



Phase I Geoenvironmental Assessment

Land West of Cotswold Dene

Standlake Business Park

Witney

Oxfordshire OX29 7PL

Infoteam International Services

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CONTENTS

CONTENTS	I
REPORT TABLES	II
FIGURES AND APPENDICES	II
EXECUTIVE SUMMARY	III
ACRONYMS AND ABBREVIATIONS	V
1 INTRODUCTION	1
1.1. Project Details.....	1
1.2. Proposed Development.....	1
1.3. Objectives	1
1.4. Scope of Work	1
1.5. Methodology	2
1.6. Terms of Reference	2
1.7. Report Limitations and Conditions	2
2 SITE DETAILS	3
2.1. Site Setting.....	3
2.1.1. <i>Site Location</i>	3
2.1.2. <i>Site Description</i>	3
2.1.3. <i>Surrounding Area</i>	3
2.1.4. <i>Topography</i>	4
2.2. Geological Setting.....	4
2.2.1. <i>Geological Hazards</i>	5
2.2.2. <i>Mining Records</i>	5
2.2.3. <i>Radon</i>	5
2.3. Hydrogeological Setting.....	5
2.4. Hydrological Setting.....	5
2.5. Site History.....	6
3 ENVIRONMENTAL SEARCHES	9
3.1. Environmental Search Data	9
3.2. Environmental Permits, Pollution Incidents and Registers	9
3.3. Historical Landfill and Other Waste Sites	9
3.4. Current Industrial Land Use Data	10
3.5. Environmentally Sensitive Areas	10
3.5.1. <i>BGS Estimated Soil Chemistry</i>	10
3.6. Air Quality Management Areas	10
3.7. Unexploded Ordnance/Bomb (UXO/UXB) Risk	10
3.8. Local Authority Correspondence	10
4 PRELIMINARY RISK ASSESSMENT AND CONCEPTUAL SITE MODEL	11
4.1. Introduction.....	11
4.2. Contamination Sources	11
4.3. Migration Pathways.....	12
4.4. Receptors.....	12
4.5. Preliminary Conceptual Site Model.....	12
5 CONCLUSIONS AND RECOMMENDATIONS	20
5.1. Summary of Site Walkover and Desk Study Information	20
5.1.1. <i>Site Description and Development History</i>	20
5.1.2. <i>Surrounding Area</i>	20
5.1.3. <i>Geology, Hydrogeology and Hydrology</i>	20

5.1.4.	<i>Environmental Searches</i>	21
5.2.	Summary of Preliminary Conceptual Site Model.....	21
5.3.	Conclusions.....	22
5.4.	Recommendations.....	22
5.4.1.	<i>Contamination Considerations</i>	22
5.4.2.	<i>Engineering Considerations</i>	22
5.5.	Discovery Strategy.....	22
5.6.	Regulatory Liaison.....	22
6	REFERENCES	23

REPORT TABLES

Contents		Page No.
Table 2.1	BGS Borehole Records	4
Table 2.2	Geological Hazards	5
Table 2.3	Historical Map Summary	6
Table 4.1	Potential Sources of Contamination	12
Table 4.2	Preliminary Conceptual Site Model	13

FIGURES AND APPENDICES

Contents	
Figure 1	Site Location Plan
Figure 2	Site Walkover Layout Plan
Appendix 1	Report Conditions
Appendix 2	Site Photographs
Appendix 3	Landmark Envirocheck Report
Appendix 4	UXB Risk Map (Courtesy of Zetica Ltd.)

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY	
Project Details	Green Earth Management Company Limited (GEMCO) were commissioned by Infoteam International Services (the Client) to undertake a Phase I Geoenvironmental Assessment at a parcel of land to the west of Cotswold Dene at Standlake Business Park. It is understood that the report is required to support the Client's planning application to develop the Site for commercial end use.
Site Location	The Site was a parcel of land centred at BNG Ref (SP) 438320, 204410, to the west of Cotswold Dene, Standlake Business Park, Witney, Oxfordshire OX29 7PL.
Site Walkover Description	The Site was an irregularly shaped parcel of land which measured roughly 190m x 190m with an area of 2.8 Ha. At the time of the walkover the Site comprised patchy rough grass and overgrowth over soil littered with anthropogenic materials including possible ACMs. A large stockpile was present in the south. The Site was neighboured by commercial/light industrial premises to the northwest/southeast (business park) and agricultural fields to the west/southwest.
Site History	According to the historical maps, the Site was agricultural land/woodland since the earliest available mapping in 1874. It was predominately unchanged from this time until c. 1960, when groundworks occurred over a portion of the south of the Site. The Site was then used as a Waste Transfer Station from c.2000. The surrounding area has historically been agricultural land, with numerous gravel pits. Developments have occurred in the immediate vicinity over the years, which most significantly included groundworks and restoration of land (i.e., landfilling) after quarrying activities and the construction of Standlake Business Parks.
Published Geology, Hydrogeology and Hydrogeology	<p>Superficial: None over the majority; Summertown-Radley Sand & Gravel Member (Sand & Gravel) in the north and south - Secondary 'A' Aquifer;</p> <p>Bedrock: Oxford Clay Formation and West Walton Formation (undifferentiated) (Mudstone) - Unproductive stratum.</p> <ul style="list-style-type: none"> • A moderate Shrink-Swell Clay geological hazard is identified on-site; • A risk of groundwater flooding has also been identified on-site, likely due to the shallow groundwater. • The Site is not located within a SPZ or groundwater DWSZ; • The Site is within a surface water DWSZ and surface water DWPA • No surface waters were present at the Site or identified in the immediate surrounding area. The nearest surface water is a pond 106m southeast; • The Site is Flood Zone 1 (low risk).
Environmental Searches	<ul style="list-style-type: none"> • No significant active environmental permits, pollution incidents, registry entries were identified at the Site by the Envirocheck report; • Potentially significant landfill/infilled ground entries have been identified in relation to landfill sites in the immediate vicinity of the Site, which accepted wastes which included aircraft oils and putrescible wastes; • The Site itself was a Waste Transfer Station which accepted 'Special Waste' amongst others such as scrap metals and car parts; • The Site and surrounding area are within both the Thames (Leach to Evenlode) and Windrush And Tributaries (Little Rissington to Thames) surface water NVZ;

EXECUTIVE SUMMARY	
	<ul style="list-style-type: none"> • The Site may potentially have naturally elevated Arsenic, Chromium and Nickel; • The Site is in a low UXO risk area; and • No response has been received at the time of writing in response to an information request from West Oxfordshire District Council regarding relevant contaminated land records.
Preliminary Conceptual Site Model (CSM) and Risk Assessment	<p>Potential sources of contamination have been identified:</p> <p>On-Site: Historical Site Usage (Waste Transfer Station) and Site Restoration (incl. surface soils and stockpile) (PPL A);</p> <p>On/Off-site: Agricultural Activities (PPL B); Construction & Demolition Activities (incl groundworks, made/infilled ground) (PPL C)</p> <p>Off-site: Standlake Business Park (Current/historical activities) (PPL D); and Off-Site Quarrying and Landfills/Landfilling Activities (incl putrescible waste, aircraft oils) (PPL E).</p> <p>Moderate/ Low risks to receptors with plausible pollutant linkages have been considered for Human Health (Future Site Users), Secondary 'A' Aquifer, Buried Services, Future Buildings, associated with at least one of PPL A, PPL C, PPL D and PPL E.</p>
Conclusions and Recommendations	<p>On the basis of the findings of Phase I Geoenvironmental Assessment, the Site is considered to likely be suitable for the proposed commercial development, however precautionary geotechnical/contamination risks were identified which may require further investigation. The following recommendations are made:</p> <p>Contamination Considerations:</p> <ul style="list-style-type: none"> • It is recommended that an intrusive site investigation is undertaken to appraise the ground and contamination conditions at the Site; • It may be prudent for the investigation to include combined gas & groundwater monitoring installations to assess the gas vapour and groundwater risk to the proposed development as well as assessing the groundwater levels and any potential contamination it may contain; and • A discovery strategy should be in place during all the development works. <p>Engineering Considerations:</p> <ul style="list-style-type: none"> • Based on the information gathered at this stage is likely that any significant structures will likely require piled foundations to carry the structural loads due to the depth of made ground (3 mbgl in places); • Due to the likely shallow groundwater level and moderate risk of Shrink-Swell Clay on-site, a geotechnical investigation is recommended to characterise the ground conditions and inform the civil / structural design. This investigation could be combined with a contamination investigation. <p>A copy of this report should be forwarded to the Local Planning Authority in support of the discharge of the relevant planning conditions or applications.</p>
<p><i>This Executive Summary only provides a summary of the Site data and its assessment. It does not provide a definitive environmental analysis and is for guidance purposes only. It is recommended that the reader reviews the reporting its entirety and any material referenced therein.</i></p>	

ACRONYMS AND ABBREVIATIONS

Acronym / Abbreviation	Definition
ACM or PACM	Asbestos or potential asbestos containing material
ADE	Average Daily Exposure
ASPT	Average Score Per Taxon
BOD	Biochemical Oxygen Demand
BGS	British Geological Survey
BH	Borehole
BS	British Standard
BTEX	Benzene, Toluene, Ethyl benzene and Xylenes
CAT	Cable avoidance tool
CIRIA	Construction Industry Research and Information Association
CLEA	Contaminated Land Exposure Assessment
CLR	Contaminated Land Research reports
Defra	Department of the Environment, Food and Rural Affairs (formerly the DoE and DETR)
DETR	Department of the Environment, Transport and the Regions (formerly the DoE and now Defra)
DO	Dissolved oxygen
DoE	Department of the Environment (then DETR and later Defra)
DQRA	Detailed quantitative risk assessment (Tier 2)
EA	Environment Agency
EPH	Extractable Petroleum Hydrocarbons
EQI	Environmental Quality Index
EQS	Environmental Quality Standards
FID	Flame ionisation detector
GAC	Generic assessment criteria
GC	Gas chromatography
GEMCO	Green Earth Management Co Ltd
GQA	General quality assessment
GQRA	Generic quantitative risk assessment (Tier 1)
ha	Hectare
HCV	Health criteria value
HHRA	Human health risk assessment
ICRCL	Interdepartmental Committee on the Redevelopment of Contaminated Land
ID	Index dose
LEL	Lower explosive limit
LOD	Limit of detection
m	Metres
mAOD	Metres above ordnance datum
mbgl	Metres below ground level
MCERTS	Monitoring Certification Scheme
MDI	Mean daily intake
MTBE	Methyl tertiary butyl ether
NGR	National grid reference
NHBC	National House Building Council
NRA	National Rivers Authority (now the Environment Agency)
PACM	Potentially asbestos containing material

Acronym / Abbreviation	Definition
PAH	Polyaromatic hydrocarbon (a.k.a. polynuclear aromatic hydrocarbon)
pH	A measure of the acidity or basicity of an aqueous solution. Defined as the negative logarithm of the concentration of hydrogen ions in a substance
PID	Photo Ionisation Detector
PPE	Personal Protective Equipment
RBCA	Risk-based contamination assessment
RMS	Remediation Method Statement
RQO	River Quality Objective
S4UL	Suitable for Use Level
SGV	Soil Guideline Value
SNIFFER	Scotland and Northern Ireland Forum for Environmental Research
SPT	Standard penetration test
SSTL	Site-specific target level
SVOC	Semi Volatile Organic Compounds
QRA	Quantitative risk assessment
TDI	Tolerable daily intake
TDSI	Tolerable daily soil intake
TP	Trial pit
TPH	Total petroleum hydrocarbon
TPHCWG	Total petroleum hydrocarbon criteria working group
TOX	CLR 9 Toxicological Reports
UKAS	United Kingdom Accreditation Service
USEPA	United States Environmental Protection Agency
UXB	Unexploded Bomb
VOC (TVOC)	Volatile Organic Compounds (Total VOC)
WHO	World Health Organisation
WQS	Water Quality Standards
WS	Window sample

1 INTRODUCTION

1.1. Project Details

Green Earth Management Company Limited (GEMCO) were commissioned by Infoteam International Services (the Client) to undertake a Phase I Geoenvironmental Assessment at a parcel of land to the west of Cotswold Dene at Standlake Business Park. The Site location is shown in Figure 1.

The Geoenvironmental Assessment is required to support the Client's planning application for a proposed development (Section 1.2).

1.2. Proposed Development

It is understood that the proposal is for the redevelopment of the Site into commercial end use.

No developmental block plans or drawings outlining the development proposals have been provided at this stage.

1.3. Objectives

The objectives of this Geoenvironmental Assessment are to:

- Carry out a review of the environmental setting of the Site and surrounding area in order to determine any potentially significant pollutant linkages relative to the sensitive receptors identified;
- Undertake an assessment of the potential risks to human health and the environment posed by the Site in its current state and prepare a preliminary Conceptual Site Model (CSM);
- Undertake all works in accordance with relevant statutory and local guidance as appropriate; and
- Provide recommendations for further works if necessary;
- Produce a report for use by the Client.

1.4. Scope of Work

The scope of work for the Geoenvironmental Assessment has included the following:

- A desk-based review of available information obtained from the Envirocheck report (R.1; included in Appendix 3), and other available sources of information;
- A site walkover survey;
- Preliminary Risk Assessment (PRA) of contamination risks to human health and the environment; and provision of a preliminary CSM, detailing potential pollutant linkages; and
- A summary of any recommended additional work based on the findings of the Geoenvironmental Assessment.

1.5. Methodology

The methodology of assessment applied in the production of this report is in accordance with the current industry standards and supplementary guidance as appropriate, including CLR 11/LCRM 2020, Model Procedures produced by DEFRA and the EA (R.2), British Standard Code of Practice for Site Investigations BS5930:2015+A1:2020 (R.3), British Standard Code of Practice for Investigation of Potentially Contaminated Sites BS10175:2011+A2:2017 (R.4).

The Conceptual Site Model has been developed with reference to BS EN ISO 21365:2020, Soil quality - Conceptual Site Models for Potentially Contaminated Sites (R.5).

For the purposes of this report the word 'contamination' relates to the statutory definition of contaminated land under the Environmental Protection Act 1990 (R.6), unless otherwise stated.

A list of references used in the production of the report is included in Section 6.

1.6. Terms of Reference

This geoenvironmental assessment (herein referred to as the "Report"), has been prepared for Infoteam International Services (herein referred to as the "Client"), for the purposes agreed and in general accordance with the terms and conditions set out in proposal reference '1870 2020 1124 GEMCO IIS Quote V1' dated 24th November 2020 and the Agreement between Green Earth Management Co Ltd (the "Consultant") and the Client.

Instruction to proceed was granted by email instruction on 13th January 2021.

1.7. Report Limitations and Conditions

For the work, reliance has been placed on publicly and privately available data from the sources identified; the sources are not exhaustive, and further information relevant to the Site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information.

In addition to the above, GEMCO note that when investigating or developing land, it is important to recognise that sub-surface conditions may vary spatially and over time. Therefore, GEMCO cannot guarantee that conditions other than those discussed in the report do not occur elsewhere on the Site.

New information, revised practices, or changes in legislation may necessitate the re-interpretation of the report, completely or in part.

Further detail regarding report conditions is included as Appendix 1.

2 SITE DETAILS

2.1. Site Setting

2.1.1. Site Location

The Site was a parcel of land, centred roughly at British National Grid (BNG) reference (SP) 438320, 204410, to the west of Cotswold Dene at Standlake Business Park near Witney, Oxfordshire OX29 7PL (Figure 1).

2.1.2. Site Description

GEMCO visited the Site on 20th January 2021 to undertake a site walkover. The layout of the Site as observed during the walkover is illustrated at Figure 2. A selection of photographs is presented at Appendix 2.

The Site was an irregularly shaped parcel of land which measured approximately 190 x 190 m with an area of roughly 2.8 Ha. At the time of the walkover the plot comprised patchy rough grass and overgrowth over soil which appeared to have been graded after site clearance works. The soil was littered with anthropogenic materials which included (but was not limited to) brick and crushed concrete and fragments of plastic and metal. A portion to the northwest appeared to have had the top 0.50m of soil stripped, exposing natural soils. No structures or hardstanding were present.

No surface waters were present at the Site, however areas of the south of the Site were flooded/waterlogged.

Fragments of potentially Asbestos Containing Materials (ACMs) were encountered on the surface in several locations. It may therefore be considered reasonably likely that further fragments are entrained in the surface/near-surface soils.

Towards the northeast of the Site, it was noted that the boundary was in poor condition and materials from a neighbouring site were spilling into the Site. Materials appeared to comprise general household wastes such as metals and plastics and had an organic/decomposing odour.

Along the south boundary, a large stockpile was present (roughly 180m x 30m x 5m), which was covered by overgrowth at the time of the visit. Soil in the stockpile appeared to be similar to that which made up the surface layer across the Site. Bunds and ditches were present along the northeast and western boundaries.

2.1.3. Surrounding Area

To the immediate west of the Site a concrete pad was present, on which the following was encountered: three (3no.) stockpiles of various sizes comprising sand & gravel and brick and concrete crush; a bunded oil tank; waste materials which included tyres, brick and concrete fragments, plastic, metal and wood; several IBCs; hydraulic oil and fuel containers; gas cylinders and large wheeled waste bins which appeared to contain fragments of plasterboard and potential ACMs. There was no physical boundary between the concrete pad area and the Site.

The Site was neighboured by commercial/light industrial premises to the northwest and southeast, with agricultural fields to the west and southwest. Standlake Area race track is some 150m to the northeast. The premises to the southeast appeared to comprise a refuelling solutions company, with numerous HGV fuel tankers and fuel pumping paraphernalia present in the yard. It is not known whether fuels are stored at the Site, but a strong hydrocarbon odour was noted when approaching the Site boundary.

The wider surrounding area appeared to generally comprise agricultural fields, with Brighthampton and Standlake town centres some 700m to the south and 1.7km to the southeast, respectively.

2.1.4. Topography

The Site appeared to be generally flat during the walkover. Based on satellite imagery, the Site was at an elevation of 76 mAOD. The surrounding topography was at a broadly similar elevation, with no significant relief observed, but was sloping gently from the northeast towards the southwest.

2.2. Geological Setting

The geological setting has been derived from the Envirocheck Report (Appendix 3), British Geological Survey (BGS) online records and 1:50,000 geological map, Sheet 236, Witney.

The majority of the Site has no superficial deposits, with some areas in the north and south underlain by superficial Summertown-Radley Sand & Gravel Member (Sand & Gravel). The entirety of the Site is underlain by bedrock of Oxford Clay Formation and West Walton Formation (undifferentiated) (Mudstone).

Superficial deposits of the Northmoor Sand & Gravel Member, Lower Facet (Sand & Gravel) are noted in the vicinity of the Site, approximately 300m to the southwest of the Site.

The BGS online database was searched for geological records at the Site and immediately surrounding area. Such records may be able to give an indication of ground conditions which could be expected at the Site.

Twenty-seven (27no.) records are present at the Site and accessible in the database. The logs (BGS Ref. SP30SE95 - SP30SE121/TP1-26, all from March 2006) may be summarised as made ground over sandy Gravel/Sand & Gravel (River Terrace) which in turn overlies stiff Clay (Oxford Clay) in some instances. The logs terminate at depths ranging 2.6-4.0 m below ground level. The made ground was generally present to a maximum depth of 3.0 m and contained suspected ACMs, slag and other anthropogenic materials such as metals, concrete and brick and wood.

Water was frequently struck at approximately 2.3 mbgl. The influx was noted to be fast and caused the collapse of excavations in several instances.

An (1no.) additional off-site record related to a borehole is present roughly 200m to the north of the Site, and is summarised below in Table 2.1. No other accessible records are present within 500m of the Site.

BGS ID/ (BNG Ref)	Relative location	BGS Strata		Strata Description	Strata Base (mbgl)
		Superficial	Bedrock		
319861 (SP30SE79)	200m N	Summertown-Radley	Oxford Clay	"Gravels"	5.0
				Oxford Clay	50.0
				Kellaways Sand	53.5
				Kellaways Clay	58.0
				Cornbrook Sandstone	61.0
				Forest Marble Clay	62.0
				Forest Marble Limestone	68.0
				"White Limestone"	81.5
				Hamden Marly Formation	91.0 ^{EOH}

EOH – end of hole

Groundwater was struck during drilling; however, no strike depth was logged. The water was described as artesian.

2.2.1. Geological Hazards

The BGS online databases have found the following potential geological hazards on the Site (Table 2.2). Ground Stability Data Maps from which the data has been obtained, and illustrate the locations of such hazards relative to the Site, are provided at Appendix 3.

Table 2.2. Geological Hazards	
Geological Hazard	Hazard Potential
Collapsible Ground	Very Low
Compressible Ground	No Hazard
Ground Dissolution	No Hazard
Ground Stability - Landslides	Very Low
Ground Stability - Running Sand	No Hazard (S) ¹ - Very Low (NE) ¹
Shrink-Swell Clay	Moderate
¹ Relative to site location	

2.2.2. Mining Records

The Site is in an area unlikely to be affected by coal mining - No coal mining hazard has been identified and no non-coal mining activities are located within 1km of the Site.

There are nineteen (19no.) BGS Recorded Mineral site entries within the search area, all of which are related to sand and gravel pits which are no longer active. The closest entry was 57 m to the east.

2.2.3. Radon

The Site is in a lower probability radon area where less than 1% of homes are estimated to be at or above the action level. No radon protective measures are necessary in the construction of new dwellings.

2.3. Hydrogeological Setting

The superficial strata, where present, are designated as a Secondary 'A' Aquifer. The Oxford Clay bedrock is an Unproductive stratum. The groundwater vulnerability of the superficial aquifer is classified as High.

The Site and surrounding area are not located within a Source Protection Zone (SPZ) or groundwater Drinking Water Safeguard Zone (DWSZ). The Site is however located within the West Thames surface water DWSZ and surface water (Thame and South Chilterns) Drinking Water Protected Area (DWPA).

The Site is in an area susceptible to groundwater flooding of property situated below ground level and of groundwater flooding at surface.

2.4. Hydrological Setting

No surface waters were present at the Site or identified in the immediate surrounding area. Small ditches were encountered in the west and north of the Site. These were considered to be for restricting vehicle access as opposed to drainage ditches. Both were dry during the walkover.

The Envirocheck report located the nearest surface water 106 m southeast of the Site, which relates to a pond visible on aerial imagery and maps. Aerial imagery also shows other surface water bodies in the surrounding area to the northeast in the form of several large lakes and the River Windrush, all roughly 700m or greater from the Site. An additional pond is also shown ~350 m northwest of the Site. Further lakes are also present 1.3km to the southeast.

Numerous inland rivers associated with the Thames have also been identified by the Envirocheck report in the vicinity of the Site, of which six (6no.) are within 500m. The closest is 279 m to the south.

The EA Flood Map for Planning Service (R.7) finds that the site is entirely Flood Zone 1 (low risk), and no flooding risk has been highlighted by the Envirocheck report within 600m. Additionally, no flood defences are located on-site nor are present in the surrounding area.

The 1:10,000 scale site sensitivity surface water map maps (Appendix 3) show some small areas in the north and east of the site have a low risk (1000-year return) of surface water flooding. Some areas of the south of the Site were noted as waterlogged/flooded at the time of the walkover (photos shown at Appendix 2), however this may be more attributable to groundwater flooding at surface, and is likely due to a shallow groundwater table as discussed in (Section 2.3).

2.5. Site History

The purpose of determining the Site’s history is to identify the past uses of the Site, the potential for historic sources of contamination, changes in landform, previous site structures and construction/demolition works and their potential impact on the geology, hydrogeology and hydrology. The Site’s history will assist in the design of future site investigations by identifying features that warrant a more detailed assessment.

A summary derived from a review of historical maps is presented below in Table 2.3:

Table 2.3. Historical Map Summary			
Maps Dated	On/ Off Site	Description	Potential Contamination Sources
1876, (1:2,500); 1883 (1:10,560)	On-site	The Site appears to be part of a larger tract of grassland/agricultural field.	Agricultural Activities; Quarrying Activities.
	Off-site	The Site is surrounded by fields of presumed agricultural use on all sides. Brighthampton is located approx. 600m to the south. An ‘Old Gravel Pit’ is approx. 110m to the northeast. An ‘Ancient Village’ is located approx. 250m to the northeast.	
1899 (1:2,500); 1900, (1:10,560)	On-site	<i>No significant changes visible</i>	<i>No additional sources</i>
	Off-site	<i>No significant changes visible</i>	
1921 (1:2,500); 1922 (1:10,560)	On-site	<i>No significant changes visible</i>	<i>No additional sources</i>
	Off-site	Minor developments at Brighthampton	

Table 2.3. Historical Map Summary			
Maps Dated	On/ Off Site	Description	Potential Contamination Sources
1947 ² (1:10,560)	On-site	<i>No significant changes visible</i>	<i>No additional sources</i>
	Off-site	Evidence of unspecified groundworks approx. 300m to the north and northeast.	
1960 (1:10,000)	On-site	Northern half of the site now shown to be woodland. Banks also shown around the south and east of the site are suggestive of groundworks. Unidentified feature present along the south boundary (possible pond)	Construction & Demolition Activities (Incl. Groundworks Activities/Infilling of Ground)
	Off-site	Excavations have been made to the immediate east and a works is now present 250m to the northeast. Area of previously mentioned groundworks shown as cuttings around edges	
1972 (1:2,500); 1972-1975 (1:10,560) ¹ ; 1975 (1:10,560) ¹	On-site	<i>No significant changes visible. Bronze to Anglo-Saxon settlement now shown on-site.</i>	Construction & Demolition Activities (Incl. Groundworks Activities/Infilling of Ground); Chicken/egg farm activities
	Off-site	Works to the north has been expanded and 'egg producing plant' has been constructed to the northwest. Further buildings constructed to the west of the site. A pond is now also present to the northwest. Witney Road constructed and land at 'old gravel pit' has been restored. An engineering works is now present 500m to the northeast, as well as a number of lakes in disused pits. Towns of Standlake and Brighthampton have expanded.	
1986 (1:2,500); 1983 ¹ (1:10,000)	On-site	<i>No significant changes visible (Site not shown)</i>	<i>No additional sources</i>
	Off-site	Further works/disused pits and lakes ~900m to the north	
1994 (1:2,500); 1999 (1:10,000); 1999 (1:2,500) ²	On-site	Unknown feature in the southeast of the site. Numerous stockpiles/groundworks shown.	Construction & Demolition Activities (Incl. Groundworks Activities/Infilling of Ground)
	Off-site	Standlake business park now present around the site to the north and east. Standlake Arena now present 300m to the northeast. Caravan/leisure parks constructed ~500m to the northeast. Egg plant now called Deans Farm.	
2006 (1:10,000)	On-site	Track in the site is no longer shown	Construction & Demolition Activities; Light Industrial Activities.
	Off-site	Further developments at Standlake business park to the immediate west and east. Some works' now shown as disused. Further minor developments in the surrounding area.	

Table 2.3. Historical Map Summary			
Maps Dated	On/ Off Site	Description	Potential Contamination Sources
2020 (1:10,000)	On-site	<i>No significant changes visible</i>	Construction & Demolition Activities; Light Industrial Activities.
	Off-site	Further buildings at the business park. Deans Farm removed and replaced by a factory. Additional minor developments in the surrounding area.	
1 – Partial Map (site may not be shown); 2 – Aerial Photograph			

3 ENVIRONMENTAL SEARCHES

3.1. Environmental Search Data

The following sections have been produced following a review of the Landmark Envirocheck environmental database search report (R.1; Appendix 3) with a search buffer of 1km, unless otherwise indicated.

3.2. Environmental Permits, Pollution Incidents and Registers

The Envirocheck has identified the following noteworthy entries:

- Twenty-three (23no.) discharge consents, with the closest active entry 178 m to the northeast, related to treated effluent sewage soakaway discharge. The closest entry was 37 m to the northeast, revoked in 1996;
- Ten (10no.) Integrated Pollution Prevention and Control entries of which four (4no.) are related to oil storage & disposal at a facility 25m east of the Site. The remaining six (6no.) entries refer to oil disposal at a facility 174m to the north and the former chicken farm 263m to the northwest;
- Two (2no.) pollution incidents to controlled waters have occurred on-site, of which one is dated November 1995. Both were Category 3 (minor) incidents involving unknown sewage. The nearest off-site (and only other) pollution entry was 561m northeast of the site and occurred in 1998;
- Three (3no.) on-site Substantiated Pollution Incident Register entries from 2008-2012. Two (2no.) of these entries relate to 'General Biodegradable' pollutants with no/minor impacts to air and/or water but significant impact to land. One (1no.) entry related to pollution by commercial waste which had a minor impact on air and water and a significant impact to land; and
- Four (4no.) water abstractions, of which one (1no.) was within 500 m. No permit end date was provided for any of the entries; therefore, they are assumed to be active.

No other significant permits, pollution incidents or registers were identified. The entries listed above are generally not considered to present a significant risk to the Site or the proposed development.

3.3. Historical Landfill and Other Waste Sites

The Site was understood to have previously been a Waste Transfer Station (WTS). As such, an entry was identified in the Envirocheck report for a WTS registered to the site under license reference WML86243 (issued in 2000). The Site was permitted to accept metal waste/scrap, vehicle bumpers, tyres and coolant, and 'special waste' (as outlined in the Environmental Protection Act 1990 (1996): Section 62). A Licensed Waste Management Facility (WMF) entry for a Special Waste Transfer Station is also present at the Site (ref. 86243). The license was modified in 2017, which is believed to be the approximate date of decommissioning.

An additional off-site WTS/WMF entry has been identified 88m to the north of the Site.

No active or historical landfill sites have been identified on-site, however the following potentially significant entries in the surrounding area have been identified:

- One (1no.) historical landfill entry for an inert and industrial waste 394m to the northeast;
- Three (3no.) local authority recorded landfill sites. The nearest is 23m to the southeast and waste included aircraft oils, builders waste, scrap metal, plastics. The other two (2no.) entries related to site accepting putrescible wastes 116m to the northeast and 225m to the east; and
- Two (2no.) infilled land (non-water) 'unknown filled ground (pit/quarry)' entries, both from c.1975. The closest entry was 5m to the northwest, with the second entry 467m to the east.

3.4. Current Industrial Land Use Data

There is one (1no.) on-site trade directory entries related to a waste disposal services located at the Site, shown as inactive. The following industrial land uses/trade directories and points of interest have been identified in the surrounding area:

- Twenty-three (23no.) Trade Directory entries, of which nine (9no.) are active. The closest active entry is 7 m to the east (a waste disposal service). The next closest active entry is 184 m to the north. The nearest inactive entry was 11 m to the northeast (vehicle repairers) with a number of other entries within 250m relating to commercial/light industrial businesses in the Standlake/Lakeside business parks;
- Five (5no.) Commercial Services, all related to vehicle repair and within 300m of the Site. The closest is 123m to the northeast; and
- Eleven (11no.) Manufacturing and Production points of interest, of which seven (7no.) are within 300 m of the site. The closest entries are 24-30m north and northeast of the Site and relate to stone quarrying. Other entries in the vicinity of the Site relate to unspecified works or tanks.

3.5. Environmentally Sensitive Areas

The Site and surrounding area are within both the Thames (Leach to Evenlode) and Windrush And Tributaries (Little Rissington to Thames) surface water Nitrate Vulnerable Zones (NVZs).

The nearest (and only) Environmentally Sensitive Area entry identified by the Envirocheck report is 395m to the northeast, related to Upper Thames Tributaries which is listed as decommissioned. This is therefore not considered to be significant. No further significant sensitive land uses/ areas have been identified.

3.5.1. BGS Estimated Soil Chemistry

The soil chemistry report/BGS estimated soil chemistry included in the Envirocheck indicates that the Site is in an area with potentially naturally elevated Arsenic (25-35 mg/kg), Chromium (90-120 mg/kg) and Nickel (15-45 mg/kg). Areas with greater naturally elevated Chromium (120-180 mg/kg) are noted in the surrounding search area.

The distribution of soils with potentially elevated determinands is illustrated on the 1:10,000 Estimated Soil Chemistry maps in the Envirocheck report at Appendix 3.

3.6. Air Quality Management Areas

On the basis of data Air Quality Management Area (AQMA) maps available on the Defra website (R.8), the Site is not located within an AQMA.

3.7. Unexploded Ordnance/Bomb (UXO/UXB) Risk

The UXB risk map procured from Zetica Ltd (Appendix 4) shows the Site is in a low UXO risk area.

3.8. Local Authority Correspondence

West Oxfordshire District Council (WODC) were contacted in January 2021 regarding any historical contaminated land records which may be relevant to the proposed development. No response has been received at the time of writing.

4 PRELIMINARY RISK ASSESSMENT AND CONCEPTUAL SITE MODEL

4.1. Introduction

In order to determine if land contamination is present, a tiered risk assessment process is adopted to provide a robust approach to the management of risks due to land contamination. The risk assessment process can be highly detailed and there are a range of factors that need to be considered in assessing risks. The adoption of a staged approach is in line with current industry legislation and guidance. There are principally three tiers applied as follows:

- Tier 1: Preliminary Risk Assessment (PRA) (generally qualitative);
- Tier 2: Generic Quantitative Risk Assessment (GQRA); and
- Tier 3: Detailed Quantitative Risk Assessment (DQRA).

The purpose of the current work is to undertake a Tier 1 Preliminary Risk Assessment.

Land is considered to be contaminated if significant **pollutant linkages**, comprising a source, pathway, and receptor are present. **Source, pathway, and receptor** can be defined as follows:

- **Source** (contaminant/pollutant) – “a substance [or range of chemically related substances] which is in or under the land and which has the potential to cause harm or pollution of controlled waters.”
- **Pathway** - One or more routes by which a receptor can be exposed to or affected by a contaminant.
- **Receptor** (target) – humans, living organisms, ecological systems, buildings, controlled waters.

Pollutant linkages are deemed significant if there is a significant potential of significant harm to a sensitive receptor being exposed to a specific contaminant(s) via an identified and active pathway.

4.2. Contamination Sources

According to the historical map data, the Site appears to have been agricultural land and/or partially woodland since the earliest available mapping in 1874. It was predominately unchanged from this time until c. 1960, when groundworks occurred over a portion of the south of the Site. The Site was then used as a Waste Transfer Station from c.2000. The surrounding area has historically been agricultural land with scattered residential areas, which have expanded over time, and numerous gravel pits. Several developments have occurred in the immediate vicinity over the years, with the most significant including groundworks and restoration of land (i.e., landfilling) after quarrying activities and the construction of the surrounding business park, which has been the site of various commercial and light industrial facilities.

During the Site walkover the Site was broadly an open parcel of rough grass-covered land, surrounded by agricultural fields to the south and a business park to the west, north and east. Potentially significant contaminative features encountered during the walkover included:

Near/at surface soils, which appeared to have been graded after site clearance works, contained entrained fragments of anthropogenic materials which appeared to include (but was not limited to) brick and concrete crush, plastic, metal, and potential ACMs. A large stockpile was present in the south, which appeared to be composed of similar material to that which covers the surface of the Site. Further stockpiles of similar material and brick/concrete crush were encountered off-site to the west, in addition to bins containing potential ACMs.

All potential contaminants have been summarised in Table 4.1:

Table 4.1. Potential Sources of Contamination		
Potential Source	Potential Contaminants	Probability
On-site		
A. Historical Site Usage (Waste Transfer Station) and Site Restoration (incl. surface soils and stockpile)	Fuel and oil hydrocarbons, heavy metals, inorganic compounds, asbestos, organic wastes, ground gas	Moderate/High
On/Off-site		
B. Agricultural Activities	Agrichemicals, fuel and oil hydrocarbons, heavy metals, asbestos, buried organic/inorganic wastes, ground gas	Low
C. Construction & Demolition Activities (incl groundworks, made/infilled ground)	Heavy metals, fuel and oil hydrocarbons, asbestos, ground gas, inorganic compounds	Low
Off-site		
D. Standlake Business Park (Current/historical activities)	Heavy metals, fuel and oil hydrocarbons, asbestos, ground gas, organic and inorganic wastes	Moderate
E. Off-Site Quarrying and Landfills/Landfilling Activities (incl putrescible waste)	Leachate, heavy metals, metalloids, fuel and oil hydrocarbons, ground/landfill gas, asbestos, phenols, VOCs/SVOC, pH, organic wastes	Moderate/Low

4.3. Migration Pathways

The following potential migration pathways have been identified with regard to the site setting and the current development proposals (Section 1.2):

1. Direct contact with soils; ingestion of soil, or soil dust; Inhalation of dust or asbestos fibres;
2. Leaching of contaminants; infiltration/movement to/in groundwater; runoff to surface waters;
3. Outdoor inhalation of ground gas and/or vapours;
4. Ingress of vapours/gases into buildings; Indoor inhalation of vapours/gases, or explosion;
5. Contact with building material/services; leaching of contaminants into service trenches; and
6. Direct contact with soil/uptake by flora and fauna.

4.4. Receptors

The following sensitive receptors have been identified:

- Human Health (Future Site Users, Site Neighbours/General Public and Construction Workers);
- Controlled Waters: Off-Site Surface waters and Secondary 'A' Aquifer;
- Future building(s) and building materials;
- Buried services; and
- Ecological receptors.

4.5. Preliminary Conceptual Site Model

The potentially significant pollutant (source-pathway-receptor) linkages (PPL) that are applicable to the site are summarised in Table 4.2 below:

Table 4.2. Preliminary Conceptual Site Model				
Source(s)	Pathway(s)	Receptor(s)	Risk ¹	Justification for Risk / Comment
On-Site				
PPL A. Historical Site Usage (Waste Transfer Station) and Site Restoration (incl. surface soils and stockpile) (Fuel and oil hydrocarbons, heavy metals, inorganic compounds, asbestos, organic wastes, ground gas)	1. Direct contact with soils; ingestion of soil, or soil dust; inhalation of dust, or asbestos fibres	a. Future Site Users	PPL A-1-a Moderate/Low	Potential contamination identified in surface soils which may affect future site users without appropriate management/treatment during groundworks. Further buried materials at depth (<3mbgl) shown on BGS logs. Unlikely to be significant contamination in the context of a commercial end-use.
		b. Site Neighbours/General Public	PPL A-1-b Low	As above; however, contamination unlikely to migrate due to low mobility/solubility. Fragments of cement-bound potential ACMs are considered unlikely to generate significant fibres/dust.
		c. Construction Workers	PPL A-1-c Very Low	Assuming appropriate PPE and standard working practices.
	2. Leaching of contaminants; infiltration to groundwater; movement within the groundwater; runoff to surface waters	a. Secondary 'A' Aquifer	PPL A-2-a Low	Potential for contamination at levels that could leach / migrate at significant levels considered to be low.
		b. Off-site Surface Waters	PPL A-2-b Low	As above.
	3. Outdoor inhalation of ground gas and/or vapours	a. Future Site Users	PPL A-3-a Low	Likelihood of significant contamination which would present a gas generation risk in open air is low.
		b. Site Neighbours/General Public	PPL A-3-b Very Low	As above; potential for off-site migration at significant levels very low.

Table 4.2. Preliminary Conceptual Site Model				
Source(s)	Pathway(s)	Receptor(s)	Risk ¹	Justification for Risk / Comment
	4. Ingress of vapours/gases into buildings; Indoor inhalation of vapours/gases, or explosion	a. Future Site Users	PPL A-4-a Moderate/ Low	Unlikely but some potential for buried materials/ residues of fuel etc. with gas generation potential. Gas monitoring may be prudent.
		b. Site Neighbours/ General Public	PPL A-4-b Very Low	As above; unlikely to migrate to neighbouring premises at significant levels.
		c. Future Buildings	PPL A-4-c Low	As above; likelihood of significant explosive gases low.
		d. Construction Workers	PPL A-4-d Very Low	Assuming appropriate PPE and standard working practices.
	5. Contact with building materials/ services; leaching into services trenches	a. Buried Services	PPL A-5-a Moderate/ Low	Potential for contaminants that would affect services.
	6. Direct contact with soils/uptake by flora and fauna	a. Ecological Receptors	PPL A-6-a Very Low	Commercial development unlikely to contain significant areas of planting/landscaping.
On/Off-site				
PPL B. Agricultural Activities (Agrichemicals, fuel and oil hydrocarbons, heavy metals,	1. Direct contact with soils; ingestion of soil, or soil dust; inhalation of dust, or asbestos fibres	a. Future Site Users	PPL B-1-a Low	Residues unlikely to be present and migration onto the site from neighbouring fields also unlikely.
		b. Site Neighbours/ General Public	PPL B-1-b Low	As above; contamination unlikely to be present in concentrations likely to significantly migrate off-site.
		c. Construction Workers	PPL B-1-c Very Low	Assuming appropriate PPE and standard working practices.

Table 4.2. Preliminary Conceptual Site Model				
Source(s)	Pathway(s)	Receptor(s)	Risk ¹	Justification for Risk / Comment
asbestos, buried organic/inorganic wastes, ground gas)	2. Leaching of contaminants; infiltration to groundwater; movement within the groundwater; runoff to surface waters	a. Secondary 'A' Aquifer	PPL B-2-a Low	Low potential for contamination at levels that could leach/migrate at significant levels from the site.
		b. Off-site Surface Waters	PPL B-2-b Low	As above.
	3. Outdoor inhalation of ground gas and/or vapours	a. Future Site Users	PPL B-3-a Low	Likelihood of significant contamination which would present a gas generation risk in open air is low.
		b. Site Neighbours/ General Public	PPL B-3-b Very Low	As above; potential for off-site migration at significant levels very low.
	4. Ingress of vapours/gases into buildings; Indoor inhalation of vapours/gases, or explosion	a. Future Site Users	PPL A-4-a Low	Likelihood of agricultural residues with potential for significant gas generation is considered to be low.
		b. Site Neighbours/ General Public	PPL A-4-b Very Low	As above; unlikely to migrate to neighbouring premises at significant levels.
		c. Future Buildings	PPL A-4-c Low	As above; potential for significant explosive gases low.
		d. Construction Workers	PPL A-4-d Very Low	Assuming appropriate PPE and standard working practices.
	5. Contact with building materials/services; leaching into services trenches	a. Buried Services	PPL A-5-a Low	Limited potential for contaminants that would affect services.
	6. Direct contact with soils/uptake by flora and fauna	a. Ecological Receptors	PPL A-6-a Low	Potential for residues of pesticides/herbicides which may affect ecological receptors. Consequences minor.

Table 4.2. Preliminary Conceptual Site Model				
Source(s)	Pathway(s)	Receptor(s)	Risk ¹	Justification for Risk / Comment
PPL C. Construction & Demolition Activities (incl groundworks, made ground/infilled ground) (Heavy metals, fuel and oil hydrocarbons, asbestos, ground gas, inorganic compounds)	1. Direct contact with soils; ingestion of soil, or soil dust; inhalation of dust, or asbestos fibres	a. Future Site Users	PPL C-1-a Moderate/Low	Potential residues of construction/demolition of former waste transfer station present in soils. Potential for further buried materials. Unlikely to be significant contamination in the context of a commercial end-use.
		b. Site Neighbours/ General Public	PPL C-1-b Low	Contamination of generally low solubility and therefore unlikely to migrate.
		c. Construction Workers	PPL C-1-c Very Low	Assuming appropriate PPE and standard working practices.
	2. Leaching of contaminants; infiltration to groundwater; movement within the groundwater; runoff to surface waters	a. Secondary 'A' Aquifer	PPL C-2-a Low	Potential for significant contamination low; contaminants typically of low solubility and unlikely to leach/migrate at significant levels.
		b. Off-site Surface Waters	PPL C-2-b Low	As above.
	3. Outdoor inhalation of ground gas and/or vapours	a. Future Site Users	PPL C-3-a Low	Likelihood of significant contamination which would present a gas generation risk in open air is low.
		b. Site Neighbours/ General Public	PPL C-3-b Very Low	As above; potential for off-site migration at significant levels very low.
	4. Ingress of vapours/gases into buildings; Indoor inhalation of vapours/gases, or explosion	a. Future Site Users	PPL C-4-a Low	Limited gas generation potential.
		b. Site Neighbours/ General Public	PPL C-4-b Very Low	As above; unlikely to migrate to neighbouring premises at significant levels.
		c. Future Buildings	PPL C-4-c Low	As above; potential for significant explosive gases low.

