

## APPENDIX D



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MAIDS MORETON, MK18 1QE

Groundsure Reference: GS-5058760  
Your Reference: 18-04-04  
Report Date: 21 May 2018  
Report Delivery Method: Email - pdf

## Enviro Insight

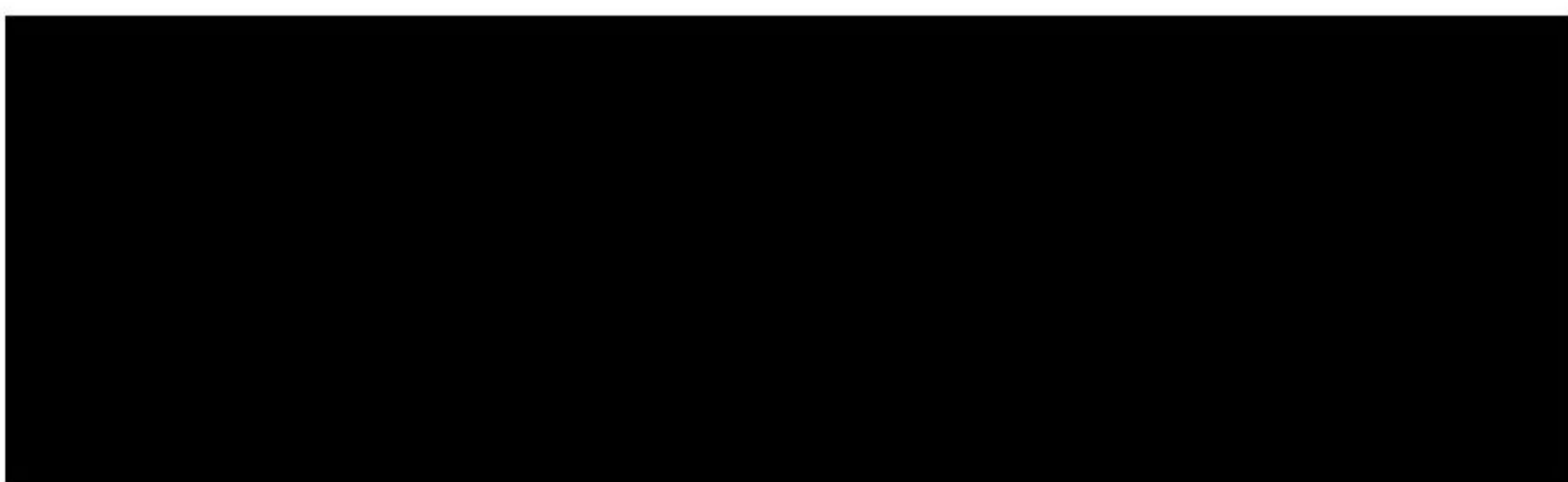
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Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,



Managing Director  
Groundsure Limited

Enc.  
Groundsure Enviroinsight

**Address:** WARNEFORD HOSPITAL, WARNEFORD HOSPITAL, WARNEFORD LANE, OXFORD, OX3 7JX

**Date:** 21 May 2018

**Reference:** GS-5058760

**Client:** Geo-Integrity Ltd

NW

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NE



W

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SW

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SE

Aerial Photograph Capture date: 04-May-2016  
Grid Reference: 453877,205985  
Site Size: 0.32ha  
Report Reference: GS-5058760  
Client Reference: 18-04-04

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# Overview of Findings

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

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	6	7	4
1.2 Additional Information – Historical Tank Database	0	0	12	8
1.3 Additional Information – Historical Energy Features Database	0	0	10	22
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	0
1.6 Potentially Infilled Land	0	0	0	0

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	1	16
2.1.8 Records of Licensed Discharge Consents	0	0	0	2
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	1	2
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
<b>3.1 Landfill Sites</b>						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
<b>3.2 Landfill and Other Waste Sites Findings</b>						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	0	1

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	5	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	None identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site	Identified					
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site	Identified					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	1
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	1
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	0	Not searched	Not searched



## Section 6: Hydrogeology and Hydrology

0-500m

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	No	Yes
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	0	2	38	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

## Section 7: Flooding

7.1 Environment Agency Zone 2 floodplains within 250m of the study site	None identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	None identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Very Low					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Limited potential					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Low					

## Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	1	8
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	6
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	1	2
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	1

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	1	0	1	0	0	1
8.14 Records of Green Belt land	0	0	0	0	0	3

## Section 9: Natural Hazards

9.1 Maximum risk of natural ground subsidence	Very Low
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Negligible
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Negligible
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Negligible
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

## Section 10: Mining

10.1 Coal mining areas within 75m of the study site	None identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	None identified
10.3 Brine affected areas within 75m of the study site	None identified

# Using this report

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

## 1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

## 2. Environmental Permits, Incidents and Registers

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

## 3. Landfills and Other Waste Sites

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

## 4. Current Land Uses

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

## 5. Geology

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

## 6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

## 7. Flooding

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

## 8. Designated Environmentally Sensitive Sites

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

## 9. Natural Hazards

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

## 10. Mining

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

## 11. Contacts

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

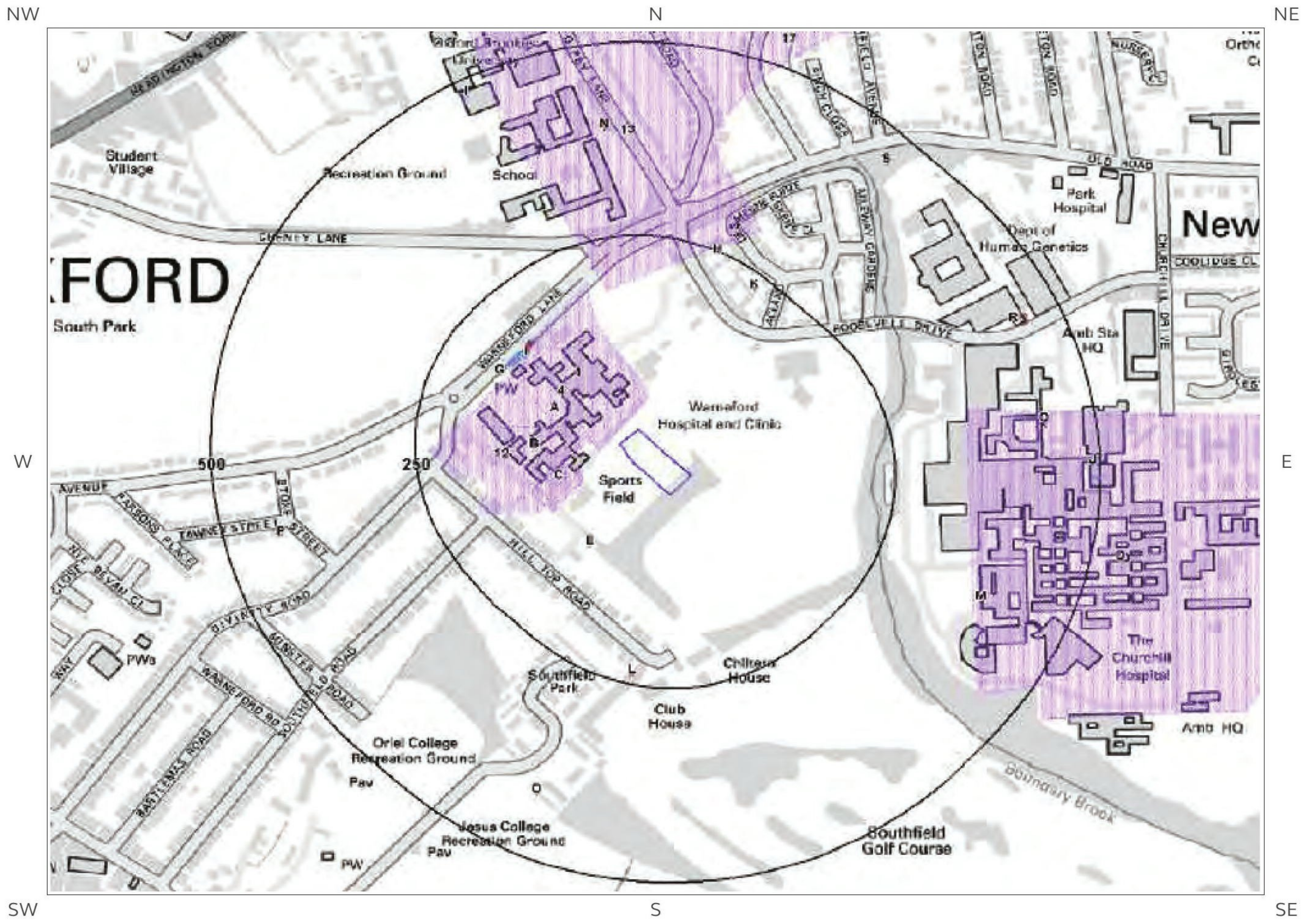
## Note: Maps

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

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

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

# 1. Historical Land Use



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# 1. Historical Industrial Sites

## 1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

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

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 17

ID	Distance [m]	Direction	Use	Date
1	14	NW	Mental Hospital	1961
2A	18	NW	Hospital	1975
3A	18	NW	Hospital	1993
4	28	NW	Infirmery	1876
5B	36	W	Mental Hospital	1922
6B	36	W	Mental Hospital	1938
7C	57	SW	Hospital	1900
8C	60	SW	Hospital	1938
9C	60	SW	Hospital	1922
10C	62	SW	Hospital	1910
11C	64	SW	Hospital	1900
12	76	W	Mental Hospital	1922
13	183	N	Nursery	1922
14D	338	E	Hospital	1961
15D	345	E	Hospital	1993
16D	345	E	Hospital	1975
17	483	N	Nurseries	1922

## 1.2 Additional Information – Historical Tank Database

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

Records of historical tanks within 500m of the search boundary: 20

ID	Distance (m)	Direction	Use	Date
18E	112	SW	Unspecified Tank	1955
19E	112	SW	Unspecified Tank	1954
20F	159	NW	Tanks	1990
21F	164	NW	Tanks	1977
22F	164	NW	Tanks	1990
23F	164	NW	Tanks	1994

24G	171	NW	Unspecified Tank	1977
25G	171	NW	Unspecified Tank	1994
26G	172	NW	Unspecified Tank	1990
27H	246	NE	Unspecified Tank	1990
28H	247	NE	Unspecified Tank	1977
29H	250	NE	Unspecified Tank	1966
30M	387	SE	Unspecified Tank	1984
31I	477	NW	Tanks	1966
32I	478	NW	Tanks	1966
33J	485	E	Tanks	1984
34J	489	E	Tanks	1984
35J	489	E	Tanks	1991
36J	489	E	Tanks	1998
37J	490	E	Tanks	1970

