is covered in snow; the field is cracked down to field drains or backfill; the field has been pipe or mole drained or subsoiled over drains in the last 12 months; heavy rain is forecast within the next 48 hours. Additionally, manure or slurry should never be applied within 10 metres of any ditch, pond or surface water; within 50 metres of any spring, well, borehole or reservoir that supplied water for human consumption or for farm dairies; on very steep slopes where run-off is a high risk throughout the year; on any areas where you are not allowed to because of specific management agreements.

GOOD AGRICULTURAL AND ENVIRONMENTAL CONDITIONS (GAECs) AND STATUTORY MANAGEMENT REQUIREMENTS (SMRs)

Report Reference: Agricultural Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Cross compliance measures were introduced in 2005, setting baseline standards that farmers must meet in order to receive their Single Payment. There are two elements to cross compliance: Good Agricultural and Environmental Condition (GAEC) standards relating largely to the protection of soils, habitats and landscape features; and Statutory Management Requirements (SMR) which are either pre-existing legislative requirements or those that Member States must implement under EU law. SMRs cover environmental, public, plant and animal health and, from 2007, animal welfare objectives. A list of GAECs and SMRs is given below. In order to assess the relevance of each standard to an individual farm, click [here](#) to register for Defra's Self-Assessment tool. A full list of GAECs and SMRs are given in Appendix 1.

Nutrient Management

Sustainable food production requires the minimisation of nutrient pollution and the closing of the 'nutrient gap'. Defra statistics show 50-60% of nitrate and 32% of phosphate in surface waters area result of nutrient use in agriculture. These nutrient losses contribute to the eutrophication of rivers, lakes and coastal waters. In addition approximately 8% of the UK's greenhouse gas emissions arise from agricultural activities, of which 40% is from soil nutrient management. Defra's Farm Practices Surveys reveal that only 50% of farms have a Nutrient Management Plan in place, 18% analyse manures for their nutrient content, and only 36% only check fertiliser spreaders annually.

Further tools are available for landowners from the [Defra website](#). These include the Fertiliser Manual (BR209), Good Nutrient Management, software tools to predict the plant availability of manure nitrogen following application to land (MANNER), or the amount of nitrogen in manure produced by different types of permanently housed pigs and poultry (ENCASH). The Fertiliser Advice Certification Training Scheme (FACTS) identifies qualified advisers who can help with all enquiries relating to fertiliser use on farms.

Substations/generators/transformers

Due to the location of farms in rural sites, often away from utility infrastructure, farms may have their own electricity substations, transformers and/or generators on site. If an electricity substation or transformer was constructed prior to 1987, then it may contain Polychlorinated Biphenyls (PCBs), hazardous substances which were used as dielectric filler liquids. It should be assumed that any substation or transformer manufactured before 1976 will contain PCBs, with their use being phased out prior to a total ban in 1987. PCBs are classed as a Persistent Organic Pollutant, and pose a threat to the environment due to their toxicity, persistence and tendency to bio-accumulate.

PCBs are classified as any substance which contains more than 50 parts per million (ppm) of a PCB substance. Equipment containing more than 5l of PCBs are classified as Contaminated Equipment, and must be registered with the Environment Agency, though some equipment can continue to be used until the end of its functional life.

PCBs and PCB-containing equipment should be disposed of as hazardous waste, under the Environmental Protection (Disposal of Polychlorinated Biphenyls and other Dangerous Substances) (England and Wales) Regulations 2000. Further information on identifying and disposing of PCB-containing equipment can be found on the Environment Agency website, or by contacting PCB-enquiries@environment-agency.gov.uk.

Generators may pose an environmental risk to land, surface water or groundwater through diesel, petrol or oil spillage. Larger oil powered generators i.e. those with a capacity over 200 litres of oil, are subject to the Control of Pollution (Oil Storage) (England) Regulations 2001.

European Protected Species

Under the Conservation (Natural Habitats etc.) Regulations 1994 ('the Habitats Regulations') the deliberate disturbance of a European Protected Species is prohibited wherever it occurs. Additionally, Section 9 of the Wildlife and Countryside Act 1981 makes it an offence to intentionally disturb protected species occupying places used for shelter or protection. If these species occur on your property then further advice can be sought from Natural England.

The Weeds Act 1959

Under this legislation, the Secretary of State may serve an enforcement notice on the occupier of land on which injurious weeds are growing, requiring the occupier to take action to prevent their spread. Enforcement of the Weeds Act is carried out by Natural England on Defra's behalf and applies only to the following plant species:

Common ragwort (*Senecio jacobaea*)
Spear thistle (*Cirsium vulgare*)
Creeping or Field thistle (*Cirsium arvense*);
Broad-leaved dock (*Rumex obtusifolius*)

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If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Curled dock (*Rumex crispus*)

These native weeds must not be allowed to spread to agricultural land due to their potential to cause harm to livestock.

Invasive weeds, such as Rhododendron (*Rhododendron ponticum*), Japanese knotweed (*Fallopia japonica*), giant hogweed (*Heracleum mantegazzianum*) and Himalayan balsam (*Impatiens glandulifera*) are not subject to such legislative controls, and a landowner is not obliged to remove or treat such plants. However, a landowner must not allow invasive plants to spread onto adjacent land, or plant or encourage the spread of invasive plants outside of their property. A farmer wishing to receive the Single Farm Payment must not allow an infestation of an invasive on-native species on their land.

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary			
	on-site	0-50	51-250	
1. Historical Industrial Sites	on-site	0-50	51-250	
1.1 Potentially Contaminative Past Land Use				
Records of potentially contaminative past land use (1:10,000 scale mapping)	0	0	1	
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	0 *	
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	0*	
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	0*	
1.6 Potentially Infilled Land				
Records of potentially infilled land (1:10,000) *51-100m	10	0	0*	
2. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
Records of Historic IPC Authorisations	0	0	0	0
Records of Part A(1) and IPPC Authorised Activities	1	0	0	0
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
Records of Licensed Discharge Consents	0	0	0	0
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
National Incidents Recording System, List 2	0	0	0	Not Searched
National Incidents Recording System, List 1	0	0	0	Not Searched
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
Environment Agency Registered landfill Sites	0	0	0	0	0	Not Searched
Environment Agency Historic Landfill Sites	0	0	0	0	0	0
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
Landfills from Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not Searched	Not Searched
Environment Agency licensed Waste Sites	0	0	0	0	0	0

4. Current Land Uses	on-site	0-50	51-250	251-500
4.1 Current Industrial Sites Data	2	0	0	Not Searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0	0
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0	0

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	No
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed Findings section.	
Source: Scale: 1:50,000 BGS Sheet 201	

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000													
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes															
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes															
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	1	1	Not Searched													
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	Not Searched													
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0													
6.6 Are there any Source Protection Zones within 500m of the study site?					No														
6.7 Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?					No														
6.8 River Quality	<table border="1"> <thead> <tr> <th>on-site</th> <th>0-50</th> <th>51-250</th> <th>251-500</th> <th>501-1000</th> <th>1001-1500</th> </tr> </thead> <tbody> <tr> <td>Is there any Environment Agency information on river quality within 1500m of the study site?</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table>						on-site	0-50	51-250	251-500	501-1000	1001-1500	Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	Yes
on-site	0-50	51-250	251-500	501-1000	1001-1500														
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	Yes													
6.9 Detailed River Network entries within 500m of the site	7	4	6	5	Not Searched	Not Searched													
6.10 Surface water features within 250m of the study site	Yes	Yes	Yes	Not Searched	Not Searched	Not Searched													

7. Flooding

7.1 What is the risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Very Low
7.2 Are there any Flood Defences within 250m of the study site?	No
7.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.4 Are there any areas used for Flood Storage within 250m of the study site?	No
7.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Negligible
7.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable

8. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.12 Records of Nitrate Vulnerable Zones	3	0	0	0	0	0
8.13 Records of Ancient Woodland	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

9. Records of HS2 Route

	On-site	0-250	250-500	500-1000	1000-2000	2000-5000
9.1 Records of HS2 Route	1	0	2	5	12	20

10. Additional Information

	on-site	0-50	51-250	250-500
10.1 Records of Ofcom Sitefinder mobile phone masts	0	0	0	Not Searched
10.2 Records of planning records related to mobile masts	0	0	0	Not Searched
10.3 Records of overhead transmission lines in proximity to the study site	0	0	0	0

11. Natural Hazards

11.1 What is the maximum risk of natural ground subsidence?	Low
11.2 Is the property in a Radon Affected Area as defined by the Public Health England (PHE) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

12. Mining

12.1 Are there any Non-Coal Mining areas within 50m of the study site boundary?

No

12.2 Are there any Coal Mining areas within 50m of the study site boundary?

No

12.3 Are there any brine affected areas within 50m of the study site?

No

Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and tidal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. HS2 Route

Details the proposed location of the London to West Midlands phase of the HS2 network. Please note this section does not detail the proposed route to link Manchester and Leeds with the network. Recommendations for a route and station options for Phase 2 are expected to be submitted to ministers in Spring 2012, with a decision on the preferred route by December 2014.

10. Additional Information

Provides information on records of Ofcom-registered mobile phone masts, mobile mast planning records and overhead transmission lines up to 500m.

11. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

12. Mining

Provides information on areas of coal mining, non-coal mining and brine extraction.

13. Contacts

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

Note: Maps

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

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

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

Groundsure Risk Assessment Methodology

Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010.

This report does not contain a detailed Conceptual Site Model as required in National Planning Policy Framework (NPPF), however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant-Pathway-Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from Low Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre: 1

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
221.0	NW	Smithy	1906

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 100m of the search centre: 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 100m of the search centre: 0

Database searched and no data found.

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 100m of the search centre: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 100m of the search centre: 0

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 10

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:
















Distance [m]	Direction	Use	Date
0.0	On Site	Pool	1906
0.0	On Site	Pool	1883
0.0	On Site	Pool	1981
0.0	On Site	Pool	1954
0.0	On Site	Pond	1883
0.0	On Site	Pond	1954
0.0	On Site	Pond	1981
0.0	On Site	Pond	1906
0.0	On Site	Pool	1906
0.0	On Site	Pond	1906

2. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

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- | | | |
|--|---|---|
|  Site Outline
 250 Search Buffers (m)
 500 Search Buffers (m) | <ul style="list-style-type: none">  Recorded Pollution Incident  Dangerous Substances (List 1)  Dangerous Substances (List 2)  Water Industry Referrals  Licensed Discharge Consents  Red List Discharge Consents | <ul style="list-style-type: none">  Radioactive Consents (Lower Risk)  Part A(1) Authorised Processes & Historic IPC Authorisations  Part A(2) and Part B Authorisations  Sites Determined as Contaminated Land  COMAH / NIHHS Sites  Hazardous Substance Consents & Enforcements |
|--|---|---|

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

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

Database searched and no data found.

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

The following Part A(1) and IPPC Authorised Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance [m]	Direction	NGR	Details
2A	0.0	On Site	445600, 252600	Operator: Alcoa Extruded Products Uk Ltd Installation Name: Banbury Secondary Aluminium Process: NON-FERROUS METALS; MELTING WITH CAPACITY => 5T Permit Number: BL2343IY Original Permit Number: BL2343IY Issue Date: 25/7/2002 Effective Date: 26/7/2002 Status: Superseded

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Report Reference: [Agricultural Specimen](#)

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 0

Database searched and no data found.

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

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

Database searched and no data found.

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

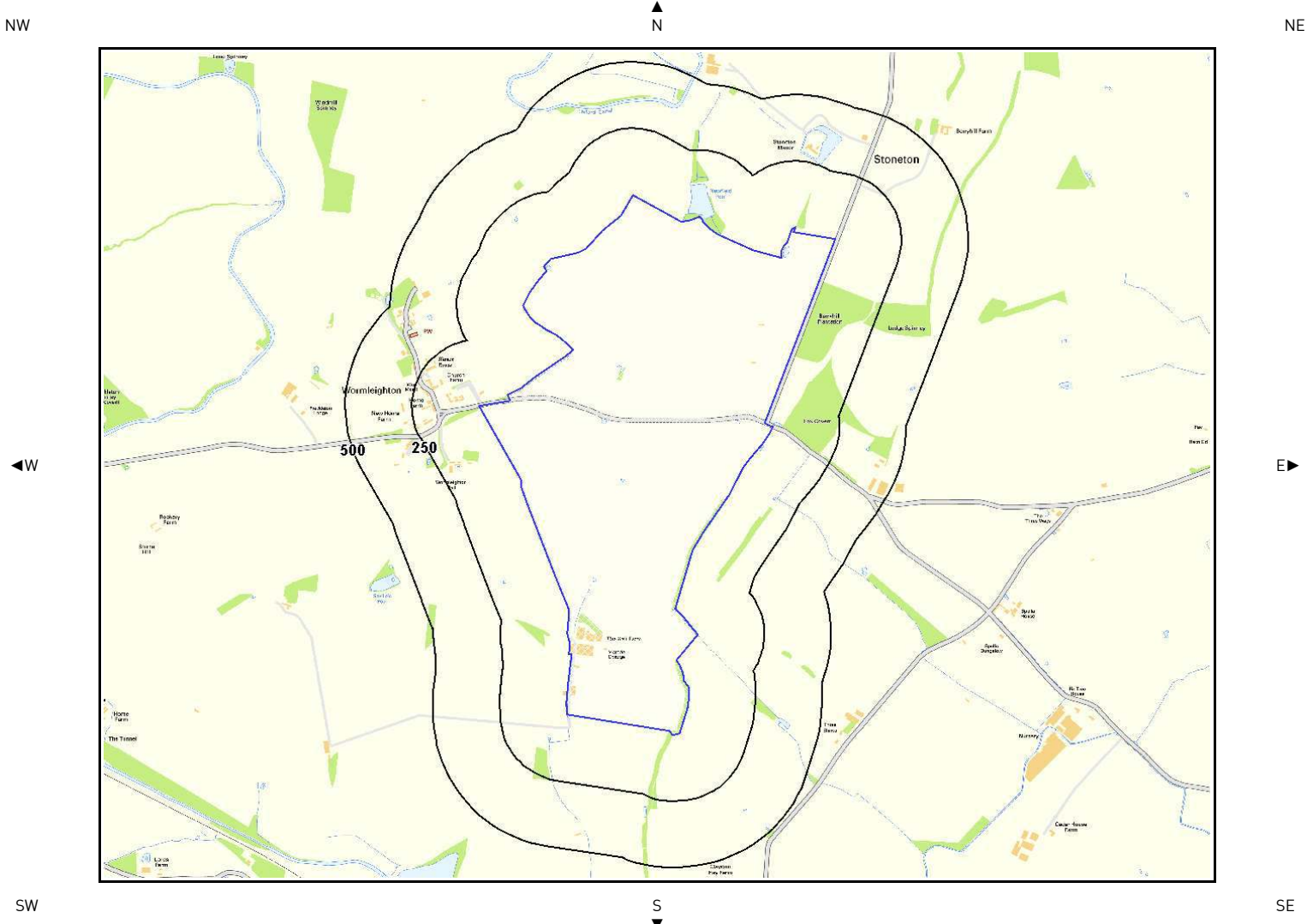
Database searched and no data found.

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

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? 0










Database searched and no data found.

