Updated Preliminary Geo-Environmental Risk and Ground Gas Assessment

Land off Cotswold Dene, Standlake Business Park, Witney

Presented to: Infoteam International Services Limited

Issued: March 2023

Delta-Simons Project No: 91624.559141

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Report Details

Client	Infoteam International Services Limited
Report Title	Updated Preliminary Geo-Environmental Risk and Ground Gas Assessment
Site Address	Land off Cotswold Dene, Standlake Business Park, Witney, OX29 7PL
Report No.	91624.559141_Land off Cotswold Dene Standlake Business Park_Updated PRA and Ground Gas Assessment_FINAL
Delta-Simons Contact	Billy Colwill (billy.colwill@deltasimons.com)

Quality Assurance

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
01	**Final**	**08/03/2023**		Billy Colwill	CBurrows	
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INOGEN ALLIANCE

Executive Summary

Brief	Delta-Simons was instructed by Infoteam International Services Limited to produce an Updated Preliminary Geo-Environmental and Ground Gas Risk Assessment for vacant land off Cotswold Dene, Standlake Business Park, Witney, OX29 7PL for construction of five industrial units with associated yard space, car parking and limited soft landscaped areas.
Site Use & Surrounding Area	The Site currently comprises an irregularly shaped, vegetated plot of land covered by bushes and shrubbery with a stockpile present along the southern boundary of the Site. It is currently disused, located within a predominantly industrial area within the south of Standlake Business Park. The Site is surrounded by industrial units to the north, east and west, with agricultural land adjacent to the south.
Environmental Setting	The Site is likely underlain by a sequence of Topsoil and / or Made Ground (in area of infilled ground) underlain by the Summertown-Radley Sand and Gravel Member (Secondary 'A' Aquifer) and bedrock of the Oxford Clay and West Walton Formation (Undifferentiated) (Unproductive Strata). The Site is not located within a source protection area, but does lie within a Drinking Water Safeguard Zone and Drinking Water Protected Area. The nearest surface water body is a pond adjacent to the east of the plot and the closest major surface water feature is the River Windrush approximately 700m north of the Site.
Contamination Potential Sources	Limited potential sources of contamination have been identified, comprising Made Ground deposits and stockpiles (in part comprising engineered backfill from the previous removal and replacement of contaminated soils), a plastic above ground tank, oil drums,, the empty IBC units, fly-tipped wastes and the surrounding industrial uses of the business park. Historically, local quarrying that may have encroached onto Site, and material processing in the early 2000'2 are the main potential contamination sources.
Contamination Land Risk Associated with Ownership	There is considered to be a low risk of enforcement action by the regulatory authorities. The potential for legal action by surrounding landowners / Third Parties based on the potential for contamination to migrate off-Site (ongoing or historically) and result in private or statutory nuisance is considered to be low.
Development Considerations	Widespread or significant contamination is considered unlikely, and the preliminary risk assessment has identified a **low** risk of soil/groundwater contamination and hazardous ground gas at the Site. Asbestos may be present within the localised Made Ground. The Oxford Clay is a highly pyritic strata, and it is considered likely that an upgraded concrete design class will be required for the design of any sub surface concrete, though testing on the soils should be completed to understand which design class the concrete should be designed to.
Ground Gas	The Site has been classified as a Characteristic Situation 1 following completion of two additional ground gas monitoring visits at the Site. Regulatory approval should be sought for this classification.
Uncertainty and Data Gaps	This assessment is based on desk study information only. Limited Site-specific ground investigation data has made available for review from the Client, however, reliance isn't assumed.
Recommendations	It is recommended that an intrusive geotechnical Site investigation is undertaken to assess the ground and groundwater conditions to support preliminary geotechnical design and enable an assessment of foundation and engineering solutions to be made. It would be prudent to undertake limited supplementary geo-environmental sampling at the same time to confirm findings of the historic

	ground investigations and provide information for off-Site disposal or re-use of materials. In the event that Site-won materials will be re-used as part of the redevelopment then this would need to be undertaken under a Materials Management Plan in line with CL:AIRE:DoWCoP.
This is intended as a summary only. Further detail and the limitations of the assessment are provided within the main body of the Report.	

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1.0 Introduction

1.1 Appointment

Delta-Simons Limited ("Delta-Simons") was instructed by Infoteam International Services Limited (the "Client") to prepare an Updated Preliminary (Geo-Environmental) Risk Assessment for land located off Cotswold Dene within Standlake Business Park, Witney, OX29 7PL (the "Site"). In addition, an updated ground gas risk assessment is also required to confirm the findings of previous assessment works completed on behalf of others.

This Report was undertaken in accordance with Delta-Simons fee proposal dated 19th January 2023 and email proposal dated 21st February 2023. The standard limitations associated with this Assessment are presented in Appendix A.

1.2 Context & Purpose

The aim of this Report is to support the submission of a planning application for the proposed development.

The proposed development for the Site is the construction of five new industrial units within Standlake Business Park. The proposed development will comprise five two-storey units ranging from 10,580 sqft to 42,270 sqft with associated roadways, car parking and yard space with limited soft landscaped areas. It is likely that some level of earthworks will be required in order to level the Site as part of the development.

To that end this study assesses the likely environmental and geotechnical issues associated with soil and groundwater conditions that may affect the proposed development of the Site. This Report is designed in general accordance with guidance on Land Contamination: Risk Management pages of the GOV.UK web pages, the relevant requirements of the National Planning Policy Framework (NPPF) (as revised 2021) (paragraphs 174 & 183-184)[1] and the Planning Practice Guidance (Land Affected by Contamination)[2].

1.3 Scope of Works

- Review of the environmental setting of the Site, including the current use / status of the Site and surrounding area, and review of the geology, hydrogeology and hydrology;
- Review of the historical activities of the Site and surrounding area;
- Review of regulatory information relating to the Site;
- Review of the online planning records for the Site;
- Consult and review information from the Local Authority and petroleum officer in relation to Part 2A of the 1990 Environmental Protection Act;
- Review online records of potential unexploded ordnance risks;
- Complete a Site reconnaissance by undertaking a visual inspection of readily accessible areas of the Site;
- Review of readily available third-party reports relating to the Site or surrounding area;
- Completion of two rounds of ground gas and groundwater monitoring to asses the ground gas potential beneath the Site and supply a Characteristic Situation value giving confidence in the result of the previous monitoring completed as part of the previous ground investigation report;
- Develop an outline Conceptual Site Model, and undertake an updated Preliminary Risk Assessment with respect to potential contamination focussed on the proposed land use;

1 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf
2 https://www.gov.uk/guidance/land-affected-by-contamination

- Provide commentary on potential land contamination and geotechnical constraints in the context of the proposed development.

Data sources used in this assessment are listed in Appendix B.

1.4 Limitations

The standard limitations associated with this Assessment are presented in Appendix A. In addition, there are the following specific limitations that apply to this Assessment:

- The Consultant undertaking the Site inspection maintained a general awareness for evidence of invasive plant species, particularly Japanese Knotweed. While none were observed during the walkover, it should be noted that the Consultant is not a trained ecologist and a separate survey undertaken by an experienced Ecologist would be necessary if a more robust assessment is needed.
- The Report includes an initial assessment of unexploded ordnance (UXO) risks for the Site using online data sources. A detailed UXO assessment falls outside of the scope of this Report, further specialist assessment may be required.
- While a detailed radon assessment falls outside of the scope of this Report, a commentary based on UK Health Security Agency guidance (as at ukradon.org.uk) and data presented in the Envirocheck report, is provided. However, it cannot be precluded that further assessment might be required by the Local Authority.

2.0 Site Context & Data Review

The following sections provide a summary of the key site features based on the data sources listed in Appendix B. All distances, measurements and dates are approximate and the accuracy limitations of the data sources should be noted.

2.1 Site Information

<table>
<tr><th colspan="4">Site Overview</th></tr>
<tr><td colspan="4">Envirocheck LANDMARK INFORMATION GROUP
 
Envirocheck
Contains Data from, © 2023 Landmark Information Group Ltd</td></tr>
<tr><td>Co-ordinates</td><td colspan="2">Centred at National Grid Reference 438310. 204410</td><td>Elevation
76 - 82 m AOD
Area
3.42 Ha</td></tr>
<tr><td>Site Address and Location</td><td colspan="3">Land off Cotswold Dene, Standlake Business Park, Witney, OX29 4PL.
The Site is located to the south of Cotswold Dene, approximately 5.5km south of Witney. Access to the Site is via Cotswold Dene to the north with Newlands Lake located approximately 700m east of the Site. The Site is surrounded by industrial units to the north, east and west, with agricultural land adjacent to the south.
A Site location map is provided as Figure 1.
Google Maps Link
[Google, Imagery©2023 CNEZ / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2023]</td></tr>
<tr><td>Site Owner</td><td colspan="3">Hunt Group UK is understood to own the freehold interest of the Site.</td></tr>
<tr><td>Site Occupant(s)</td><td colspan="3">The Site is currently vacant and undeveloped.</td></tr>
</table>

Site Description	Delta-Simons conducted a Site visit on 16th February 2023. A series of Site photographs are presented as Appendix D, and pertinent information that was observed or reported on-Site is summarised below and a Site Features Plan is included as Figure 2. The Site is currently unoccupied, consisting of a relatively flat, roughly vegetated area with a large stockpile located in the south, adjacent to the Site boundary. The south-west rectangular area of Site has concrete hardstanding which appears to be in good condition and contains an additional four smaller stockpiles, which comprise mainly sand, gravel and cobbles of brick and concrete. In-between the largest of these stockpiles and the Site boundary fence line contained two oil drums, with one labelled as containing or previously containing 'EXOL Ultramax Mineral Based Hydraulic Oil' and the other labelled as with '5W-30 C3 Fully Synthetic Low SAPS Engine Oil', a gas cannister, a used plastic blue jerrycan, a rusted presumed gas cylinder, an upturned mixed waste bin containing an array of plastics and other materials, a 1000kg Intermediate Bulk Container (IBC) labelled as containing 'LIBRADET 55' (Not Hazardous for Transport) which utilises a synergetic blend of surfactants and foam stabilisers, with an expiry date of May 2019. The wider concrete hardstanding area also contained a second 1000kg IBC, which is now empty, previously containing Methanol and labelled as highly flammable and toxic. A further two opened mixed waste bins, which were half full and containing an array of inert waste, alongside an above ground plastic tank, with unknown contents. The above ground plastic tank, oil drums and IBC units, although appearing to be waste, were in a good condition with no signs of degradation or leakages. The south-west corner of the Site also contained a small area of waste material including tyres, wood, plastics and a second rusted presumed gas cylinder. A fourth and final mixed waste bin was positioned next to the seemingly redundant works cabin. The north-west area of Site appeared to become gravelly and more uneven and further contained a couple of wooden pallets and an unlabelled oil drum. Along the east boundary of Site, a suspected red rubber hydrant hose fed from outside of Site, through the wooden fence and into the Site boundary. The east and north-east Site boundary also contained an array of mixed waste materials including plastics, rubber, wood and glass bottles, with the remaining central vegetated area of Site containing a more sporadic dispersal of inert waste and was largely covered by shrubs and brambles. At the north-east entrance of Site, a sofa had appeared to have been fly tipped, however, this is just outside of the Site boundary and does not restrict access. Monitoring borehole covers associated with previous ground investigation were observed at ground level on the Site.
Description of Adjacent and Surrounding Land Uses	The Site is located within a predominantly industrial area within the south of Standlake Business Park. The Site is surrounded by industrial units to the north, east and west, which include a fuel mechanical plant, equipment suppliers, waste collection and recycling services, with agricultural land adjacent to the south.
Where identified, the potential on-Site or off-Site sources of contamination are considered further in Section 4.0.	

2.2 Physical Setting

The physical setting of the subject property can influence the susceptibility to, and relative magnitude of, environmental impacts and liabilities associated with on- and off-Site sources of contamination. The following table provides physical setting information for the subject property and surrounding area.

Published Geology	British Geological Survey (BGS) online viewer (mapapps2.bgs.ac.uk/geoindex) and mapping (bgs.ac.uk/maps) (1:50,000 Sheet Number 236, Witney [Oxford]) indicates that ground conditions at the Site comprise: • Worked Ground: The south of the Site and surrounding area is mapped as worked ground, covering approximately half of the Site. • Superficial deposits: The Summertown-Radley Sand and Gravel Member is mapped as being present across approximately half of the Site, comprising fine grained sand and gravels, locally absent where the worked ground is present in the south of the Site. • Bedrock: The Oxford Clay Formation and West Walton Formation (undifferentiated) is mapped as being the bedrock geology as the Site, consisting of clays and mudstone.
Site-Specific Geology	There are a twenty-six BGS recorded boreholes (mapapps2.bgs.ac.uk/geoindex) on the Site, all completed in 2006. The boreholes broadly describe the geology as: • Made Ground comprising gras over clayey / gravelly sand or sandy clay. Gravel comprises sandstone, brick, concrete, quartz, glass, metal and slag to depths of between 0.5 and 3.4m bgl; • Alluvium comprising green, grey clayey gravelly sand with decomposing plant matter locally at one location in the south of the Site from 2.5 to 2.6m bgl; • River Terrace Deposits comprising orange-brown sand and gravel. Gravel comprising variable lithology to depths of 2.2m to 3.5m bgl; and • Oxford Clay comprising soft thinly laminated grey clay with occasional laminations of light grey silt, to depths greater than the maximum investigated depth. It is understood from previous reports that the top 1.7m of ground comprises engineered backfill following the removal of Made Ground soils from Site during a previous phase of remediation in 2021. It is considered that the original worked ground/Made Ground was associated with the removal and backfilling of natural geological deposits during previous quarrying at the Site.
Aquifers and Groundwater Receptors	The Environment Agency (EA) data magic.defra.gov.uk provides the following aquifer classification and designations: • Superficial deposits: The Summertown-Radley Sand and Gravel Member, where present, is classified as a Secondary 'A' Aquifer. • Bedrock: The Oxford Clay and West Walton Formation (undifferentiated) at depth beneath the Site are understood to be classified as an unproductive strata. • Source Protection Zones: The Site is not in a designated groundwater Source Protection Zone.

	• The Site is within a Surface Water Drinking Water Safeguard Zone and Drinking Water Protected Area. • Groundwater Abstractions: There are four licenced groundwater abstractions recorded within 1km of the Site. Three of which are related to agricultural usage, and the other related to Sand and Gravel washing. It is noted that none of the licenses are currently active.
Groundwater Levels and Flow Direction	The available BGS borehole information indicates the presence of groundwater at approximately 2.5m bgl, within the Summertown-Radley Sand and Gravel Member Groundwater is expected to flow to the south, towards the River Thames.
Hydrology	The nearest surface water feature is a small pond located approximately 100m east of the Site. There are drainage channels present in the surrounding agricultural land to the south, east and west. The closest being circa 300m from the Site boundary. The River Windrush is located circa 700m north of the Site. According to the Envirocheck Report, there are no licensed abstraction records from surface water located within 500 m of the Site.
Site Topography	The Site topography is generally flat, though is higher in the south due to the presence of a stockpile along the southern boundary. The regional topography slopes gently towards the south-east.
Mining & Quarrying	Reference to the Coal Authority on-line viewer (bgs.ac.uk/coalauthority) indicates that the Site is not with a Coal Mining Reporting Area, and is not within a Development High Risk Area. Consequently, a Coal Mining Risk Assessment (CMRA) is unlikely to be required under the planning regime.
Ground Stability Hazards	The Envirocheck Report indicates the following hazards in the area of the Site: • Dissolution – No hazard • Landslide – Very low hazard • Shrinking and swelling clay – Moderate hazard • Collapsible ground – Very low hazard • Running sands – Very low hazard • Compressible Hazards – No hazard
Radon Gas	The UK health Security Agency (ukradon.org) data indicates that the Site doesn't not lie within an area of elevated radon potential, with a maximum radon potential of >1% of homes being above the action level for radon. While a detailed radon assessment falls outside of the scope of this Report, a commentary based on UK Health Security Agency guidance (as at ukradon.org.uk) and data presented in the Envirocheck report, is provided. However, it cannot be precluded that further assessment might be required by the Local Authority.

2.3 Sensitive Land Use

Ecological Receptors	It is understood from information provided within the Envirocheck Report, the following are statutory ecological receptors are located within 500 m of the Site: • Upper Thames Tributaries (decommissioned), 389m north-east of the Site.
Heritage Interest	Historic England Records (historicengland.org.uk) indicate that no areas of designated heritage interest are located on or adjacent to the Site.

2.4 Historical Use of the Site & Surrounding Area

2.4.1 Approach

The historical development of the Site and surrounding area has been assessed through a review of historical maps, aerial photographs, internet sources, previous reports and Google Earth historical satellite imagery. A summary of the key historical Site uses and developments in the surrounding area is presented below. Copies of selected historical maps are included within Appendix E.

2.4.2 Historical Information Review

The following table provides a review of the historical information for the Site, adjacent and surrounding area.

Date	Source	Site Description	Surrounding Area
1876	OS Mapping	The subject property appears to be undeveloped agricultural land.	The areas surrounding the Site were observed to comprise agricultural land. An Old Gravel Pit is located approximately 75m north of the Site. The River Windrush is located circa 650m north-east of the Site. Drainage channels are present in the surrounding fields.
1883	OS Mapping	No significant changes observed.	No significant changes observed.
1921 - 1922	OS Mapping	No significant changes observed.	No significant changes observed.
1960	Previous Reports	The northern section of the Site is covered by trees. There is a break of slope across the southern and eastern sections of the Site, potentially linked to quarrying.	A "works" is present circa 90m north-west of the Site. The land immediate to the north of the Site is mapped as having trees present. There are several areas mapped as having a break of slope surrounding the Site to the west, north and east within 300m of the boundary. The closest being adjacent to the east of the Site. A Site of Iron Age Settlement is labelled circa 100m north-east of the Site.
1972 - 1975	OS Mapping	Two tracks are present across the southern and central areas of the Site.	"Settlements" are labelled circa 60m north of the Site. The previous "works" is now labelled as an egg production plant, along with further works 70m north of the Site. Tanks are labelled within the works.
1986	OS Mapping	No significant changes observed.	Further industrial buildings are present 100m to the north-west of the Site.
1994	OS Mapping	The northern section of the Site is labelled as a Site of Anglo Saxon Settlement.	A depot has been constructed adjacent to the north-west of the Site.
1999	Historic Ariel Photography, Raster Mapping	There appears to be a number of stockpiles in the south of the Site.	Further development of industrial units is located to the north-east adjacent to the Site boundary. A Motor Race Circuit is located circa 100m north-east of the Site. Further development is mapped circa 400m

Date	Source	Site Description	Surrounding Area
			north-east of the Site, including an equestrian centre and caravan park.
2004 – 2009	Google Earth Pro – Historic Mapping	The western side of the Site appears to be in use as an aggregate processing area, with numerous stockpiles present. Stockpiles appear in the east of the Site also in 2009.	No significant changes observed.
2017	Google Earth Pro – Historic Mapping	Previously mentioned stockpiled materials are no longer present in the south of the Site.	No significant changes observed.
2022	Vector Mapping	No trees are mapped as being present on Site.	Further development of the adjacent industrial land is mapped to the west, north and east of the Site. One of the adjacent units to the north-west is labelled as a factory.

2.4.3 Historical Use Summary

Based on a review of the compilation of historical sources dating back to 1876, it appears that the subject property has remained undeveloped / used for agricultural land for large parts of its history. However, there appears to be some quarrying in the 1960's and more recently, some level of earthworks / material processing in the late 1990's – 2000's. The surrounding area was also in use as agricultural land to the 1960's where development of Standlake Business Park began to be mapped.

Potentially contaminative land uses identified in the surrounding area include the adjacent industrial units and associated tanks, which began to be developed in the 1960's, the motor circuit 100m north-east and the egg production plant mapped in the 1970's.

2.4.4 Unexploded Ordnance (UXO)

The Zetica Regional Unexploded Bomb Risk Map for the area of the Site (zeticauxo.com) indicates that there is a low risk of UXO in the area of the Site.

A detailed UXO assessment falls outside of the scope of this Report, and specialist assessment may be required to support future groundworks.

2.5 Environmental Database Review

The Landmark Envirocheck® Report provides a database of environmental information held by various statutory bodies including the EA, Local Authority (LA), Health & Safety Executive (HSE) and Public Health England amongst others. A copy of the Envirocheck Report is provided in Appendix E and the most relevant information is summarised below.

Features On-Site	The Landmark Envirocheck® Report lists the following as relating to the Site: • Two Pollution Incidents to Controlled Waters are registered on the western Site boundary, related to pollution caused by unknown sewage (Category 3 – Minor Incident). The affected Controlled Water body is not listed on the report. • Three Substantial Pollution Incidents Register entries are listed as being present on the Site. All were listed as being a category 4 - significant incident on the land, cause by general biodegradable pollutants and special waste materials (commercial waste) between 2008 and 2012). One is listed as being a Category 3 – minor incident to waters.

	• One contemporary Trade Entry is listed on-Site, related to Waste Disposal. The entry is inactive. There are no BGS, LA and EA registered landfill sites on-Site.
Potentially Contaminative Features Off-Site	The Landmark Envirocheck® Report lists the following as relating to the Site: • Two registered waste transfer sites within 500m of the Site. The first is adjacent to the east of the Site, relating to metal waste, special waste and vehicle bumpers, tyres, coolant issued in 2000. The license is still thought to be active. The other, 90m north of the Site, for Hackett Ltd, for inert, general, solid / general scrap metal and putrescible waste. • One Licensed Waste Management Facility is listed as being present adjacent to the Site, relating to a special waste transfer station between 2000 and 2017. Following a review of the data, this is believed by Delta-Simons to refers to an operational waste transfer site immediately to the east of the Site. • One historic landfill Site is registered 390m north-east of the Site, for inert and industrial waste. No dates of the license are given. • Three Local Authority recorded landfill sites are recorded within 500m of the Site. The closest, 25m south-east of the Site for aircraft oils, scrap metals and plastics. The other two are recorded as for putrescible waste, 115m and 225m from the Site. No dates are supplied for any of the facilities. • Two potential areas of infilled land (non-water) are listed within 500m of the Site. One is located 10m north-west of the Site relating to the infilling of a pit/quarry. There is potential for that the quarrying activities encroached onto the northwest of the Site. • Four discharge consents within 250m of the Site, all related to sewage discharges. Only one remains active. • One Integrated Pollution Control (IPC)for Bevan Recycling (uk) Ltd, relating to Carbonisation within the fuel & power industry, circa 460m north-east of the Site. The authorisation has been revoked. • Three Integrated Pollution Prevention and Controls (IPPC), related to the temporary storage of hazardous waste (>50 tonnes) 30m east of the Site, waste disposal (175m north) and intensive poultry farming (270m north-west). • One revoked Local Authority Pollution Prevention and Control (LAPPC) relating to manufacture of timber and bulk cement. • Fifteen Contemporary Trade Entries within 250m of the Site, of which six are active, relating to garage services, pet / animal foods, car body repairs, car breakers/dismantlers, builders merchants and packaging & wrapping equipment's / supplies.

2.6 Planning Review/Regulatory Enquiries

On-line Planning Review	Oxford Council [Website link]	**Date Accessed**	02/02/23
On-Site Applications	There are no active planning application on or in the immediate proximity of the Site listed on the councils website.		
Off-Site Applications	There are currently no active planning applications in the general vicinity of the Site.		

	No additional potentially contaminative activities or other information pertinent to this assessment was identified from the historical planning records.
Part 2A of the Environmental Protection Act (EPA) 1990	West Oxfordshire District Council's Contaminated Land Officer (CLO) was contacted on the 2nd February 2023 for information on the Site. The CLO stated that "The area outlined on the plan has not been determined as 'Contaminated Land' under Part 2A of the Environmental Protection Act 1990, however it is on the list of 'sites of potential concern' for future assessment based on its former use as a quarry. It is noted that a number of sites adjacent to the subject site are also on our list of 'sites of potential concern' based on former uses including, factory or works, unknown filled ground and a landfill. The landfill is located adjacent to the east of the Site and our records suggest it was a lagoon which accepted aircraft oils and construction waste.
Petroleum Licensing	The West Oxfordshire District Council Petroleum Officer was contacted to establish the current and historical presence of fuel storage tanks at the Site on the 2nd February 2023. At the time of the reporting, no response has been received.

2.7 Previous Reports

List of Reports	The following information was made available to Delta-Simons for review: • Phase I Geo-environmental Assessment, Land West of Cotswold Dene, Standlake Business Park, Witney, Oxfordshire, OX29 7PL by Green Earth Management Company Co Ltd. Dated February 2021. • Geo-Environmental Assessment, Land off Cotswold Dene, Lakeside Industrial Estate, Standlake, Witney by Delta-Simons Dated March 2022. A review of these third-party Reports is provided for information purposes only. No reliance for the Client on these Reports is assumed or inferred.
Phase I Geoenvironmental Assessment, Land West of Cotswold Dene by Green Earth Management Company Co Ltd. (February 2021)	<u>Phase I Geoenvironmental Assessment, Land West of Cotswold Dene, Standlake Business Park, Witney, Oxfordshire, OX29 7PL by Green Earth Management Company Co Ltd. Dated February 2021.</u> Green Earth Management Company Co Limited completed a phase I geo-environmental assessment in order to support planning at the Site for commercial end use. The report consisted of a desk based review of available information from an Envirocheck report, a Site walkover, Preliminary Risk Assessment of contamination risk to human health and the environment and provision of a preliminary CSM and a summer of any recommended additions works based on the findings of the assessment. The report findings are summarised below: • The report found that no significant active environmental permits, pollution incidents or registry entries were listed at the Site; • Potentially significant landfill / infilled ground entries were identified in relation to landfill sites in the immediate vicinity of the Site, the closest located adjacent to the south-east, which accepted wasted which included aircraft oils and putrescible wastes. Records are also held for a landfill, 110m to the north-east (currently Standlake Arena), including for putrescible waste;

	• The Site was once a waste transfer station accepting 'special waste' amongst others such as scrap metal and car parts (It should be noted that on review of the report database, this is believed by Delta-Simons to refers to an operational waste transfer site immediately to the east of the Site and may not have extended onto the subject Site); • Pollution incidents relating the Site were recorded in 1995, 2008 and 2012 relating to sewage, biodegradable pollutant (likely sewage) and commercial waste respectively, • 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 (NVZ); • The Site may potentially have natural elevated arsenic, chromium and nickel; and • The Site is in a low Unexploded Ordnance (UXO) risk area. The report found the following on-Site potential sources of contamination based on the desk-based review – • Historic Site use (waste transfer station) and Site restoration (including surface soils and stockpile) – potential oil hydrocarbons, heavy metals, inorganic compounds, asbestos, organic wastes, ground gas; • Agricultural activities – Agrichemicals, fuel and oil hydrocarbons, heavy metals, asbestos, buried organic./inorganic wastes, ground gas; and • Construction & demolition activities (including groundworks, made/infilled ground) Additionally, the following off-site sources of contamination have been identified: • Standlake Business Park (current/historical activities) – heavy metals, fuel and oil hydrocarbons, asbestos, ground gas, organic and inorganic wastes; and • Off-site quarrying and landfill/landfilling activities (including putrescible waste) – Leachate, heavy metals, metalloids, fuel and oil hydrocarbons, ground/landfill gas, asbestos, phenols, VOCs/SVOCs, pH, organic wastes. The report concluded that moderate / low risk to receptors with plausible pollutant linkages is considered for human health.
Geo-Environmental Assessment, Land off Cotswold Dene by Delta-Simons Dated March 2021.	<u>Geo-Environmental Assessment, Land off Cotswold Dene, Lakeside Industrial Estate, Standlake, Witney by Delta-Simons Dated March 2022.</u> Delta-Simons completed a Geo-Environmental Assessment for the Site in March 2022 in order to support a potential acquisition of the Site. An intrusive ground investigation was completed in February 2022 consisting of excavation of seven trial pits, investigation of the southern stockpile and drilling of six dynamic sampler boreholes followed by subsequent groundwater sampling and ground gas monitoring. Ground conditions were found to comprise Made Ground consisting of orangish brown clayey gravelly sand or gravelly clay. Gravel typically described as fine to coarse wood, brick, metal, clinker, pumice, sandstone, concrete, plastics and metal. Made Ground reach depths of up to 2.6m bgl and was underlain by the Summertown-Radley Sand and Gravel Member, consisting of yellow sands and gravels of flint to depths of up to 4.5m bgl. The Oxford Clay was observed to the

	base of the deepest boreholes (5.0m bgl), described as firm to stiff grey mottled orangish brown CLAY. Groundwater was encountered within the Summertown-Radley Sand and Gravel Member between 1.18 m and 2.22 m bgl (73.22 – 74.16 m AOD). The key findings of the assessment were: • No significant visual / olfactory evidence of contamination were observed during the Sit works; • Exceedances in concentrations of sulphate as SO_4, copper, nickel (dissolved) and zinc in groundwater. It was concluded that the elevated concentrations were indicative of background groundwater quality at the Site, and the risk to controlled waters are low; • None of the analysed contaminants within the tested soils were found to exceed the commercial end use GAC • It was recommended that concrete design class DS-5 and ACEC Class AC-4s was utilised for any concrete to be used in order to resist chemical attack from the elevated sulphate present in the Made Ground / Oxford Clay soils; • The Site should be provisionally classified as Characteristic Situation 2 for ground gas mitigation measures.

3.0 Ground Gas Risk Assessment

3.1 Background

A review of the previous Geo-Environmental Report for the Site suggests that the Site should be provisionally classified as a Characteristic Situation 2 following an initial two rounds of ground gas monitoring, although no reliance has been inferred on the previous report. Delta-Simons completed a further two rounds of ground gas monitoring on 28th February & 3rd March 2023 to give confidence in the previous results and provide a robust assessment of the current ground gas regime.

3.2 Ground Gas Conceptual Site Model

3.2.1 Sources

The following potential sources of ground gas have been identified:

- Made Ground – Significant thicknesses of Made Ground may be present at the Site related to the historic soil replacement works. However, previous investigation indicated that this is likely to be low in organic content;
- Historic landfills to the south-east (adjacent) and close to the north of the Site (110m), the latter containing putrescible waste; and
- Infilled land associated with former gravel pits in the vicinity of the Site.

It is noted that the infilled ground and historic landfills are located in areas of worked ground suggesting removal of the superficial gravels in these localities.

3.2.2 Pathways

- Vertical and lateral migration of ground gas through permeable strata;
- Potential for gases to enter current and future buildings through voids in the floor including service entry points and cracks and accumulate in confined spaces; and
- Future maintenance/construction workers may come into contact with hazardous ground gases via entry into below ground confined spaces such as excavations or service entries/inspection points.

3.2.3 Receptors

The principal receptors under consideration are future Site users.

3.3 Duration & Extent of Monitoring

Tables 5.5a and 5.5b within CIRIA C665 detail current recommended monitoring duration and frequency for sites in the UK. Based on the identification of potential sources, the gas generation potential is considered to be low, whilst the sensitivity of the proposed development is low.

Gas monitoring has been carried out upon the Site on two occasions for an assessment of the ground gas regime.

Barometric pressures during the gas monitoring period ranged from 1020 mBar to 1022 mBar, of which one visit was completed during periods of falling pressure.

3.4 Ground Gas Risk Assessment

Based on the proposed commercial end use, the following documents have been consulted when assessing the gas regime at the Site:

- CIRIA C665 (2007), Assessing risks posed by hazardous ground gases to buildings.
- British Standards Institute (BSI, 2019): Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings, BS:8485:2015+A1:2019.

The presence of a source of hazardous gas within the ground does not necessarily indicate a risk will be present. Consideration of recorded gas flows together with source concentrations can allow an initial assessment to be made of the potential both for generation and subsequent migration of gas. A Characteristic Situation (CS) is derived from an assessment of the ground gas data and forms the basis of determining mitigation measures.

3.4.1 Gas Screening Value (GSV)

The Gas Screening Value (gas concentration as a fraction x maximum recorded flow) is used to provide an initial assessment of risks to future Site users. The GSVs calculated for the monitoring wells are presented in the following table.

