

## 1.3 Environment Agency Recorded Pollution Incidents

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

**2**

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

ID	Distance	Direction	NGR	Details
1	30.0	E	454855, 205984	Incident Date: 27/2/2003 Incident Identification: 139785 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	146.0	S	454707, 205756	Incident Date: 28/3/2003 Incident Identification: 146750 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)

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

**0**

Database searched and no data found.

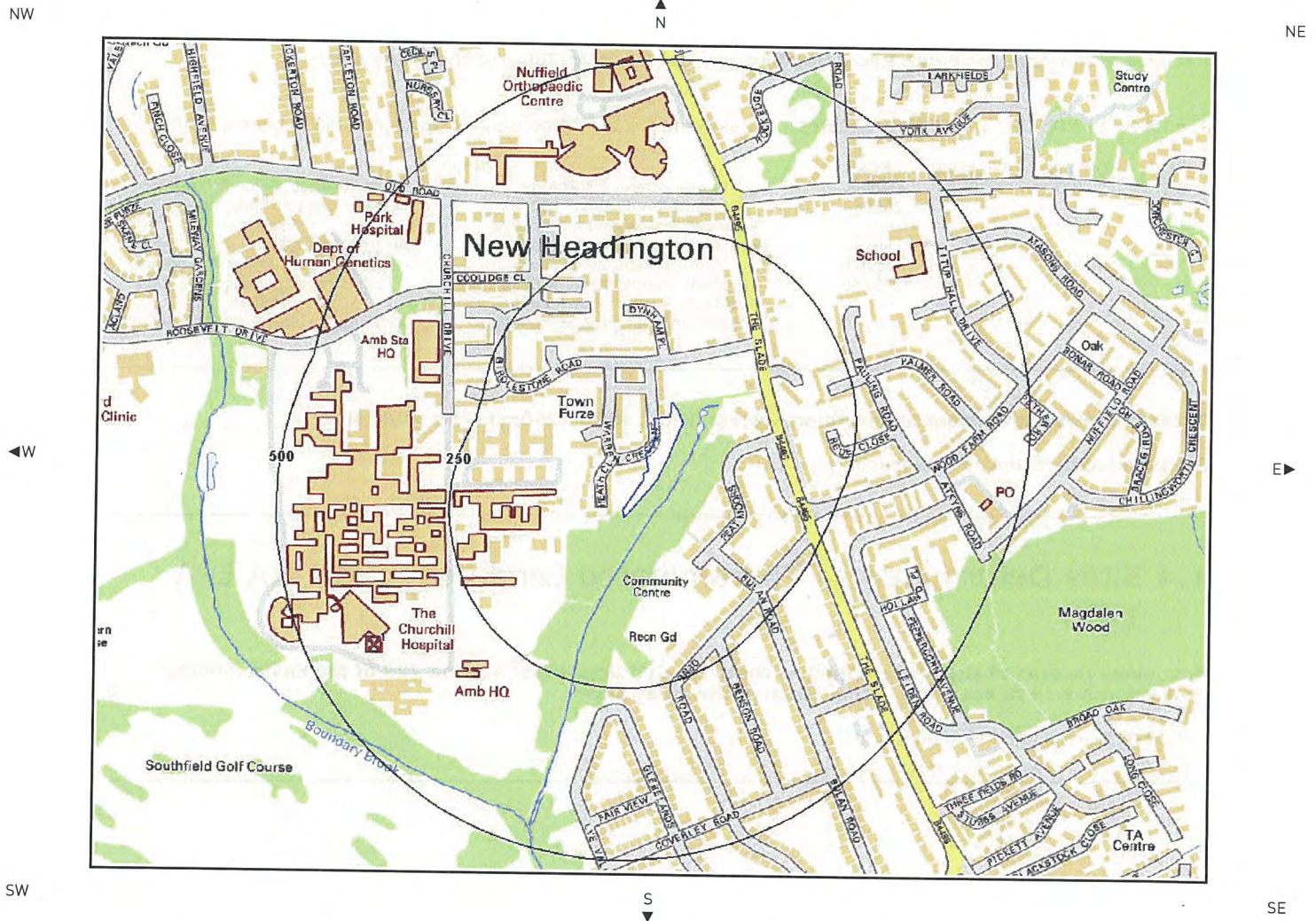
## 1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

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

**0**

Database searched and no data found.

## 2. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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- |                    |                                       |                                     |
|--------------------|---------------------------------------|-------------------------------------|
| Site Outline       | E.A. Active Landfill                  | Operational Waste Treatment Licence |
| Search Buffers (m) | E.A. Historic Landfill (Area Data)    | Closed Waste Treatment Licence      |
|                    | E.A. Historic Landfill (Point Data)   | REGIS Waste Licence                 |
|                    | BGS / DoE Survey Landfill             | Operational Landfill                |
|                    | Local Authority Landfill (Area Data)  | Closed Landfill                     |
|                    | Local Authority Landfill (Point Data) |                                     |



## 2. Landfill and Other Waste Sites

### 2.1 Landfill Sites

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

Database searched and no data found.

**Records of operational landfill sites sourced from Landmark within 1000m of the study site:** 0

Database searched and no data found.

**Records of Environment Agency historic landfill sites within 1500m of the study site:** 1

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details
Not shown	1070.0	NE	455600, 206800	<p>Site Address: Trinity Road, Trinity Road, Headington</p> <p>Waste Licence: -</p> <p>Site Reference: TP0216, 13.6.5506</p> <p>Waste Type: Inert, Industrial</p> <p>Regis Reference: -</p> <p>Licence Issue:</p> <p>Licence Surrendered:</p> <p>Licence Hold Address: -</p> <p>Operator: -</p>

**Records of non-operational landfill sites sourced from Landmark within 1000m of the study site:** 0

Database searched and no data found.

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

Database searched and no data found.

**Records of Local Authority landfill sites within 1500m of the study site:** 0

Database searched and no data found.

### 2.2 Other Waste Sites

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

Database searched and no data found.