Table 4.2. Preliminary Conceptual Site Model				
Source(s)	Pathway(s)	Receptor(s)	Risk ¹	Justification for Risk / Comment
		d. Construction Workers	PPL C-4-d Very Low	Assuming appropriate PPE and standard working practices.
	5. Contact with building materials/services; leaching into services trenches	a. Buried Services	PPL C-5-a Low	Limited potential for contaminants that would affect services.
	6. Direct contact with soils/uptake by flora and fauna	a. Ecological Receptors	PPL C-6-a Very Low	Limited potential for contaminants that would affect ecological receptors. Commercial development unlikely to contain significant areas of planting/landscaping.
Off-site				
PPL D Standlake Business Park (Current/historical activities) (Heavy metals, fuel and oil hydrocarbons, asbestos, ground gas, organic and inorganic wastes)	1. Direct contact with soils; Ingestion of soil, or soil dust; Inhalation of dust, or asbestos fibres	a. Future Site Users	PPL D-1-a Moderate/Low	Materials from neighbouring sites observed spilling onto the Site. Likely isolated in east/northeast. Unlikely to be significant contamination in the context of a commercial end-use.
		b. Construction Workers	PPL D-1-b Very Low	Assuming appropriate PPE and standard working practices.
	2. Leaching of contaminants; Infiltration to groundwater; Movement within the groundwater	a. Secondary 'A' Aquifer	PPL D-2-a Moderate/Low	Some (albeit low) potential for contaminants which could migrate into the Site as leachate, e.g., organic wastes from former chicken farm or hydrocarbons. Groundwater level on-site at approx. 2.4 mbgl, based on BGS records.
	3. Outdoor inhalation of ground gas and/or vapours	a. Future Site Users	PPL D-3-a Low	Likelihood of significant contamination which would present a gas generation risk in open air is low.

Table 4.2. Preliminary Conceptual Site Model				
Source(s)	Pathway(s)	Receptor(s)	Risk ¹	Justification for Risk / Comment
	4. Ingress of vapours/gases into buildings; Indoor inhalation of vapours/gases, or explosion	a. Future Site Users	PPL D-4-a Moderate/ Low	Precautionary Assessment: Some potential for gas and vapour generation from neighbouring facilities which could migrate into the Site.
		b. Future Buildings	PPL D-4-b Moderate/ Low	As above. Potential for vapour generation and materials such as organic wastes producing methane gas which present an explosive risk (albeit low).
		c. Construction Workers	PPL D-4-c Very Low	Assuming appropriate PPE and standard working practices.
	5. Contact with building materials/ services; Leaching into service trenches	a. Buried Services	PPL D-5-a Moderate/ Low	Precautionary Assessment: Potential for materials to migrate into the Site which would have a corrosive effect on buried services. Groundwater level on-site at approx. 2.4 mbgl, based on BGS records.
	6. Direct contact with soils/uptake by flora and fauna	a. Ecological Receptors	PPL D-6-a Low	Limited potential for contaminants that would affect ecological receptors. Commercial development unlikely to contain significant areas of planting/landscaping.
	PPL E Off-Site Quarrying and Landfills/Landfilling Activities (incl putrescible waste, aircraft oils)	1. Direct contact with soils; Ingestion of soil, or soil dust; Inhalation of dust, or asbestos fibres	a. Future Site Users	PPL E-1-a Moderate/ Low
b. Construction Workers			PPL E-1-b Very Low	Assuming appropriate PPE and standard working practices
2. Leaching of contaminants; Infiltration to groundwater; Movement within the groundwater		a. Secondary 'A'. Aquifer	PPL E-2-a Moderate/ Low	Potential pathway for leachate to migrate onto the site through aquifer. Groundwater level on-site at approx. 2.4 mbgl, based on BGS records.

Table 4.2. Preliminary Conceptual Site Model				
Source(s)	Pathway(s)	Receptor(s)	Risk ¹	Justification for Risk / Comment
	3. Outdoor inhalation of ground gas and/or vapours	a. Future Site Users	PPL E-3-a Low	Likelihood of significant contamination which would present a gas generation risk in open air is low.
	4. Ingress of vapours/gases into buildings; Indoor inhalation of vapours/gases, or explosion	a. Future Site Users	PPL E-4-a Moderate/ Low	Precautionary assessment: Potential for gas/vapour generated at the landfill sites to migrate onto the site.
		b. Future Buildings	PPL E-4-b Moderate/ Low	Precautionary assessment: As above. Putrescible landfill material potentially methane generating.
		c. Construction Workers	PPL E-4-c Very Low	Assuming appropriate PPE and standard working practices
	5. Contact with building materials/ services; Leaching into service trenches	a. Buried Services	PPL E-5-a Low	Potential (albeit unlikely) for leachate migration which would affect buried services.
	6. Direct contact with soils/uptake by flora and fauna	a. Ecological Receptors	PPL E-6-a Low	Potential for leachate migration that would affect ecological receptors. Commercial development unlikely to contain significant areas of planting/landscaping.
Notes: (1) The risk rating given in the table above is based on classification of consequence and the probability of occurrence; further details are described in Appendix 1.				

5 CONCLUSIONS AND RECOMMENDATIONS

5.1. Summary of Site Walkover and Desk Study Information

5.1.1. Site Description and Development History

The Site comprised an irregularly shaped parcel of land which measured approximately 190 x 190 m with an area of roughly 2.8 Ha.

At the time of the walkover the Site comprised patchy rough grass and overgrowth over soil littered with anthropogenic materials including possible ACMs. No structures or hardstanding were present. In the south, a large stockpile was present (roughly 180m x 30m x 5m), which was covered by overgrowth. Soil in the stockpile appeared to be similar to that which made up the surface layer across the Site.

According to the historical maps, the Site was agricultural land/woodland since the earliest available mapping in 1874. It was predominately unchanged from this time until c. 1960, when groundworks occurred over a portion of the south of the Site. The Site was then used as a Waste Transfer Station from c.2000.

5.1.2. Surrounding Area

The Site was neighboured by commercial/light industrial premises to the northwest and southeast (Standlake business park), with agricultural fields to the west and southwest.

The wider surrounding area appeared to generally comprise agricultural fields, with Brighthampton and Standlake town centres some 700m to the south and 1.7km to the southeast, respectively.

The surrounding area has historically been agricultural land with numerous gravel pits present. Several developments have occurred in the immediate vicinity over the years, with the most significant including groundworks and restoration of land (i.e., landfilling) after quarrying activities and the construction of the surrounding business park, which has been the site of various commercial and light industrial facilities.

5.1.3. Geology, Hydrogeology and Hydrology

The geology and hydrogeology underlying the Site comprises the following:

Superficial:	None over the majority; Summertown-Radley Sand & Gravel Member (Sand & Gravel) in the north and south - Secondary 'A' Aquifer;
Bedrock:	Oxford Clay Formation and West Walton Formation (undifferentiated) (Mudstone) - Unproductive stratum.

A moderate geological hazard has been identified on-site in relation to Shrink-Swell Clay.

The Site and surrounding area are not located within a SPZ or groundwater DWSZ. The Site is however within the West Thames surface water DWSZ and surface water (Thame and South Chilterns) DWPA. The groundwater vulnerability of the superficial aquifer is classified High.

The Envirocheck report has however identified a risk of groundwater flooding occurring both at the surface and in property situated below ground level. This is likely due to a shallow groundwater level.

No surface waters were present at the Site or identified in the immediate surrounding area during the walkover, although a large portion of the Site was flooded/waterlogged during the walkover.

The nearest surface water (a pond) was 106 m southeast of the Site. Other surface water bodies shown in the surrounding area include several large lakes and the River Windrush, all roughly 700m or greater from the Site, and a pond is ~350 m northwest of the Site. Numerous inland rivers associated with the Thames have also been identified by the Envirocheck report in the vicinity of the Site.

The Site is entirely Flood Zone 1 (low risk), and no flooding risk has been highlighted by the Envirocheck report within 600m. The 1:10,000 scale site sensitivity surface water map maps show some small areas in the north and east of the site have a low risk (1000-year return) of surface water flooding. No flood defences are located on-site nor are present in the surrounding area.

The Envirocheck report has however identified a risk of groundwater flooding occurring both at the surface and in property situated below ground level. This is likely due to a shallow groundwater level.

5.1.4. Environmental Searches

No significant active environmental permits, pollution incidents, registry entries were identified at the Site by the Envirocheck report. Potentially significant landfill/infilled ground entries have been identified in relation to landfill sites in the immediate vicinity of the Site, which accepted wastes which included aircraft oils and putrescible wastes. The Site itself was a Waste Transfer Station which accepted 'Special Waste' amongst others such as scrap metals and car parts.

No response has been received at the time of writing in response to an information request from West Oxfordshire District Council regarding relevant contaminated land records.

The Site and surrounding area are within both the Thames (Leach to Evenlode) and Windrush And Tributaries (Little Rissington to Thames) surface water NVZ. No further significant sensitive land uses/ areas have been identified.

The soil chemistry report indicates that the Site is in an area with potentially naturally elevated Arsenic, Chromium and Nickel.

The UXB risk map procured from Zetica Ltd shows the Site is in a low UXO risk area.

5.2. Summary of Preliminary Conceptual Site Model

In summary, the following preliminary potential contamination sources (Table 4.1) were identified:

- On-Site:** Historical Site Usage (Waste Transfer Station) and Site Restoration (incl. surface soils and stockpile) (PPL A);
- On/Off-site:** Agricultural Activities (PPL B);
Construction & Demolition Activities (incl groundworks, made/infilled ground) (PPL C)
- Off-site:** Standlake Business Park (Current/historical activities) (PPL D); and
Off-Site Quarrying and Landfills/Landfilling Activities (incl putrescible waste, aircraft oils) (PPL E).

Moderate/ Low risks to receptors with plausible pollutant linkages have been considered for Human Health (**Future Site Users**), **Secondary 'A' Aquifer**, **Buried Services**, **Future Buildings**, associated with at least one of PPL A, PPL C, PPL D and PPL E. The risks outlined are considered precautionary given the context of the development proposals which are understood to comprise a commercial end use.

5.3. Conclusions

On the basis of the findings of Phase I Geoenvironmental Assessment, the Site is considered to likely be suitable for the proposed development for a commercial end use, however precautionary risks have been identified by the Preliminary CSM which would likely require further investigation.

Additionally, geotechnical issues such as characterisation of the underlying strata and groundwater conditions will require further assessment for the purpose of civil and structural engineering design.

The conclusions above are therefore subject to the recommendations outlined below in Section 5.4.

5.4. Recommendations

5.4.1. Contamination Considerations

- It is recommended that an intrusive site investigation is undertaken to appraise the ground and contamination conditions at the Site;
- It may be prudent for the investigation to include combined gas & groundwater monitoring installations to assess the gas vapour and groundwater risk to the proposed development as well as assessing the groundwater levels and any potential contamination it may contain; and
- A discovery strategy (see Section 5.5) should be in place during all the development works.

5.4.2. Engineering Considerations

Based on the information gathered at this stage is likely that any significant structures will likely require piled foundations to carry the structural loads due to the depth of made ground (3 mbgl in places).

Due to the likely shallow groundwater level and moderate risk of Shrink-Swell Clay on-site, a geotechnical investigation is recommended to characterise the ground conditions and inform the civil / structural design.

This investigation could be combined with a contamination investigation.

5.5. Discovery Strategy

Should any evidence of unexpected or otherwise exceptional contamination be identified, works should be halted in that area and the Local Authority informed.

In the event of a discovery, the potential contamination should be inspected by a suitably qualified environmental consultant and any remediation measures required implemented to the satisfaction of the Local Authority and Building Warranty Provider.

5.6. Regulatory Liaison

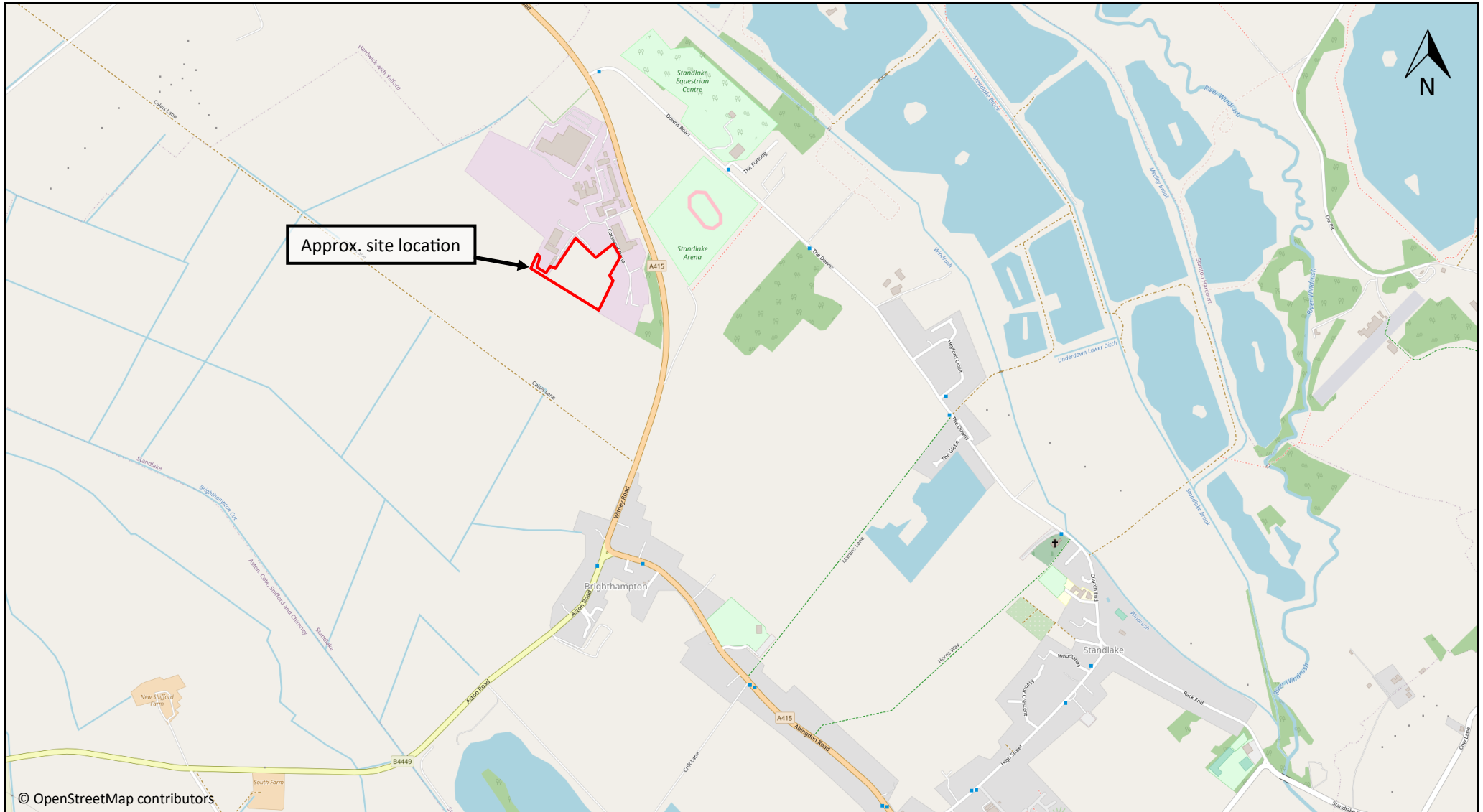
A copy of this report should be forwarded to the Local Planning Authority in support of the discharge of the relevant planning conditions or applications.

6 REFERENCES

- R.1. Landmark Envirocheck Report. Ref. ECA-272399317_1_1, Jan 2021 (included as Appendix 3);
- R.2. Department of Environment, Transport and Rural Affairs (DEFRA)/Environment Agency (EA), Model procedures for the Management of Land affected by Contamination. CLR 11, Sep 2004, and current LCRM (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>) (updated October 2020);
- R.3. British Standard, Code of Practice for Site Investigations BS5930:2015+A1:2020;
- R.4. British Standard, Code of Practice for Investigation of Potentially Contaminated sites BS10175:2011+A2:2017;
- R.5. British Standards Publication BS EN ISO 21365:2020, Soil Quality - Conceptual site models for potentially contaminated sites;
- R.6. Environmental Protection Act 1990: Part IIA, Contaminated Land Statutory Guidance, April 2012;
- R.7. Environment Agency: Flood map for planning (2020) <https://flood-map-for-planning.service.gov.uk/>;
- R.8. Department of Environment, Food and Rural Affairs (DEFRA) Air Quality Management Area (AQMA) maps - <https://uk-air.defra.gov.uk/aqma/maps>.


Figure 1

Site Location Plan



Approx. site location

Site:	Land West of Cotswold Dene, Witney	Date:	Feb 2021
Address:	Standlake Business Park, Oxfordshire	Scale:	Not to Scale
Post Code:	OX29 7PL	Drawing:	Figure 1
Grid Ref:	(SP) 438321, 204408	Drawn by:	CU
Title:	Site Location Plan	Checked by:	DR
Client:	Infoteam International Services	Project No:	1870 R01

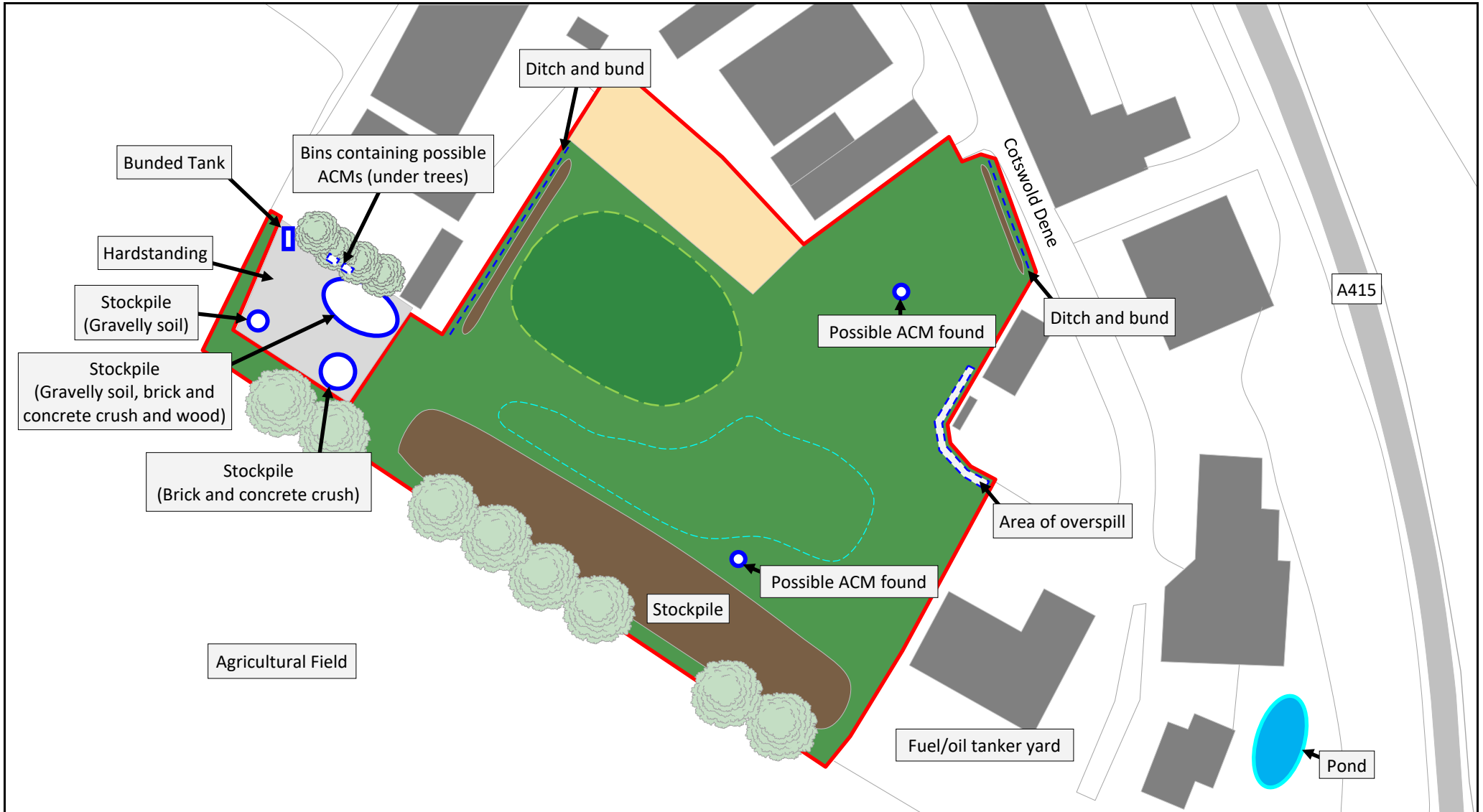
Legend:	 Site Boundary
----------------	---



REMEDICATION SPECIALISTS
GEMCO
 Green Earth Management Co Ltd
 Broomfield Park
 Coggeshall Road
 Essex CO6 2JX
 Tel: 01245 206129
www.gemcoltd.co.uk

Figure 2

Site Walkover Layout Plan



Site: Land West of Cotswold Dene, Witney
Address: Standlake Business Park, Oxfordshire
Post Code: OX29 7PL
Grid Ref: (SP) 438321, 204408
Title: Site Layout Plan
Client: Infoteam International Services

Date: Feb 2021
Scale: Not to Scale
Drawing: Figure 2
Drawn by: CU
Checked by: DR
Project No: 1870 R01

Legend:

- Site Boundary
- Structure
- Feature
- Softstanding—Stripped ground
- Softstanding—Rough grass

- Overgrowth
- Mature trees (illustrative only)
- Flooding/waterlogged ground

REMEDICATION SPECIALISTS
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Appendix 1

Report Conditions

Geoenvironmental Site Investigation

This report is produced solely for the benefits of the named Client and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

The report refers, within the limitations of the stated, to the condition of the Site at the time of the inspections. No warranty is given as to the possibility of the future changes of the Site.

The report is based on a visual site inspection, reference to accessible referenced historical records, the physical investigation as detailed, information supplied by those parties referenced in the text, and preliminary discussions with local and statutory authorities. Some of the opinions are based on unconfirmed data and information and are presented as the best that can be obtained without further extensive research. The test results available can only be regarded as a limited but likely representative sample assessed against current guidelines. The impact of our assessment on other aspects of the development requires evaluation by other involved parties.

GEMCO takes no responsibility for conditions that have not been revealed by the borings, or which occur below or between the borings. The possibility of the presence of contaminants, perhaps in higher concentrations, elsewhere on site cannot be discounted. Whilst every effort has been made to interpret the conditions between investigation locations, such information is only indicative and liability cannot be accepted for its accuracy.

Groundwater and ground gas readings taken are those pertaining to the period of the investigation only. It should be noted that groundwater levels may be subject to tidal, seasonal and diurnal changes, whilst ground gas emission rates are affected by atmospheric pressure and groundwater levels.

With reference to ground contamination, whilst the findings detailed within this report reflect our best assessment, because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categorical assurances that they will be accepted by authorities or funds without question as such bodies have unpublished, more stringent objectives. The report is prepared and written for the purposed uses stated in the report and should not be used in a different context without reference to GEMCO in time, improved practises or amended legislation may necessitate a re-assessment.

The report is limited to the geotechnical and environmental aspects specifically reported on and is necessarily restricted and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents. The opinions expressed cannot be absolute due to the limitations of time and resources imposed by the agreed brief, the nature of the geology and possibility of unrecorded previous use and abuse of the Site and adjacent sites. The report concentrates on the Site as defined in the report and provides an opinion on surrounding sites. If migrating pollution or contamination (past or present) exists, further research will be required before the effects can be better determined.

Risk Assessment and Risk Rating

<i>Classification of Consequence</i>		
<i>Classification</i>	<i>Definition</i>	<i>Examples</i>
Severe	Short term (acute) risk to human health likely to result in 'significant harm;' as defined by the Environmental Protection Act 1990, Part IIA. Short term risk if pollution (note: Water Resources Act does not contain provision for consideration of the significance of pollution) of sensitive water resource. A short-term risk to a particular ecosystem, or organism forming part of such an ecosystem. (note: the definition of ecological systems with the DEFRA Contaminated Land Statutory Guidance 2012)	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site to a controlled water. Explosion, causing building collapse (can also equate to short term human health risk if buildings are occupied).
Medium	Chronic damage to human health ('significant harm as defined DEFRA Contaminated Land Statutory Guidance 2012) Pollution of sensitive water resources. A significant change in a particular ecosystem, or organism forming part of such ecosystem. (note: the definition of ecological systems with the DEFRA Contaminated Land Statutory Guidance 2012)	Concentration of contaminant from the Site exceeds the generic or site-specific assessment criteria. Leaching of contaminants from a site to a principal or secondary aquifer. Death of species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to buildings, structures, and crops. ('Significant harm' as defined in DEFRA Contaminated Land Statutory Guidance 2012 and EPA 1990 Part IIA. Damage to sensitive buildings/structures or the environment.	Pollution of non-classified groundwater. Damage to building, rendering it unsafe to occupy (e.g., foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as a personal protective clothing etc.). Easily repairable effects of damage to buildings/structures	The presence of contaminants at such concentration is that protective equipment is required during the Site works. The loss of plants in landscaping scheme. Discolouration of concrete.

Classification of Probability	
Classification	Definition
High Likelihood	There is a pollution linkage and an event which would either appear very likely in the short term and almost inevitable over the long term, or, there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely to occur over the long term.
Low Likelihood	There is pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate/Low risk
	Likely	High Risk	Moderate Risk	Moderate/Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate/Low Risk	Low Risk	Very low Risk
	Unlikely	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk

Risk classification framework taken from CIRIA C552, Section 6

Appendix 2

Site Photographs

Picture 01



Picture 02



Picture 03



Picture 04



Picture 05



Picture 06



Legend

- Pic 01:** Site overview from northeast boundary, facing south from bund.
- Pic 02:** Site overview from northeast facing southwest showing overgrowth.
- Pic 03:** Overview of stripped soil in northwest of the site.
- Pic 04:** Example of surface-level soils across the majority for the site.
- Pic 05:** Ditch and bund along the northwest boundary.
- Pic 06:** Overview of concrete pad off-site to the west.

Site:
Standlake Business Park, Witney

Title:
R01 Appendix 2 - Site Photographs

Client:
Infoteam International Services

Date: Feb 2021

Project No: 1870

Page No: 1 of 2

Drawn by: CU

Checked by: DR

Scale: N/A



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Picture 07



Picture 08



Picture 09



Picture 10



Picture 11



Picture 12



Legend

- Pic 07:** Possible ACM fragments found in a bin at the off-site concrete pad area.
- Pic 08:** Overview of flooding/waterlogging in the centre/south of the site.
- Pic 09:** Stockpile on south boundary, viewed from near the east boundary.
- Pic 10:** Example of possible ACM fragments in the surface soil.
- Pic 11:** Oil/fuel facility to the east of the site, showing trucks and equipment.
- Pic 12:** Example of northeast boundary condition and material overflow.

Site: Standlake Business Park, Witney

Title: R01 Appendix 2 - Site Photographs

Client: Infoteam International Services

Date: Feb 2021

Project No: 1870

Page No: 2 of 2

Drawn by: CU

Checked by: DR

Scale: N/A



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Appendix 3

Landmark Envirocheck Report

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

272399317_1_1

Customer Reference:

1870

National Grid Reference:

438320, 204410

Slice:

A

Site Area (Ha):

2.87

Search Buffer (m):

1000

Site Details:

Land South of Cotswold Dene

Standlake Business Park

Witney

OX29 7QG

Client Details:

Mr C Duffield

Green Earth Management Ltd

Building 2

Broomfield Park

Coggeshall Road

Earls Colne

Essex

CO6 2JX

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	25
Hazardous Substances	-
Geological	27
Industrial Land Use	36
Sensitive Land Use	41
Data Currency	42
Data Suppliers	47
Useful Contacts	48

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 2		5	10	8
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls	pg 7			3	
Integrated Pollution Prevention And Control	pg 8		6	4	
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 10		2		1
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 10		Yes		
Pollution Incidents to Controlled Waters	pg 11	2			1
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality	pg 11				1
River Quality Biology Sampling Points					
Substantiated Pollution Incident Register	pg 11	3			
River Quality Chemistry Sampling Points					
Water Abstractions	pg 12			1	3 (*21)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 18	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 18	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 18	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 19			6	43

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 25			1	
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 25	1	1		
Local Authority Landfill Coverage	pg 25	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites	pg 25		3		
Potentially Infilled Land (Non-Water)	pg 26		1	1	
Potentially Infilled Land (Water)					
Registered Landfill Sites					
Registered Waste Transfer Sites	pg 26	1	1		
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 27	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 27	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 31		3	6	10
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 34	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 34	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 34	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 35	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 36	1	15	3	5
Fuel Station Entries					
Points of Interest - Commercial Services	pg 38		4	1	
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 38		6	3	2
Points of Interest - Public Infrastructure	pg 39		2		4
Points of Interest - Recreational and Environmental	pg 40				1
Gas Pipelines					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas	pg 41			1	
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 41	2			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (S)	0	1	438317 204411
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (N)	0	1	438317 204500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	0	1	438317 204350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (SW)	160	1	438200 204200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	180	1	438100 204250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (NE)	208	1	438550 204650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (NE)	278	1	438600 204700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NE (NW)	307	1	437950 204650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14NW (E)	314	1	438750 204500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NE (SE)	327	1	438600 204050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	338	1	438317 204850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SE (NE)	359	1	438600 204800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SE (N)	359	1	438450 204850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (NE)	365	1	438750 204650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SW (E)	373	1	438800 204350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14NW (E)	373	1	438800 204550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SW (E)	413	1	438850 204400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14NW (E)	436	1	438850 204600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (N)	438	1	438317 204950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	460	1	438900 204411
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14NW (E)	470	1	438900 204550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A9NW (SE)	472	1	438750 204000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (N)	488	1	438317 205000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	490	1	438350 205000
1	Discharge Consents Operator: The Occupier Property Type: Undefined Or Other Location: Cotswold Works, Standlake, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: Ctcu.1801 Permit Version: 1 Effective Date: 19th September 1984 Issued Date: 19th September 1984 Revocation Date: 1st October 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel O/L Oxford Clay Strata Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	37	2	438410 204530
2	Discharge Consents Operator: Thorstone Securities Property Type: REAL ESTATE ACTIVITIES/BUYING/SELLING/RENTING Location: Lakeside Industrial Park, Standlake, Witney, Oxfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: Cntm.0910 Permit Version: 1 Effective Date: 7th June 1993 Issued Date: 7th June 1993 Revocation Date: 1st October 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Onto Land Environment: Receiving Water: Gravel Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	113	2	438450 204600
3	Discharge Consents Operator: The Occupier Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: New House, Lancott Lane, Brighthampton, Standlake, Near Witney, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: Ctwc.1346 Permit Version: 1 Effective Date: 5th December 1986 Issued Date: 5th December 1986 Revocation Date: 1st October 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Onto Land Environment: Receiving Water: River Terraces Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m	A13NE (E)	167	2	438600 204500
4	Discharge Consents Operator: R & R Industries Ltd Property Type: REAL ESTATE ACTIVITIES/BUYING/SELLING/RENTING Location: R & R Industries Ltd Standlake Business Park Witney Road Standlake Oxfordshire Ox29 7pr Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cawm.0947 Permit Version: 2 Effective Date: 21st December 2012 Issued Date: 21st December 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Groundwater Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	178	2	438430 204670

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	<p>Discharge Consents</p> <p>Operator: R & R Industries Ltd Property Type: REAL ESTATE ACTIVITIES/BUYING/SELLING/RENTING Location: R & R Industries Ltd Standlake Business Park Witney Road Standlake Oxfordshire Ox29 7pr Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cawm.0947 Permit Version: 1 Effective Date: 6th December 2004 Issued Date: 20th January 2005 Revocation Date: 20th December 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Groundwater Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A13NE (NE)	178	2	438430 204670
5	<p>Discharge Consents</p> <p>Operator: The Occupier Property Type: SPORT, AMUSEMENT+RECREATION/GOLF CLUB/GYM/THEME PK/SPA Location: Standlake Arena, A415 Witney Road, Standlake, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: Ctwc.0139 Permit Version: 1 Effective Date: 12th July 1985 Issued Date: 12th July 1985 Revocation Date: 1st October 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Onto Land Environment: Receiving Water: Gravel Overlying Oxfordclay Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m</p>	A14NW (NE)	366	2	438760 204630
6	<p>Discharge Consents</p> <p>Operator: Mrs S Pillans Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Standlake Equestrian Centre Downs Road Standlake Witney Oxon Ox8 7uh Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cawm.0253 Permit Version: 3 Effective Date: 21st December 2012 Issued Date: 21st December 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Into Land Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m</p>	A19SW (NE)	450	2	438780 204760
6	<p>Discharge Consents</p> <p>Operator: Mrs S Pillans Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Standlake Equestrian Centre Downs Road Standlake Witney Oxon Ox8 7uh Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cawm.0253 Permit Version: 2 Effective Date: 12th May 2007 Issued Date: 12th May 2007 Revocation Date: 20th December 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Into Land Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A19SW (NE)	450	2	438780 204760

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	<p>Discharge Consents</p> <p>Operator: Mrs S Pillans Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Standlake Equestrian Centre Downs Road Standlake Witney Oxon OX8 7UH Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cawm.0253 Permit Version: 1 Effective Date: 28th April 2001 Issued Date: 20th June 2001 Revocation Date: 11th May 2007 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Into Land Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A19SW (NE)	450	2	438780 204760
6	<p>Discharge Consents</p> <p>Operator: Ms. S.J. Pillans Property Type: SPORT, AMUSEMENT+RECREATION/GOLF CLUB/GYM/THEME PK/SPA Location: Standlake Equestrian Centre, Downs Road, Standlake, Witney, Oxfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CATM.2608 Permit Version: 1 Effective Date: 19th December 1996 Issued Date: 19th December 1996 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Onto Land Environment: Receiving Water: Terrace Deposits Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 100m</p>	A19SW (NE)	491	2	438800 204800
7	<p>Discharge Consents</p> <p>Operator: Hardwick Parks Ltd. Property Type: SPORT, AMUSEMENT+RECREATION/GOLF CLUB/GYM/THEME PK/SPA Location: Hardwick Leisure Park, Hardwick, Witney, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctcu.1073 Permit Version: 2 Effective Date: 16th January 2007 Issued Date: 16th January 2007 Revocation Date: 31st March 2019 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel Strata Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A14NW (E)	483	2	438900 204600
7	<p>Discharge Consents</p> <p>Operator: Hardwick Parks Ltd. Property Type: SPORT, AMUSEMENT+RECREATION/GOLF CLUB/GYM/THEME PK/SPA Location: Hardwick Leisure Park, Hardwick, Witney, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTCU.1073 Permit Version: 1 Effective Date: 6th August 1981 Issued Date: 6th August 1981 Revocation Date: 16th January 2007 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel Strata Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 100m</p>	A14NW (E)	483	2	438900 204600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	<p>Discharge Consents</p> <p>Operator: Oxfordshire County Council Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Gypsy Site, Off Downs Road, Standlake, Oxfordshire Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CNTM.2124 Permit Version: 1 Effective Date: 15th December 1995 Issued Date: 15th December 1995 Revocation Date: 25th February 2002 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Onto Land Environment: Receiving Water: Sands And Gravels Status: Consent revoked: Discharge ceased (Section 37(1)) Positional Accuracy: Located by supplier to within 10m</p>	A19SW (NE)	488	2	438840 204740
9	<p>Discharge Consents</p> <p>Operator: Hardwick Parks Ltd. Property Type: SPORT, AMUSEMENT+RECREATION/GOLF CLUB/GYM/THEME PK/SPA Location: Hardwick Leisure Park, Hardwick, Witney, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctcu.1075 Permit Version: 2 Effective Date: 16th January 2007 Issued Date: 16th January 2007 Revocation Date: 31st March 2019 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel Strata Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A19SW (NE)	498	2	438700 204900
9	<p>Discharge Consents</p> <p>Operator: Hardwick Parks Ltd. Property Type: SPORT, AMUSEMENT+RECREATION/GOLF CLUB/GYM/THEME PK/SPA Location: Hardwick Leisure Park, Hardwick, Witney, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTCU.1075 Permit Version: 1 Effective Date: 6th August 1981 Issued Date: 6th August 1981 Revocation Date: 16th January 2007 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel Strata Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 100m</p>	A19SW (NE)	498	2	438700 204900
10	<p>Discharge Consents</p> <p>Operator: Hardwick Parks Limited Property Type: HOLIDAY ACCOM/CAMP SITE/CARAVAN SITE/HOTEL/HOSTEL Location: Hardwick Parks Caravan Site Sts Downs Road Standlake Witney Oxfordshire Ox29 7pz Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: U0783 Permit Version: 1 Effective Date: 1st April 2014 Issued Date: 6th December 2013 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Windrush Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m</p>	A19NW (NE)	681	2	438726 205098

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	<p>Discharge Consents</p> <p>Operator: Hardwick Parks Limited Property Type: HOLIDAY ACCOM/CAMP SITE/CARAVAN SITE/HOTEL/HOSTEL Location: Hardwick Parks Caravan Site Sits Downs Road Standlake Witney Oxfordshire Ox29 7pz Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: U0783 Permit Version: 1 Effective Date: 1st April 2014 Issued Date: 6th December 2013 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Windrush Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m</p>	A19NW (NE)	686	2	438729 205102
11	<p>Discharge Consents</p> <p>Operator: Hardwick Parks Limited Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Hardwick Parks Caravan Site Downs Road Standlake Witney Oxfordshire Ox29 7pz Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctcu.0783 Permit Version: 3 Effective Date: 7th March 2013 Issued Date: 7th March 2013 Revocation Date: 31st March 2014 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel Strata Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A19NW (NE)	750	2	438769 205154
12	<p>Discharge Consents</p> <p>Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Standlake (Brighthampton) Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.1964 Permit Version: 1 Effective Date: 2nd November 1989 Issued Date: 2nd November 1989 Revocation Date: 7th February 1997 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Brighthampton Cut Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m</p>	A8SE (S)	799	2	438500 203500
13	<p>Discharge Consents</p> <p>Operator: Hardwick Parks Ltd. Property Type: SPORT, AMUSEMENT+RECREATION/GOLF CLUB/GYM/THEME PK/SPA Location: Hardwick Leisure Park, Hardwick, Witney, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctcu.1074 Permit Version: 2 Effective Date: 16th January 2007 Issued Date: 15th January 2007 Revocation Date: 31st March 2019 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel Strata Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A19SE (NE)	836	2	439200 204800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	<p>Discharge Consents</p> <p>Operator: Hardwick Parks Ltd. Property Type: SPORT, AMUSEMENT+RECREATION/GOLF CLUB/GYM/THEME PK/SPA Location: Hardwick Leisure Park, Hardwick, Witney, Oxon Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTCU.1074 Permit Version: 1 Effective Date: 6th August 1981 Issued Date: 6th August 1981 Revocation Date: 15th January 2007 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel Strata Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 100m</p>	A19SE (NE)	836	2	439200 204800
14	<p>Discharge Consents</p> <p>Operator: Hardwick Parks Limited Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Hardwick Parks Caravan Site Downs Road Standlake Witney Oxfordshire Ox29 7pz Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTCU.0783 Permit Version: 1 Effective Date: 26th October 1977 Issued Date: 26th October 1977 Revocation Date: 15th May 2007 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel Strata Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 100m</p>	A19NW (N)	946	2	438700 205395
14	<p>Discharge Consents</p> <p>Operator: Hardwick Parks Limited Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Hardwick Parks Caravan Site Downs Road Standlake Witney Oxfordshire Ox29 7pz Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctcu.0783 Permit Version: 2 Effective Date: 16th May 2007 Issued Date: 16th May 2007 Revocation Date: 6th March 2013 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel Strata Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A19NW (N)	951	2	438700 205400
15	<p>Integrated Pollution Controls</p> <p>Name: Beven Recycling (Uk) Ltd Location: Frazer Evans And Sons, Downs Road, WITNEY, Oxfordshire, OX8 3SX Authority: Environment Agency, Thames Region Permit Reference: AW6529 Dated: 10th March 1997 Process Type: IPC minor (non-substantial) variation to previous variation Description: 1.2 A (A) Carbonisation and associated processes within the Fuel & Power Industry Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the road within the address or location</p>	A14NW (NE)	458	2	438849 204657
15	<p>Integrated Pollution Controls</p> <p>Name: Beven Recycling (Uk) Ltd Location: Downs Road, WITNEY, Oxfordshire, OX8 5SY Authority: Environment Agency, Thames Region Permit Reference: AO4194 Dated: 19th December 1994 Process Type: IPC major (substantial) variation Description: 1.2 A (A) Carbonisation and associated processes within the Fuel & Power Industry Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the road within the address or location</p>	A14NW (NE)	460	2	438849 204662

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
15	<p>Integrated Pollution Controls</p> <p>Name: Beven Recycling (Uk) Ltd Location: Frazer Evans And Sons, Downs Road, WITNEY, Oxfordshire, OX8 3SX Authority: Environment Agency, Thames Region Permit Reference: BD6913 Dated: 24th November 1998 Process Type: IPC minor (non-substantial) variation to previous variation Description: 1.2 A (A) Carbonisation and associated processes within the Fuel & Power Industry Status: Authorisation revoked Positional Accuracy: Manually positioned to the road within the address or location</p>	A14NW (NE)	462	2	438854 204657
16	<p>Integrated Pollution Prevention And Control</p> <p>Name: Adler & Allan Ltd Location: Standlake Waste Oil Storage Facility Epr/Yp3231tt, Malary Oil, Standlake, Lakeside Business Park,,Standlake, WITNEY, Oxfordshire, OX29 7PL Authority: Environment Agency - South East Region, West Thames Area Permit Reference: ZP3131DV Original Permit Ref: Yp3231tt Effective Date: 14th November 2017 Status: Effective Application Type: Variation App. Sub Type: Substantial Positional Accuracy: Located by supplier to within 10m Activity Code: 5.6 A(1) a) Activity Description: TEMPORARY STORAGE OF HAZ WASTE NOT UNDER S 5.2 PENDING ACTIVITIES LISTED IN S 5.1, 5.2, 5.3 AND PARAGRAPH (B) OF THIS SECTION WITH A TOTAL CAPACITY > 50 TONNES, EXCL TEMP STORAGE WHERE GENERATED Primary Activity: Y Activity Code: 0.0 Associated Process Activity Description: Associated Process Primary Activity: N</p>	A13SE (E)	25	2	438450 204370
16	<p>Integrated Pollution Prevention And Control</p> <p>Name: Adler & Allan Ltd Location: Standlake Waste Oil Storage Facility, Malary Oil, Standlake, Lakeside Business Park,,Standlake, WITNEY, Oxfordshire, OX29 7PL Authority: Environment Agency - South East Region, West Thames Area Permit Reference: WP3935VG Original Permit Ref: Yp3231tt Effective Date: 13th March 2014 Status: Superseded By Variation Application Type: Variation App. Sub Type: Minor Positional Accuracy: Located by supplier to within 10m Activity Code: 5.6 A(1) a) Activity Description: TEMPORARY STORAGE OF HAZ WASTE NOT UNDER S 5.2 PENDING ACTIVITIES LISTED IN S 5.1, 5.2, 5.3 AND PARAGRAPH (B) OF THIS SECTION WITH A TOTAL CAPACITY > 50 TONNES, EXCL TEMP STORAGE WHERE GENERATED Primary Activity: Y</p>	A13SE (E)	25	2	438450 204370
16	<p>Integrated Pollution Prevention And Control</p> <p>Name: Adler & Allan Ltd Location: Malary Oil Standlake, Malary Oil, Standlake, Lakeside Business Park,,Standlake, WITNEY, Oxfordshire, OX29 7PL Authority: Environment Agency - South East Region, West Thames Area Permit Reference: YP3231TT Original Permit Ref: Yp3231tt Effective Date: 16th September 2010 Status: Superseded By Variation Application Type: Transfer App. Sub Type: Whole with Fit and Proper Person Positional Accuracy: Located by supplier to within 10m Activity Code: 5.3 A(1) (B) Activity Description: Other Waste Disposal; Waste Oils Greater Than 10T/Day Primary Activity: Y</p>	A13SE (E)	25	2	438450 204370
16	<p>Integrated Pollution Prevention And Control</p> <p>Name: Adler & Allan Ltd Location: Malary Oil Standlake, Malary Oil, Standlake, Lakeside Business Park,,Standlake, WITNEY, Oxfordshire, OX29 7PL Authority: Environment Agency, Thames Region Permit Reference: YP3231TT Original Permit Ref: Yp3231tt Effective Date: 16th September 2010 Status: Effective Application Type: Transfer App. Sub Type: Whole with Fit and Proper Person Positional Accuracy: Located by supplier to within 100m Activity Code: 5.3 A(1) (B) Activity Description: Other Waste Disposal; Waste Oils Greater Than 10T/Day Primary Activity: Y</p>	A13SE (E)	25	2	438450 204370