3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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

3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Records of Landfills in Local Authority and Historical Mapping Records within 1500m of the study site: 0

Database searched and no data found.

3.2 Other Waste Sites

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

Database searched and no data found.

Records of Environment Agency licensed waste sites within 1500m of the study site: 0

Database searched and no data found.

4. Current Land Use Map



Current Land Use Legend

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- | | | | | | |
|---|--------------|---|--------------------------|---|--------------------------------|
|  | Site Outline |  | Current Industrial Sites |  | Gas Transmission Pipeline |
|  | 250 |  | Petrol & Fuel Sites |  | Electricity Transmission Cable |
|  | 500 | | | | |

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 2

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	0.0	On Site	Tank	CV47	Tanks (Generic)	Industrial Features
2	0.0	On Site	Sheep Wash	CV47	Sheep Dips and Washes	Farming

4.2 Petrol and Fuel Sites

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

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

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

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.
The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

Database searched and no data found.
The database has been searched on site, including a 50m buffer.

5.3 Bedrock and Solid Geology

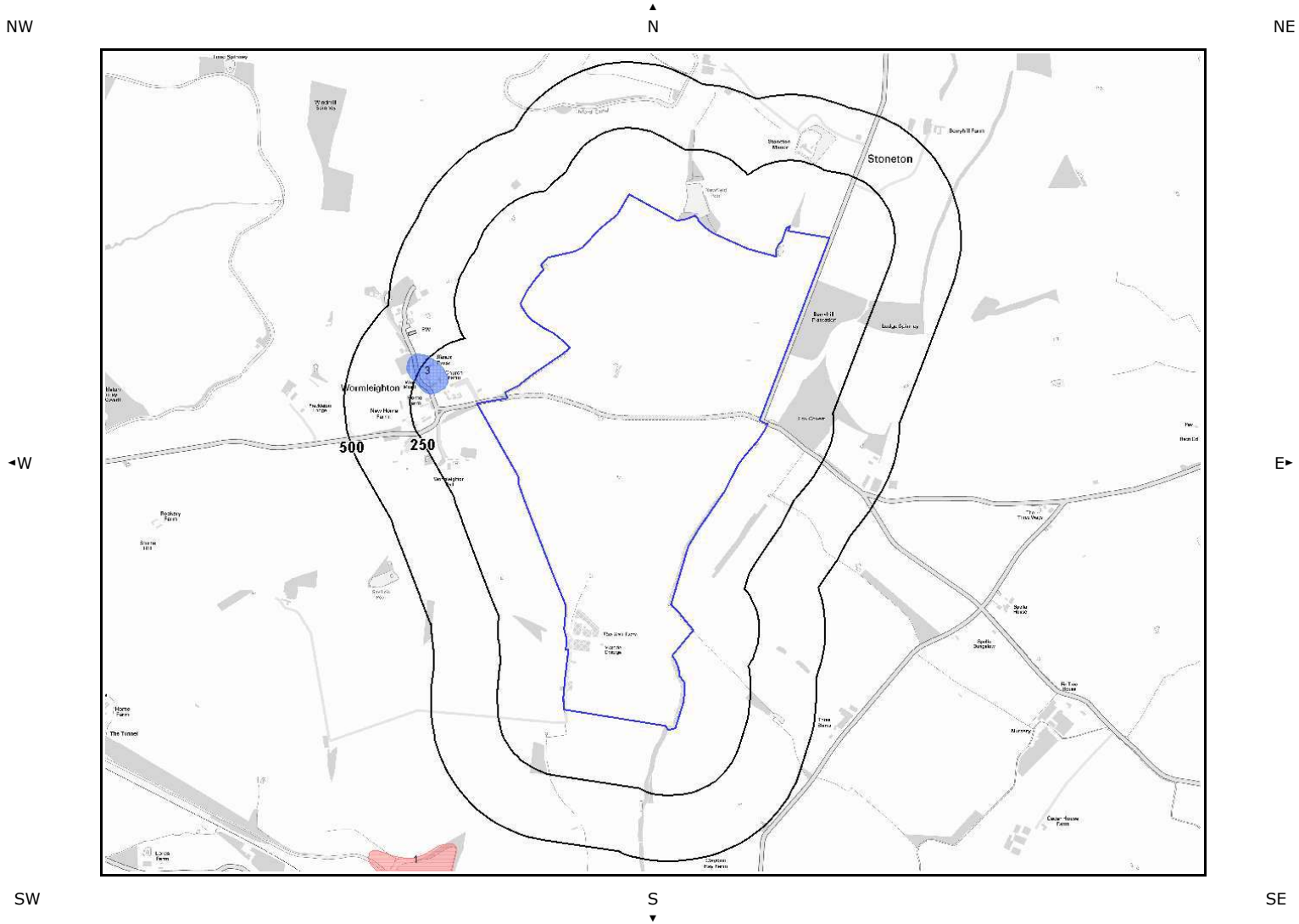
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
CHAM-MDST	CHARMOUTH MUDSTONE FORMATION	MUDSTONE

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

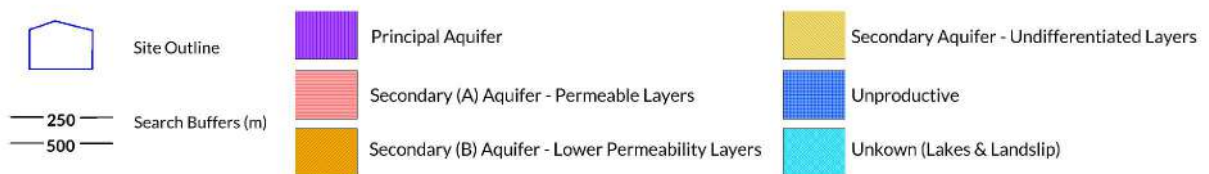
For more detailed geological and ground stability data please refer to the "Groundsure Geology and Ground Stability Report". Available from our website.