### 1.3 Additional Information – Historical Energy Features Database

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

Records of historical energy features within 500m of the search boundary:

32

ID	Distance (m)	Direction	Use	Date
38F	165	NW	Electricity Substation	1977
39F	165	NW	Electricity Substation	1994
40F	166	NW	Electricity Substation	1990
41F	167	NW	Electricity Substation	1955
42F	168	NW	Electricity Substation	1955
43K	228	NE	Electricity Substation	1990
44K	230	NE	Electricity Substation	1994
45L	233	S	Electricity Substation	1994
46L	233	S	Electricity Substation	1974
47L	234	S	Electricity Substation	1991
48M	383	SE	Electricity Substation	1984
49N	388	N	Electricity Substation	1990
50N	388	N	Electricity Substation	1994
51N	388	N	Electricity Substation	1977
52O	415	SW	Electricity Substation	1994
53O	415	SW	Electricity Substation	1991
54P	430	W	Electricity Substation	1955
55P	430	W	Electricity Substation	1973
56P	430	W	Electricity Substation	1955
57Q	434	E	Electricity Substation	1995
58Q	434	E	Electricity Substation	1995

59Q	435	E	Electricity Substation	1991
60Q	435	E	Electricity Substation	1992
61R	439	NE	Electricity Substation	1992
62R	439	NE	Electricity Substation	1991
63R	450	NE	Electricity Substation	1995
64R	450	NE	Electricity Substation	1995
65S	457	NE	Electricity Substation	1995
66S	457	NE	Electricity Substation	1995
67S	457	NE	Electricity Substation	1970
68S	458	NE	Electricity Substation	1992
69S	458	NE	Electricity Substation	1991

---

### 1.4 Additional Information – Historical Petrol and Fuel Site Database

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

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

---

### 1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 0

Database searched and no data found.

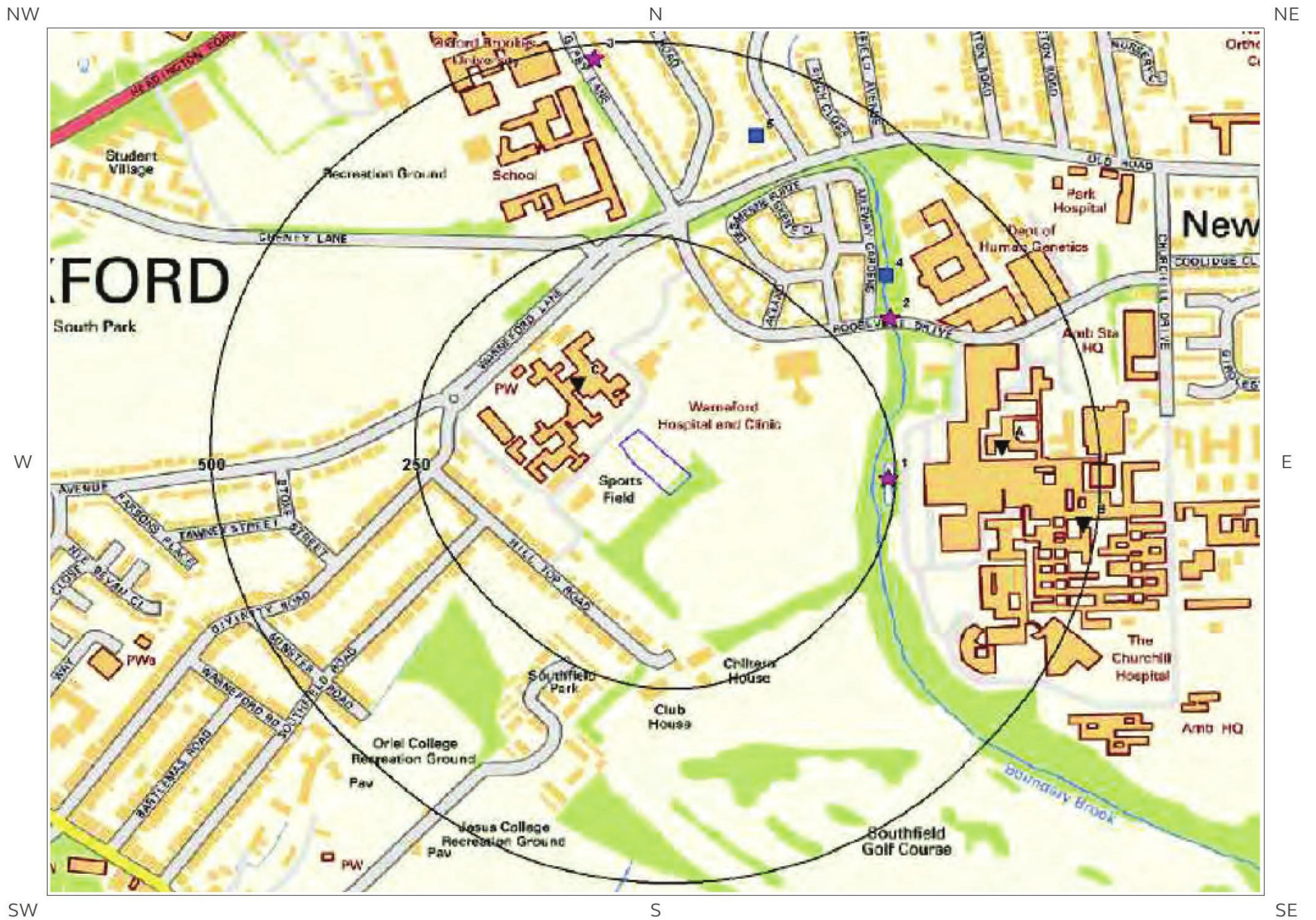
### 1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 0

Database searched and no data found.

---

# 2. Environmental Permits, Incidents and Registers Map



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- |   |                    |   |                               |   |  |
|---|--------------------|---|-------------------------------|---|--|
|  | Site Outline       |  | Recorded Pollution Incident   |  | RAS 3 & 4 Authorisations                                       |
|  | Search Buffers (m) |  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes and Historic IPC Authorisations |
|   |                    |  | Dangerous Substances (List 2) |  | Part A(2) and Part B Authorised Processes                      |
|   |                    |  | Water Industry Referrals      |  | COMAH / NIHHS Sites  |
|   |                    |  | Licensed Discharge Consents   |  | Sites Determined as Contaminated Land                          |
|   |                    |  | Red List Discharge Consents   |  | Hazardous Substance Consents and Enforcements                  |



## 2. Environmental Permits, Incidents and Registers

### 2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

## 2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

17

The following RAS Licence (3 or 4) records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Address	Operator	Type	Permission Number	Dates	Status
23C	93	NW	453780 206080	University Of Oxford, Warneford Hospital, Warneford Lane, Headington, Oxford, OX3 7JX	University Of Oxford	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BU8401	Date of Approval:1/5/2003 Effective from:1/5/2003 Last date of update:2015-01-01	Effective
24A	381	E	454300 206000	University Of Oxford, University Of Oxford Research Institute, Churchill Hospital, Headington, Oxford, OX3 7LJ	University Of Oxford	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AK9941	Date of Approval:17/2/1994 Effective from:17/2/1994 Last date of update:2015-01-01	Superseded By Variation
25A	381	E	454300 206000	University Of Oxford, University Of Oxford Research Institute, Churchill Hospital, Headington, Oxford, OX3 7LJ	University Of Oxford	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AK9941	Date of Approval:12/10/2006 Effective from:12/10/2006 Last date of update:2015-01-01	Revoked/cancelled
26A	381	E	454300 206000	University Of Oxford, University Of Oxford Research Institute, Churchill Hospital, Headington, Oxford, OX3 7LJ	University Of Oxford	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AK9909	Date of Approval:1/12/2003 Effective from:1/1/2004 Last date of update:2015-01-01	Revoked/cancelled
27A	381	E	454300 206000	University Of Oxford, University Of Oxford Research Institute, Churchill Hospital, Headington, Oxford, OX3 7LJ	University Of Oxford	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AK9909	Date of Approval:17/2/1994 Effective from:1/3/1994 Last date of update:2015-01-01	Superseded By Variation
28B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics, Churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AB8309	Date of Approval:17/11/2005 Effective from:15/12/2005 Last date of update:2015-01-01	Superseded By Variation

ID	Distance (m)	Direction	NGR	Address	Operator	Type	Permission Number	Dates	Status
29B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics,churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AA8664	Date of Approval:17/12/1998 Effective from:17/12/1998 Last date of update:2015-01-01	Superseded By Variation
30B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics, Churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AB8309	Date of Approval:31/3/1991 Effective from:31/3/1991 Last date of update:2015-01-01	Superseded By Variation
31B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics, Churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AB8309	Date of Approval:23/1/2003 Effective from:19/2/2003 Last date of update:2015-01-01	Superseded By Variation
32B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics, Churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AB8309	Date of Approval:13/3/2009 Effective from:13/3/2009 Last date of update:2015-01-01	Revoked/cancelled
33B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics,churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AA8664	Date of Approval:4/1/2010 Effective from:4/1/2010 Last date of update:2015-01-01	Effective
34B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics, Churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AB8309	Date of Approval:17/2/1994 Effective from:1/3/1994 Last date of update:2015-01-01	Superseded By Variation
35B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics,churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AA8664	Date of Approval:20/12/2004 Effective from:20/12/2004 Last date of update:2015-01-01	Superseded By Variation
36B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics, Churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AB8309	Date of Approval:19/5/1997 Effective from:28/5/1997 Last date of update:2015-01-01	Superseded By Variation

ID	Distance (m)	Direction	NGR	Address	Operator	Type	Permission Number	Dates	Status
37B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics, Churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AB8309	Date of Approval:20/12/2004 Effective from:17/1/2005 Last date of update:2015-01-01	Superseded By Variation
38B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics, Churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AB8309	Date of Approval:27/7/1995 Effective from:24/8/1995 Last date of update:2015-01-01	Superseded By Variation
39B	483	E	454400 205900	Oxford Radcliffe Hospital Nhs Trust, Department Of Medical Physics, Churchill Hospital, Headington, Oxford, OX3 7LJ	Oxford Radcliffe Hospital Nhs Trust	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AA8664	Date of Approval:17/11/2005 Effective from:17/11/2005 Last date of update:2015-01-01	Superseded By Variation

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

2

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
4	352	NE	454159 206221	Address: AMENITIES & BIOESCALATOR PROJECT, OLD ROAD CAMPUS, ROOSEVELT DRIVE, HEADINGTON, OXFORD, OX3 7DQ Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: EPRDB3692NA Permit Version: 1 Receiving Water: BOUNDARY BROOK Status: NEW ISSUED UNDER EPR 2010 Issue date: 31/03/2016 Effective Date: 31-Mar-2016 Revocation Date: -
5	405	N	454000 206400	Address: Highfields, Highfields, -, -, - Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1157 Permit Version: 1 Receiving Water: RIVER THAMES Status: REVOKED - UNSPECIFIED Issue date: 02/11/1989 Effective Date: 02-Nov-1989 Revocation Date: 25/11/1997

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

0

Database searched and no data found.