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	<p>Integrated Pollution Prevention And Control</p> <p>Name: Malary Limited Location: Malary Oil Standlake, Malary Oil, Standlake, Lakeside Business Park,,Standlake, WITNEY, Oxfordshire, OX29 7PL Authority: Environment Agency - South East Region, West Thames Area Permit Reference: JP3038MY Original Permit Ref: Jp3038my Effective Date: 25th September 2007 Status: Superseded By Variation Application Type: Application App. Sub Type: New Positional Accuracy: Located by supplier to within 10m Activity Code: 5.3 A(1) (B) Activity Description: Other Waste Disposal; Waste Oils Greater Than 10T/Day Primary Activity: Y</p>	A13SE (E)	25	2	438450 204370
17	<p>Integrated Pollution Prevention And Control</p> <p>Name: Malary Limited Location: Malary Oil Standlake, Malary Oil, Standlake, Lakeside Business Park,,Standlake, WITNEY, Oxfordshire, OX29 7PL Authority: Environment Agency, Thames Region Permit Reference: JP3038MY Original Permit Ref: Jp3038my Effective Date: 25th September 2007 Status: Superseded By Variation Application Type: Application App. Sub Type: New Positional Accuracy: Manually positioned within the geographical locality Activity Code: 5.3 A(1) (B) Activity Description: Other Waste Disposal; Waste Oils Greater Than 10T/Day Primary Activity: Y</p>	A13NW (N)	174	2	438304 204686
18	<p>Integrated Pollution Prevention And Control</p> <p>Name: Deans Foods Ltd Location: Cotswold Farm, Cotswold Farm, Standlake, WITNEY Road, Oxon, OX29 7RB Authority: Environment Agency - South East Region, West Thames Area Permit Reference: YP3938HB Original Permit Ref: Vp3932me Effective Date: 25th November 2010 Status: Surrender Effective Application Type: Surrender App. Sub Type: Whole Positional Accuracy: Automatically positioned to the address Activity Code: 6.9 A(1) (A) (I) Activity Description: Intensive Farming; Greater Than 40,000 Poultry Primary Activity: Y Activity Code: 0.0 Associated Process Activity Description: Associated Process Primary Activity: N</p>	A13NW (NW)	263	2	438153 204726
18	<p>Integrated Pollution Prevention And Control</p> <p>Name: Deans Foods Ltd Location: Cotswold Farm, Cotswold Farm, Standlake, WITNEY Road, Oxon, OX29 7RB Authority: Environment Agency, Thames Region Permit Reference: YP3938HB Original Permit Ref: Vp3932me Effective Date: 25th November 2010 Status: Surrender Effective Application Type: Surrender App. Sub Type: Whole Positional Accuracy: Automatically positioned to the address Activity Code: 6.9 A(1) (A) (I) Activity Description: Intensive Farming; Greater Than 40,000 Poultry Primary Activity: Y Activity Code: 0.0 Associated Process Activity Description: Associated Process Primary Activity: N</p>	A13NW (NW)	263	2	438153 204726

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
18	<p>Integrated Pollution Prevention And Control</p> <p>Name: Deans Foods Ltd Location: Cotswold Farm Eaeprvp3932mes002, Cotswold Farm, Standlake, WITNEY Road, Oxon, OX29 7RB Authority: Environment Agency - South East Region, West Thames Area Permit Reference: VP3932ME Original Permit Ref: Vp3932me Effective Date: 30th October 2007 Status: Superseded By Variation Application Type: Application App. Sub Type: New Positional Accuracy: Automatically positioned to the address Activity Code: 6.9 A(1) (A) (I) Activity Description: Intensive Farming; Greater Than 40,000 Poultry Primary Activity: Y Activity Code: 0.0 Associated Process Activity Description: Associated Process Primary Activity: N</p>	A13NW (NW)	263	2	438153 204726
18	<p>Integrated Pollution Prevention And Control</p> <p>Name: Deans Foods Ltd Location: Cotswold Farm Eaeprvp3932mes002, Cotswold Farm, Standlake, WITNEY Road, Oxon, OX29 7RB Authority: Environment Agency, Thames Region Permit Reference: VP3932ME Original Permit Ref: Vp3932me Effective Date: 30th October 2007 Status: Superseded By Variation Application Type: Application App. Sub Type: New Positional Accuracy: Automatically positioned to the address Activity Code: 6.9 A(1) (A) (I) Activity Description: Intensive Farming; Greater Than 40,000 Poultry Primary Activity: Y Activity Code: 0.0 Associated Process Activity Description: Associated Process Primary Activity: N</p>	A13NW (NW)	263	2	438153 204726
19	<p>Local Authority Pollution Prevention and Controls</p> <p>Name: Cotswolds Buildings Ltd Location: Unit 1 Standlake Business Park, Standlake, Witney, Oxfordshire, OX29 7QG Authority: West Oxfordshire District Council, Environmental Health Department Permit Reference: 1/6.7 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG6/2 Manufacture of timber and wood-based products Status: Authorisation revoked Positional Accuracy: Manually positioned within the geographical locality</p>	A13NE (NE)	69	3	438401 204561
19	<p>Local Authority Pollution Prevention and Controls</p> <p>Name: Cotswolds Buildings Ltd Location: Unit 1 Standlake Business Park, Standlake, Witney, Oxfordshire, OX29 7QJ Authority: West Oxfordshire District Council, Environmental Health Department Permit Reference: 7/3.1 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG3/1 Blending, packing, loading and use of bulk cement Status: Authorisation revoked Positional Accuracy: Manually positioned within the geographical locality</p>	A13NE (NE)	69	3	438401 204561
20	<p>Local Authority Pollution Prevention and Controls</p> <p>Name: Fergal Contracting Company Ltd Location: The Downs Road, Standlake, Witney, Ox29 7yp Authority: West Oxfordshire District Council, Environmental Health Department Permit Reference: P3/3.5 Dated: 20th October 2009 Process Type: Local Authority Pollution Prevention and Control Description: PG3/16 Mobile screening and crushing processes Status: Permitted Positional Accuracy: Manually positioned to the address or location</p>	A14NW (NE)	527	3	438906 204699
	<p>Nearest Surface Water Feature</p>	A13SE (SE)	106	-	438508 204307

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Hardwell Authority: Environment Agency, Thames Region Pollutant: Unknown Sewage Note: Confirmed As A Pollution Incident Incident Date: 2nd November 1995 Incident Reference: W1950592 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (N)	0	2	438300 204500
21	Pollution Incidents to Controlled Waters Property Type: Not Given Location: HARDWICK Authority: Environment Agency, Thames Region Pollutant: Unknown Sewage Note: Unknown Sewage; Confirmed As A Pollution Incident Incident Date: Not Supplied Incident Reference: W1960111 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (N)	0	2	438300 204495
22	Pollution Incidents to Controlled Waters Property Type: Not Given Location: STANDLAKE Authority: Environment Agency, Thames Region Pollutant: General Note: Not Supplied Incident Date: 27th August 1998 Incident Reference: THWE1998040543 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A19SW (NE)	561	2	438800 204900
	River Quality Name: Windrush GQA Grade: River Quality A Reach: Worsham - West Arm Confluence Estimated Distance (km): 22.2 Flow Rate: Flow less than 2.5 cumecs Flow Type: River Year: 2000	A19NW (NE)	750	2	438780 205149
23	Substantiated Pollution Incident Register Authority: Environment Agency - Thames Region, South East Area Incident Date: 26th November 2012 Incident Reference: 1061989 Water Impact: Category 3 - Minor Incident Air Impact: Category 4 - No Impact Land Impact: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 10m Pollutant: General Biodegradable : Other	A13NE (N)	0	2	438315 204421
24	Substantiated Pollution Incident Register Authority: Environment Agency - Thames Region, South East Area Incident Date: 4th December 2008 Incident Reference: 638835 Water Impact: Category 4 - No Impact Air Impact: Category 4 - No Impact Land Impact: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 10m Pollutant: General Biodegradable : Other	A13NE (NE)	0	2	438412 204469
24	Substantiated Pollution Incident Register Authority: Environment Agency - Thames Region, South East Area Incident Date: 24th September 2008 Incident Reference: 623995 Water Impact: Category 3 - Minor Incident Air Impact: Category 3 - Minor Incident Land Impact: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 10m Pollutant: Specific Waste Materials: Commercial Waste	A13NE (NE)	0	2	438410 204456

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	<p>Water Abstractions</p> <p>Operator: Mrs S J Pillans Licence Number: 28/39/10/0168 Permit Version: 100 Location: Standlake Equestrian Centre, Standlake (A) Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 5 Yearly Rate (m3): 651 Details: Standlake Equestrian Centre, Downs Lane, Standlake Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st July 1997 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A18SE (NE)	448	2	438600 204900
26	<p>Water Abstractions</p> <p>Operator: O Back & Son Licence Number: 28/39/10/0074 Permit Version: 100 Location: Eagle Farm, Standlake (A) Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 1 Yearly Rate (m3): 455 Details: Eagle Farm, Standlake Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 29th April 1968 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A18NW (N)	624	2	438100 205100
27	<p>Water Abstractions</p> <p>Operator: E & Vj Eagle Bros Licence Number: 28/39/09/0025 Permit Version: Not Supplied Location: Home & Manor Farms, BRIGHT*TON Authority: Environment Agency, Thames Region Abstraction: Agriculture (General) Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 8 Yearly Rate (m3): 2995 Details: Status: Revoked; Lapsed Or Cancelled Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A8SW (S)	793	2	438300 203500
28	<p>Water Abstractions</p> <p>Operator: Smiths Concrete Ltd Licence Number: 28/39/10/0138 Permit Version: Not Supplied Location: Hardwick, WITNEY, Oxfordshire Authority: Environment Agency, Thames Region Abstraction: Sand And Gravel Washing Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 2727 Yearly Rate (m3): 0 Details: Status: Revoked; Lapsed Or Cancelled Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A19NW (NE)	986	2	438800 205400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<p>Water Abstractions</p> <p>Operator: Smiths Concrete Ltd Licence Number: 28/39/10/0163 Permit Version: 100 Location: Hardwick, Witney, Oxon Authority: Environment Agency, Thames Region Abstraction: Mineral Products: Mineral Washing Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 2800 Yearly Rate (m3): 450000 Details: Land At Hardwick Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 4th April 1995 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A24SW (N)	1014	2	438720 205460
	<p>Water Abstractions</p> <p>Operator: Cemex Uk Materials Limited Licence Number: 28/39/10/0161 Permit Version: 101 Location: Hardwick Gravel Pits, Standlake, Witney (Wet Pit) Authority: Environment Agency, Thames Region Abstraction: Mineral Products: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Hardwick Gravel Pits Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p>	A24SW (NE)	1070	2	438930 205430
	<p>Water Abstractions</p> <p>Operator: Rmc Readymix Home Counties Licence Number: 28/39/10/0161 Permit Version: 100 Location: Hardwick Gravel Pits, Standlake, Witney (Wet-Pit) Authority: Environment Agency, Thames Region Abstraction: Mineral Products: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 50 Yearly Rate (m3): 6000 Details: Hardwick Gravel Pits Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 11th January 1999 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A24SW (NE)	1070	2	438930 205430
	<p>Water Abstractions</p> <p>Operator: Cemex Uk Materials Limited Licence Number: 28/39/10/0133 Permit Version: 101 Location: Hardwick, Oxon Authority: Environment Agency, Thames Region Abstraction: Mineral Products: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Hardwick Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A24SE (NE)	1165	2	439000 205500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<p>Water Abstractions</p> <p>Operator: Rmc (Transite) Ltd Licence Number: 28/39/10/0133 Permit Version: 100 Location: Hardwick, Oxon Authority: Environment Agency, Thames Region Abstraction: Mineral Products: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 27 Yearly Rate (m3): 4546 Details: Hardwick Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st February 1978 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A24SE (NE)	1165	2	439000 205500
	<p>Water Abstractions</p> <p>Operator: Messrs A & G Walford Licence Number: 28/39/09/0057 Permit Version: 100 Location: The Bungalow, Croft Lane, Standlake Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 0 Yearly Rate (m3): 83 Details: River Gravel Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 13th March 1967 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A4NW (S)	1262	2	438800 203100
	<p>Water Abstractions</p> <p>Operator: West Oxfordshire Sailing Club Licence Number: 28/39/10/0135 Permit Version: 100 Location: West Oxfordshire Sailing Club Authority: Environment Agency, Thames Region Abstraction: Sports Grounds/Facilities: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 0 Yearly Rate (m3): 45 Details: West Oxfordshire Sailing Club, Standlake Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 7th March 1979 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A15NE (E)	1284	2	439700 204700
	<p>Water Abstractions</p> <p>Operator: Three Titt Water Sports Club Ltd Licence Number: 28/39/09/0074 Permit Version: 100 Location: Smockfarthing Lane, Brighthampton Authority: Environment Agency, Thames Region Abstraction: Holiday Sites; Camp Sites And Tourist Attractions: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 5 Yearly Rate (m3): 1659 Details: River Gravel Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st December 1992 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A3SW (S)	1344	2	438000 203000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<p>Water Abstractions</p> <p>Operator: Mr P E Lockett Licence Number: 28/39/09/0034 Permit Version: 100 Location: New Shifford Farm, Witney, Oxon Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 7 Yearly Rate (m3): 2091 Details: River Gravel Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 10th October 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A1NE (SW)	1548	2	437100 203300
	<p>Water Abstractions</p> <p>Operator: O Back & Son Licence Number: 28/39/10/0010 Permit Version: 100 Location: Eagle Farm, Standlake (E) Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 11 Yearly Rate (m3): 3637 Details: Eagle Farm, Standlake Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 14th February 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A10SE (SE)	1627	2	439800 203500
	<p>Water Abstractions</p> <p>Operator: Mr D P Lockett Licence Number: 28/39/09/0031 Permit Version: 100 Location: South Farm, Shifford, Witney, Oxon Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 4 Yearly Rate (m3): 1250 Details: River Gravel Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 5th September 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A2SW (SW)	1644	2	437500 202900
	<p>Water Abstractions</p> <p>Operator: Mr & Mrs N Chart Licence Number: 28/39/09/0023 Permit Version: 100 Location: Britendon Ton House, Standlake, Oxon Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 0 Yearly Rate (m3): 100 Details: River Gravel Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 5th September 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A4SE (SE)	1702	2	439200 202800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<p>Water Abstractions</p> <p>Operator: Sands & Gravels (Standlake) Ltd Licence Number: 28/39/09/0072 Permit Version: Not Supplied Location: Standlake, STANDLAKE Authority: Environment Agency, Thames Region Abstraction: Sand And Gravel Washing Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 3819 Yearly Rate (m3): 1145592 Details: River Gravel Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	(S)	1803	2	438600 202500
	<p>Water Abstractions</p> <p>Operator: O Back & Son Licence Number: 28/39/10/0010 Permit Version: 100 Location: Eagle Farm, Standlake, (F) Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Eagle Farm, Standlake Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 14th February 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p>	A5NE (SE)	1816	2	439900 203300
	<p>Water Abstractions</p> <p>Operator: Mr B H Roberts Licence Number: 28/39/10/0137 Permit Version: 100 Location: Cottnor, Standlake (A) Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 23 Yearly Rate (m3): 455 Details: Cottnor, Standlake Authorised Start: 01 May Authorised End: 31 October Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A5SW (SE)	1851	2	439600 202900
	<p>Water Abstractions</p> <p>Operator: Mr B H Roberts Licence Number: 28/39/10/0137 Permit Version: 100 Location: Cottnor, Standlake (A) Authority: Environment Agency, Thames Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 May Authorised End: 31 October Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p>	A5SW (SE)	1851	2	439600 202900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<p>Water Abstractions</p> <p>Operator: Mr B H Roberts Licence Number: 28/39/10/0137 Permit Version: 100 Location: Cottnor, Standlake (A) Authority: Environment Agency, Thames Region Abstraction: General Agriculture: Spray Irrigation - Spray Irrigation Definition Order Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: 47 High Street, Standlake Authorised Start: 01 May Authorised End: 31 October Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p>	A5SW (SE)	1851	2	439600 202900
	<p>Water Abstractions</p> <p>Operator: Lincoln Farm Park Ltd Licence Number: 28/39/10/0160 Permit Version: 100 Location: Lincoln Farm Park, High Street, Standlake Authority: Environment Agency, Thames Region Abstraction: Holiday Sites; Camp Sites And Tourist Attractions: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 16 Yearly Rate (m3): 3600 Details: Land At Lincoln Farm Park, Standlake Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 4th December 1996 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A5SW (SE)	1865	2	439500 202800
	<p>Water Abstractions</p> <p>Operator: W J Wyatt Licence Number: 28/39/09/0038 Permit Version: Not Supplied Location: Longwood Nurseries, STANDLAKE Authority: Environment Agency, Thames Region Abstraction: Agriculture (General) Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 7 Yearly Rate (m3): 377 Details: Status: Revoked; Lapsed Or Cancelled Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	(S)	1960	2	438900 202400
	<p>Water Abstractions</p> <p>Operator: Stanton Harcourt Estate Licence Number: 28/39/11/0020 Permit Version: 100 Location: Stanton Harcourt Estate, Oxfordshire Authority: Environment Agency, Thames Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 8 Yearly Rate (m3): 1240 Details: Land At Stanton Harcourt Estate Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 5th April 1993 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A25NE (NE)	1974	2	439800 205900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Stanton Harcourt Estate Licence Number: 28/39/11/0020 Permit Version: 100 Location: Stanton Harcourt Estate, Oxfordshire Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 5th April 1993 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A25NE (NE)	1974	2	439800 205900
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Unproductive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: >70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: No Data	A13NE (NE)	0	4	438325 204423
	Groundwater Vulnerability Map Combined Classification: Unproductive Aquifer (may have productive aquifer beneath) Combined Vulnerability: Unproductive Combined Aquifer: Unproductive Bedrock Aquifer, No Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: >70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: No Data	A13NE (S)	0	4	438317 204411
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Unproductive Strata	A13NE (S)	0	4	438317 204411
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NE (NE)	0	4	438325 204423
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
29	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 470.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A13SW (S)	279	5	438190 204078
30	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 453.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A13SE (SE)	288	5	438577 204083
31	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 495.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A12SE (W)	309	5	437892 204284
32	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 288.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A18SW (NW)	394	5	438044 204831
33	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A17SE (NW)	411	5	437923 204772
34	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 455.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A17SE (NW)	413	5	437916 204769
35	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 90.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SW (NE)	527	5	438816 204837
36	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 135.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A12NW (W)	562	5	437613 204499
37	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 98.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SW (NE)	622	5	438978 204768

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
38	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 301.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8SW (S)	640	5	438271 203656
39	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 686.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Windrush Catchment Name: Thames Primacy: 1	A19SW (NE)	669	5	438812 205030
40	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 518.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A12NW (W)	683	5	437502 204567
41	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 160.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A12NW (W)	684	5	437504 204578
42	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 131.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8SW (S)	715	5	438012 203675
43	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.3 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	716	5	439048 204837
44	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 425.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Windrush Catchment Name: Thames Primacy: 1	A19SE (NE)	716	5	439048 204837
45	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	727	5	439055 204845
46	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.6 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	732	5	439059 204849

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
47	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 149.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A9NW (SE)	743	5	438924 203787
48	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 91.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	743	5	439067 204858
49	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 123.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A18NE (N)	755	5	438474 205248
50	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A18NE (N)	762	5	438486 205253
51	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 42.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A18NE (N)	765	5	438490 205255
52	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 446.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A7NE (SW)	776	5	437718 203780
53	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A7NW (SW)	776	5	437624 203867
54	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A7NW (SW)	776	5	437623 203868
55	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 471.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A7NW (SW)	776	5	437617 203875

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
56	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 353.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Windrush Catchment Name: Thames Primacy: 1	A18NE (N)	792	5	438527 205277
57	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 459.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A7NE (SW)	806	5	437750 203731
58	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 179.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A9SW (SE)	831	5	438934 203673
59	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A12NW (W)	835	5	437374 204672
60	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 91.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A12NW (W)	838	5	437371 204674
61	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 42.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A7SE (SW)	846	5	437949 203561
62	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 169.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8SW (S)	859	5	437977 203530
63	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 133.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Windrush Catchment Name: Thames Primacy: 1	A15NW (E)	897	5	439333 204540
64	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 373.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Windrush Catchment Name: Thames Primacy: 2	A15NW (E)	897	5	439333 204540

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
65	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 311.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A12NW (W)	899	5	437317 204703
66	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A12NW (W)	929	5	437294 204731
67	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A16SE (W)	953	5	437274 204746
68	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A15NW (E)	978	5	439418 204444
69	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 10.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Windrush Catchment Name: Thames Primacy: 1	A15NW (E)	978	5	439418 204444
70	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 181.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A11SE (W)	985	5	437224 204143
71	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 361.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A11SE (W)	985	5	437224 204143
72	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 33.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A15NW (E)	987	5	439428 204441
73	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 113.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Windrush Catchment Name: Thames Primacy: 1	A15NW (E)	987	5	439428 204441

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
74	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 583.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A23SW (N)	995	5	438246 205504
75	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 182.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A9NE (SE)	995	5	439207 203737
76	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 265.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A11NE (W)	997	5	437173 204428
77	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 107.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A9SE (SE)	997	5	439134 203640

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
78	Historical Landfill Sites Licence Holder: Sand and Gravel Limited, Mr Townsend Location: Standlake Name: Downs Road Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD13527 First Input Date: Not Supplied Last Input Date: Not Supplied Specified Waste: Deposited Waste included Inert and Industrial Waste Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 3100/0111 BGS Ref: Not Supplied Other Ref: TP0167, 13.6.3804	A19SW (NE)	394	2	438665 204798
79	Licensed Waste Management Facilities (Locations) Licence Number: 86243 Location: Plot J, Lakeside Industrial Park, Standlake, Oxfordshire, OX29 7PL Operator Name: Adler And Allan Ltd Operator Location: Not Supplied Authority: Environment Agency - South East Region, West Thames Area Site Category: Special Waste Transfer Stations Licence Status: Modified Issued: 16th August 2000 Last Modified: 14th November 2017 Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SE (E)	0	2	438350 204400
80	Licensed Waste Management Facilities (Locations) Licence Number: 86119 Location: Lakeside Industrial Park, Cotswold Dene, Standlake, Witney, Oxfordshire, OX29 7PL Operator Name: Hackett (Oxford) Ltd Operator Location: Not Supplied Authority: Environment Agency - South East Region, West Thames Area Site Category: Household, Commercial And Industrial Transfer Stations Licence Status: Modified Issued: 23rd January 1995 Last Modified: 6th September 2011 Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 100m	A13NW (N)	88	2	438300 204600
	Local Authority Landfill Coverage Name: West Oxfordshire District Council - Has supplied landfill data		0	7	438317 204411
	Local Authority Landfill Coverage Name: Oxfordshire County Council - Has supplied landfill data		0	6	438317 204411
81	Local Authority Recorded Landfill Sites Location: Brighthampton Reference: 3 Authority: West Oxfordshire District Council, Technical Services Department Last Reported Status: Unknown Types of Waste: Aircraft Oils, Builders, Scrap Metal, Plastics Date of Closure: Not Supplied Positional Accuracy: Positioned by the supplier Boundary Quality: Moderate	A13SE (SE)	23	7	438430 204335
82	Local Authority Recorded Landfill Sites Location: Downs Road, Standlake, West Oxfordshire Reference: 13 Authority: Oxfordshire County Council Last Reported Status: Unknown Types of Waste: Putrescible Date of Closure: Not Supplied Positional Accuracy: Positioned by the supplier Boundary Quality: Moderate	A13NE (NE)	116	6	438526 204539

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
83	<p>Local Authority Recorded Landfill Sites</p> <p>Location: Downs Road, Standlake, West Oxfordshire Reference: 13 Authority: Oxfordshire County Council Last Reported Status: Unknown Types of Waste: Putrescible Date of Closure: Not Supplied Positional Accuracy: Positioned by the supplier Boundary Quality: Moderate</p>	A14SW (E)	225	6	438651 204359
84	<p>Potentially Infilled Land (Non-Water)</p> <p>Bearing Ref: NW Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1975</p>	A13NW (NW)	5	-	438272 204470
85	<p>Potentially Infilled Land (Non-Water)</p> <p>Bearing Ref: E Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1975</p>	A14NW (E)	467	-	438873 204625
86	<p>Registered Waste Transfer Sites</p> <p>Licence Holder: M Walker Licence Reference: WML86243 Site Location: Plot J Lakeside Industrial Park, Standlake, WITNEY, Oxfordshire, OX8 7PL Operator Location: 113 Rampton Road, Cottenham, CAMBRIDGE, Cambridgeshire, CB4 8TJ Authority: Environment Agency - Thames Region, West Area Site Category: Transfer Max Input Rate: Small (Equal to or greater than 10,000 and less than 25,000 tonnes per year) Waste Source: No known restriction on source of waste Restrictions: Licence Status: Operational as far as is knownOperational Dated: 16th August 2000 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Positioned by the supplier Boundary Quality: Good Authorised Waste: Metal Waste/Scrap Metal (As In Post'98 E.A.Lics And Equivalent To 23.00.00) Special Waste (As In Epa 1990:S62 Of 1996 Regs) Vehicle Bumpers, Tyres, Coolant Prohibited Waste: Inert Materials (As In Post'98 E.A.Lics And Equivalent To 21.00.00) Material With Any Haz.Code (H1, H2) Material With Any Haz.Code (H5,H6) Material With Any Haz.Code (H9,H10,H11,H12,H13,H14) Other Waste/Waste Not Otherwise Specified Powders Sludge Wastes Waste Containing Pcbs/Pcts Waste Liable To Be Dust Producing</p>	A13SE (SE)	0	2	438413 204358
87	<p>Registered Waste Transfer Sites</p> <p>Licence Holder: Hackett (Oxford) Ltd Licence Reference: OCC/157 Site Location: Lakeside Industrial Park, Cotswold Dene, Standlake, WITNEY, Oxfordshire, OX8 7PL Operator Location: 196 Herschel Crescent, Littlemore, OXFORD, Oxfordshire, OX4 3TZ Authority: Environment Agency - Thames Region, West Area Site Category: Transfer Max Input Rate: Small (Equal to or greater than 10,000 and less than 25,000 tonnes per year) Waste Source: No known restriction on source of waste Restrictions: Licence Status: Operational as far as is knownOperational Dated: 23rd January 1995 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Located by supplier to within 100m Boundary Quality: Not Supplied Authorised Waste: Oxon Cat.A Inert 'Non-Decomp.' Oxon Cat.Bi Gen. 'Slow Decomp.' Oxon Cat.Bii Solid Scrap Metal' Oxon Cat.Biii Gen. Scrap Metal' Oxon Cat.C Putresc. 'Decomp/Poll.' Prohibited Waste: Clinical - As In Control.Waste Regs'92 Contaminated Mat'ls Contaminated Soil Liquid/Slurry/Sludge Wastes Poisonous, Noxious, Polluting Wastes Special Wastes Waste N.O.S.</p>	A13NW (N)	88	2	438300 204600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Kellaways Formation And Oxford Clay Formation (Undifferentiated)	A13NE (S)	0	1	438317 204411
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (NE)	0	1	438325 204423
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NE (S)	0	1	438317 204411
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SW (S)	7	1	438280 204320
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SE (SE)	9	1	438428 204362
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NE (NE)	121	1	438527 204549
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NE (NE)	182	1	438497 204655

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 90 - 120 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A13SW (SW)	183	1	438173 204176
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 90 - 120 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 30 - 45 mg/kg</p> <p>Concentration:</p>	A14NW (E)	221	1	438643 204538
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 90 - 120 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 30 - 45 mg/kg</p> <p>Concentration:</p>	A14SW (E)	244	1	438670 204358
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 90 - 120 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 30 - 45 mg/kg</p> <p>Concentration:</p>	A14SW (E)	401	1	438819 204294
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 90 - 120 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 30 - 45 mg/kg</p> <p>Concentration:</p>	A19SW (NE)	411	1	438698 204792
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 120 - 180 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A18SE (N)	488	1	438317 205000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 90 - 120 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 30 - 45 mg/kg Concentration:	A7NE (SW)	585	1	437820 203950
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 90 - 120 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 30 - 45 mg/kg Concentration:	A19SW (NE)	619	1	438910 204868
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 25 - 35 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 120 - 180 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A17SE (NW)	631	1	437935 205039
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 25 - 35 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 30 - 45 mg/kg Concentration:	A19SW (NE)	636	1	438798 205000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 25 - 35 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 90 - 120 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A17SE (NW)	636	1	437852 205000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19SE (NE)	636	1	439000 204754

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 120 - 180 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A19SW (NE)	715	1	438838 205069
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 90 - 120 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 30 - 45 mg/kg</p> <p>Concentration:</p>	A19SW (NE)	716	1	438890 205028
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 90 - 120 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A19SE (NE)	749	1	439056 204887
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 90 - 120 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 30 - 45 mg/kg</p> <p>Concentration:</p>	A19NW (NE)	774	1	438697 205213
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 90 - 120 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A19NE (NE)	897	1	439000 205172
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 25 - 35 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 90 - 120 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <100 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A19SE (NE)	920	1	439256 204878

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 25 - 35 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 90 - 120 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19SE (NE)	956	1	439229 205000
88	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226532 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A13NE (E)	57	1	438481 204401
89	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226533 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A13NW (N)	99	1	438295 204610
90	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226527 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	164	1	438549 204591
91	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 10667 Type: Opencast Status: Ceased Operator: Sands & Gravels (Standlake) Ltd. Operator Location: Not Supplied Periodic Type: Quaternary Geology: River Gravel Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	258	1	438660 204590
92	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226528 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A18SE (NE)	307	1	438526 204779

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
93	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226531 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14SW (E)	357	1	438758 204245
94	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226529 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14NW (E)	407	1	438846 204478
95	BGS Recorded Mineral Sites Site Name: Underdown Farm Gravel Pit Location: Brighthampton, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 57690 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	479	1	438869 204665
96	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226535 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	489	1	438696 204892
97	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226530 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14SW (E)	506	1	438930 204324
98	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226534 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	540	1	438888 204761

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
99	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226536 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A18SE (N)	552	1	438567 205023
100	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226537 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A14NE (E)	625	1	439058 204548
101	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Hardwick Road Gravel Pit Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232630 Type: Opencast Status: Ceased Operator: Arc - Southern Operator Location: Not Supplied Periodic Type: Quaternary Geology: Northmoor Sand And Gravel Member, Upper Facet Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A19NW (NE)	823	1	438979 205092
102	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Hardwick Gravel Pit Location: Hardwick, Stanton Harcourt, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232627 Type: Opencast Status: Ceased Operator: Smiths Concrete Ltd. Operator Location: Not Supplied Periodic Type: Quaternary Geology: Northmoor Sand And Gravel Member, Upper Facet Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A19NW (NE)	831	1	438696 205274
103	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Hardwick Gravel Pit Location: Hardwick, Stanton Harcourt, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232625 Type: Opencast Status: Ceased Operator: Smith & Sons (Bletchington) Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A18NW (N)	854	1	438186 205357
104	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Hardwick Gravel Pit Location: Hardwick, Stanton Harcourt, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232628 Type: Opencast Status: Ceased Operator: Smiths Concrete Ltd. Operator Location: Not Supplied Periodic Type: Quaternary Geology: Northmoor Sand And Gravel Member, Upper Facet Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A18NE (N)	872	1	438580 205349

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
105	BGS Recorded Mineral Sites Site Name: Hardwick Gravel Pit Location: Hardwick, Stanton Harcourt, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232624 Type: Opencast Status: Ceased Operator: Smith & Sons (Bletchington) Ltd Operator Location: Not Supplied Periodic Type: Quaternary Geology: Northmoor Sand And Gravel Member, Lower Facet Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A23SE (N)	967	1	438379 205476
106	BGS Recorded Mineral Sites Site Name: Hardwick Road Gravel Pit Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232631 Type: Opencast Status: Ceased Operator: Arc - Southern Operator Location: Not Supplied Periodic Type: Quaternary Geology: Northmoor Sand And Gravel Member, Upper Facet Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A20SW (NE)	989	1	439337 204867
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	438325 204423
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	7	1	438280 204320
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	9	1	438428 204362
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	121	1	438527 204549
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	182	1	438497 204655
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	183	1	438173 204176

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A14NW (E)	221	1	438643 204538
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A14SW (E)	244	1	438670 204358
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
107	<p>Contemporary Trade Directory Entries</p> <p>Name: Malary Environmentals Location: Standlake, Witney, Oxfordshire, OX29 7PL Classification: Waste Disposal Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality</p>	A13NW (NW)	0	-	438272 204444
108	<p>Contemporary Trade Directory Entries</p> <p>Name: Hackett Oxford Ltd Location: Cotswold Dene, Standlake, Witney, Oxfordshire, OX29 7PL Classification: Waste Disposal Services Status: Active Positional Accuracy: Automatically positioned to the address</p>	A13NE (E)	7	-	438434 204422
109	<p>Contemporary Trade Directory Entries</p> <p>Name: Fraser Location: Cotswold Dene, Standlake, Witney, Oxfordshire, OX29 7PL Classification: Commercial Vehicle Bodybuilders & Repairers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location</p>	A13NE (NE)	11	-	438428 204494
110	<p>Contemporary Trade Directory Entries</p> <p>Name: J S Fraser Oxford Ltd Location: Cotswold Dene, Standlake, Witney, Oxfordshire, OX29 7PL Classification: Commercial Vehicle Bodybuilders & Repairers Status: Inactive Positional Accuracy: Automatically positioned to the address</p>	A13SE (SE)	33	-	438432 204320
111	<p>Contemporary Trade Directory Entries</p> <p>Name: Badgers Vehicle Repairs Ltd Location: Cotswold Dene, Standlake, Witney, Oxfordshire, OX29 7PL Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location</p>	A13NE (NE)	44	-	438408 204536
111	<p>Contemporary Trade Directory Entries</p> <p>Name: A Fresh Foods Location: Cotswold Dene, Standlake, Witney, Oxfordshire, OX29 7PL Classification: Food Products - Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location</p>	A13NE (NE)	70	-	438404 204562
111	<p>Contemporary Trade Directory Entries</p> <p>Name: Concept Packaging Systems Ltd Location: Concept Packaging, Cotswold Dene, Standlake, OX29 7PL Classification: Packaging & Wrapping Equipment & Supplies Status: Inactive Positional Accuracy: Automatically positioned to the address</p>	A13NE (NE)	70	-	438393 204560
111	<p>Contemporary Trade Directory Entries</p> <p>Name: Matthew Collins Furniture Ltd Location: Cotswold Dene, Standlake, Witney, OX29 7PL Classification: Homefurnishings - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address</p>	A13NE (N)	98	-	438384 204586
112	<p>Contemporary Trade Directory Entries</p> <p>Name: Pizza Express Wholesale Ltd Location: Enterprise House, Lakeside Industrial Park, Cotswold Dene, Standlake, OX29 7PL Classification: Food Products - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address</p>	A13SE (E)	80	-	438503 204354
113	<p>Contemporary Trade Directory Entries</p> <p>Name: Witney Sheepskins Ltd Location: Unit 7 Standlake Business Park, Witney, Oxfordshire, OX8 7QG Classification: Hide & Skin Merchants Status: Inactive Positional Accuracy: Manually positioned within the geographical locality</p>	A13NE (N)	123	-	438354 204626
114	<p>Contemporary Trade Directory Entries</p> <p>Name: A C Precision Engineering Ltd Location: Units 8 - 11, Cotswold Works, Witney Road, Standlake, OX29 7PR Classification: Precision Engineers Status: Active Positional Accuracy: Automatically positioned to the address</p>	A13NE (N)	184	-	438417 204677

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
115	<p>Contemporary Trade Directory Entries</p> <p>Name: Minster Paving Location: Cotswold Dene, Standlake, Witney, OX29 7PL Classification: Builders' Merchants Status: Active Positional Accuracy: Automatically positioned to the address</p>	A13NE (N)	208	-	438411 204701
115	<p>Contemporary Trade Directory Entries</p> <p>Name: Trendy Refinishers Ltd Location: Standlake, OX29 7PR Classification: Car Body Repairs Status: Active Positional Accuracy: Automatically positioned to the address</p>	A13NE (N)	229	-	438378 204730
115	<p>Contemporary Trade Directory Entries</p> <p>Name: Caseline Storage Ltd Location: Suite A, Unit 1 & 2, Standlake Business Park, Witney Road, Standlake, Witney, Oxfordshire, OX29 7PR Classification: Case Manufacturers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality</p>	A13NE (N)	230	-	438379 204731
115	<p>Contemporary Trade Directory Entries</p> <p>Name: Pure Pellet Location: Unit 8 Standlake Business Park, Witney Road, Standlake, Witney, Oxfordshire, OX29 7PR Classification: Pet Foods & Animal Feeds Status: Active Positional Accuracy: Manually positioned within the geographical locality</p>	A13NE (N)	242	-	438403 204735
115	<p>Contemporary Trade Directory Entries</p> <p>Name: Clanford Coachbuilding Location: Unit 10-11 Standlake Business Park, Witney Road, Standlake, Witney, Oxfordshire, OX29 7PR Classification: Garage Services Status: Active Positional Accuracy: Manually positioned within the geographical locality</p>	A13NE (N)	242	-	438403 204735
115	<p>Contemporary Trade Directory Entries</p> <p>Name: Blenheim Cars Location: Witney Road, Standlake, Witney, Oxfordshire, OX29 7PR Classification: Car Dealers Status: Active Positional Accuracy: Automatically positioned to the address</p>	A18SE (N)	266	-	438415 204759
116	<p>Contemporary Trade Directory Entries</p> <p>Name: M E Muller Ltd Location: Downs Road, Standlake, Witney, Oxfordshire, OX29 7RJ Classification: Paper & Pulp Mills Status: Inactive Positional Accuracy: Automatically positioned to the address</p>	A14NW (NE)	451	-	438835 204672
117	<p>Contemporary Trade Directory Entries</p> <p>Name: Procell Plastics Location: 11, The Furlong, Downs Road, Standlake, Witney, Oxfordshire, OX29 7WS Classification: Fascias and Soffits Status: Inactive Positional Accuracy: Automatically positioned to the address</p>	A14NW (NE)	453	-	438809 204724
118	<p>Contemporary Trade Directory Entries</p> <p>Name: M E Muller Ltd Location: Downs Road, Standlake, Witney, OX29 7RJ Classification: Paper & Cardboard Products & Packaging - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address</p>	A14NW (NE)	523	-	438899 204704
119	<p>Contemporary Trade Directory Entries</p> <p>Name: Oxfordshire Horse Transport Location: 1, Abingdon Road, Standlake, Witney, OX29 7QH Classification: Horse Boxes & Transporting Status: Active Positional Accuracy: Automatically positioned to the address</p>	A8SE (S)	676	-	438443 203617
120	<p>Contemporary Trade Directory Entries</p> <p>Name: James French Ltd Location: 51, Abingdon Road, Standlake, Witney, OX29 7QH Classification: Car Dealers - Used Status: Active Positional Accuracy: Automatically positioned to the address</p>	A9SW (SE)	878	-	438710 203477

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
120	Contemporary Trade Directory Entries Name: James French Ltd Location: Yew Tree Barn, 51, Abingdon Road, Standlake, OX29 7QH Classification: Car Dealers - Used Status: Inactive Positional Accuracy: Automatically positioned to the address	A9SW (SE)	878	-	438710 203477
121	Contemporary Trade Directory Entries Name: Grants'S Motor Services Location: The Downs, Standlake, Witney, Oxfordshire, OX29 7SX Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A15SW (E)	950	-	439338 204111
122	Points of Interest - Commercial Services Name: Badger Vehicle Repair Location: Harcourt House, Cotswold Dene, Standlake, Witney, OX29 7PL Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	123	8	438445 204612
122	Points of Interest - Commercial Services Name: Clanford Coachbuilding Location: Unit 10-11 Standlake Business Park, Witney Road, Standlake, Witney, OX29 7PR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	161	8	438425 204653
123	Points of Interest - Commercial Services Name: Standlake Vehicle Services Location: Unit 7 Standlake Business Park, Witney Road, Standlake, Witney, OX29 7PR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (N)	229	8	438378 204730
123	Points of Interest - Commercial Services Name: Trendy Refinishers Ltd Location: Protec Coatings Ltd Standlake Business Park, Cotswold Dene, Standlake, OX29 7PR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (N)	229	8	438378 204730
123	Points of Interest - Commercial Services Name: Blenheim Cars Location: Witney Road, Standlake, Witney, OX29 7PR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (N)	263	8	438411 204756
124	Points of Interest - Manufacturing and Production Name: Cotswold & Bath Cast Stone Location: Cotswold Dene, Standlake, Witney, OX29 7PL Category: Extractive Industries Class Code: Stone Quarrying and Preparation Positional Accuracy: Positioned to address or location	A13NE (N)	24	8	438354 204505
124	Points of Interest - Manufacturing and Production Name: Cotswold & Bath Cast Stone Location: Oxfordshire Museum Store, Cotswold Dene, Standlake, Witney, OX29 7QG Category: Extractive Industries Class Code: Stone Quarrying and Preparation Positional Accuracy: Positioned to address or location	A13NE (NE)	30	8	438440 204509
125	Points of Interest - Manufacturing and Production Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	126	8	438357 204628
125	Points of Interest - Manufacturing and Production Name: Works Location: OX29 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	126	8	438357 204628

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
125	Points of Interest - Manufacturing and Production Name: Tank Location: OX29 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A13NE (N)	177	8	438341 204686
125	Points of Interest - Manufacturing and Production Name: Tanks Location: OX29 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	177	8	438341 204686
126	Points of Interest - Manufacturing and Production Name: Workings (Dis) Location: OX29 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to an adjacent address or location	A14SW (E)	285	8	438705 204315
127	Points of Interest - Manufacturing and Production Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	476	8	438885 204620
127	Points of Interest - Manufacturing and Production Name: Works Location: OX29 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	476	8	438885 204620
128	Points of Interest - Manufacturing and Production Name: Pit (Disused) Location: OX29 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to an adjacent address or location	A18SE (NE)	584	8	438620 205039
129	Points of Interest - Manufacturing and Production Name: G W & B E Costar Location: Underdown Farm, The Downs, Standlake, Witney, OX29 7TB Category: Farming Class Code: Arable Farming Positional Accuracy: Positioned to address or location	A15NW (E)	975	8	439415 204432
130	Points of Interest - Public Infrastructure Name: Hackett (Oxford) Ltd Location: Cotswold Dene, Standlake, Witney, OX29 7PL Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A13NE (E)	7	8	438434 204422
130	Points of Interest - Public Infrastructure Name: Hackett Oxford Ltd Location: Cotswold Dene, Standlake, Witney, OX29 7PL Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A13NE (E)	7	8	438433 204422
131	Points of Interest - Public Infrastructure Name: Sluice Location: OX29 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A15NW (E)	911	8	439347 204538
131	Points of Interest - Public Infrastructure Name: Sluice Location: OX29 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A15NW (E)	913	8	439349 204538
132	Points of Interest - Public Infrastructure Name: Burial Ground Location: Not Supplied Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A3NE (S)	947	8	438322 203344

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
132	Points of Interest - Public Infrastructure Name: Burial Ground Location: OX29 Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A3NE (S)	949	8	438322 203342
133	Points of Interest - Recreational and Environmental Name: Play Area Location: OX29 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A15SW (E)	934	8	439357 204271

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
134	Environmentally Sensitive Areas Name: Upper Thames Tributaries (decommissioned) Multiple Areas: Y Total Area (m2): 114097627.64 Source: Natural England	A19SW (NE)	395	9	438674 204791
135	Nitrate Vulnerable Zones Name: Thames (Leach To Evenlode) Nvz Description: Surface Water Source: Environment Agency, Head Office	A13SE (S)	0	4	438317 204400
136	Nitrate Vulnerable Zones Name: Windrush And Tributaries (Little Rissington To Thames) Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NE (S)	0	4	438317 204411

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Environment Agency - Head Office Vale of White Horse District Council - Environmental Health Department West Oxfordshire District Council - Environmental Health Department	June 2020 March 2015 October 2014	Annually Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - Thames Region	October 2020	Quarterly
Enforcement and Prohibition Notices Environment Agency - Thames Region	March 2013	Annual Rolling Update
Integrated Pollution Controls Environment Agency - Thames Region	October 2008	Variable
Integrated Pollution Prevention And Control Environment Agency - South East Region - West Thames Area Environment Agency - Thames Region	October 2020 October 2020	Quarterly Quarterly
Local Authority Integrated Pollution Prevention And Control Vale of White Horse District Council - Environmental Health Department West Oxfordshire District Council - Environmental Health Department	June 2014 June 2014	Variable Variable
Local Authority Pollution Prevention and Controls Vale of White Horse District Council - Environmental Health Department West Oxfordshire District Council - Environmental Health Department	June 2014 June 2014	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Vale of White Horse District Council - Environmental Health Department West Oxfordshire District Council - Environmental Health Department	June 2014 June 2014	Variable Variable
Nearest Surface Water Feature Ordnance Survey	October 2020	
Pollution Incidents to Controlled Waters Environment Agency - Thames Region	September 1999	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - Thames Region	March 2013	Annual Rolling Update
Prosecutions Relating to Controlled Waters Environment Agency - Thames Region	March 2013	Annual Rolling Update
Registered Radioactive Substances Environment Agency - Thames Region	June 2016	
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - South East Region - West Thames Area Environment Agency - Thames Region - South East Area Environment Agency - Thames Region - West Area	October 2020 October 2020 October 2020	Quarterly Quarterly Quarterly
Water Abstractions Environment Agency - Thames Region	January 2021	Quarterly
Water Industry Act Referrals Environment Agency - Thames Region	October 2017	Quarterly
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually


Agency & Hydrological	Version	Update Cycle
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	October 2019	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2020	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2020	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	September 2020	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	September 2020	Quarterly
Flood Defences Environment Agency - Head Office	September 2020	Quarterly
OS Water Network Lines Ordnance Survey	September 2020	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water Suitability Environment Agency - Head Office	October 2013	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	October 2019	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - Thames Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - South East Region - West Thames Area Environment Agency - Thames Region - West Area	October 2020 October 2020	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - South East Region - West Thames Area Environment Agency - Thames Region - West Area	October 2020 October 2020	Quarterly Quarterly
Local Authority Landfill Coverage Oxfordshire County Council Vale of White Horse District Council - Environmental Health Department West Oxfordshire District Council - Technical Services Department	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Oxfordshire County Council Vale of White Horse District Council - Environmental Health Department West Oxfordshire District Council - Technical Services Department	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	Not Applicable
Registered Landfill Sites Environment Agency - Thames Region - West Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - Thames Region - West Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - Thames Region - West Area	March 2003	Not Applicable
Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Oxfordshire County Council Vale of White Horse District Council West Oxfordshire District Council	February 2016 February 2016 February 2016	Variable Variable Variable
Planning Hazardous Substance Consents Oxfordshire County Council Vale of White Horse District Council West Oxfordshire District Council	February 2016 February 2016 February 2016	Variable Variable Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2020	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2020	Quarterly
Fuel Station Entries Catalist Ltd - Experian	September 2020	Quarterly
Gas Pipelines National Grid	January 2021	
Points of Interest - Commercial Services PointX	December 2020	Quarterly
Points of Interest - Education and Health PointX	December 2020	Quarterly
Points of Interest - Manufacturing and Production PointX	December 2020	Quarterly
Points of Interest - Public Infrastructure PointX	December 2020	Quarterly
Points of Interest - Recreational and Environmental PointX	December 2020	Quarterly
Underground Electrical Cables National Grid	August 2020	

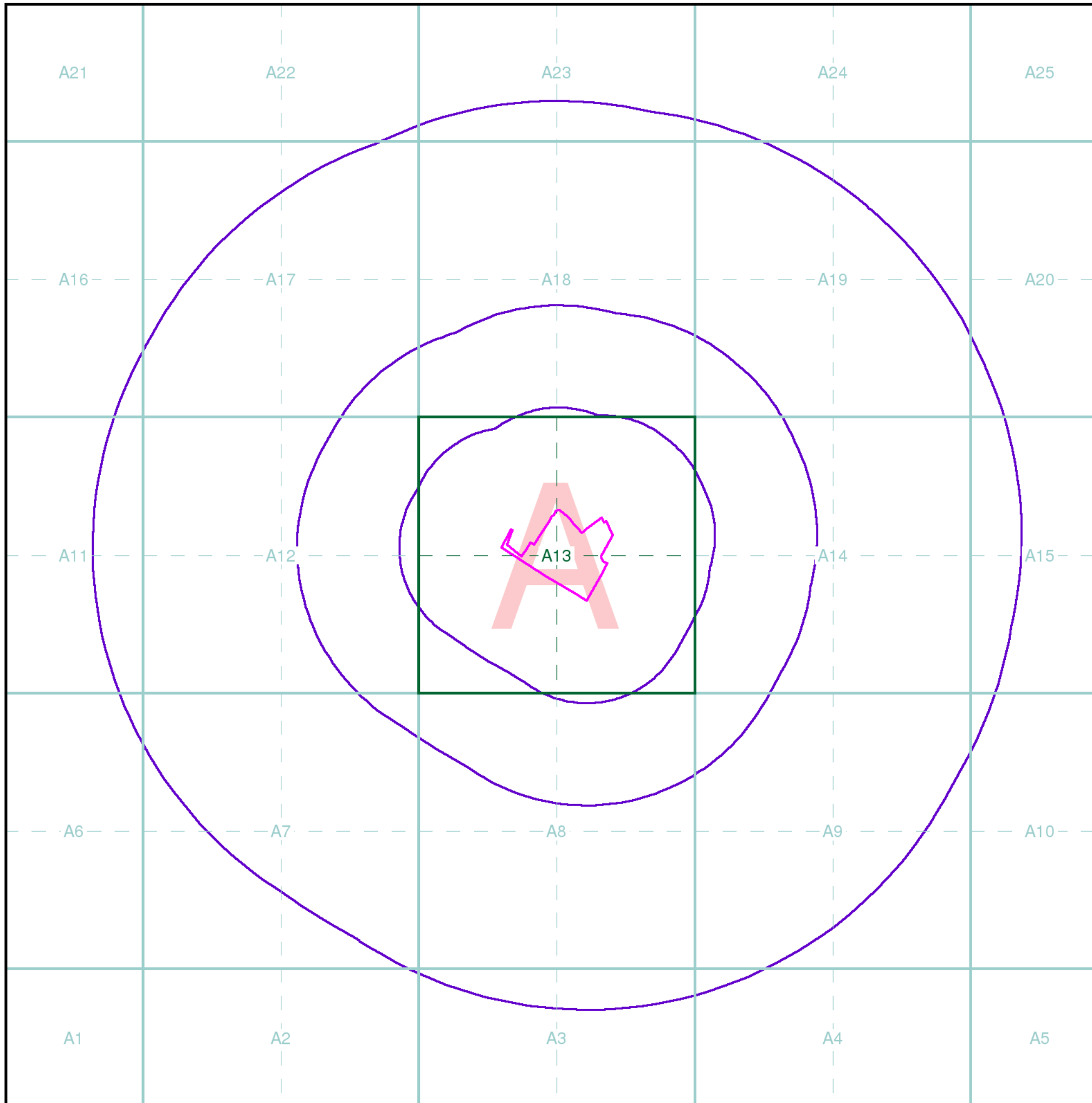
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	April 2020	Bi-Annually
Areas of Adopted Green Belt Vale of White Horse District Council West Oxfordshire District Council	June 2020 June 2020	As notified As notified
Areas of Unadopted Green Belt Vale of White Horse District Council West Oxfordshire District Council	June 2020 June 2020	As notified As notified
Areas of Outstanding Natural Beauty Natural England	June 2019	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	April 2020	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	July 2019	Bi-Annually
National Parks Natural England	April 2017	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones Environment Agency - Head Office Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	December 2017 October 2015	Bi-Annually
Ramsar Sites Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest Natural England	May 2020	Bi-Annually
Special Areas of Conservation Natural England	July 2020	Bi-Annually
Special Protection Areas Natural England	September 2020	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	West Oxfordshire District Council - Environmental Health Department Council Offices, 26, Church Green, Witney, Oxon, OX28 4AU	Telephone: 01993 770222 Fax: 01993 770355 Email: env.services@westoxon.gov.uk Website: www.westoxon.gov.uk
4	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
6	Oxfordshire County Council County Hall, New Road, Oxford, Oxfordshire, OX1 1ND	Telephone: 01865 792422 Fax: 01865 810106 Email: environmental.services@oxfordshire.gov.uk Website: www.oxfordshire.gov.uk
7	West Oxfordshire District Council - Technical Services Department The Gables, New Yatt Road, Witney, Oxfordshire, OX28 1PB	Telephone: 01993 702941 Website: www.westoxon.gov.uk
8	PointX 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
9	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice

Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment

A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant

A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr C Duffield, Green Earth Management Ltd, Building 2, Broomfield Park, Coggeshall Road, Earls Colne, Essex, CO6 2JX

Order Details

Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438330, 204400
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details

Land South of Cotswold Dene, Standlake Business Park, Witney, OX29 7QG

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>

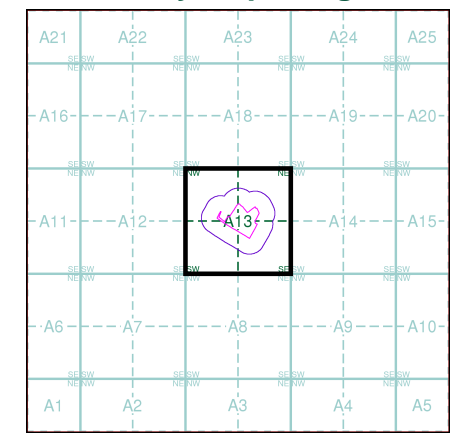


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 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
 - Pylon
 - Overhead Transmission Line
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Boundary
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Waste**
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Geological**
- BGS Recorded Mineral Site

Site Sensitivity Map - Segment A13



Order Details

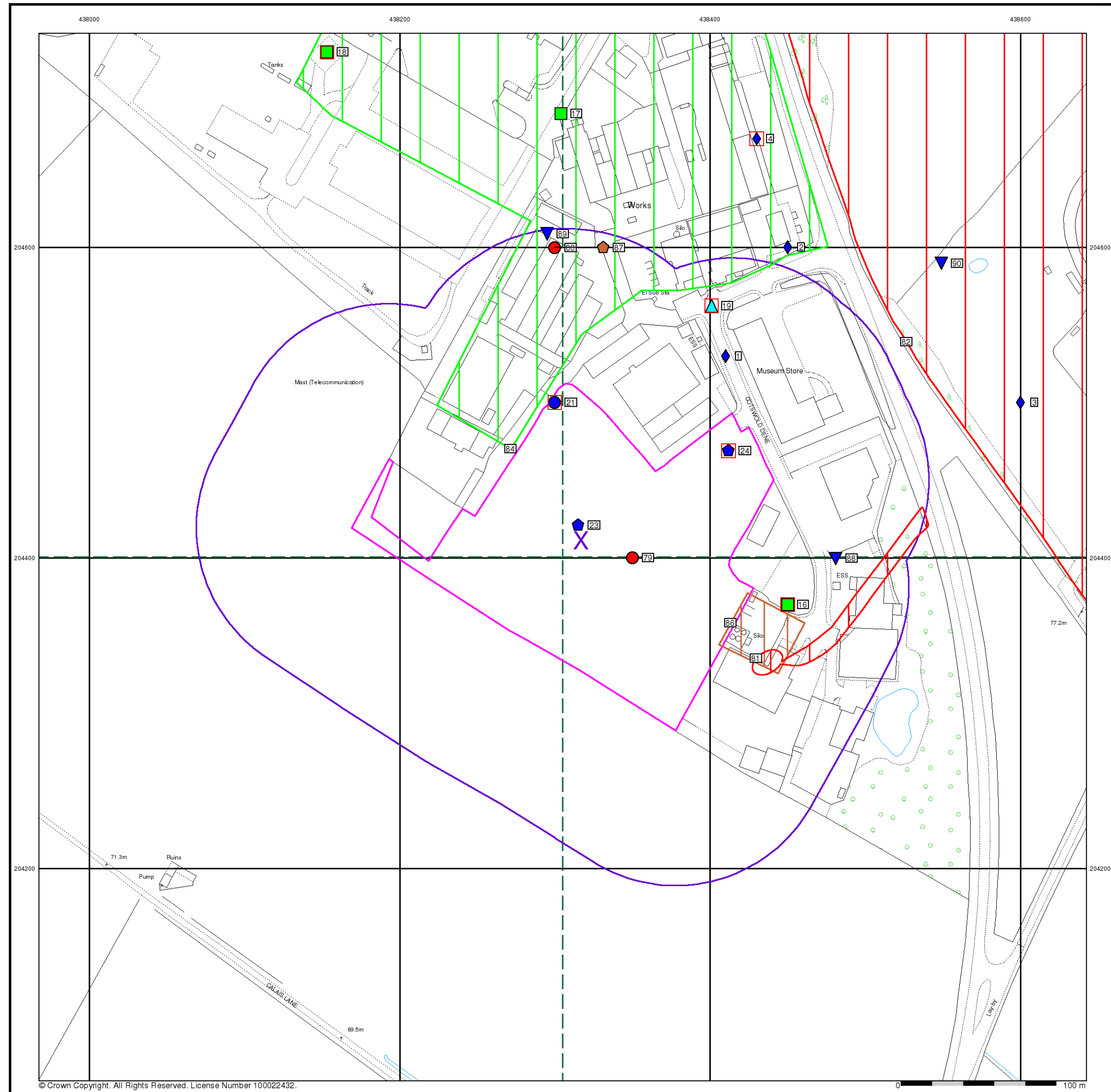
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Plot Buffer (m): 100

Site Details

Land South of Cotswold Dene, Standlake Business Park,
 Witney, OX29 7QG



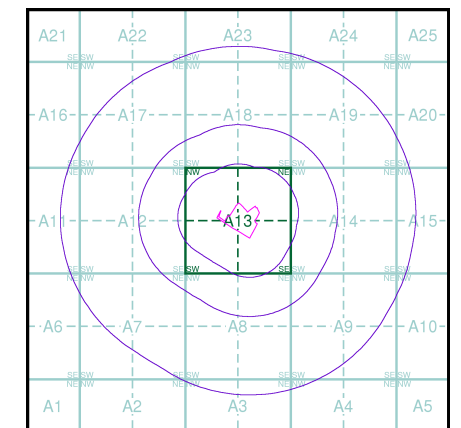
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 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk





- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
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 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Geological**
- BGS Recorded Mineral Site

Site Sensitivity Map - Slice A



Order Details

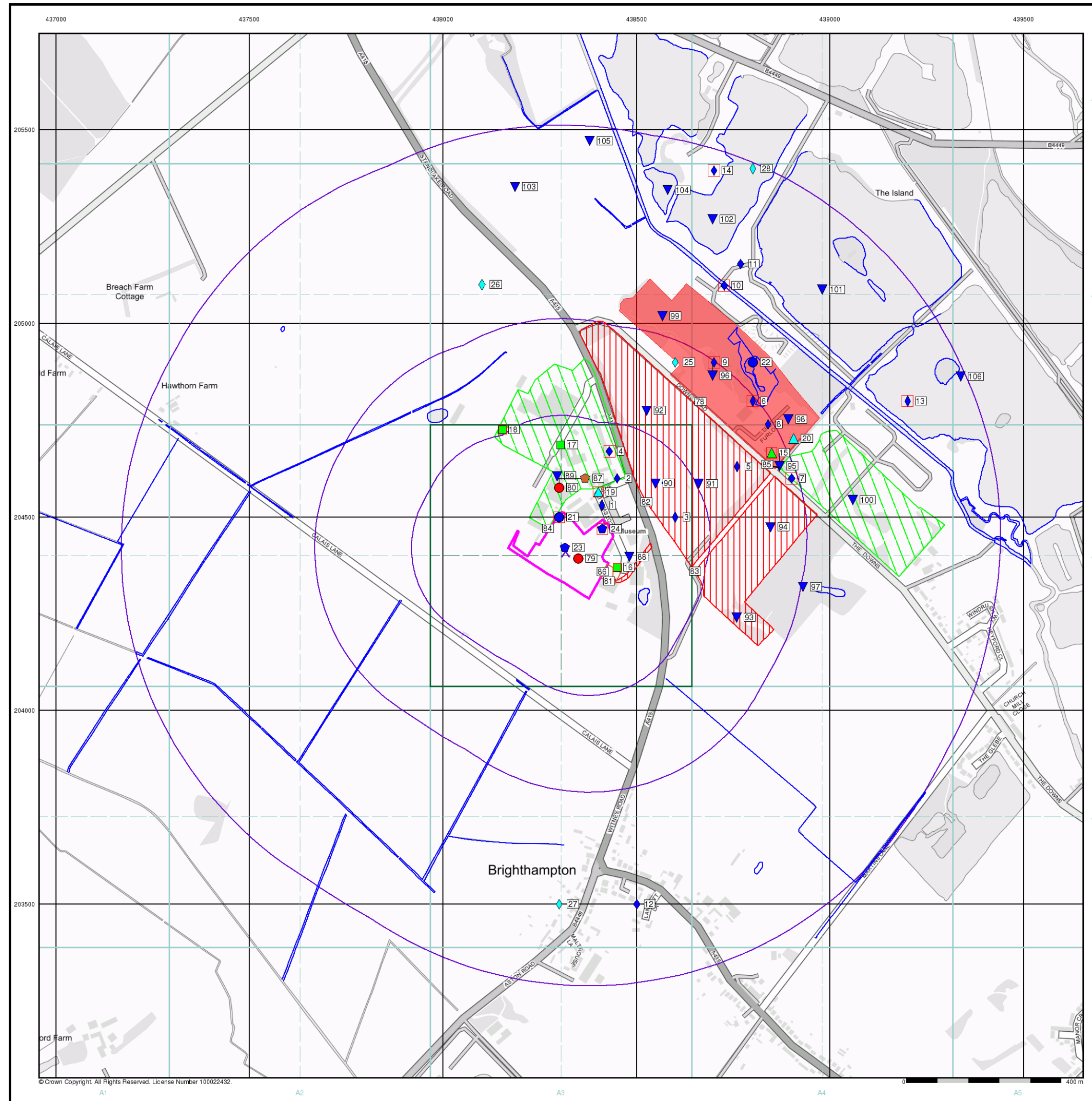
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details

Land South of Cotswold Dene, Standlake Business Park, Witney, OX29 7QG



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Industrial Land Use Map

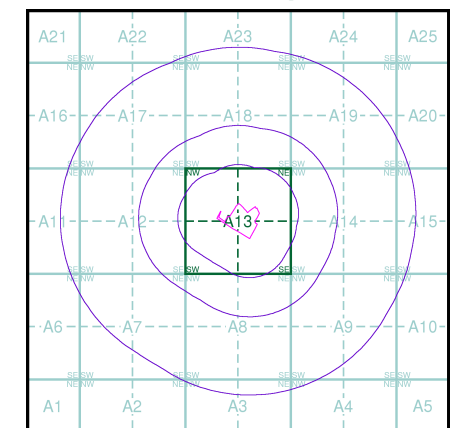
General

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

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

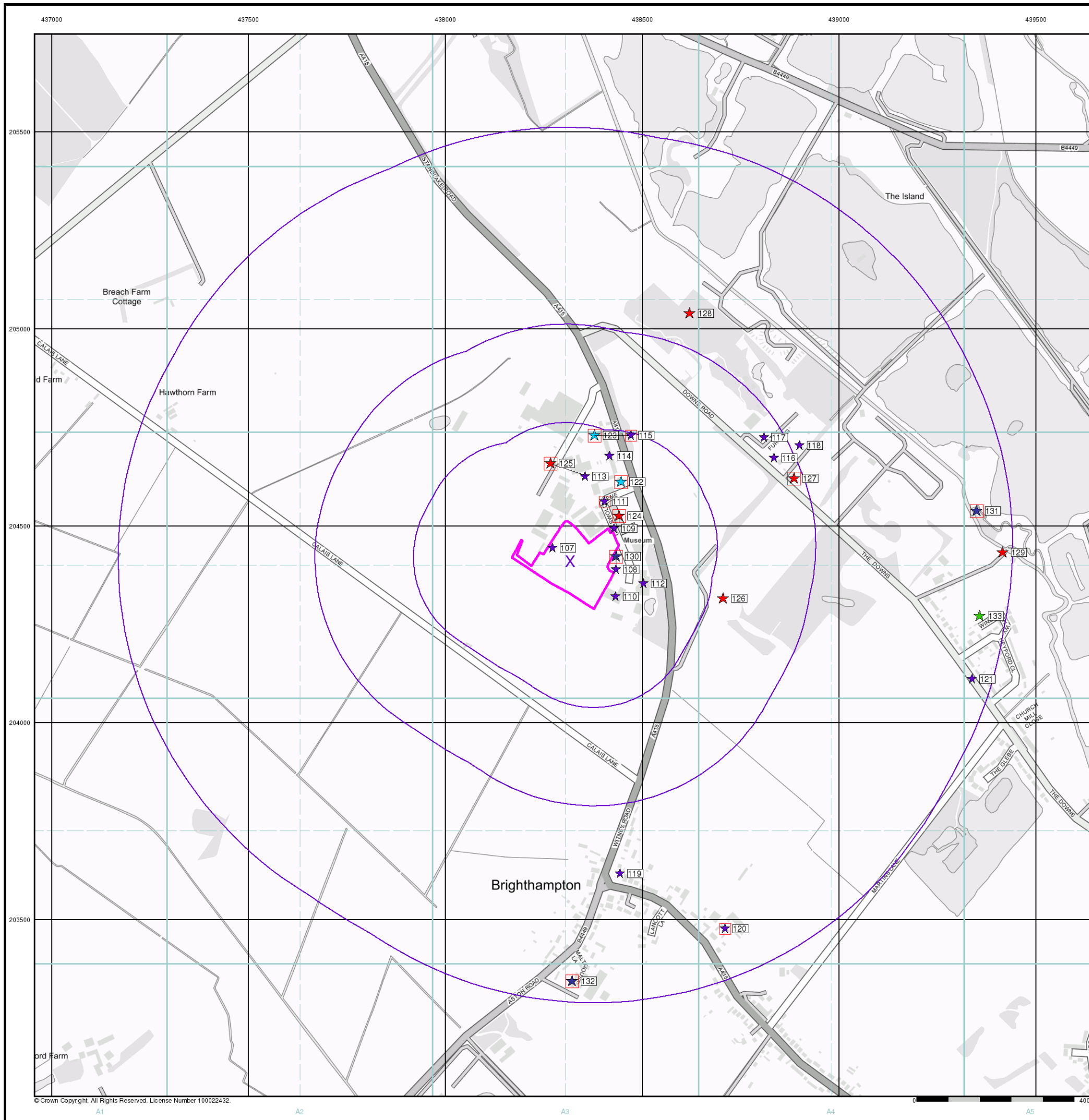
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details

Land South of Cotswold Dene, Standlake Business Park,
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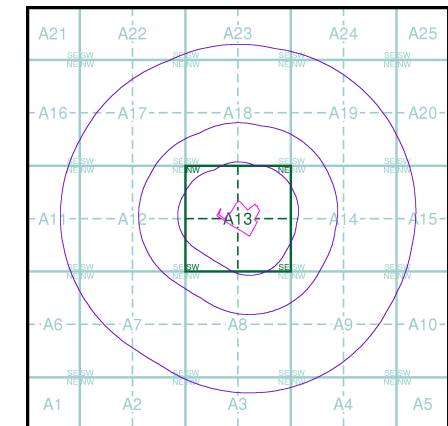
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

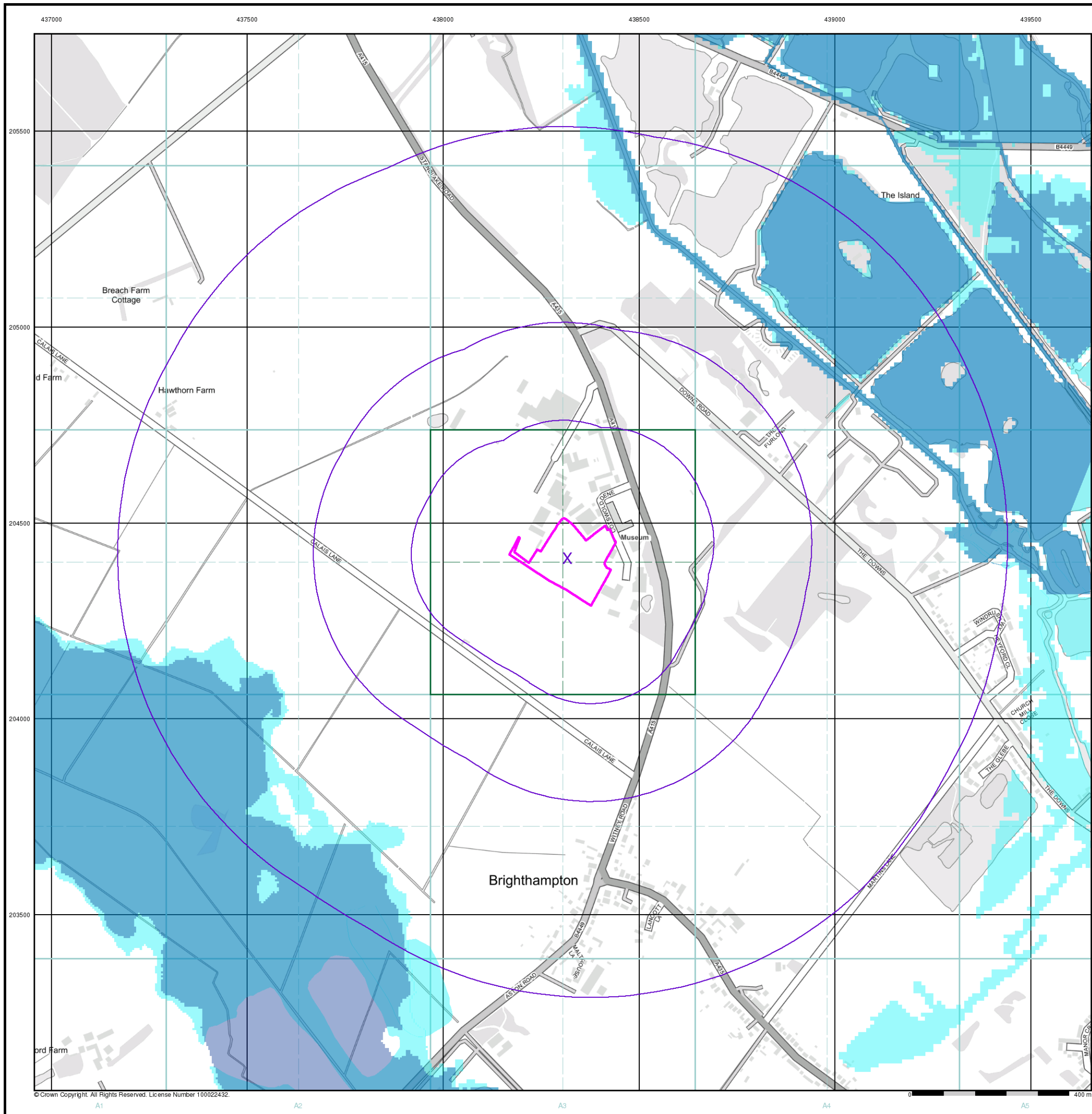
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

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General

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

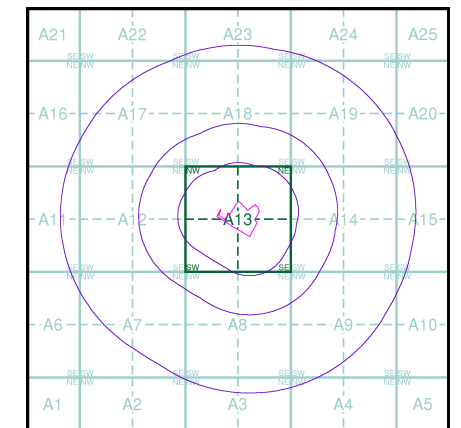
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

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

Borehole Map - Slice A



Order Details

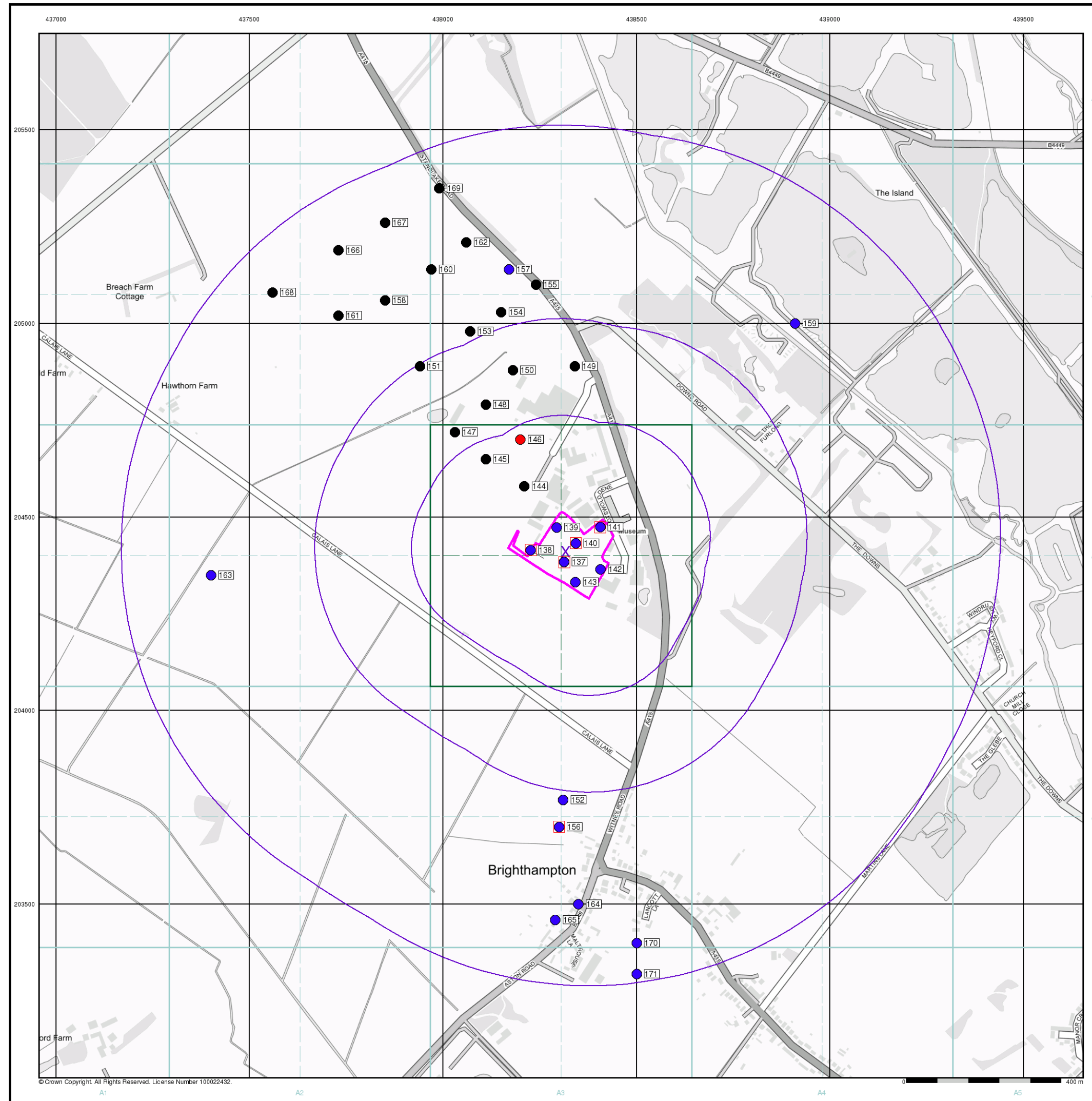
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

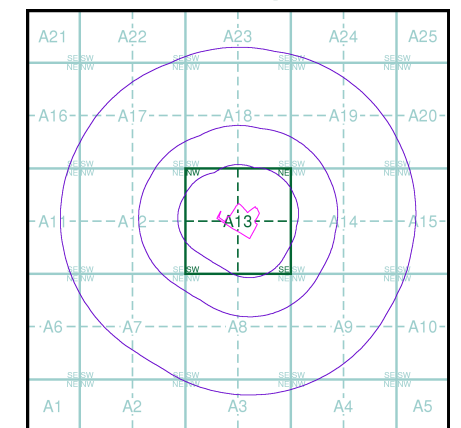
OS Water Network Data

- | | | | |
|--|--------------|--|-------------------------|
| | Canal | | Drain |
| | Reservoir | | Other |
| | Foreshore | | Lake |
| | Marsh | | Transfer |
| | Tidal River | | Lock Or Flight Of Locks |
| | Inland River | | Sea |

Contours (height in meters)

- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

OS Water Network Map - Slice A



Order Details

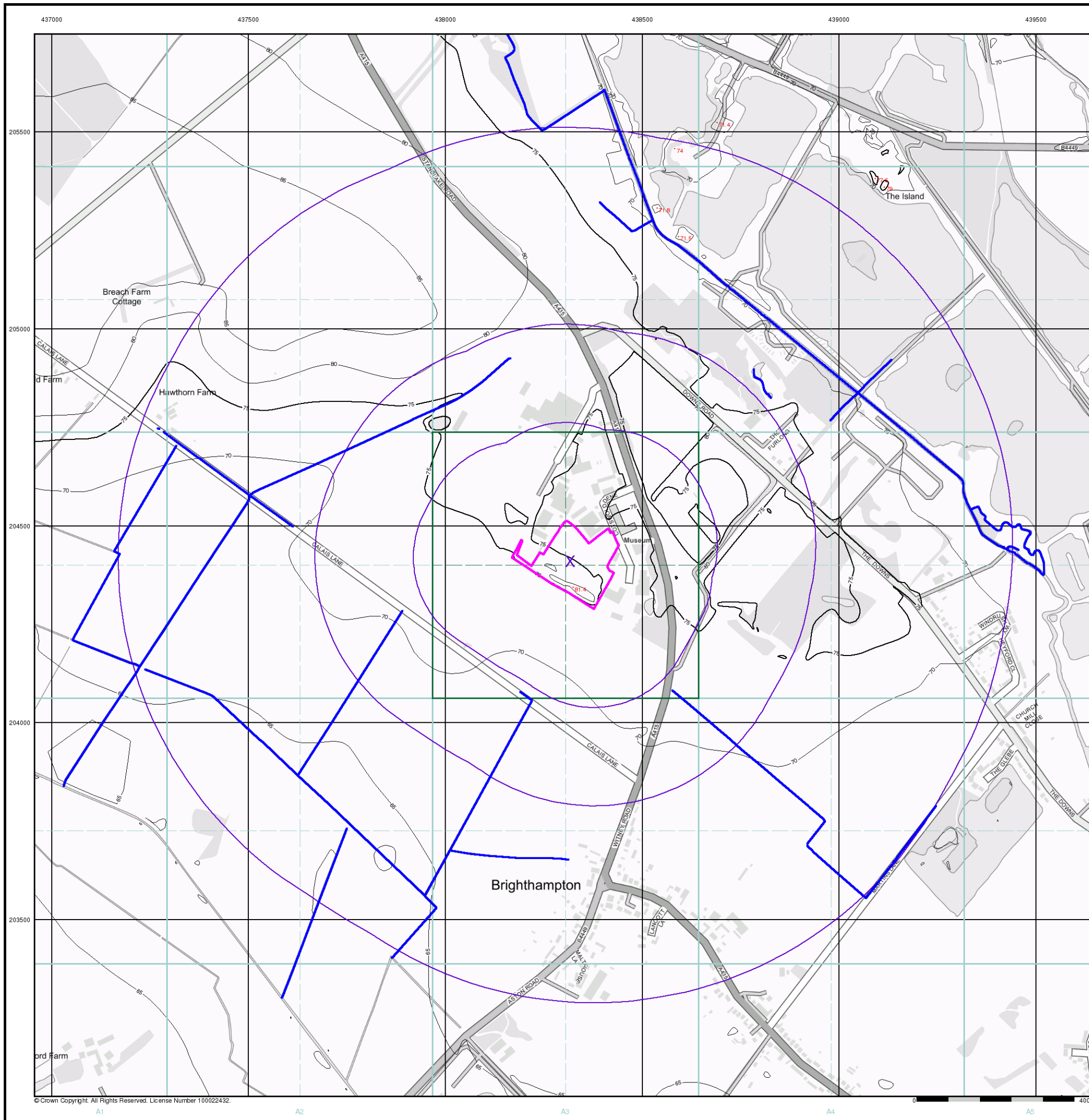
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Risk of Flooding from Surface Water

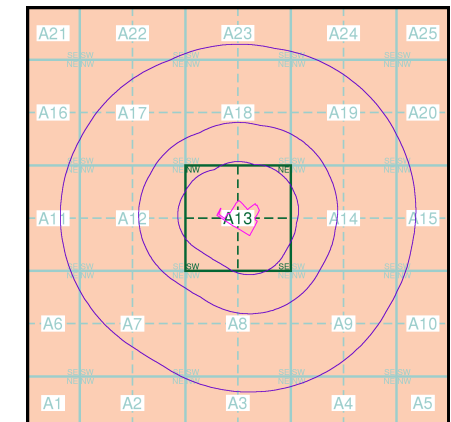
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EANRW Suitability Map - Slice A



Order Details

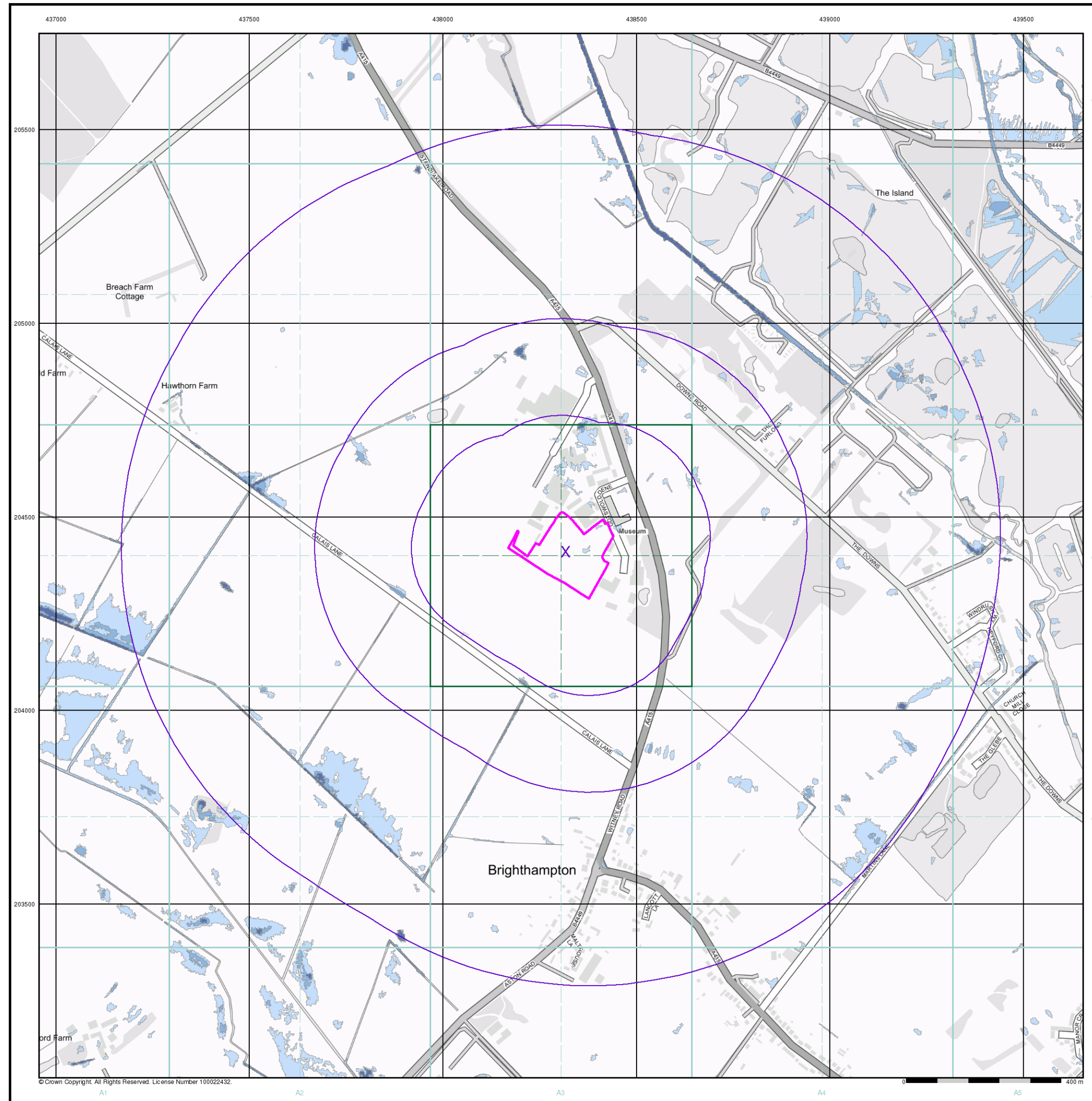
Order Number: 272399317_1_1
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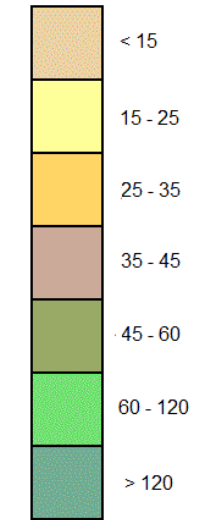


General

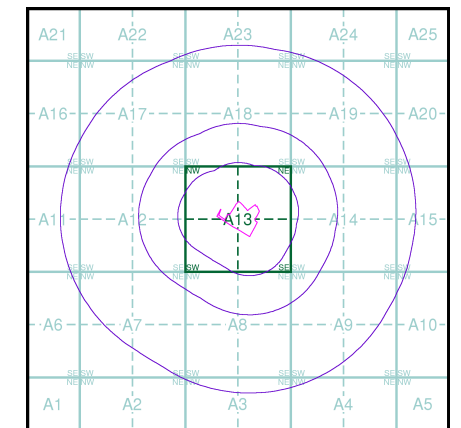
- ⬡ Specified Site
- ⬡ Specified Buffer(s)
- X Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A



Order Details

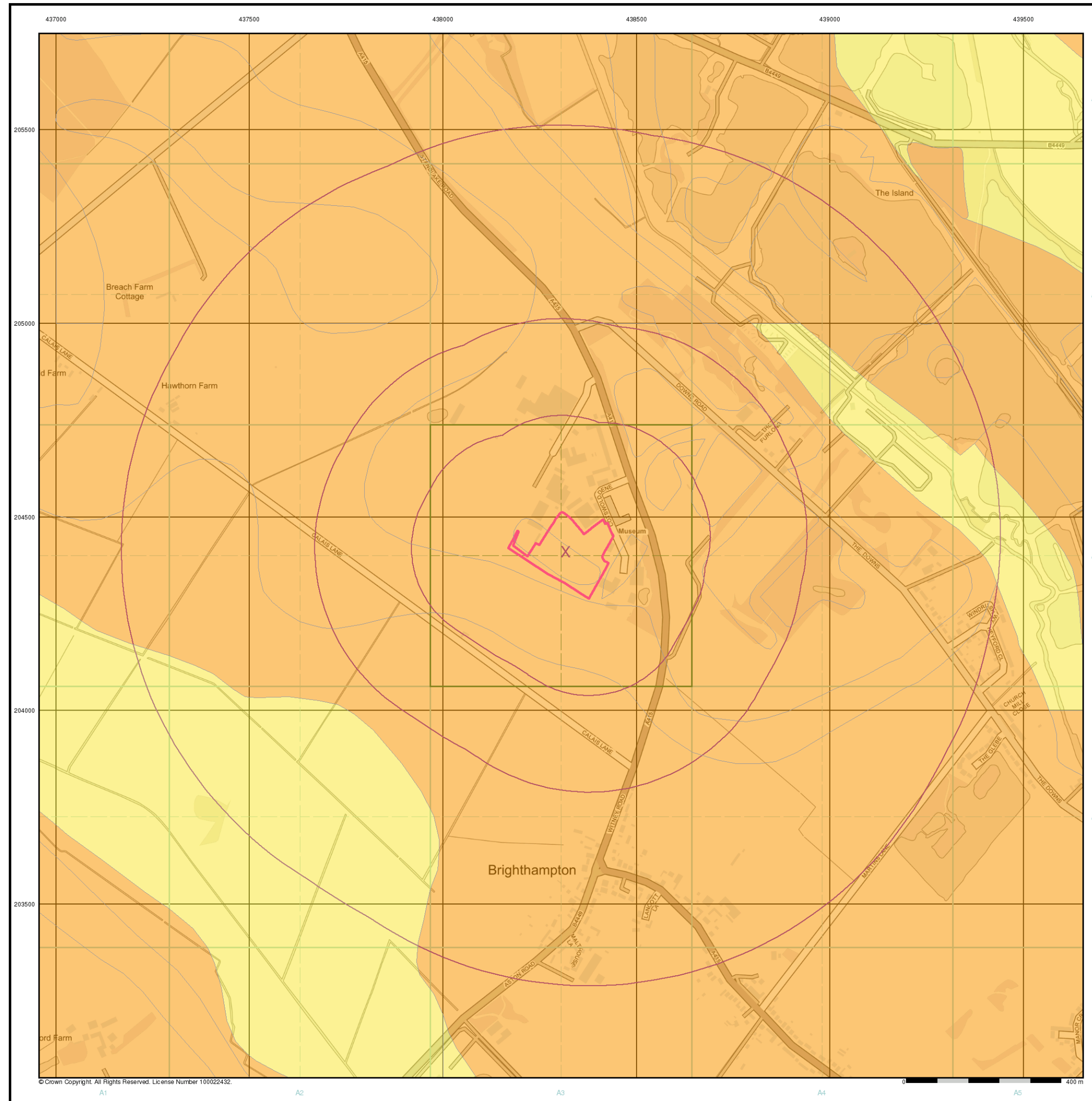
Order Details: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details