Location	**Maximum Steady Methane (%v/v)**	**Maximum Steady Carbon Dioxide (%v/v)**	**Maximum Steady Flow Rate (l/hr)**	**GSV/Classification**				**Flooded?**
				Methane		**Carbon Dioxide**		
				GSV	**Classification**	**GSV**	**Classification**	
DS101	<0.1	1.7	<0.1	0.0001	CS1	0.0017	CS1	N
DS102	<0.1	4.4	<0.1	0.0001	CS1	0.0044	CS1	N
DS103	<0.1	1.5	<0.1	0.0001	CS1	0.0015	CS1	N
DS105	<0.1	4.4	<0.1	0.0012	CS1	0.0044	CS1	N
DS107	<0.1	5.0	<0.1	0.0001	CS1	0.005	CS1	N

No recordings of steady state flow or methane above the equipment level of detection (0.1l/hr & 0.1%v/v) has been identified during the two monitoring visits. However, initial recordings of flow recorded flow rates up to 1.0l/hr have been recorded within DS101. This is likely due to the opening effect of ground gas wells which have been sealed and do not reflect steady state conditions. The highest carbon dioxide concentration is 5%v/v within DS107.

The previous assessment of the Site indicated a preliminary CS2 classification (resulting from elevated CO_2 on one monitoring occasion and an initial peak flow of 5.5%)). Further monitoring has determined that elevated CO2 concentrations are not sustained and that steady flow rates are negligible. Therefore, it is considered appropriate, subject to regulatory approval, to classify the Site as Characteristic Situation 1.

The data indicates that the Site can be classified as CS1 (very low hazard potential) in accordance with BS 8485:2015 Table 2. The GSV for the site-wide worst-case steady flow rate and ground gas concentration (either CO_2 or CO_4) has also been assessed which indicates that the Site would also be classified as CS1. The CS1 classification is consistent with the CSM for the Site, which indicates a low ground gas potential associated with the age of the Made Ground and likely absence of any elevated organic material within the Made Ground. The monitoring did not provide significant evidence of off-site migration of ground gas, likely due to the saturated nature of the underlying gravels, if/where present or absence of permeable strata and low permeability of the Oxford Clay which mitigates against lateral movement.

3.5 Ground Gas Risk Mitigation

The ground gas regime at the Site has been classified as CS1 in accordance with the CIRIA guidance and therefore ground gas mitigation measures and not required. This would be subject to confirmation of acceptance by the regulators.

4.0 Conceptual Site Model

4.1 Introduction

A Conceptual Site Model (CSM) represents the relationships between contaminant sources, pathways and receptors, to support the identification and assessment of contaminant linkages.

4.2 Overall Site Sensitivity

The Site is considered to be of a low to moderate environmental sensitivity given the presence of a Secondary A (Summertown-Radley Sand & Gravel Member) in the superficial deposits, that the Site is within a Surface Water Drinking Water Safeguard Zone and Drinking Water Protected Area however, the absence of any surface water abstractions in a predominantly agricultural / industrial setting leads to a low to moderate environmental sensitivity.

4.3 Potential Contamination Sources

A source is a contaminant or pollutant that is in, on or under the land that has the potential to cause harm or pollution.

The following identified potential contamination sources are considered in the CSM:

- Current fly tipped materials present on-Site including plastic above ground tank (unknown contents), two oil drums (previously containing hydraulic and engine oils) and two empty IBC units (previously containing LIBRADET 55 and Methanol), along with jerrycans,
- The large stockpile situated within the south of Site and the smaller stockpiles situated within the south-west of Site, on the concrete hardstanding;
- Made Ground deposits are expected across the Site associated with historic and recent backfilling activity;
- Contaminants from the historic land use – potentially contaminants associated with the use of the Site as a waste transfer station. However, it is assumed that much of the Made Ground present on -Site at the time of the waste transfer station has been removed and replaced with engineered backfill.
- Surrounding land use – contaminant results from the surrounding agricultural land use to the south (herbicides, pesticides), the industrial and commercial land use elsewhere in Standlake Business Park such as scrap yard / waste transfer station adjacent to the east; and
- The historic landfill located adjacent to the east of the Site, accepting aircraft oils and construction waste.

4.4 Potential Pathways

A pathway is a route by which a receptor is or could be affected by contaminant.

The potential pathways are considered to be as follows:

- Direct contact, ingestion or inhalation of soil bound contaminants / dust during or following redevelopment.
- Inhalation of organic vapours associated with contamination.
- Leaching of contamination into groundwater followed by migration of groundwater to the wider groundwater environment or discharge to surface waters.
- Direct contact between aggressive ground conditions and new infrastructure.

4.5 Potential Receptors

A receptor is something that could be adversely affected by a contaminant, for example a person, controlled waters, an organism, an ecosystem, or Part 2A receptors such as buildings crops or animals.

Relevant potential receptors are considered to include:

- Construction workers;
- Third parties during construction (adjacent Site users);
- Future Site users and maintenance workers;
- Surface Water – The pond adjacent to the east of the Site and drainage channels 290m south and east of the Site;
- The underlying superficial Summertown-Radley Sand and Gravel Member aquifer (Secondary A);
- The Built Environment (new buildings and infrastructure / utilities).

Source(s)	Pathway(s)	Receptor(s)	Risk	Comments
Potentially contaminated soils and/or groundwater located beneath (or on) the Site.	Direct contact/ ingestion and inhalation of dust and vapours.	Site users.	Low to Moderate Risk (Low Risk following redevelopment)	Whilst significant potential sources of contamination have not been identified associated with the current use of the Site, there are a number of fly-tipped items, including bulk containers / oil drums which have the potential for localised contamination, along with residual contaminants associated with remediation / replacement of Made Ground and the stockpiles at the Site. The above ground tank is located on hardstanding and does not appear to show evidence of spillage or leakage. Historic investigations indicate that significant ground contamination is unlikely to be present, but the presence of asbestos cannot be wholly discounted. Therefore a low to medium risk to current Site users is considered to exist. No significant potential sources of volatile contamination have been identified. Given the proposed commercial end use of the Site, which is predominantly covered by buildings and hardstanding, the risk to Site users is considered to be low.
	Direct contact, ingestion and inhalation of dust and vapours.	Maintenance workers during any future sub-surface works at the Site.	Low Risk	Site workers may become exposed to localised contaminated soils and shallow groundwater during intrusive groundworks undertaken at the Site. Safe working practices should be undertaken and appropriate Personal Protective Equipment (PPE) should be used that will reduce the risk to low. Intrusive investigation will inform potential risks in new development areas.
	Leaching of contaminants and vertical migration.	Groundwater beneath the Site.	Low Risk	Significant potential sources of contamination have not been identified associated with the current use of the Site, and whilst there remains the potential for localised contamination associated with the above ground tank, oil drums, IBCs and previous historical use of the Site, the risk to underlying groundwater is considered to be low in the context of the Site setting and absence of sensitive surface water receptors and observed contamination. Though the underlying sand and gravel is classified as a Secondary 'A' Aquifer and within a DWSZ/DWPA, this is unlikely to be used as resource given the industrial estate setting and lack of surface water abstractions within the area.
	Permeation of hydrocarbons	Water supply pipes.	Low Risk	Hydrocarbons, especially aromatics and chlorinated solvents are known to permeate plastic pipes, particularly when encountered at high concentrations. Although the Site visit found an above ground plastic tank, oil drums and IBCs,

Source(s)	Pathway(s)	Receptor(s)	Risk	Comments
	through plastic pipe work.			there was no sign of degradation or leaking, with the risk of significant contamination considered to be low, thus having a low risk of migrating into areas containing water supply pipes.
	Lateral migration through any groundwater beneath the Site.	Off-Site receptors (neighbouring properties/ users).	Low Risk	Whilst significant potential sources of contamination have not been identified associated with the current use of the Site, there remains the potential for localised contamination associated with current and historical Site uses to migrate off-site via the underlying groundwater. Groundwater migration would be influenced by the localised absence of superficial deposits and impermeable nature of the underlying Oxford Clay. However, given the nature of the proposed development, largely hardcover, the potential for infiltration and leaching of any contaminants is reduced. Sensitive off-Site receptors have not been identified and therefore the risk is considered low.
Ground gas.	Vertical and lateral migration of ground gases.	Site users & the buildings on-Site.	Low	Supplementary ground gas monitoring at the Site has classified the Site as a Characteristic Situation 1 and aground gas is not considered to be a significant risk.
Potentially contaminated soil and groundwater from off-Site sources.	Lateral migration and subsequent inhalation.	Groundwater beneath the Site and future Site users.	Low to Moderate Risk	The Site is located within an industrial setting neighboured by a waste transfer Site with other industrial processes (including the presence of historic tanks) in the area which are likely to have an impact on the wider groundwater quality of the Site area. It is likely that where groundwater is in continuity with the superficial deposits beneath the Site (i.e. where superficial deposits are laterally continuous) impacts on the groundwater off-site have the potential to migrate to Site.

5.0 Conclusions & Recommendations

5.1 Land Contamination Risks and Liabilities

Uncertainty and Data Gaps	This assessment is based on desk study information only. Limited Site-specific ground investigation data has made available for review.
Soils	Significant widespread soil contamination is not anticipated based on the desk study, including a review of historic investigations. Whilst no observations of spillages/leakages have been made, localised contamination is possible associated with the above ground plastic tank, oil drums and IBC units and Made Ground deposits although this would be mitigated locally where hardstanding is present. The presence of asbestos cannot be wholly discounted.
Groundwater	Significant widespread groundwater contamination is not anticipated. Background groundwater quality may be poor due to surrounding land use (waste transfer station, agricultural use and industrial processes) and current and historic on-Site land use (e.g. waste transfer station) where groundwater is laterally continuous.
Ground Gas	Supplementary ground gas monitoring at the Site has classified the Site as a Characteristic Situation 1, subject to regulatory approval.
Volatile Organic Vapours	No sources of volatile organic vapours have been identified.
Potential Contaminated Land Development Risks	Widespread contamination is considered unlikely and the preliminary risk assessment has identified an overall **low** risk of soil/groundwater contamination and hazardous ground gas at the Site. Asbestos may be present within the Made Ground.

5.2 Geotechnical Considerations

Uncertainty and Data Gaps	This assessment is based on desk study information only. Limited Site-specific ground investigation data has made available for review.
Preliminary Ground Model	Based on the available information, it is anticipated that the Site is likely underlain by a sequence of Made Ground (locally deeper in areas of replaced ground) underlain by the Summertown-Radley Sands and Gravels and Oxford Clay and West Walton Formation (Undifferentiated). Groundwater is anticipated to be present within the sands and gravels. The Oxford Clay is a highly pyritic strata, and it is considered likely that an upgraded concrete design class will be required for the design of any sub surface concrete, though testing on the soils should be completed to understand which design class the concrete should be designed to.
Plausible Geo-Hazards	The geohazards listed below have been identified to follow guidance presented in the HE document CD622 'Managing Geotechnical Risk' (2019) which aims to identify and manage the geotechnical risks associated with a scheme throughout its lifespan, from planning to construction to maintenance. The following geohazards are considered to be substantial ground related risks associated with the proposed development. A substantial risk is defined by Delta-Simons in Appendix C. • Deep Made Ground - The southern part of the Site may have deeper Made Ground associated with the historic replacement of the Made Ground soils, and stockpiled materials along the southern boundary. Made Ground is typically variable in nature and strength with a

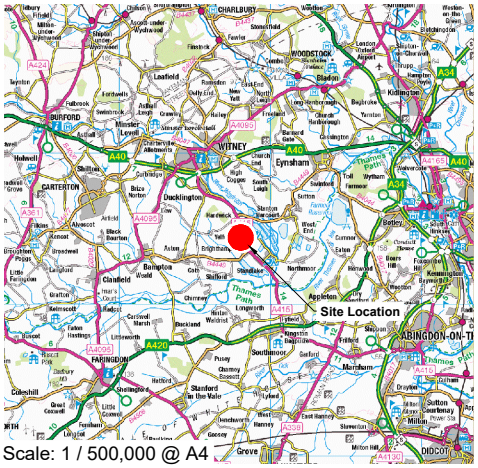
	potentially low bearing capacity and unacceptable levels of total/differential settlement may occur. • Shallow Groundwater - Groundwater is anticipated within the shallow superficial Summertown-Radley Sand and Gravel Member, where present, which can cause instability within excavations. • Cohesive soils – any cohesive soils beneath the Site have the potential to shrink/swell with routine wetting, affecting the strength of the soils. • Running Sands – where present, saturated sands have the potential to cause instability within open excavations.
Geotechnical Development Implications	It is considered likely that foundations taken to the granular Summertown-Radley Sand & Gravel Member will be appropriate for the development loads. However, a deeper piled solution into the Oxford Clay Formation maybe appropriate if final development plans are to be amended or the Made Ground is too thick for conventional foundation design. Further geotechnical investigation should be undertaken in order to understand the geotechnical properties of the underlying soils and calculate probably bearing capacities.

5.3 Recommendations and Other Development Considerations

Ground Investigation Recommendations	It would be recommendation that a geotechnical investigation is undertaken to facilitate preliminary geotechnical design, i.e. for foundations solutions and earthworks considerations. It may be considered prudent to confirm the findings of the historical geo-environmental (contamination) assessment at the same time.
Other Development Considerations	The following development considerations/potentially pertinent factors could be anticipated with respect to the Site: • The existing above ground storage tank will require decommissioning and removal off-Site to an appropriate licensed facility. • In addition, all remaining containers (IBCs, oil drums), fly-tipped materials will require removal from Site in advance of works. The Contractor should maintain asbestos awareness in the event that any surface ACM is encountered. • Ecological surveys may be required; and • Flood Risk Assessment.

Figures

Figure 1 – Site Location Map



Scale: 1 / 500,000 @ A4

LEGEND

Site Boundary

Scale: 1 / 10,000 @ A4

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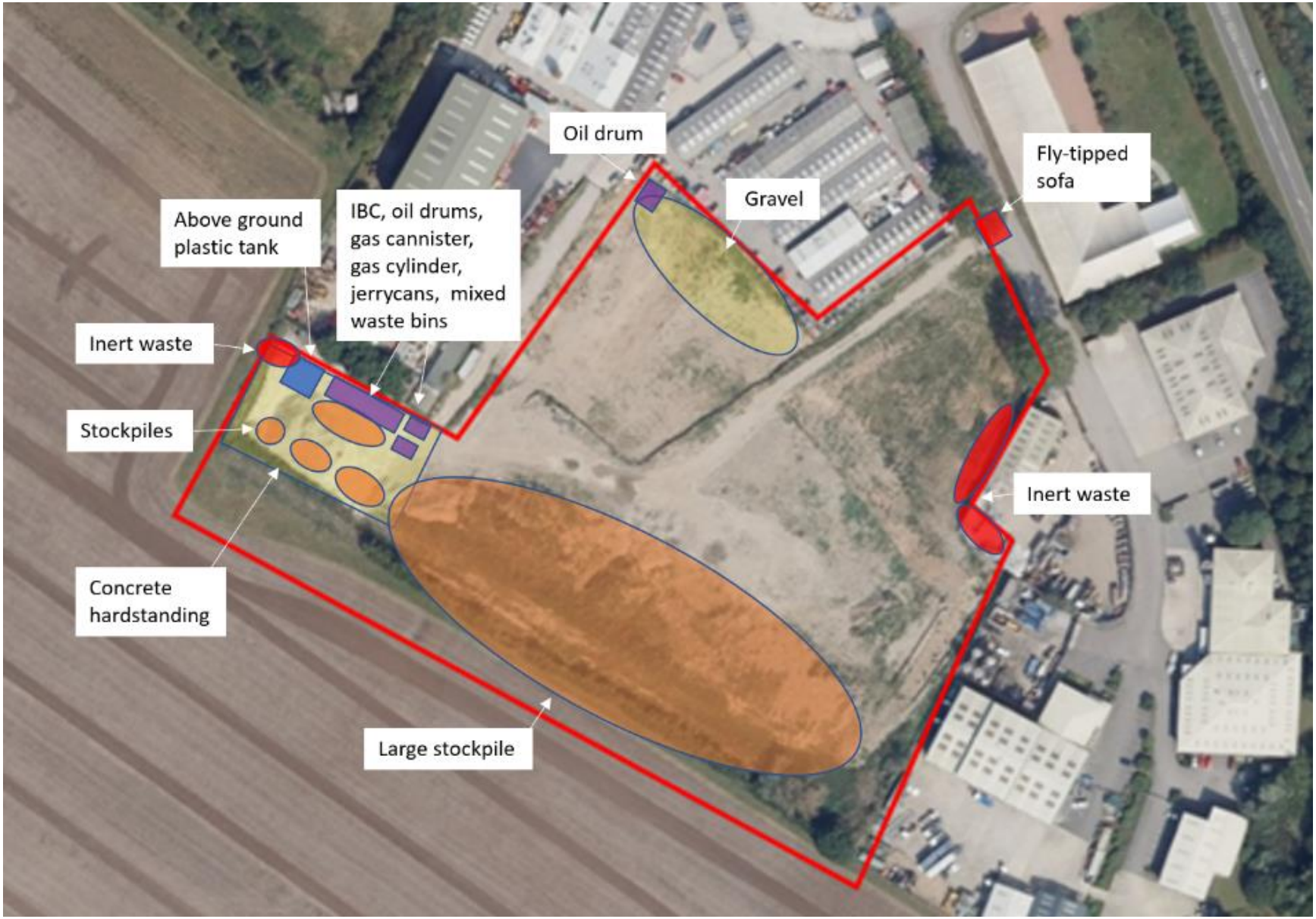
TITLE:
Site Location Map
Land at Cotswold Dene

DRAWN BY: JM	SCALE: To Scale@A4	PROJECT NO: 91624.559141	
CHECKED BY: BC	REVISION: 1	FIGURE NO: 1	
DATE: 07 February 2023			

Figure 2 – Site Feature Plan

LEGEND

Site Boundary



DeltaSimons
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TITLE:
Figure 2 – Site Feature Plan
Land off Cotswold Dene, Standlake

DRAWN BY: LB	SCALE: NTS	PROJECT NO: 91624.559141	
CHECKED BY: LB	REVISION:	FIGURE NO: 2	
DATE: 16th February 2023			

Appendices

Appendix A – Limitations

Limitations

This Report was prepared by Delta-Simons Ltd (Delta-Simons) for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. Delta-Simons does not intend, without its written consent through a formal letter of reliance or warranty, for this Report to be disseminated to any party other than the named Client or to be used or relied upon by any party other than the named Client. Use of the Report by any other party is unauthorised and such use is at the sole risk of the user. Any party using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by Delta-Simons. Unless explicitly agreed otherwise, in writing, this Report has been prepared under Delta-Simons' Standard Terms and Conditions as included within our proposal to the Client.

The recommendations contained within this Report represent Delta-Simons professional opinions, based upon the information detailed within the Report, exercising the reasonable skill and care to be expected of a professional consultant holding itself out as having the competence, experience and resources necessary for the purpose of carrying out similar work in scope and character to the services performed. The Report needs to be considered in the light of the proposal and associated limitations of scope. The Report needs to be read and considered in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the Report.

Where Delta-Simons has obtained, reviewed and evaluated information in preparing this Report from the Client and others and Delta-Simons conclusions, opinions and recommendations has been reasonably determined using this information, Delta-Simons does not warrant the accuracy of the third-party information provided to it and cannot be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

Site surveys document the conditions encountered at the time of survey only and conditions may change due to natural processes or human intervention. As such, surveys represent an assessment at a specific point in time and Delta-Simons cannot be responsible for adverse conditions which arise or become apparent after the time of the survey or for conditions which sit outside the scope for which the survey or Report was commissioned.

Where intrusive investigations have been completed, information, comments and opinions given in this report are based on the ground conditions encountered during the site work period and on the results of laboratory and field tests performed during the investigation. Ground conditions are inherently variable such that no investigation can be exhaustive to the extent that all adverse conditions are revealed. Conditions may therefore be present beneath the site that were not apparent in the data reviewed or obtained as part of this assessment. It should be noted that groundwater levels vary due to seasonal and other effects and may at times differ to those measured during the investigation. Delta-Simons does not warrant or guarantee that the Site is free of hazardous or potentially hazardous materials or conditions. Where risk assessment is undertaken, this is based upon the standards, guidance and common practice at the time of the assessment and Delta-Simons cannot be responsible for conditions which become apparent following changes in guidance or practice or advancements in scientific knowledge which change the position in relation to assessment of risk.

No aspect of this Report constitutes a design. Where this information is used in design, the designer should verify the information has been used appropriately.

Where budgets are prepared and presented within the Report, these are for information only to indicate the likely magnitude of a cost and do not represent an invitation to treat for the works. All budgets and programmes presented should be reviewed and verified by appropriately qualified and experienced independent Project Managers and Cost Consultants.

Appendix B – Data Sources

In completing this Assessment, Delta-Simons has utilised the following data sources and third party information:

- Current and Historical Ordnance Survey (OS) maps;
- British Geological Survey (BGS) data;
- Environment Agency (EA) online data;
- Coal Authority (CA) online data;
- A Landmark Envirocheck® Report for the Site (Ref. 306631221_1_1), dated 2nd February 2023;
- Historical Maps included as part of the Envirocheck Report; and
- Information provided by West Oxford Council.

Appendix C – Risk Definitions

Contaminated Land Risk Definitions

The following methodology is based on the methodology presented in CIRIA C552 Contaminated Land Risk Assessment: A Guide to Good Practice 2001. It requires the classification of the:

Magnitude of the potential consequence (severity) of the Risk occurring: and

Magnitude of the Probability (likelihood) of the Risk occurring.

The classifications are then compared to indicate the risk presented by each pollutant linkage.

Consequence to Receptor Definition Matrix

	Human Health	Controlled Waters	Buildings/Services
Severe Consequence	Acute or chronic permanent impact on human health.	Sensitive controlled water pollution ongoing, or just about	Catastrophic collapse
Medium Consequence	Chronic permanent impact on human health	Gradual pollution of sensitive controlled water	Degradation of materials
Mild Consequence	Chronic temporary impact on human health	Gradual pollution of non- sensitive controlled water	Damage to building rendering it unsafe.to occupy (e.g. foundation damage resulting in instability).
Minor Consequence	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc).	Slight discoloration of water	Easily repairable effects of damage to buildings, structures and services, i.e. discoloration of concrete

Probability Definitions

Probability	Definition in Context
Higher	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution. Positive evidence of source, pathway and receptor.
Likely	There is a pollution linkage and all the elements are present and 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 over the long term. Suspect source, pathway, and receptor
Low Likelihood	There is a 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. No evidence of hazard, pathway, and receptor

Standard Risk Matrix

		Consequence/Magnitude of impact			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High**	Very High	High	Moderate	Moderate/Low
	Likely	High	Moderate	Moderate/low	Low
	Low Likelihood	Moderate	Moderate/low	Low	Very Low
	Unlikely	Moderate/low	Low	Very Low	Very Low

Classified Risks and Likely Action

Significance Level	Definition/Comments
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required. Demonstrable contaminated land situation, highest threat & liability level, urgent action recommended.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term. Likely contaminated land situation, risk assessment and action recommended.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, if is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term. Plausible contaminated land situation, risk assessment and possible action recommended.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Unlikely contaminated land situation, possible risk assessment and possible action.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe. Negligible risk, no action recommended except vigilance for changes in conditions.

Geotechnical Risk Classification

The geohazards listed in the report within Section 4 follow guidance presented in Clayton, C.R.I. (2001) *Managing Geotechnical Risk*, Thomas Telford and the National Highways document CD622 '*Managing Geotechnical Risk*' (2020) which aims to identify and manage the geotechnical risks associated with a scheme throughout its lifespan, from planning to construction to maintenance.

For each geohazard the probability of the hazard occurring (P) has been considered together with the impact it would have (I) if it were to happen to calculate the risk rating between 1 and 25.

Risks that fall within Moderate, Significant and Severe categories below are considered to be ***substantial*** and are therefore listed within the report.

Probability	**(P)**
Very Likely (VLk)	5
Likely (Lk)	4
Plausible (P)	3
Unlikely (U)	2
Very Unlikely (VU)	1

X

Impact	**(I)**
Very High (VH)	5
High (H)	4
Medium (M)	3
Low (L)	2
Very Low (VL)	1

=

(R)	**Risk**
20 – 25	Severe
15 – 19	Substantial
10 – 14	Moderate
5 – 9	Minor
1 – 4	Negligible

Appendix D – Site Photographs

Site Photographs

General overview of the central vegetated area of Site.

North-west gravelly area of Site.

IBC previously containing Methanol, located in the south-west of Site.

IBC previously containing LIBRADET 55, Oil drum containing engine oil and upturned mixed waste bin, located in the south-west of Site.

Oil drum containing EXOL Ultramax Mineral Based Hydraulic Oil, plastic jerrycan, gas cannister and presumed gas cylinder, located in the south-west of Site.

Plastic above ground tank and pile of inert waste, located in the south-west of Site.

Stockpiles located in the south-west of Site.

Large stockpile in the south of Site.

Red hydrant hose feeding from outside of the east Site boundary.

Inert waste located on the east boundary of Site.

Appendix E – Landmark Envirocheck® Report

Envirocheck® Report:

Datasheet

Order Details:

Order Number:
306631221_1_1

Customer Reference:
559141

National Grid Reference:
438310, 204410

Slice:
A

Site Area (Ha):
3.42

Search Buffer (m):
1000

Site Details:

Maylarch, Cotswold Dene
Standlake
Witney
OX29 7PL

Client Details:

Mr D Webb
Delta Simons
62-64 Maid Marian Way
Nottingham
NG1 6BJ

Contents

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/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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Scottish Natural Heritage Copyright

Ove Arup Copyright Notice

Stantec Copyright Notice

Radon Potential dataset Copyright Notice

Natural Resources Wales Copyright Notice

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					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 11	3			
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	44

Summary

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	2	
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					

Summary

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	438313 204406
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (N)	0	1	438313 204500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	0	1	438313 204350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (SW)	151	1	438200 204200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	160	1	438100 204250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (NE)	201	1	438550 204650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (NE)	272	1	438600 204700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NE (NW)	308	1	437950 204650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14NW (E)	315	1	438750 204500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NE (SE)	319	1	438600 204050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	337	1	438313 204850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SE (N)	351	1	438450 204850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SE (NE)	352	1	438600 204800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (NE)	367	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)	375	1	438800 204550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	413	1	438850 204400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (N)	437	1	438313 204950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14NW (E)	438	1	438850 204600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	460	1	438900 204406
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A9NW (SE)	465	1	438750 204000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14NW (E)	472	1	438900 204550

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)	487	1	438313 205000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	488	1	438350 205000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	500	1	438450 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 Environment: Land/Soakaway 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)	29	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 Environment: Onto Land Receiving Water: Gravel **Status: Lapsed (under Environment Act 1995, Schedule 23)** Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	105	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 Environment: Onto Land Receiving Water: River Terraces **Status: Lapsed (under Environment Act 1995, Schedule 23)** Positional Accuracy: Located by supplier to within 100m	A13NE (E)	169	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 Environment: Land/Soakaway Receiving Water: Groundwater **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	170	2	438430 204670

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
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: 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 Environment: Land/Soakaway 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	A13NE (NE)	170	2	438430 204670
5	**Discharge Consents** 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 Environment: Onto Land Receiving Water: Gravel Overlying Oxfordclay **Status: Lapsed (under Environment Act 1995, Schedule 23)** Positional Accuracy: Located by supplier to within 100m	A14NW (NE)	368	2	438760 204630
6	**Discharge Consents** 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 Environment: Land/Soakaway Receiving Water: Into Land **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	448	2	438780 204760
6	**Discharge Consents** 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 Environment: Land/Soakaway 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	A19SW (NE)	448	2	438780 204760

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	**Discharge Consents** 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 Environment: Land/Soakaway 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	A19SW (NE)	448	2	438780 204760
6	**Discharge Consents** 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 Environment: Onto Land Receiving Water: Terrace Deposits **Status: New Consent, by Application (Water Resources Act 1991, Section 88)** Positional Accuracy: Located by supplier to within 100m	A19SW (NE)	487	2	438800 204800
7	**Discharge Consents** 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 Environment: Land/Soakaway 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	A14NW (E)	485	2	438900 204600
7	**Discharge Consents** 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 Environment: Land/Soakaway Receiving Water: Gravel Strata **Status: Transferred from Water Resources Act 1963** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	485	2	438900 204600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	**Discharge Consents** 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 Environment: Onto Land Receiving Water: Sands And Gravels **Status: Consent revoked: Discharge ceased (Section 37(1))** Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	488	2	438840 204740
9	**Discharge Consents** 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 Environment: Land/Soakaway 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	A19SW (NE)	490	2	438700 204900
9	**Discharge Consents** 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 Environment: Land/Soakaway Receiving Water: Gravel Strata **Status: Transferred from Water Resources Act 1963** Positional Accuracy: Located by supplier to within 100m	A19SW (NE)	490	2	438700 204900
10	**Discharge Consents** 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 Environment: Freshwater Stream/River Receiving Water: River Windrush **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A19NW (NE)	673	2	438726 205098

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	**Discharge Consents** 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 Environment: Freshwater Stream/River Receiving Water: River Windrush **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A19NW (NE)	678	2	438729 205102
11	**Discharge Consents** 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 Environment: Land/Soakaway 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	A19NW (NE)	743	2	438769 205154
12	**Discharge Consents** 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 Environment: Freshwater Stream/River Receiving Water: Brighthampton Cut **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A8SE (S)	789	2	438500 203500
13	**Discharge Consents** 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 Environment: Land/Soakaway 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	A19SE (NE)	839	2	439200 204800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	**Discharge Consents** 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 Environment: Land/Soakaway Receiving Water: Gravel Strata **Status: Transferred from Water Resources Act 1963** Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	839	2	439200 204800
14	**Discharge Consents** 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 Environment: Land/Soakaway Receiving Water: Gravel Strata **Status: Transferred from Water Resources Act 1963** Positional Accuracy: Located by supplier to within 100m	A19NW (N)	938	2	438700 205395
14	**Discharge Consents** 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 Environment: Land/Soakaway 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	A19NW (N)	943	2	438700 205400
15	**Integrated Pollution Controls** 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	A14NW (NE)	460	2	438849 204657
15	**Integrated Pollution Controls** 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	A14NW (NE)	462	2	438849 204662

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
15	**Integrated Pollution Controls** 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	A14NW (NE)	464	2	438854 204657
16	**Integrated Pollution Prevention And Control** 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	A13SE (E)	29	2	438450 204370
16	**Integrated Pollution Prevention And Control** 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	A13SE (E)	29	2	438450 204370
16	**Integrated Pollution Prevention And Control** 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	A13SE (E)	29	2	438450 204370
16	**Integrated Pollution Prevention And Control** 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	A13SE (E)	29	2	438450 204370

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	**Integrated Pollution Prevention And Control** 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	A13SE (E)	29	2	438450 204370
17	**Integrated Pollution Prevention And Control** 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	A13NE (N)	173	2	438304 204686
18	**Integrated Pollution Prevention And Control** 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	A13NW (NW)	267	2	438153 204726
18	**Integrated Pollution Prevention And Control** 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: 0.0 Associated Process Activity Description: Associated Process Primary Activity: N Activity Code: 6.9 A(1) (A) (I) Activity Description: Intensive Farming; Greater Than 40,000 Poultry Primary Activity: Y	A13NW (NW)	267	2	438153 204726

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
18	**Integrated Pollution Prevention And Control** 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	A13NW (NW)	267	2	438153 204726
19	**Integrated Pollution Prevention And Control** 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: 0.0 Associated Process Activity Description: Associated Process Primary Activity: N Activity Code: 6.9 A(1) (A) (I) Activity Description: Intensive Farming; Greater Than 40,000 Poultry Primary Activity: Y	A18SW (N)	279	2	438241 204782
20	**Local Authority Pollution Prevention and Controls** 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	A13NE (NE)	62	3	438401 204561
20	**Local Authority Pollution Prevention and Controls** 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: PG3/1Blending, packing, loading and use of bulk cement **Status: Authorisation revoked** Positional Accuracy: Manually positioned within the geographical locality	A13NE (NE)	62	3	438401 204561
21	**Local Authority Pollution Prevention and Controls** 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	A14NW (NE)	529	3	438906 204699
	Nearest Surface Water Feature	A13SE (SE)	107	-	438508 204307