6a. Hydrogeology - Aquifer Within Superficial Geology

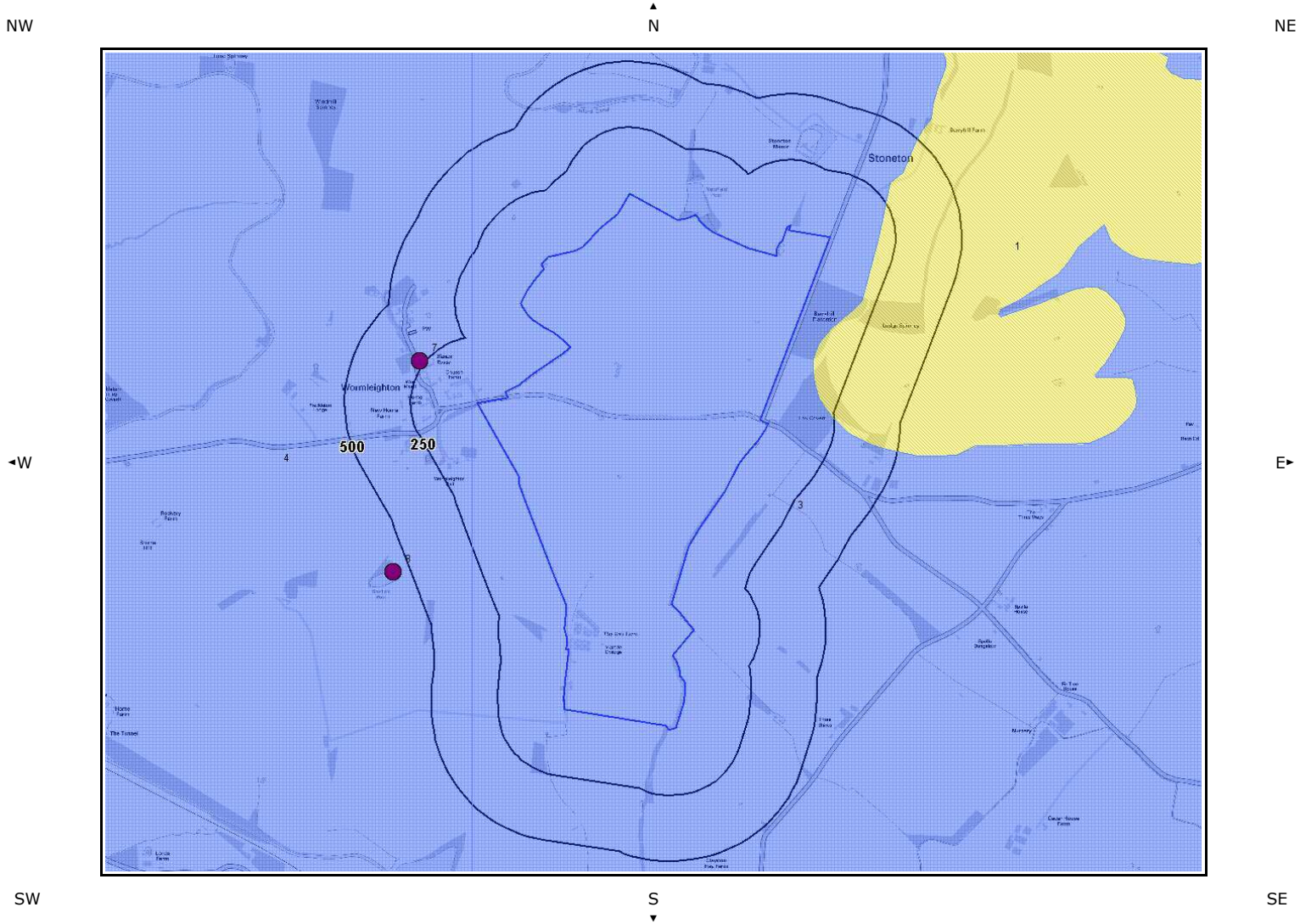


Aquifer Within Superficial Geology Legend

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6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses

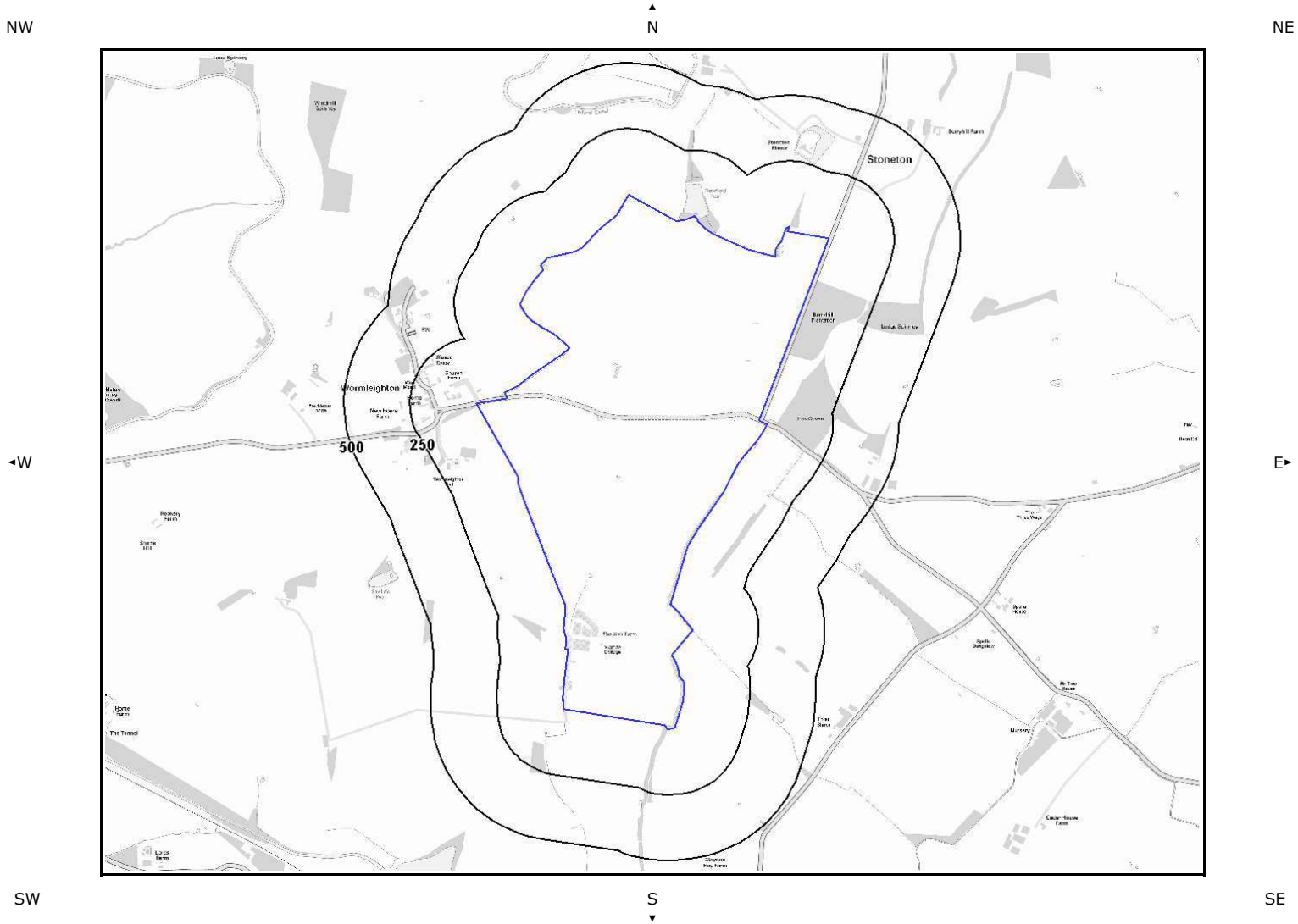


Aquifer Within Bedrock Geology Legend

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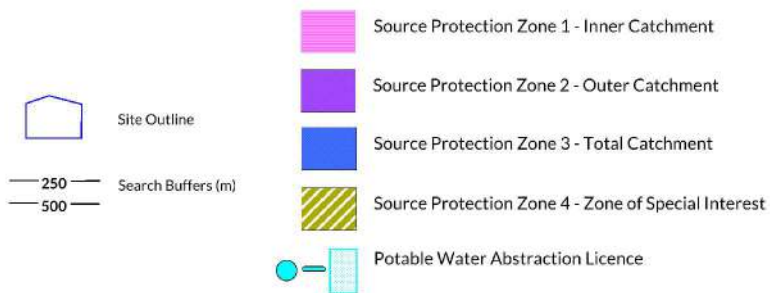