**Records of non-operational waste treatment, transfer or disposal sites within 500m 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	Direction	NGR	Details
----	----------	-----------	-----	---------

Report Reference: EMS-187921\_275019

1	407.0	SW	454400, 205700	Site Address: The Churchill Hospital, Old Road, Headington, OXFORD, Oxfordshire, OX3 7LJ Landfill Licence: 340AHBAL EA Reference: - Waste Type: Difficult Waste Description: Difficult Known Restrictions: Waste produced/controlled by licence holder	Record Date: 01-Nov-1994 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: STORAGE Regulator: EA - Thames Region - West Area (Wallingford) Size: Very Small (<10,000 tonnes/year)
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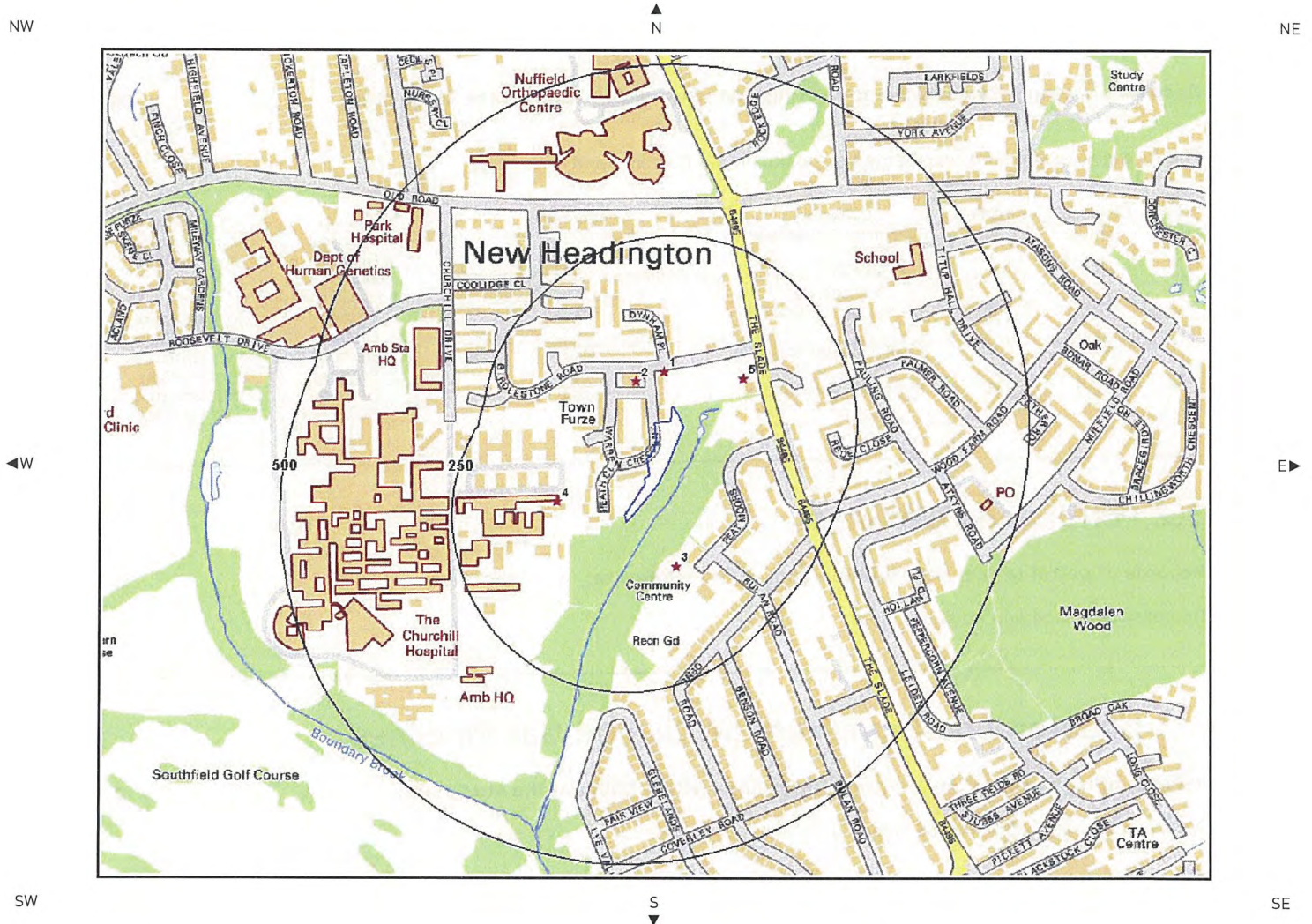
**Records of Environment Agency licensed waste sites within 1500m of the study site:**
**1**

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

ID Not shown	Distance	Direction	NGR	Details	
	1227.0	SW	454200, 204800	Site Address: Oxford City Council, Marsh Depot, Marsh Road, Cowley, Oxford, Oxfordshire, OX4 2HH Type: Transfer Station taking Non-Biodegradable Wastes Size: < 25000 tonnes Regis Licence Number: OXF007 EPR reference: EA/EPR/ZP3499EY/V001 Operator: Oxford City Council Waste Management licence No: 86114 Annual Tonnage: 24999.0	Issue Date: 08/08/1994 Effective Date: - Modified: 03/12/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: City Works Correspondence Address: -, -



### 3. Current Land Use Map



Current Land Use Legend

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-  Site Outline
-  Current Industrial Sites
-  Petrol & Fuel Sites
-  Underground High Pressure Oil & Fuel Pipelines
-  250 Search Buffers (m)
-  500 Search Buffers (m)

## 3. Current Land Uses

### 3.1 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	Direction	Company	Address	Activity	Category
1	53.0	N	Electricity Sub Station	OX3	Electrical Features	Infrastructure and Facilities
2	65.0	NW	Headington Autoparts & Accesories	1, Girdlestone Road, Headington, Oxford, OX3 7LZ	Vehicle Parts and Accessories	Motoring
3	97.0	SE	Electricity Sub Station	OX3	Electrical Features	Infrastructure and Facilities
4	101.0	W	Electricity Sub Station	OX3	Electrical Features	Infrastructure and Facilities
5	107.0	NE	Electricity Sub Station	OX3	Electrical Features	Infrastructure and Facilities

### 3.2 Petrol and Fuel Sites

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

**0**

Database searched and no data found.