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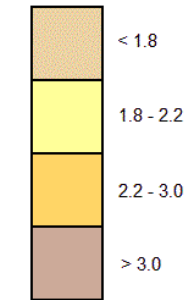


General

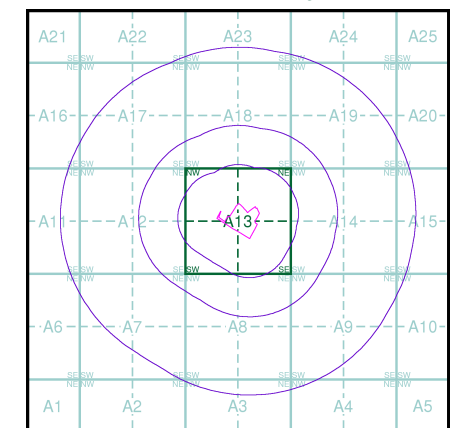
- ⬡ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A



Order Details

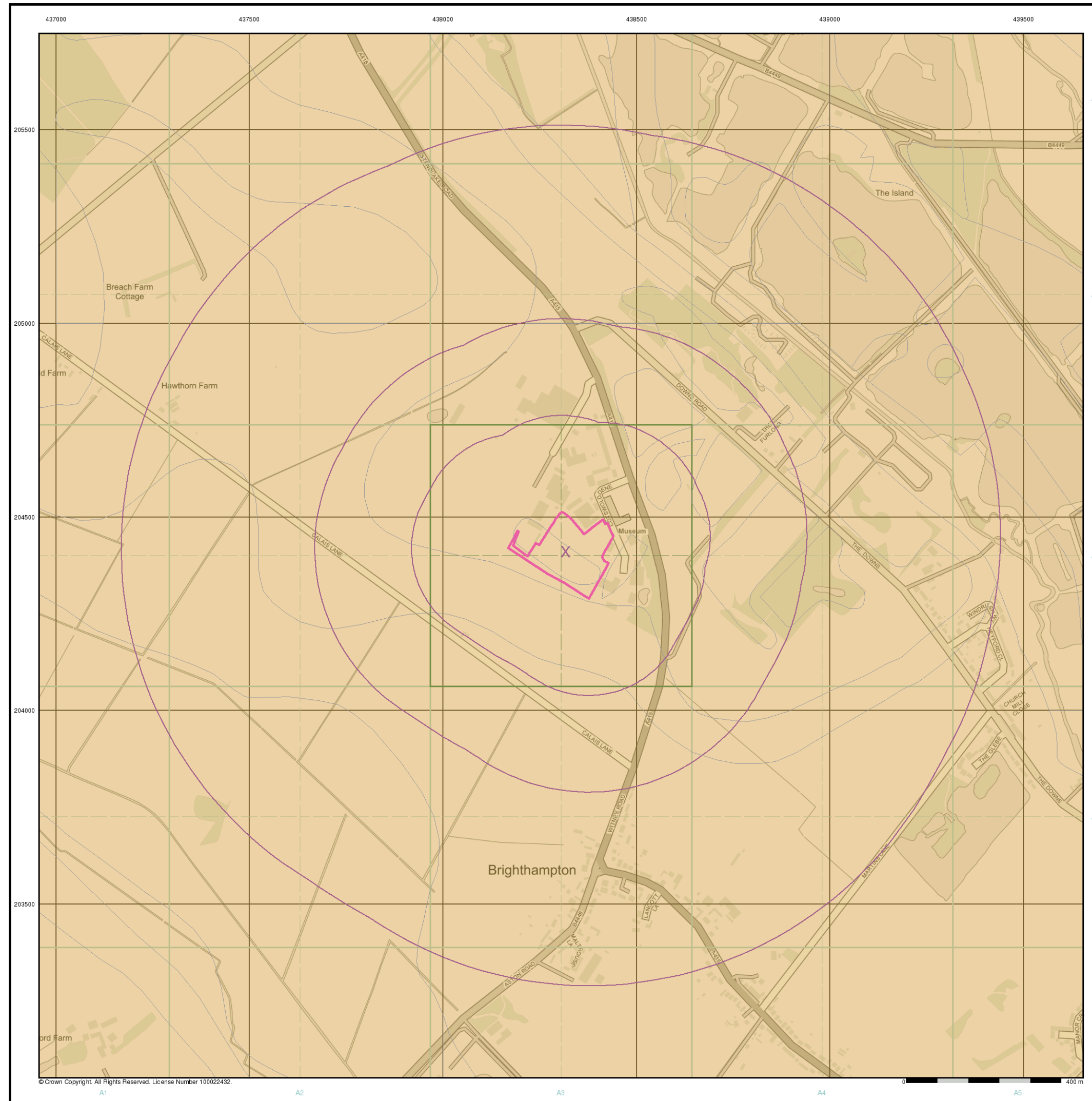
Order Details: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details

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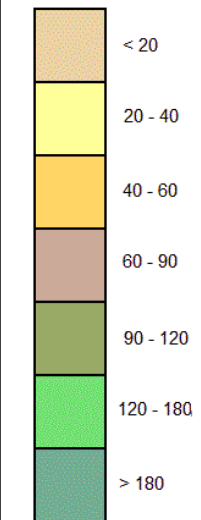


General

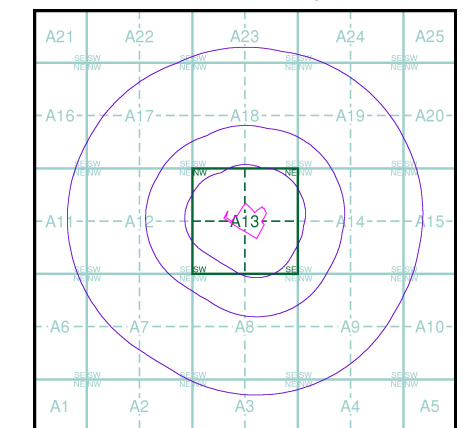
- ✱ Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A



Order Details

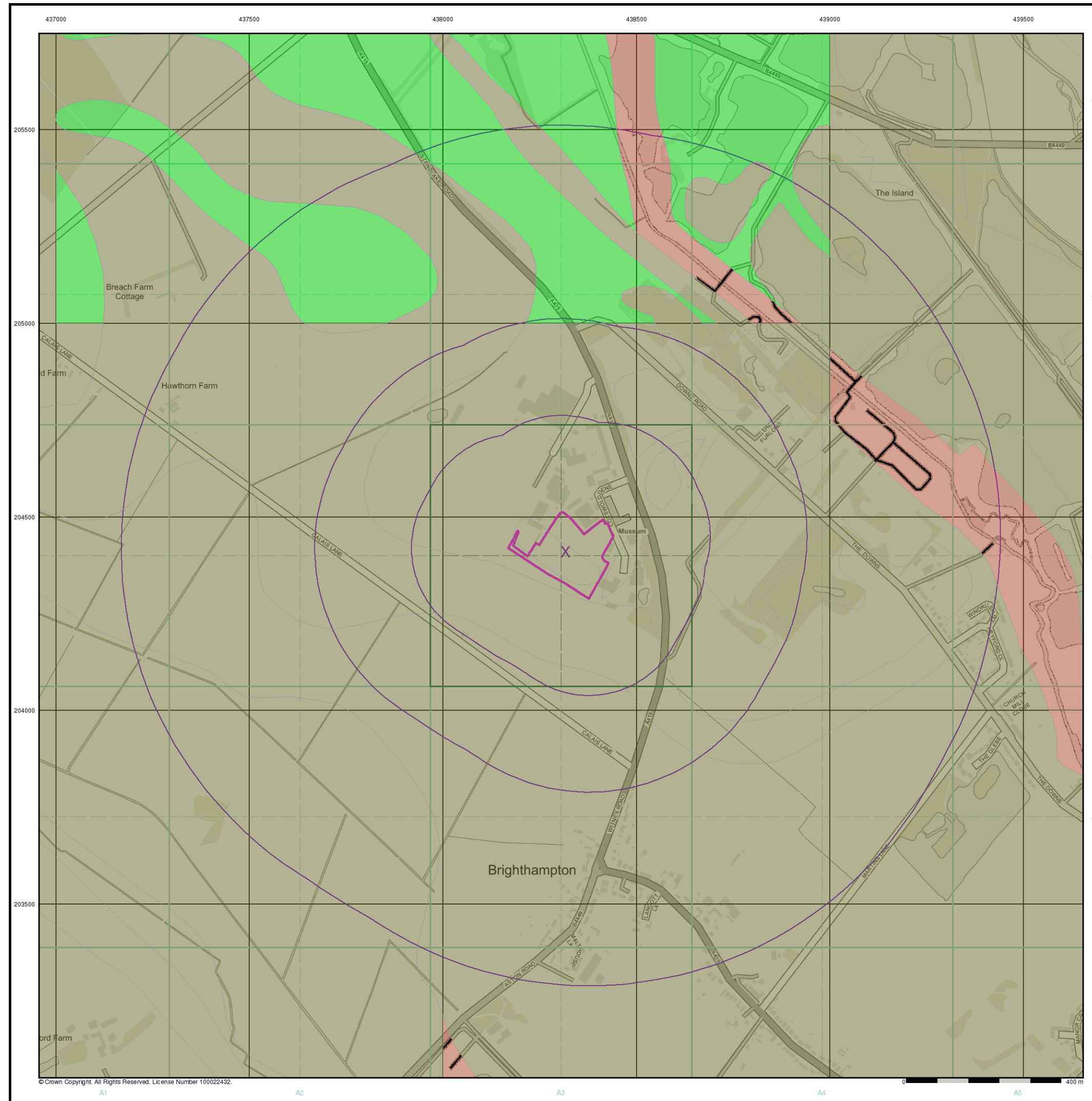
Order Details: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
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 Site Area (Ha): 2.87
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Site Details

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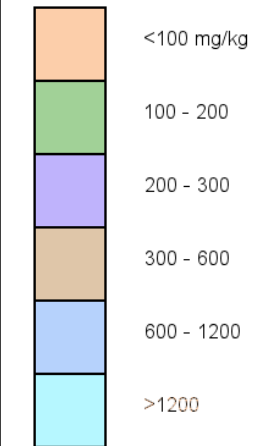


General

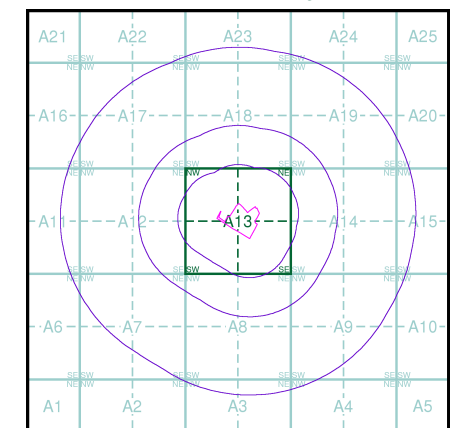
- ✱ Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A



Order Details

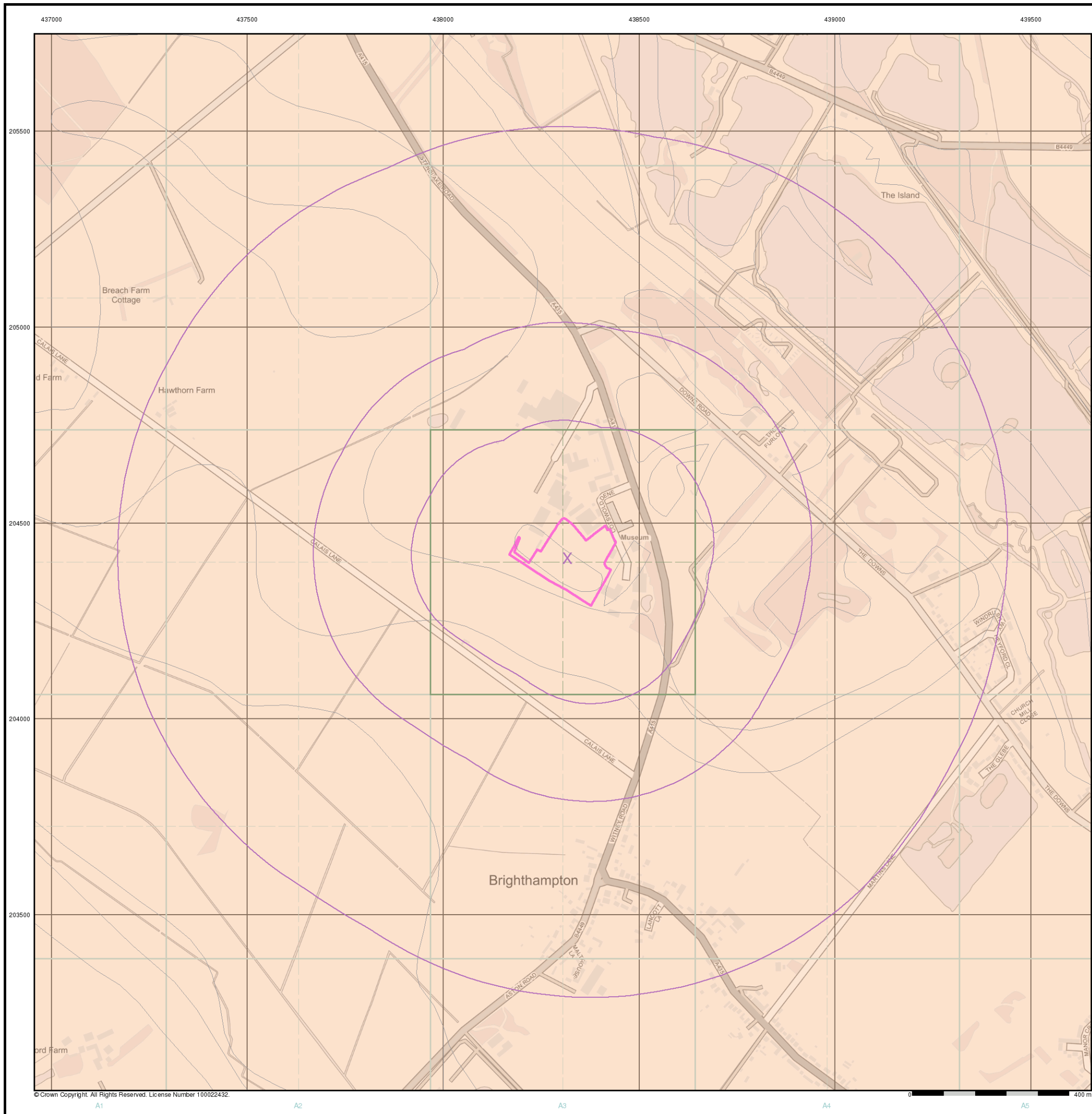
Order Details: 272399317_1_1
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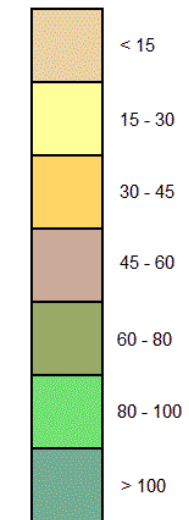


General

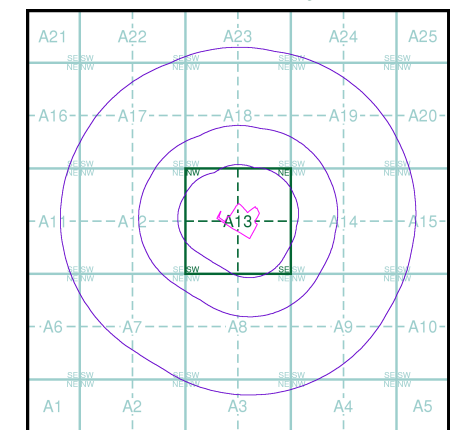
- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A



Order Details

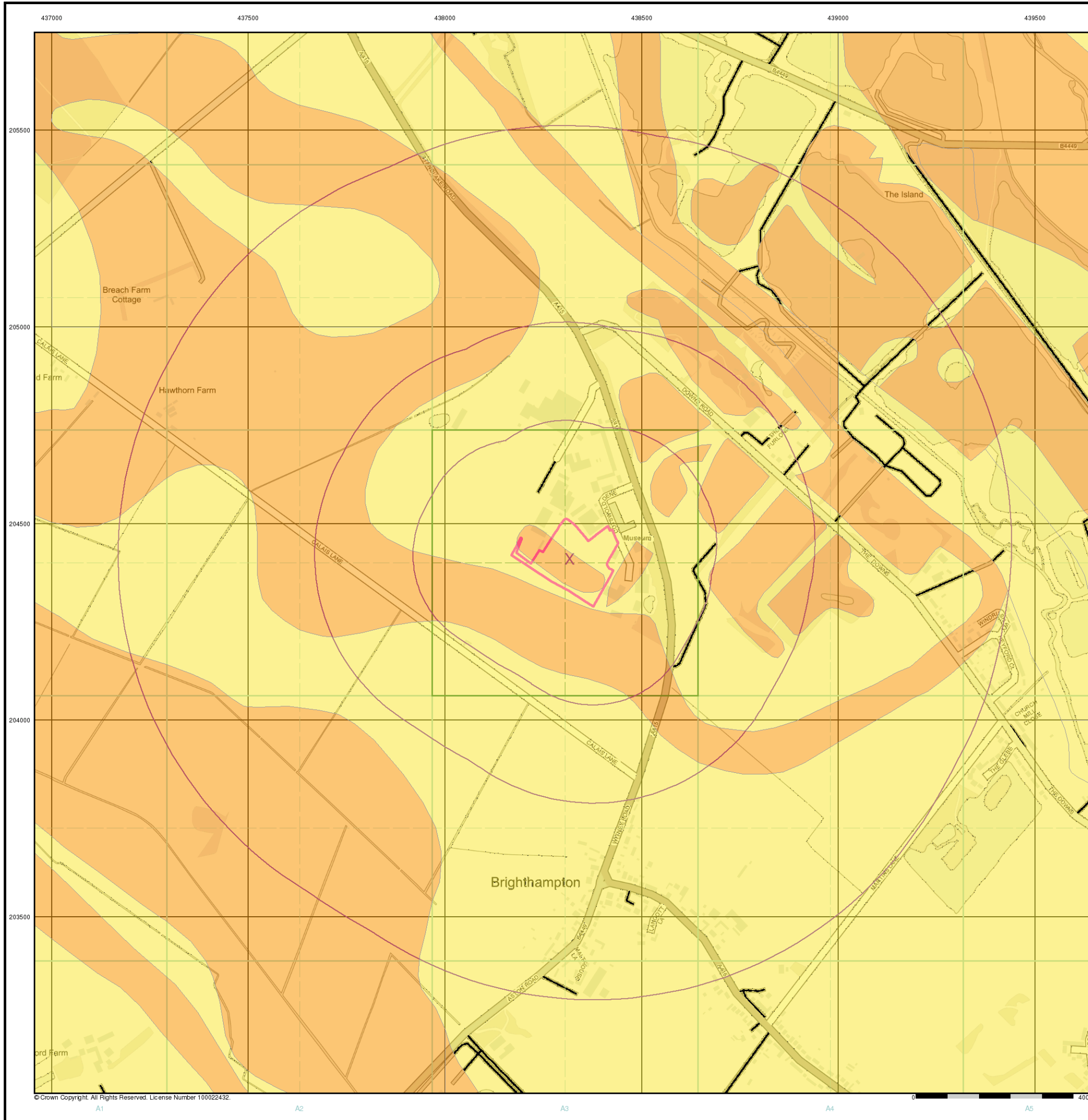
Order Details: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details

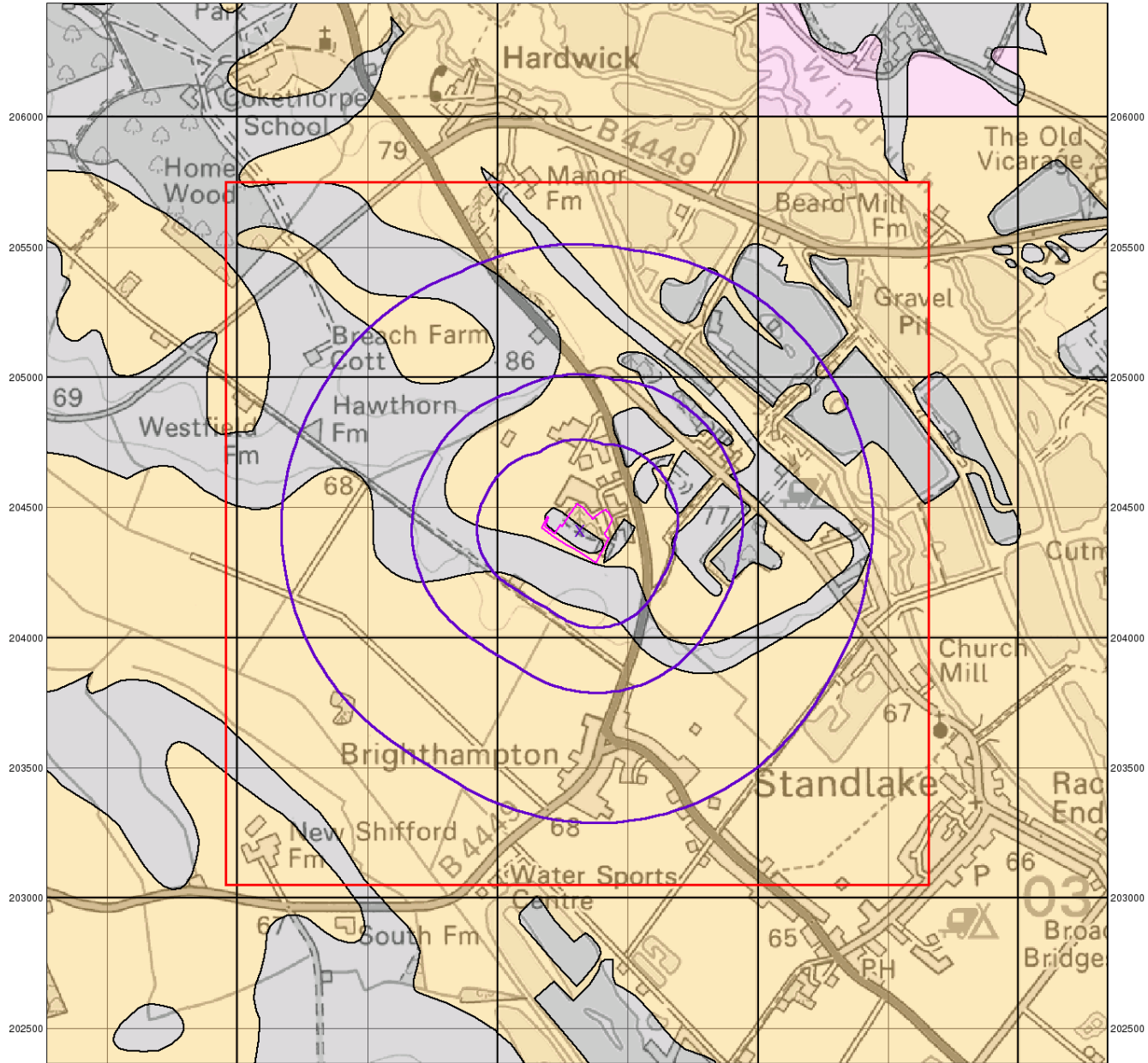
Land South of Cotswold Dene, Standlake Business Park,
 Witney, OX29 7QG



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436500 437000 437500 438000 438500 439000 439500 440000



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0 1 km



Groundwater Vulnerability

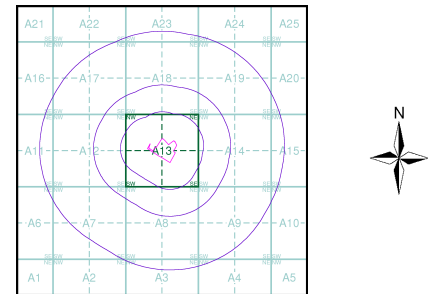
General

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

Agency and Hydrological

- | Bedrock Aquifers | Superficial Aquifers |
|---|---|
| High Vulnerability, Principal Aquifer | High Vulnerability, Principal Aquifer |
| High Vulnerability, Secondary Aquifer | High Vulnerability, Secondary Aquifer |
| Medium Vulnerability, Principal Aquifer | Medium Vulnerability, Principal Aquifer |
| Medium Vulnerability, Secondary Aquifer | Medium Vulnerability, Secondary Aquifer |
| Low Vulnerability, Principal Aquifer | Low Vulnerability, Principal Aquifer |
| Low Vulnerability, Secondary Aquifer | Low Vulnerability, Secondary Aquifer |
| Unproductive Aquifer | |
| Soluble Rock | |

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

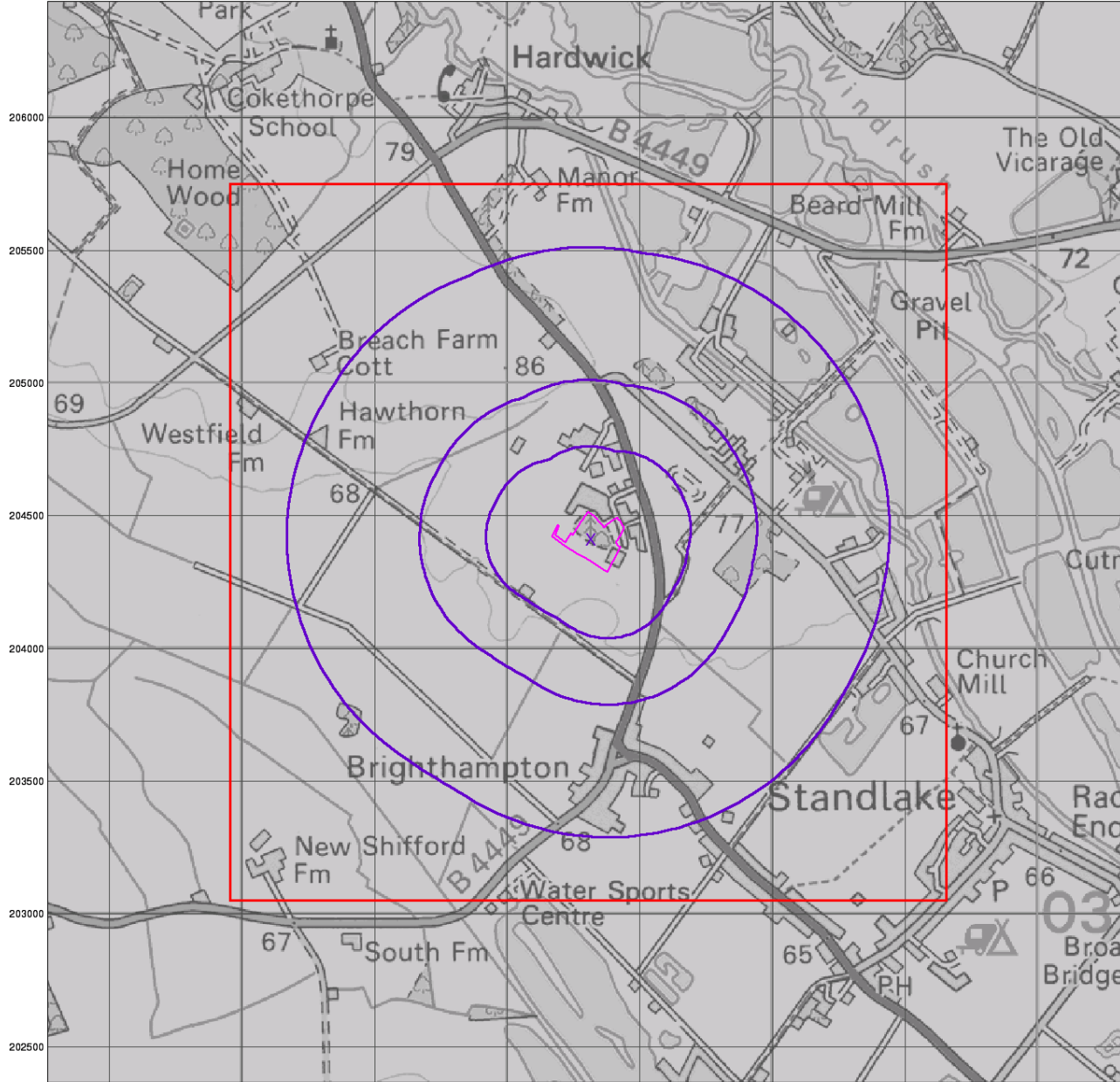
Site Details

Land South of Cotswold Dene, Standlake Business Park, Witney, OX29 7QG



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436500 437000 437500 438000 438500 439000 439500 440000



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0 1 km



Bedrock Aquifer Designation

General

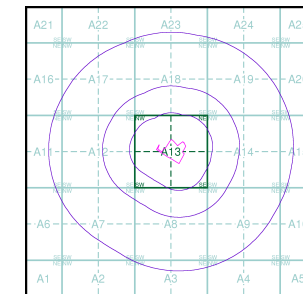
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

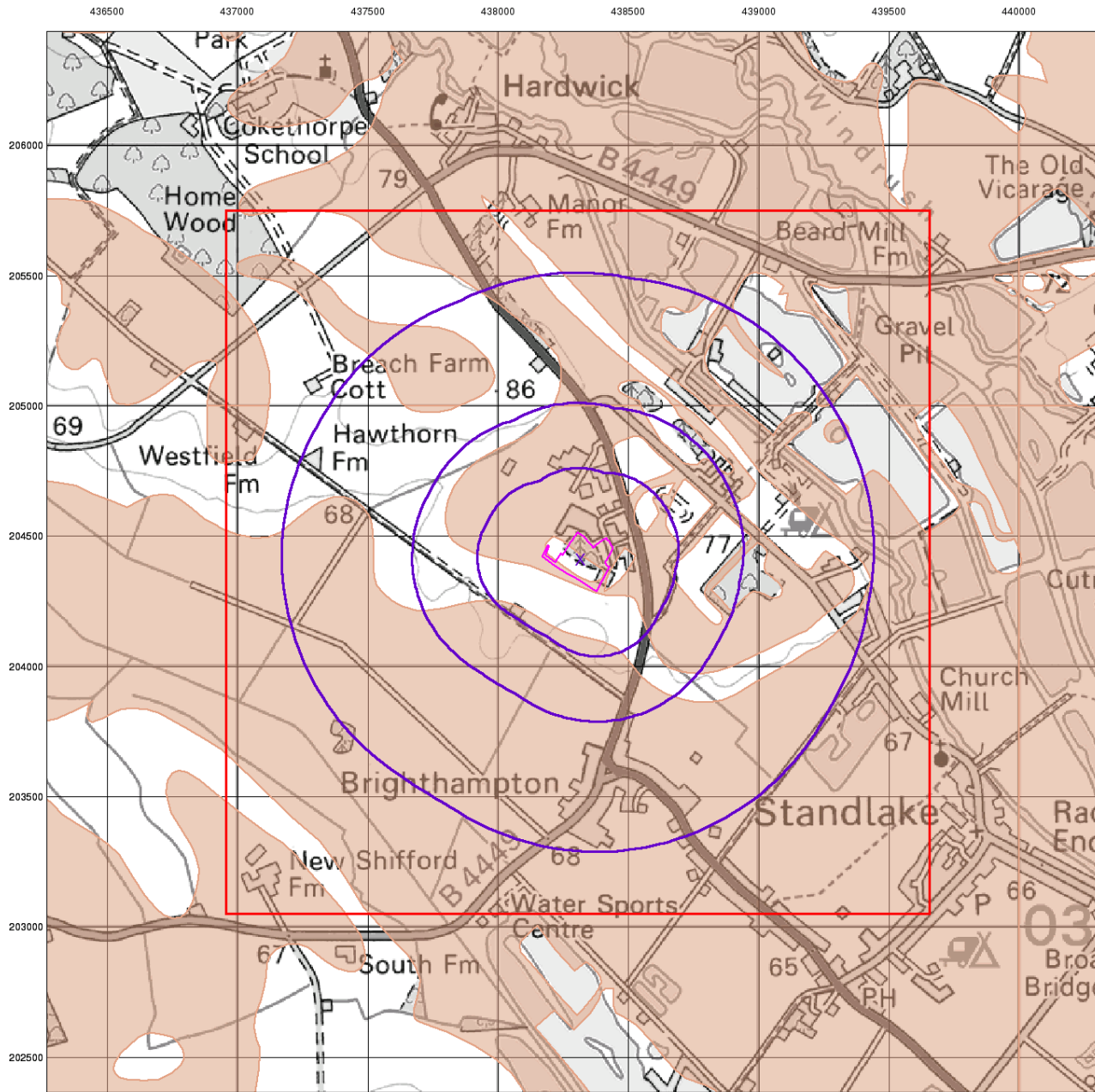
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
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Site Details

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0 1 km



Superficial Aquifer Designation

General

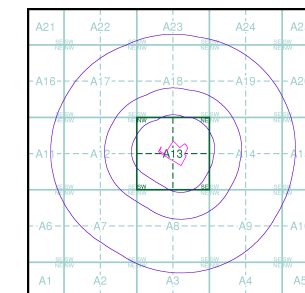
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

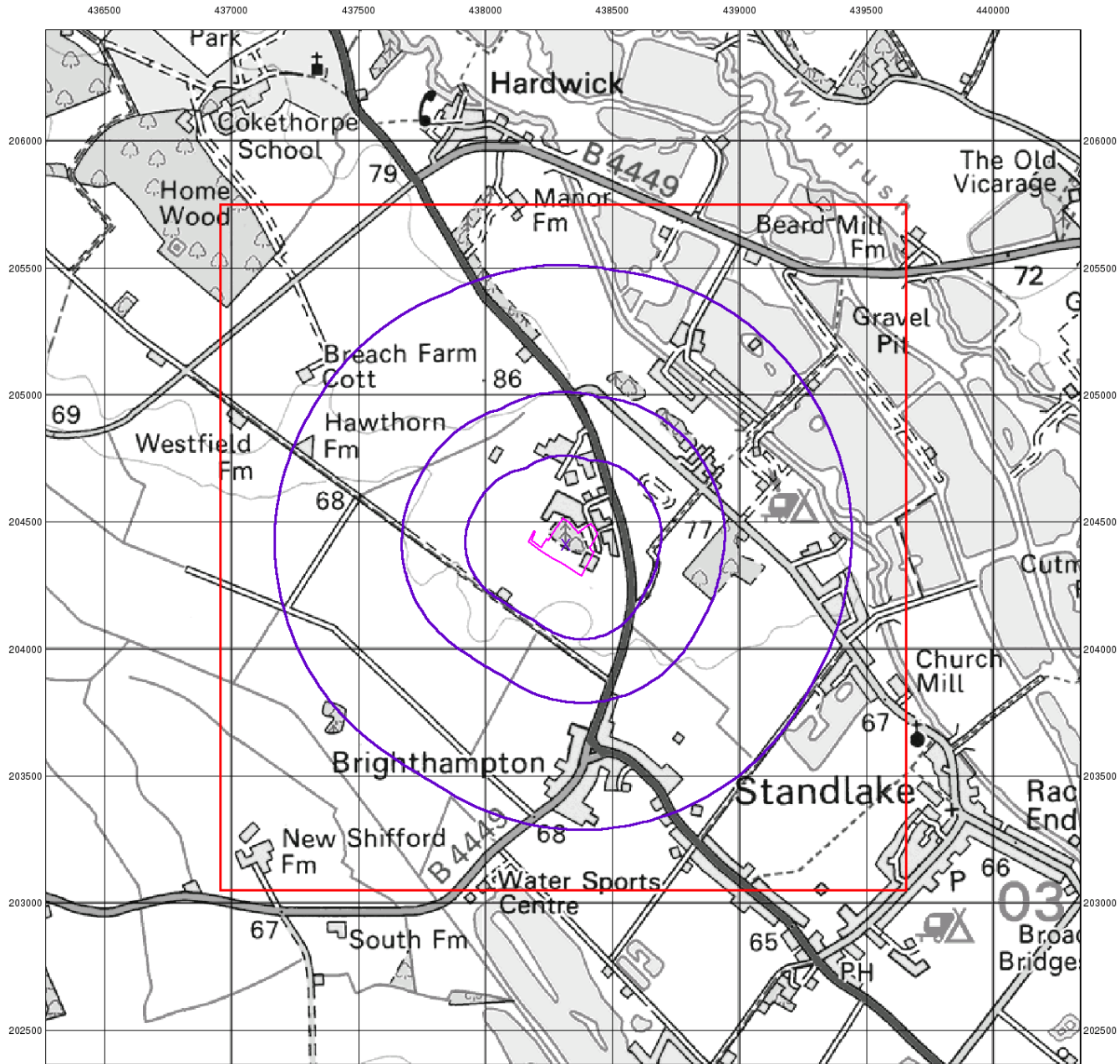
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details

Land South of Cotswold Dene, Standlake Business Park, Witney, OX29 7QG



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








Source Protection Zones

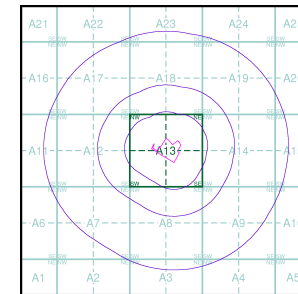
General

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

Agency and Hydrological

-  Inner zone (Zone 1)
-  Inner zone - subsurface activity only (Zone 1c)
-  Outer zone (Zone 2)
-  Outer zone - subsurface activity only (Zone 2c)
-  Total catchment (Zone 3)
-  Total catchment - subsurface activity only (Zone 3c)
-  Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

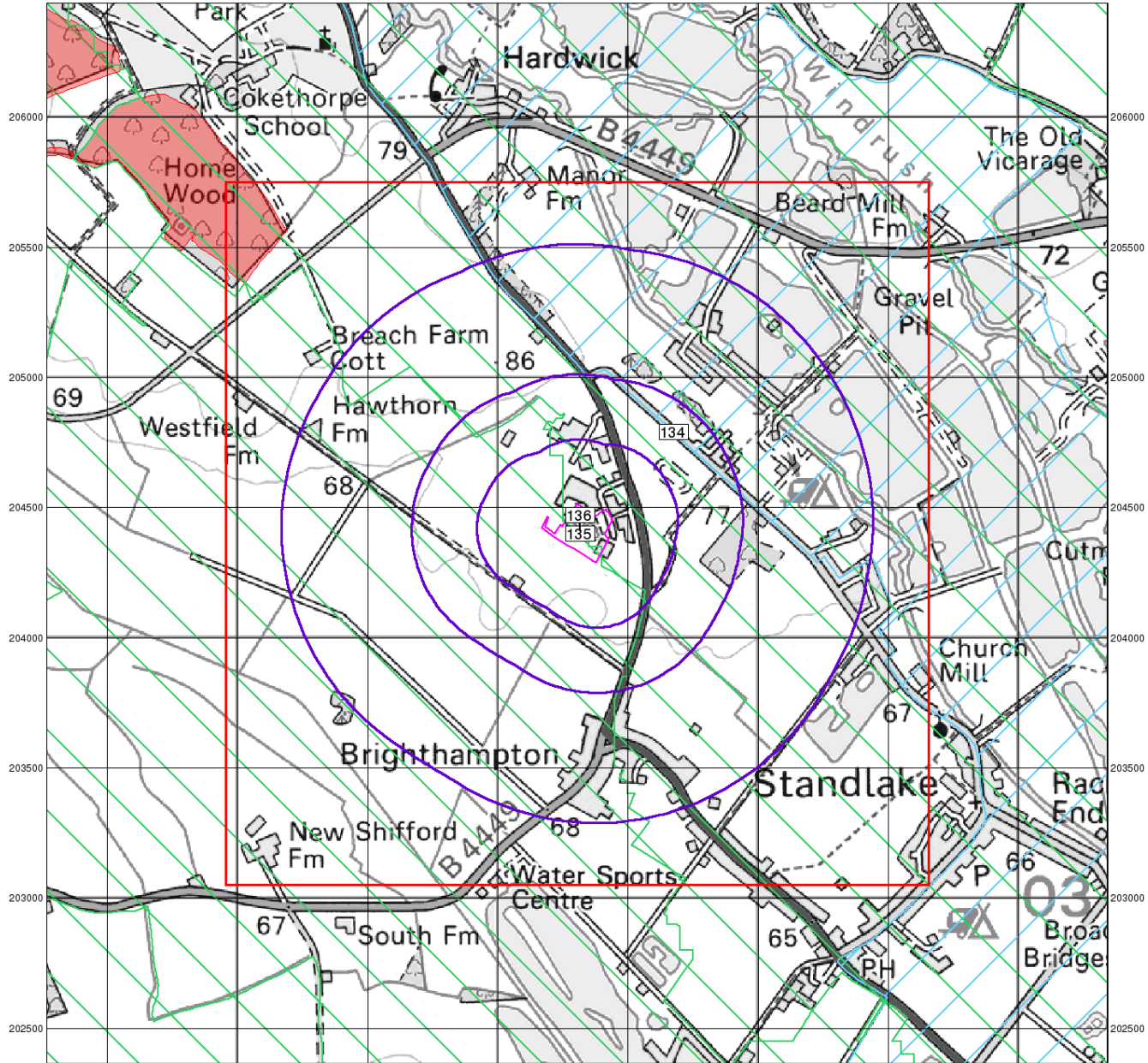
Site Details

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436500 437000 437500 438000 438500 439000 439500 440000








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Sensitive Land Uses

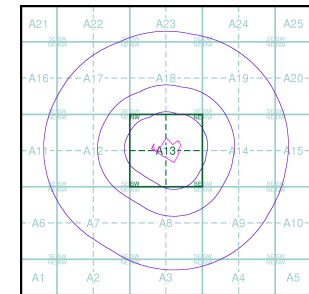
General

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

Sensitive Land Uses

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

Site Sensitivity Context Map - Slice A



Order Details

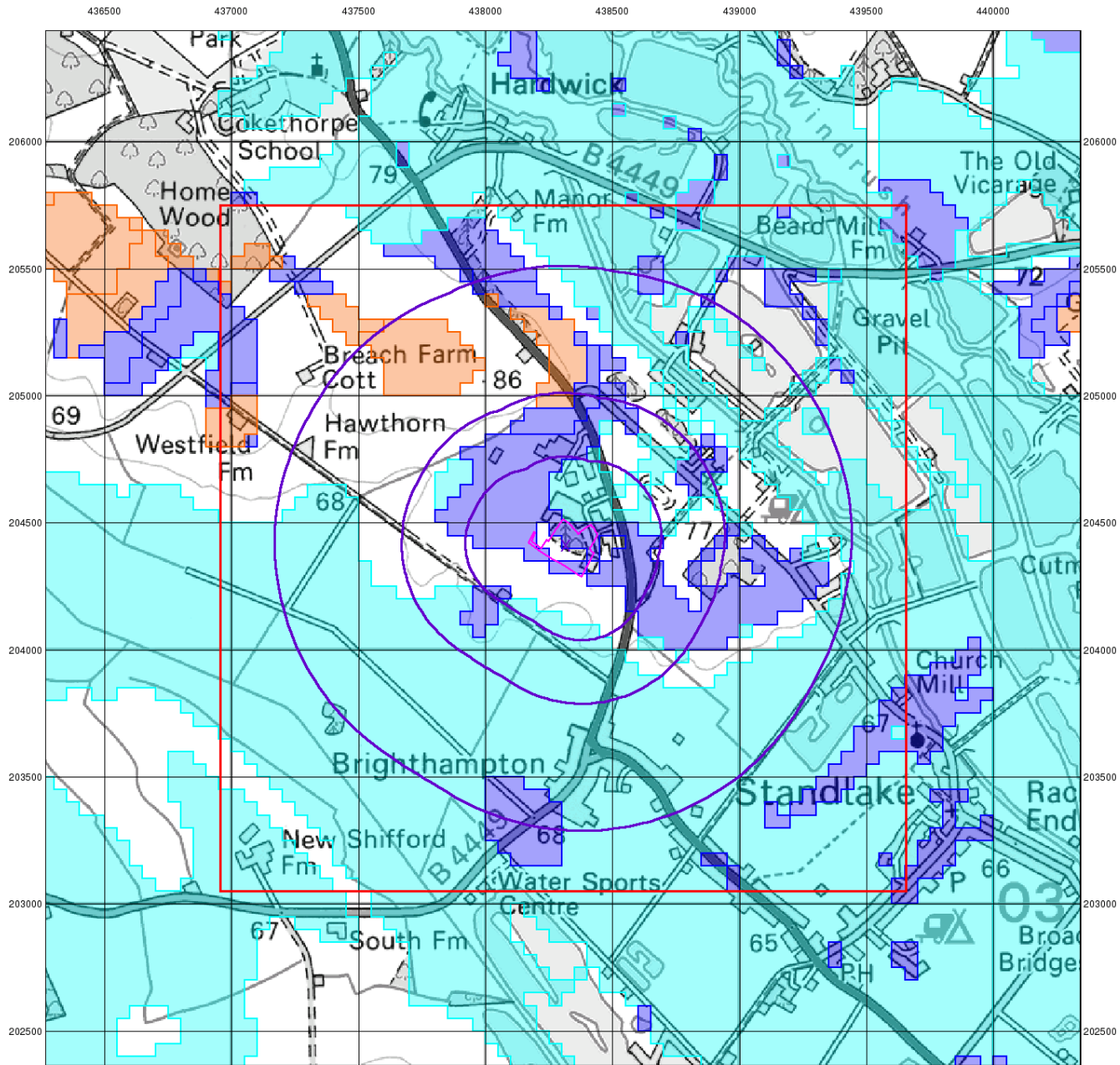
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