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

0

Database searched and no data found.

**2.2 Dangerous or Hazardous Sites**

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

0

Database searched and no data found.

**2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents**

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

3

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	241	E	454161 205959	Incident Date: 02-Sep-2003 Incident Identification: 186887 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2	317	NE	454163 206166	Incident Date: 16-Jul-2002 Incident Identification: 92042 Pollutant: Sewage Materials Pollutant Description: Grey Water Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3	482	N	453800 206500	Incident Date: 14-Jul-2001 Incident Identification: 16421 Pollutant: Organic Chemicals/Products Pollutant Description: Solvents Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

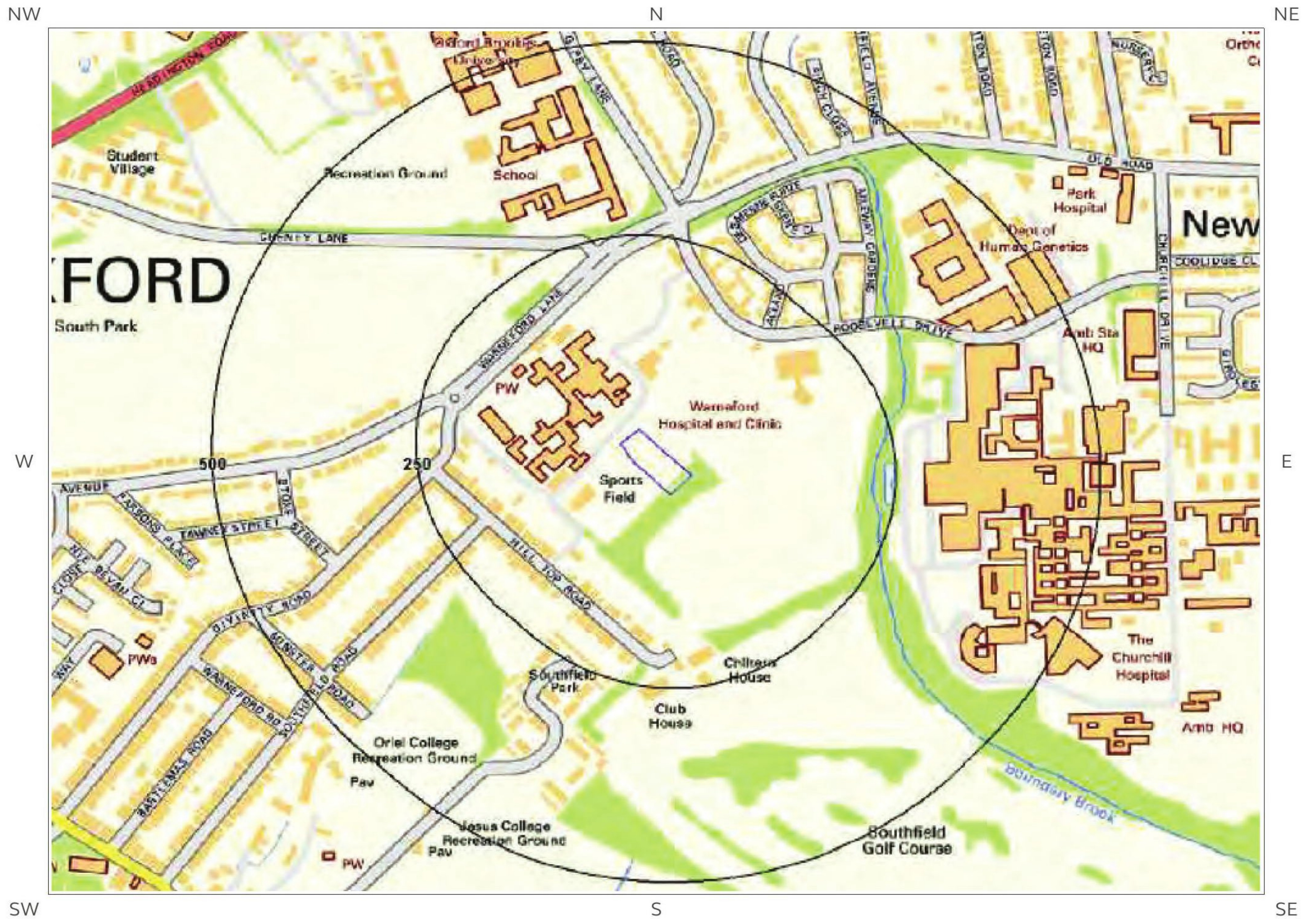
## 2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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

Database searched and no data found.

---

# 3. Landfill and Other Waste Sites Map



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# 3. Landfill and Other Waste Sites

## 3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

---

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

---

## 3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

---



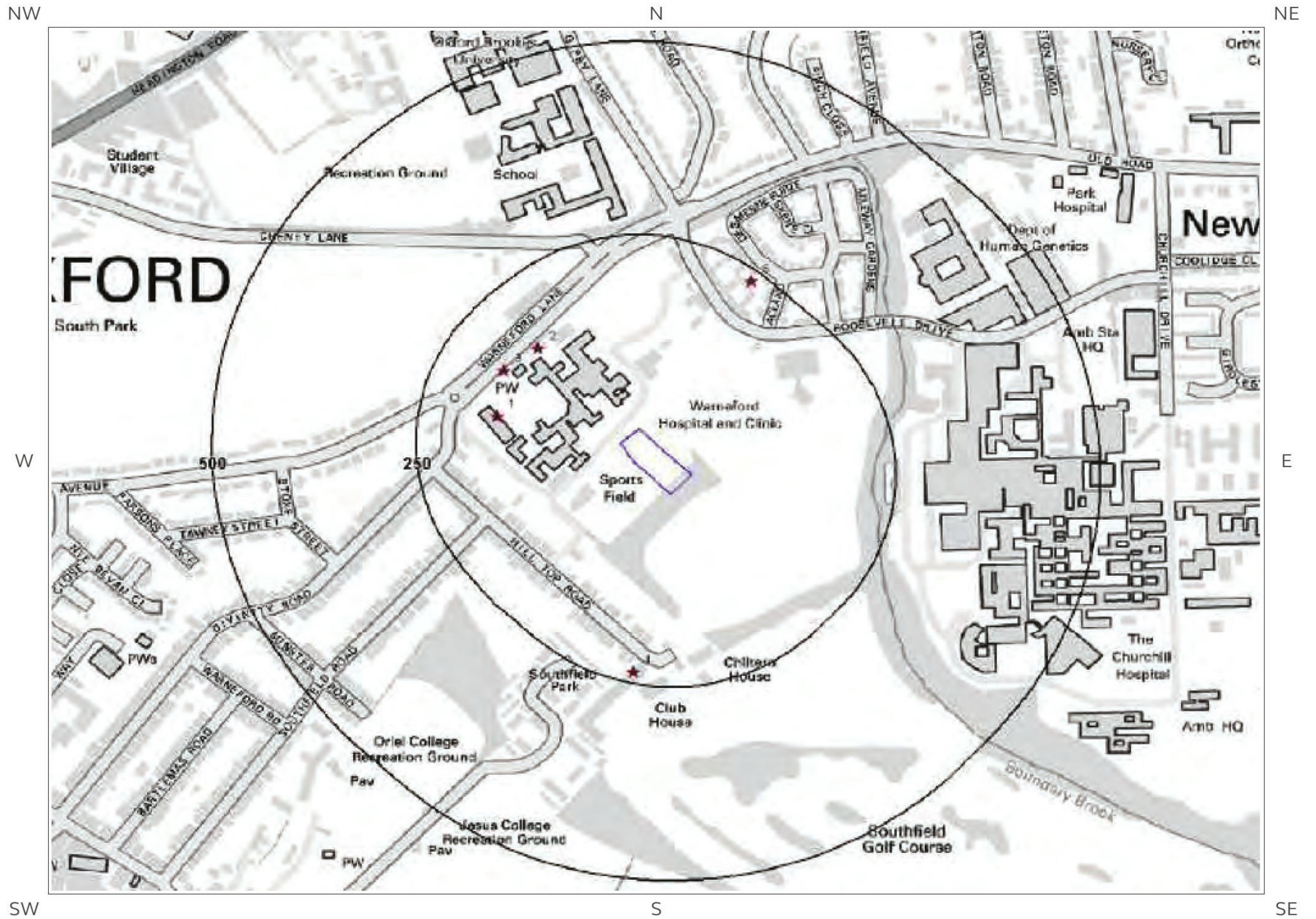
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

1

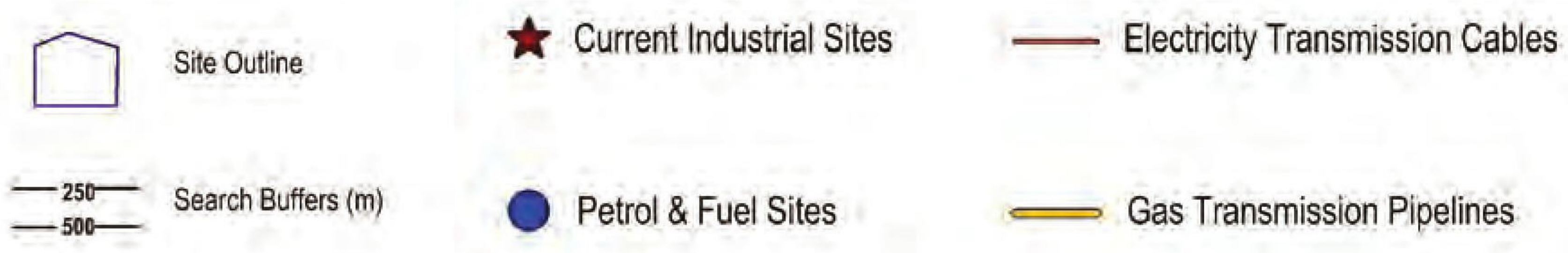
The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1176	S	454200 204800	<p>Site Address: Oxford City Council, Marsh Depot, Marsh Road, Cowley, Oxford, Oxfordshire, OX4 2HH</p> <p>Type: Transfer Station taking Non-Biodegradable Wastes</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: OXF007</p> <p>EPR reference: EA/EPR/ZP3499EY/V001</p> <p>Operator: Oxford City Council</p> <p>Waste Management licence No: 86114</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 08/08/1994</p> <p>Effective Date: -</p> <p>Modified: 03/12/2009</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Modified</p> <p>Site Name: City Works</p> <p>Correspondence Address: -</p>

# 4. Current Land Use Map



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# 4. Current Land Uses

## 4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 5

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	156	W	Chimney	453680 206038	OX3	Chimneys	Industrial Features
2	159	NW	Electricity Sub Station	453730 206125	OX3	Electrical Features	Infrastructure and Facilities
3	171	NW	Tank	453688 206096	OX3	Tanks (Generic)	Industrial Features
4	235	S	Electricity Sub Station	453848 205706	OX4	Electrical Features	Infrastructure and Facilities
5	235	NE	Electricity Sub Station	453993 206212	OX3	Electrical Features	Infrastructure and Facilities

## 4.2 Petrol and Fuel Sites

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

Database searched and no data found.