### 3.3 Underground High Pressure Oil and Gas Pipelines

**Records of high pressure underground pipelines within 500m of the study site:**

**0**

Database searched and no data found.



## 4. Geology

### 4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

### 4.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
PEAT-P	PEAT	PEAT

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

### 4.3 Bedrock and Solid Geology

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

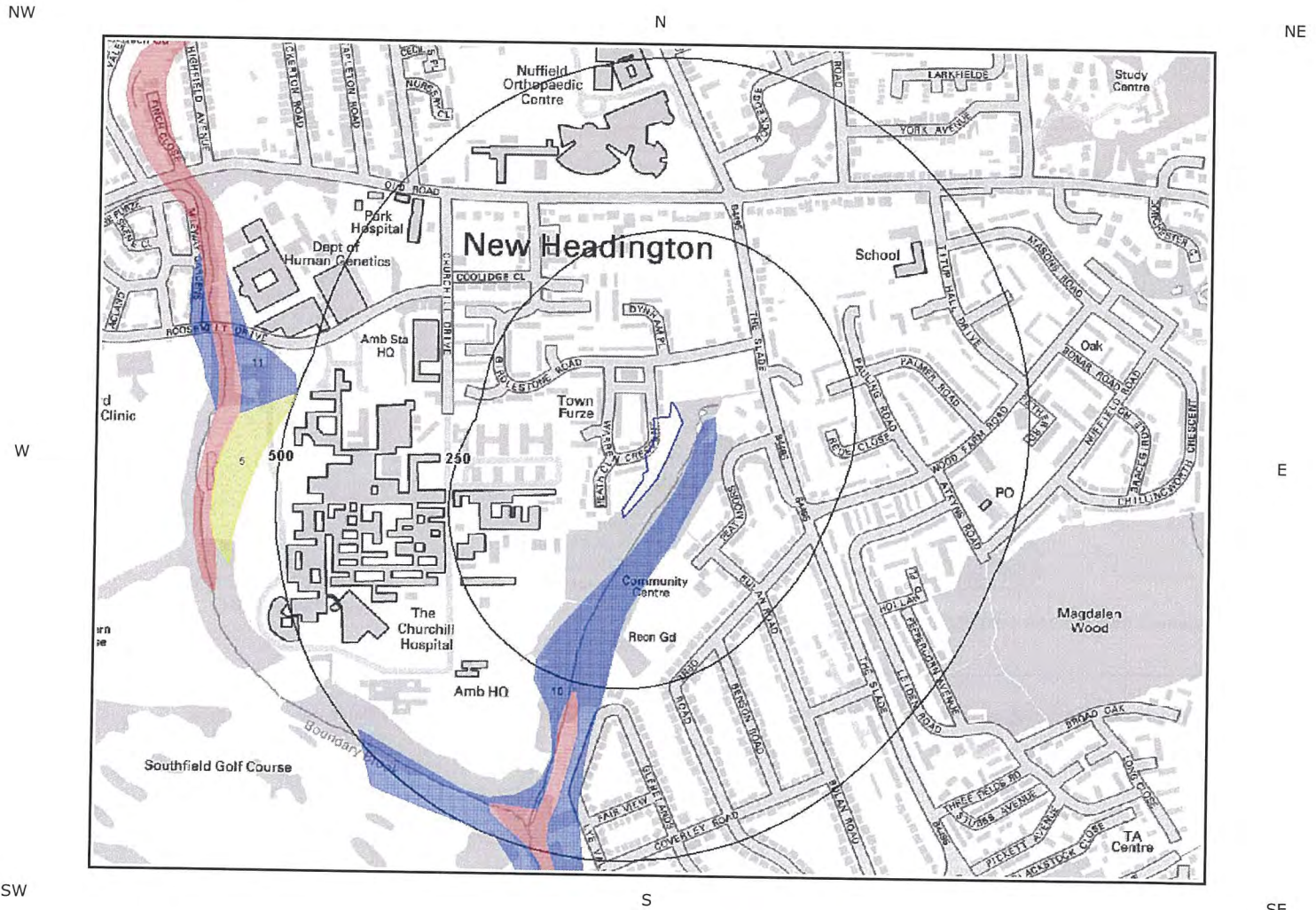
LEX Code	Description	Rock Type
WYLS-LMST	WHEATLEY LIMESTONE MEMBER	LIMESTONE
BYSA-SDST	BECKLEY SAND MEMBER	SANDSTONE
TECY-SDSL	TEMPLE COWLEY MEMBER	SANDSTONE AND SILTSTONE, INTERBEDDED

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

For more detailed geological and ground stability data please refer to the "GroundSure GeoInsight". Available from our website.



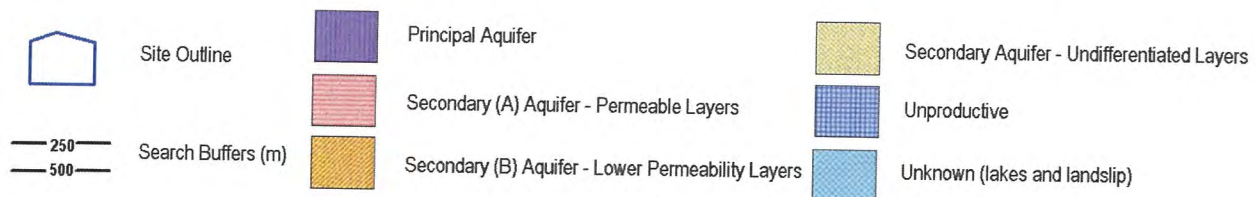
## 5a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