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
22	**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	A13NE (N)	1	2	438300 204495
22	**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	A13NE (N)	4	2	438300 204500
23	**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)	554	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)	743	2	438780 205149
24	**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
25	**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
25	**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
26	**Water Abstractions** 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	A18SE (NE)	440	2	438600 204900
27	**Water Abstractions** 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	A18NW (N)	625	2	438100 205100
28	**Water Abstractions** 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	A8SE (S)	783	2	438300 203500
29	**Water Abstractions** 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	A19NW (NE)	978	2	438800 205400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions 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	A24SW (N)	1006	2	438720 205460
	Water Abstractions 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	A24SW (NE)	1062	2	438930 205430
	Water Abstractions 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	A24SW (NE)	1062	2	438930 205430
	Water Abstractions 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	A24SE (NE)	1158	2	439000 205500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions 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	A24SE (NE)	1158	2	439000 205500
	Water Abstractions 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	A4NW (S)	1252	2	438800 203100
	Water Abstractions 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	A15NE (E)	1286	2	439700 204700
	Water Abstractions Operator: Three Ttt 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	A3SW (S)	1334	2	438000 203000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Mr P E Luckett 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	A1NE (SW)	1527	2	437100 203300
	Water Abstractions 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	A10SE (SE)	1621	2	439800 203500
	Water Abstractions Operator: Mr D P Luckett 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	A2SW (SW)	1632	2	437500 202900
	Water Abstractions Operator: Mr & Mrs N Chart Licence Number: 28/39/09/0023 Permit Version: 100 Location: Brittendon 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	A4SE (SE)	1692	2	439200 202800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions 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	(S)	1793	2	438600 202500
	Water Abstractions 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	A5NE (SE)	1810	2	439900 203300
	Water Abstractions 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	A5SW (SE)	1843	2	439600 202900
	Water Abstractions 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	A5SW (SE)	1843	2	439600 202900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions 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	A5SW (SE)	1843	2	439600 202900
	Water Abstractions 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	A5SW (SE)	1856	2	439500 202800
	Water Abstractions 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	(S)	1950	2	438900 202400
	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: 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	A25NE (NE)	1969	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)	1969	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	438313 204406
	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	A13SW (S)	0	4	438279 204320
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Unproductive Strata	A13NE (S)	0	4	438313 204406
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NE (NE)	0	4	438325 204423
	Extreme Flooding from Rivers or Sea without Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
30	**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)	267	5	438190 204078
31	**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)	280	5	438577 204083
32	**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)	292	5	437892 204284
33	**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)	398	5	438043 204830
34	**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)	414	5	437923 204772
35	**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)	415	5	437916 204769
36	**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)	522	5	438816 204837
37	**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)	556	5	437613 204499

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
38	**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	A19SE (NE)	623	5	438978 204768
39	**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)	630	5	438271 203656
40	**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)	661	5	438812 205030
41	**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)	678	5	437502 204567
42	**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)	680	5	437504 204578
43	**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)	706	5	438012 203675
44	**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
45	**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
46	**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

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
47	**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
48	**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)	736	5	438924 203787
49	**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
50	**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)	750	5	438474 205248
51	**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)	755	5	438486 205253
52	**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)	755	5	437617 203875
53	**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)	755	5	437623 203868
54	**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)	755	5	437624 203867
55	**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)	755	5	437718 203779

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
56	**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)	758	5	438490 205255
57	**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)	784	5	438527 205277
58	**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)	784	5	437750 203731
59	**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)	823	5	438934 203673
60	**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)	832	5	437374 204672
61	**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)	835	5	437371 204674
62	**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)	837	5	437949 203561
63	**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)	851	5	437977 203530
64	**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)	896	5	437317 204703

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
65	**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)	898	5	439333 204540
66	**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)	898	5	439333 204540
67	**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)	927	5	437294 204731
68	**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)	951	5	437274 204746
69	**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)	970	5	437224 204143
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)	970	5	437224 204143
71	**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
72	**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
73	**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)	987	5	437173 204428

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
74	**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)	988	5	439428 204441
75	**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)	988	5	439428 204441
76	**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)	988	5	439203 203731
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)	990	5	439134 203640
78	**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)	994	5	438246 205504
79	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 262.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A9NE (SE)	998	5	439250 203793

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
80	**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 Type: Deposited Waste included Inert and Industrial Waste EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 3100/0111 BGS Ref: Not Supplied Other Ref: TP0167, 13.6.3804	A19SW (NE)	388	2	438666 204797
81	**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	A13NE (E)	0	2	438350 204400
82	**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	A13NE (N)	88	2	438300 204600
	Local Authority Landfill Coverage Name: West Oxfordshire District Council - Has supplied landfill data		0	7	438313 204406
	Local Authority Landfill Coverage Name: Oxfordshire County Council - Has supplied landfill data		0	6	438313 204406
83	**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)	24	7	438428 204333
84	**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)	115	6	438527 204538

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
85	**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	A14SW (E)	225	6	438651 204359
86	**Potentially Infilled Land (Non-Water)** Bearing Ref: NW Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1975	A13NW (NW)	10	-	438272 204470
87	**Potentially Infilled Land (Non-Water)** Bearing Ref: E Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1975	A14NW (E)	469	-	438873 204625
88	**Registered Waste Transfer Sites** 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 Restrictions: No known restriction on source of waste Licence Status: Operational as far as is knownOperational Dated: 16th August 2000 Preceded By Licence: Not Given Superseded By Licence: Not Given 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	A13SE (SE)	0	2	438410 204352
89	**Registered Waste Transfer Sites** 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 Restrictions: No known restriction on source of waste Licence Status: Operational as far as is knownOperational Dated: 23rd January 1995 Preceded By Licence: Not Given Superseded By Licence: Not Given 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.	A13NE (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	438313 204406
	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	438313 204406
	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)	0	1	438279 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 (E)	12	1	438428 204361
	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)	122	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: 15 - 30 mg/kg	A13SW (SW)	173	1	438173 204176

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NE (NE)	174	1	438497 204655
	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	A14NW (E)	223	1	438643 204538
	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	A14SW (E)	243	1	438670 204357
	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	A14SW (E)	403	1	438819 204294
	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	A19SW (NE)	406	1	438699 204791
	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: 120 - 180 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18SE (N)	487	1	438313 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 Concentration: 15 - 25 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	A7NE (SW)	563	1	437820 203950
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A19SW (NE)	616	1	438912 204866
	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: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A19SW (NE)	629	1	438798 205000
	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: 120 - 180 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A17SE (NW)	635	1	437935 205039
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A19SE (NE)	637	1	439000 204754
	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	A17SE (NW)	640	1	437852 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 Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 120 - 180 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A19SW (NE)	708	1	438838 205069
	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	A19SW (NE)	709	1	438890 205028
	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	A19SE (NE)	748	1	439056 204887
	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	A19NW (NE)	766	1	438697 205213
	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	A19NE (NE)	890	1	439000 205172
	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	A19SE (NE)	922	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 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	A19SE (NE)	955	1	439229 205000
90	**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)	54	1	438481 204401
91	**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
92	**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)	161	1	438549 204591
93	**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)	260	1	438660 204590
94	**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)	299	1	438526 204779

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
95	**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)	361	1	438758 204245
96	**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)	408	1	438846 204478
97	**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)	481	1	438696 204892
98	**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)	481	1	438869 204665
99	**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)	505	1	438930 204324
100	**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
101	**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)	544	1	438567 205023
102	**BGS Recorded Mineral Sites** 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	A14NE (E)	627	1	439058 204548
103	**BGS Recorded Mineral Sites** 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	A19NE (NE)	817	1	438979 205092
104	**BGS Recorded Mineral Sites** 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	A19NW (NE)	822	1	438696 205274
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: 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	A18NW (N)	854	1	438186 205357
106	**BGS Recorded Mineral Sites** 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	A18NE (N)	864	1	438580 205349

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
107	**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)	965	1	438379 205476
108	**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)	991	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	438313 204406
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438313 204406
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438313 204406
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438313 204406
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	0	1	438279 204320
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438313 204406
	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	A13SE (E)	12	1	438428 204361
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	122	1	438527 204549
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	173	1	438173 204176
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	174	1	438497 204655

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)	223	1	438643 204538
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A14SW (E)	243	1	438670 204357
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	1	438313 204406
	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	438313 204406
	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	438313 204406

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
109	**Contemporary Trade Directory Entries** Name: Malary Environmentals Location: Standlake, Witney, Oxfordshire, OX29 7PL Classification: Waste Disposal Services **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A13NW (NW)	0	-	438272 204444
110	**Contemporary Trade Directory Entries** 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	A13NE (E)	6	-	438434 204422
111	**Contemporary Trade Directory Entries** 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	A13NE (NE)	9	-	438428 204494
112	**Contemporary Trade Directory Entries** 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	A13SE (SE)	32	-	438432 204320
113	**Contemporary Trade Directory Entries** 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	A13NE (NE)	36	-	438408 204536
113	**Contemporary Trade Directory Entries** 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	A13NE (NE)	62	-	438404 204562
113	**Contemporary Trade Directory Entries** 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	A13NE (NE)	63	-	438393 204560
113	**Contemporary Trade Directory Entries** Name: Matthew Collins Furniture Ltd Location: Cotswold Dene, Standlake, Witney, OX29 7PL Classification: Homefurnishings - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (N)	91	-	438384 204586
114	**Contemporary Trade Directory Entries** 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	A13SE (E)	84	-	438503 204354
115	**Contemporary Trade Directory Entries** 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	A13NE (N)	120	-	438354 204626
116	**Contemporary Trade Directory Entries** Name: Minster Paving Location: Cotswold Dene, Standlake, Witney, OX29 7PL Classification: Builders' Merchants **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (N)	200	-	438411 204701

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
116	**Contemporary Trade Directory Entries** Name: Cotswold Vehicle Recycling Location: Standlake Business Park,Witney Road, Standlake, Witney, Oxfordshire, OX29 7PR Classification: Car Breakers & Dismantlers **Status:** **Active** Positional Accuracy: Manually positioned to the road within the address or location	A13NE (N)	206	-	438408 204707
116	**Contemporary Trade Directory Entries** Name: Trendy Refinishers Ltd Location: Standlake, OX29 7PR Classification: Car Body Repairs **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A13NE (N)	226	-	438378 204730
116	**Contemporary Trade Directory Entries** 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	A13NE (N)	228	-	438379 204731
116	**Contemporary Trade Directory Entries** 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	A18SE (N)	234	-	438403 204735
116	**Contemporary Trade Directory Entries** 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	A18SE (N)	234	-	438403 204735
116	**Contemporary Trade Directory Entries** Name: Blenheim Cars Location: Witney Road, Standlake, Witney, Oxfordshire, OX29 7PR Classification: Car Dealers **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	258	-	438415 204759
117	**Contemporary Trade Directory Entries** 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	A14NW (NE)	453	-	438809 204724
118	**Contemporary Trade Directory Entries** 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	A14NW (NE)	453	-	438835 204672
119	**Contemporary Trade Directory Entries** 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	A14NW (NE)	525	-	438899 204704
120	**Contemporary Trade Directory Entries** 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	A8SE (S)	666	-	438443 203617
121	**Contemporary Trade Directory Entries** 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	A9SW (SE)	868	-	438710 203477

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
121	**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)	868	-	438710 203477
122	**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)	952	-	439338 204111
123	**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)	115	8	438445 204612
123	**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)	152	8	438425 204653
123	**Points of Interest - Commercial Services** Name: Standlake Vehicle Services Location: Unit 7, Cotswold Works, Witney Road, Standlake, OX29 7PR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (N)	187	8	438414 204688
123	**Points of Interest - Commercial Services** Name: Trendy Refinishers Ltd Location: Unit 5-6 Cotswold Works, Witney Road, Standlake, OX29 7PR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (N)	192	8	438412 204693
124	**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)	255	8	438411 204756
124	**Points of Interest - Commercial Services** Name: Cotswold Vehicle Recycling Location: Witney Road, Standlake, OX29 7PR Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A18SE (N)	255	8	438411 204756
125	**Points of Interest - Manufacturing and Production** Name: Cotswold & Bath Cast Stone Location: Unit 1 Standlake Business Park, Cotswold Dene, Standlake, OX29 7PL Category: Extractive Industries Class Code: Stone Quarrying and Preparation Positional Accuracy: Positioned to address or location	A13NE (NE)	6	8	438379 204480
125	**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)	27	8	438440 204509
126	**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)	123	8	438357 204628
126	**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)	123	8	438357 204628

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
126	**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)	175	8	438341 204686
126	**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)	175	8	438341 204686
127	**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)	287	8	438705 204315
128	**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)	478	8	438885 204620
128	**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)	478	8	438885 204620
129	**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)	576	8	438620 205039
130	**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
131	**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)	6	8	438434 204422
131	**Points of Interest - Public Infrastructure** Name: Hackett Oxford Ltd Location: Waste Transfer Station Lakeside Industrial Park, Cotswold Dene, Standlake, OX29 7PL Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A13NE (E)	6	8	438433 204422
132	**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)	912	8	439347 204538
132	**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)	914	8	439349 204538
133	**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)	937	8	438322 203344

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
133	**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)	939	8	438322 203342
134	**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
135	**Environmentally Sensitive Areas** Name: Upper Thames Tributaries (decommissioned) Multiple Areas: Y Total Area (m2): 114097627.64 Source: Natural England	A19SW (NE)	389	9	438675 204790
136	**Nitrate Vulnerable Zones** Name: Thames (Leach To Evenlode) Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NE (S)	0	4	438313 204400
137	**Nitrate Vulnerable Zones** Name: Windrush And Tributaries (Little Rissington To Thames) Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NE (S)	0	4	438313 204406

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Environment Agency - Head Office	June 2020	Annually
West Oxfordshire District Council - Environmental Health Department	October 2017	Annual Rolling Update
Vale of White Horse District Council - Environmental Health Department	September 2017	Annual Rolling Update
Discharge Consents		
Environment Agency - Thames Region	October 2022	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - Thames Region	March 2013	
Integrated Pollution Controls		
Environment Agency - Thames Region	January 2009	
Integrated Pollution Prevention And Control		
Environment Agency - South East Region - West Thames Area	October 2022	Quarterly
Environment Agency - Thames Region	October 2022	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Vale of White Horse District Council - Environmental Health Department	June 2014	Variable
West Oxfordshire District Council - Environmental Health Department	June 2014	Variable
Local Authority Pollution Prevention and Controls		
Vale of White Horse District Council - Environmental Health Department	June 2014	Annual Rolling Update
West Oxfordshire District Council - Environmental Health Department	June 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements		
Vale of White Horse District Council - Environmental Health Department	June 2014	Variable
West Oxfordshire District Council - Environmental Health Department	June 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	December 2022	
Pollution Incidents to Controlled Waters		
Environment Agency - Thames Region	September 1999	
Prosecutions Relating to Authorised Processes		
Environment Agency - Thames Region	July 2015	
Prosecutions Relating to Controlled Waters		
Environment Agency - Thames Region	March 2013	
Registered Radioactive Substances		
Environment Agency - Thames Region	June 2016	As notified
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	April 2012	
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	April 2012	
Substantiated Pollution Incident Register		
Environment Agency - South East Region - West Thames Area	October 2022	Quarterly
Environment Agency - Thames Region - South East Area	October 2022	Quarterly
Environment Agency - Thames Region - West Area	October 2022	Quarterly
Water Abstractions		
Environment Agency - Thames Region	October 2022	Quarterly
Water Industry Act Referrals		
Environment Agency - Thames Region	October 2017	
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	September 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2022	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2022	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	August 2022	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	August 2022	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	Quarterly
OS Water Network Lines Ordnance Survey	January 2023	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified

Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites		
Environment Agency - Head Office	November 2022	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - Thames Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - South East Region - West Thames Area	October 2022	Quarterly
Environment Agency - Thames Region - West Area	October 2022	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - South East Region - West Thames Area	July 2022	Quarterly
Environment Agency - Thames Region - West Area	July 2022	Quarterly
Local Authority Landfill Coverage		
Oxfordshire County Council	February 2003	Not Applicable
Vale of White Horse District Council - Environmental Health Department	February 2003	Not Applicable
West Oxfordshire District Council - Technical Services Department	February 2003	Not Applicable
Local Authority Recorded Landfill Sites		
Oxfordshire County Council	October 2018	
Vale of White Horse District Council - Environmental Health Department	October 2018	
West Oxfordshire District Council - Technical Services Department	October 2018	
Potentially Infilled Land (Non-Water)		
Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water)		
Landmark Information Group Limited	December 1999	
Registered Landfill Sites		
Environment Agency - Thames Region - West Area	March 2006	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - Thames Region - West Area	April 2018	
Registered Waste Treatment or Disposal Sites		
Environment Agency - Thames Region - West Area	June 2015	
Hazardous Substances	**Version**	**Update Cycle**
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	January 2022	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements		
Oxfordshire County Council	February 2016	Variable
Vale of White Horse District Council	February 2016	Variable
West Oxfordshire District Council	February 2016	Variable
Planning Hazardous Substance Consents		
Oxfordshire County Council	February 2016	Variable
Vale of White Horse District Council	February 2016	Variable
West Oxfordshire District Council	February 2016	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2022	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	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	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	September 2022	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	September 2022	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2022	Quarterly
Fuel Station Entries Catalist Ltd - Experian	January 2023	Quarterly
Gas Pipelines National Grid	October 2021	Bi-Annually
Points of Interest - Commercial Services PointX	December 2022	Quarterly
Points of Interest - Education and Health PointX	December 2022	Quarterly
Points of Interest - Manufacturing and Production PointX	December 2022	Quarterly
Points of Interest - Public Infrastructure PointX	December 2022	Quarterly
Points of Interest - Recreational and Environmental PointX	December 2022	Quarterly
Underground Electrical Cables National Grid	May 2021	Bi-Annually

Sensitive Land Use	Version	Update Cycle
Ancient Woodland		
Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt		
Vale of White Horse District Council	July 2022	Quarterly
West Oxfordshire District Council	July 2022	Quarterly
Areas of Unadopted Green Belt		
Vale of White Horse District Council	July 2022	Quarterly
West Oxfordshire District Council	July 2022	Quarterly
Areas of Outstanding Natural Beauty		
Natural England	August 2022	Bi-Annually
Environmentally Sensitive Areas		
Natural England	January 2017	
Forest Parks		
Forestry Commission	April 1997	Not Applicable
Local Nature Reserves		
Natural England	February 2021	Bi-Annually
Marine Nature Reserves		
Natural England	July 2019	Bi-Annually
National Nature Reserves		
Natural England	January 2021	Bi-Annually
National Parks		
Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas		
Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones		
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	April 2016	
Environment Agency - Head Office	June 2017	Bi-Annually
Ramsar Sites		
Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest		
Natural England	February 2021	Bi-Annually
Special Areas of Conservation		
Natural England	July 2020	Bi-Annually
Special Protection Areas		
Natural England	February 2021	Bi-Annually

Data Suppliers

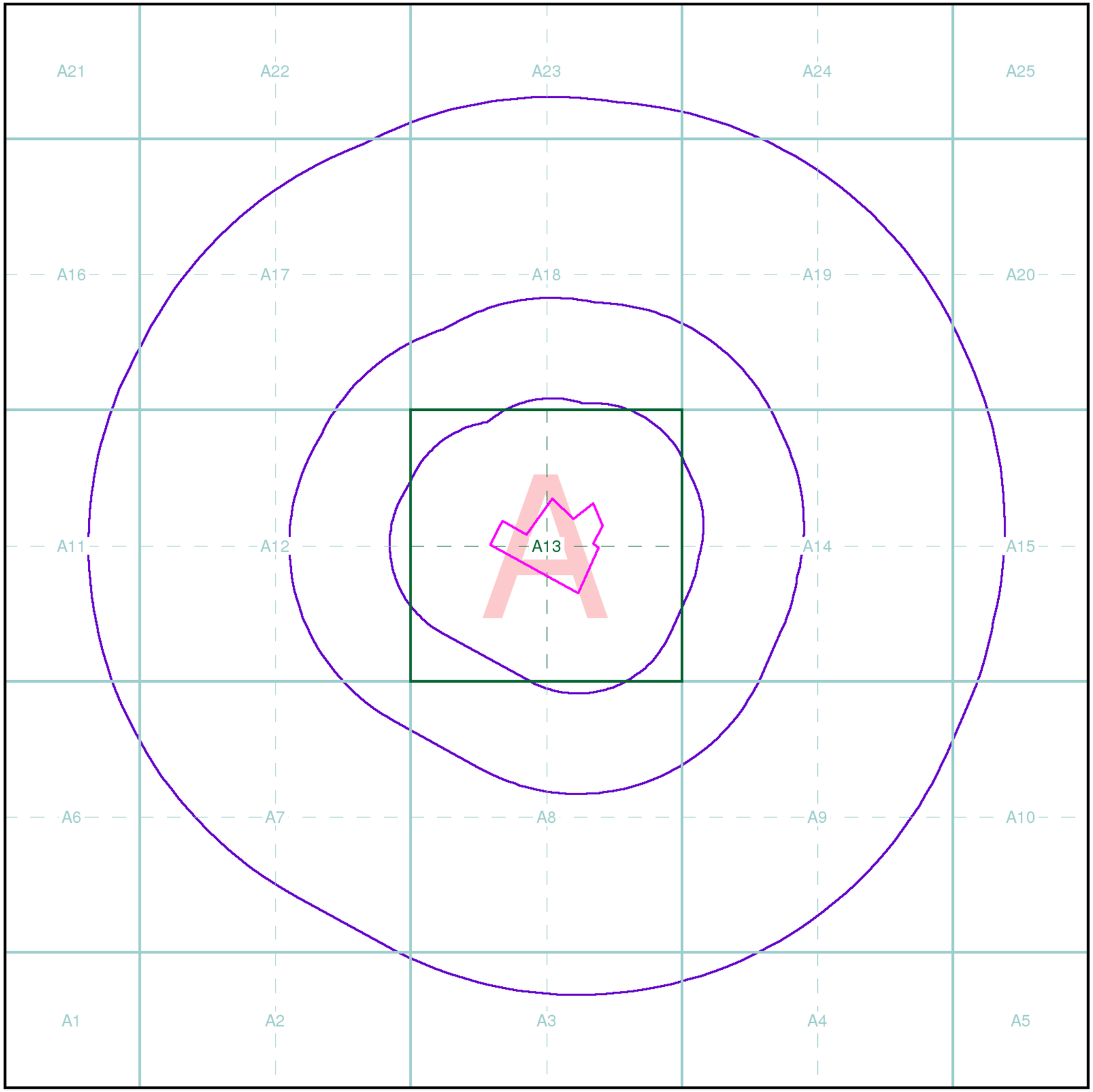
A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Useful Contacts

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.



DeltaSimons

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:

Map data | British Geological Survey, NATURAL ENVIRONMENT RESEARCH COUNCIL | Environment Agency | NATURAL ENGLAND

Envirocheck reports are compiled from 136 different sources of data.

Client Details
Mr D Webb, Delta Simons, 62-64 Maid Marian Way, Nottingham, NG1 6BJ

Order Details
Order Number:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438320, 204400
Site Area (Ha):	3.42
Search Buffer (m):	1000

Site Details
Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

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

Landmark INFORMATION GROUP
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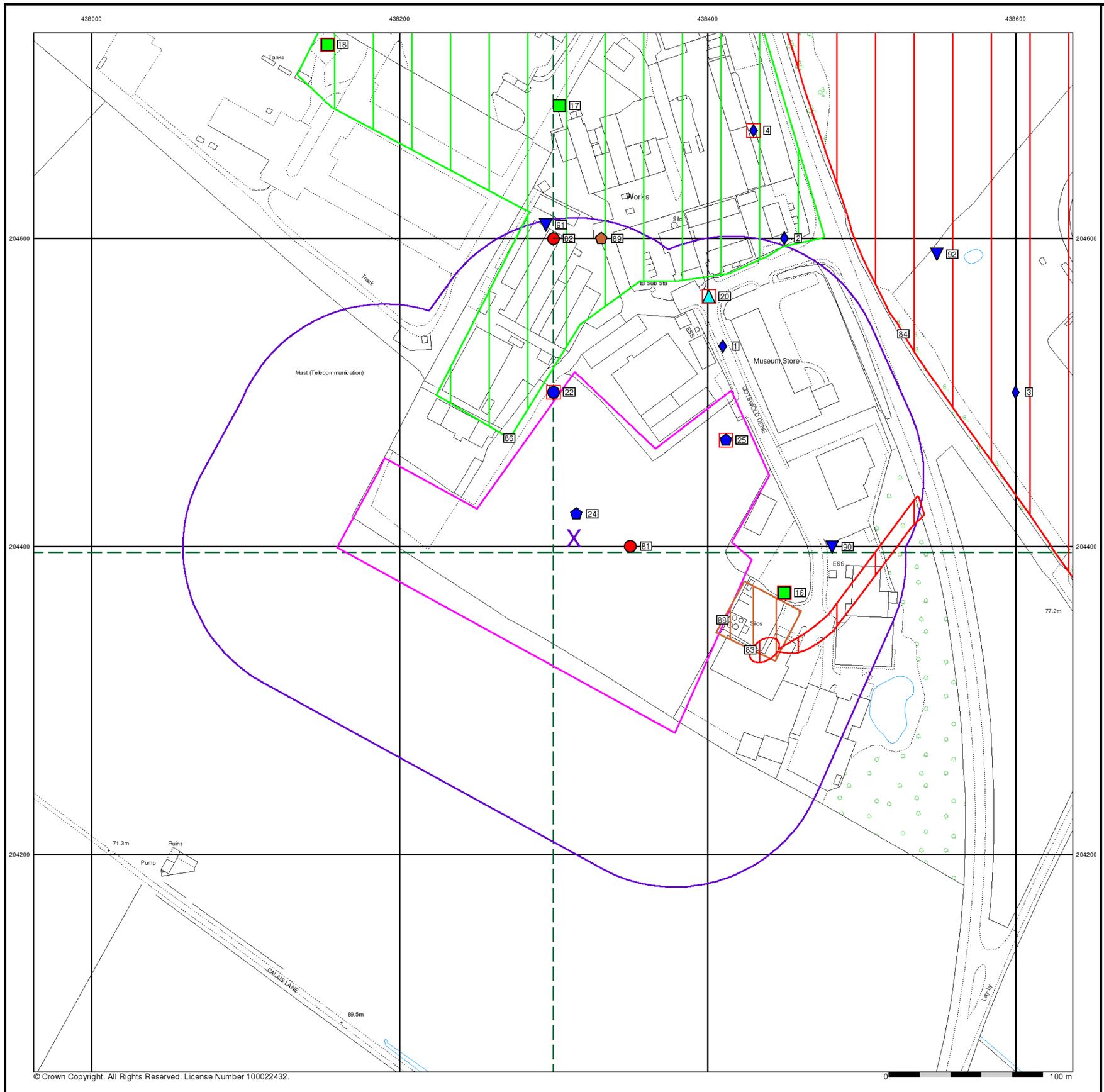
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



DeltaSimons

General

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

Agency and Hydrological

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

Hazardous Substances

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

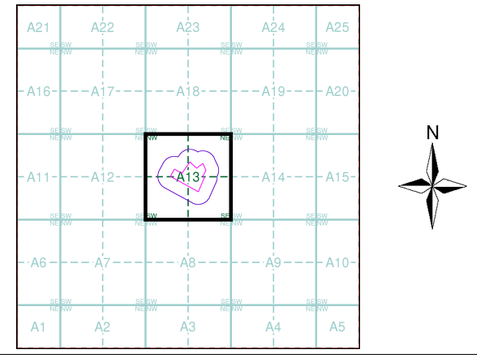
Geological

- BGS Recorded Mineral Site

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 (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

Site Sensitivity Map - Segment A13



Order Details

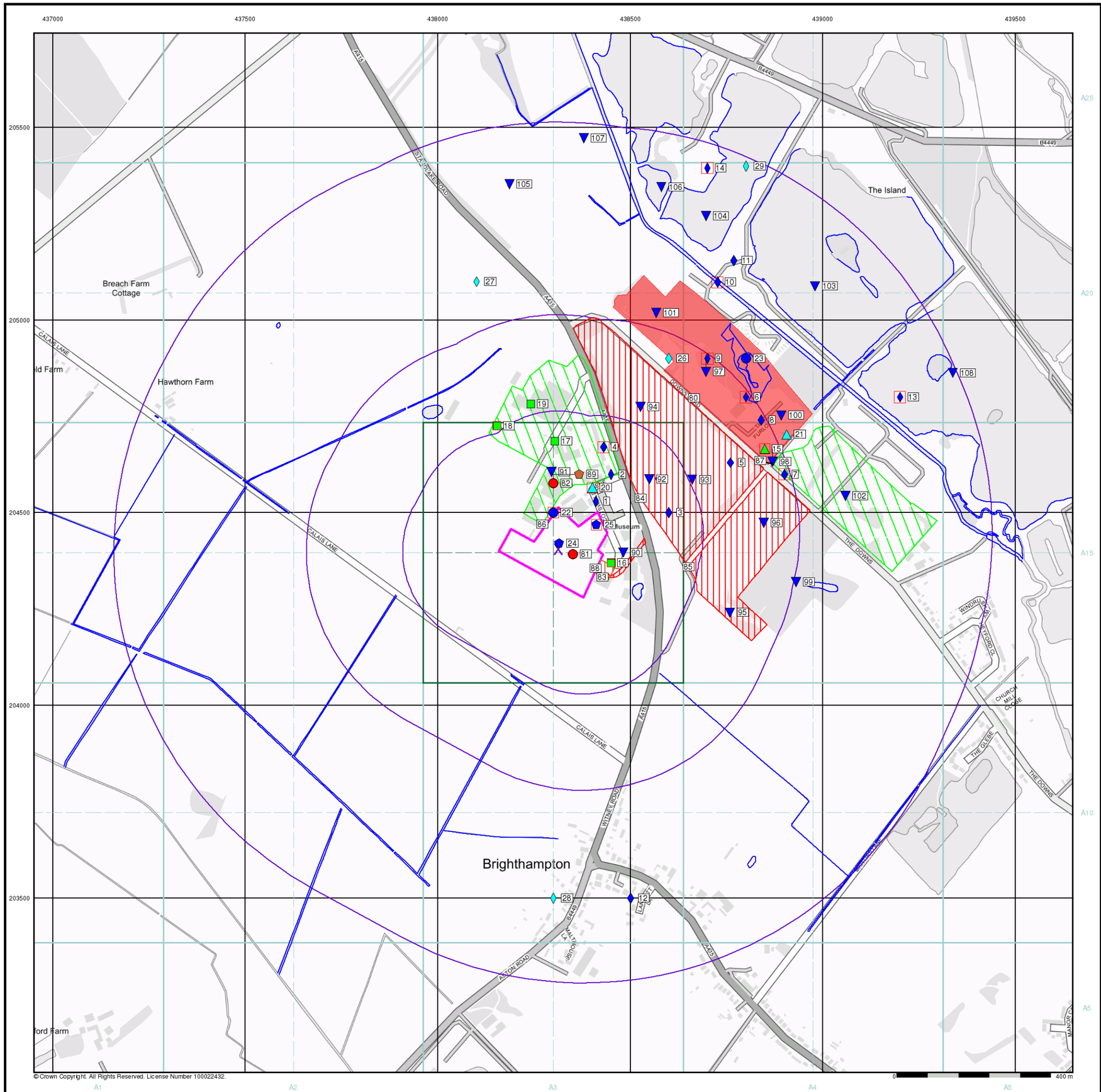
Order Number:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Plot Buffer (m):	100

Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

Landmark INFORMATION GROUP

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



DeltaSimons

General

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

Several of Type at Location

Agency and Hydrological

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

Hazardous Substances

COMAH Site | Explosive Site | NIHHS Site

- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Geological

- BGS Recorded Mineral Site

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)
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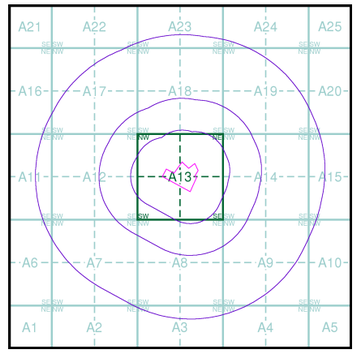
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered 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