6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

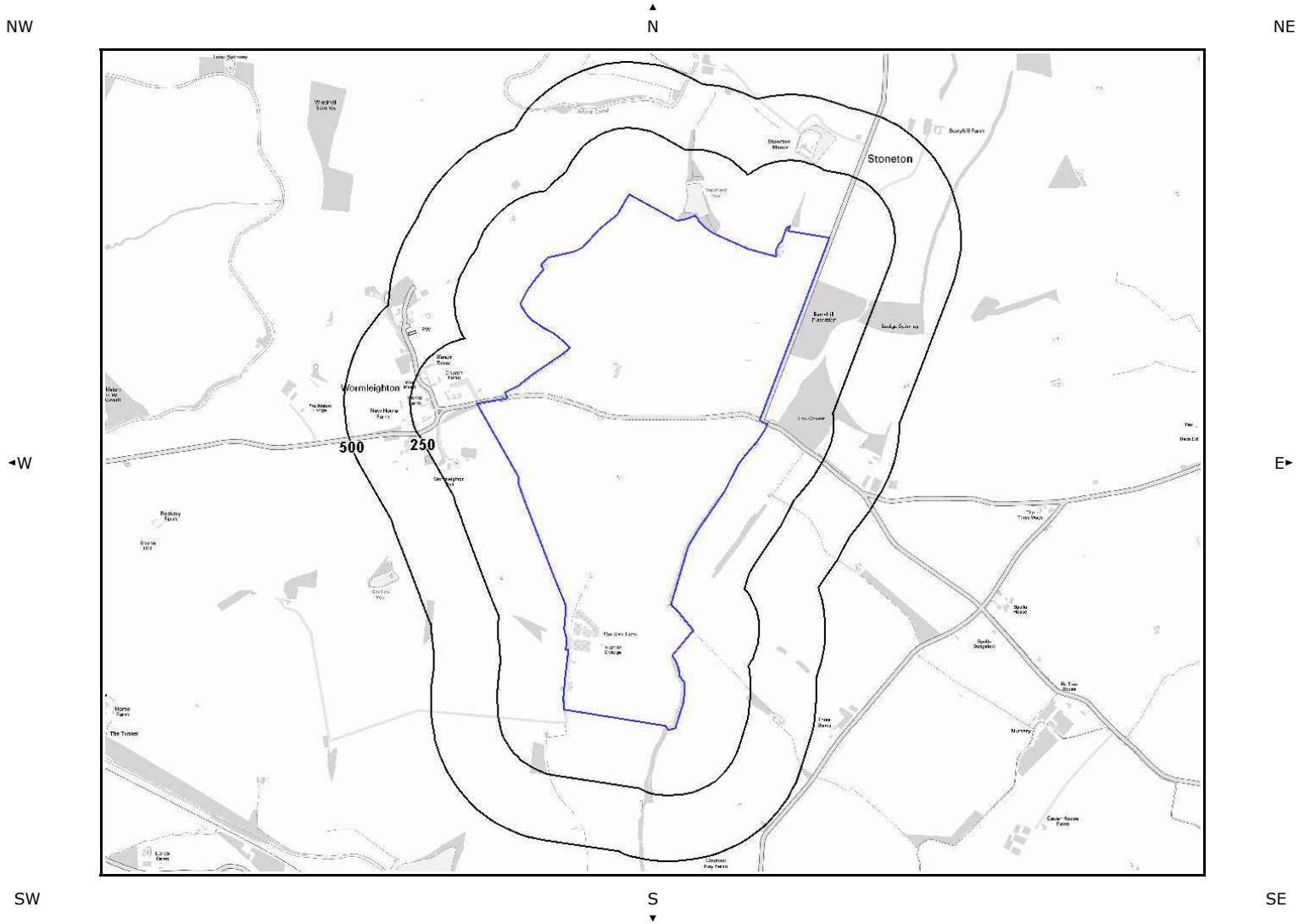


SPZ and Potable Water Abstraction Licenses Legend

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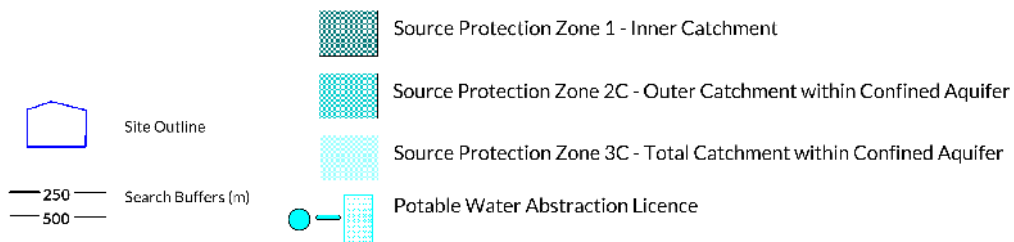


6d. Hydrogeology Source Protection Zones within confined aquifer

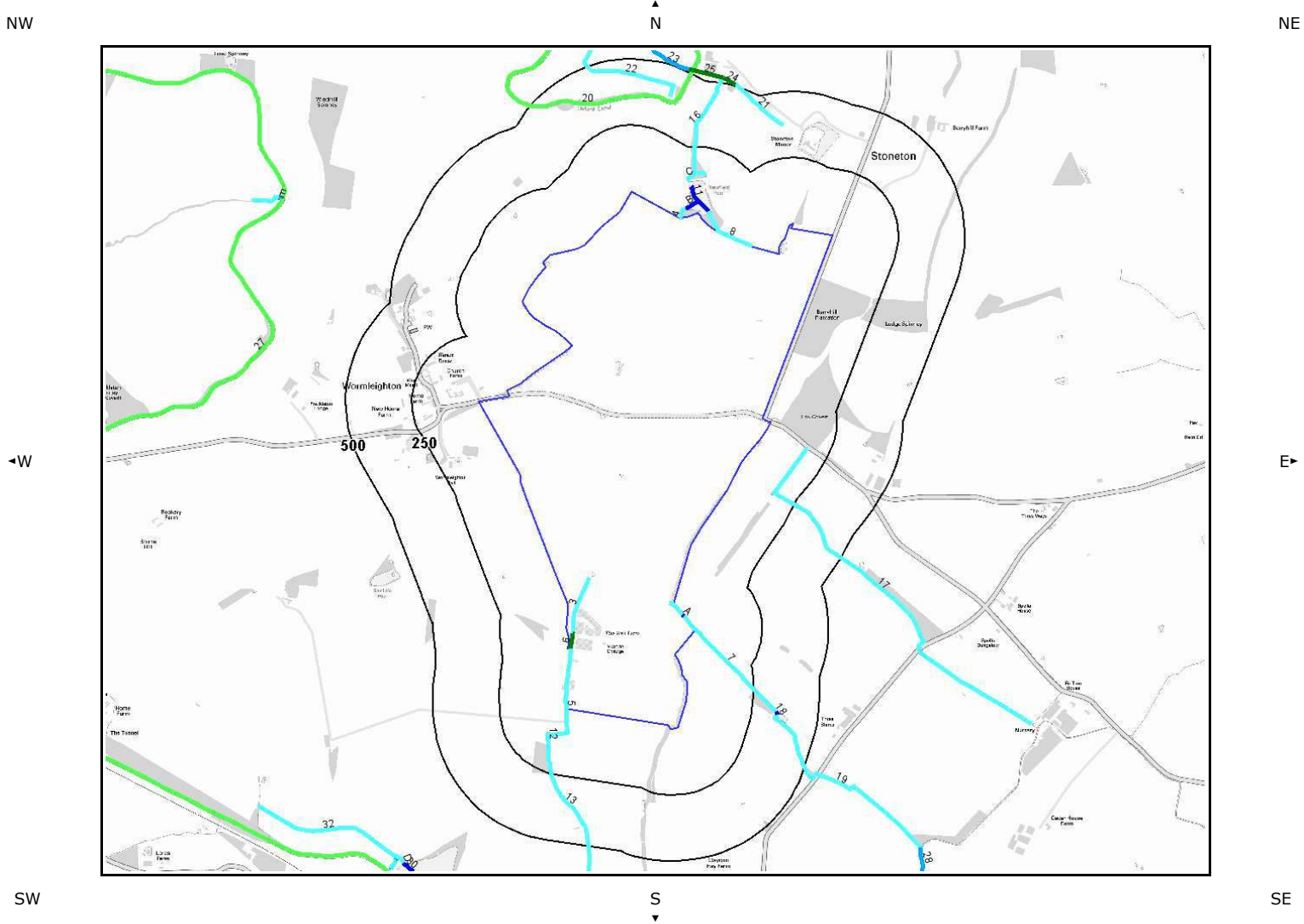


Hydrogeology Source Protection Zones within confined aquifer legend


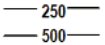
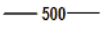