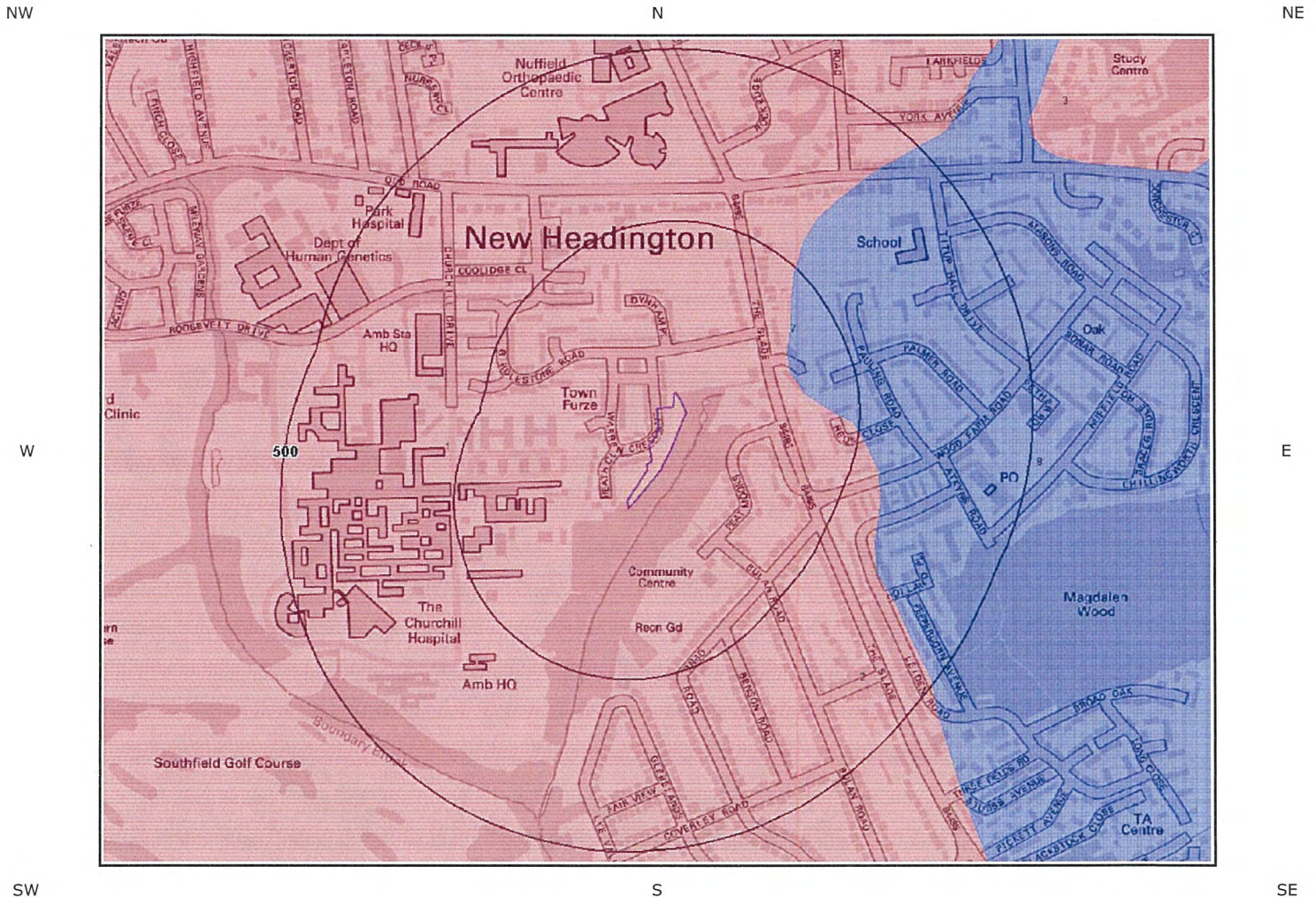
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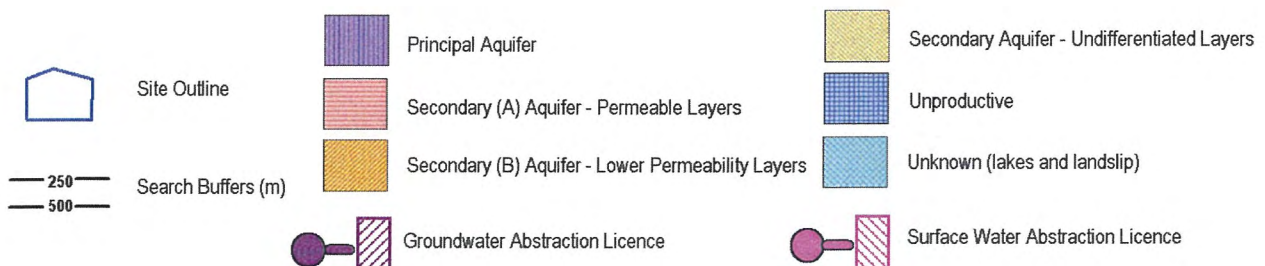
## 5b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