Site Sensitivity Map - Slice A



Order Details

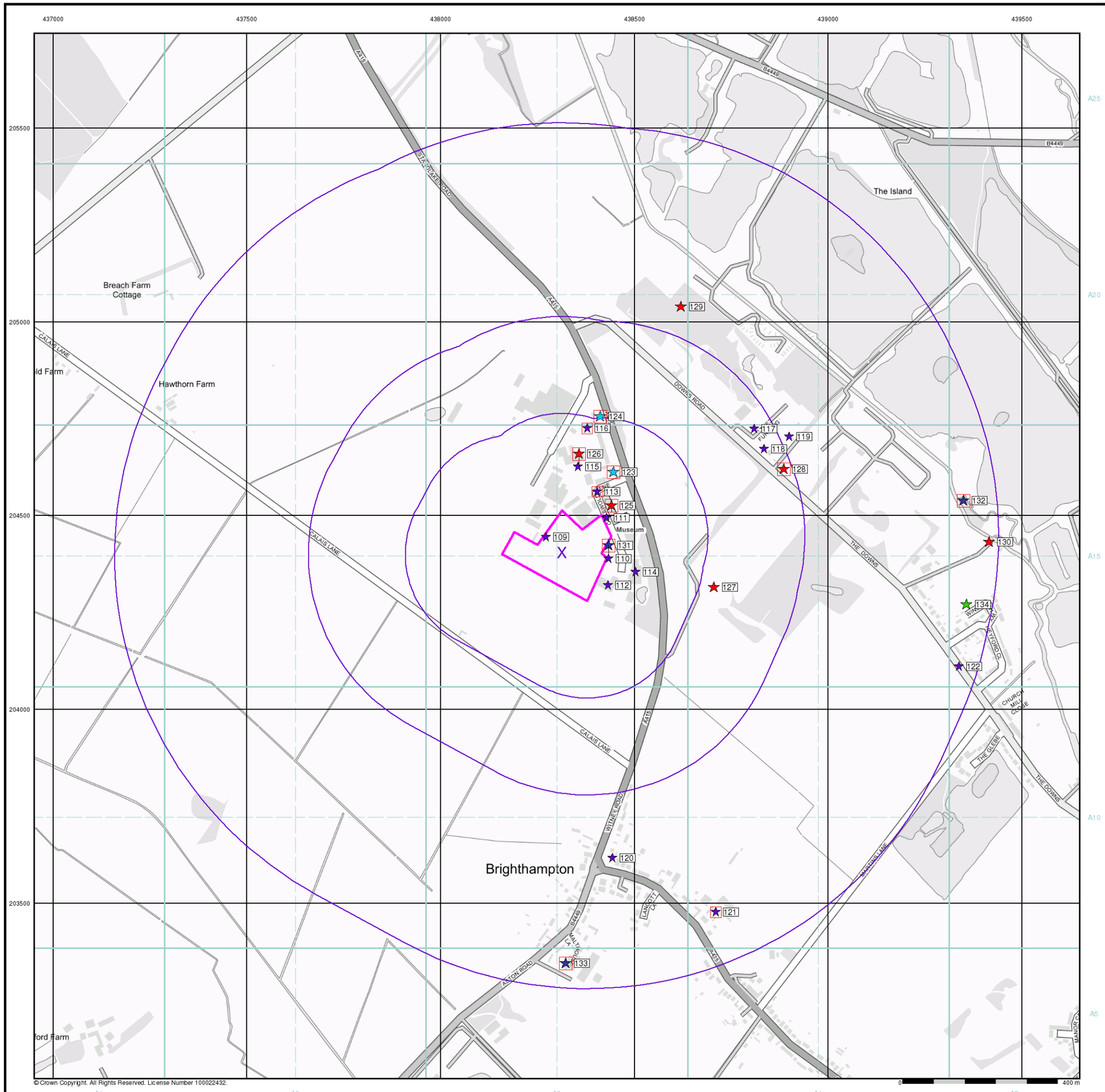
Order Number:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Search Buffer (m):	1000

Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

Landmark INFORMATION GROUP

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



DeltaSimons

Industrial Land Use Map

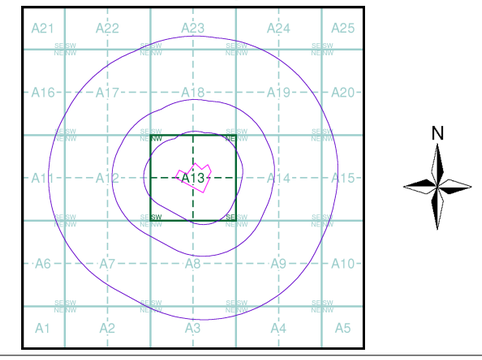
General

- 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:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Search Buffer (m):	1000

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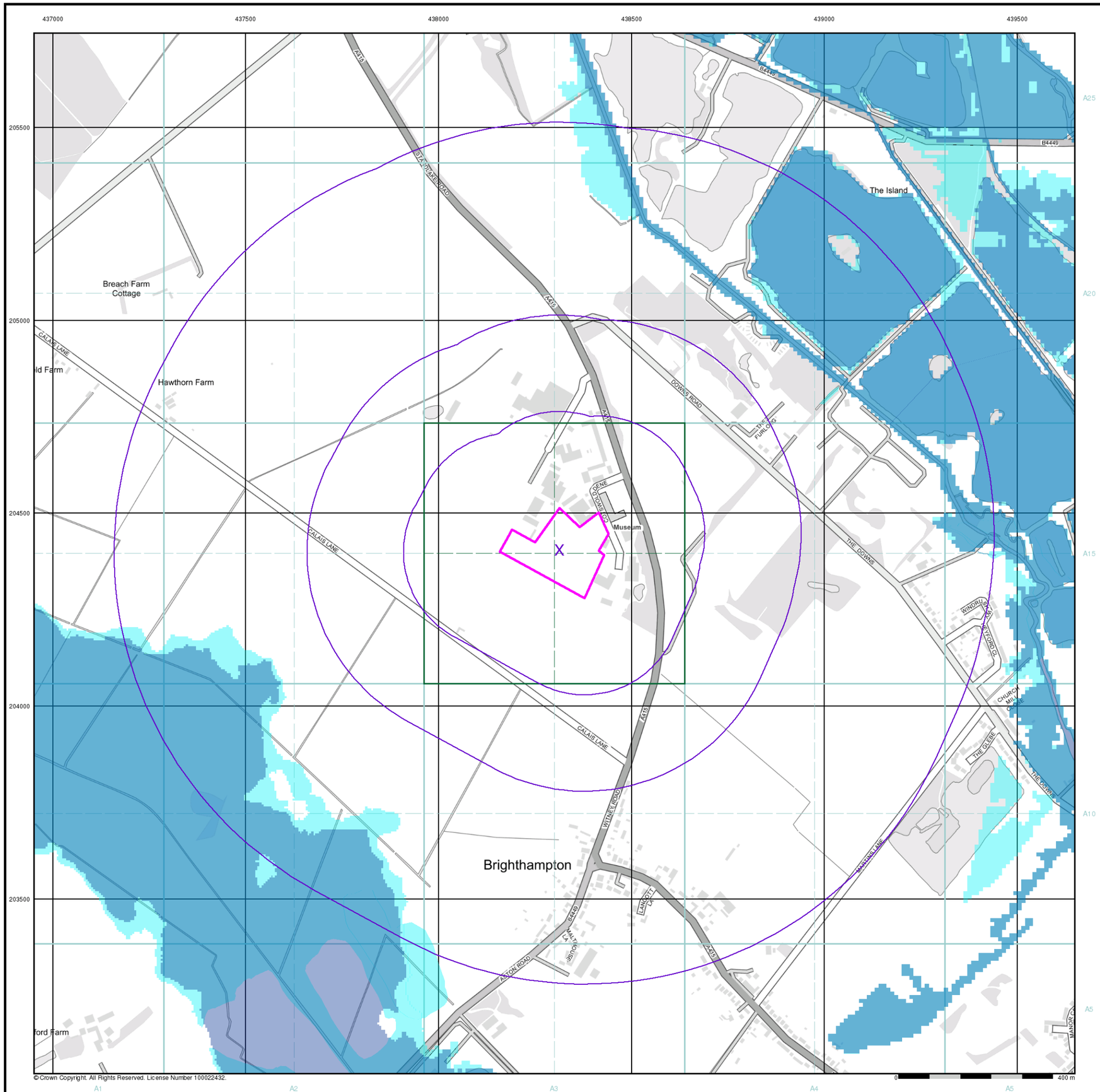


DeltaSimons

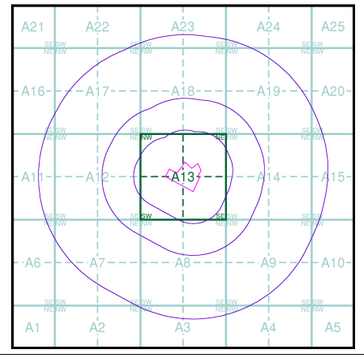
General

- Specified Site
- Specified Buffer(s)
- X 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:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Search Buffer (m):	1000

Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

Landmark INFORMATION GROUP
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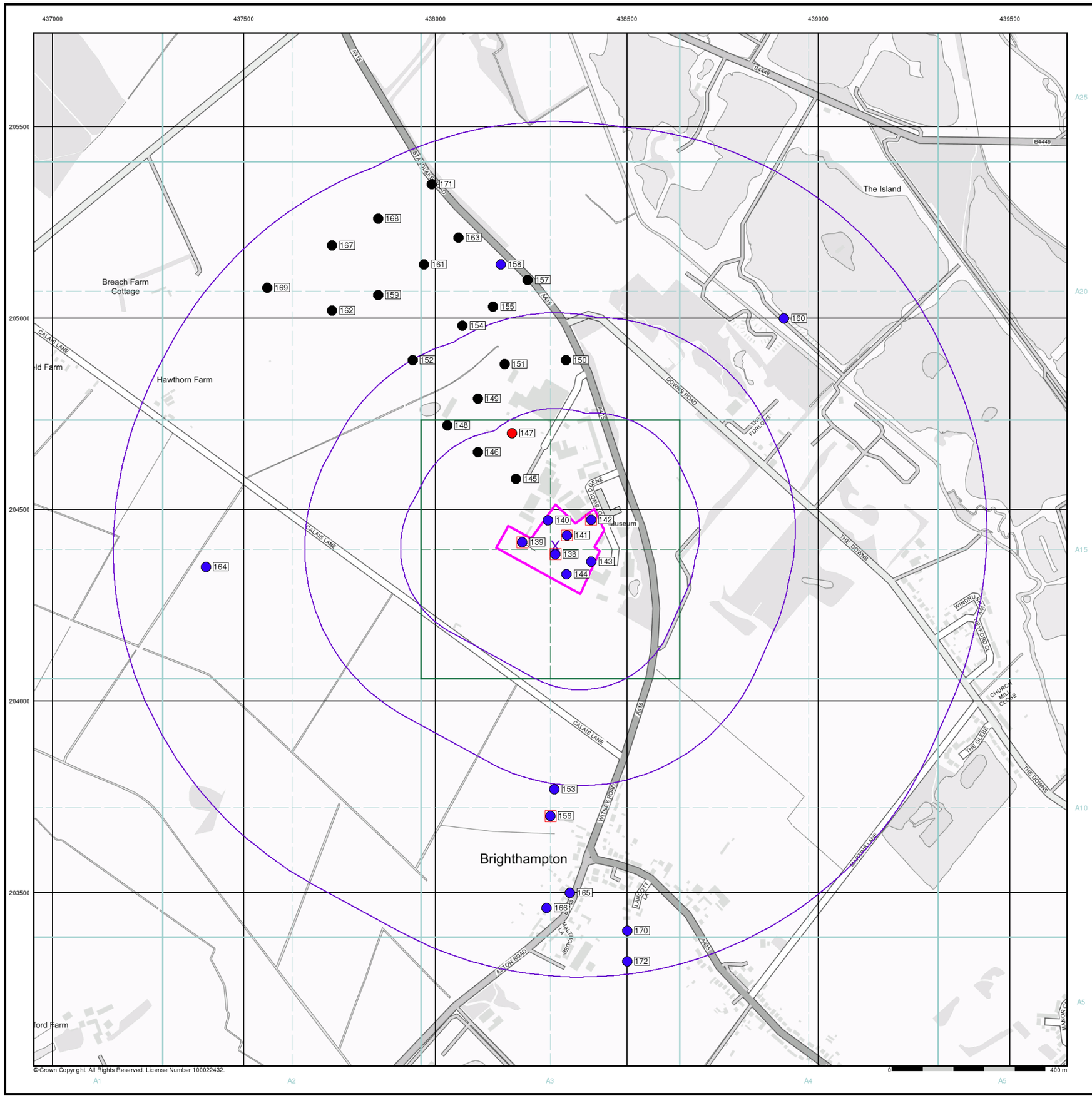
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



DeltaSimons

General

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

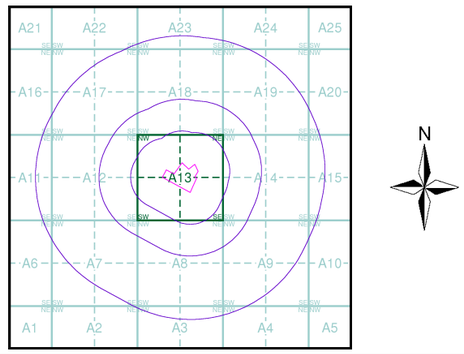
Agency and Hydrological (Boreholes)

- 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:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Search Buffer (m):	1000

Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

Landmark INFORMATION GROUP

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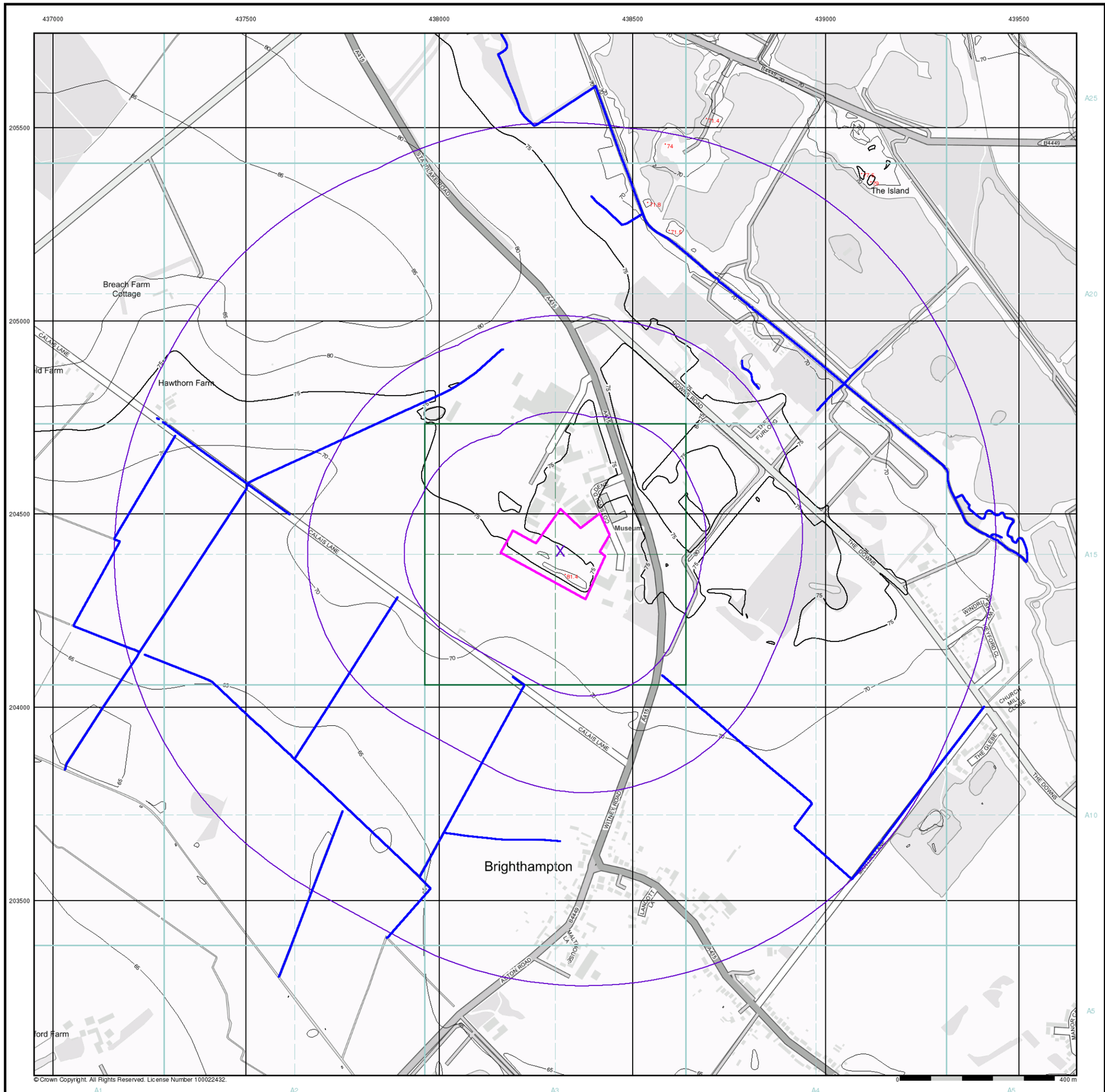
Web: www.envirocheck.co.uk



DeltaSimons

General

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

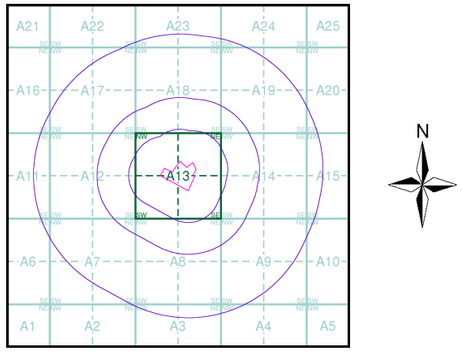
OS Water Network Data

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

Contours (height in meters)

- Standard Contour
- Master Contour
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A



Order Details

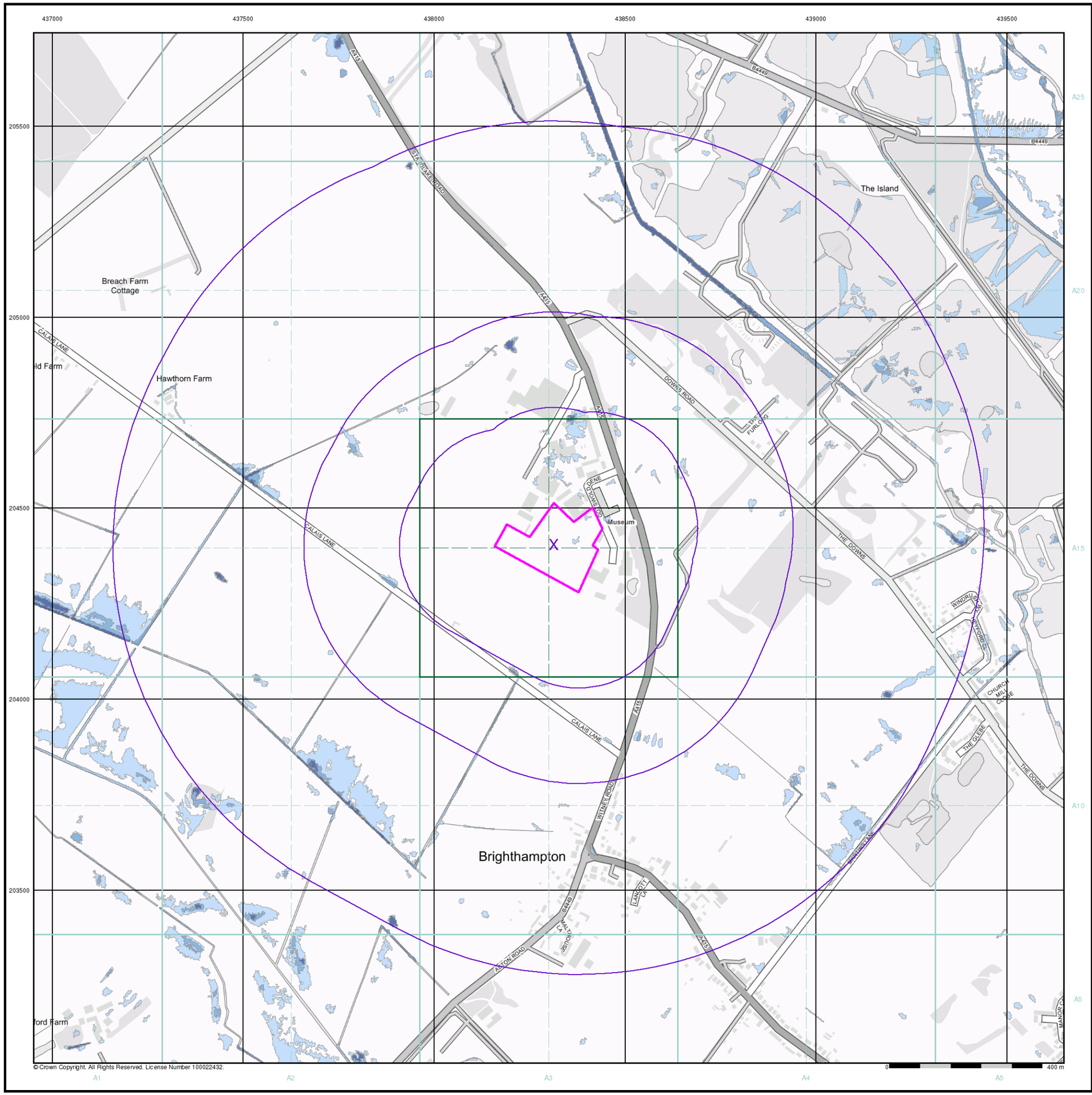
Order Number:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Search Buffer (m):	1000

Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

Landmark INFORMATION GROUP

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



DeltaSimons

General

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

Risk of Flooding from Surface Water

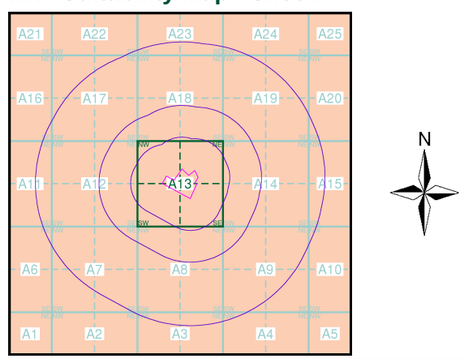
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

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

EA/NRW Suitability Map - Slice A



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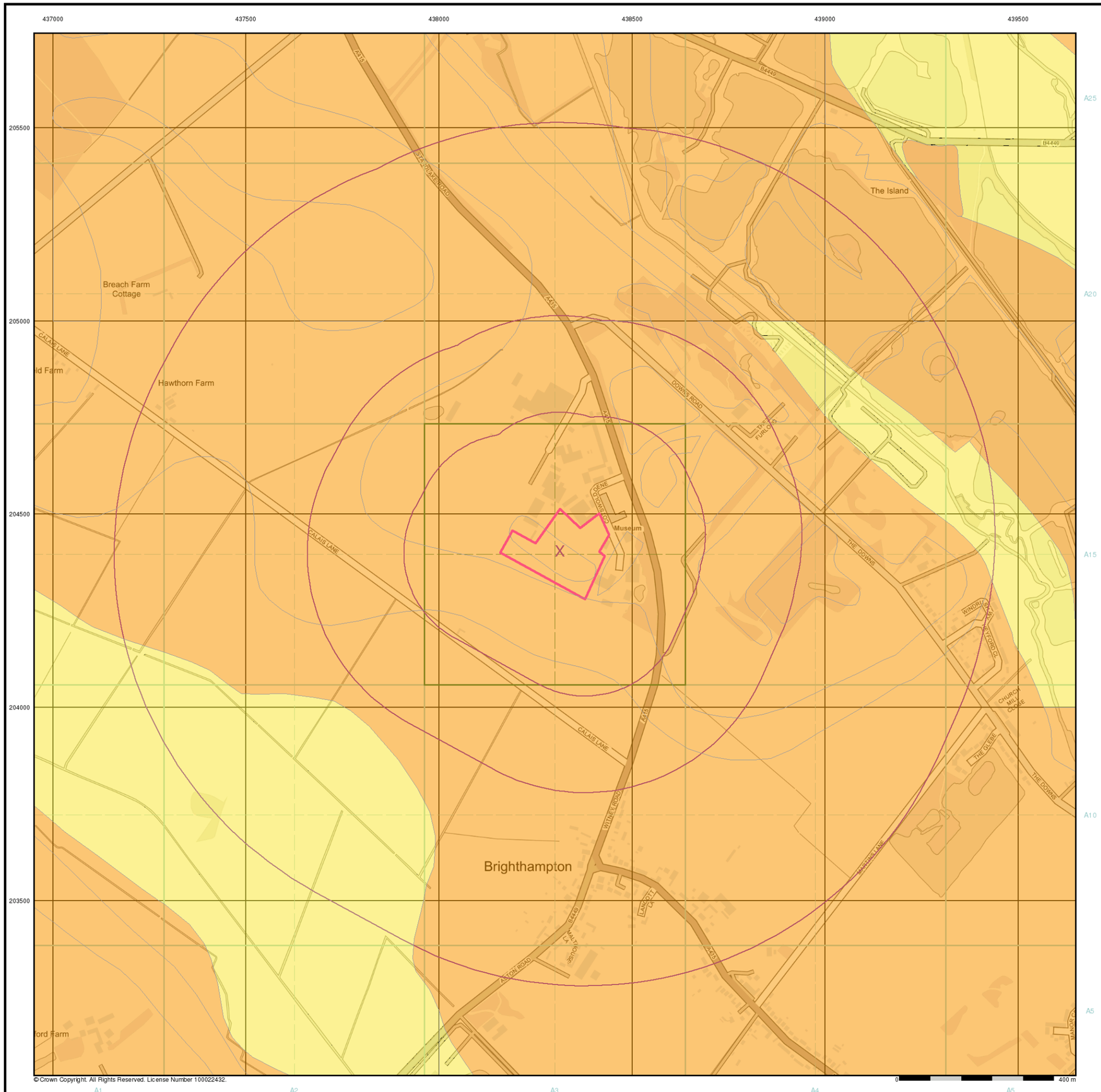


DeltaSimons

General

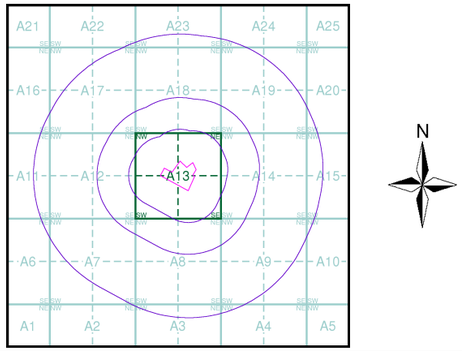
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg

- < 15
- 15 - 25
- 25 - 35
- 35 - 45
- 45 - 60
- 60 - 120
- > 120

Estimated Soil Chemistry Arsenic - Slice A



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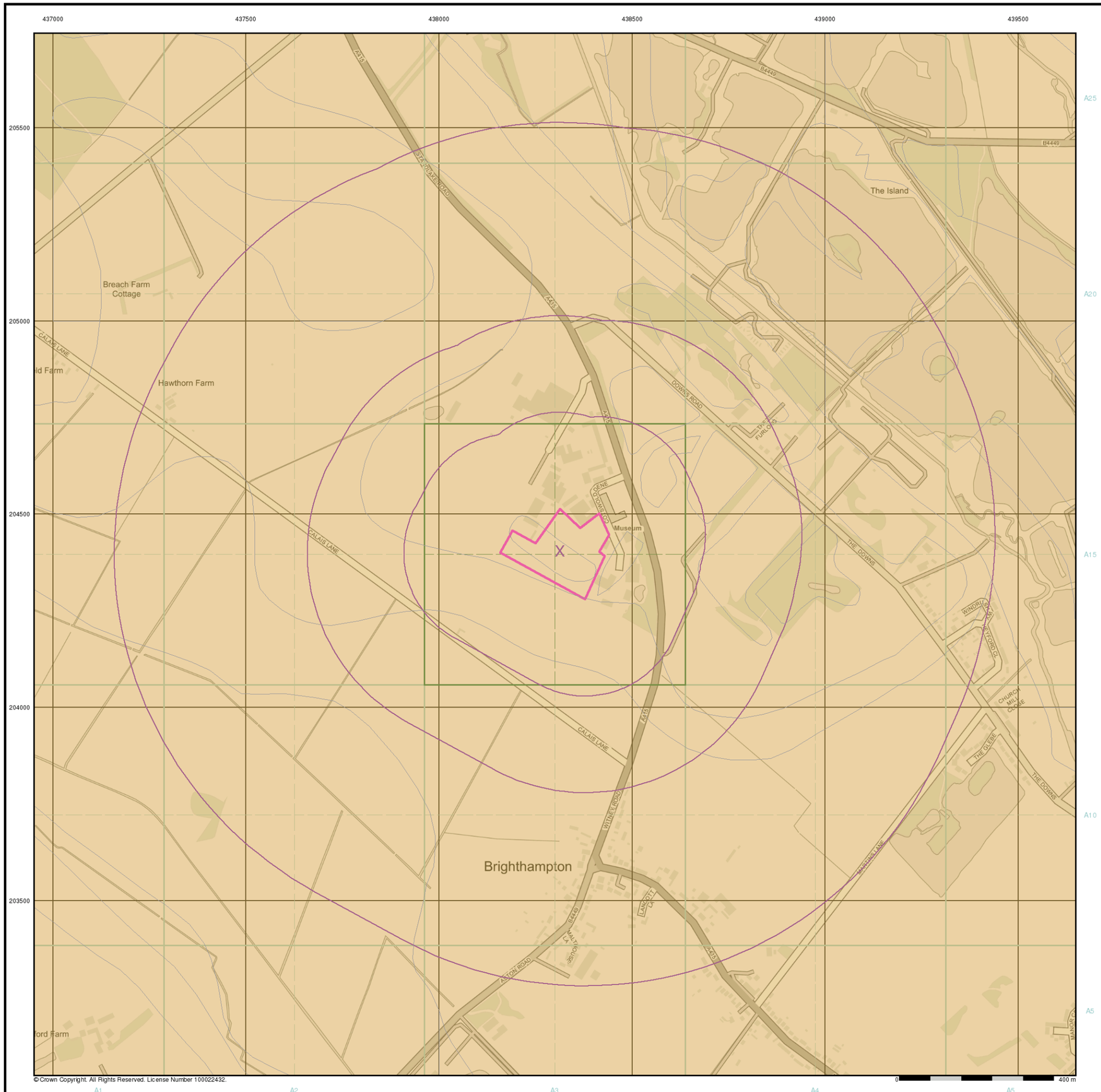


DeltaSimons

General

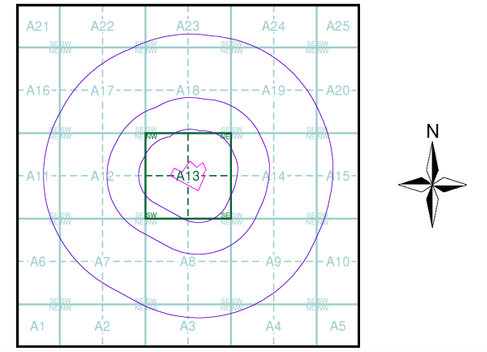
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg

- < 1.8
- 1.8 - 2.2
- 2.2 - 3.0
- > 3.0

Estimated Soil Chemistry Cadmium - Slice A



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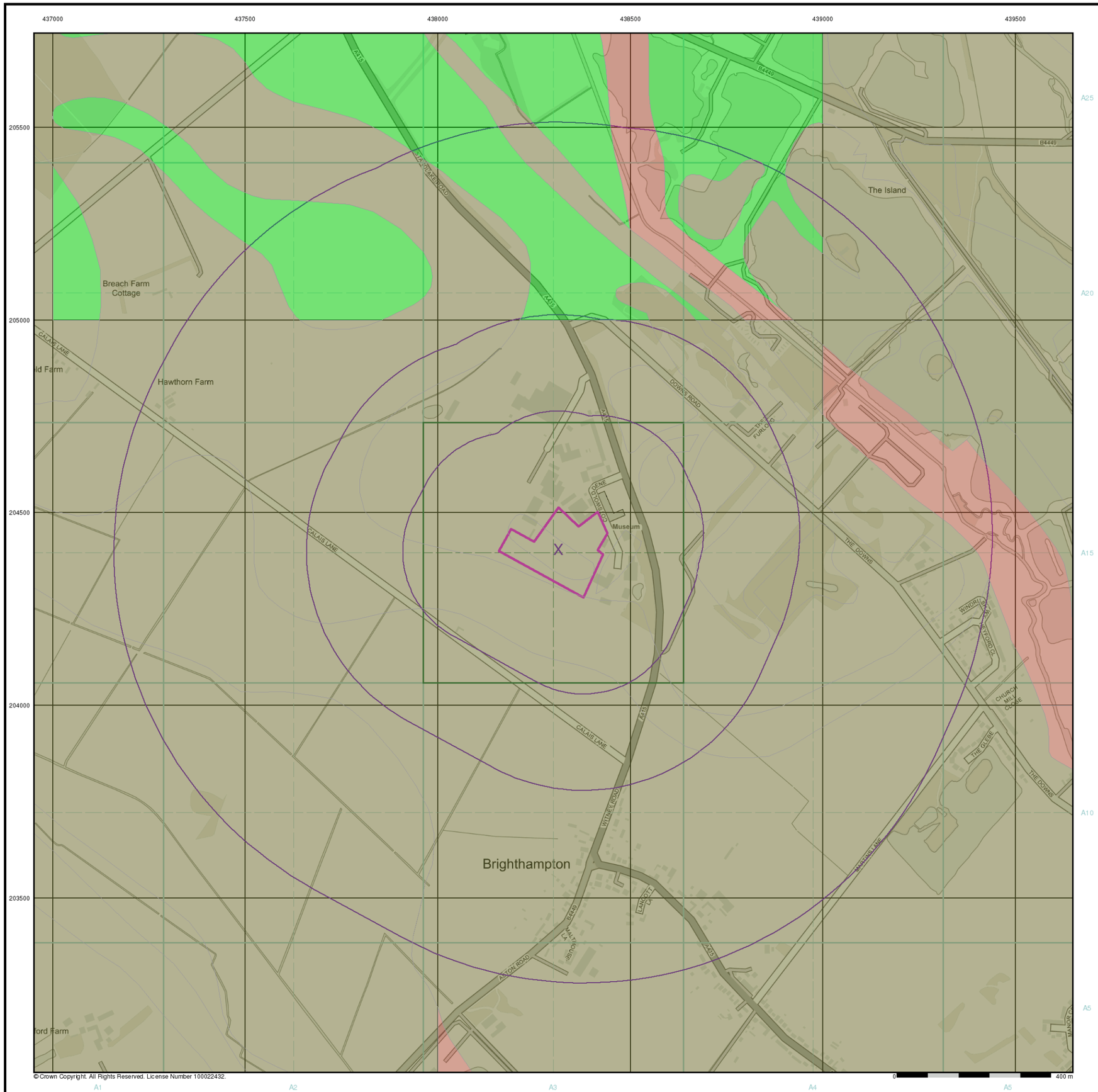


General

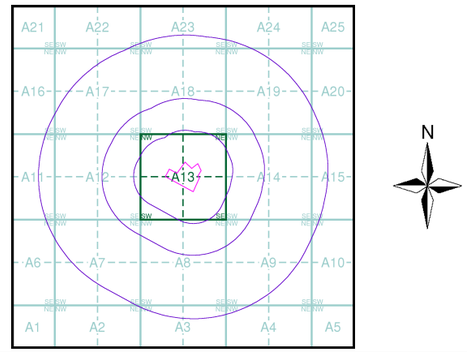
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg

- < 20
- 20 - 40
- 40 - 60
- 60 - 90
- 90 - 120
- 120 - 180
- > 180

Estimated Soil Chemistry Chromium - Slice A



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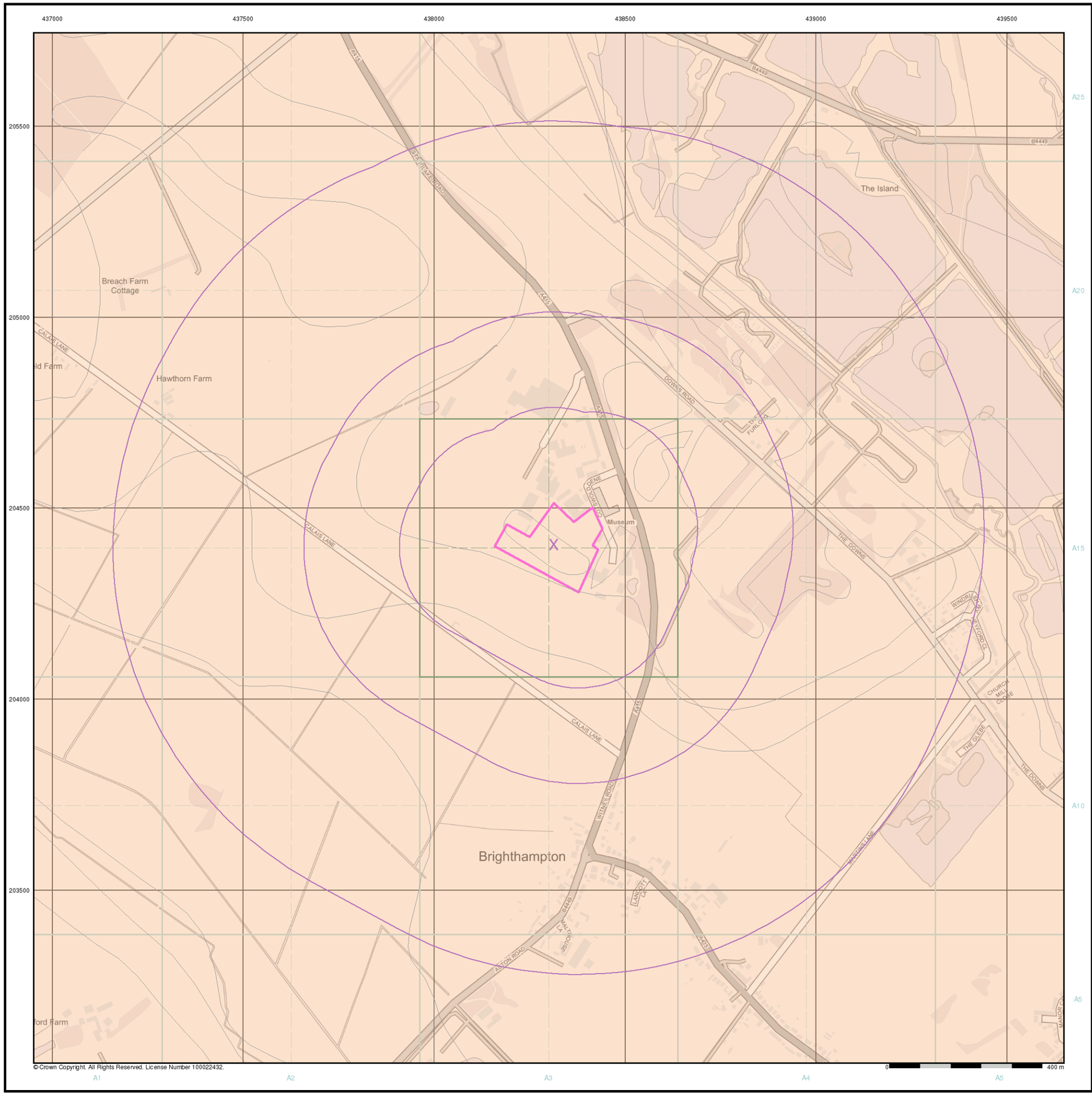


DeltaSimons

General

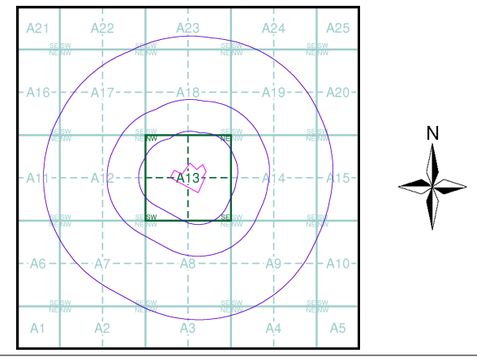
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg

- <100 mg/kg
- 100 - 200
- 200 - 300
- 300 - 600
- 600 - 1200
- >1200

Estimated Soil Chemistry Lead - Slice A



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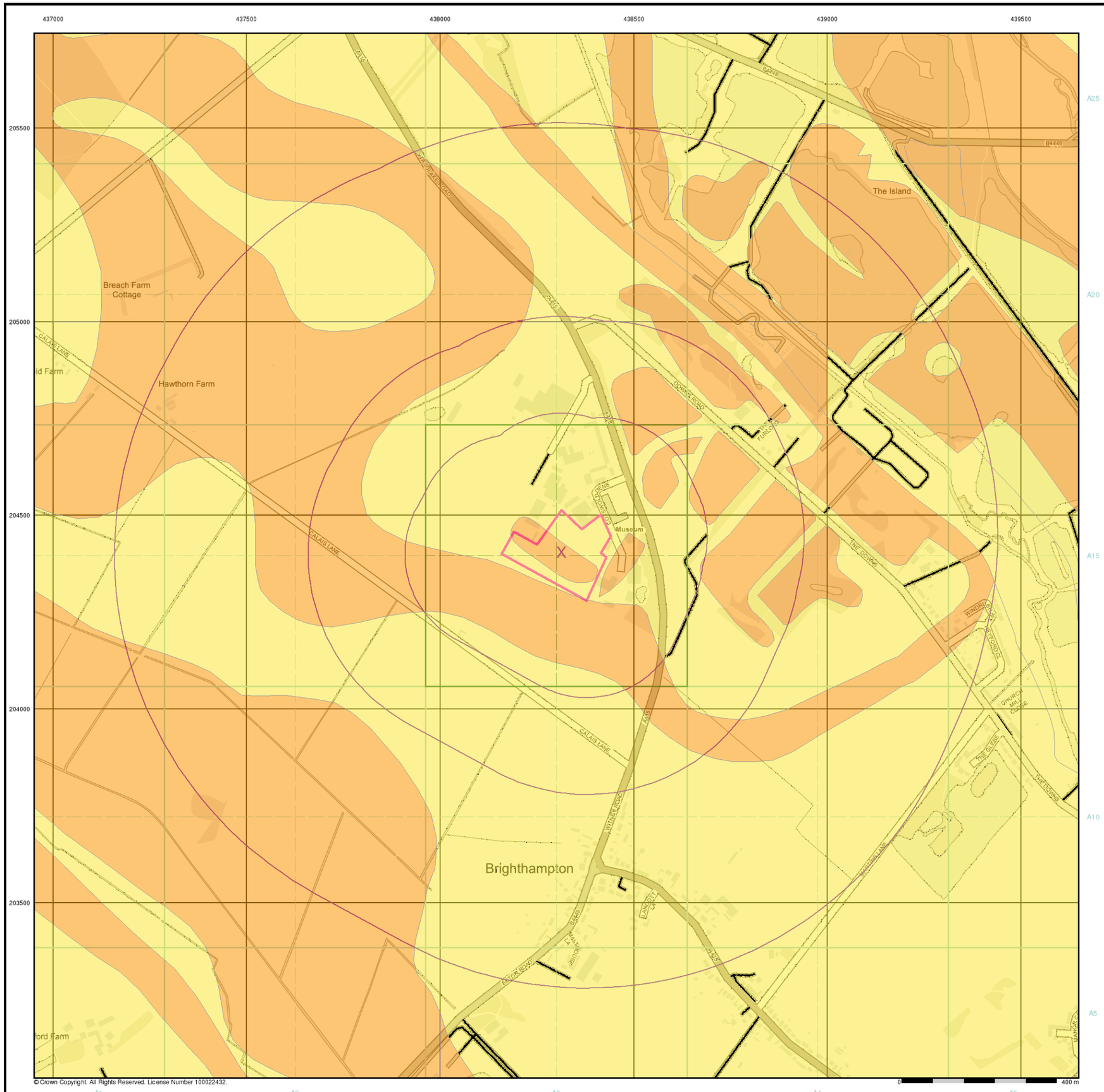


DeltaSimons

General

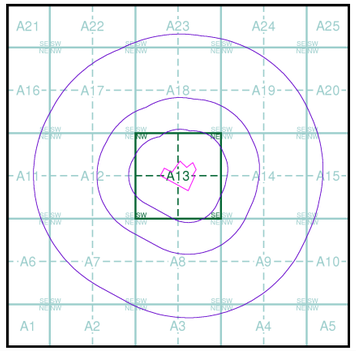
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Estimated Soil Chemistry Nickel - Slice A



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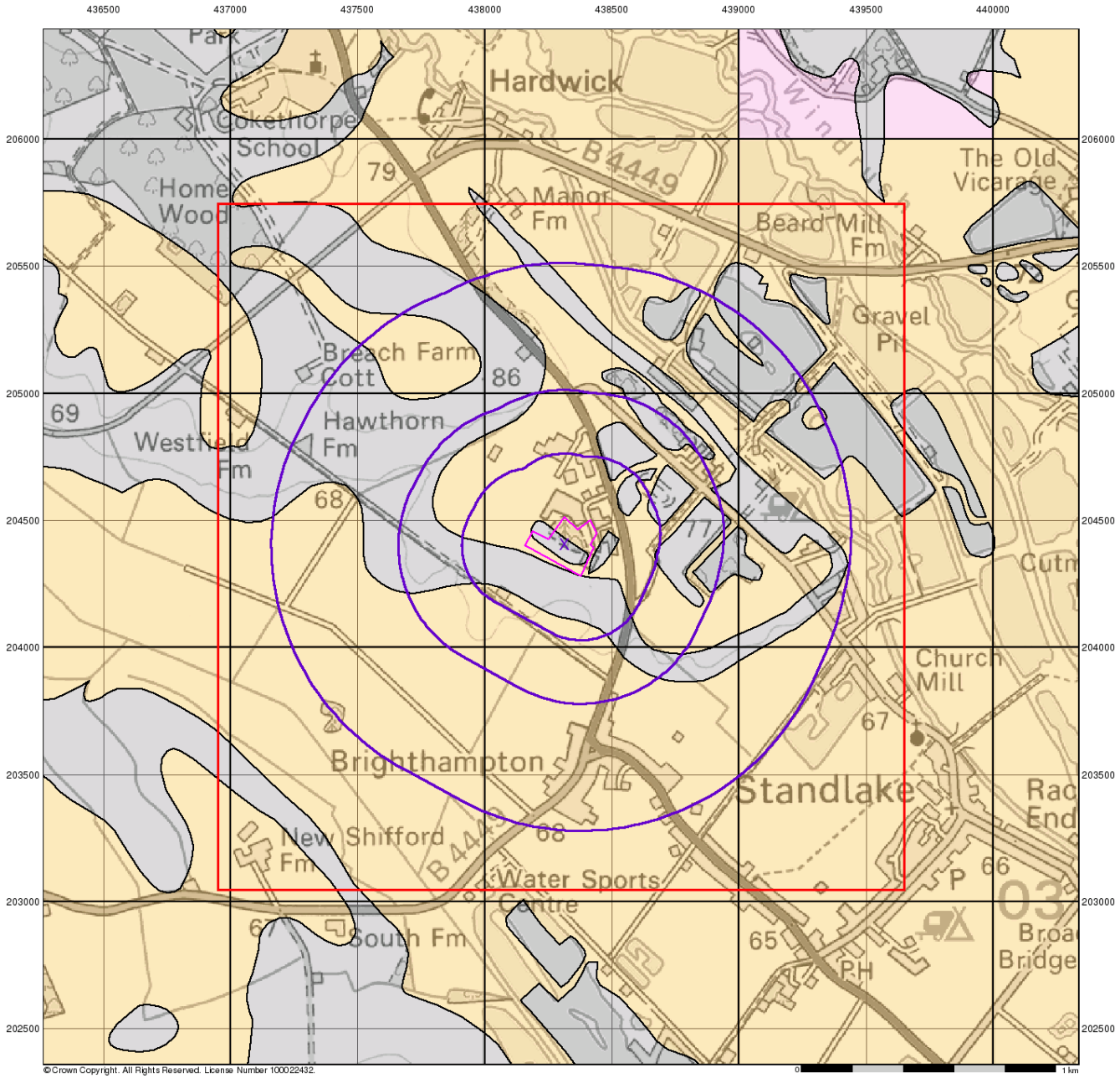


DeltaSimons

Groundwater Vulnerability

General

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

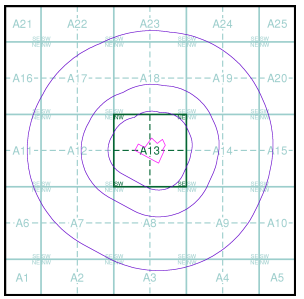
Agency and Hydrological

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



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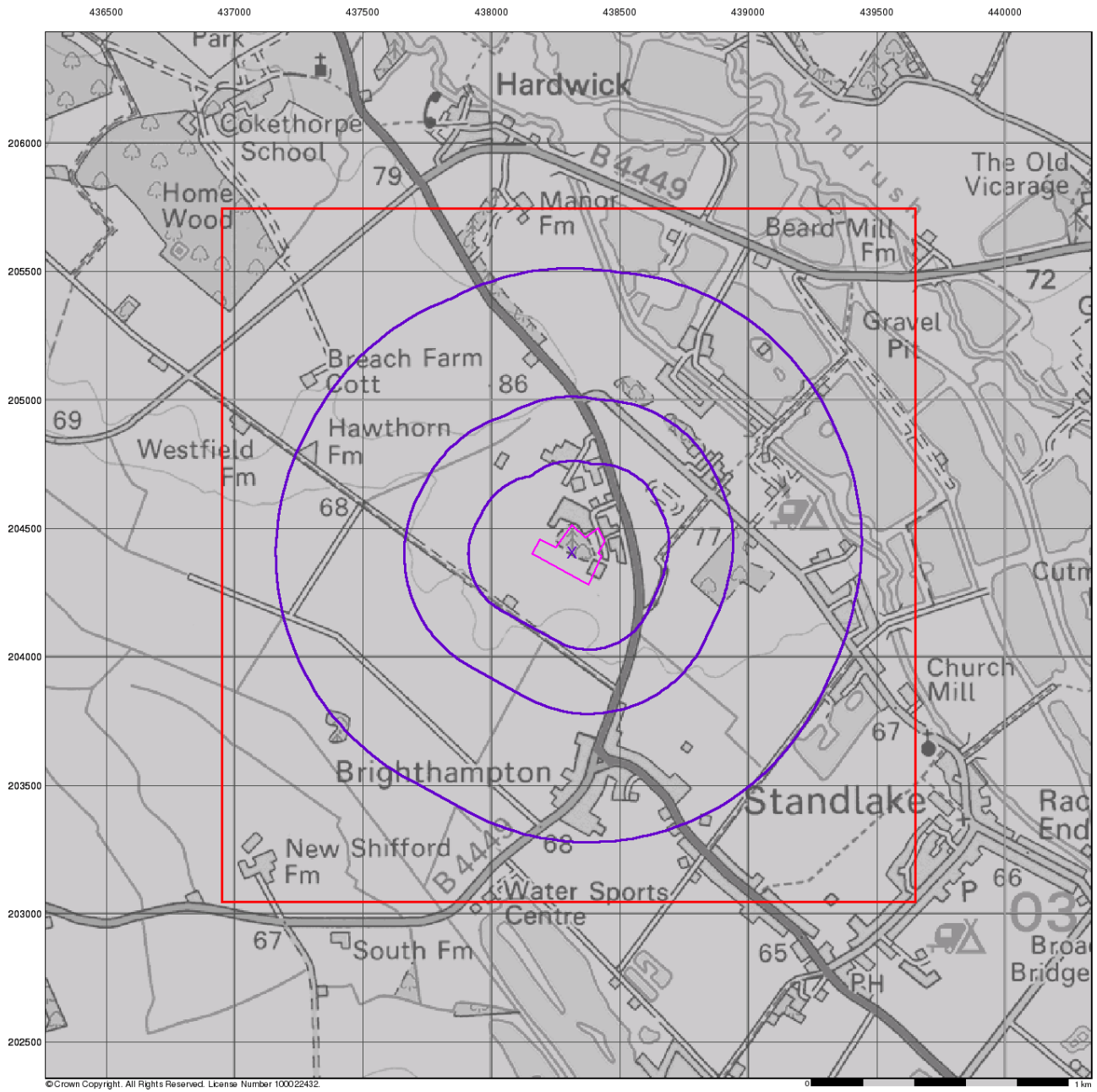


DeltaSimons

Bedrock Aquifer Designation

General

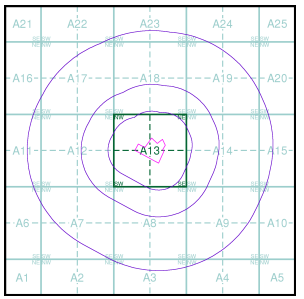
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

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



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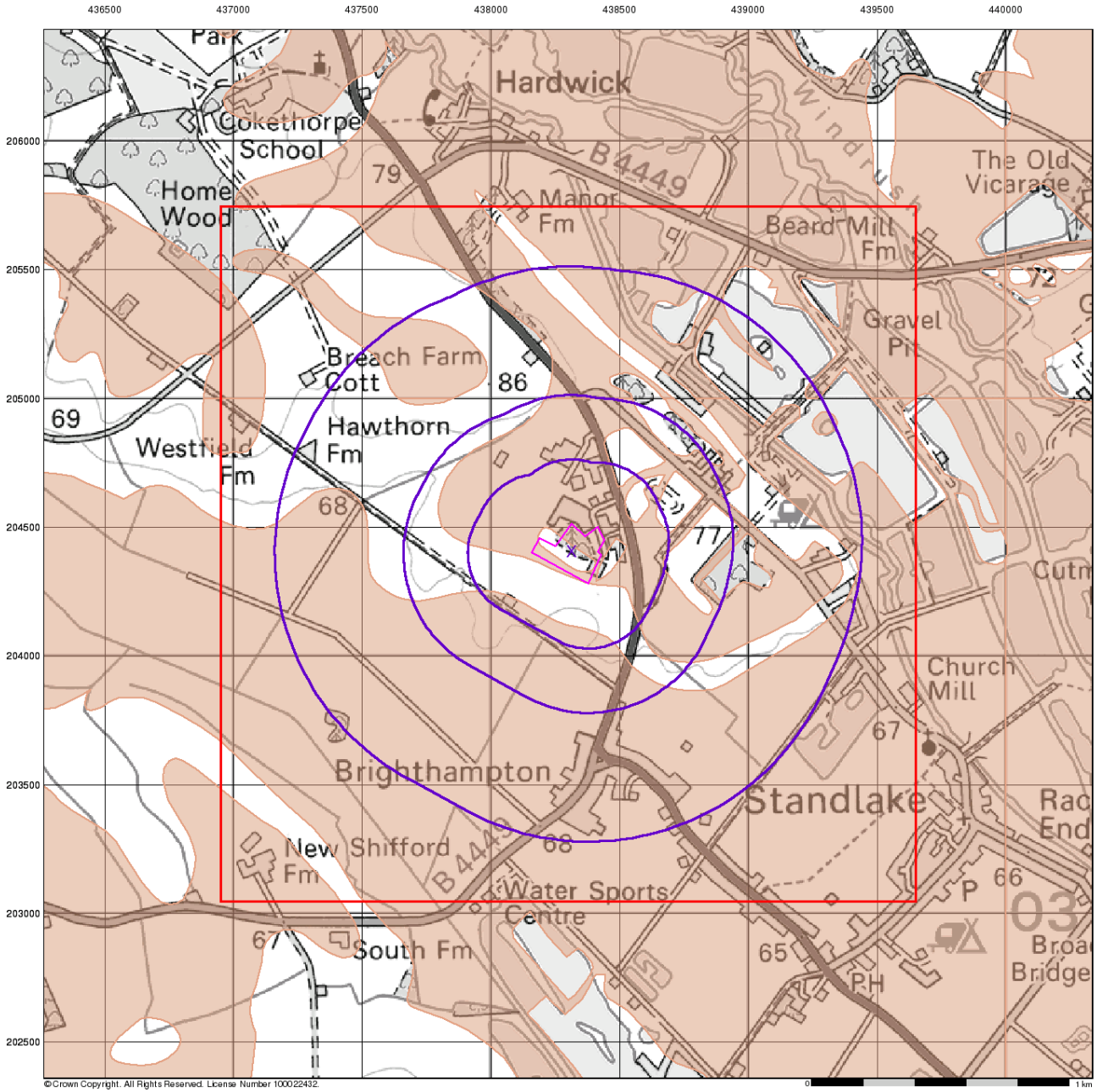
Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL



DeltaSimons

Superficial Aquifer Designation

General

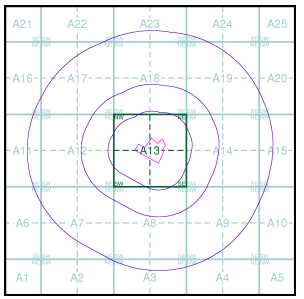
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

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



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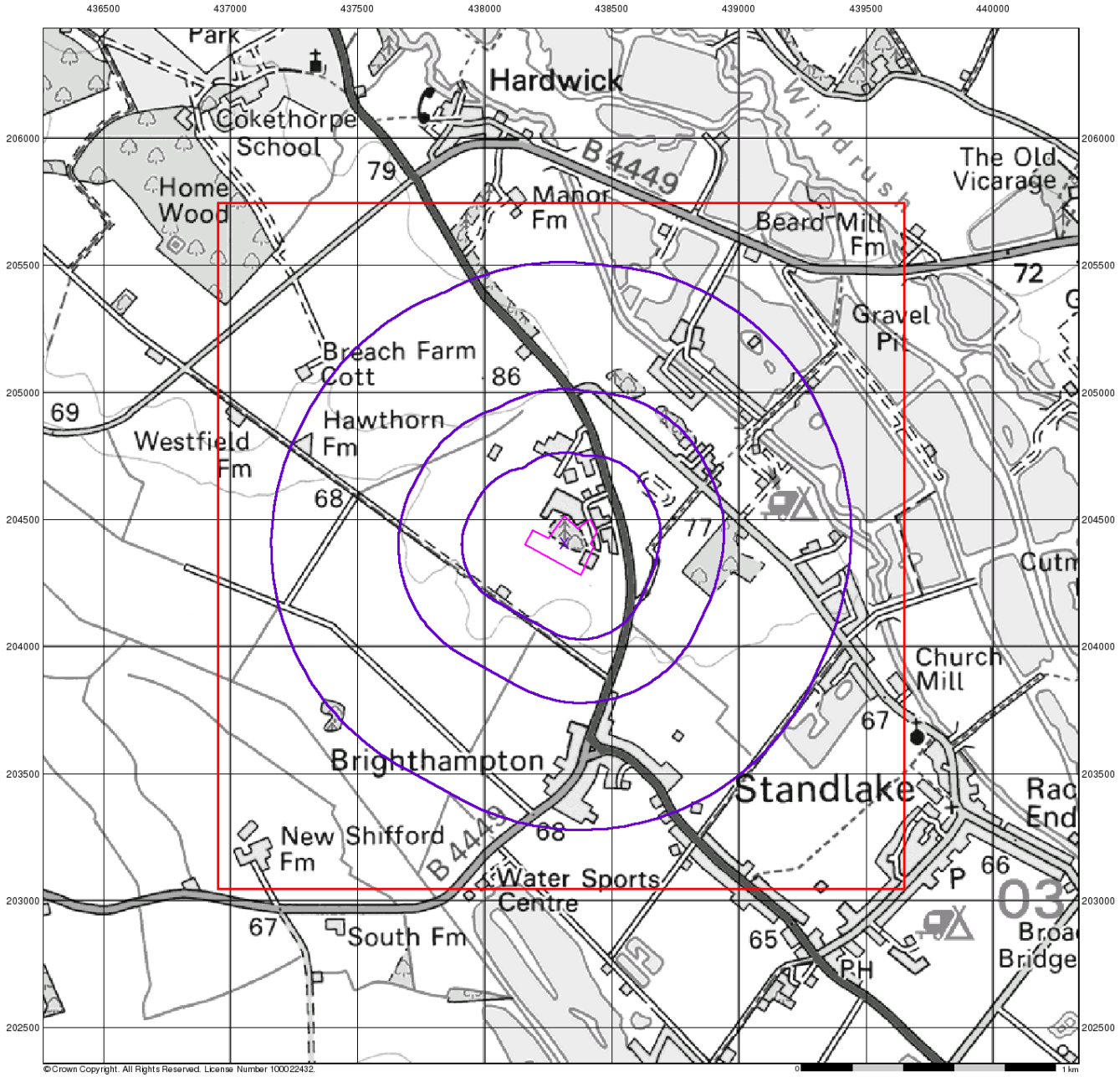
Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL



DeltaSimons

Source Protection Zones

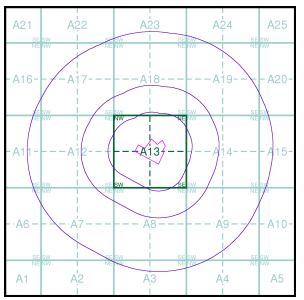
General

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



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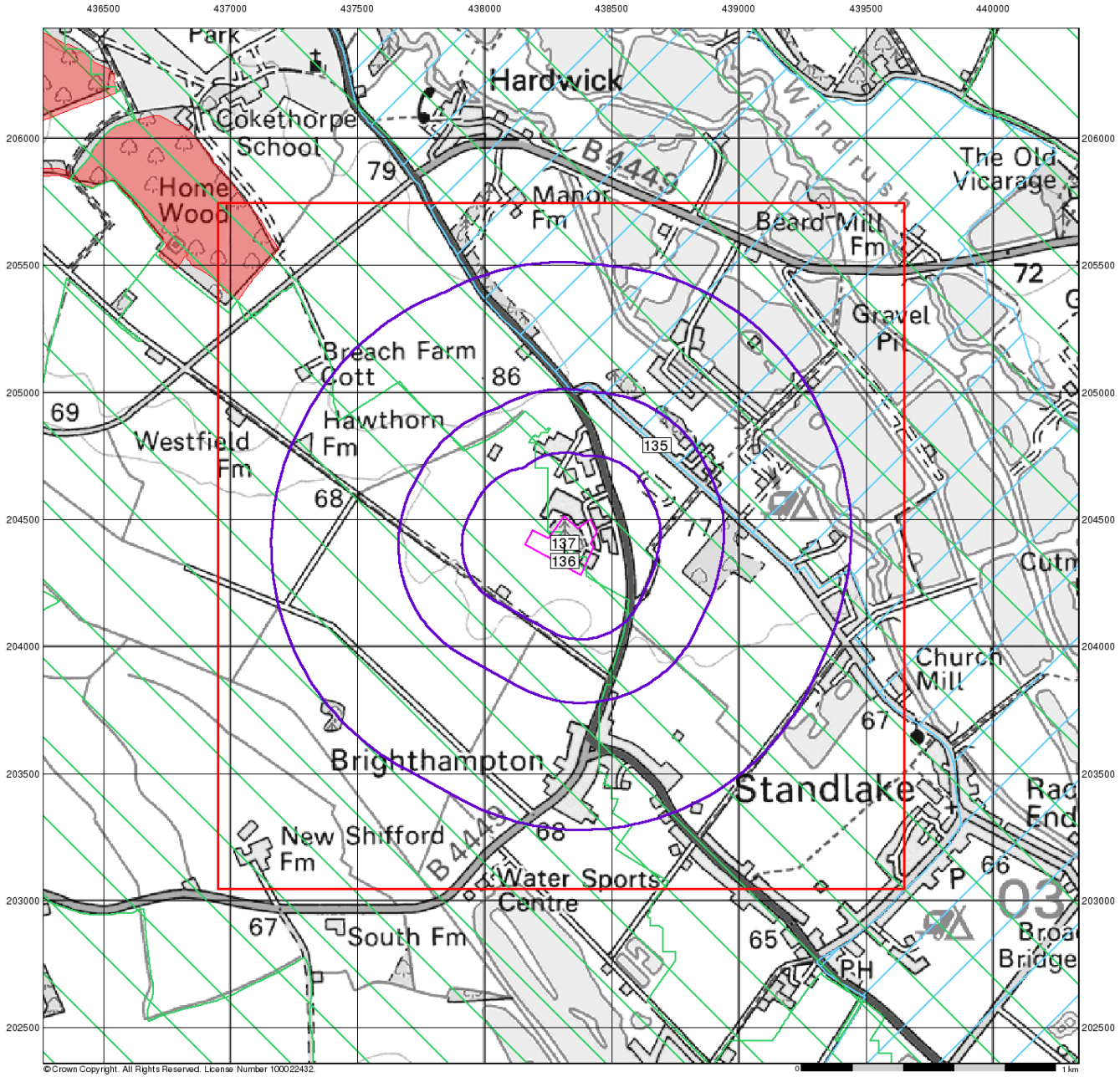