## 4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

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

Database searched and no data found.

#### 4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

Database searched and no data found.

---

# 5. Geology

## 5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

## 5.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

## 5.3 Bedrock and Solid Geology

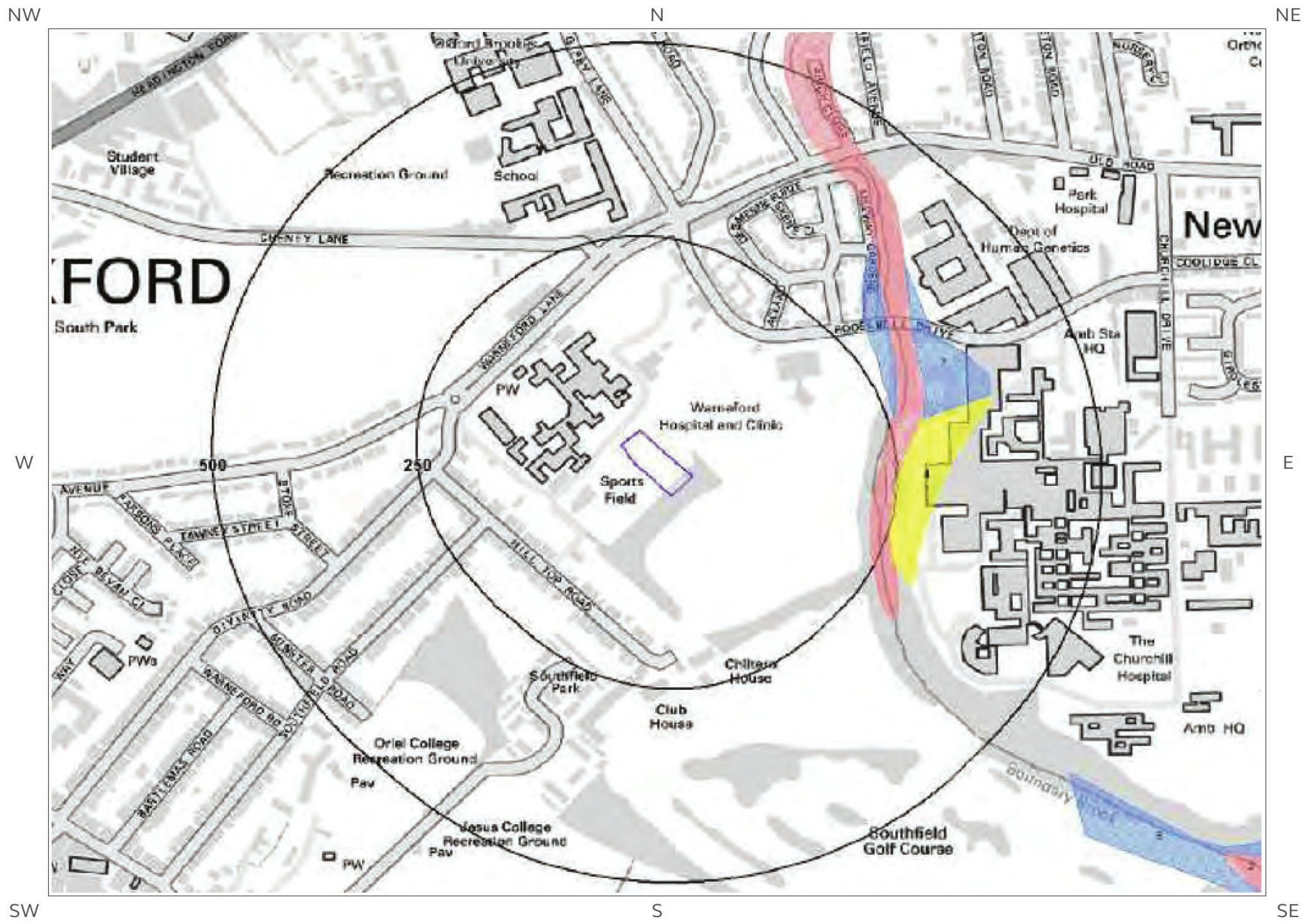
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
BYSA-SDST	BECKLEY SAND MEMBER	SANDSTONE

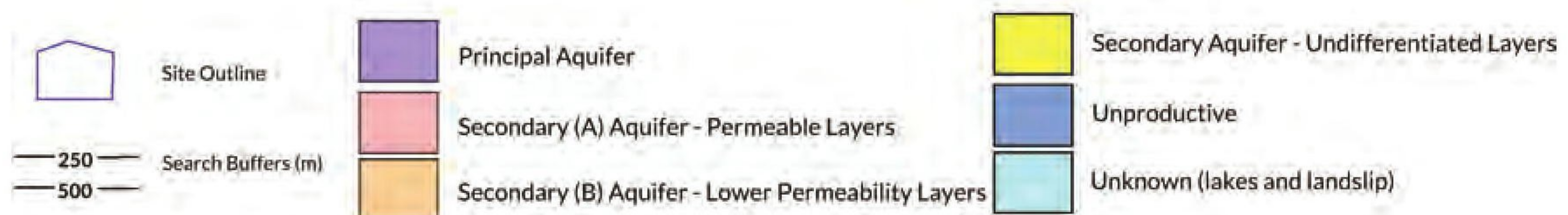
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

# 6 Hydrogeology and Hydrology

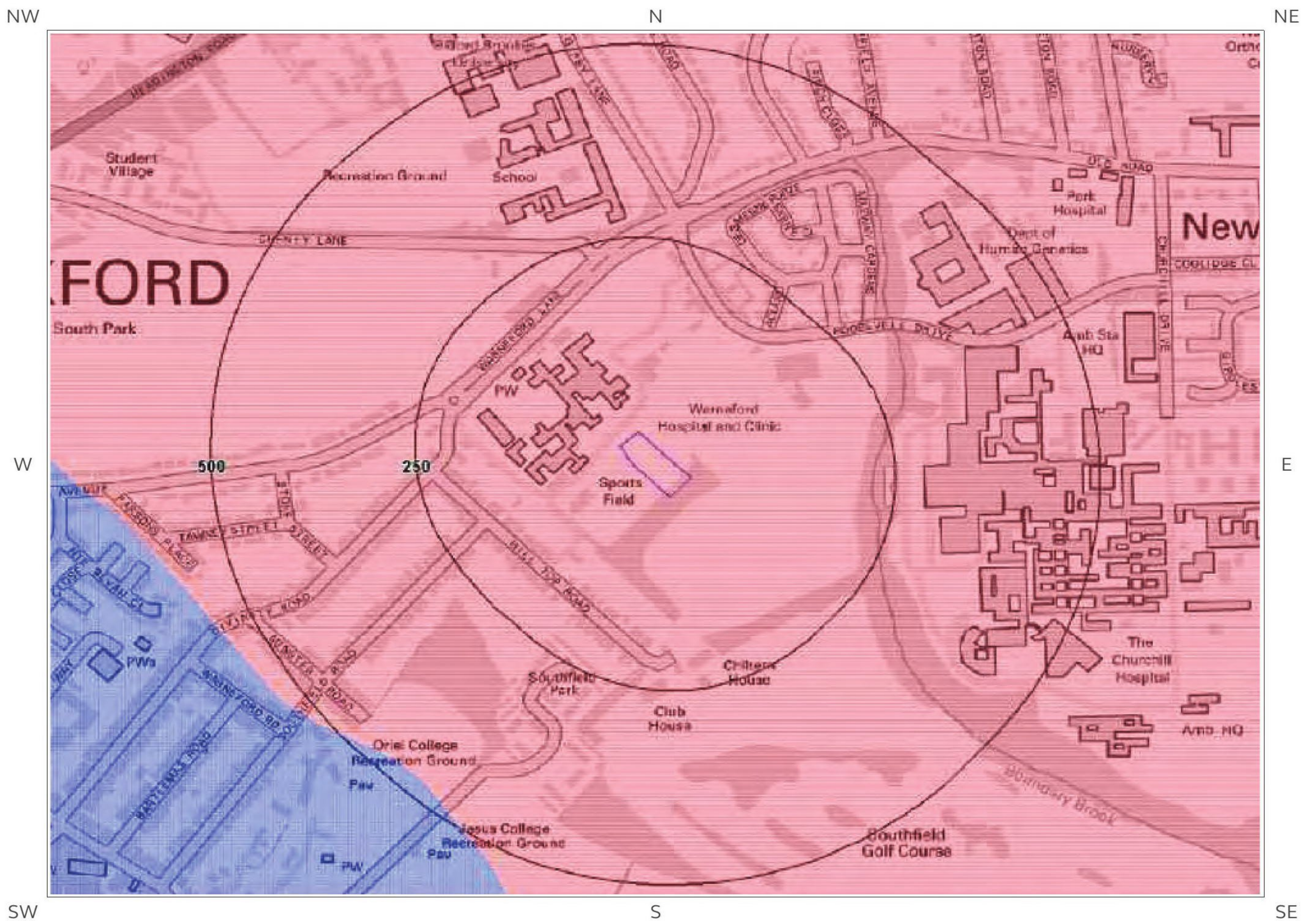
## 6a. Aquifer Within Superficial Geology