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6e. Hydrology – Detailed River Network and River Quality



Hydrology Legend

-  Site Outline
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  Primary River
-  Secondary River
-  Tertiary River
-  Lake/Reservoir
-  Underground River (inferred)
-  General Quality Assessment: Biology
-  General Quality Assessment: Chemistry
-  Canal
-  Canal Tunnel
-  Culvert
-  Multiple Channel Culvert
-  Underground River (Potential Sewer)
-  Underground River (local knowledge)

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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance [m]	Direction	Designation	Description
3	133.0	NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.2 Aquifer within Bedrock Deposits

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

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

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance [m]	Direction	Designation	Description
3	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	17.0	W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	104.0	E	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? **Yes**

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance	Direction	NGR	Details
7	268.0	NW	444800, 253800	Licence No: 18/54/12/0038 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: Manor Farm Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 3/5/1966 Expiry Date: - Issue No: 100 Version Start Date: 3/5/1966 Version End Date:

8	565.0	W	444700, 253000	Licence No: 28/39/14/0253 Details: General Farming & Domestic Direct Source: Thames Groundwater Point: Hall Farm, Wormleighton (a) Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: WR.A/4004 Original Start Date: 13/4/1970 Expiry Date: - Issue No: 100 Version Start Date: 13/4/1970 Version End Date:
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6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? **No**

Database searched and no data found.

6.5 Potable Water Abstraction Licences

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

Database searched and no data found.

6.6 Source Protection Zones

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

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 River Quality

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

Biological Quality:

Report Reference: Agricultural Specimen

Database searched and no data found.

Chemical Quality:

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

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
Not shown	1145.0	S	445670, 251260	River Name: Oxford Canal (upper) Reach: Fenny Compton - Boddington Canal Feeder End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
Not shown	1145.0	S	445670, 251260	River Name: Oxford Canal (upper) Reach: Boddington Canal Feeder - Alcan Intake End/Start of Stretch: Start of Stretch NGR	C	C	C	C	B

6.9 Detailed River Network

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

Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance	Direction	Details	
1A	0.0	On Site	River Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Main River Status: Currently Undefined
2A	0.0	On Site	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
3	0.0	On Site	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
4	0.0	On Site	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
5	0.0	On Site	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
6	0.0	On Site	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
7	0.0	On Site	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
8	2.0	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
9B	30.0	N	River Name: Newfield Pool Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Main River Status: Currently Undefined
10B	33.0	NE	River Name: Newfield Pool Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Main River Status: Currently Undefined
11	46.0	N	River Name: Newfield Pool Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Main River Status: Currently Undefined

Report Reference: Agricultural Specimen

12	113.0	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
13	122.0	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
14C	124.0	N	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
15C	144.0	N	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
16	152.0	N	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
17	162.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
18	340.0	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Main River Status: Currently Undefined
19	341.0	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
20	353.0	N	River Name: Oxford Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
21	376.0	N	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
22	387.0	N	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

6.10 Surface Water Features

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

Yes

The following surface water records are not represented on mapping:

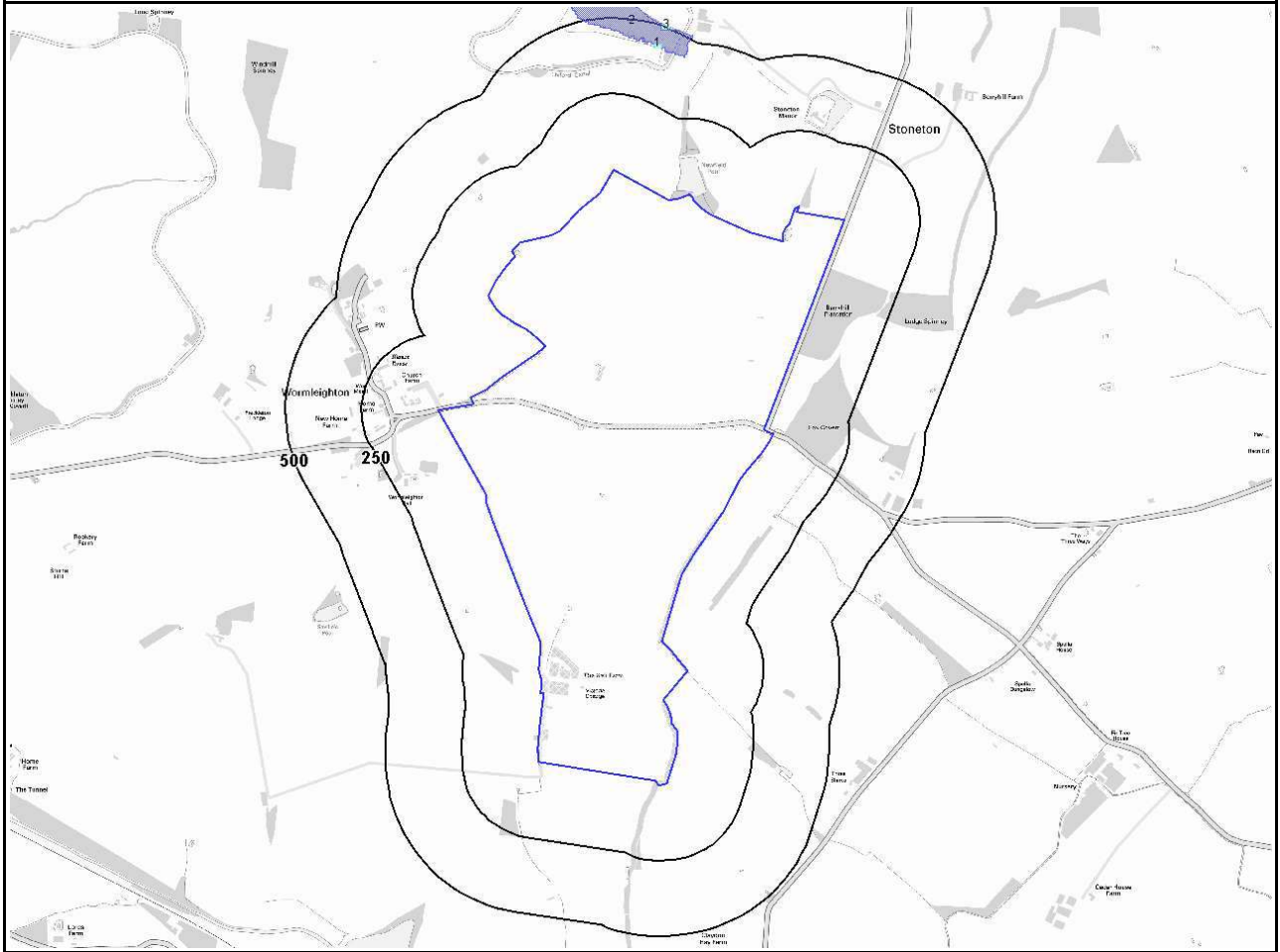
Distance to Surface Water (m)	On-site	0-50	51-250
Surface water features within 250m of the study site	Yes	Yes	Yes

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7. Environment Agency RoFRaS Flooding Map

NW

NE



W

E

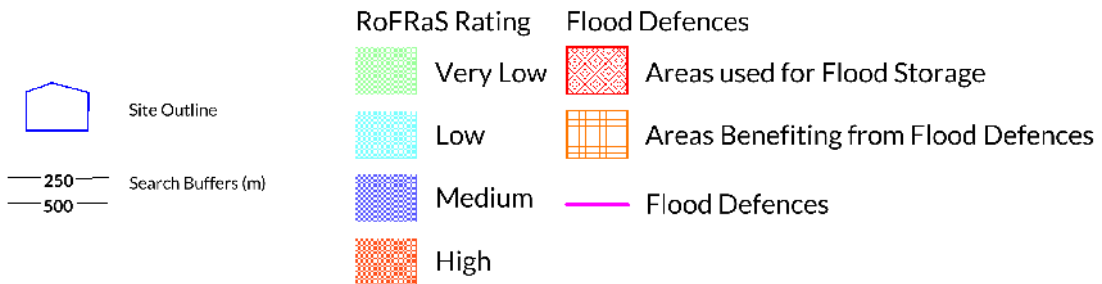
SW



SE

Environment Agency RoFRaS Flood Legend

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7. Flooding

7.1 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding on site?