DeltaSimons

Sensitive Land Uses

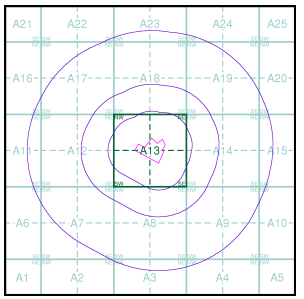
General

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



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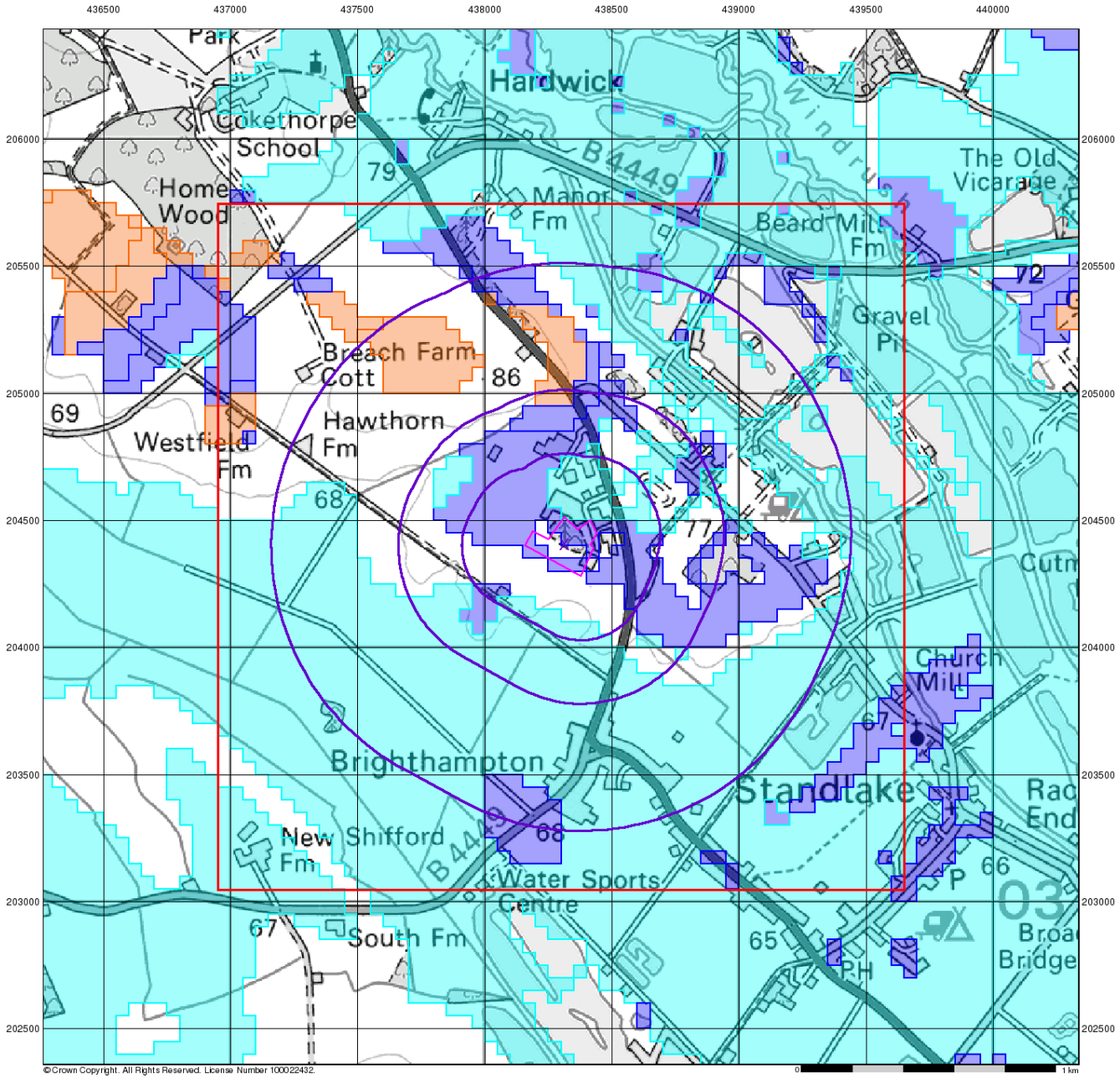

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BGS Flood GFS Data

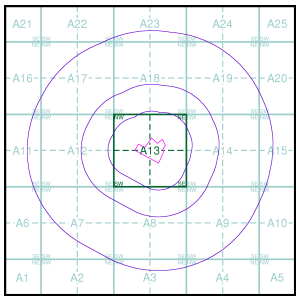
General

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



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Site Details

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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
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
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
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)
R.D. Bdy. 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
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Pylon
Electricity Transmission Line
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
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	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

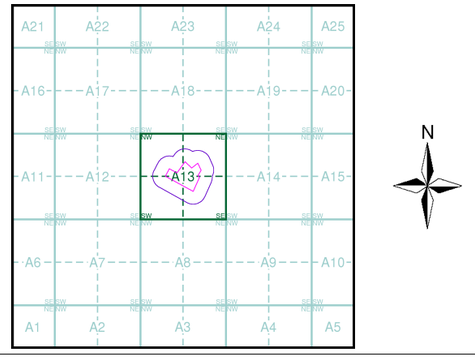
Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

DeltaSimons

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	2022	12

Historical Map - Slice A



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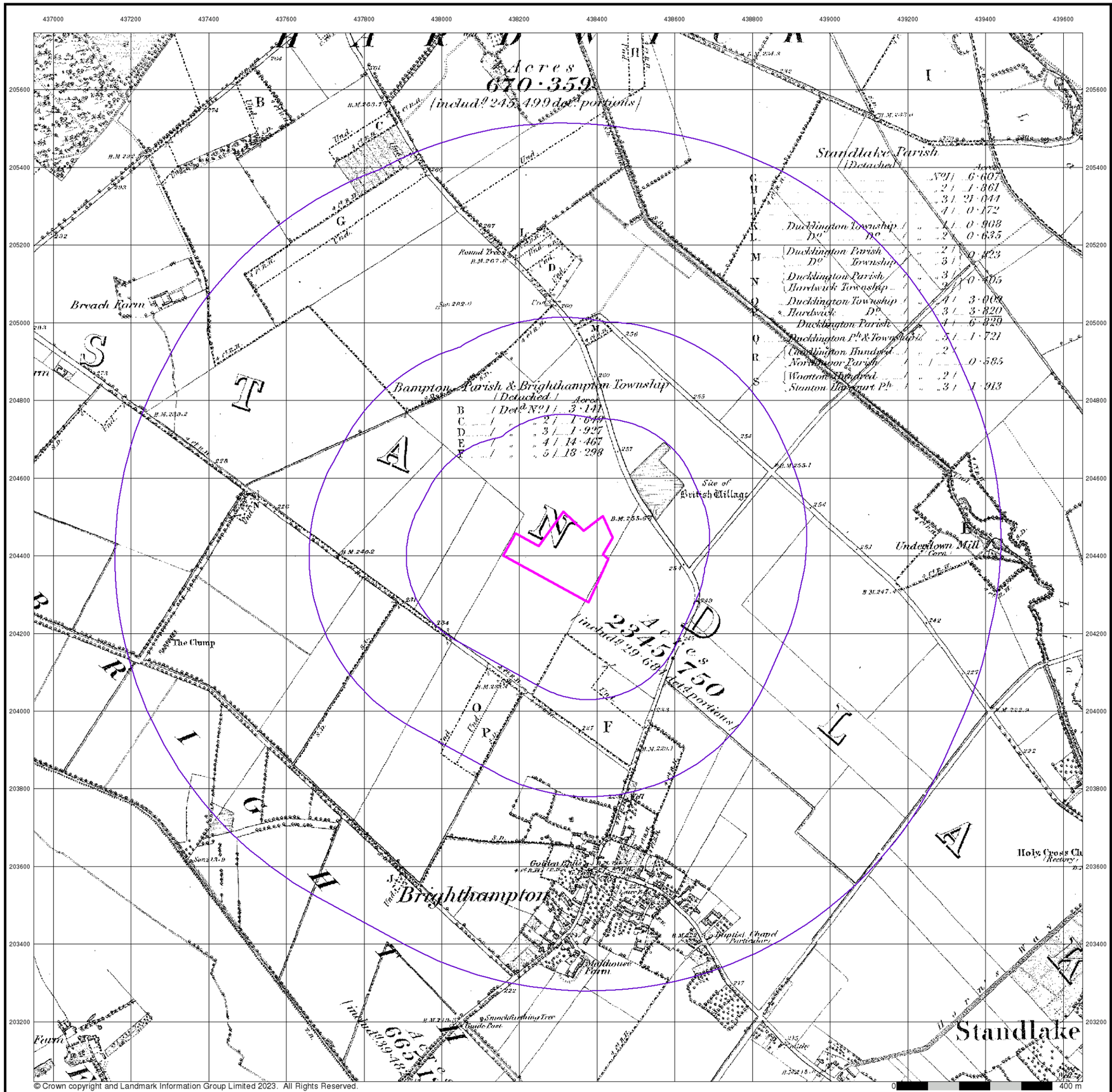

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Oxfordshire

Published 1883

Source map scale - 1:10,560

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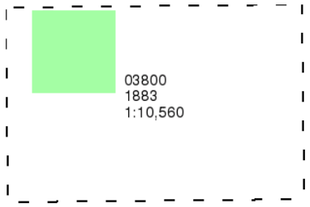
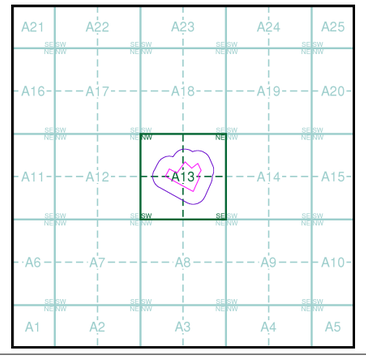
Map Name(s) and Date(s)



Historical Map - Slice A



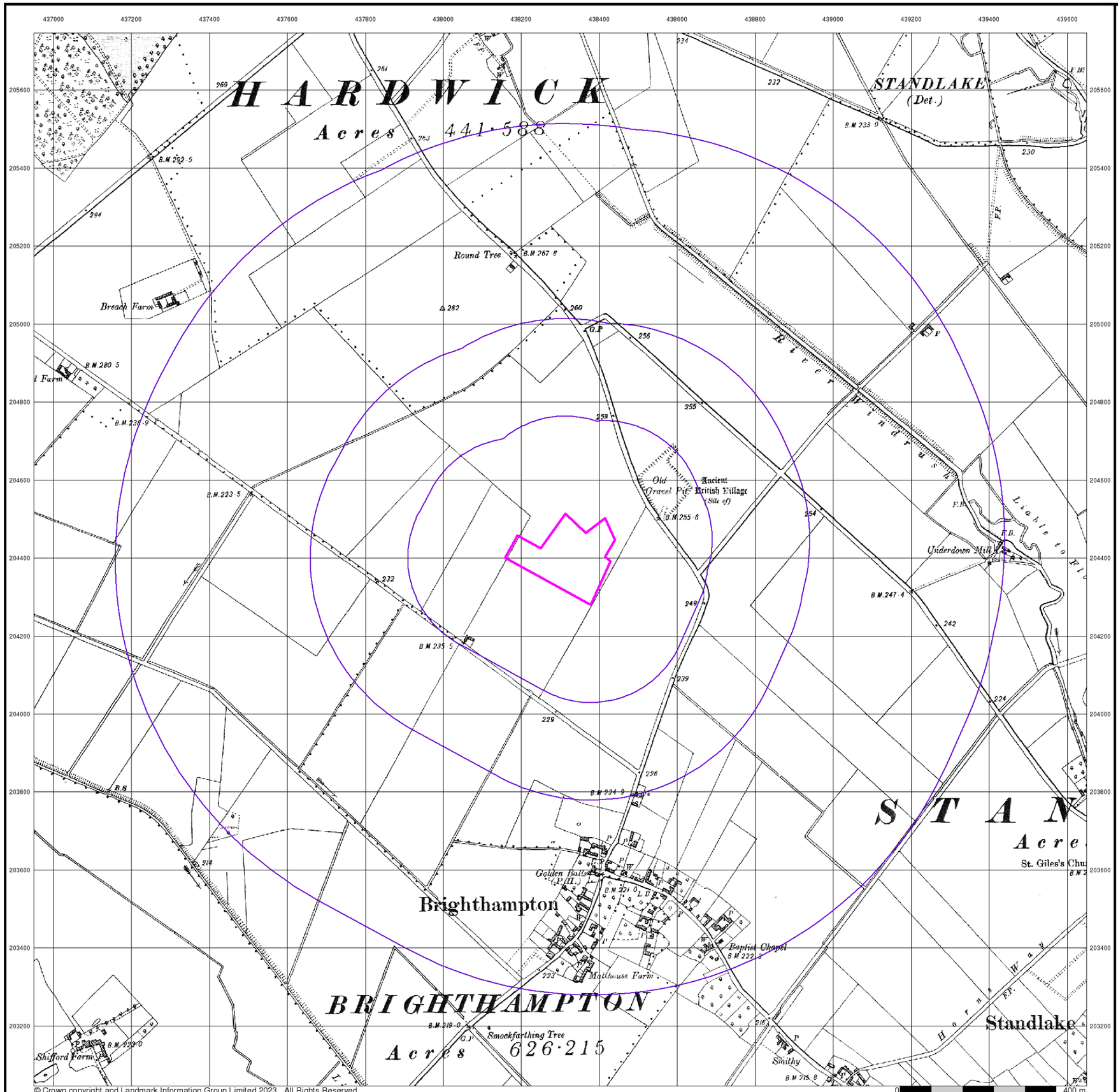
Order Details

Order Number:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Search Buffer (m):	1000

Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

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



DeltaSimons

Oxfordshire

Published 1900

Source map scale - 1:10,560

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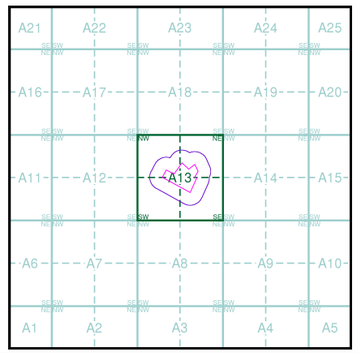
Map Name(s) and Date(s)

038NW
1900
1:10,560

Historical Map - Slice A



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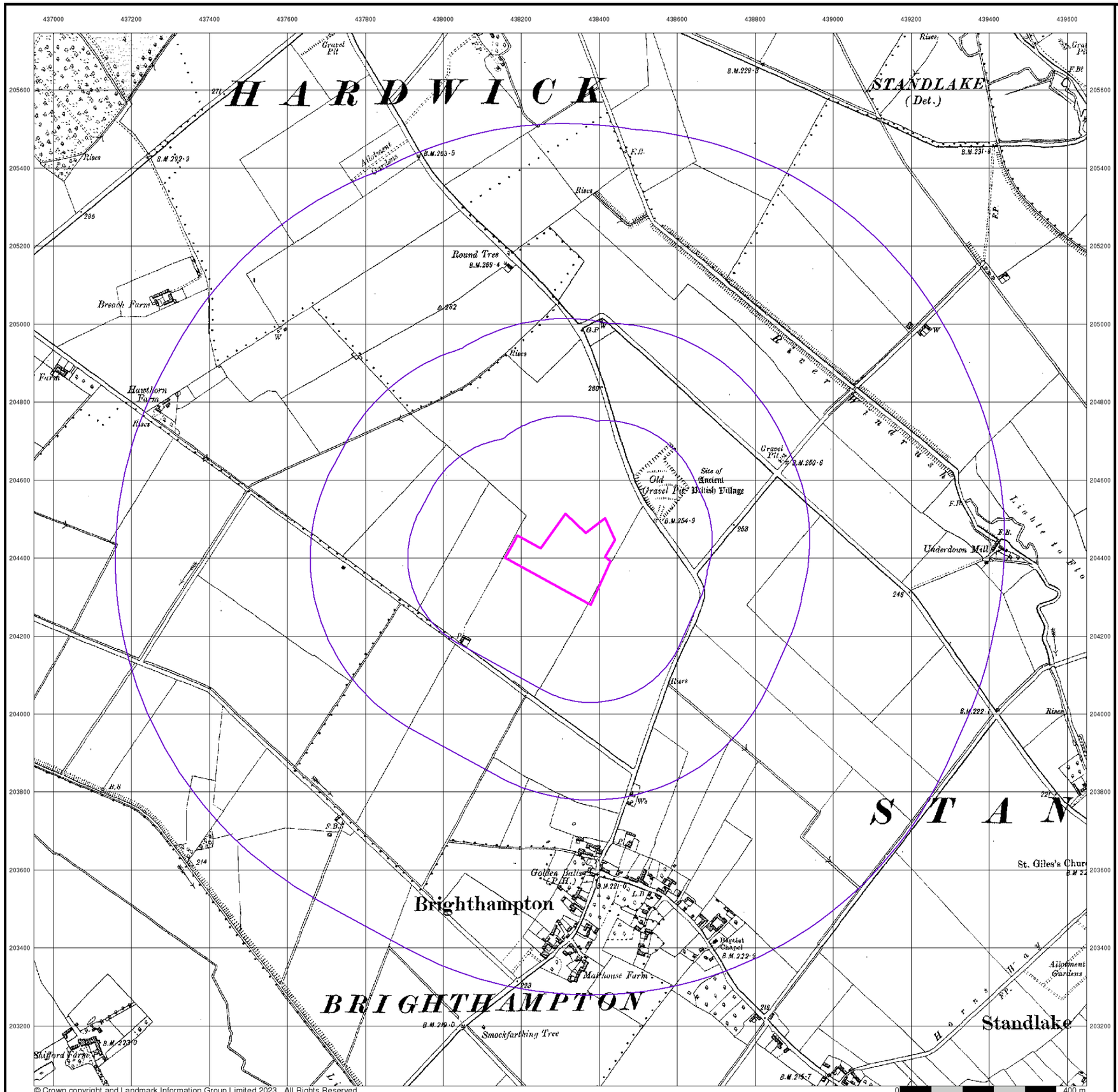

DeltaSimons

Berkshire

Published 1922

Source map scale - 1:10,560

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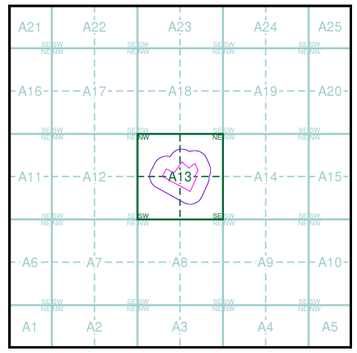
Map Name(s) and Date(s)

00500
1922
1:10,560

Historical Map - Slice A



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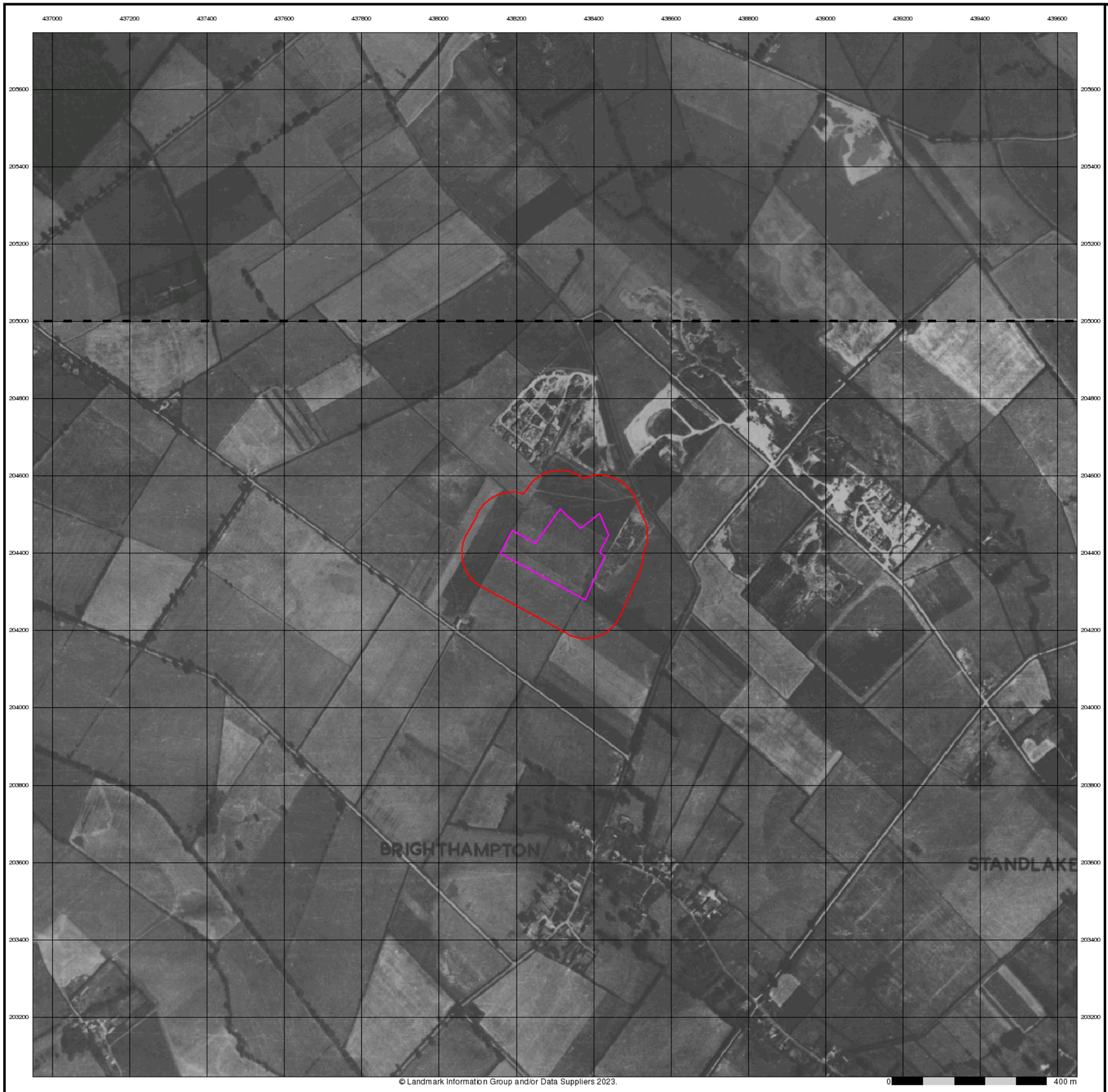


DeltaSimons

Historical Aerial Photography

Published 1947

Source map scale - 1:10,560

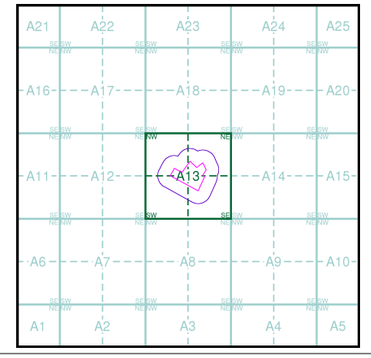
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 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.

Map Name(s) and Date(s)

SP30NE
1947
1:10,560

SP30SE
1947
1:10,560

Historical Aerial Photography - Slice A



BRITISH LIBRARY

Order Details

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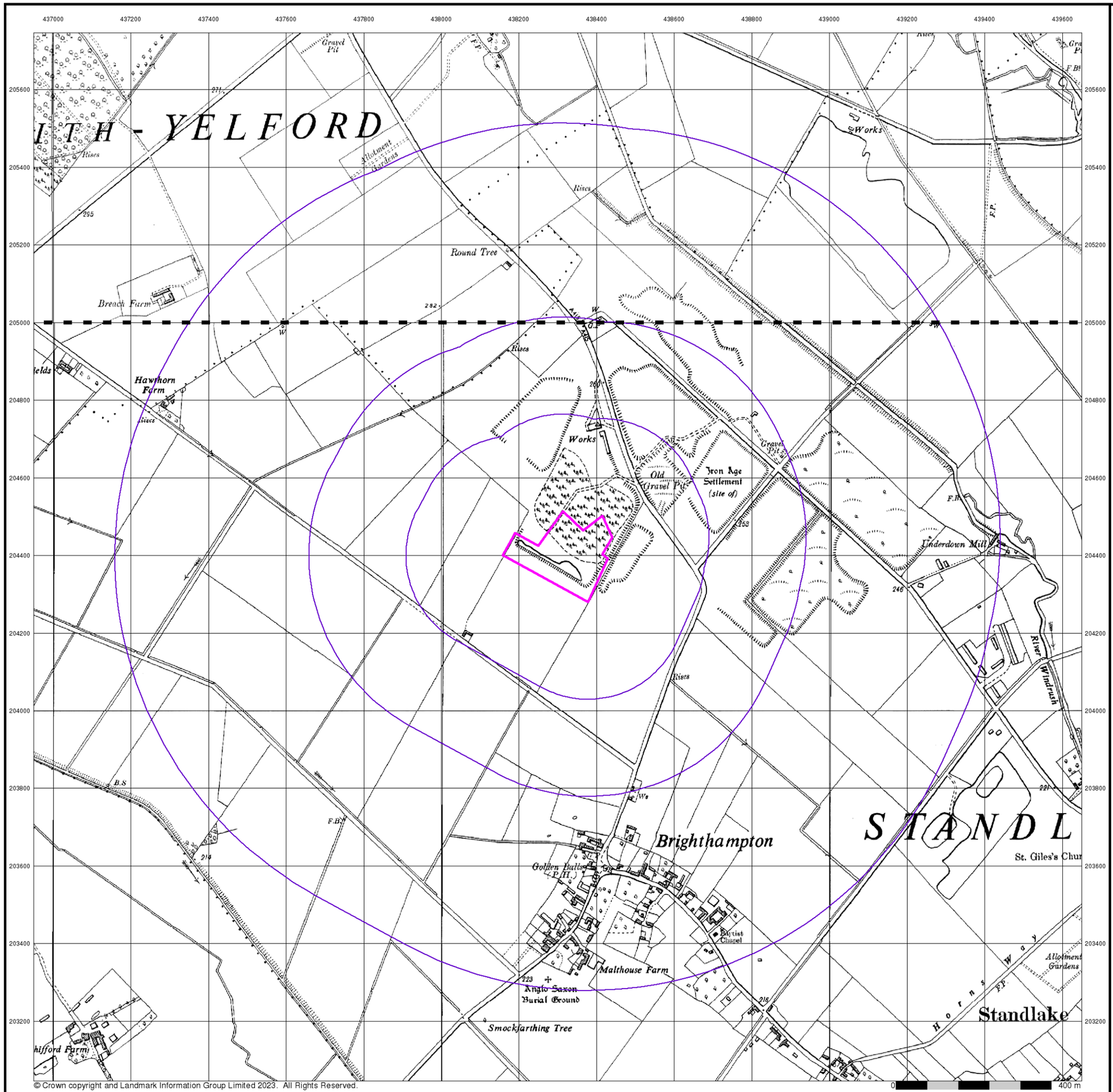

DeltaSimons

Ordnance Survey Plan

Published 1960

Source map scale - 1:10,000

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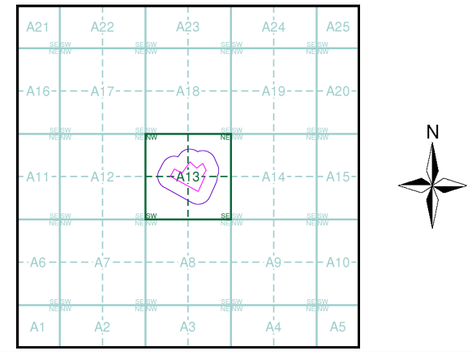
Map Name(s) and Date(s)

SP30NE
1960
1:10,560

SP30SE
1960
1:10,560

Historical Map - Slice A



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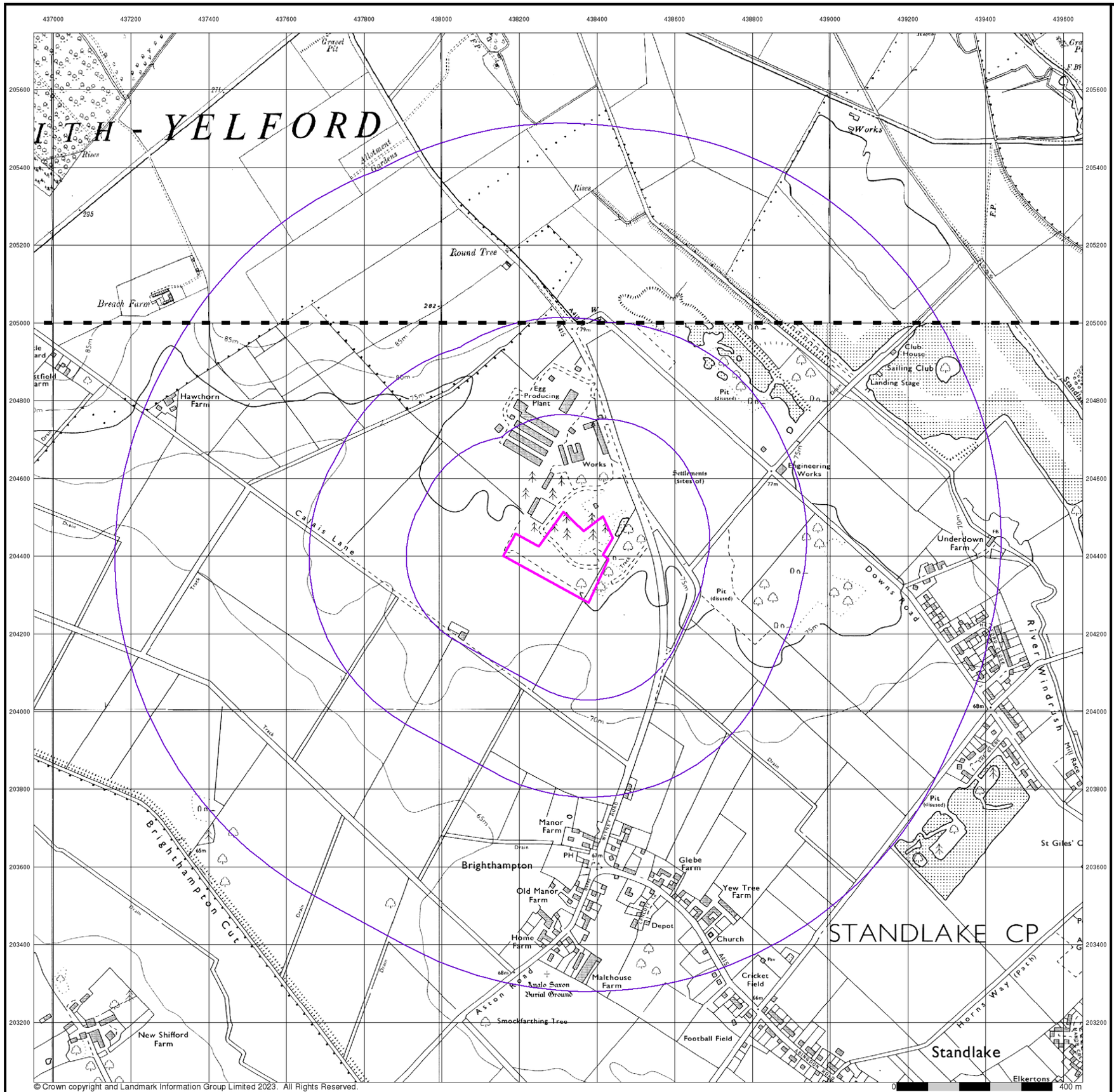