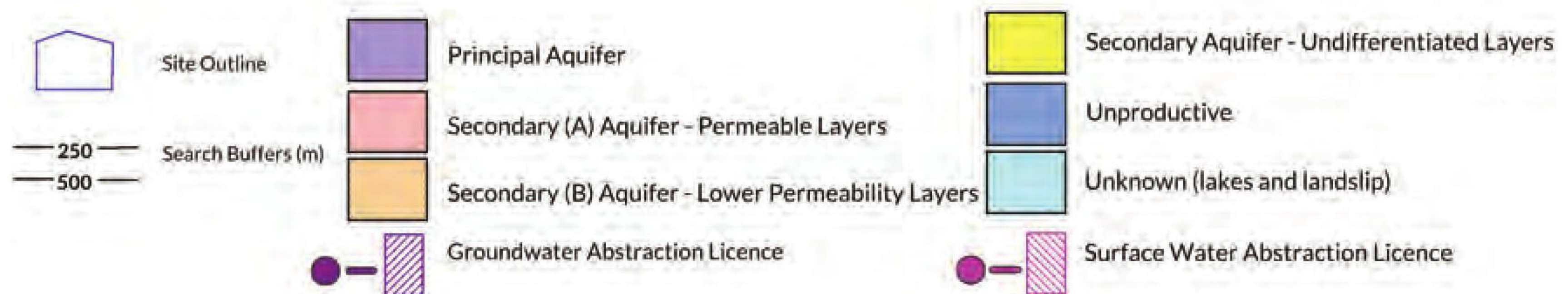
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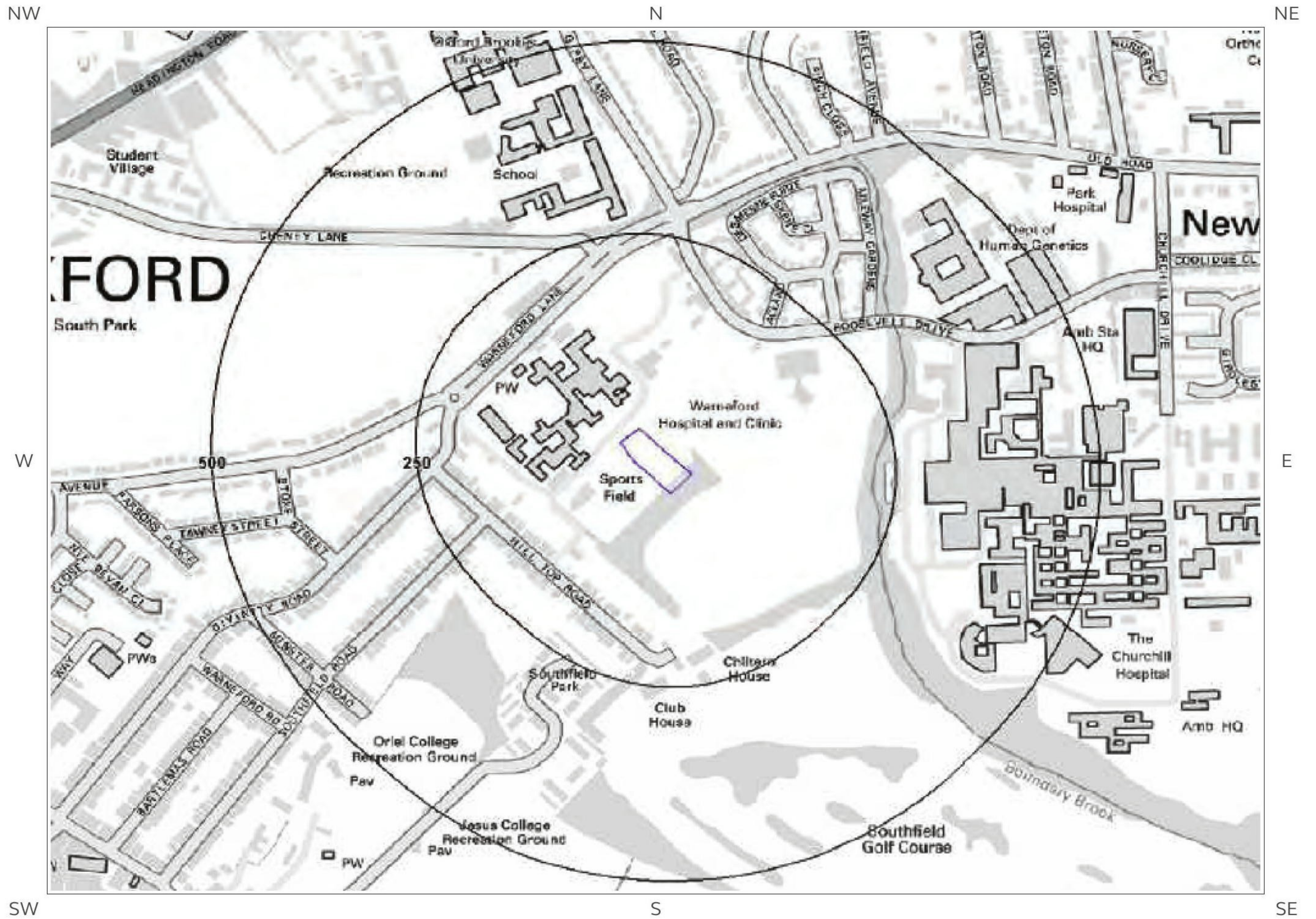
# 6b. Aquifer Within Bedrock Geology and Abstraction Licenses



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

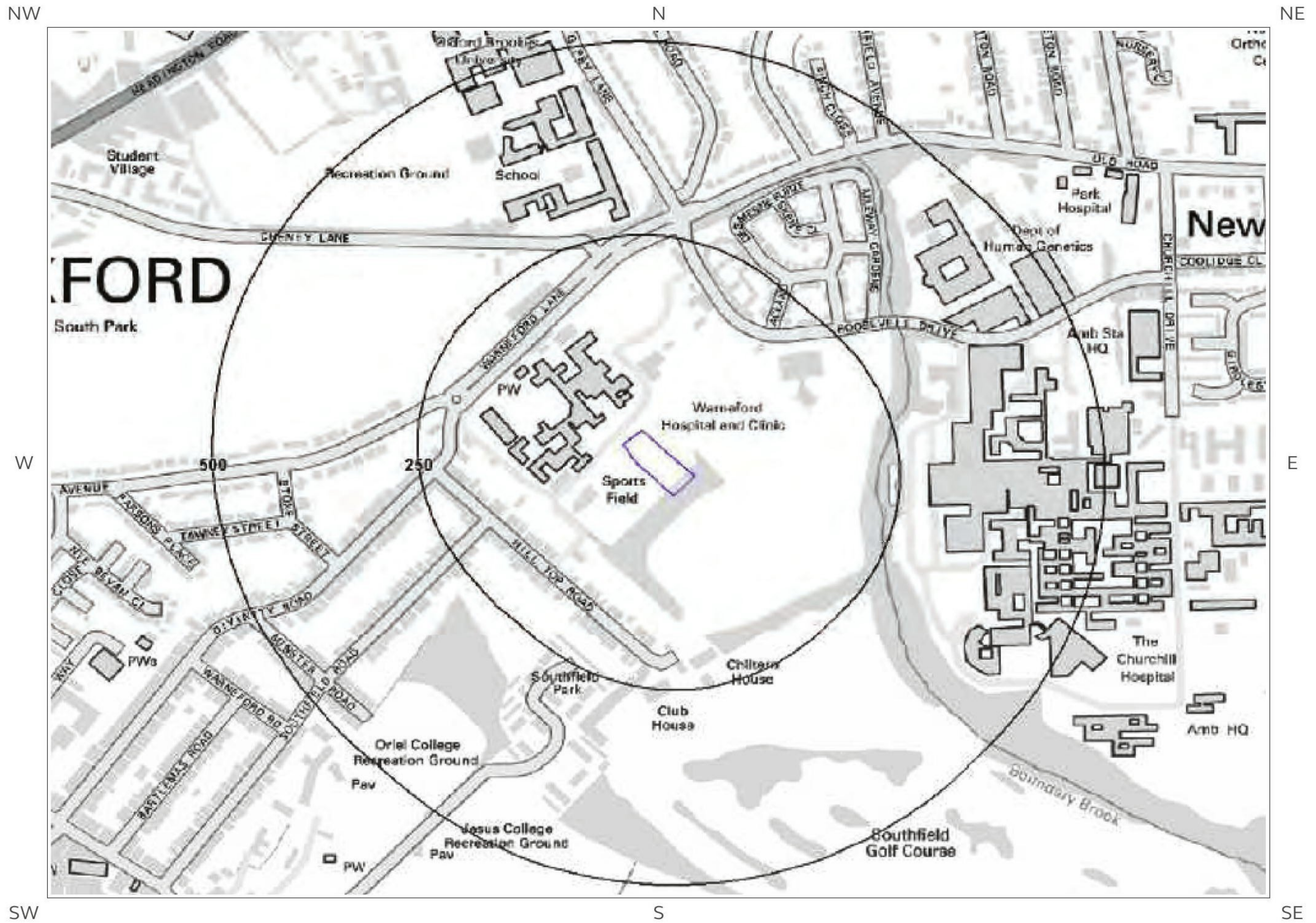


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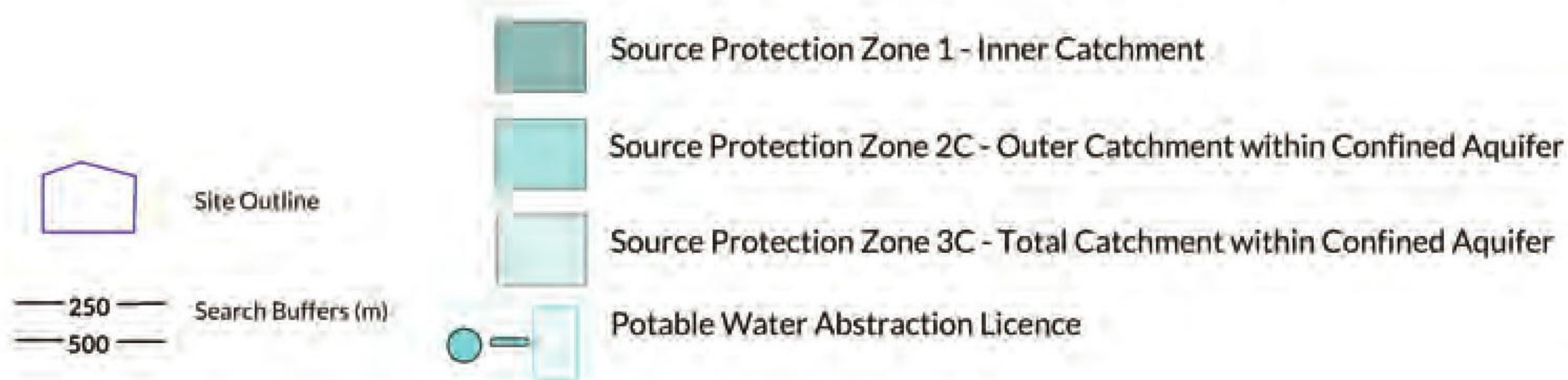