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0 1 km



BGS Flood GFS Data

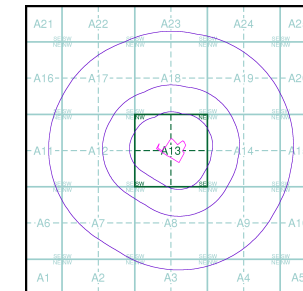
General

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

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details


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Geology 1:50,000 Maps Legends


Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WGR	Worked Ground (Undivided)	Void	Not Supplied - Holocene

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	SURA	Summertown-Radley Sand and Gravel Member	Sand and Gravel	Not Supplied - Pleistocene
	WV	Wolvercote Sand and Gravel Member	Sand and Gravel	Not Supplied - Pleistocene
	HAN	Hanborough Gravel Member	Sand and Gravel	Not Supplied - Pleistocene
	NO	Northmoor Sand and Gravel Member	Sand and Gravel	Not Supplied - Pleistocene
	NO1A	Northmoor Sand and Gravel Member, Lower Facet	Sand and Gravel	Not Supplied - Quaternary
	NO1B	Northmoor Sand and Gravel Member, Upper Facet	Sand and Gravel	Not Supplied - Quaternary
	SURAL	SUMMERTOWN-RADLEY SAND AND GRAVEL MEMBER, LOWER FACET	Sand and Gravel	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	OXWW	Oxford Clay Formation and West Walton Formation (Undifferentiated)	Mudstone	Not Supplied - Callovian



Geology 1:50,000 Maps

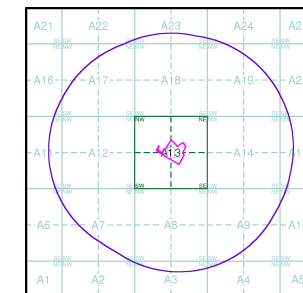
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	1
Map Sheet No:	236
Map Name:	Witney
Map Date:	1982
Bedrock Geology:	Available
Superficial Geology:	Available
Artificial Geology:	Available
Faults:	Not Supplied
Landslip:	Available
Rock Segments:	Not Supplied

Geology 1:50,000 Maps - Slice A



Order Details:

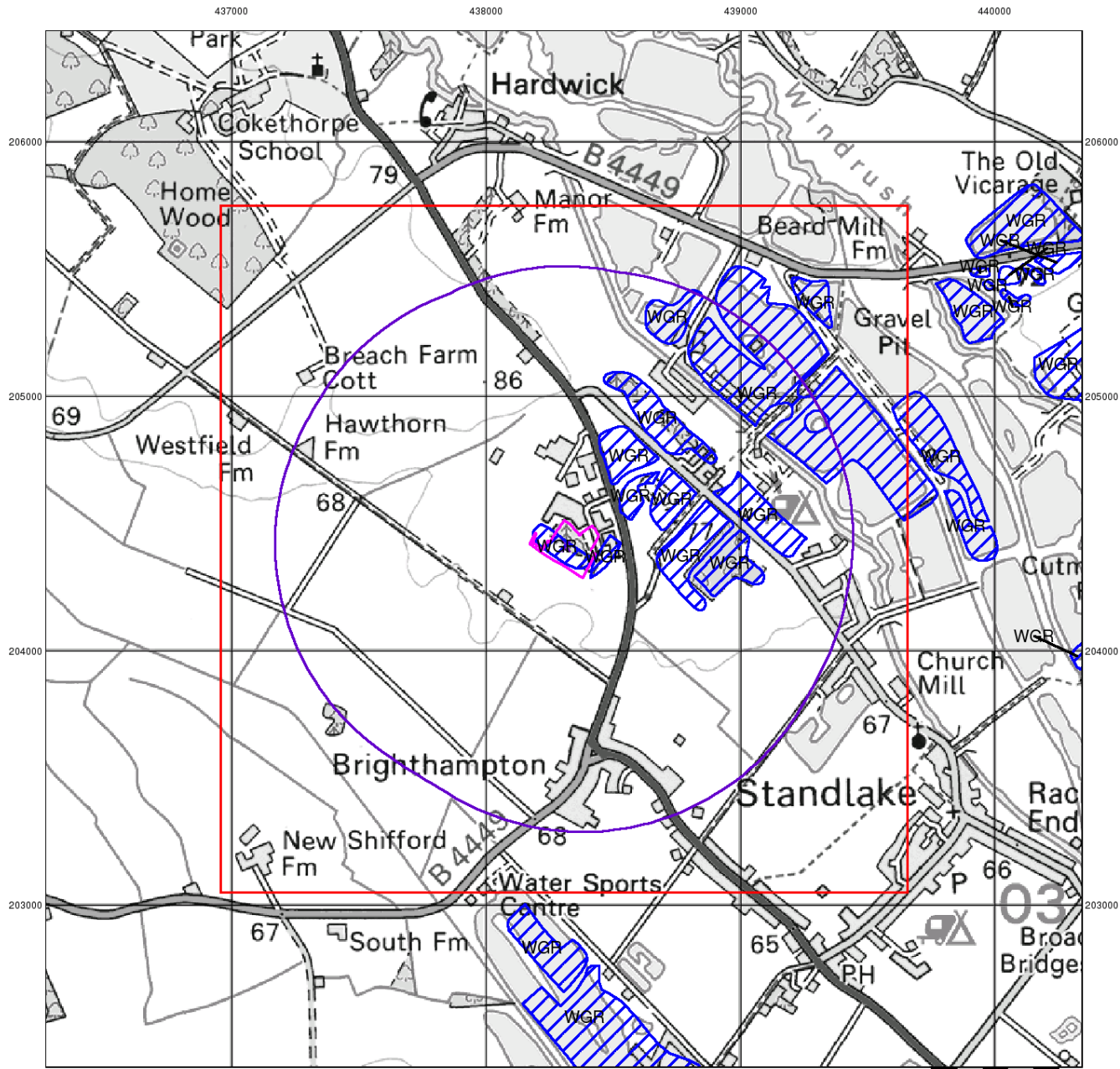
Order Number:	272399317_1_1
Customer Reference:	1870
National Grid Reference:	438320, 204410
Slice:	A
Site Area (Ha):	2.87
Search Buffer (m):	1000

Site Details:

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Artificial Ground and Landslip

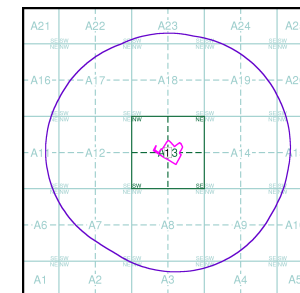
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



Order Details:

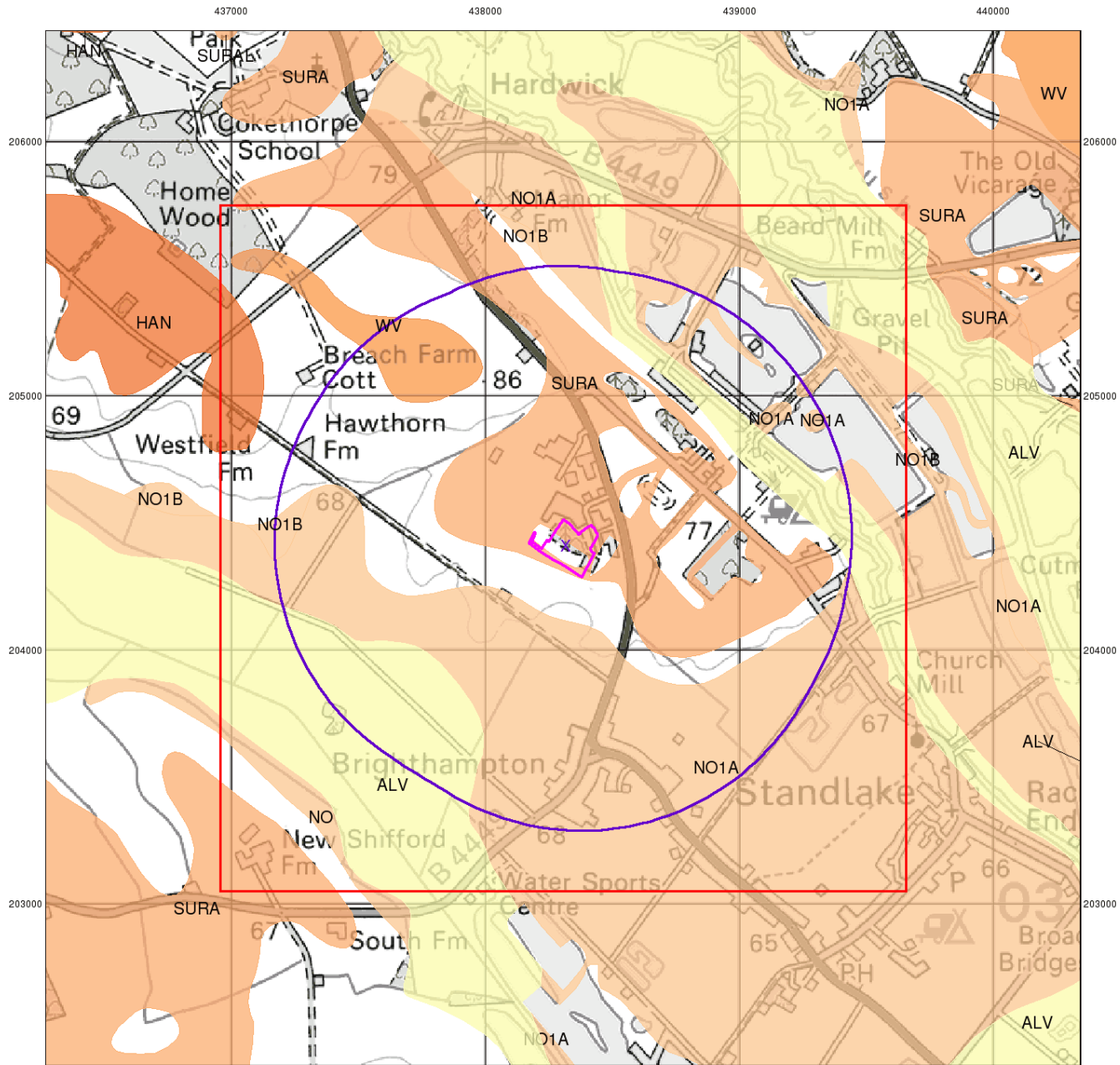
Order Number: 272399317_1_1
 Customer Reference: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details:

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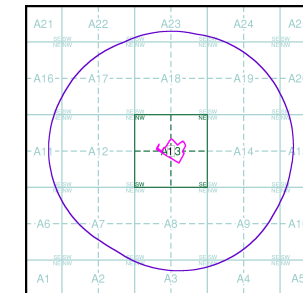
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



Order Details:

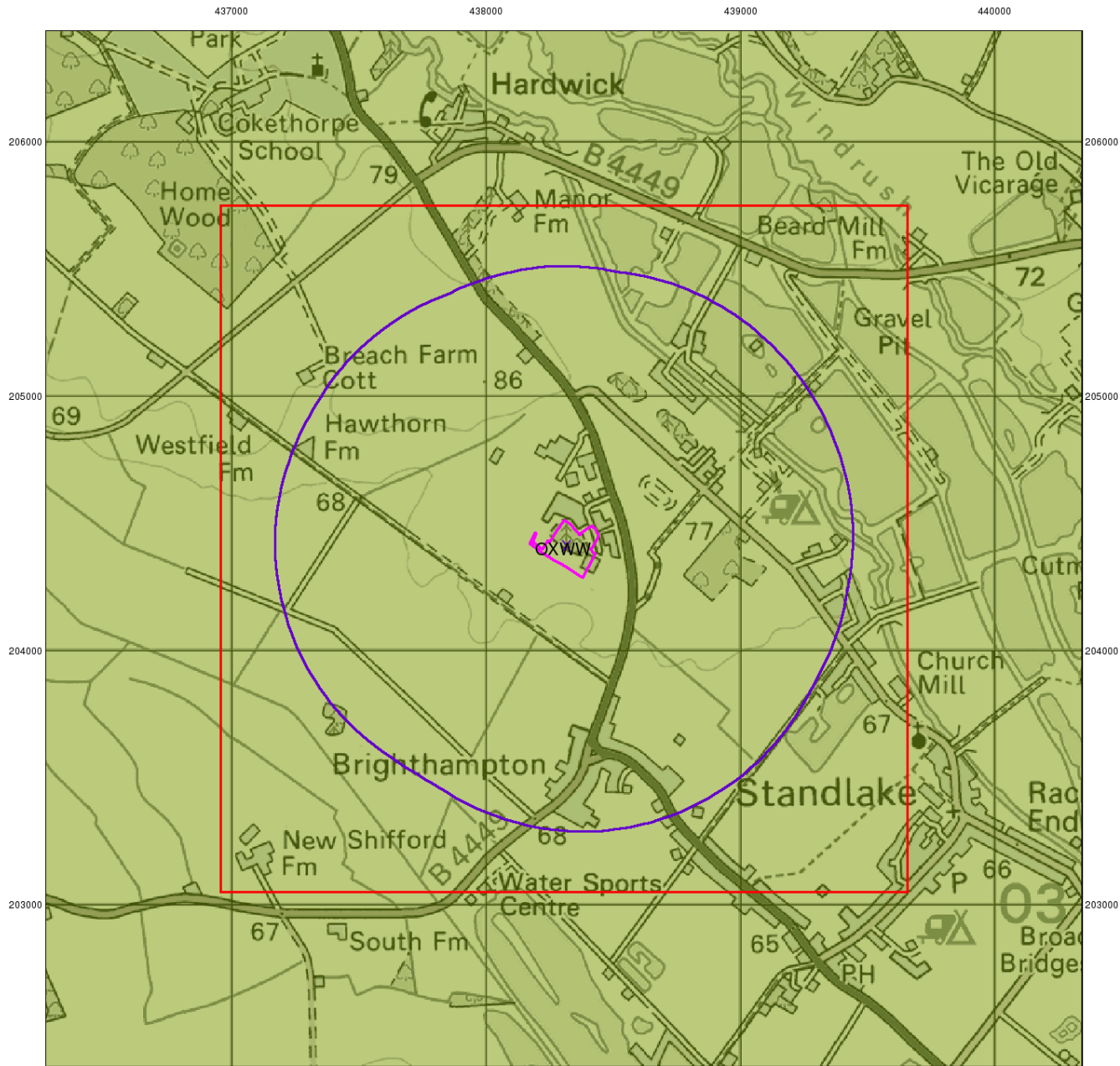
Order Number: 272399317_1_1
 Customer Reference: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
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Site Details:

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Bedrock and Faults

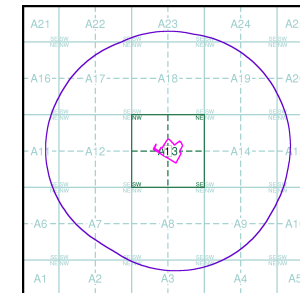
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



Order Details:

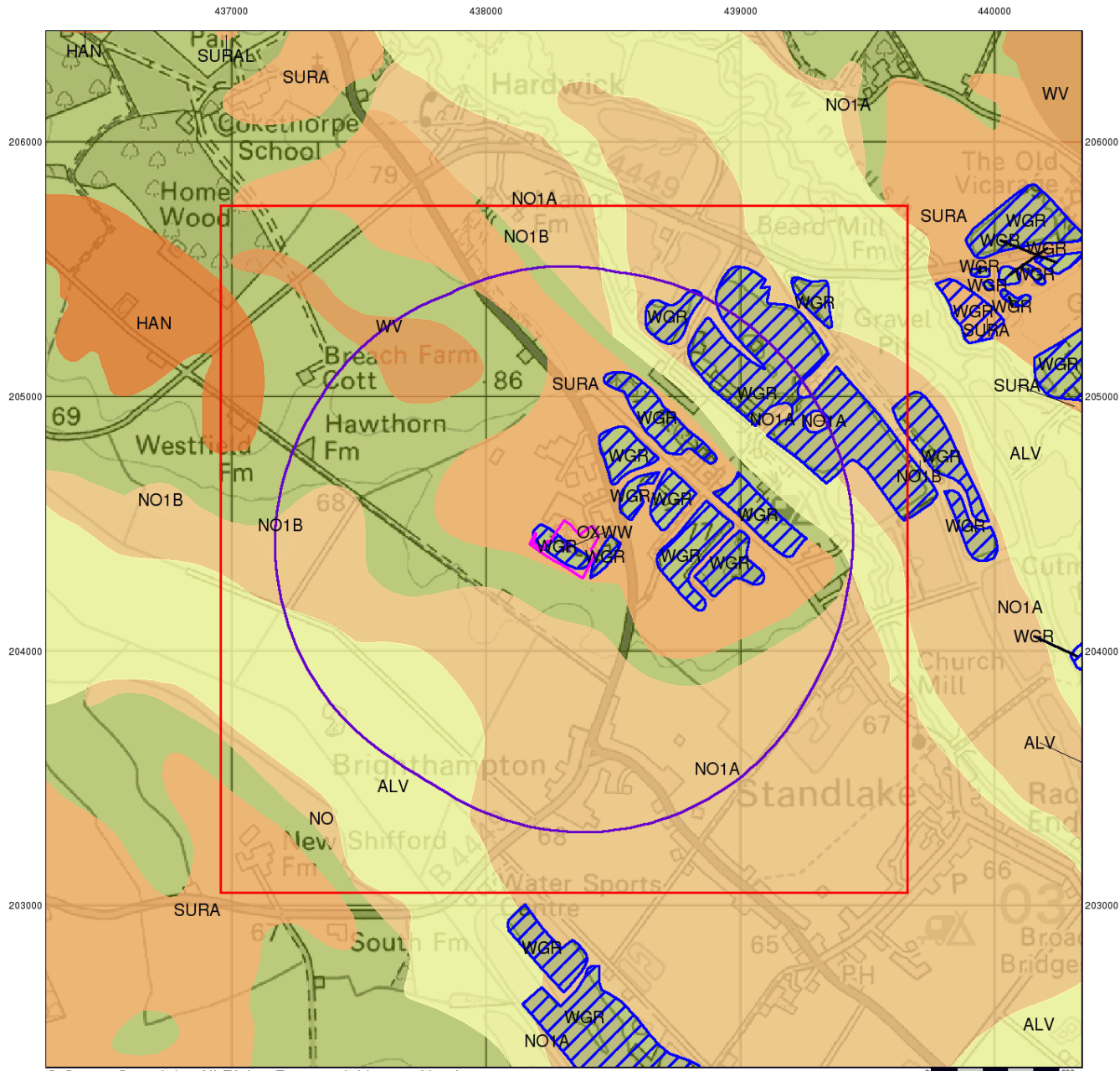
Order Number: 272399317_1_1
 Customer Reference: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details:

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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

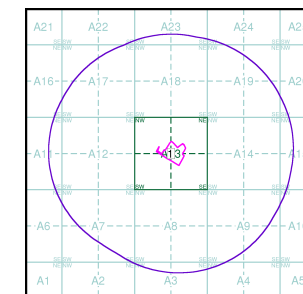
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
 Kingsley Dunham Centre
 Keyworth
 Nottingham
 NG12 5GG
 Telephone: 0115 936 3143
 Fax: 0115 936 3276
 email: enquiries@bgs.ac.uk
 website: www.bgs.ac.uk

Combined Geology Map - Slice A



Order Details:

Order Number: 272399317_1_1
 Customer Reference: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details:

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Historical Land Use Information (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Map ID
- Several of Type at Location

Potentially Contaminative Industrial Uses (Past Land Uses - Mining)

	Point	Line	Polygon
Air Shafts	◆	—	
Disturbed Ground	◆	—	
General Quarrying	◆	—	
Heap, unknown constituents	◆	—	
Mineral Railway	◆	—	
Mining and Quarrying General	◆	—	
Mining of Coal & Lignite	◆	—	
Quarrying of Sand and Clay, Operation of Sand and Gravel Pits	◆	—	

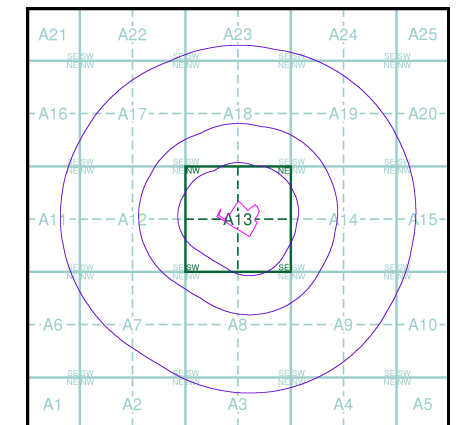
Historical Land Use

	Point	Line	Polygon
Potentially Infilled Land (Non-Water)	●	- - -	
Potentially Infilled Land (Water)	●	- - -	
Former Marsh	✕		

Mining Data

- Potential Mining Area
- ▼ BGS Recorded Mineral Site

Mining and Ground Stability - Slice A



Order Details

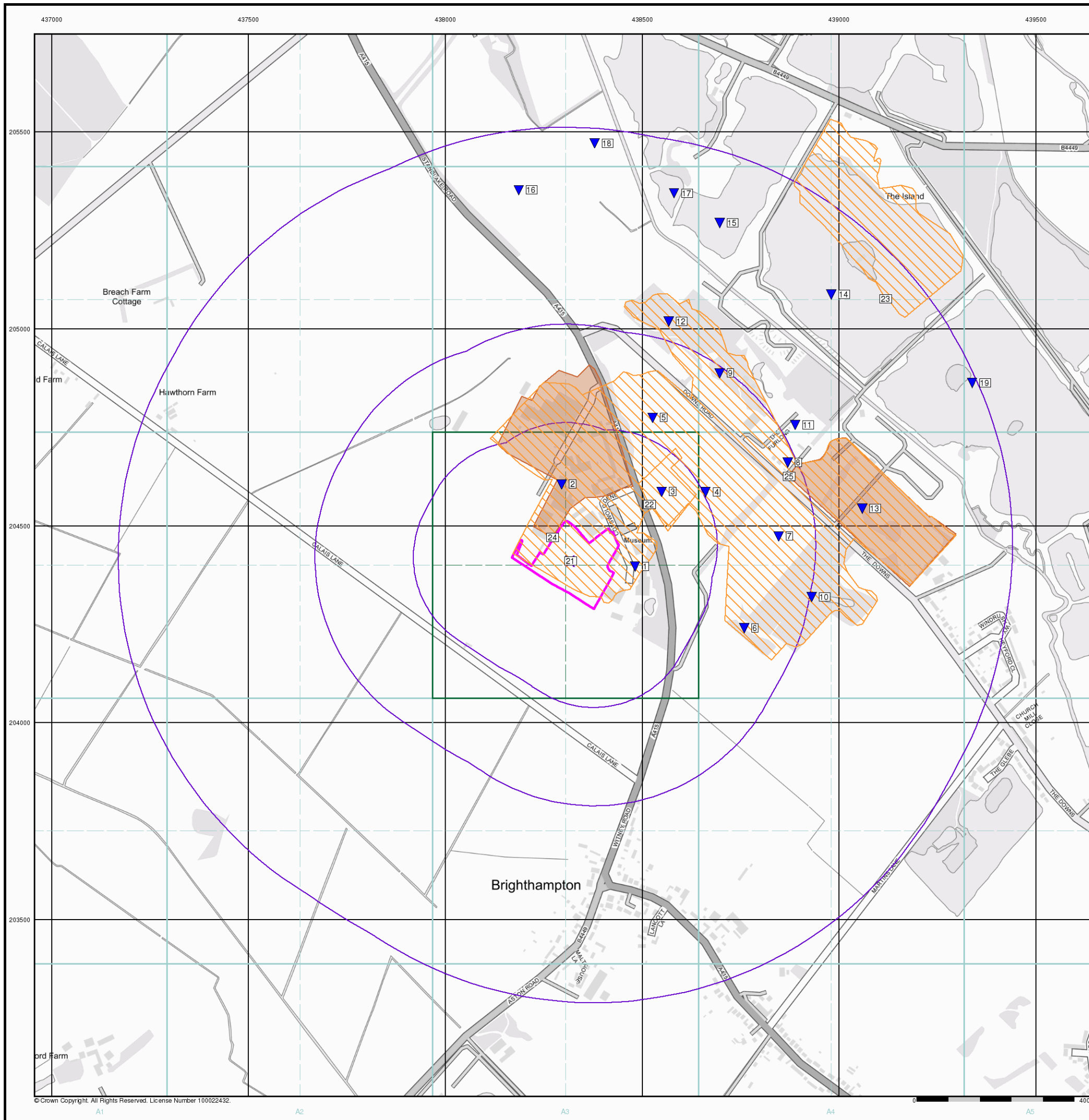
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details

Land South of Cotswold Dene, Standlake Business Park,
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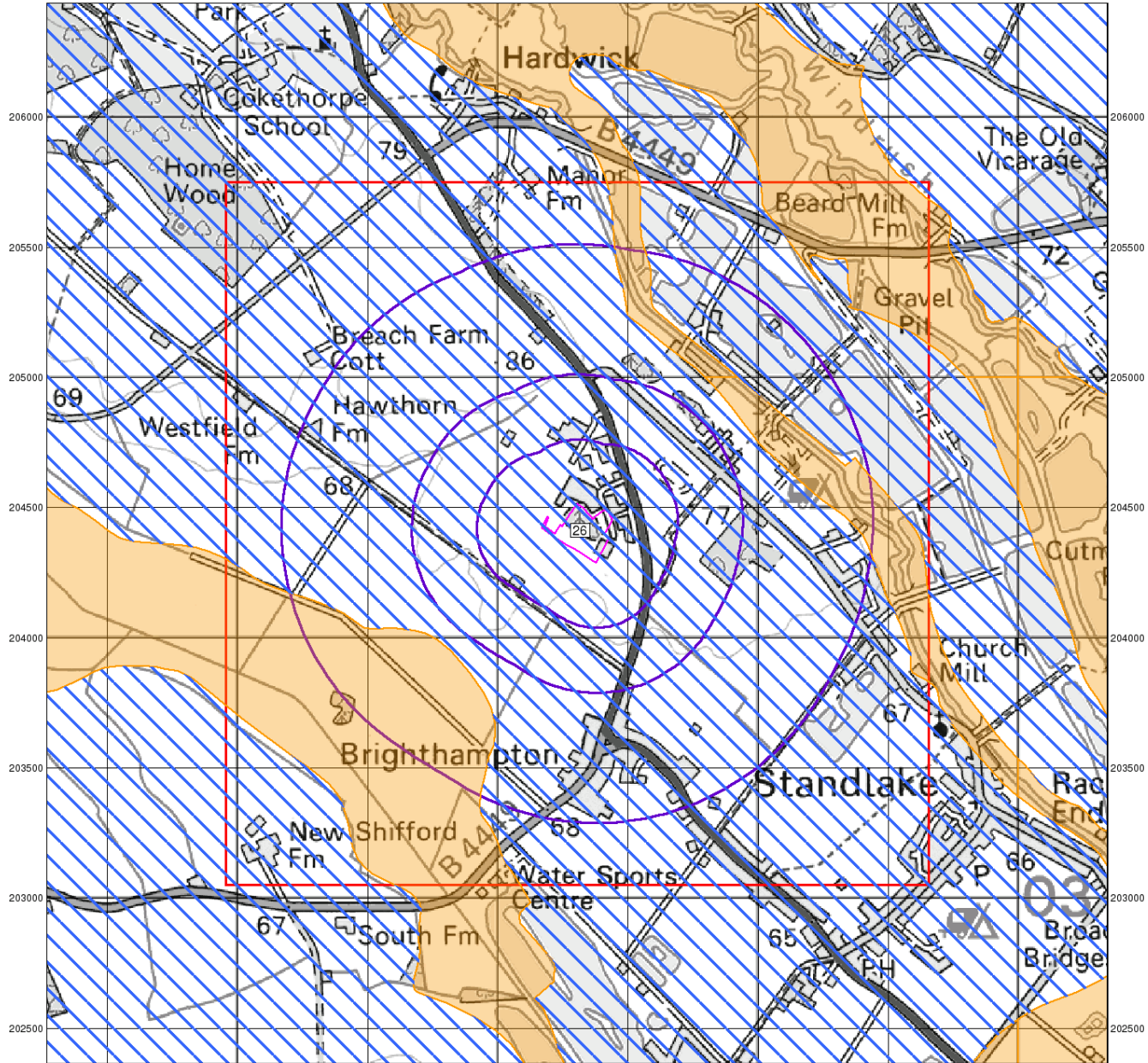


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Ground Stability Data (1:50,000)

General

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

Potential for Compressible Ground Stability Hazards

- High
- Moderate
- Low
- Very Low

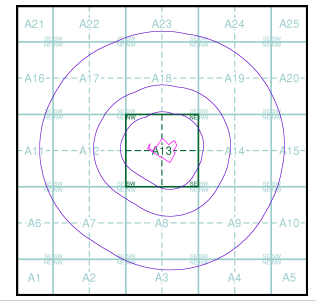
Potential for Collapsible Ground Stability Hazards

- High
- Moderate
- Low
- Very Low

Brine Pumping and Salt Mining

- | | Point | Polygon |
|-------------------------------|-------|---------|
| Brine Pumping Related Feature | | |
| Salt Mining Related Feature | | |

Mining and Ground Stability - Slice A



Order Details

Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

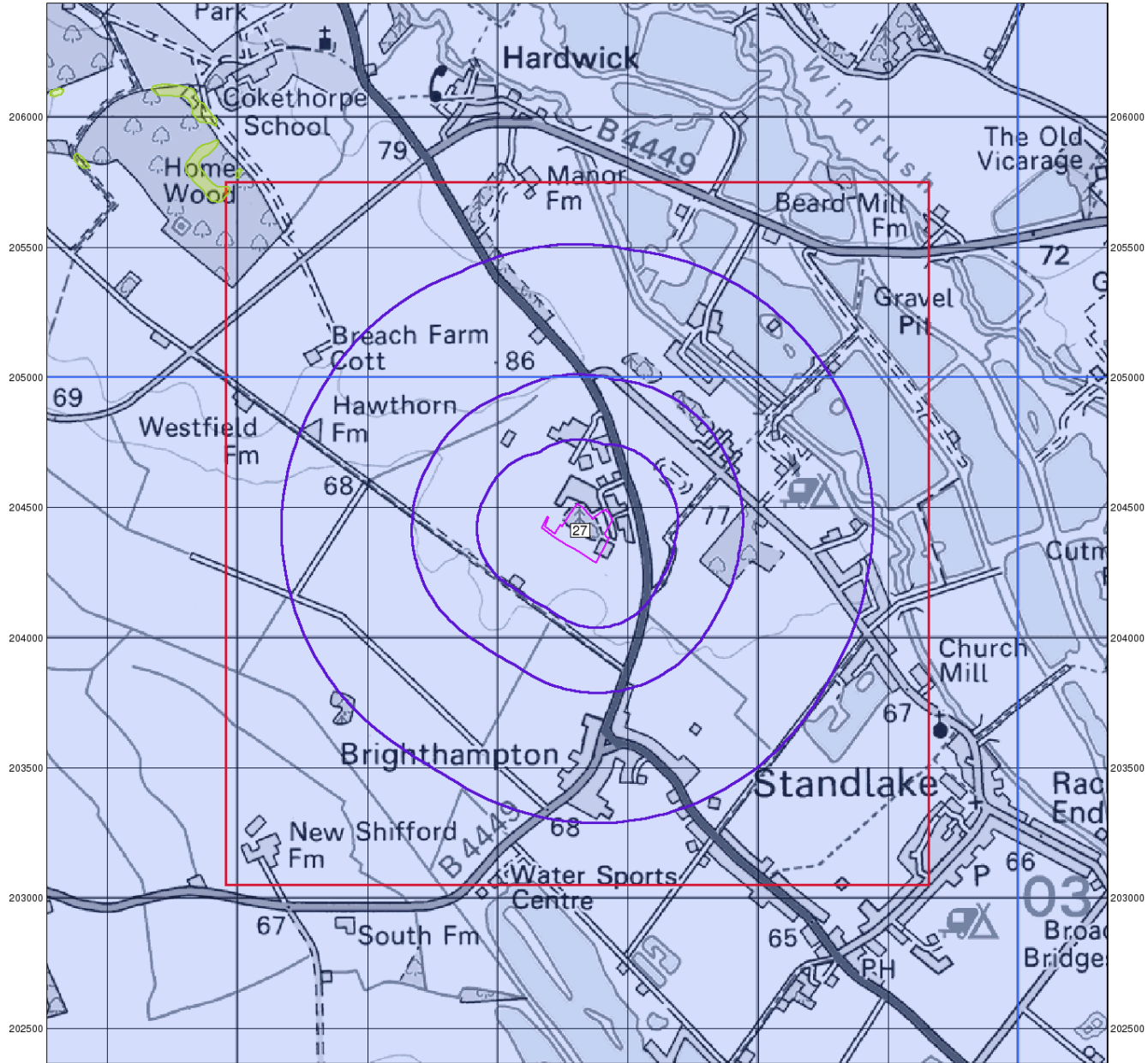
Site Details

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0 1 km



Ground Stability Data (1:50,000)

General

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

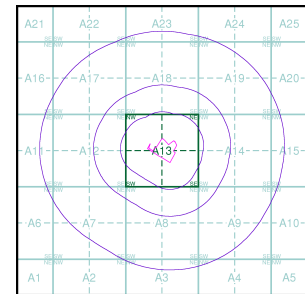
Potential for Landslide Ground Stability Hazards

- ▭ High
- ▭ Low
- ▭ Moderate
- ▭ Very Low

Potential for Ground Dissolution Stability Hazards

- ▧ High
- ▧ Low
- ▧ Moderate
- ▧ Very Low

Mining and Ground Stability - Slice A



Order Details

Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

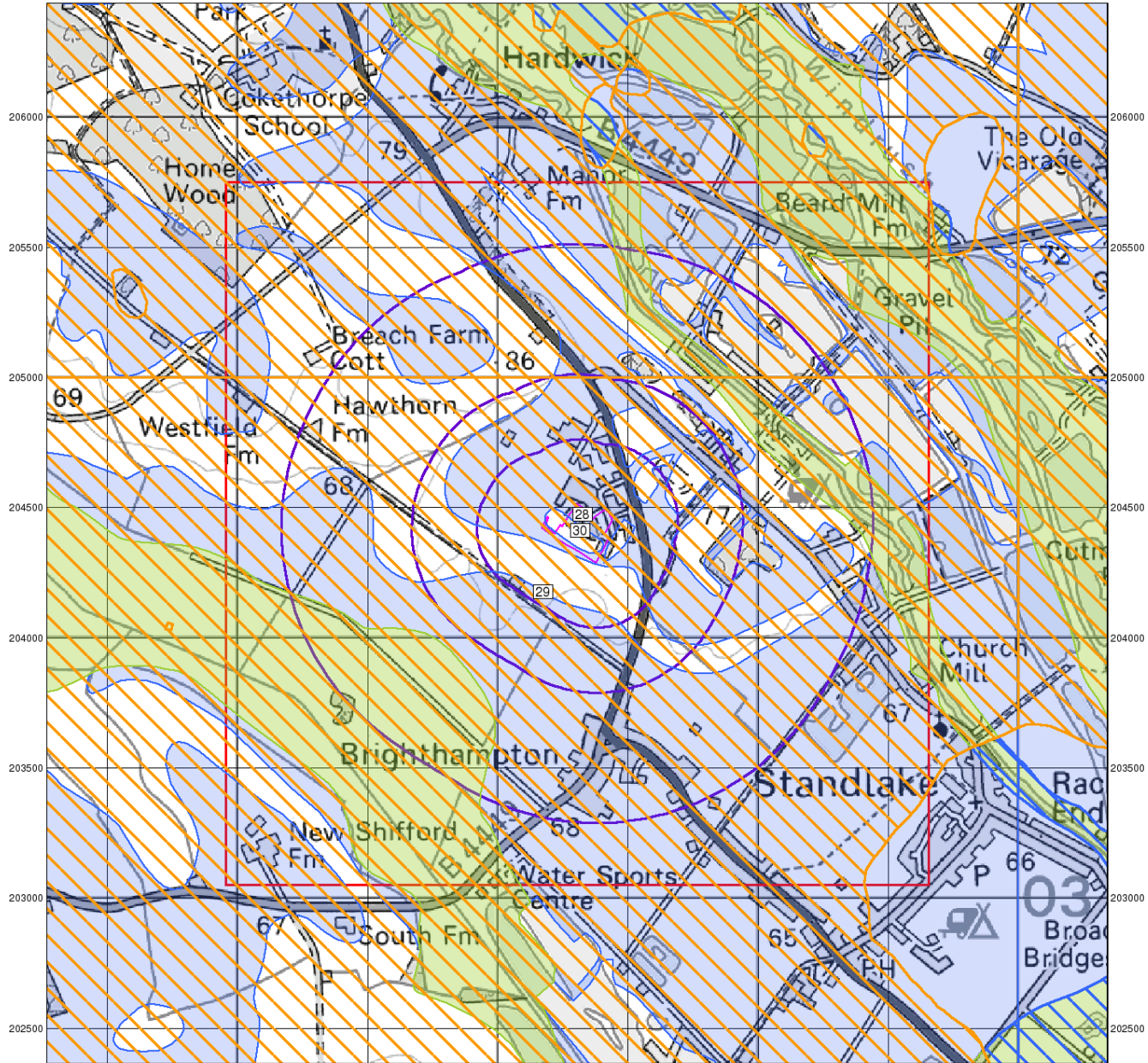
Site Details

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Ground Stability Data (1:50,000)

General

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

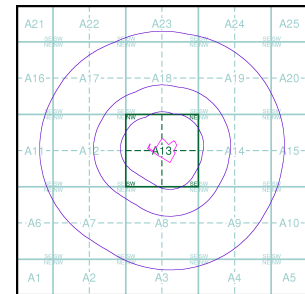
Potential for Running Sand Ground Stability Hazards

- High
- Moderate
- Low
- Very Low

Potential for Shrinking or Swelling Clay Ground Stability Hazards

- High
- Moderate
- Low
- Very Low

Mining and Ground Stability - Slice A



Order Details

Order Number: 272399317_1_1
 Customer Ref: 1870
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 Slice: A
 Site Area (Ha): 2.87
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Envirocheck[®] Report:

Mining and Ground Stability Datasheet

Order Details:

Order Number:

272399317_1_1

Customer Reference:

1870

National Grid Reference:

438320, 204410

Slice:

A

Site Area (Ha):

2.87

Search Buffer (m):

1000

Site Details:

Land South of Cotswold Dene

Standlake Business Park

Witney

OX29 7QG

Client Details:

Mr C Duffield

Green Earth Management Ltd

Building 2

Broomfield Park

Coggeshall Road

Earls Colne

Essex

CO6 2JX

Report Section and Details	Page Number
Summary	-
<p>The Summary section provides an overview of the data contained within the report, detailing the number of data set features or the existence of a data set in relation to the buffer selected.</p> <p>For ease of reference, the report is broken down into 4 sections of data; Mining and Natural Cavities Data, Historical Land Use Information (1:2,500), Historical Land Use Information (1:10,000) and Ground Stability Data (1:50,000).</p>	
Mining and Natural Cavities Data	1
<p>The Mining and Natural Cavities Data section features data sets related to the existence of mining areas and their potential hazards; and details of naturally formed cavities.</p> <p>Data sets within this section are not plotted, with the exception of BGS Recorded Mineral Sites and Potential Mining Areas which feature on the Historical Land Use Information (1:10,000) map.</p>	
Historical Land Use Information (1:2,500)	5
<p>The Historical Land Use Information (1:2,500) section contains data captured from analysis carried out by Landmark of 1:1,250 and 1:2,500 scale historical Ordnance Survey mapping, identifying areas where, historically, the land uses were potentially contaminative.</p> <p>For the purpose of this Envirocheck module, only historical data relating to mining and ground stability has been included and plotted on the corresponding Historical Land Use Information (1:2,500) map. This section also includes the Subterranean Features data set, which details various man-made and man-used underground spaces obtained from the Subterranea Britannica society.</p>	
Historical Land Use Information (1:10,000)	6
<p>The Historical Land Use (1:10,000) section covers data captured from the systematic analysis carried out by Landmark of 1:10, 560 and 1:10,000 scale historical Ordnance Survey mapping dating back to the mid-19th century, identifying potentially contaminative past industrial land uses.</p> <p>For the purpose of this Envirocheck module, only data relating to mining and ground stability has been included and plotted on the accompanying Historical Land Use Information (1:10,000) map.</p>	
Ground Stability Data (1:50,000)	7
<p>The Ground Stability (1:50,000) section includes the BGS Geosure data suite, reporting features to 250m and plotted onto 3 separate maps. Also reported is brine subsidence, brine mining and salt mining data sets, of which Brine Pumping and Salt Mining Related Features are plotted, and subsidence insurance claims and insurance investigations data, which is not plotted.</p>	
Historical Map List	8
<p>The Historical Map List section details the historical mapping that has been analysed for your site, in relation to the Historical Land Use Information sections.</p>	
Data Currency	9
Data Suppliers	10
Useful Contacts	11

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The brine subsidence data relating to the Driotwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m
Mining and Natural Cavities Data					
BGS Recorded Mineral Sites	pg 1		3	6	10
Coal Mining Affected Areas			n/a	n/a	n/a
Man Made Mining Cavities					
Mining Instability			n/a	n/a	n/a
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential Mining Areas					
Historical Land Use Information (1:2,500)					
Extractive Industries or Potential Excavations from 1855-1909 (100m)				n/a	n/a
Extractive Industries or Potential Excavations from 1893-1915 (100m)				n/a	n/a
Extractive Industries or Potential Excavations from 1906-1937 (100m)				n/a	n/a
Extractive Industries or Potential Excavations from 1924-1949 (100m)				n/a	n/a
Extractive Industries or Potential Excavations from 1950-1980 (100m)	pg 5		1	n/a	n/a
Subterranean Features (100m)				n/a	n/a
Historical Land Use Information (1:10,000)					
Air Shafts					
Disturbed Ground					
General Quarrying					
Heap, unknown constituents					
Mineral Railway					
Mining & quarrying general					
Mining of coal & lignite					
Quarrying of sand & clay, operation of sand & gravel pits	pg 6	1	1		1
Former Marshes					
Potentially Infilled Land (Non-Water)	pg 6		1	1	
Potentially Infilled Land (Water)					
Ground Stability Data (1:50,000)					
CBSCB Compensation District			n/a	n/a	n/a
Brine Pumping Related Features					
Brine Subsidence Solution Area					
Potential for Collapsible Ground Stability Hazards	pg 7	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 7	Yes		n/a	n/a
Potential for Ground Dissolution Stability Hazards	pg 7	Yes		n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 7	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 7	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 7	Yes		n/a	n/a
Salt Mining Related Features					



Report Version v53.0

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226532 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A13NE (E)	57	1	438481 204401
2	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226533 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A13NW (N)	99	1	438295 204610
3	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226527 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A13NE (NE)	164	1	438549 204591
4	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 10667 Type: Opencast Status: Ceased Operator: Sands & Gravels (Standlake) Ltd. Operator Location: Not Supplied Periodic Type: Quaternary Geology: River Gravel Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A14NW (NE)	258	1	438660 204590
5	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226528 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A18SE (NE)	307	1	438526 204779
6	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226531 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	357	1	438758 204245

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226529 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14NW (E)	407	1	438846 204478
8	BGS Recorded Mineral Sites Site Name: Underdown Farm Gravel Pit Location: Brixthampton, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 57690 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	479	1	438869 204665
9	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226535 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	489	1	438696 204892
10	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226530 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14SW (E)	506	1	438930 204324
11	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226534 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	540	1	438888 204761
12	BGS Recorded Mineral Sites Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226536 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A18SE (N)	552	1	438567 205023