DeltaSimons

Ordnance Survey Plan

Published 1972 - 1975

Source map scale - 1:10,000

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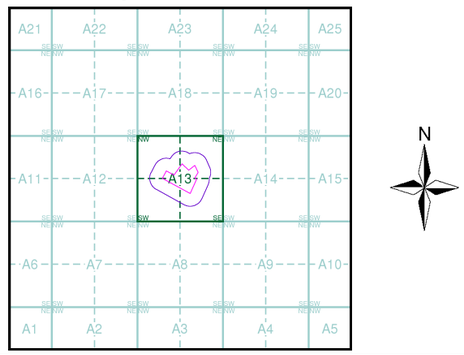
Map Name(s) and Date(s)

SP30NE
1972
1:10,560

SP30SE
1975
1:10,000

Historical Map - Slice A



Order Details

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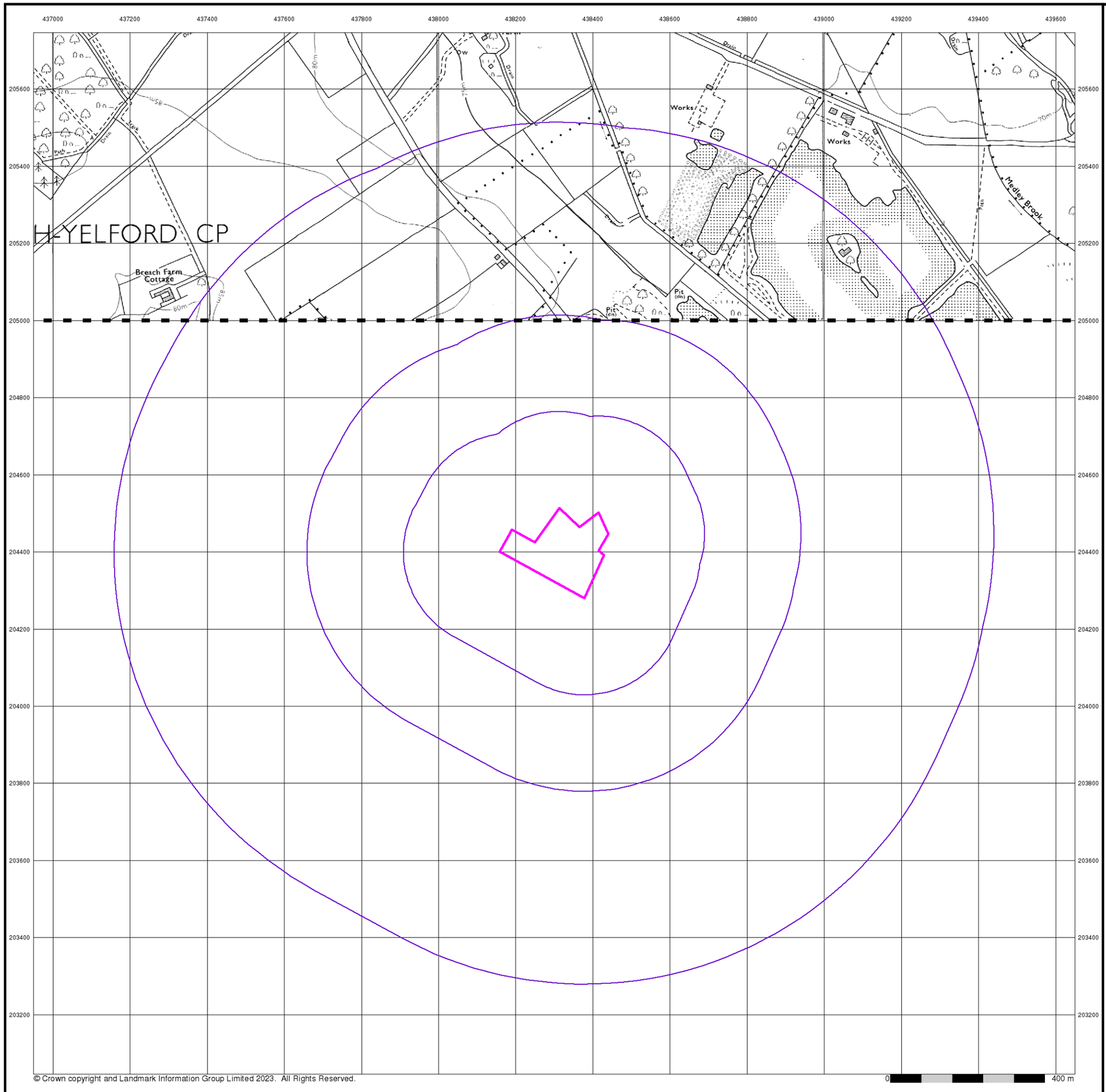

DeltaSimons

Ordnance Survey Plan

Published 1975

Source map scale - 1:10,000

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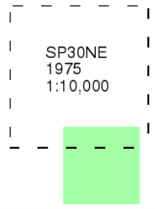
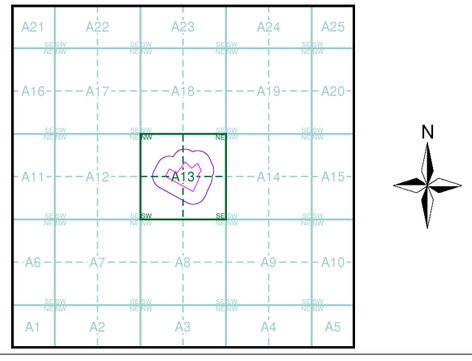
Map Name(s) and Date(s)



Historical Map - Slice A



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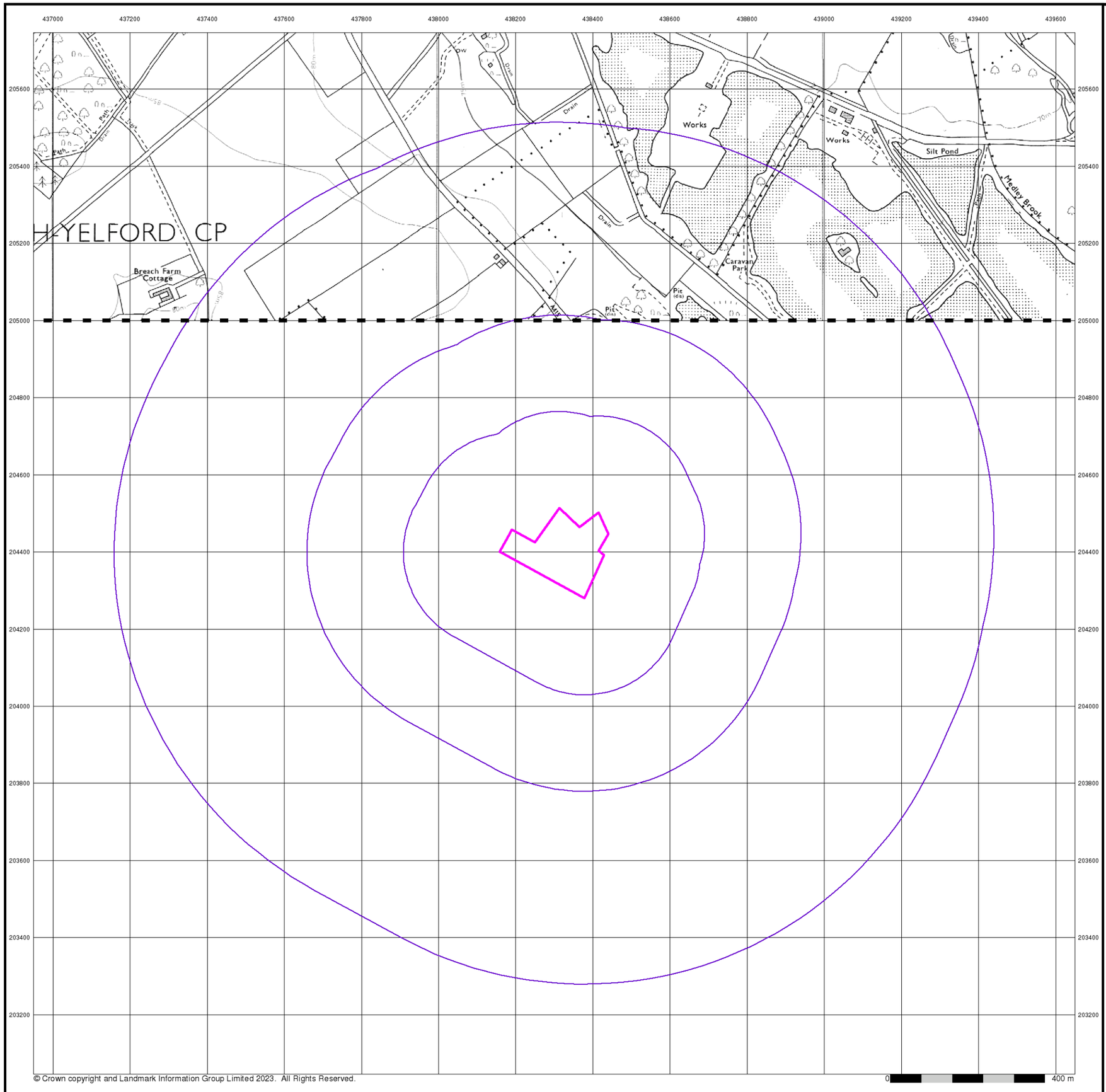

DeltaSimons

Ordnance Survey Plan

Published 1983

Source map scale - 1:10,000

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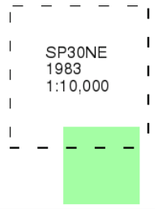
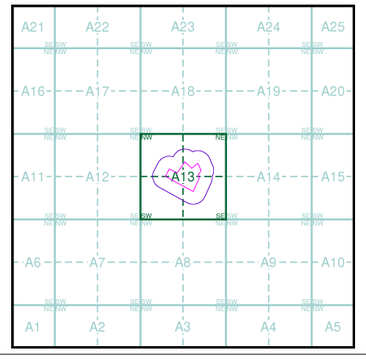
Map Name(s) and Date(s)



Historical Map - Slice A



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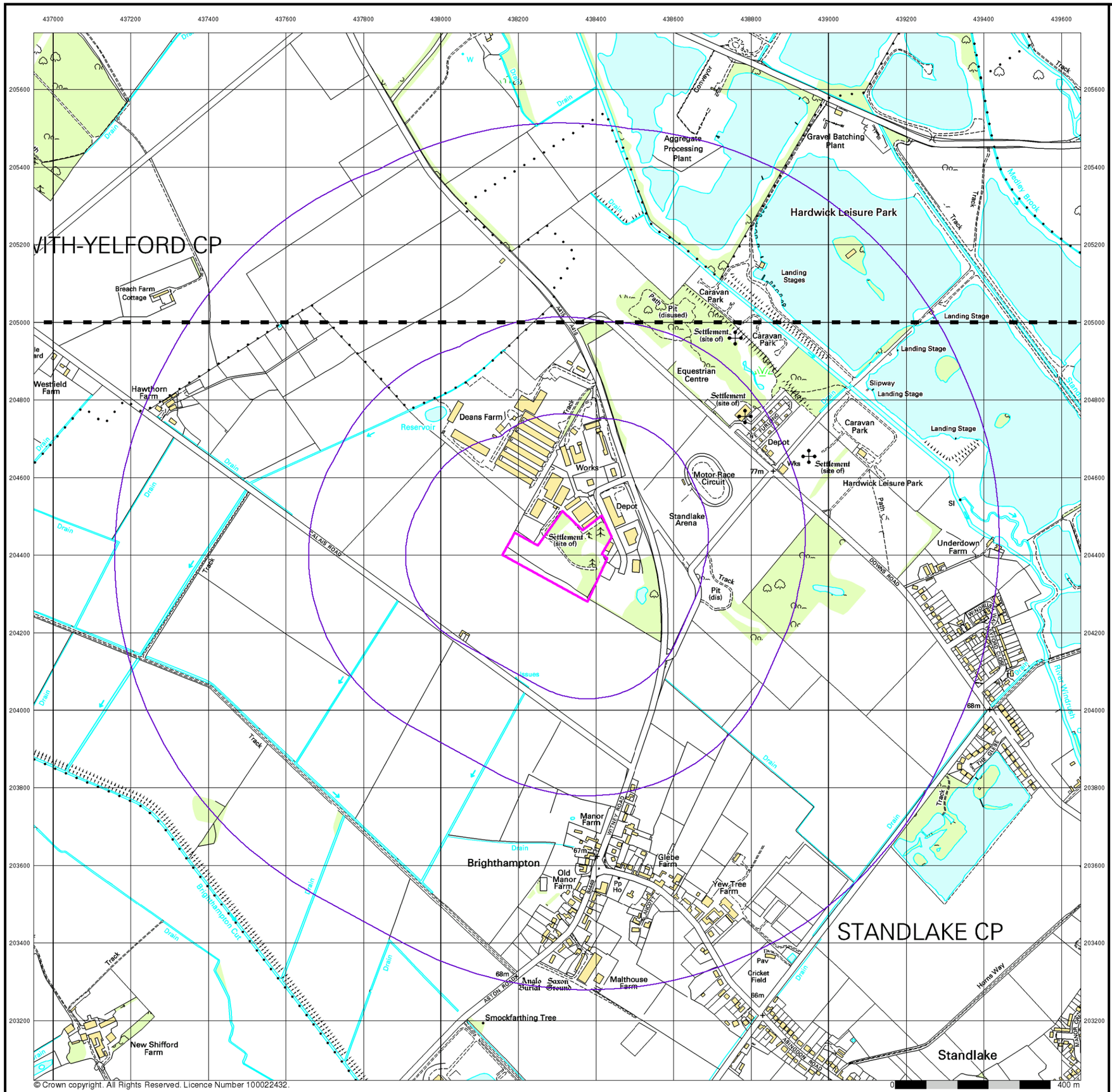


DeltaSimons

10k Raster Mapping

Published 1999

Source map scale - 1:10,000

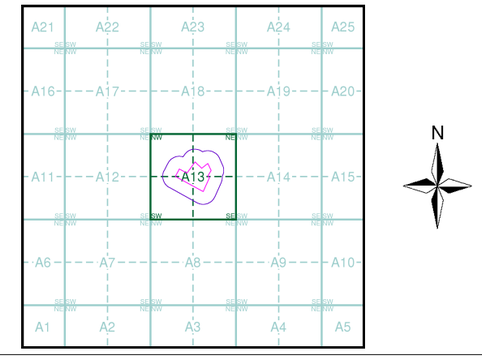
The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks 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



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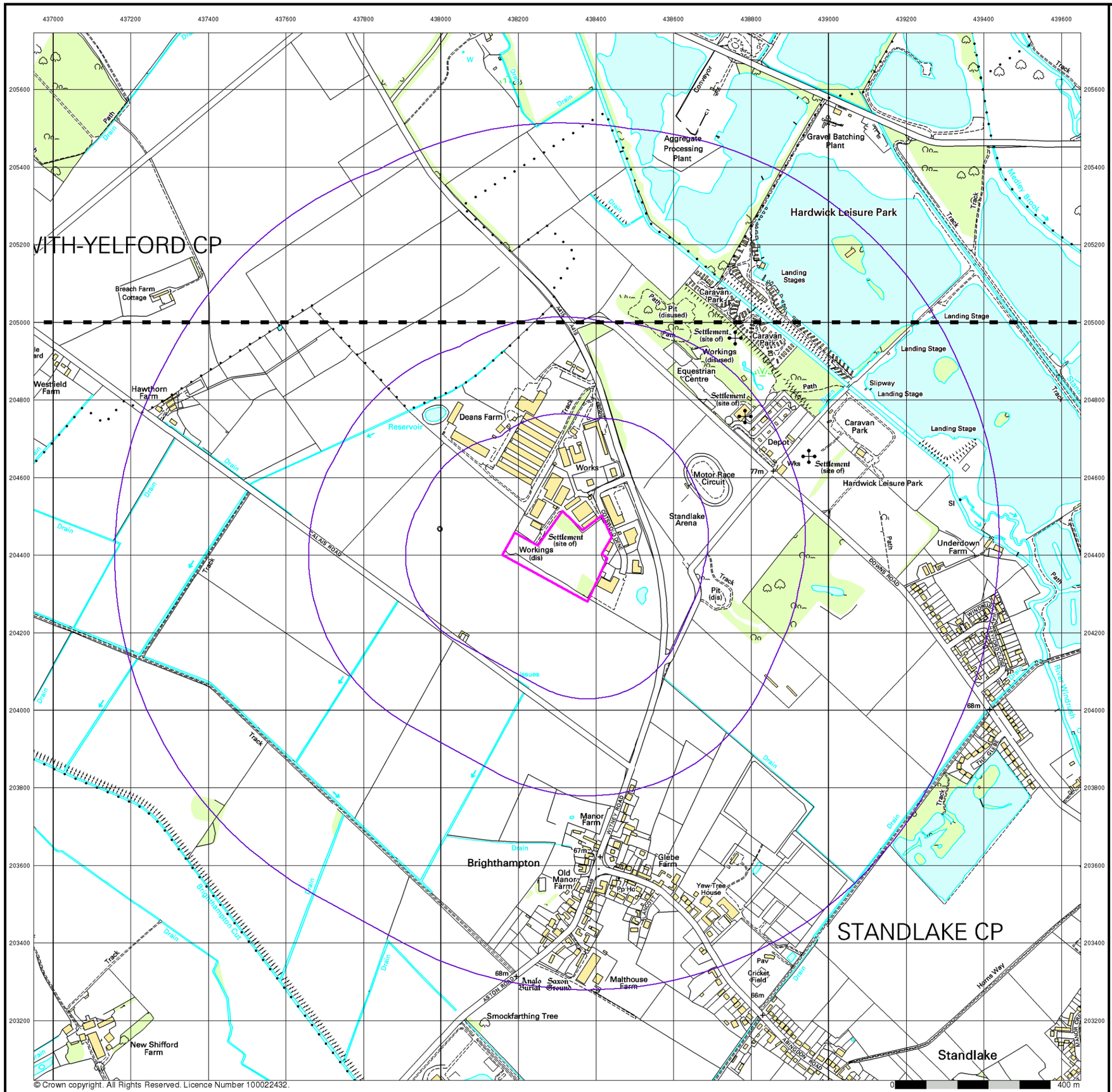

DeltaSimons

10k Raster Mapping

Published 2006

Source map scale - 1:10,000

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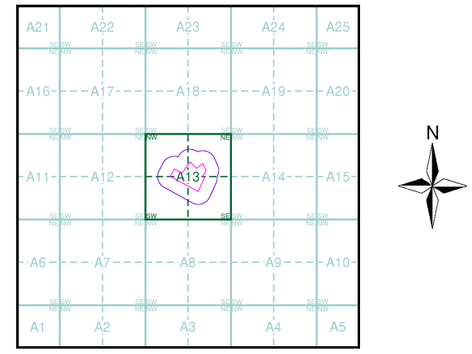
Map Name(s) and Date(s)

SP30NE
2006
1:10,000

SP30SE
2006
1:10,000

Historical Map - Slice A



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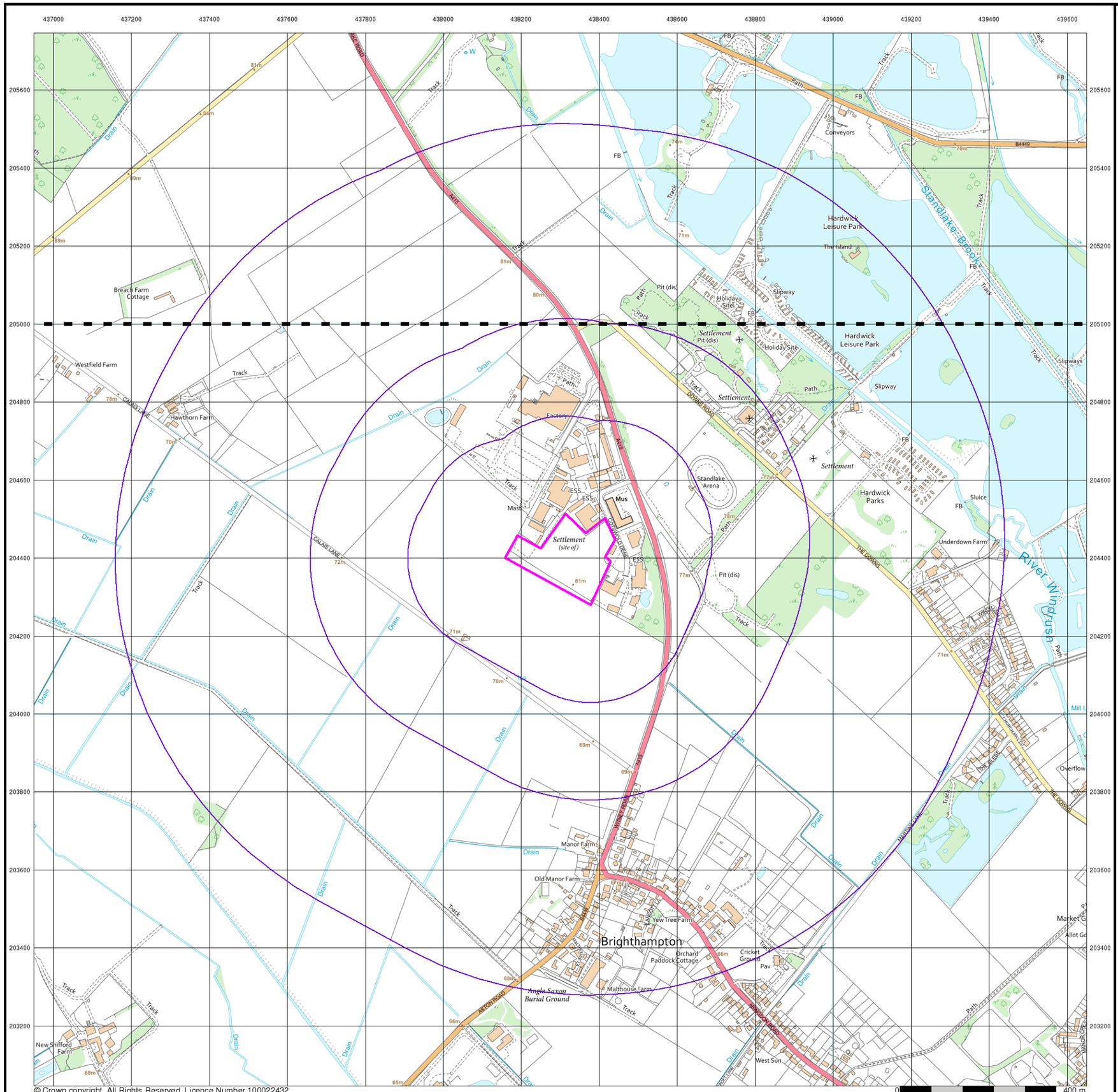


DeltaSimons

VectorMap Local

Published 2022

Source map scale - 1:10,000

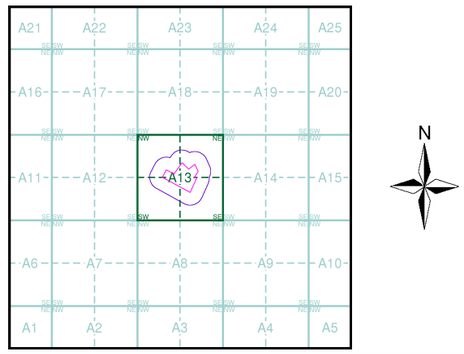
VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap 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 2022 Variable

SP30SE 2022 Variable

Historical Map - Slice A



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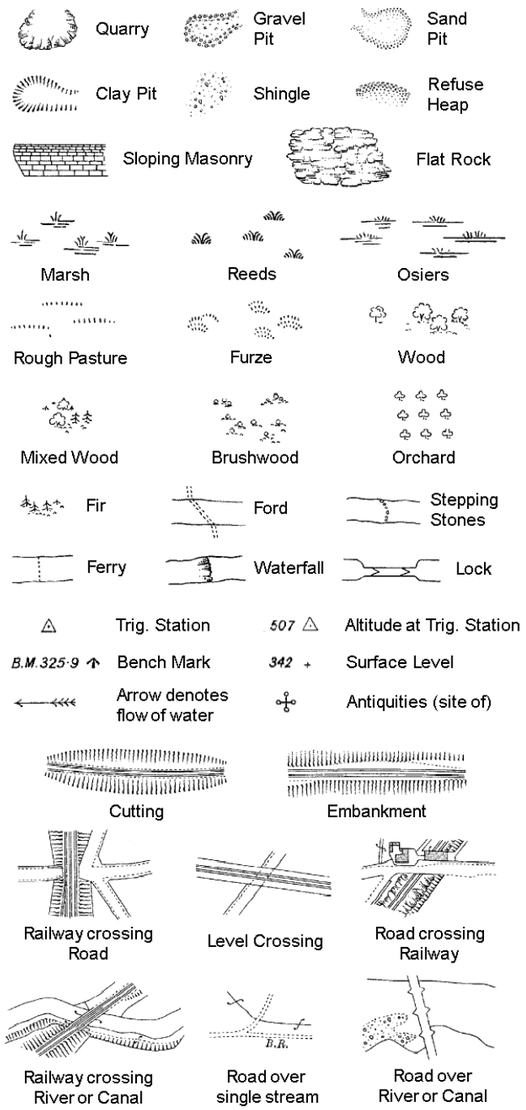
Historical Mapping Legends

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



County Boundary (Geographical)

County & Civil Parish Boundary

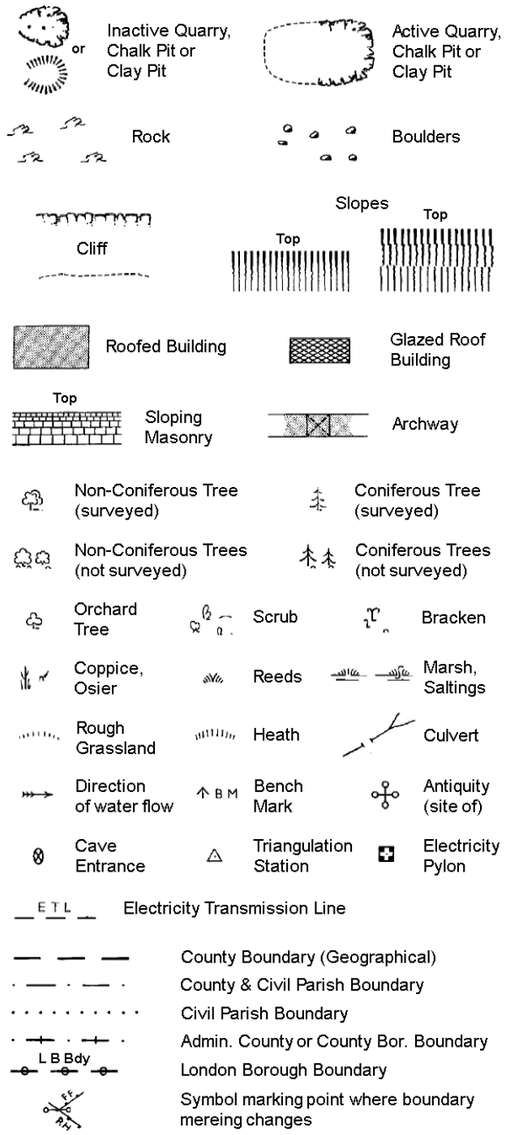
Administrative County & Civil Parish Boundary

Co. Boro. Bdy. County Borough Boundary (England)

Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	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	St.	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



County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

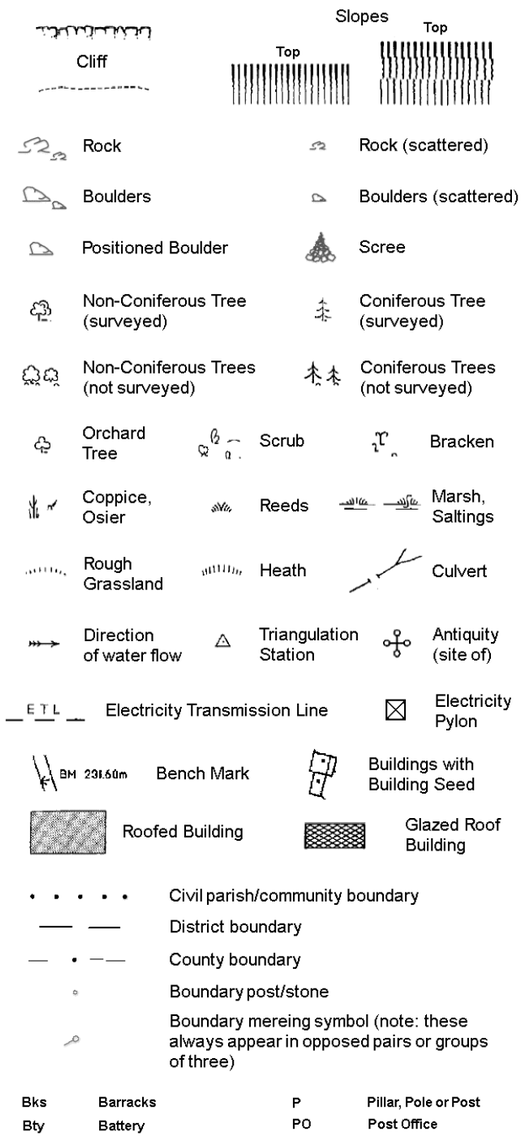
Admin. County or County Bor. Boundary

L B Bdy 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
El 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



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)

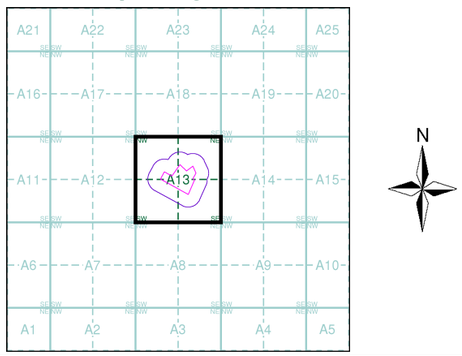
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El 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 Governer	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

DeltaSimons

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

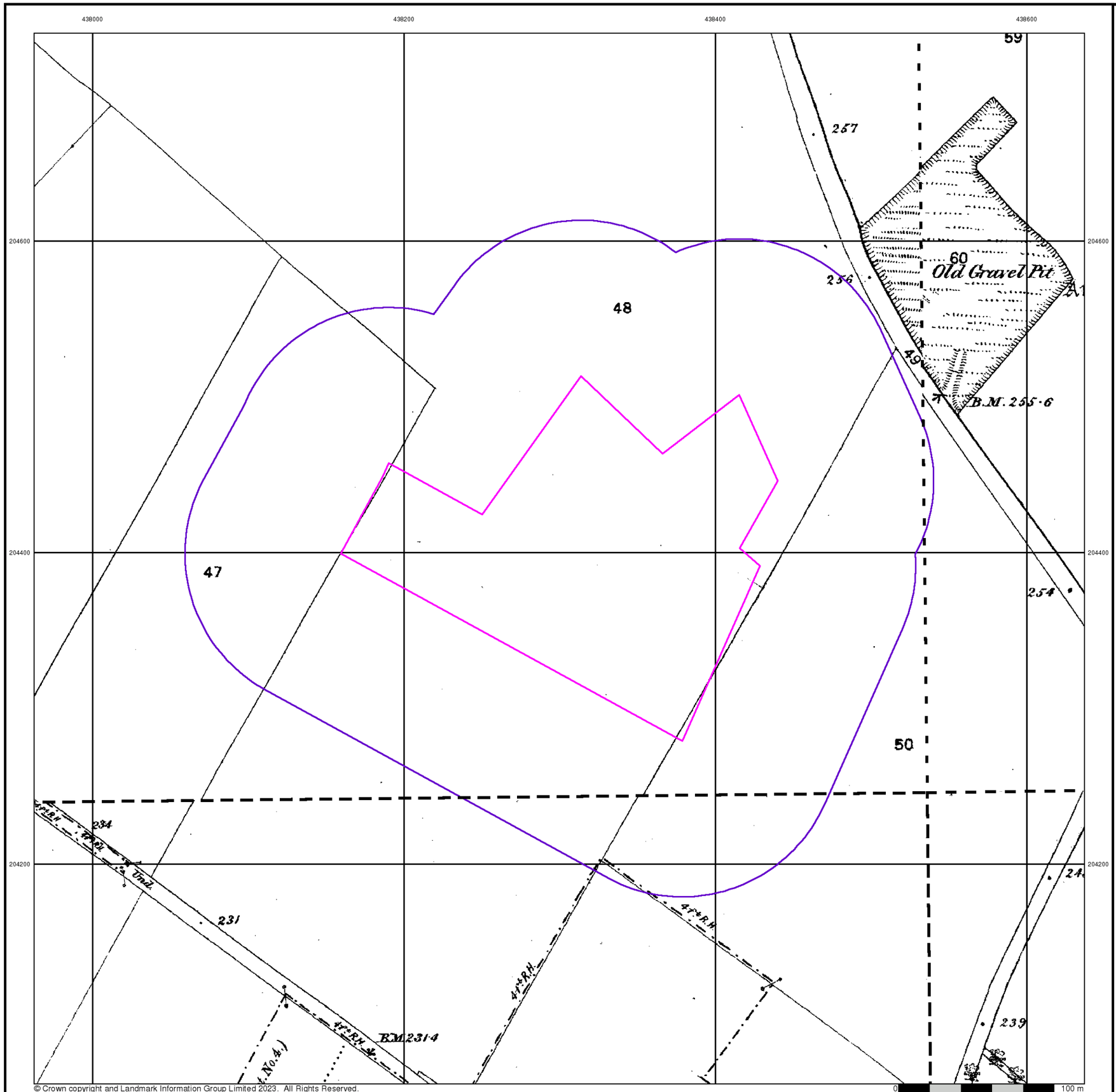
Order Number:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Search Buffer (m):	100

Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

Landmark INFORMATION GROUP

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



DeltaSimons

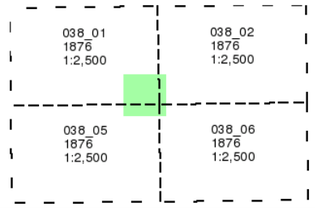
Oxfordshire

Published 1876

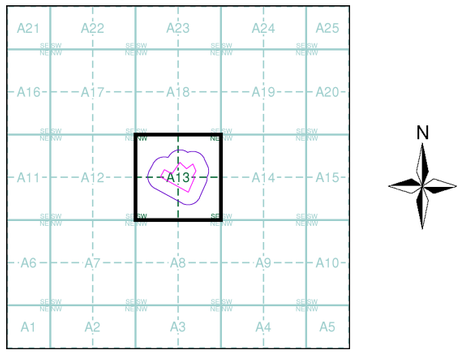
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

Order Number:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
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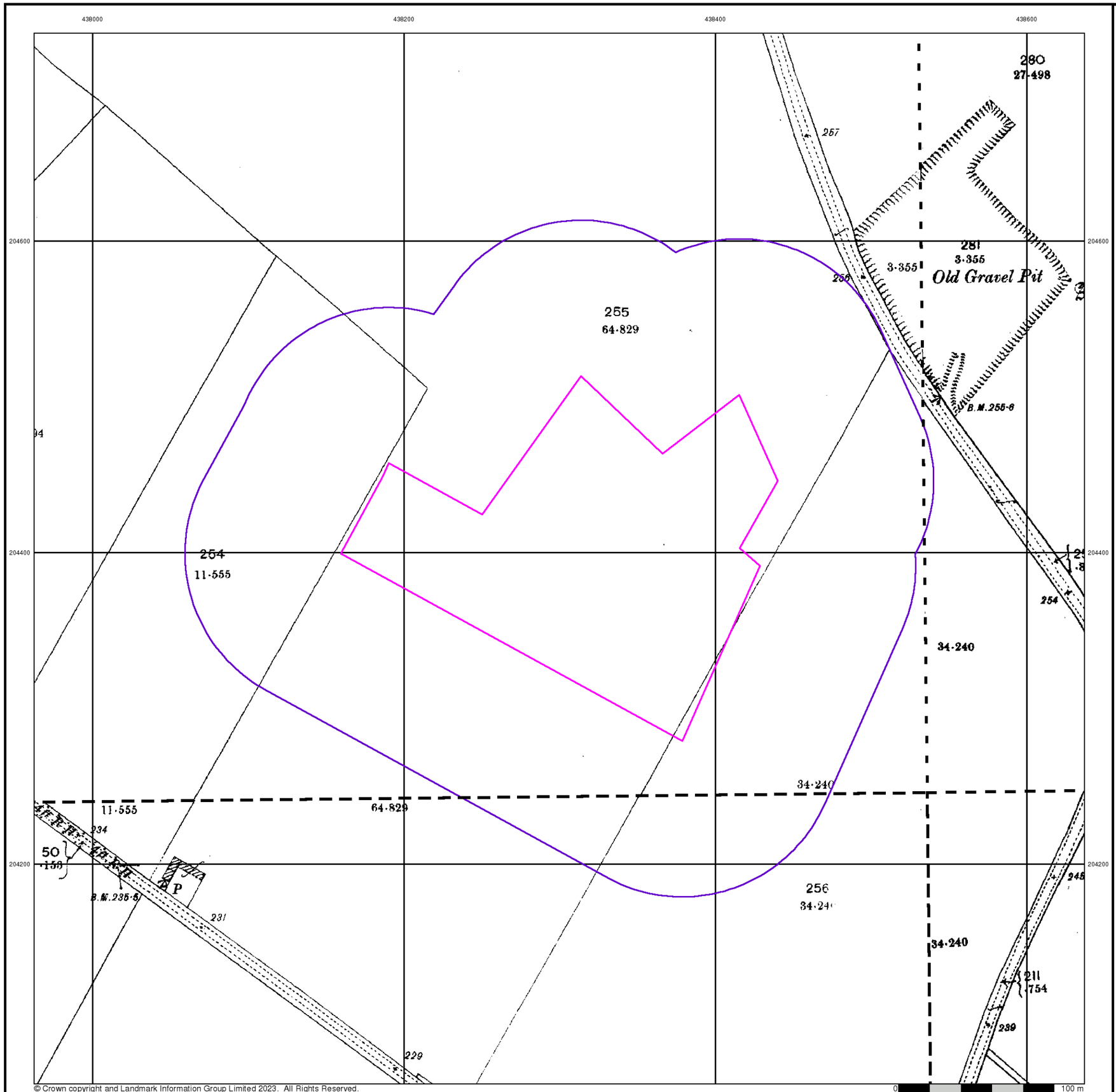
Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL



DeltaSimons

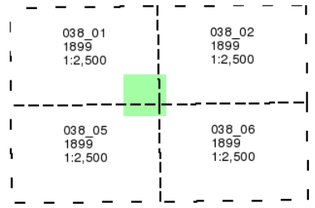
Oxfordshire

Published 1899

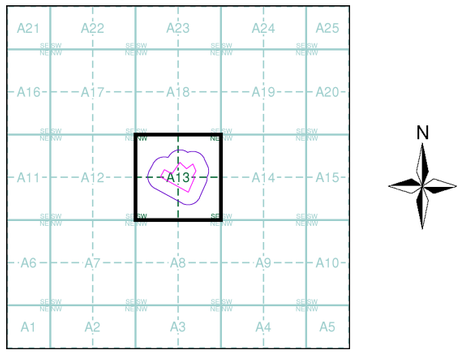
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

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National Grid Reference:	438310, 204410
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Site Area (Ha):	3.42
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Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

Landmark INFORMATION GROUP
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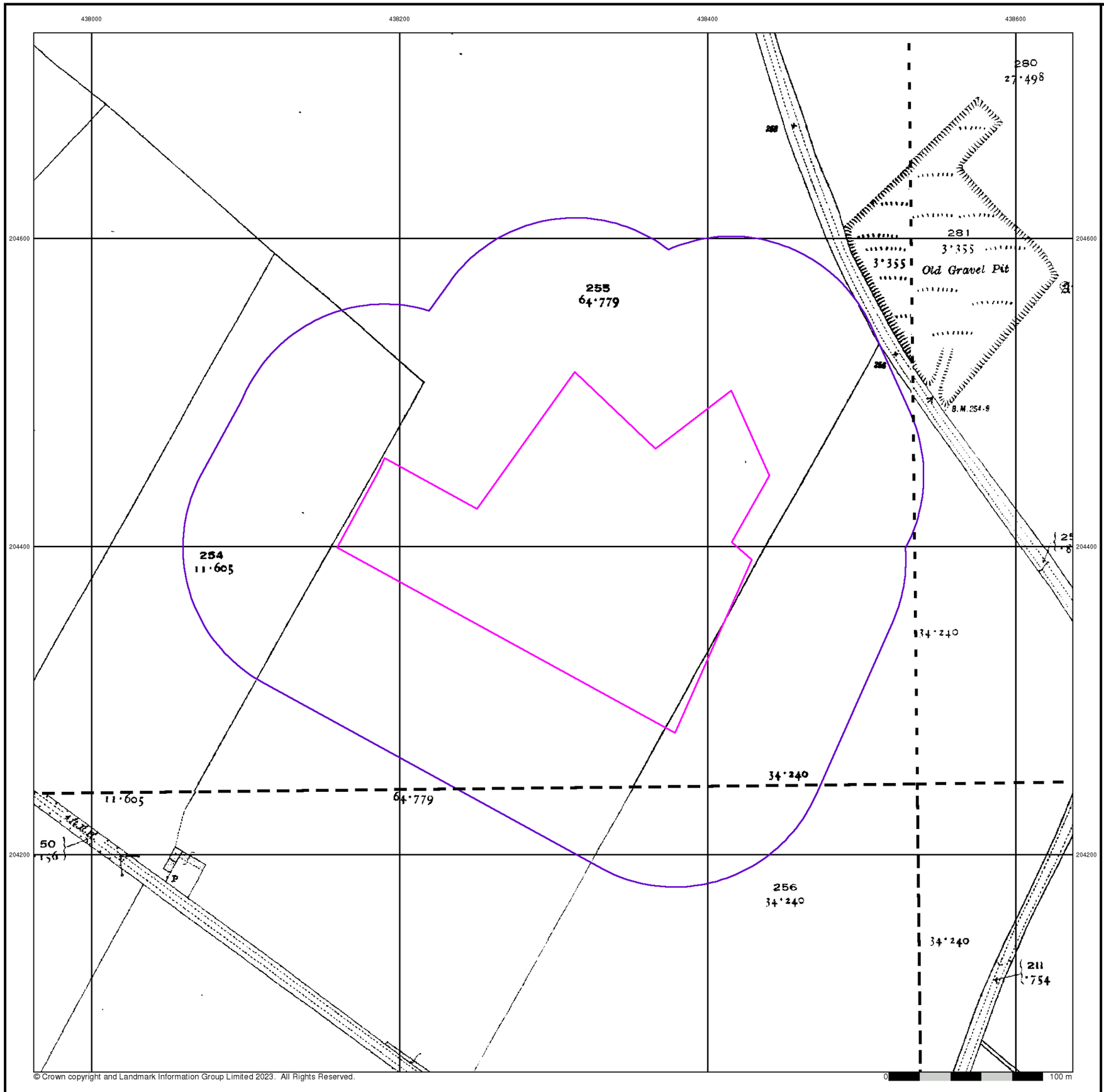
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



DeltaSimons

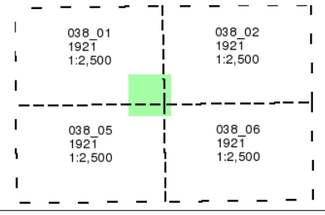
Oxfordshire

Published 1921

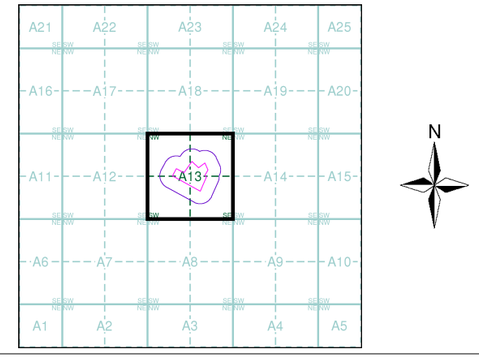
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

Order Number:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Search Buffer (m):	100

Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

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Web: www.envirocheck.co.uk

438000 438200 438400 438600

204600 204400 204200

0069
8·356ha
20·65

0069
·012ha
·03

Tanks

Works

6069
12·373ha
30·57

Track

Site of Settlement
(Bronze Age to Anglo-Saxon)

4647
·057ha
·14

Water

5447
2·537ha
6·27

0045
5·968ha
14·75

0045
12·965ha
32·04

4943
·851ha
2·10

77·2m

4131
·121ha
·30

6231
1·444ha
3·57

71·3m

FB

B M
71·64m

8100
·162ha
·40

CALAIS LANE

69·5m

1410
·300ha
·74

Issues

0 100 m

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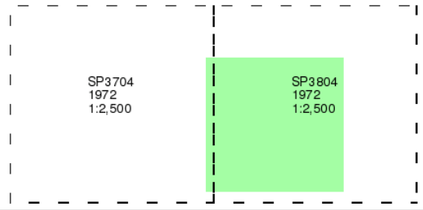
Ordnance Survey Plan

Published 1972

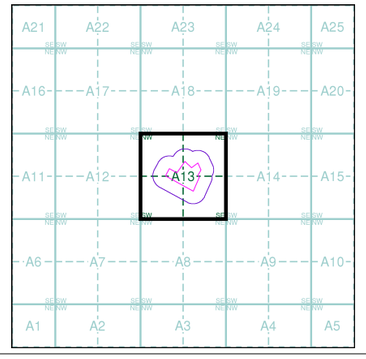
Source map scale - 1:2,500

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

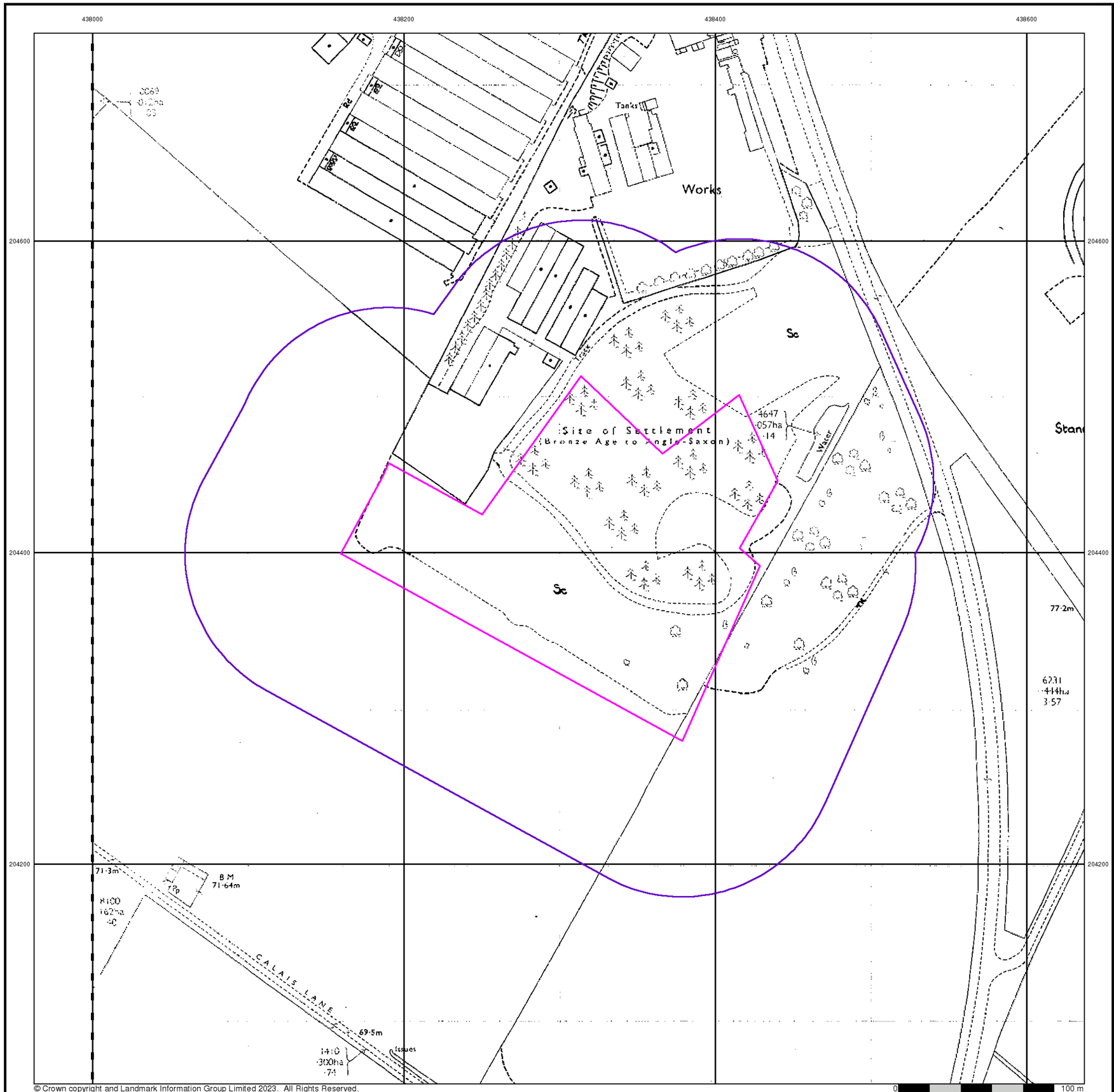


Order Details

Order Number:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Search Buffer (m):	100

Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL



DeltaSimons

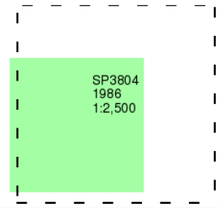
Additional SIMs

Published 1986

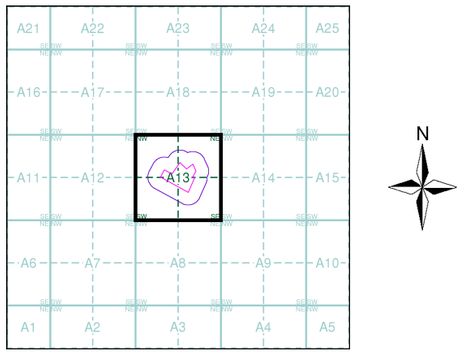
Source map scale - 1:2,500

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

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Slice:	A
Site Area (Ha):	3.42
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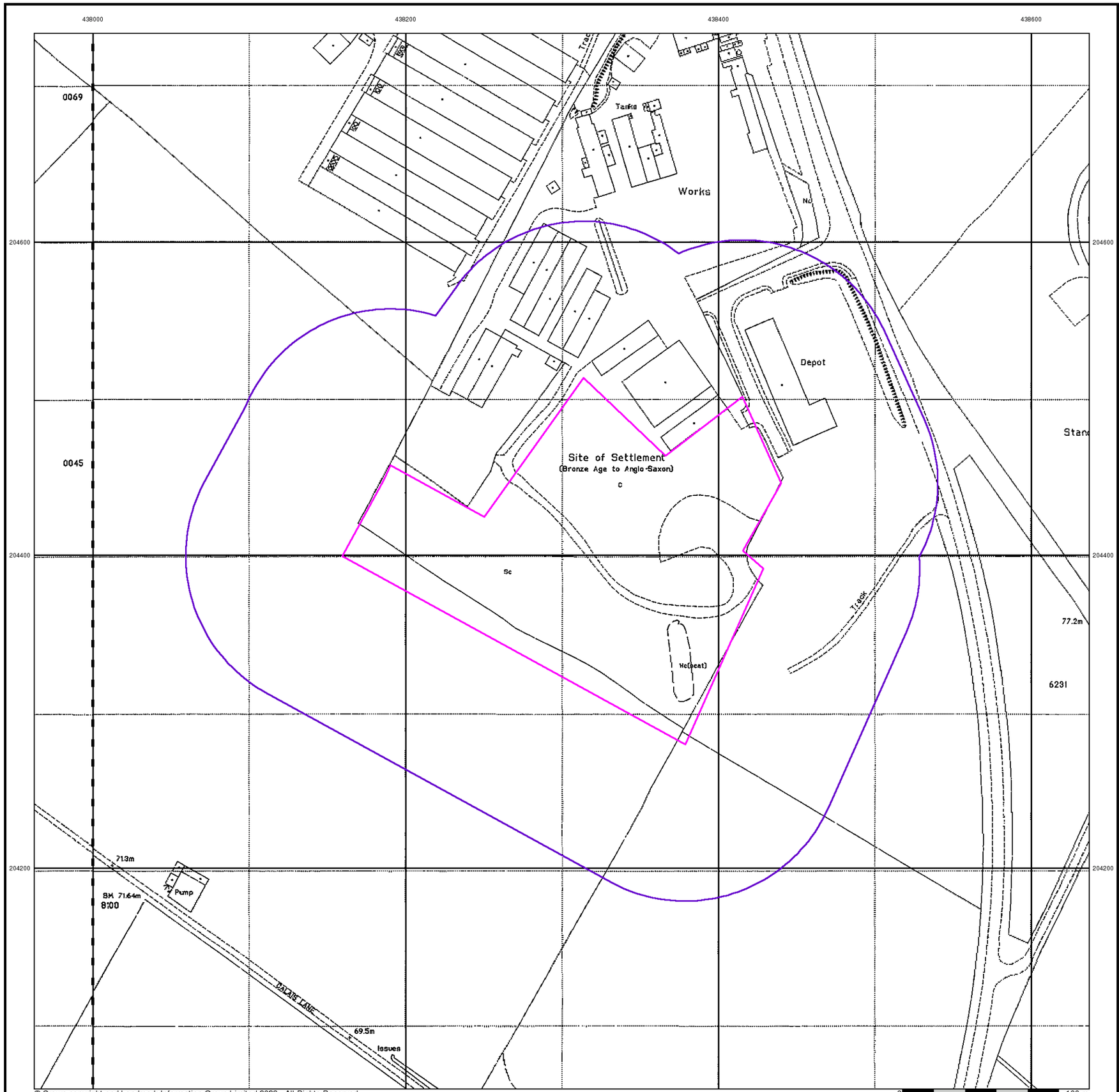
Landmark INFORMATION GROUP

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



DeltaSimons

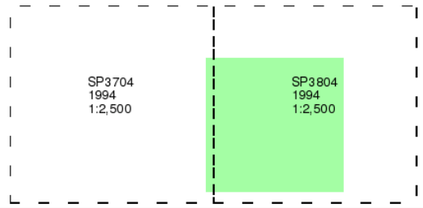
Large-Scale National Grid Data

Published 1994

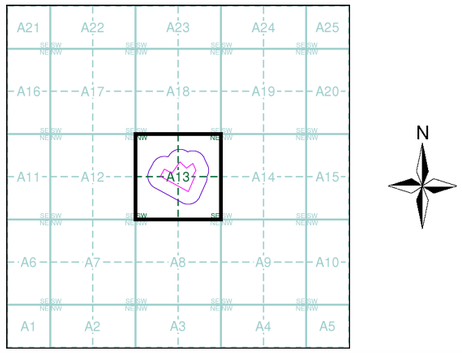
Source map scale - 1:2,500

'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:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Search Buffer (m):	100

Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

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

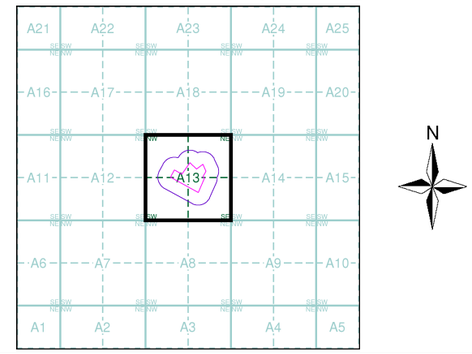
DeltaSimons

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:	306631221_1_1
Customer Ref:	559141
National Grid Reference:	438310, 204410
Slice:	A
Site Area (Ha):	3.42
Search Buffer (m):	100

Site Details

Maylarch, Cotswold Dene, Standlake, Witney, OX29 7PL

Appendix F – Regulatory Authority Information

Reply to : Jackie McLaren
Tel : 01993 861000
Email: ERS@westoxon.gov.uk

Council Offices
Woodgreen,
WITNEY,
Oxfordshire,
OX28 1NB
Tel: 01993 861000
www.westoxon.gov.uk

WEST OXFORDSHIRE DISTRICT COUNCIL

Billy Colwill
Senior Consultant
Delta Simons Ltd
Suite 622
6th Floor
Broad Quay House
Prince Street
Bristol
BS1 4DJ

Our Ref : W/23/00236/EHEIR / FOI/002420

Date : 21st February 2023

Dear Billy Colwill

ENVIRONMENTAL INFORMATION REGULATIONS 2004

With regards to your recent Environmental Information Regulations Request, reference FOI/002420, please see the following response:

Thank you for your enquiry in relation to Standlake Business Park. The area outlined on the plan provided has not been determined as 'Contaminated Land' under Part 2A of the Environmental Protection Act 1990, however it is on our list of 'sites of potential concern' for future assessment based on its former use as a quarry.

It is noted that a number of sites adjacent to the subject site are also on our list of 'sites of potential concern' based on former uses including, factory or works, unknown filled ground and a landfill. The landfill is located adjacent to the east of the site and our records suggest it was a lagoon which accepted aircraft oils and construction waste.

Our records do not indicate any petroleum installations on the site, however the petroleum officer is likely to have a more complete record. They can be contacted via the following website https://www.oxfordshire.gov.uk .

If you are unhappy with the service you have received in relation to your request and wish to make a complaint you should write to The Monitoring Officer, West Oxfordshire District Council, Woodgreen, Witney, OX28 1NB.

If you are not content with the outcome of your complaint, you may apply directly to the Information Commissioner (ICO) for a decision. Generally, the ICO cannot make a decision unless you have exhausted the complaints procedure provided by the Council. The ICO can be contacted at: The Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF.

Yours sincerely,

Jackie McLaren

Environmental & Regulatory Services
West Oxfordshire District Council

Appendix G – Ground Gas Monitoring Results

Site Name	Land off Cotswold Dene, Standlake				Job number	91624.559141			
Client	Infoteam International Services Limited				Recorded by	JS			
Date (DD/MM/YYYY)	2023-02-28T11:17:00								
Gas Analyser	GFM436 (GLN-LON1)		Calibration Date	04/08/2023	Visit Number	50			
PID	Other/Hired		Calibration Date	n/a	Date	2023-02-28T11:17:00			
Readings at start	CH_4 (% v/v)	0.0	CO_2 (% v/v)	0.0	O_2 (% v/v)	20.7	H_2S (ppm)	0	
General comments									

WEATHER	Start	End
Time	2023-02-28T11:17:00	12:25:00
Weather (dry/rain/snow/ice)	Clouds	Clouds
Pressure (mb)	1034.00	1034.00
Rising/Falling Trend	0.00	
Wind Speed (m/s)	5.00	5.00
Wind Dir. (From)	20 (N)	20 (NNE)
Temperature °C	6.00	6.00
Automate Ground Level Calc?	Yes	

Default = No
Automate Ground Level assumes top of cover = above ground level / top of pipe = below ground level. You must have recorded the distance between top of cover / top of pipe and ground level when monitoring

Groundwater Notes
$ For Depth to water state - Depth to water or Dry or NR (= Not Recorded - provide reason if monitoring was intended)
 # For Depth to Product state - ND (= Not detected - product looked for but absent) or NR (= Not Recorded - instrument used unable to detect product)

Ref	GROUND GAS													GROUNDWATER			
	Flow		CH_4		CO_2		O_2		H_2S	CO	VOC	Differential (Relative) Pressure	Atmos. Pressure	Depth to free product	Depth to water	Depth to base	SWL Measured:
	l/hr		% v/v		% v/v		% v/v		ppm			mb	mb	m	m	m	
	Max	Steady	Max	Steady	Max	Steady	Min	Steady	Max	Max	Max						
The formulae require that only numbers, "<0.1" for ground gas and flow or "DRY" for groundwater are entered in the sheet																	
DS103	<0.1	<0.1	<0.1	<0.1	1.5	1.5	16.3	16.3	<1	<1	<0.1	<0.1	1021.0	NR	2.18	4.86	ground
DS101	1.0	<0.1	<0.1	<0.1	1.7	1.7	18.2	18.2	<1	<1	<0.1	<0.1	1021.0	NR	1.32	3.92	ground
DS102	<0.1	<0.1	<0.1	<0.1	4.4	4.4	14.2	14.2	<1	<1	<0.1	<0.1	1022.0	NR	1.68	4.84	ground
DS105	0.4	<0.1	<0.1	<0.1	4.1	4.1	14.9	14.9	<1	<1	<0.1	<0.1	1022.0	NR	2.12	4.88	ground
DS107	0.6	<0.1	<0.1	<0.1	4.8	4.8	1e.5	13.5	<1	<1	<0.1	<0.1	1022.0	NR	2.06	4.86	ground

Ref	Groundwater
DS103	0
DS101	0
DS102	0
DS105	0
DS107	0

Site Name	Land off Cotswold Dene, Standlake			**Job number**	91624.559141		
Client	Infoteam International Services Limited			**Recorded by**	JS		
Date (DD/MM/YYYY)	2023-03-03T10:58:00						
Gas Analyser	GFM436 (GLN-LON1)	**Calibration Date**	04/08/2023	**Visit Number**	51		
PID	Other/Hired	**Calibration Date**	n/a	**Date**	2023-03-03		
Readings at start	**CH_4 (% v/v)**	0.0	**CO_2 (% v/v)**	0.0	**O_2 (% v/v)** 20.3	**H_2S (ppm)**	0
General comments							

WEATHER	**Start**	**End**
Time	3T10:58:00	11:25:00
Weather (dry/rain/snow/ice)	Clouds	Clouds
Pressure (mb)	1030.00	1030.00
Rising/Falling Trend	0.00	
Wind Speed (m/s)	5.00	4.00
Wind Dir. (From)	50 (NNE)	50 (NE)
Temperature °C	5.00	5.00
Automate Ground Level Calc?	No	

Default = No
Automate Ground Level assumes top of cover = above ground level / top of pipe = below ground level. You must have recorded the distance between top of cover / top of pipe and ground level when monitoring

Groundwater Notes
$ For Depth to water state - Depth to water or Dry or NR (= Not Recorded - provide reason if monitoring was intended)
 # For Depth to Product state - ND (= Not detected - product looked for but absent) or NR (= Not Recorded - instrument used unable to detect product)

Ref	**GROUND GAS**													**GROUNDWATER**				
	Flow		**CH_4**		**CO_2**		**O_2**		**H_2S**	**CO**	**VOC**	**Differential (Relative) Pressure**	**Atmos. Pressure**	**Depth to free product**	**Depth to water**	**Depth to base**	**SWL Measured:**	
	l/hr		**% v/v**		**% v/v**		**% v/v**		**ppm**									
	Max	**Steady**	**Max**	**Steady**	**Max**	**Steady**	**Min**	**Steady**	**Max**	**Max**	**Max**	**mb**	**mb**	**m**	**m**	**m**		
The formulae require that only numbers, "<0.1" for ground gas and flow or "DRY" for groundwater are entered in the sheet																		
DS103	0.9	<0.1	<0.1	<0.1	1.4	1.4	16.7	16.7	<1	<1	<0.1	<0.1	1020.0	NR	2.17	4.87	ground	0
DS101	0.6	<0.1	<0.1	<0.1	1.4	1.4	18.4	18.4	<1	<1	<0.1	<0.1	1020.0	NR	1.34	3.91	ground	0
DS102	0.7	<0.1	<0.1	<0.1	4.4	4.4	14.2	14.2	<1	<1	<0.1	<0.1	1020.0	NR	1.67	4.84	ground	0
DS105	0.9	<0.1	<0.1	<0.1	4.4	4.4	13.9	13.9	<1	<1	<0.1	<0.1	1020.0	NR	2.13	4.87	ground	0
DS107	0.7	<0.1	<0.1	<0.1	5.0	5.0	12.6	12.6	<1	<1	<0.1	<0.1	1020.0	NR	2.07	4.85	ground	0