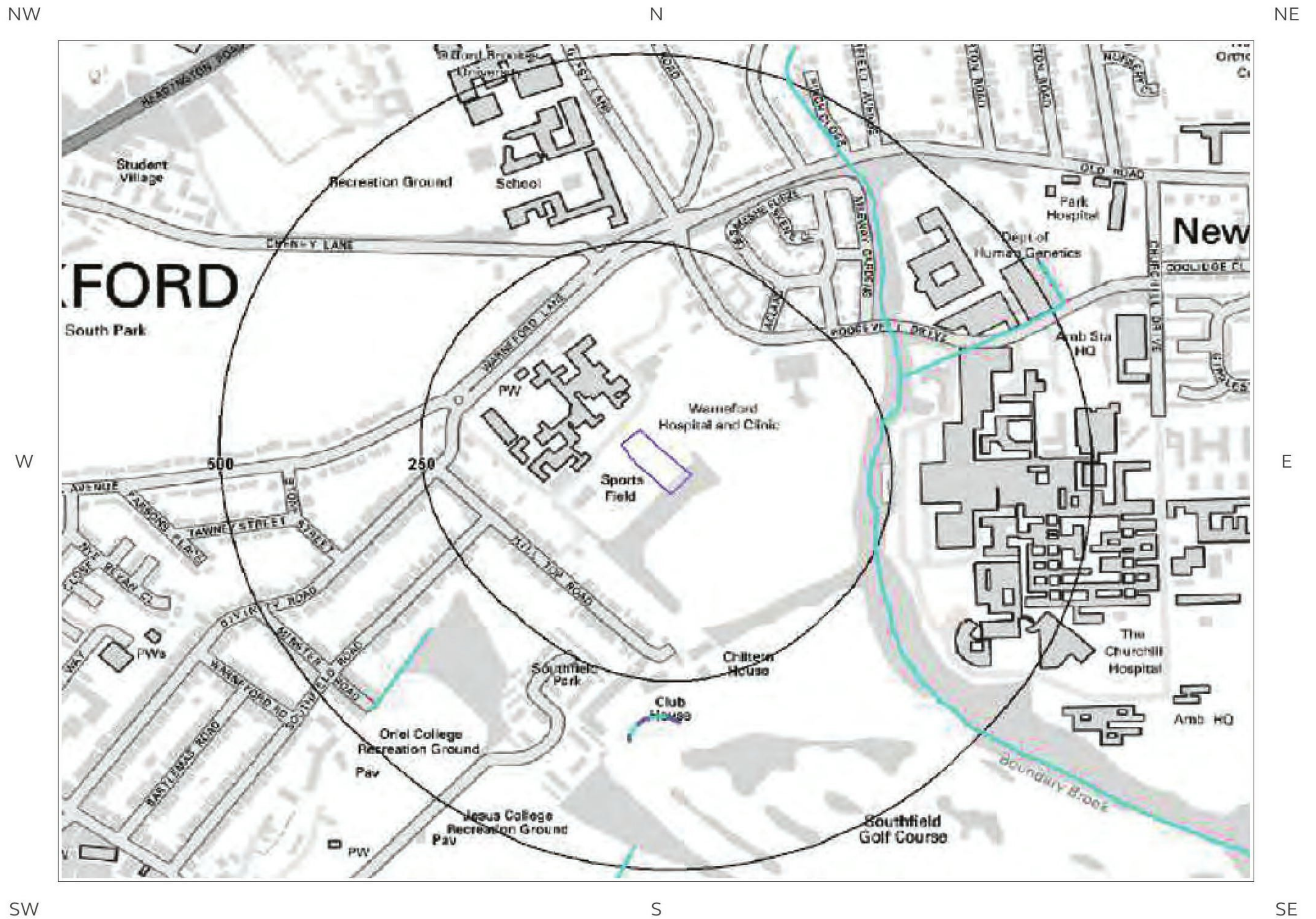
# 6d. Hydrogeology – Source Protection Zones within confined aquifer



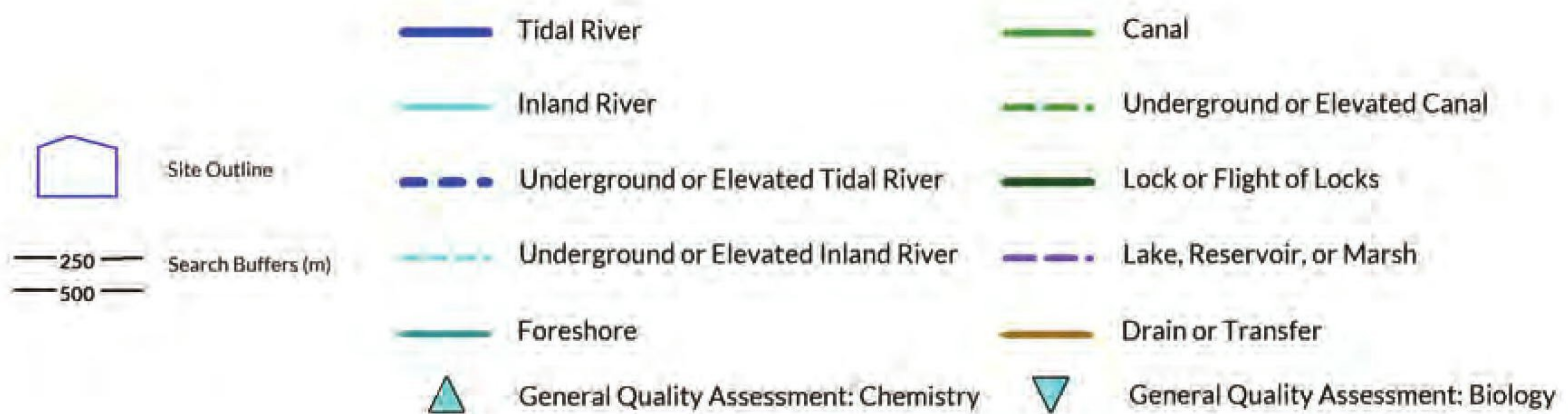
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# 6e. Hydrology – Watercourse Network and River Quality



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# 6. Hydrogeology and Hydrology

## 6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property Yes

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

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

ID	Distance (m)	Direction	Designation	Description
1	223	E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	248	E	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
6	259	E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
7	292	E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

## 6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	478	SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

## 6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site Identified

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

ID	Distance (m)	Direction	NGR	Details
Not shown	1734	W	452100 206100	Status: Historical Licence No: 28/39/14/0027 Details: General Farming & Domestic Direct Source: Thames Groundwater Point: University Botanic Gardens, Oxford (a) Data Type: Point Name: OXFORD UNIVERSITY Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: WR.A/1333 Original Start Date: 9/5/1966 Expiry Date: - Issue No: 100 Version Start Date: 9/5/1966 Version End Date:

## 6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site Identified

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

ID	Distance (m)	Direction	NGR	Details
Not shown	1732	W	452100 206000	Status: Historical Licence No: 28/39/14/0307 Details: Make-Up or Top Up Water Direct Source: Thames Surface Water - Non Tidal Point: University Of Oxford, - River Cherwell, Point 'a' Data Type: Point Name: UNIVERSITY OF OXFORD BOTANICAL GARDEN Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Application No: WRA./5837 Original Start Date: 25/1/1991 Expiry Date: - Issue No: 100 Version Start Date: 25/1/1991 Version End Date:

## 6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site None identified

Database searched and no data found.

## 6.6 Source Protection Zones

Source Protection Zones within 500m of the study site None identified

Database searched and no data found.

## 6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site None identified

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

Database searched and no data found.

## 6.8 Groundwater Vulnerability and Soil Leaching Potential

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site Identified

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

## 6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site Identified

### 6.9.1 Biological Quality:

Database searched and no data found.

## 6.9.2 Chemical Quality:

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

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1329	NW	452700 206700	River Name: Cherwell Reach: Ray (oxon) - Thames End/Start of Stretch: Sample Point NGR	B	B	B	B	B

## 6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/Direction	Name	Type of Watercourse	Additional Details
1	222 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.5
2	222 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.5
2	290 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
3	290 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
3	290 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
4	290 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
4	297 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.1
Not shown	297 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.1
5	298 S	-	Lake, loch or reservoir.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 7.5
Not shown	298 S	-	Lake, loch or reservoir.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 7.5
6	301 S	-	Lake, loch or reservoir.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 5.2
Not shown	301 S	-	Lake, loch or reservoir.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 5.2
7	311 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	311 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
8	313 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
9	313 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
9	316 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
Not shown	316 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
10	317 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
11	317 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
11	324 S	-	Lake, loch or reservoir.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 8.4
Not shown	324 S	-	Lake, loch or reservoir.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 8.4
12	336 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
13	336 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
13	369 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
14	369 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
14	423 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
15	423 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
15	439 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided



ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
16	439 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	439 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	439 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
17	445 SE	Boundary Brook	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.3
Not shown	445 SE	Boundary Brook	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.3
18	473 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.0
Not shown	473 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.0
19	481 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
Not shown	481 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
20	494 NE	Moor Ditch	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 0.9
Not shown	494 NE	Moor Ditch	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 0.9