Aquifer Within Bedrock Geology Legend

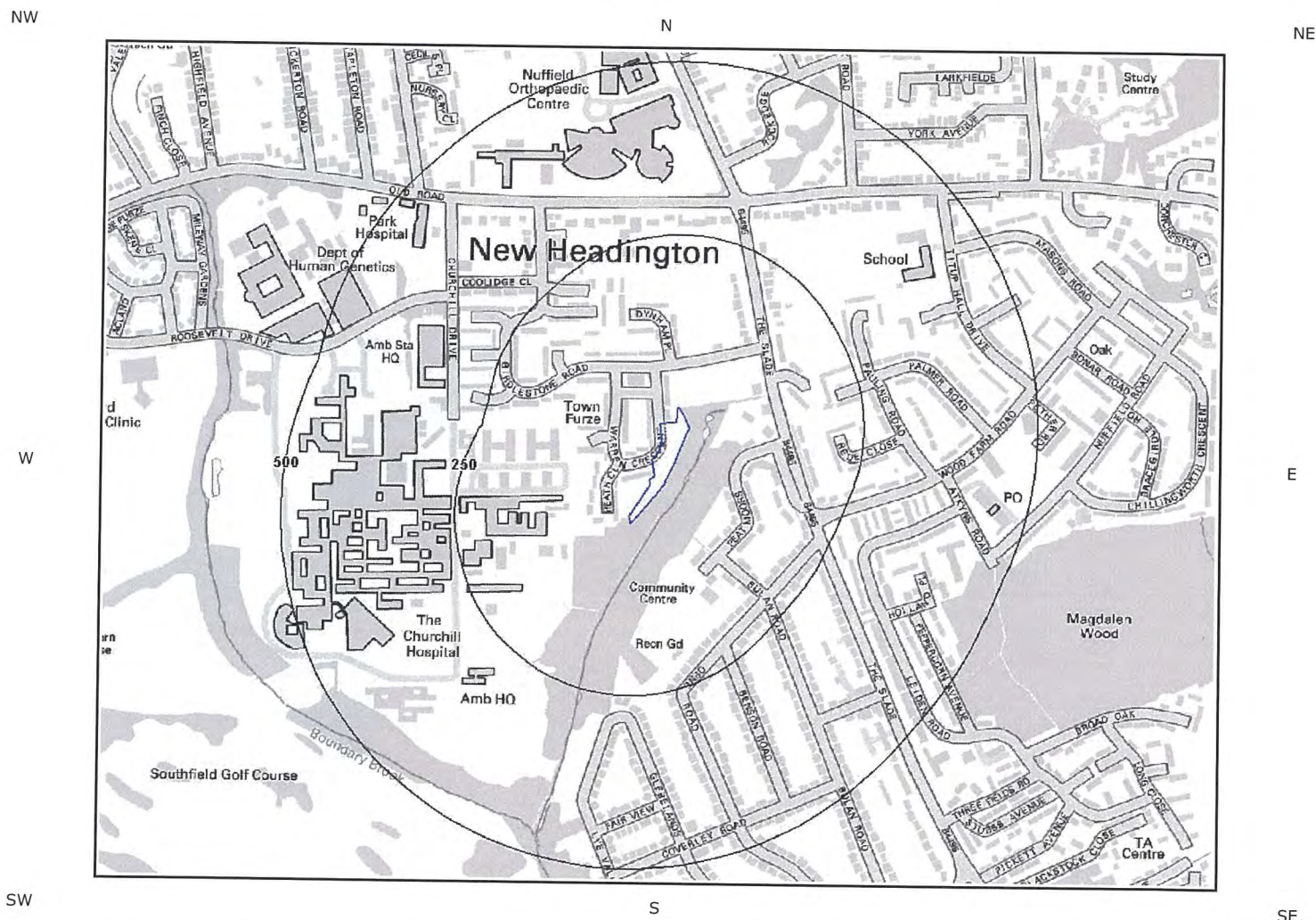
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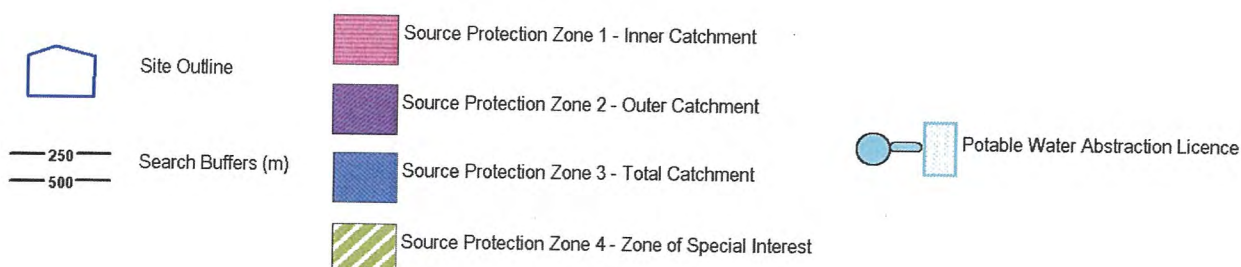
## 5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



SPZ and Potable Water Abstraction Licenses  
Legend

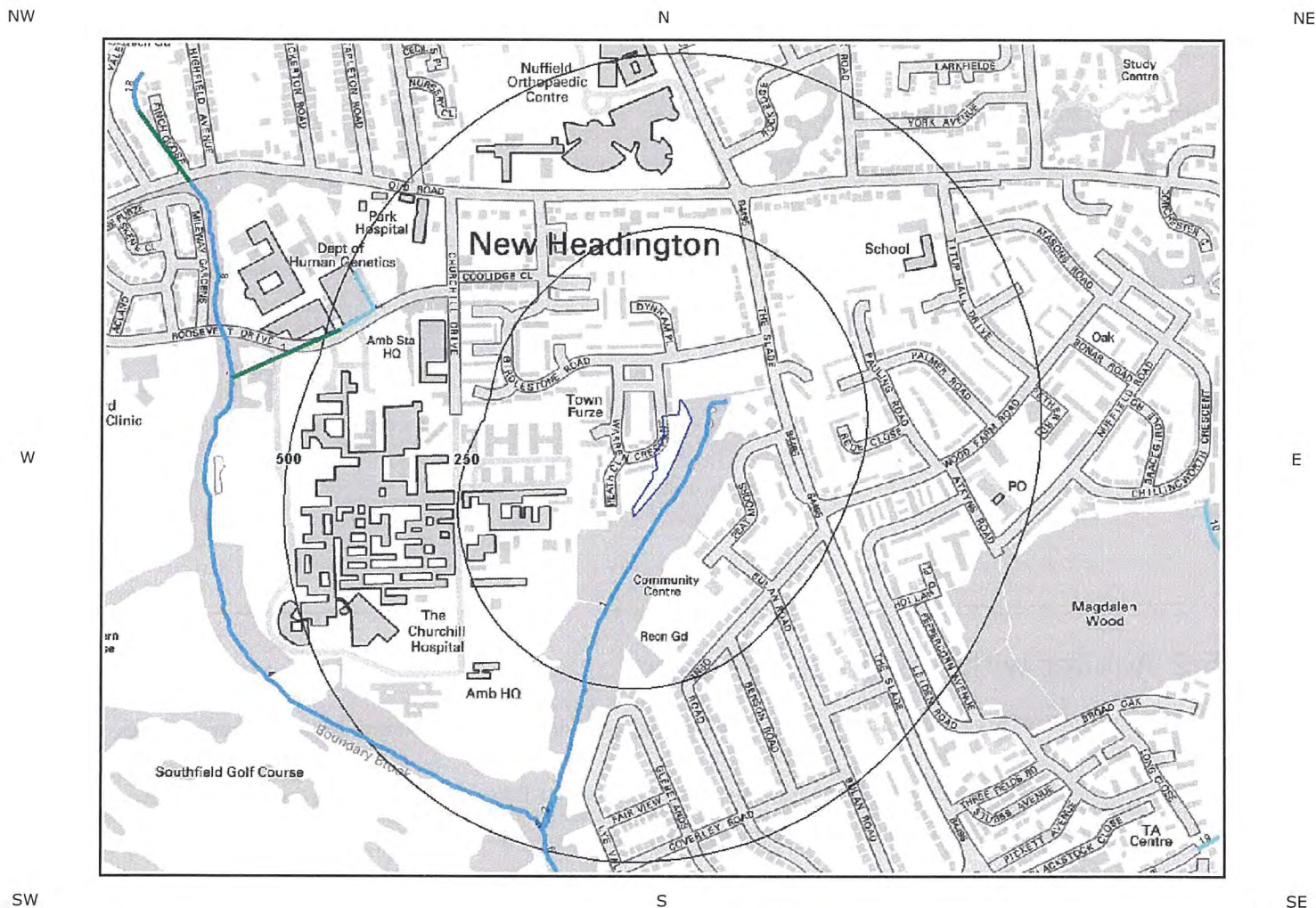
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## 5d. Hydrology – Detailed River Network and River Quality