Very Low

The Environment Agency RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.2 Flood Defences

Are there any Flood Defences within 250m of the study site ?

No

7.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site?

No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.4 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.5 Groundwater Flooding Susceptibility Areas

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

No

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

Negligible

Guidance: No guidance required.

7.6 Groundwater Flooding Confidence Areas

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

Not Applicable

Notes:

Report Reference: Agricultural Specimen

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

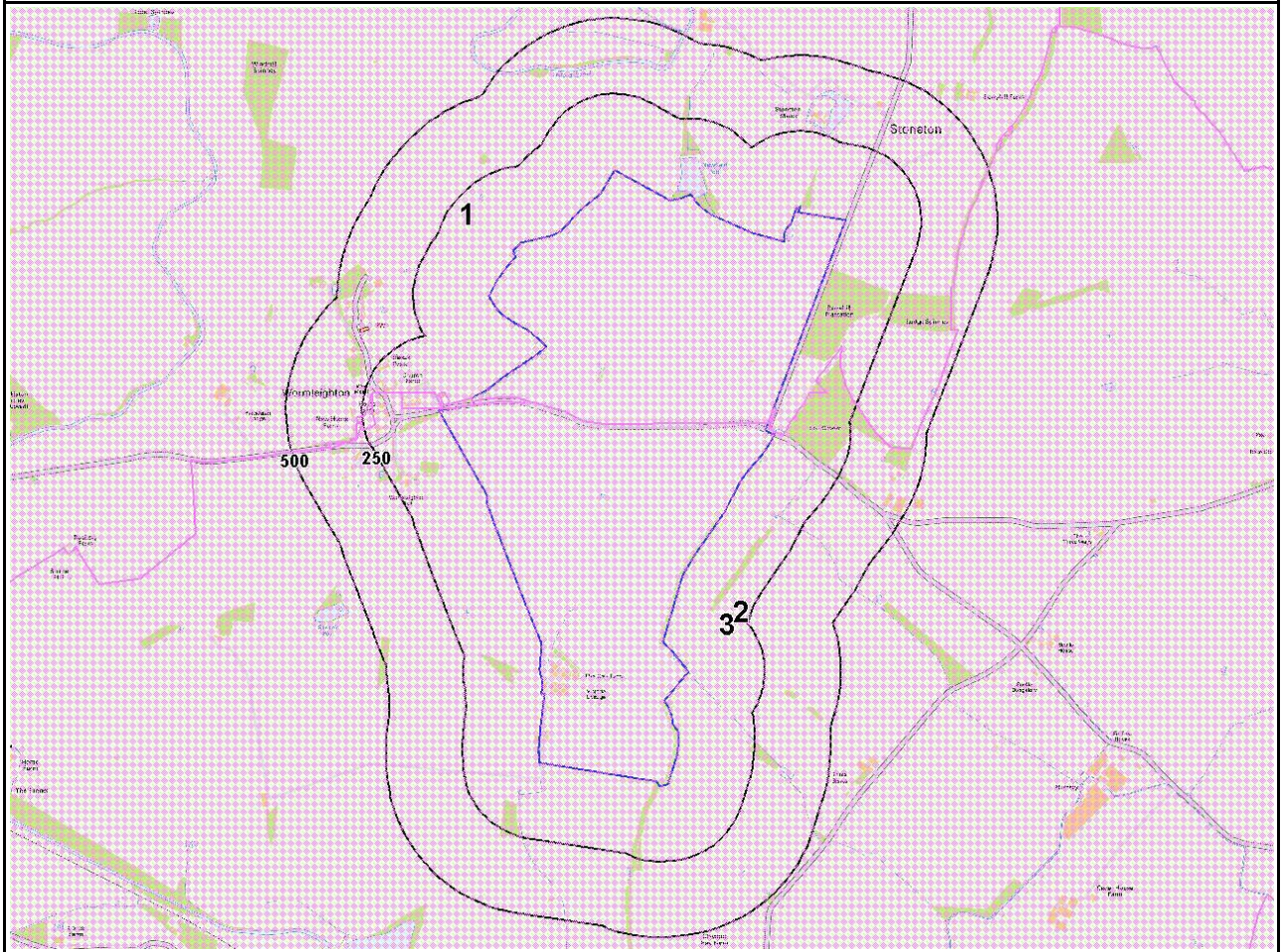
The **confidence rating** is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with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

8. Designated Environmentally Sensitive Sites Map

NW



NE



W

E

SW



SE

Designated Environmentally Sensitive Sites Legend

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8. Designated Environmentally Sensitive Sites

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

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

[Report Reference: Agricultural Specimen](#)

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

Database searched and no data found.

Records of Nitrate Vulnerable Zones within 2000m of the study site: 3

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

ID	Distance	Direction	NVZ Type	Data Source
1	0.0	On Site	Existing	DEFRA
2	0.0	On Site	Existing	DEFRA
3	0.0	On Site	Existing	DEFRA

Records of Ancient Woodland within 2000m of the study site: 0

Database searched and no data found.

Records of Green Belt land within 2000m of the study site: 0













Database searched and no data found.

9.HS2 Route.



HS2 Location Map Legend

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		<u>Track Type</u>	<u>Estimated Train Speed</u>
	Site Outline	 Surface Running Track	 <50mph
 	Search Buffers (m)	 Tunnel	 >50<100mph
		 Bridge/ Viaduct	 >100<150 mph
		 Green Tunnel	 >150<200 mph
			 >200<250 mph

9.1 Records of HS2 Route.

Nearest Point on HS2 Route.

Distance (m)	Direction	Track Type	Maximum Speed (mph)
0	On Site	Surface Running Track	249mph

The first phase of the HS2 (London to West Midlands) is a proposed high speed rail line linking London Euston with Birmingham. The Government confirmed on 10th January 2012 that the project is to proceed following the analysis of the results of a consultation exercise undertaken between February and July of 2011.

This report details the proposed location of the London to West Midlands phase of the network, and does not detail the proposed route to link Manchester and Leeds with the network. Recommendations for a route and station options for Phase 2 are expected to be submitted to ministers in Spring 2012, with a decision on the preferred route by December 2014.

The new trains will be up to 400m long and able to carry up to 1100 passengers. Up to 18 trains per hour will be able to use each line, and will be capable of reaching speeds up to 400 km per hour (approximately 248mph). However, the maximum operating speed is likely to be 360 km per hour (224mph).

Farmers and landholders whose land will be required for access for preliminary surveys are to receive £1,000 payments, with further payments likely to be available for compensation and mitigation measures.

10. Additional Information

10.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site? **No**

Database searched and no data found.

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database

10.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 250m of the study site? **No**

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

10.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? **No**

Database searched and no data found.

Guidance: None required.

11. Natural Hazards Findings

11.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a Groundsure Geology and Ground Stability Report. Available from our website. The following information has been found:

11.1.1 Shrink Swell

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

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

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

11.1.2 Landslides

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

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

Hazard
Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property no significant increase in insurance risk due to natural slope instability problems.

11.1.3 Soluble Rocks

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

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

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

11.1.4 Compressible Ground

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

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

Hazard

Report Reference: Agricultural Specimen

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

11.1.5 Collapsible Rocks

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

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

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

11.1.6 Running Sand

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

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

Hazard

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

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

11.2 Radon

What is the maximum radon potential at the study site?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required.