## 6.11 Surface Water Features

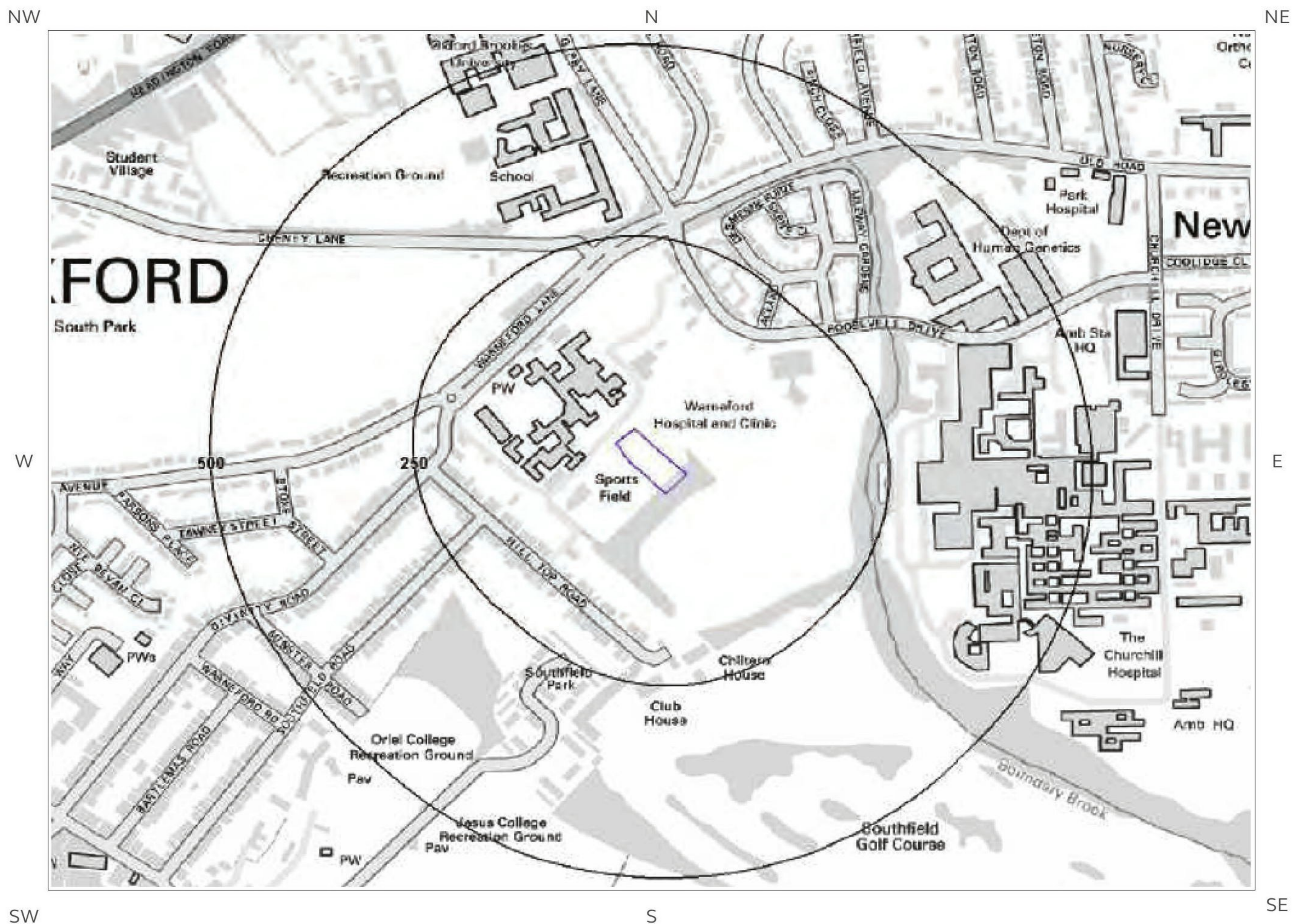
Surface water features within 250m of the study site

Identified

The following surface water records are not represented on mapping:

Distance (m)	Direction
221	E
236	E

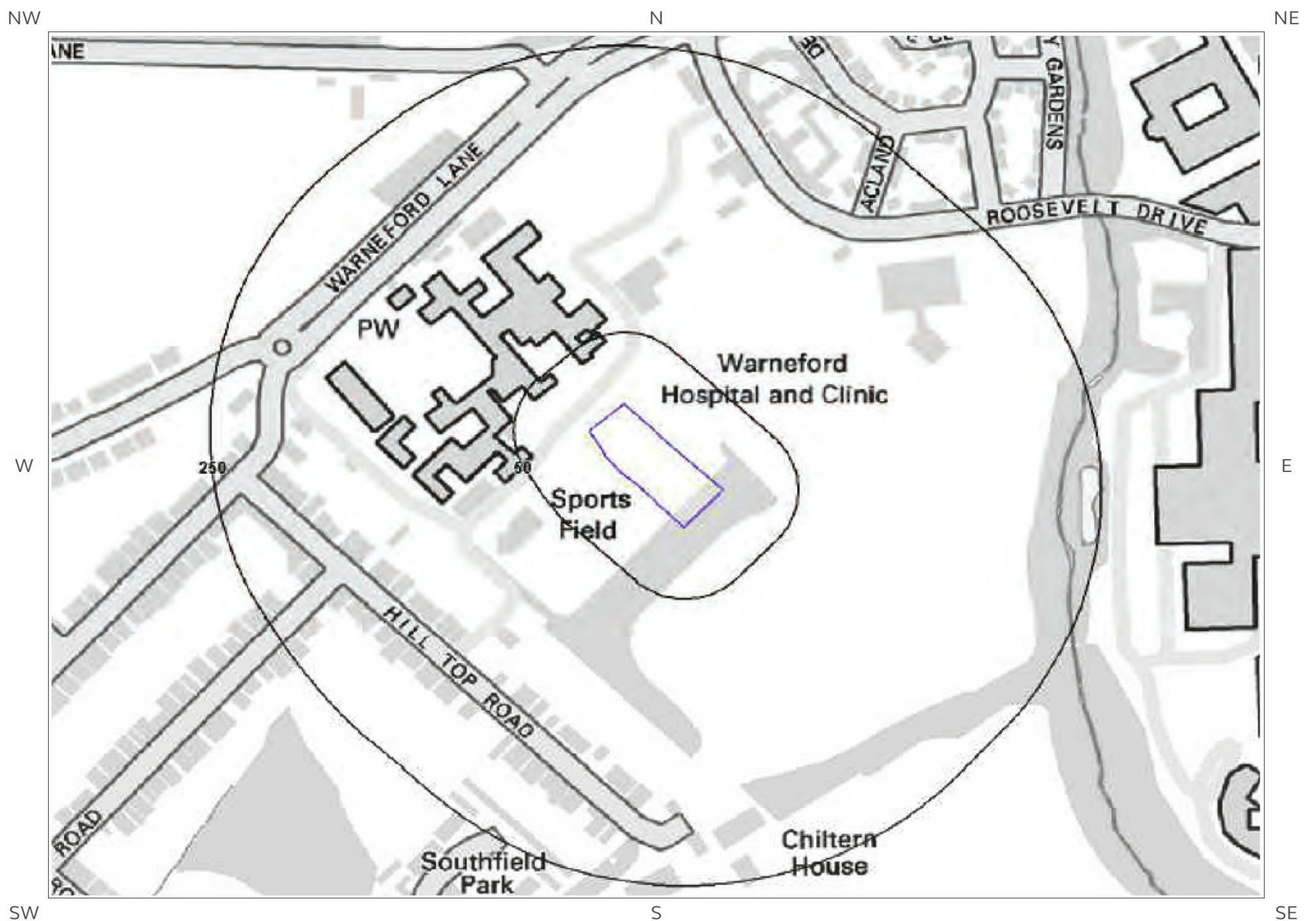
# 7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



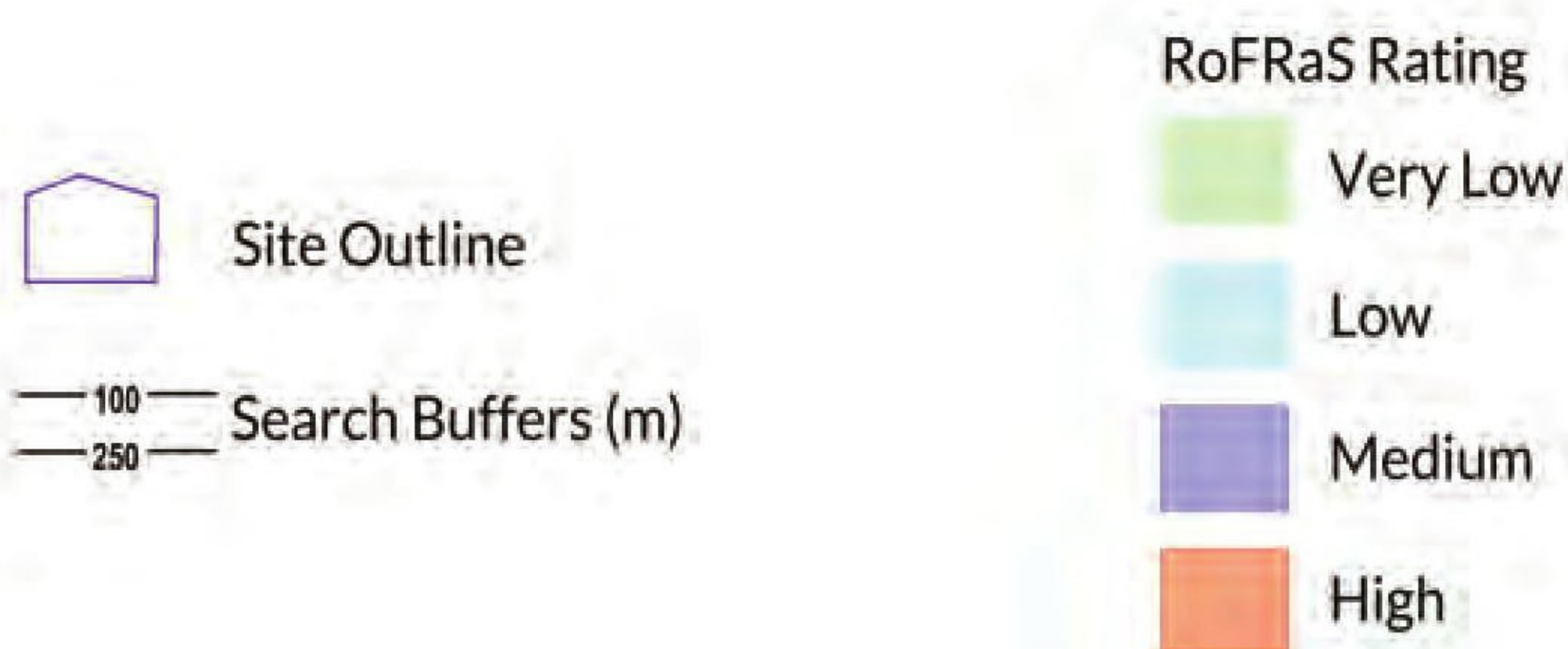
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# 7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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# 7 Flooding

## 7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m None identified

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

---

## 7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m None identified

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

---

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

Highest risk of flooding onsite Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

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

---

## 7.4 Flood Defences

Flood Defences within 250m of the study site None identified  
Database searched and no data found.