### Hydrology Legend



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## 5. Hydrogeology and Hydrology

### 5.1 Aquifer within Superficial Deposits

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

**Yes**

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

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance [m]	Direction	Designation	Description
10	27.0	SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	262.0	S	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
5	500.0	W	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
11	500.0	W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

### 5.2 Aquifer within Bedrock Deposits

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

**Yes**

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

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance [m]	Direction	Designation	Description
1	0.0	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
2	158.0	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
7	160.0	E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
8	164.0	E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	254.0	NE	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



## 5.3 Groundwater Abstraction Licences

**Are there any Groundwater Abstraction Licences within 2000m of the study site?**

**No**

Database searched and no data found.

## 5.4 Surface Water Abstraction Licences

**Are there any Surface Water Abstraction Licences within 2000m of the study site?**

**No**

Database searched and no data found.

## 5.5 Potable Water Abstraction Licences

**Are there any Potable Water Abstraction Licences within 2000m of the study site?**

**No**

Database searched and no data found.

## 5.6 Source Protection Zones

**Are there any Source Protection Zones within 500m of the study site?**

**No**

Database searched and no data found.

## 5.7 River Quality

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

**No**

**Biological Quality:**

Database searched and no data found.

**Chemical Quality:**

Database searched and no data found.

## 5.8 Detailed River Network

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

**Yes**

The following Detailed River Network records are represented on the Hydrology Map (5d):

Report Reference: EMS-187921\_275019



ID	Distance	Direction	Details	
1	23.0	E	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES
2	419.0	S	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	Main River Status: Currently Undefined River Type: Secondary River Catchment: - Drain: YES
3	444.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	Main River Status: Currently Undefined River Type: Tertiary River Catchment: - Drain: NO
4	455.0	S	River Name: Boundary Brook Water Course Name: Boundary Brook Welsh River Name: - Alternative Name: -	Main River Status: Currently Undefined River Type: Secondary River Catchment: - Drain: NO
5	468.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	Main River Status: Currently Undefined River Type: Secondary River Catchment: - Drain: NO
6	471.0	S	River Name: - Water Course Name: Boundary Brook Welsh River Name: - Alternative Name: -	Main River Status: Currently Undefined River Type: Secondary River Catchment: - Drain: NO
7	480.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	Main River Status: Currently Undefined River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO
				Main River Status: Currently Undefined