12. Mining

12.1 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? **No**

Database searched and no data found.

12.2 Coal Mining

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

Are there any Coal Mining areas within 50m of the study site boundary? **No**

Database searched and no data found.

12.3 Brine Affected Areas

Are there any brine affected areas within 50m of the study site? **No**

Guidance: No Guidance Required.

13. Contacts

Groundsure
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey (England & Wales)

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

Environment Agency

Tel: 08708 506 506
Northern
Waterside House - Waterside North, Lincoln, LN2 5HA
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848 - DX 716176 MANSFIELD 5
Email: groundstability@coal.gov.uk
Web: www.groundstability.com

Public Health England

Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: South Northamptonshire Council
Phone: 0845 230 0226
Web: <http://www.southnorthants.gov.uk/>
Address: Springfields, Towcester, Northants, NN12 6AE

Get Mapping PLC

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

CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
(www.copso.org.uk)

Acknowledgements

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Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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Report Reference: Agricultural Specimen



The Coal
Authority



Public Health
England



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- 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.

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- 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

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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
Email: admin@tpos.co.uk

You can get more information about the PCCB from 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: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.Groundsure.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.

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

Standard Terms and Conditions

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<https://www.groundsure.com/terms-and-conditions-may25-2018>

Appendix 1

Good Agricultural and Environmental Conditions (GAECs) and Statutory Management Requirements (SMRs)

Good Agricultural and Environmental Conditions (GAECs)

Soil Protection Review (SPR)

(GAEC 1)

The aim of these rules is to maintain soil structure and organic matter, and to prevent erosion, compaction and damage to landscape features.

Environmental Impact Assessment (EIA)

(GAEC 5)

The aim of these rules is to take into account the environmental importance of uncultivated land and semi-natural areas and also the impact of forestry-related projects.

Sites of Special Scientific Interest (SSSIs)

(GAEC 6)

The aim of these rules is to help protect, manage and maintain Sites of Special Scientific Interest (SSSIs) because they are important for rare species, habitats, geology and landscapes.

Scheduled monuments

(GAEC 7)

The aim of these rules is to help preserve scheduled monuments because they are important landscape features.

Public rights of way

(GAEC 8)

The aim of these rules is to keep public rights of way open and accessible because they are important landscape features.

Overgrazing and unsuitable supplementary feeding

(GAEC 9)

The aim of these rules is to help protect important habitats that contain natural or semi-natural vegetation by preventing overgrazing and unsuitable supplementary feeding.

Heather and grass burning

(GAEC 10)

The aim of these rules is to maintain moorland and heathland landscapes and habitats.

Control of weeds

(GAEC 11)

The aim of these rules is to control the spread of specified invasive non-native weeds and injurious weeds that can damage habitats, agricultural land and in some cases can pose a risk to the welfare of horses and other grazing animals and to people.

Agricultural land which is not in agricultural production

(GAEC 12)

The aim of these rules is to avoid encroachment of unwanted vegetation, to protect habitats and to maintain land not in production in good agricultural and environmental condition.

Stone walls

(GAEC 13)

The aim of these rules is to encourage the retention of stone walls because they are an important landscape feature.

Protection of hedgerows and watercourses

(GAEC 14)

The aim of these rules is to protect sensitive field boundaries and their associated habitats. They apply to you if you have hedgerows or watercourses on, or adjoining, your land.

Hedgerows

(GAEC 15)

The aim of these rules is to protect the habitat, particularly for nesting birds, as well as the landscape feature provided by hedgerows. They apply to hedgerows growing in, or adjacent to, any of your land.

Felling of trees

(GAEC 16)

The aim of these rules is to protect trees because they are important habitat and landscape features.

Tree Preservation Orders (TPOs)

(GAEC 17)

The aim of these rules is to protect trees because they are important landscape features.

Water abstraction

(GAEC 18)

The aim of these rules is to protect water resources by licensing abstraction of water for irrigation. They apply to you if you abstract more than 20 cubic metres (4,400 gallons) of water in a period of 24 hours from inland water (such as a river or stream) or an underground source (such as a well or borehole) for irrigation.

No spread zones

(GAEC 19)

The aim of these rules is to protect water against pollution and run-off from agricultural sources.

Statutory Management Requirements (SMRs)

Wild birds

(SMR 1)

The aim of these rules is to protect wild birds, their eggs and nests. They apply to all wild birds. Extra rules apply if you have land designated as a Special Protection Area (SPA).

Groundwater

(SMR 2)

The aim of these rules is to protect groundwater by controlling the discharge of potentially harmful and polluting substances.

Sewage sludge

(SMR 3)

The aim of these rules is to make sure that when sewage sludge is used in agriculture there is no risk to human, animal or plant health and no harmful effects on soil.

Nitrate Vulnerable Zones (NVZs)

(SMR 4)

The aim of these rules is to reduce the pollution of waters caused by nitrates from agricultural sources and to prevent such pollution occurring in the future.

Habitats and species

(SMR 5)

SMR 5 aims to protect species of flora and fauna. It prohibits the deliberate picking, collecting, cutting, uprooting or destruction of a wild plant of a 'European protected species'. In addition, if any of your land is designated as a Special Area of Conservation (SAC), you will have to apply to Natural England in writing for a licence or consent before carrying out a specified operation.

Pig identification and registration

(SMR 6)

The aim of these rules is to reduce the risk of pig diseases spreading, by controlling movements and improving traceability.

Cattle identification and registration

(SMR 7)

The aim of these rules is to maintain a system for the identification and registration of cattle to make possible their traceability, in particular in the event of a disease outbreak.

Sheep and goats identification

(SMR 8)

The aim of these rules is to maintain a system for the identification and registration of sheep and goats to make possible their traceability, in particular in the event of a disease outbreak.

Restrictions on the use of plant protection products (PPPs)

(SMR 9)

The aim of these rules is to make sure that plant protection products are used correctly and to minimise their risk to humans, animals and the environment.

Restrictions on the use of substances having hormonal or thyrostatic action and beta-agonists in farm animals

(SMR 10)

The aim of these rules is to stop the illegal use in stock farming of substances that have a hormonal or thyrostatic action and beta-agonists, and to prevent the residues that these substances leave in meat and other foodstuffs from entering the human or animal food chain.

Food and feed law

(SMR 11)

The aim of these rules is to make sure that the production of food for human consumption and food or feed that is fed to food producing animals is safe.

Prevention and control of transmissible spongiform encephalopathies (TSEs)

(SMR 12)

The aim of these rules is to minimise the risk posed to human and animal health by certain transmissible spongiform encephalopathies (TSEs).

Control of foot and mouth disease, certain animal diseases and bluetongue

(SMRs 13, 14, 15)

The aim of these rules is to control and eradicate foot and mouth disease, certain animal diseases and bluetongue. Other diseases controlled include rinderpest, peste des petits ruminants, swine vesicular disease, epizootic haemorrhagic virus disease of deer, sheep and goat pox (capripox), vesicular stomatitis, African swine fever, lumpy skin disease, rift valley fever.

Welfare of calves

(SMR 16)

The aim of these rules is to protect the welfare of calves by setting minimum standards for their care and husbandry. These rules apply as well as the rules for the welfare of farmed animals (SMR 18).

Welfare of pigs

(SMR 17)

The aim of these rules is to protect the welfare of pigs by setting minimum standards for their care and husbandry. These rules apply as well as the rules for the welfare of farmed animals (SMR 18).

Animal welfare

(SMR 18)

The aim of these rules is to protect the welfare of farmed animals by setting minimum standards for their care and husbandry. They apply to any species kept for farming purposes