---

## 7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site None identified

---

## 7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site

None identified

## 7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site

Identified

Clearwater Flooding or Superficial Deposits Flooding

Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Limited potential

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

## 7.8 Groundwater Flooding Confidence Areas

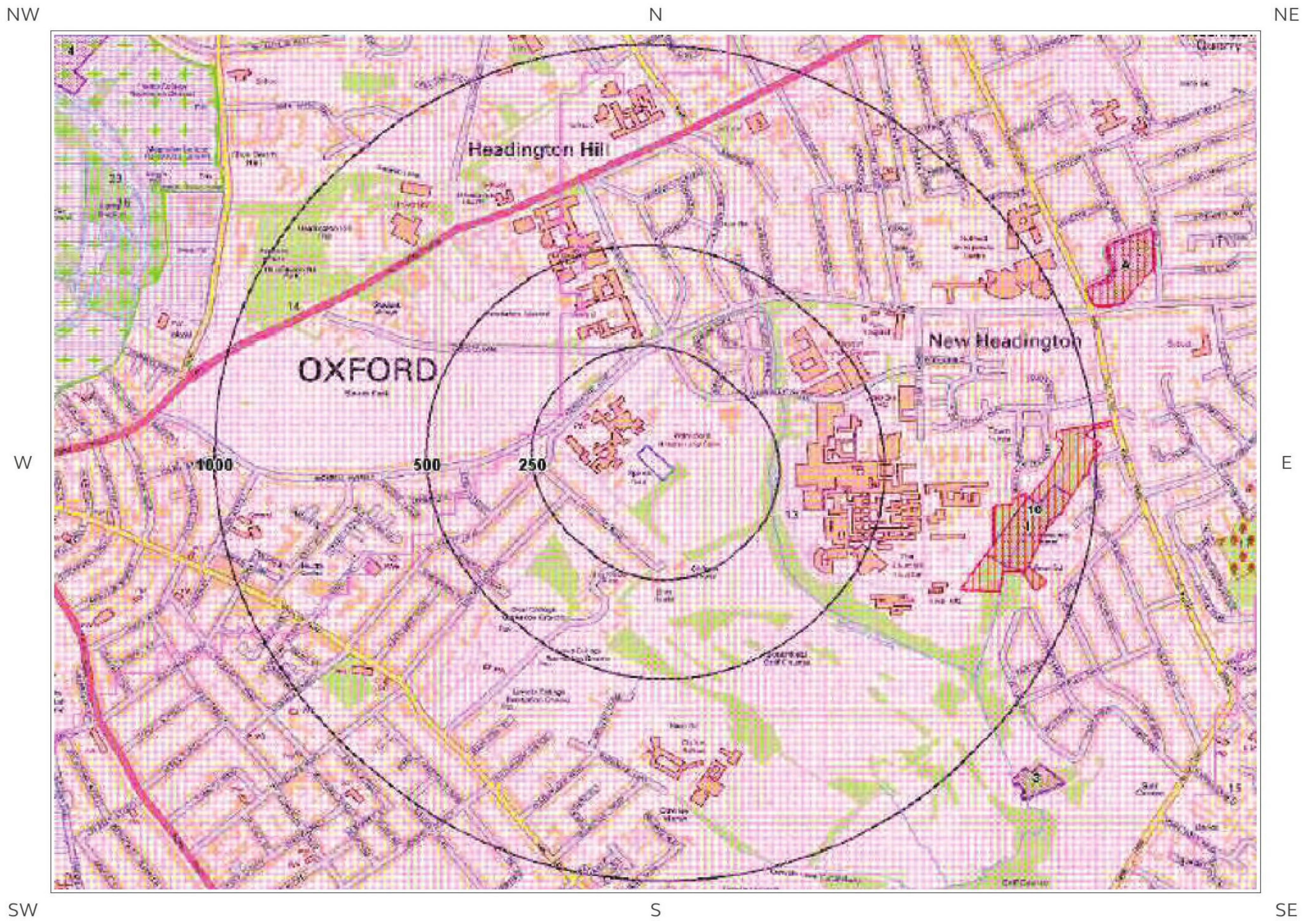
British Geological Survey confidence rating in this result

Low

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

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

# 8. Designated Environmentally Sensitive Sites Map



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# 8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site

Identified

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

9

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
1	768	E	Lye Valley	Natural England
2A	1071	NE	Rock Edge	Natural England
3	1115	SE	Lye Valley	Natural England
4	1601	NW	New Marston Meadows	Natural England
Not shown	1677	NE	Magdalen Quarry	Natural England
Not shown	1740	E	Brasenose Wood and Shotover Hill	Natural England
Not shown	1804	E	Brasenose Wood and Shotover Hill	Natural England
Not shown	1900	W	Magdalen Grove	Natural England
Not shown	1992	SW	Iffley Meadows	Natural England

## 8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

## 8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.



#### 8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

#### 8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

#### 8.6 Records of Ancient Woodland within 2000m of the study site:

6

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
17	1295	E	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1734	E	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1817	N	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1841	E	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1926	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1970	W	UNKNOWN	Ancient and Semi-Natural Woodland

#### 8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

3

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
10	739	SE	Lye Valley	Natural England
11A	1071	NE	Rock Edge	Natural England
Not shown	1677	NE	Magdalen Quarry	Natural England

### 8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

### 8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

1

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

ID	Distance (m)	Direction	ESA Name	Data Source
16	1081	W	Upper Thames Tributaries	Natural England

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

0

Database searched and no data found.

### 8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

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

0

Database searched and no data found.

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

3

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

ID	Distance (m)	Direction	NVZ Name	Data Source
13	0	On Site	Existing	DEFRA

ID	Distance (m)	Direction	NVZ Name	Data Source
14	206	NW	Existing	DEFRA
15	1408	E	Existing	DEFRA

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

3

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
23	1181	NW	Oxford Greenbelt	Oxford
Not shown	1738	E	Oxford Greenbelt	South Oxfordshire District
Not shown	1804	E	Oxford Greenbelt	Oxford

# 9. Natural Hazards Findings

## 9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure Geo Insight, available from our website. The following information has been found:

### 9.1.1 Shrink Swell

Maximum Shrink-Swell\* hazard rating identified on the study site Negligible

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

Hazard
Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

### 9.1.2 Landslides

Maximum Landslide\* hazard rating identified on the study site Very Low

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

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

### 9.1.3 Soluble Rocks

Maximum Soluble Rocks\* hazard rating identified on the study site Negligible

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

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

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

### 9.1.4 Compressible Ground

Maximum Compressible Ground\* hazard rating identified on the study site

Negligible

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

---

**Hazard**

---

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

---

### 9.1.5 Collapsible Rocks

Maximum Collapsible Rocks\* hazard rating identified on the study site

Very Low

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

---

**Hazard**

---

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

---

### 9.1.6 Running Sand

Maximum Running Sand\*\* hazard rating identified on the study site

Negligible

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

---

**Hazard**

---

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

---



---

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

## 9.2 Radon

### 9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

---

### 9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

# 10. Mining

## 10.1 Coal Mining

Coal mining areas within 75m of the study site

None identified

Database searched and no data found.

---

## 10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary

None identified

Database searched and no data found.

---

## 10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

---

# Contact Details

**Groundsure Helpline**  
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info@groundsure.com



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**Local Authority**  
Authority: Oxford City Council  
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Web: <http://www.oxford.gov.uk/>  
Address: PO Box 10, Oxford, Oxfordshire, OX1 1EN

**Gemapping PLC**  
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Hampshire RG27 8NW  
Tel: 01252 845444





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

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Geo-Integrity Ltd  
4, CHURCH STREET,  
MAIDS MORETON, MK18 1QE

Groundsure Reference: GS-5058761  
Your Reference: 18-04-04  
Report Date: 21 May 2018  
Report Delivery Method: Email - pdf

## Geo Insight

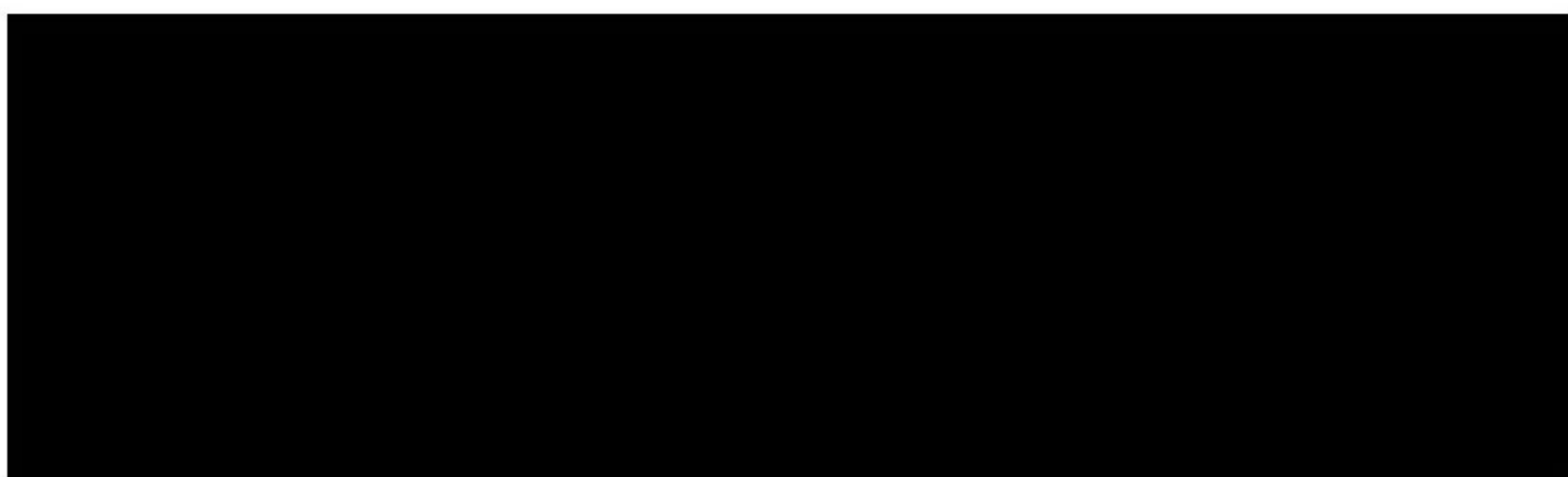
Address: WARNEFORD HOSPITAL, WARNEFORD HOSPITAL, WARNEFORD LANE, OXFORD, OX3 7JX

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geo Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,



Managing Director  
Groundsure Limited

Enc.  
Groundsure Geo Insight