## 5.9 Surface Water Features

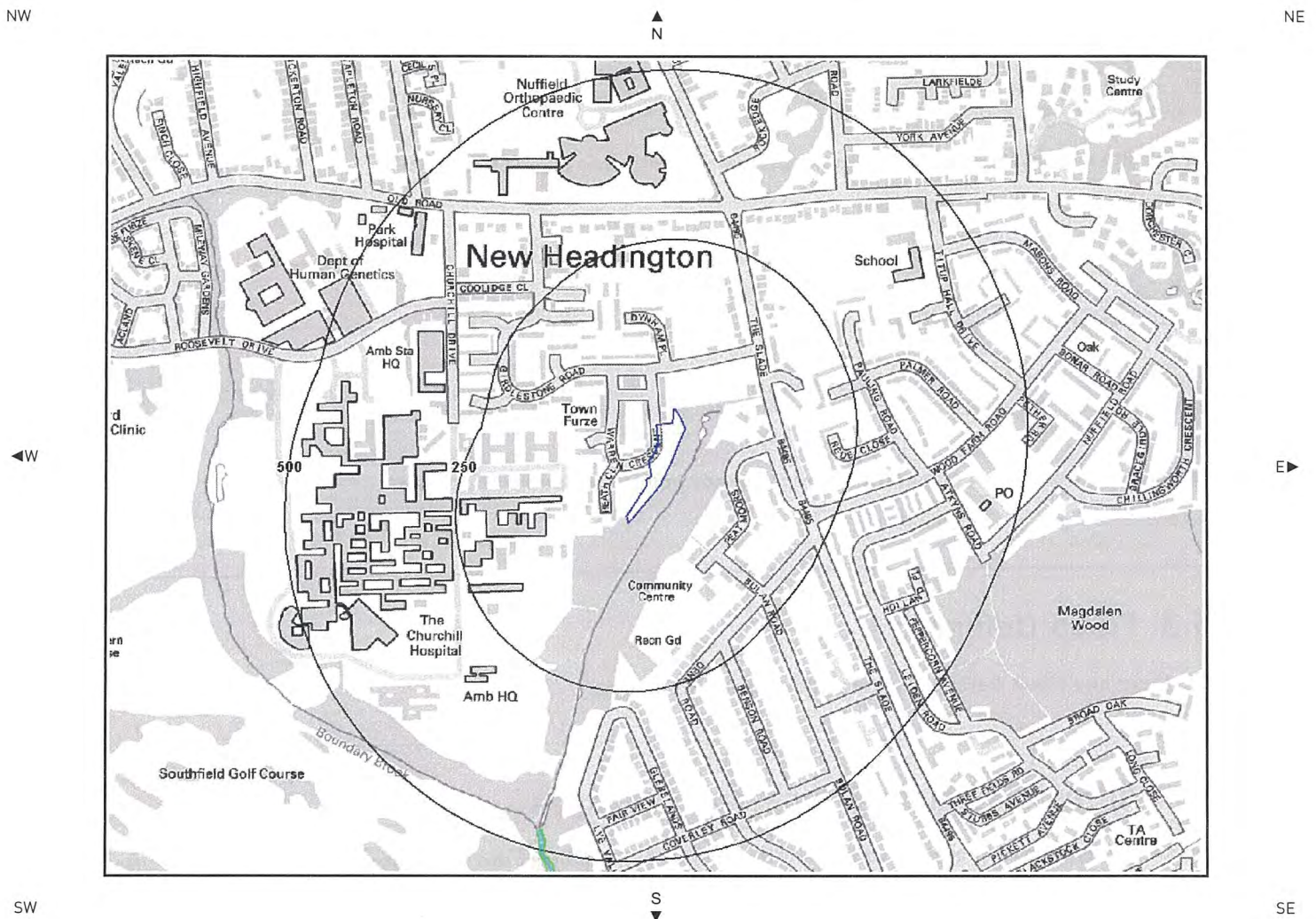
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	Yes	Yes

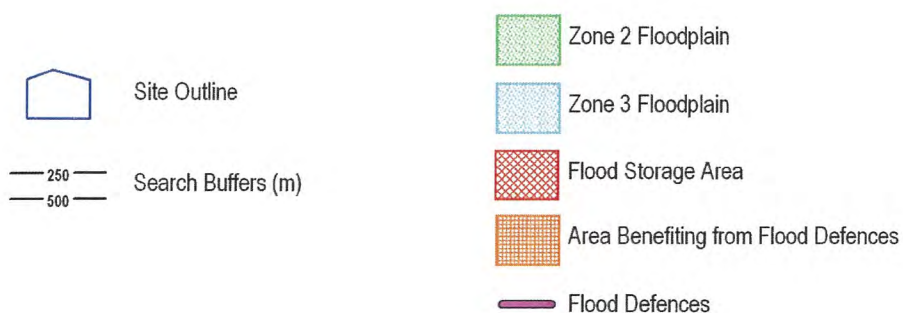
## 6. Environment Agency Flood Map



Environment Agency Flood Legend



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## 6. Flooding

### 6.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 2 floodplain?**

**No**

Database searched and no data found.

### 6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 3 floodplain?**

**No**

Database searched and no data found.