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Eagle Farm Pits Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 226537 Type: Opencast Status: Ceased Operator: Sita Holdings Uk Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A14NE (E)	625	1	439058 204548
14	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Hardwick Road Gravel Pit Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232630 Type: Opencast Status: Ceased Operator: Arc - Southern Operator Location: Not Supplied Periodic Type: Quaternary Geology: Northmoor Sand And Gravel Member, Upper Facet Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A19NW (NE)	823	1	438979 205092
15	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Hardwick Gravel Pit Location: Hardwick, Stanton Harcourt, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232627 Type: Opencast Status: Ceased Operator: Smiths Concrete Ltd. Operator Location: Not Supplied Periodic Type: Quaternary Geology: Northmoor Sand And Gravel Member, Upper Facet Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A19NW (NE)	831	1	438696 205274
16	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Hardwick Gravel Pit Location: Hardwick, Stanton Harcourt, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232625 Type: Opencast Status: Ceased Operator: Smith & Sons (Bletchington) Ltd Operator Location: Not Supplied Periodic Type: Pleistocene Geology: Summertown-Radley Sand And Gravel Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A18NW (N)	854	1	438186 205357
17	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Hardwick Gravel Pit Location: Hardwick, Stanton Harcourt, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232628 Type: Opencast Status: Ceased Operator: Smiths Concrete Ltd. Operator Location: Not Supplied Periodic Type: Quaternary Geology: Northmoor Sand And Gravel Member, Upper Facet Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A18NE (N)	872	1	438580 205349
18	<p>BGS Recorded Mineral Sites</p> <p>Site Name: Hardwick Gravel Pit Location: Hardwick, Stanton Harcourt, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232624 Type: Opencast Status: Ceased Operator: Smith & Sons (Bletchington) Ltd Operator Location: Not Supplied Periodic Type: Quaternary Geology: Northmoor Sand And Gravel Member, Lower Facet Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m</p>	A23SE (N)	967	1	438379 205476

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	BGS Recorded Mineral Sites Site Name: Hardwick Road Gravel Pit Location: Standlake, Witney, Oxfordshire Source: British Geological Survey, National Geoscience Information Service Reference: 232631 Type: Opencast Status: Ceased Operator: Arc - Southern Operator Location: Not Supplied Periodic Type: Quaternary Geology: Northmoor Sand And Gravel Member, Upper Facet Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A20SW (NE)	989	1	439337 204867
	Coal Mining Affected Areas In an area which may not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
20	Extractive Industries or Potential Excavations from 1950-1980 Use: Water First Map Published 1972 Date: Last Map Published N/A Date:	A13NE (E)	12	-	438452 204450

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	Quarrying of sand & clay, operation of sand & gravel pits Use: Not Supplied Date of Mapping: 1922 - 1975	A13NE (S)	0	-	438317 204411
22	Quarrying of sand & clay, operation of sand & gravel pits Use: Not Supplied Date of Mapping: 1883	A13NE (NE)	118	-	438519 204555
23	Quarrying of sand & clay, operation of sand & gravel pits Use: Not Supplied Date of Mapping: 1960	A19NE (NE)	912	-	439118 205077
24	Potentially Infilled Land (Non-Water) Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1975	A13NW (NW)	5	-	438272 204470
25	Potentially Infilled Land (Non-Water) Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1975	A14NW (E)	467	-	438873 204625

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	CBSCB Compensation District The site does not fall within the brine compensation area.				
	Brine Subsidence Solution Area The site does not fall within the brine subsidence solution area.				
26	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
27	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
28	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	438325 204423
29	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	183	1	438173 204176
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	7	1	438280 204320
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	9	1	438428 204362
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	121	1	438527 204549
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	182	1	438497 204655
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A14NW (E)	221	1	438643 204538
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A14SW (E)	244	1	438670 204358
30	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438317 204411

The following mapping has been analysed for Historical Land Use Information (1:2,500):








1:2,500	Mapsheet	Published Date
Ordnance Survey Plan	SP3704	1972
Ordnance Survey Plan	SP3804	1972

The following mapping has been analysed for Historical Land Use Information (1:10,000):

1:10,560	Mapsheet	Published Date
Oxfordshire	038_00	1883
Oxfordshire	038_NW	1900
Berkshire	005_00	1922
Ordnance Survey Plan	SP30NE	1960
Ordnance Survey Plan	SP30SE	1960
1:10,000	Mapsheet	Published Date
Ordnance Survey Plan	SP30SE	1975
Ordnance Survey Plan	SP30NE	1983

Mining and Cavities Data	Version	Update Cycle
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2020	Bi-Annually
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Man Made Mining Cavities Stantec UK Ltd	November 2020	Bi-Annually
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Natural Cavities Stantec UK Ltd	November 2020	Bi-Annually
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Historical Land Use Information (1:2,500)	Version	Update Cycle
Subterranean Features Landmark Information Group Limited	February 2020	Bi-Annually
Ground Stability Data (1:50,000)	Version	Update Cycle
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Brine Subsidence Solution Area Johnson Poole & Bloomer	December 2020	Annual Rolling Update

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
British Geological Survey	 British Geological Survey <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
The Coal Authority	
Ove Arup	
Stantec UK Ltd	
Wardell Armstrong	
Johnson Poole & Bloomer	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk



Historical Land Use Information (1:2,500)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Map ID
- Several of Type at Location

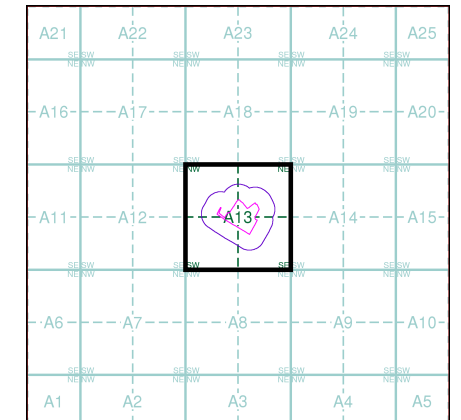
Potentially Contaminative Industrial Uses (Extractive Industries Activity)

	Point	Line	Polygon
Extractive Industries Activity from 1855 - 1909	▲	—	■
Extractive Industries Activity from 1893 - 1915	▲	—	■
Extractive Industries Activity from 1906 - 1937	▲	—	■
Extractive Industries Activity from 1924 - 1949	▲	—	■
Extractive Industries Activity from 1950 - 1980	▲	—	■

Subterranean Features

	Point	Line	Polygon
Subterranean Features	▼	- - -	■

Mining and Ground Stability - Segment A13



Order Details

Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Plot Buffer (m): 100

Site Details

Land South of Cotswold Dene, Standlake Business Park,
 Witney, OX29 7QG



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



Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
County Burgh Boundary (Scotland)
Co. Boro. Bdy.
Co. Burgh Bdy.
BP BS Boundary Post or Stone **P.C.B** Police Call Box
B.R. Bridle Road **P** Pump
E.P Electricity Pylon **S.P** Signal Post
F.B. Foot Bridge **SL** Sluice
F.P. Foot Path **Sp.** Spring
G.P Guide Post or Board **T.C.B** Telephone Call Box
M.S Mile Stone **Tr.** Trough
M.P M.R Mooring Post or Ring **W** Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH Beer House **P** Pillar, Pole or Post
BP, BS Boundary Post or Stone **PO** Post Office
Cn, C Capstan, Crane **PC** Public Convenience
Chy Chimney **PH** Public House
D Fn Drinking Fountain **Pp** Pump
EI P Electricity Pillar or Post **SB, S Br** Signal Box or Bridge
FAP Fire Alarm Pillar **SP, SL** Signal Post or Light
FB Foot Bridge **Spr** Spring
GP Guide Post **Tk** Tank or Track
H Hydrant or Hydraulic **TCB** Telephone Call Box
LC Level Crossing **TCP** Telephone Call Post
MH Manhole **Tr** Trough
MP Mile Post or Mooring Post **Wr Pt, Wr T** Water Point, Water Tap
MS Mile Stone **W** Well
NTL Normal Tidal Limit **Wd Pp** Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250

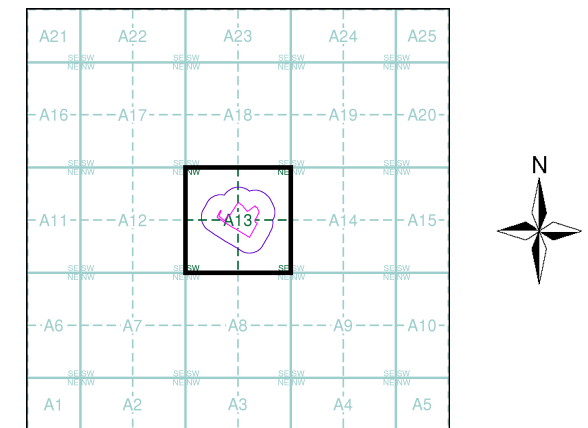
Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
B.M. 231.60m Bench Mark **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Bks Barracks **P** Pillar, Pole or Post
Bty Battery **PO** Post Office
Cemy Cemetery **PC** Public Convenience
Chy Chimney **Pp** Pump
Cis Cistern **Ppg Sta** Pumping Station
Dismtd Rly Dismantled Railway **PW** Place of Worship
EI Gen Sta Electricity Generating Station **Sewage Ppg Sta** Sewage Pumping Station
EI P Electricity Pole, Pillar **SB, S Br** Signal Box or Bridge
EI Sub Sta Electricity Sub Station **SP, SL** Signal Post or Light
FB Filter Bed **Spr** Spring
Fn / D Fn Fountain / Drinking Ftn. **Tk** Tank or Track
Gas Gov Gas Valve Compound **Tr** Trough
GVC Gas Governor **Wd Pp** Wind Pump
GP Guide Post **Wr Pt, Wr T** Water Point, Water Tap
MH Manhole **Wks** Works (building or area)
MP, MS Mile Post or Mile Stone **W** Well



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Oxfordshire	1:2,500	1876	2
Oxfordshire	1:2,500	1899	3
Oxfordshire	1:2,500	1921	4
Ordnance Survey Plan	1:2,500	1972	5
Additional SIMs	1:2,500	1986	6
Large-Scale National Grid Data	1:2,500	1994	7
Historical Aerial Photography	1:2,500	1999	8

Historical Map - Segment A13



Order Details

Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 100

Site Details

Land South of Cotswold Dene, Standlake Business Park,
 Witney, OX29 7QG



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



Oxfordshire

Published 1876

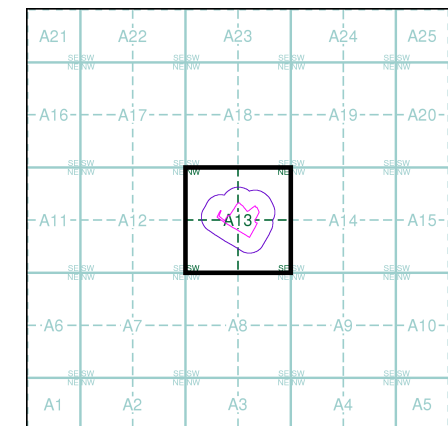
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

038_01 1876 1:2,500	038_02 1876 1:2,500
038_05 1876 1:2,500	038_06 1876 1:2,500

Historical Map - Segment A13



Order Details

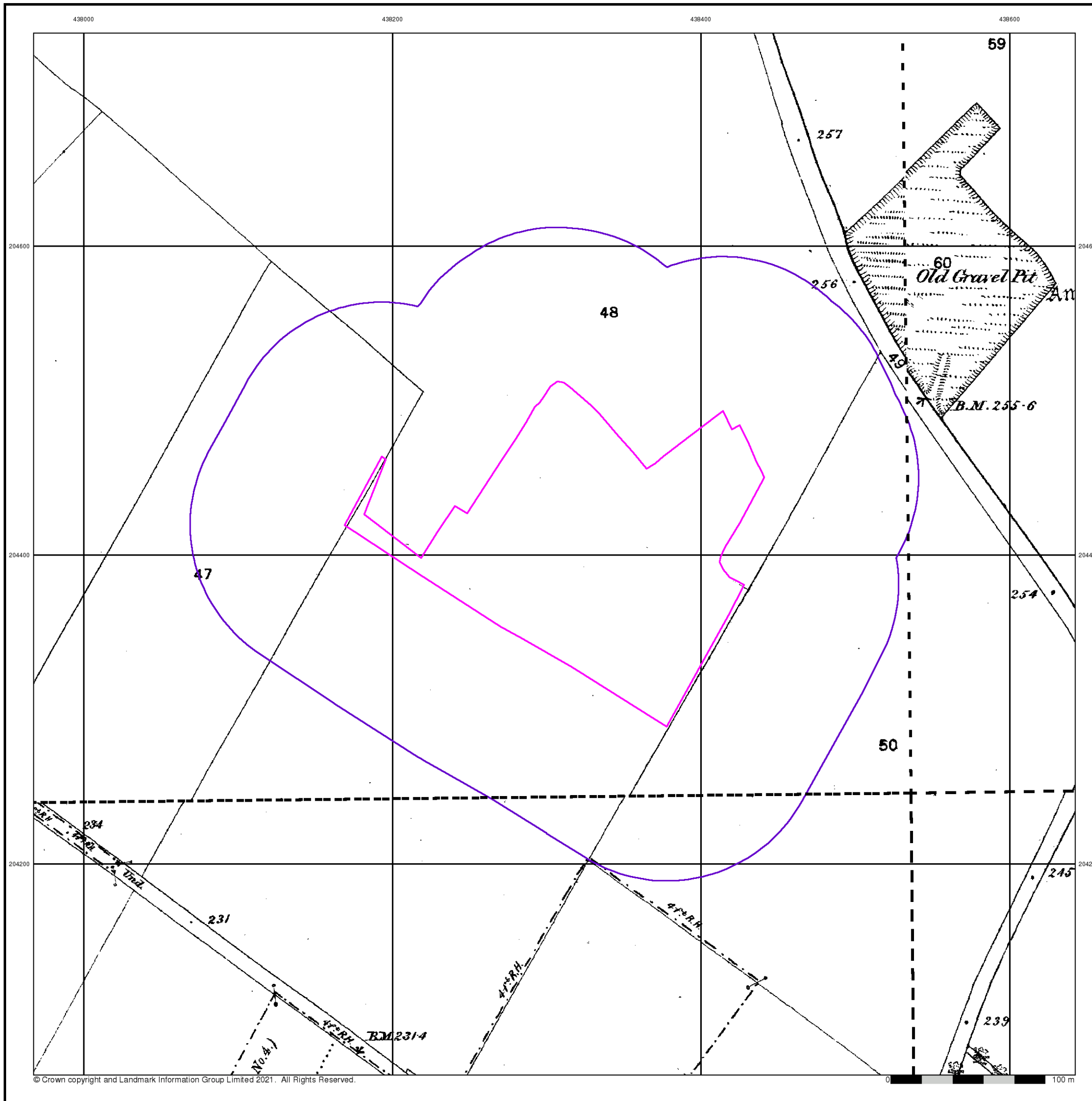
Order Number: 272399317_1_1
 Customer Ref: 1870
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 Slice: A
 Site Area (Ha): 2.87
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Site Details

Land South of Cotswold Dene, Standlake Business Park,
 Witney, OX29 7QG



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





Oxfordshire

Published 1899

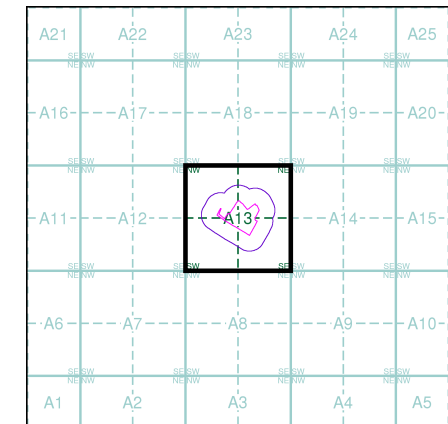
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

038_01 1899 1:2,500	038_02 1899 1:2,500
038_05 1899 1:2,500	038_06 1899 1:2,500

Historical Map - Segment A13



Order Details

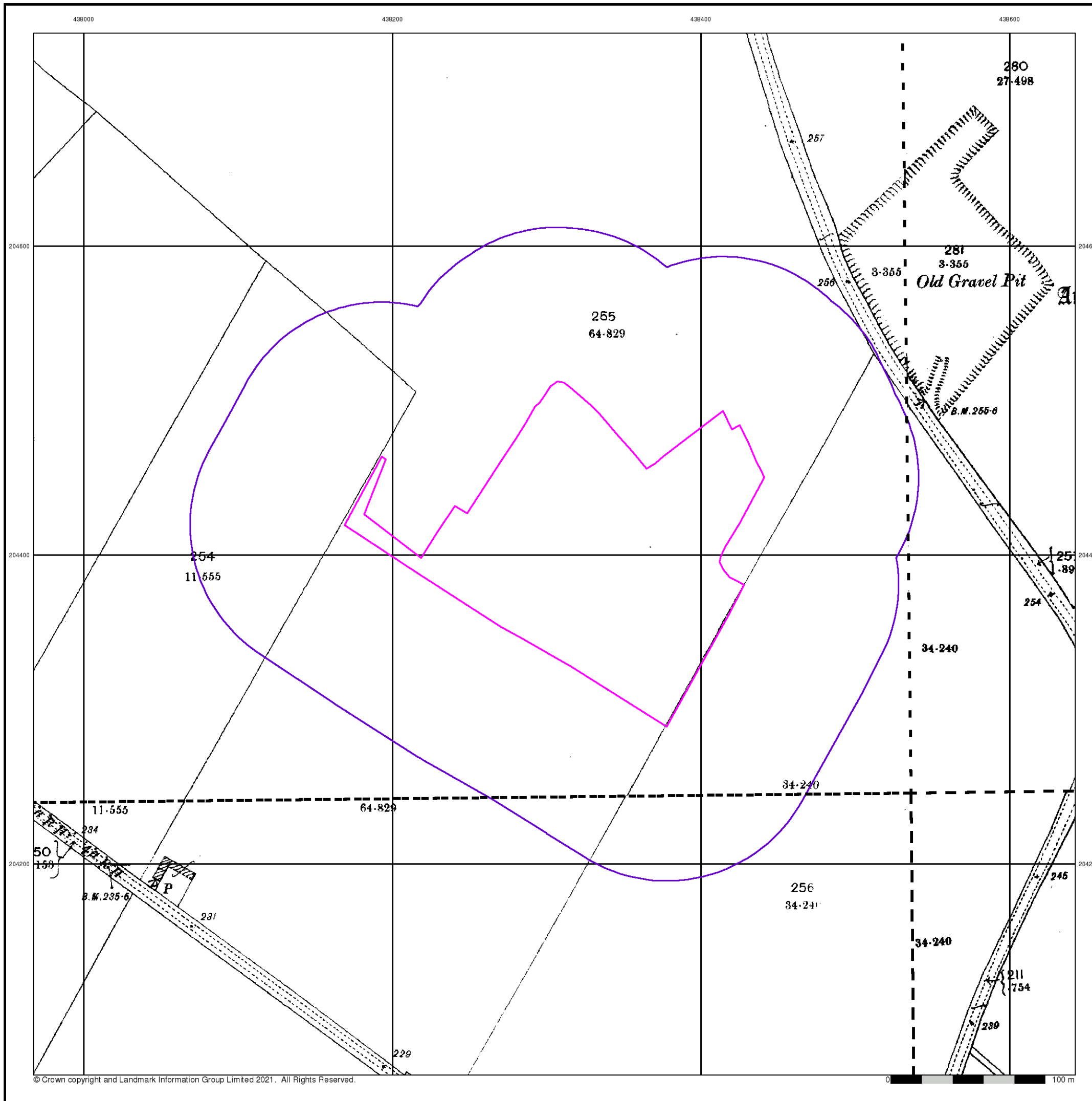
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 100

Site Details

Land South of Cotswold Dene, Standlake Business Park,
 Witney, OX29 7QG



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 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk





Oxfordshire

Published 1921

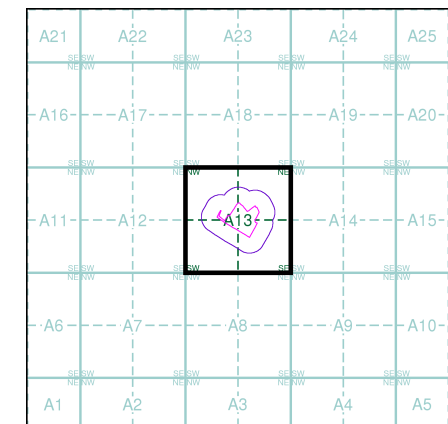
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

038_01 1921 1:2,500	038_02 1921 1:2,500
038_05 1921 1:2,500	038_06 1921 1:2,500

Historical Map - Segment A13



Order Details

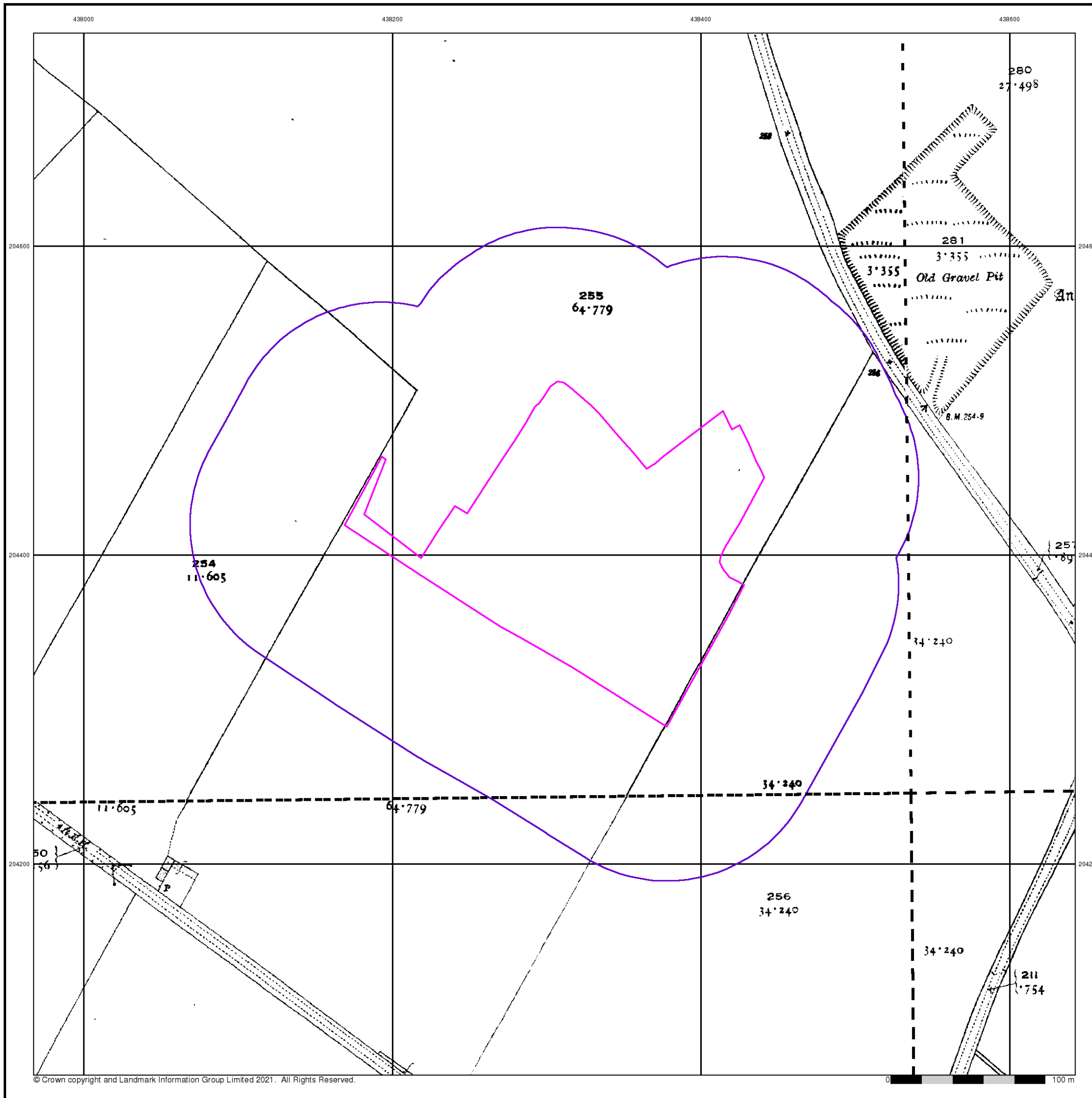
Order Number: 272399317_1_1
 Customer Ref: 1870
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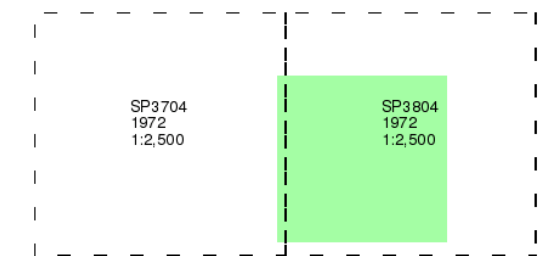
Ordnance Survey Plan

Published 1972

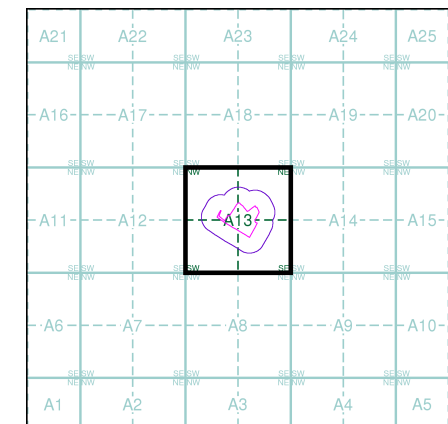
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 272399317_1_1
Customer Ref: 1870
National Grid Reference: 438320, 204410
Slice: A
Site Area (Ha): 2.87
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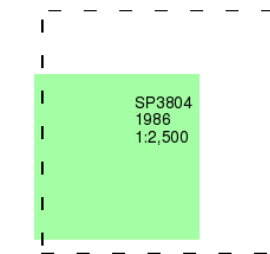
Additional SIMs

Published 1986

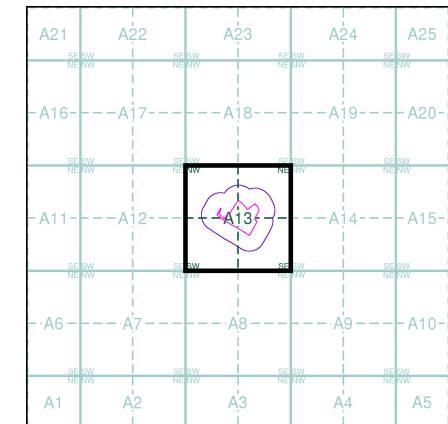
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 272399317_1_1
Customer Ref: 1870
National Grid Reference: 438320, 204410
Slice: A
Site Area (Ha): 2.87
Search Buffer (m): 100

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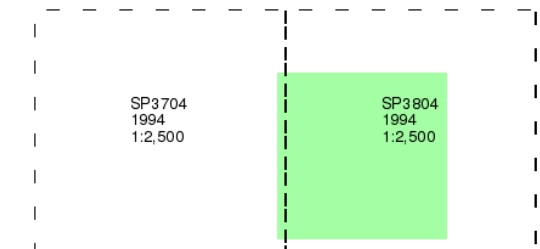
Large-Scale National Grid Data

Published 1994

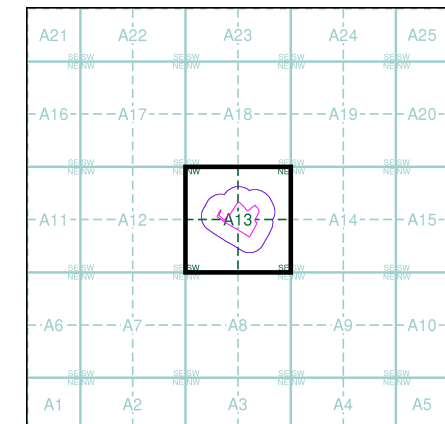
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

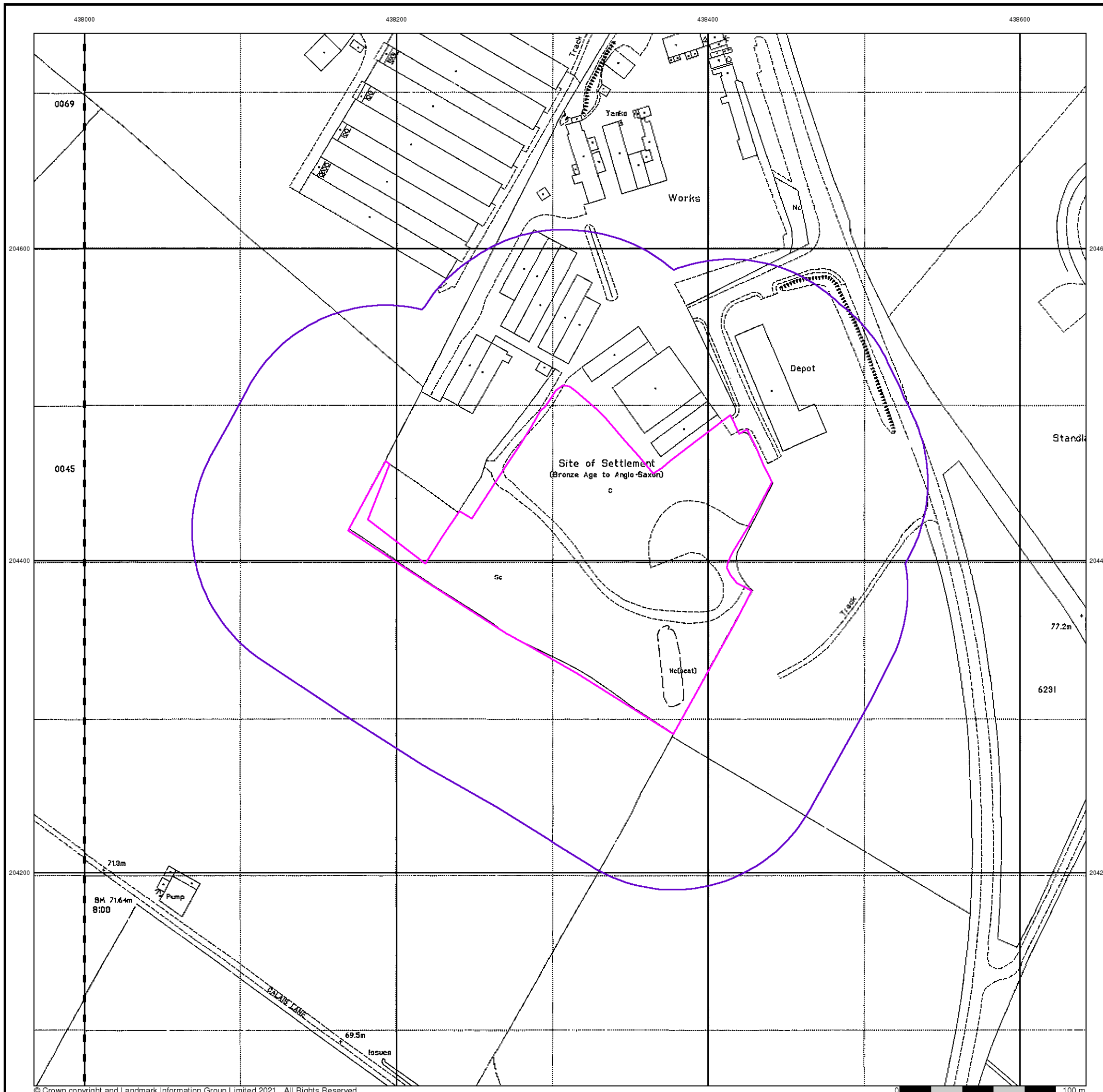
Order Number: 272399317_1_1
Customer Ref: 1870
National Grid Reference: 438320, 204410
Slice: A
Site Area (Ha): 2.87
Search Buffer (m): 100

Site Details

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438000

438200

438400

438600



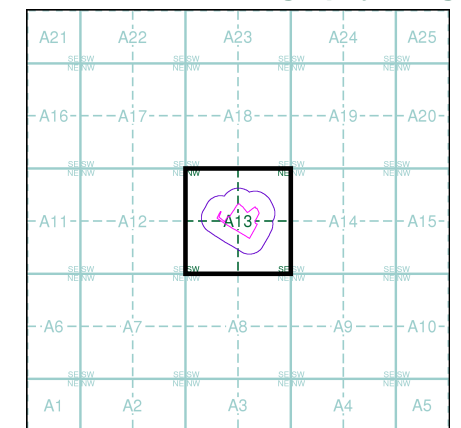
Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain



Historical Aerial Photography - Segment A13



Order Details

Order Number: 272399317_1_1
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 National Grid Reference: 438320, 204410
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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

- Gravel Pit
- Sand Pit
- Other Pits
- Quarry
- Shingle
- Orchard
- Osiers
- Reeds
- Marsh
- Mixed Wood
- Deciduous
- Brushwood
- Fir
- Furze
- Rough Pasture
- Arrow denotes flow of water
- Trigonometrical Station
- Site of Antiquities
- Bench Mark
- Pump, Guide Post, Signal Post
- Well, Spring, Boundary Post
- 285** Surface Level
- Sketched Contour
- Instrumental Contour
- Main Roads
- Minor Roads
- Sunken Road
- Raised Road
- Road over Railway
- Railway over River
- Railway over Road
- Level Crossing
- Road over River or Canal
- Road over Stream
- Road over Stream
- County Boundary (Geographical)
- County & Civil Parish Boundary
- Administrative County & Civil Parish Boundary
- County Borough Boundary (England)
- County Burgh Boundary (Scotland)
- Rural District Boundary
- Civil Parish Boundary

Ordnance Survey Plan 1:10,000

- Chalk Pit, Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Lake, Loch or Pond
- Dunes
- Boulders
- Coniferous Trees
- Non-Coniferous Trees
- Orchard
- Scrub
- Coppice
- Bracken
- Heath
- Rough Grassland
- Marsh
- Reeds
- Saltings
- Building
- Glasshouse
- Sloping Masonry
- Pylon
- Electricity Transmission Line
- Pole
- Cutting
- Embankment
- Standard Gauge Multiple Track
- Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge
- Geographical County
- Administrative County, County Borough or County of City
- Municipal Borough, Urban or Rural District, Burgh or District Council
- Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
- Civil Parish
Shown alternately when coincidence of boundaries occurs
- BP, BS** Boundary Post or Stone
- Ch** Church
- CH** Club House
- F E Sta** Fire Engine Station
- FB** Foot Bridge
- Fn** Fountain
- GP** Guide Post
- MP** Mile Post
- MS** Mile Stone
- Pol Sta** Police Station
- PO** Post Office
- PC** Public Convenience
- PH** Public House
- SB** Signal Box
- Spr** Spring
- TCB** Telephone Call Box
- TCP** Telephone Call Post
- W** Well

1:10,000 Raster Mapping

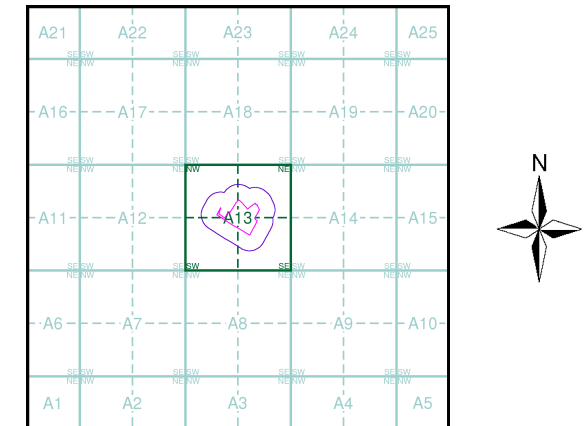
- Gravel Pit
- Rock
- Boulders
- Shingle
- Sand
- Slopes
- General detail
- Overhead detail
- Multi-track railway
- County boundary (England only)
- District, Unitary, Metropolitan, London Borough boundary
- Refuse tip or slag heap
- Rock (scattered)
- Boulders (scattered)
- Mud
- Sand Pit
- Top of cliff
- Underground detail
- Narrow gauge railway
- Single track railway
- Civil, parish or community boundary
- Constituency boundary
- Area of wooded vegetation
- Non-coniferous trees
- Coniferous trees
- Positioned tree
- Coppice or Osiers
- Heath
- Marsh, Salt Marsh or Reeds
- Flow arrows
- Mean high water (springs)
- Mean low water (springs)
- Electricity transmission line (with poles)
- Triangulation station
- Pylon, flare stack or lighting tower
- Glasshouse
- Important Building
- General Building



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Oxfordshire	1:10,560	1883	2
Oxfordshire	1:10,560	1900	3
Berkshire	1:10,560	1922	4
Historical Aerial Photography	1:10,560	1947	5
Ordnance Survey Plan	1:10,000	1960	6
Ordnance Survey Plan	1:10,000	1972 - 1975	7
Ordnance Survey Plan	1:10,000	1975	8
Ordnance Survey Plan	1:10,000	1983	9
10K Raster Mapping	1:10,000	1999	10
10K Raster Mapping	1:10,000	2006	11
VectorMap Local	1:10,000	2020	12

Historical Map - Slice A



Order Details

Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details

Land South of Cotswold Dene, Standlake Business Park, Witney, OX29 7QG



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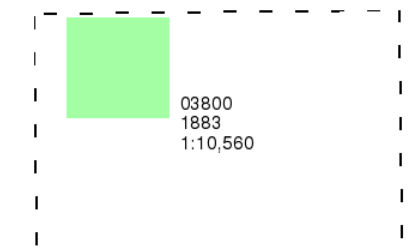
Oxfordshire

Published 1883

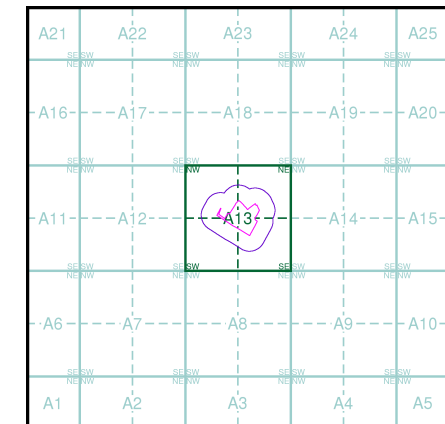
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

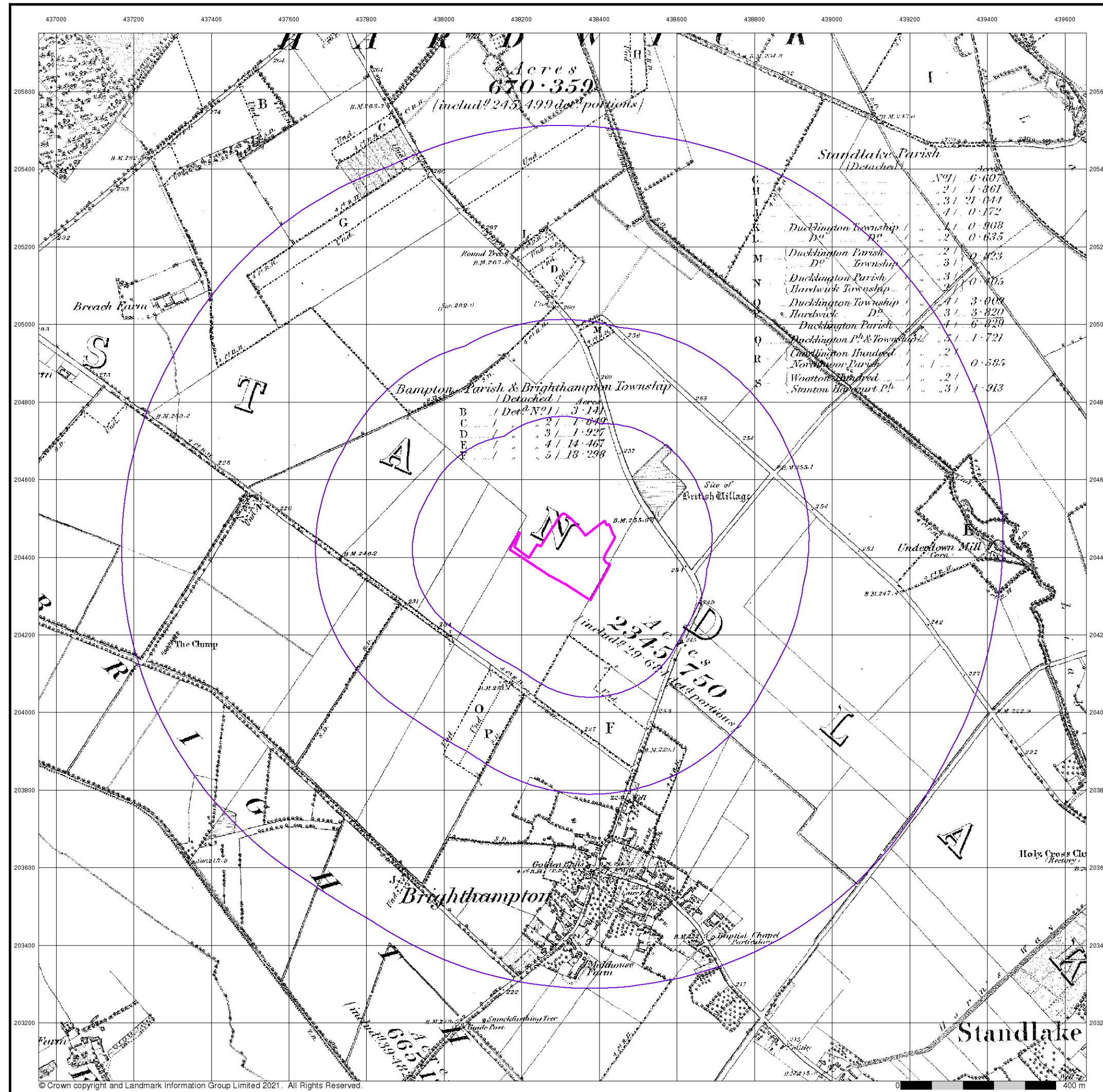
Order Number: 272399317_1_1
Customer Ref: 1870
National Grid Reference: 438320, 204410
Slice: A
Site Area (Ha): 2.87
Search Buffer (m): 1000

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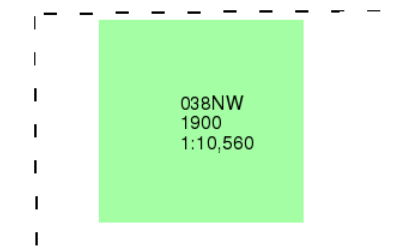
Oxfordshire

Published 1900

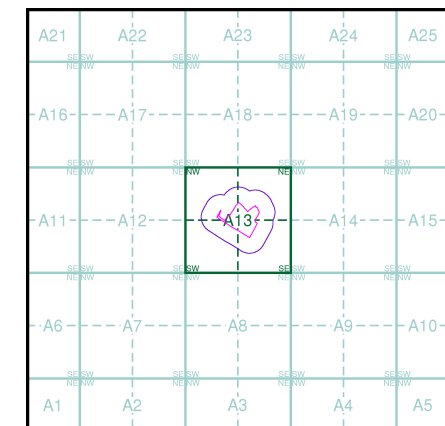
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

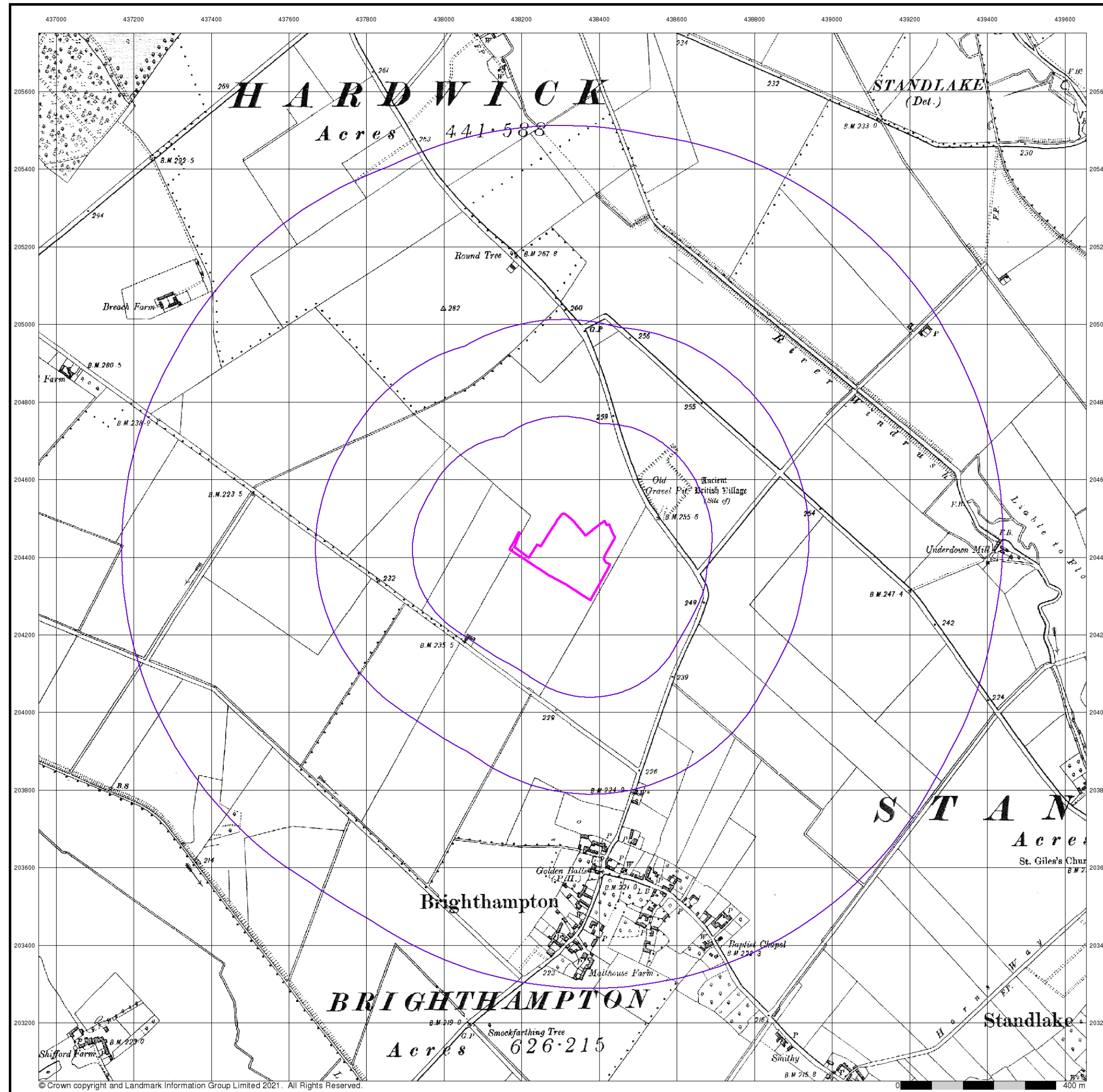
Order Number: 272399317_1_1
Customer Ref: 1870
National Grid Reference: 438320, 204410
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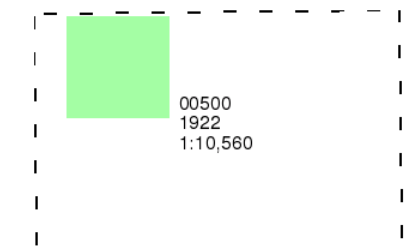
Berkshire

Published 1922

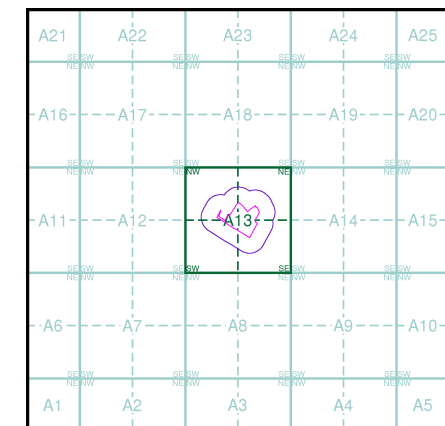
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

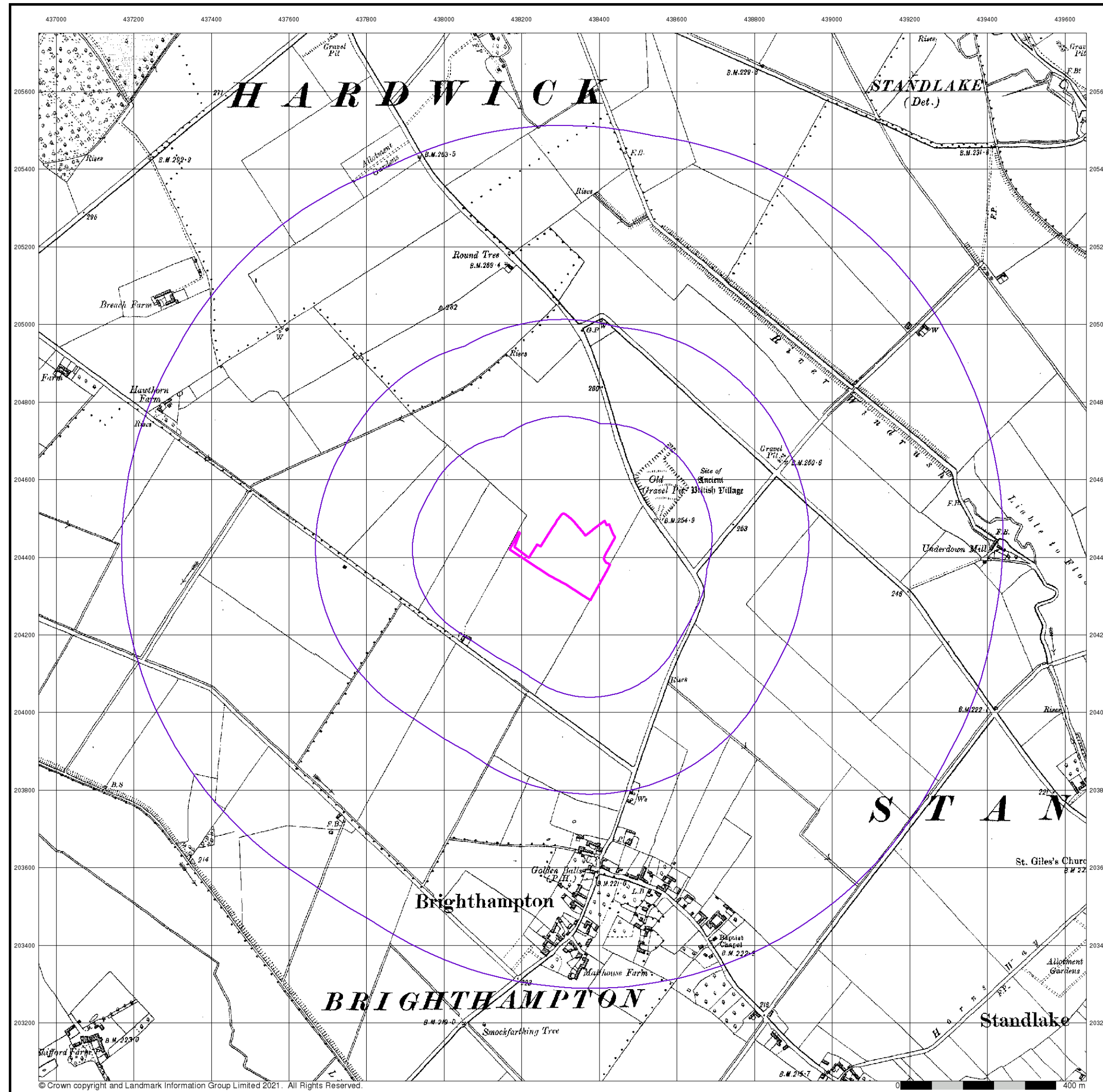
Order Number: 272399317_1_1
Customer Ref: 1870
National Grid Reference: 438320, 204410
Slice: A
Site Area (Ha): 2.87
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Historical Aerial Photography

Published 1947

Source map scale - 1:10,560

The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

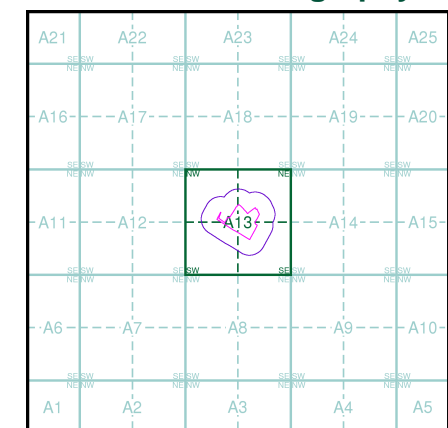
© Landmark Information Group and/or Data Suppliers 2010.

Map Name(s) and Date(s)

SP 30NE
1947
1:10,560

SP 30SE
1947
1:10,560

Historical Aerial Photography - Slice A



Order Details

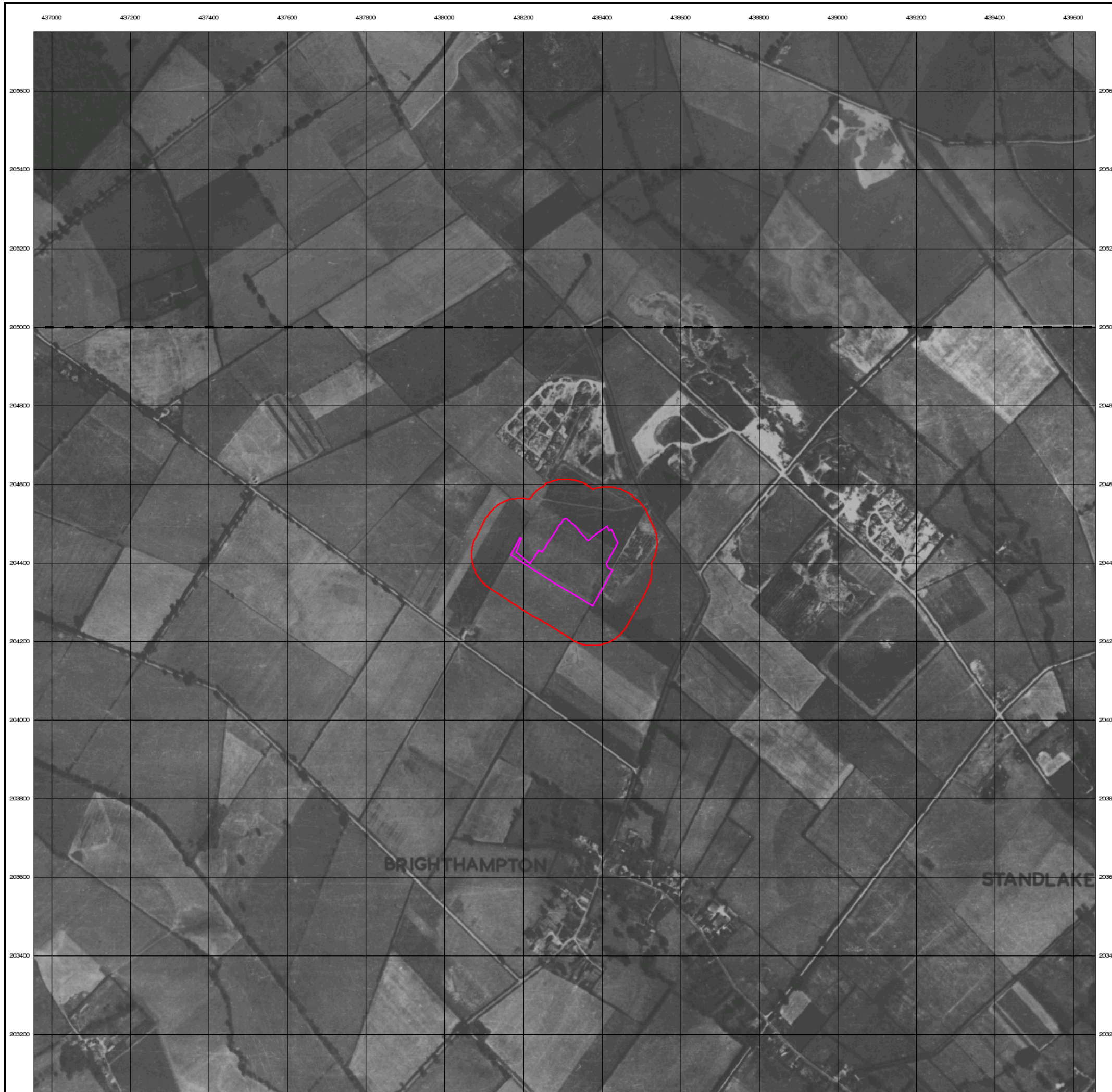
Order Number: 272399317_1_1
Customer Ref: 1870
National Grid Reference: 438320, 204410
Slice: A
Site Area (Ha): 2.87
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Ordnance Survey Plan

Published 1960

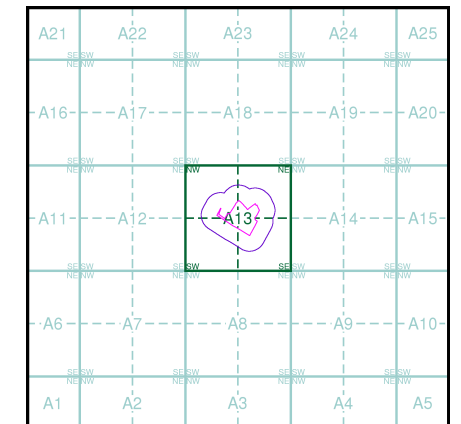
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SP30NE	1960
1:10,560	
SP30SE	1960
1:10,560	

Historical Map - Slice A



Order Details

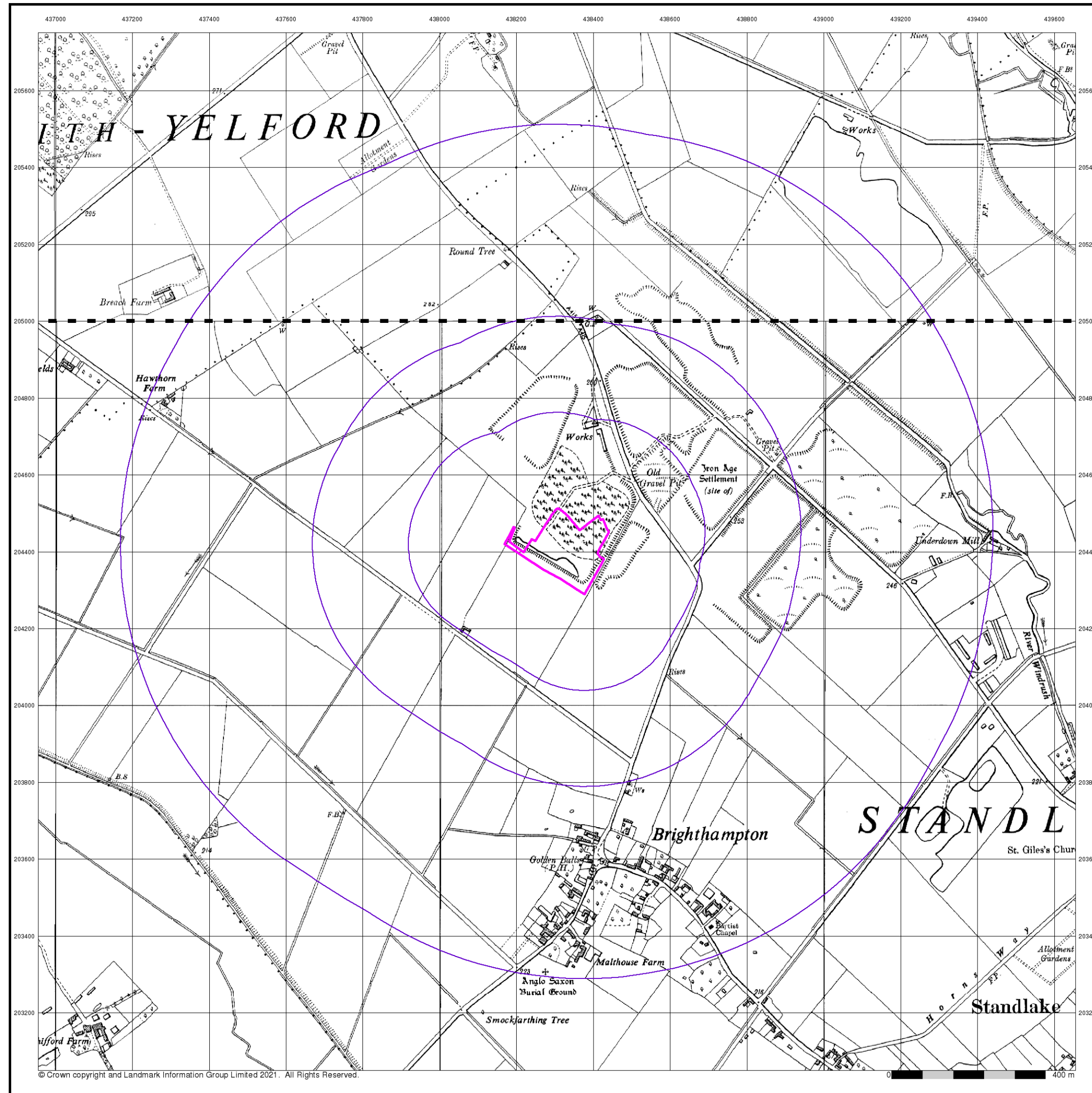
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

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Ordnance Survey Plan

Published 1972 - 1975

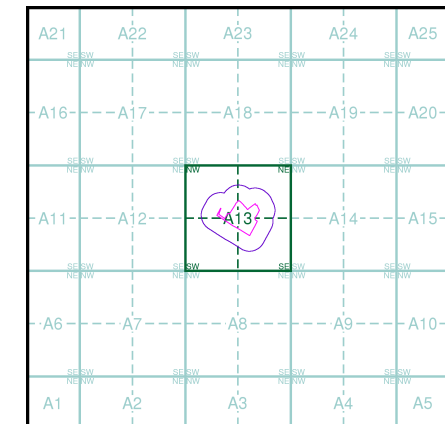
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SP30NE	1972	1:10,560
SP30SE	1975	1:10,000

Historical Map - Slice A



Order Details

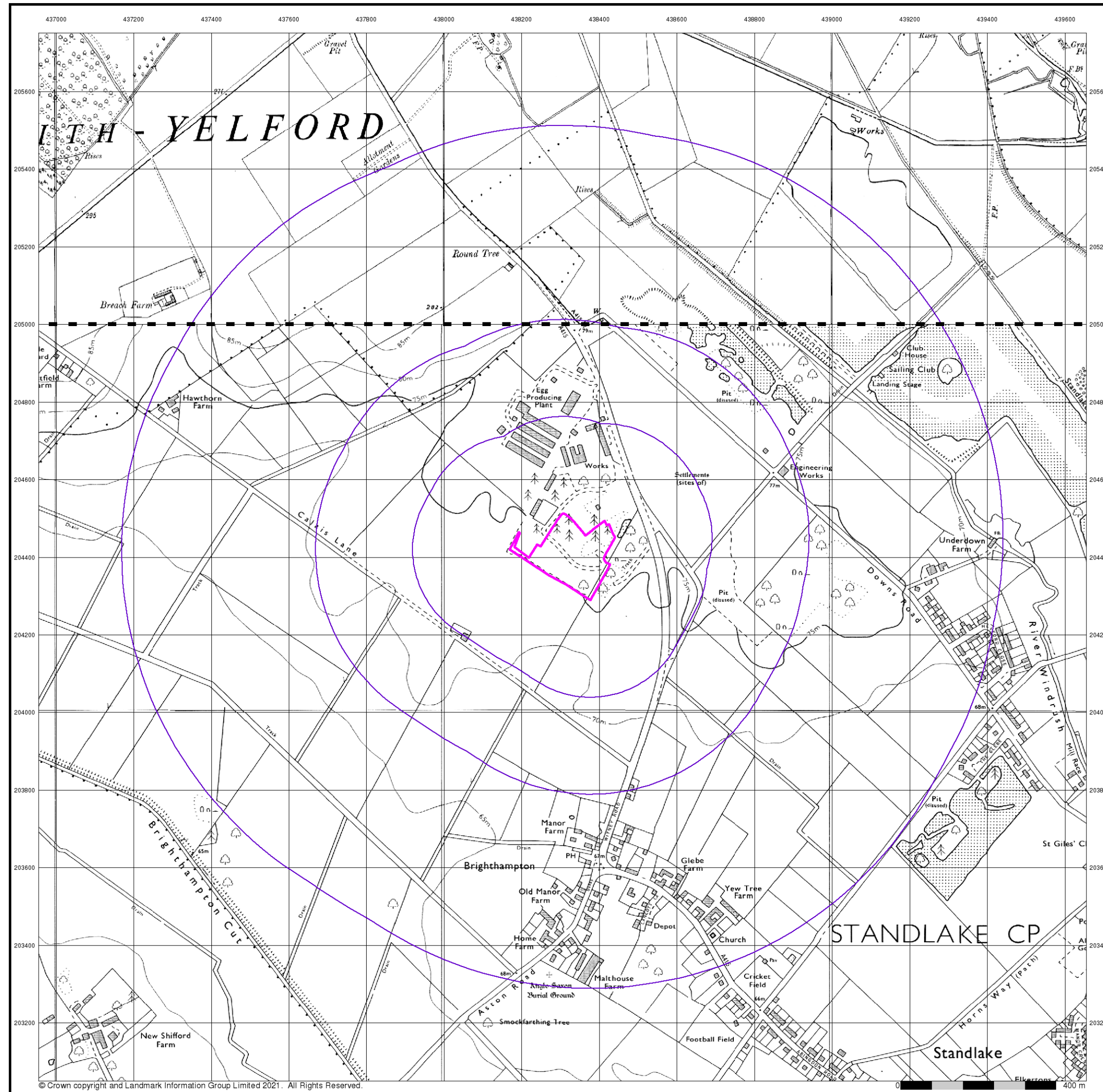
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
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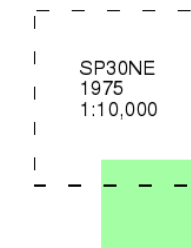
Ordnance Survey Plan

Published 1975

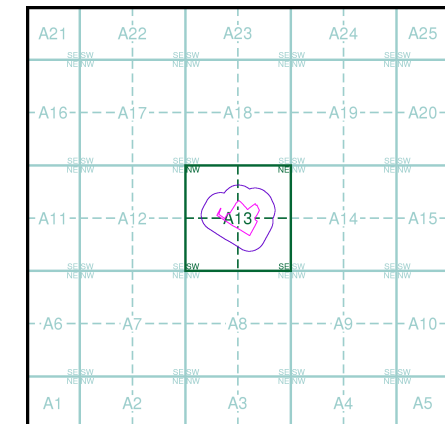
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

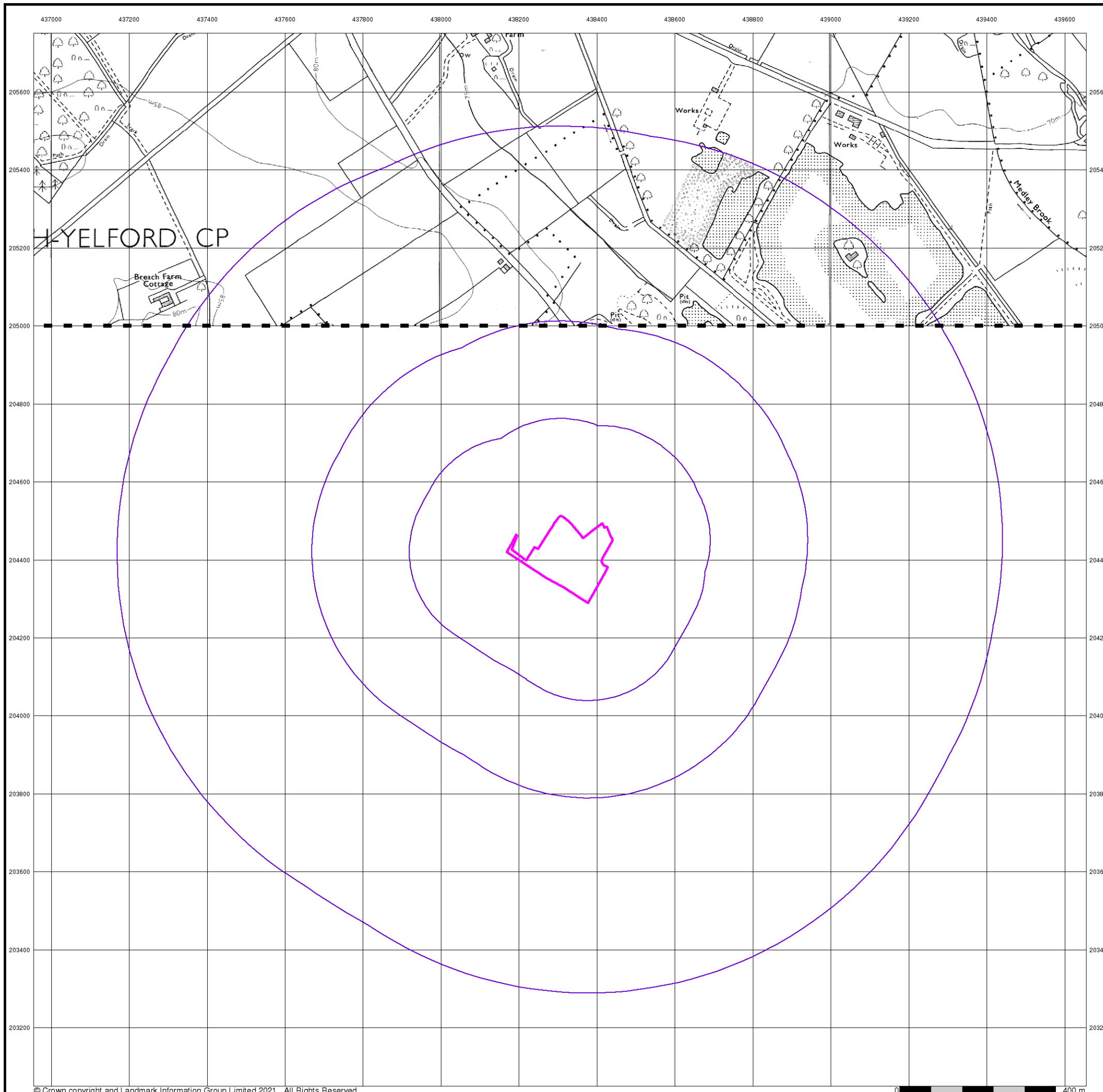
Order Number: 272399317_1_1
Customer Ref: 1870
National Grid Reference: 438320, 204410
Slice: A
Site Area (Ha): 2.87
Search Buffer (m): 1000

Site Details

Land South of Cotswold Dene, Standlake Business Park,
Witney, OX29 7QG



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





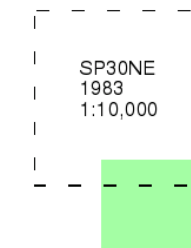
Ordnance Survey Plan

Published 1983

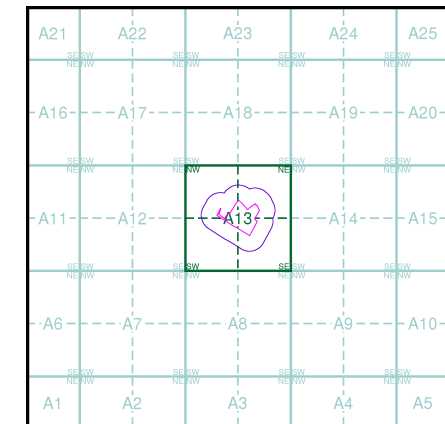
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

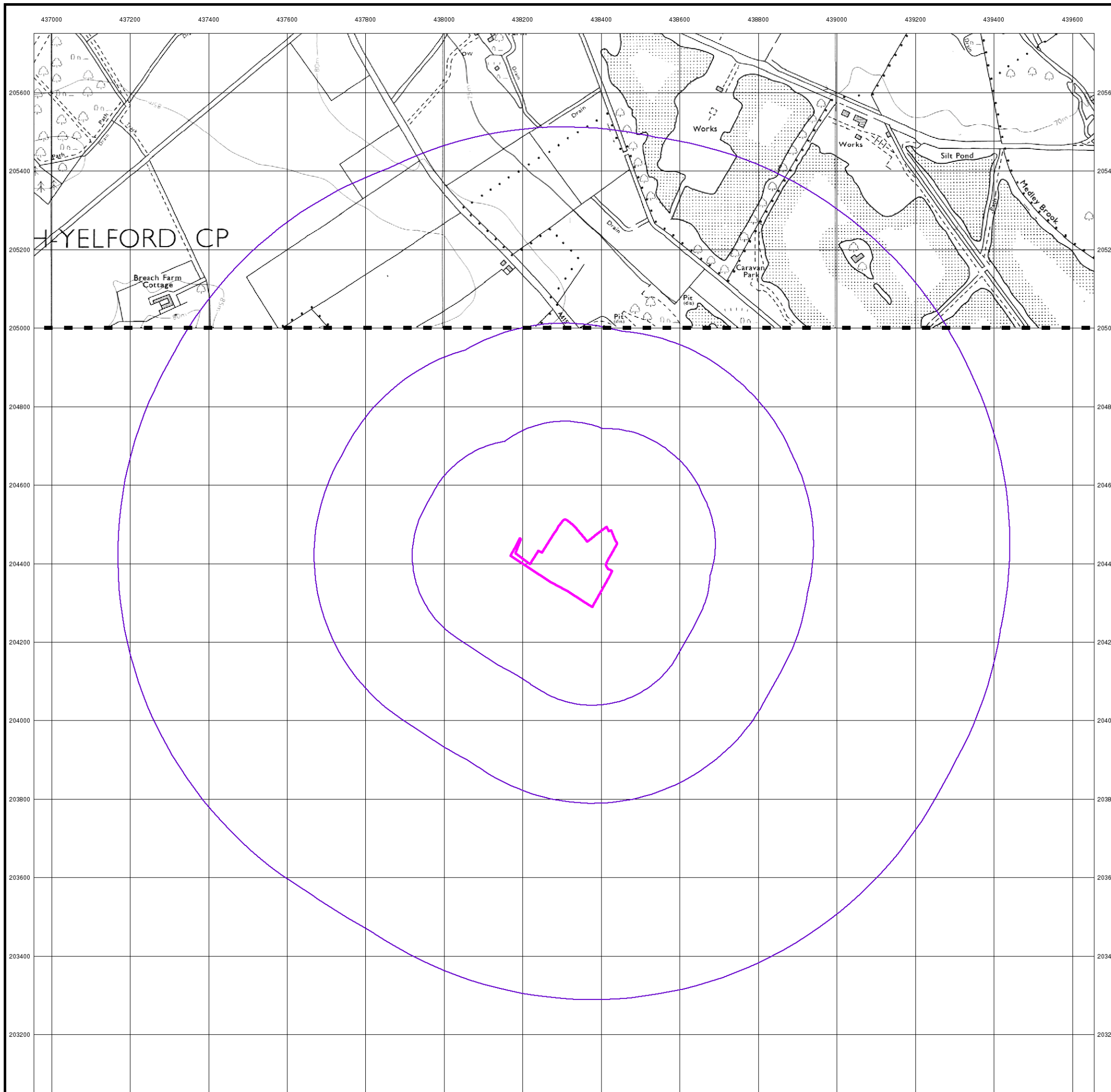
Order Number: 272399317_1_1
Customer Ref: 1870
National Grid Reference: 438320, 204410
Slice: A
Site Area (Ha): 2.87
Search Buffer (m): 1000

Site Details

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10k Raster Mapping

Published 1999

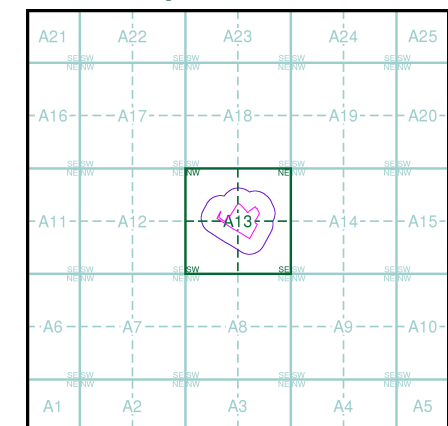
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

- SP30NE | 1999 | 1:10,000
- SP30SE | 1999 | 1:10,000

Historical Map - Slice A



Order Details

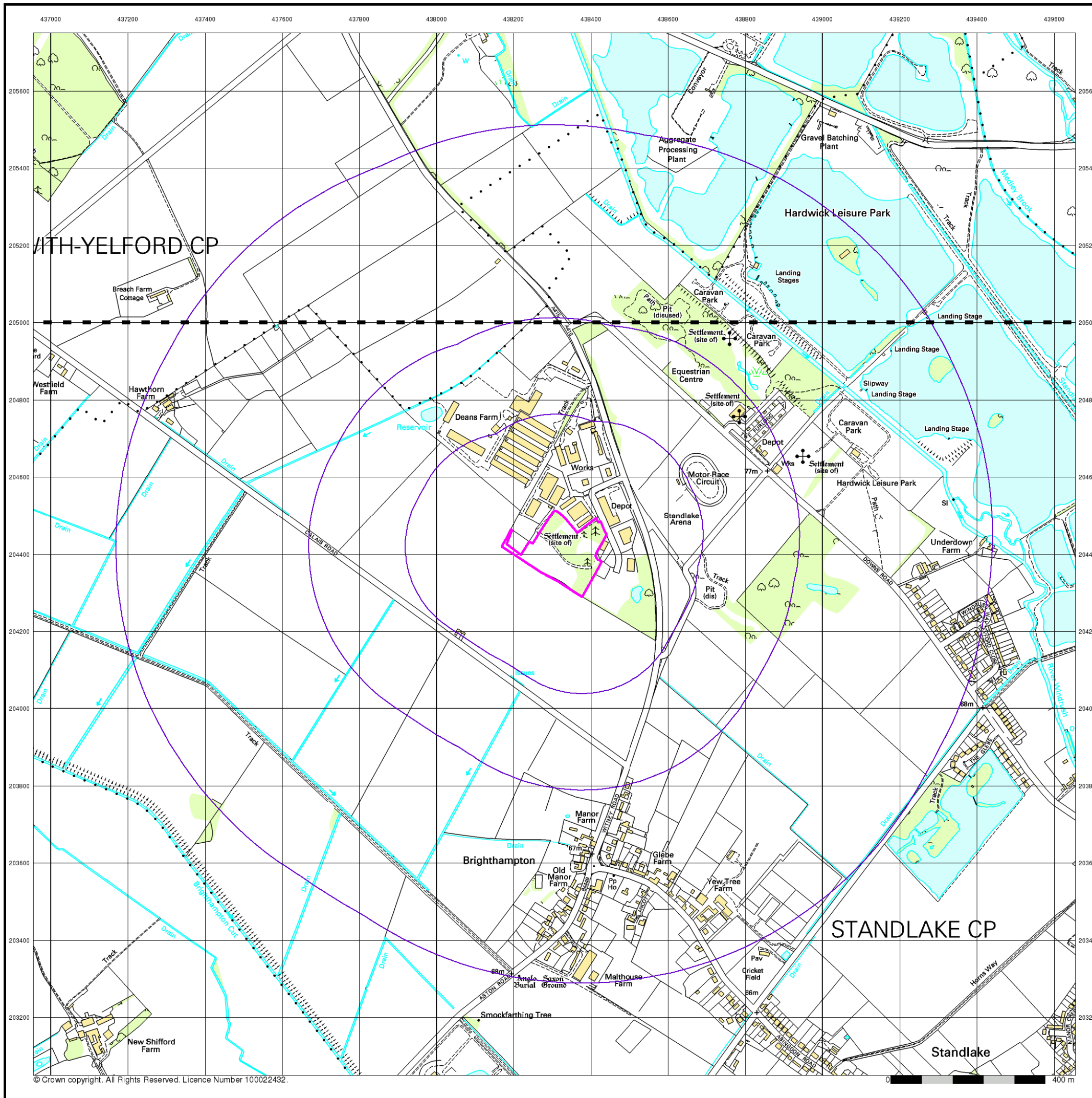
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

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10k Raster Mapping

Published 2006

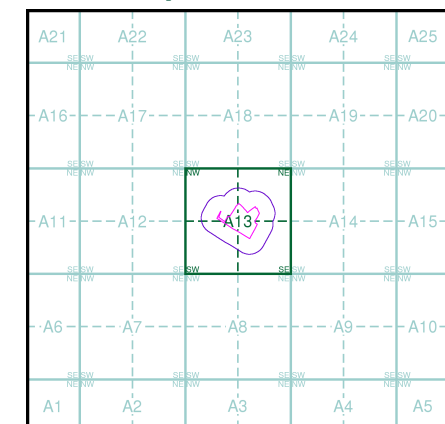
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SP30NE	2006	1:10,000
SP30SE	2006	1:10,000

Historical Map - Slice A



Order Details

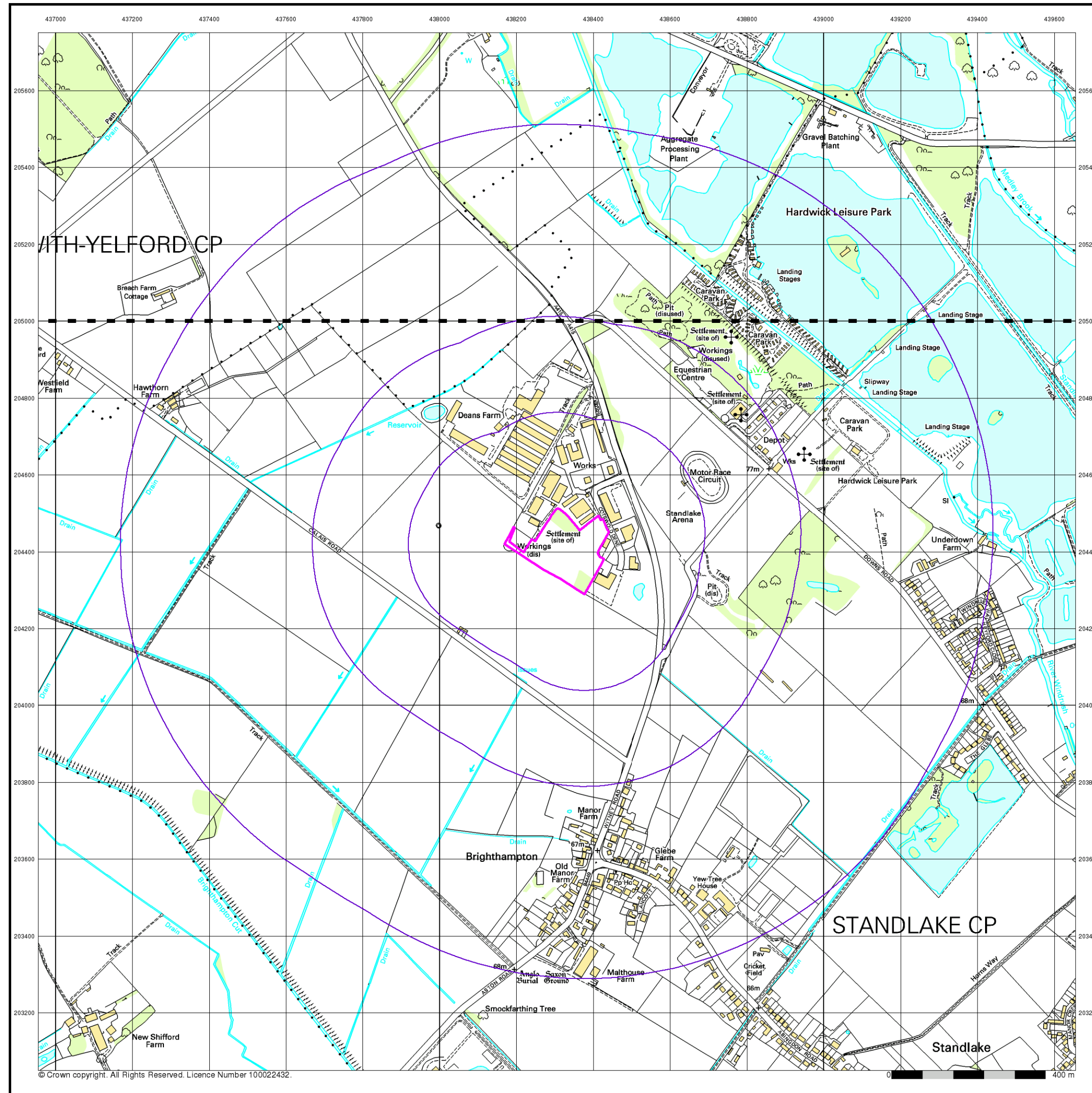
Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

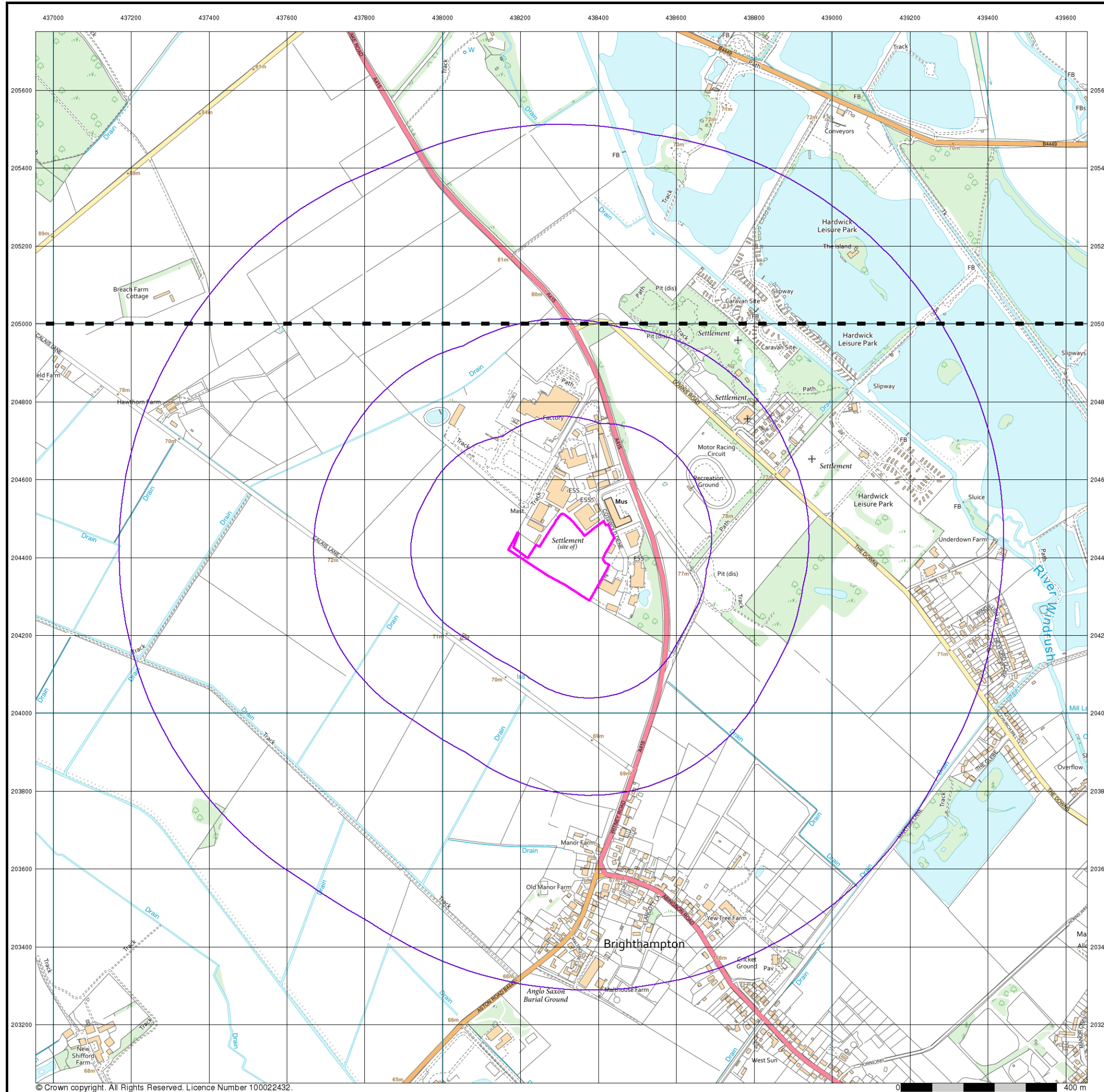
Site Details

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VectorMap Local

Published 2020

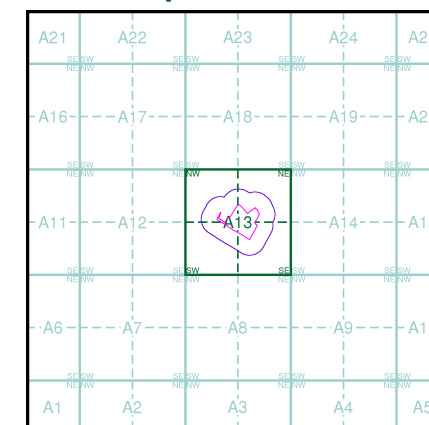
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

- SP30NE | 2020 | Variable
- SP30SE | 2020 | Variable

Historical Map - Slice A



Order Details

Order Number: 272399317_1_1
 Customer Ref: 1870
 National Grid Reference: 438320, 204410
 Slice: A
 Site Area (Ha): 2.87
 Search Buffer (m): 1000

Site Details

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Appendix 4

Zetica Ltd UXO Risk Map

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Map Centre: 438317,204408



LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- military**
- industry**
- UXO find**
- transport**
- dock**
- Luftwaffe targets**
- utilities**
- Bombing decoy**
- other**

How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.