### 6.3 Flood Defences

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

**No**

### 6.4 Areas benefiting from Flood Defences

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

**No**

### 6.5 Areas used for Flood Storage

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

**No**

### 6.6 Groundwater Flooding Susceptibility Areas

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

**Yes**

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

**High**



## 6.7 Groundwater Flooding Confidence Areas

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

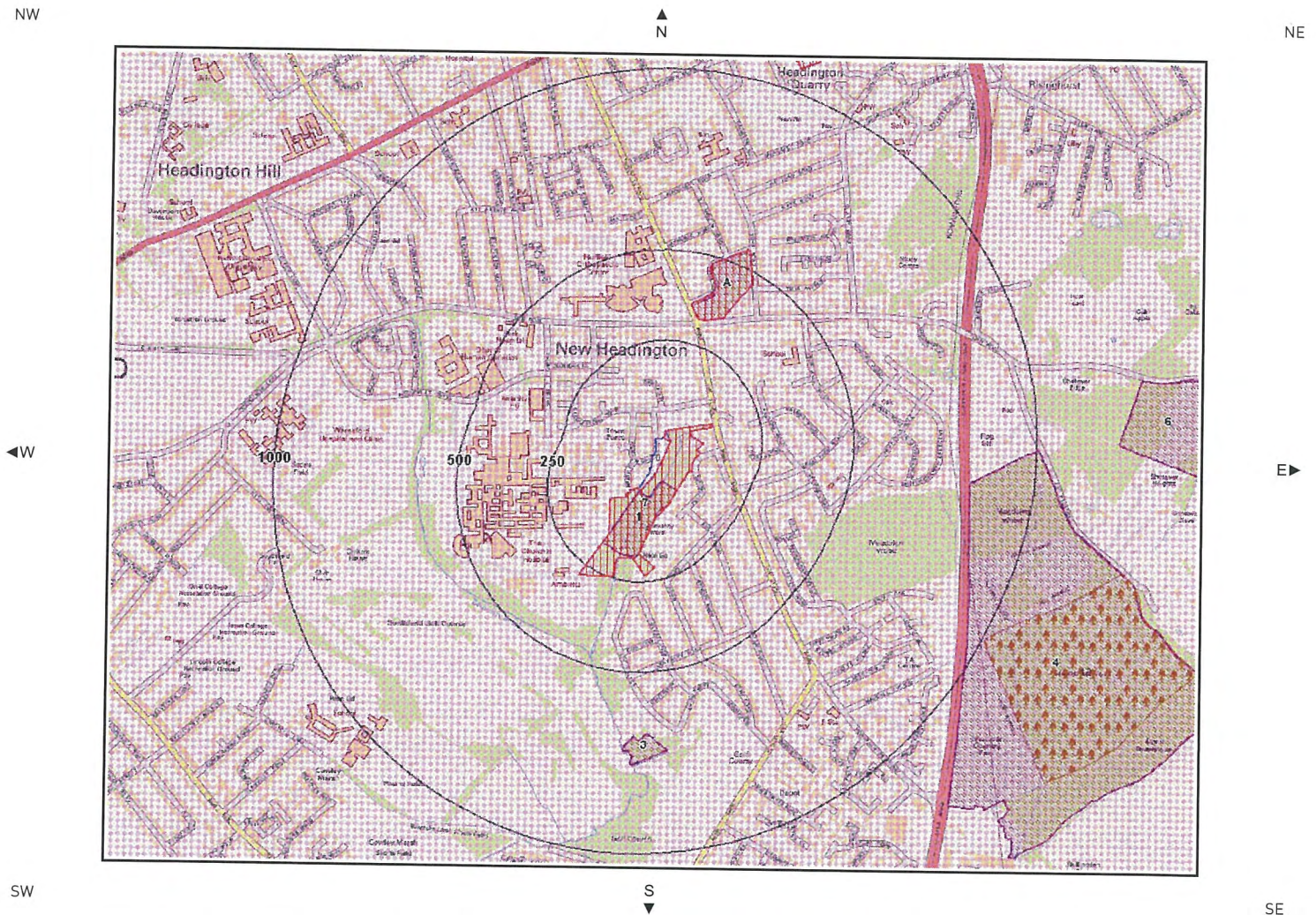
**High**

**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.

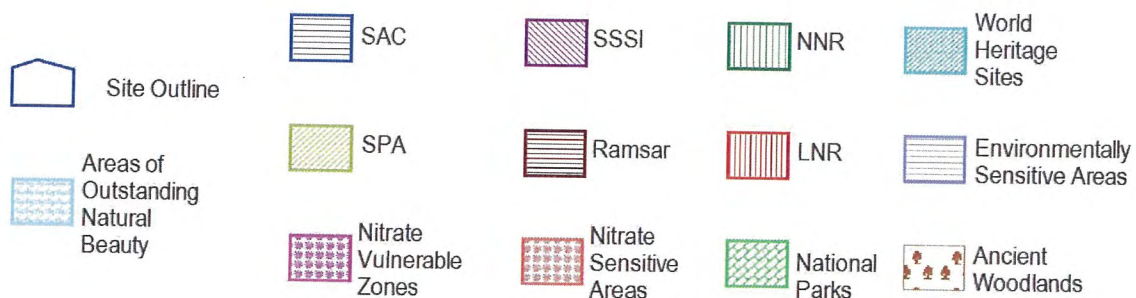
## 7. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

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## 7. Designated Environmentally Sensitive Sites

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

**Yes**

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

**6**

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

ID	Distance	Direction	SSSI Name	Data Source
1	0.0	SW	Lye Valley	Natural England
2A	322.0	N	Rock Edge	Natural England
3	668.0	S	Lye Valley	Natural England
4	825.0	E	Brasenose Wood & Shotover Hill	Natural England
5B	1066.0	N	Magdalen Quarry	Natural England
6	1223.0	E	Brasenose Wood & Shotover Hill	Natural England

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

**0**

Database searched and no data found.

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

**0**

Database searched and no data found.

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

**0**

Database searched and no data found.

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

**0**

Database searched and no data found.

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

**3**

The following Local Nature Reserve (LNR) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	LNR Name	Data Source
7	0.0	On Site	Lye Valley	Natural England
8A	322.0	N	Rock Edge	Natural England
9B	1066.0	N	Magdalen Quarry	Natural England

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

**0**

Database searched and no data found.

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

**1**

Report Reference: EMS-187921\_275019

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

ID	Distance	Direction	ESA Name	Data Source
Not shown	1999.0	W	Upper Thames Tributaries	Natural England

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

**Records of Nitrate Vulnerable Zones within 2000m of the study site: 1**

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

ID	Distance	Direction	NVZ Type	Data Source
10	0.0	On Site	NVZ Area	DEFRA

**Records of Ancient Woodland within 2000m of the study site: 1**

The following Ancient Woodland records are supplied by English Nature/Scottish Natural Heritage/Countryside Council for Wales and are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	Ancient Woodland Name	Type
12	1003.0	SE	BRASENOSE WOOD	Ancient and Semi-Natural Woodland



## 8. Natural Hazards Findings

### 8.1 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 GeoInsight, available from our website. The following information has been found:

#### 8.1.1 Shrink Swell

**What is the 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.

#### 8.1.2 Landslides

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

**Low**

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

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

#### 8.1.3 Soluble Rocks

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

**Negligible**

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

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

#### 8.1.4 Compressible Ground

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

**High**

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

Hazard
--------

Very significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Construction may not be possible at economic cost. For existing property probable increase in insurance risk from compressibility especially if water conditions or loading of the ground change significantly.

### 8.1.5 Collapsible Rocks

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

**Very Low**

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

#### Hazard

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

### 8.1.6 Running Sand

**What is the maximum Running Sand\* 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

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. 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. Mining

### 9.1 Coal Mining

**Are there any coal mining areas within 75m of the study site?**

**No**

Database searched and no data found.

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### 9.2 Shallow Mining

**What is the subsidence hazard relating to shallow mining on-site\*?**

**Negligible**

\*Please note this data is searched with a 150m buffer.

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### 9.3 Brine Affected Areas

**Are there any brine affected areas within 75m of the study site?**

**No**

Database searched and no data found.

---

## 10. Contacts

### EmapSite

Telephone: 0118 9736883  
sales@emapsite.com



### British Geological Survey (England & Wales)

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



**British  
Geological Survey**  
NATURAL ENVIRONMENT RESEARCH COUNCIL

### Environment Agency

National Customer Contact Centre  
PO Box 544  
Rotherham  
S60 1BY  
Tel: 08708 506 506  
Web: www.environment-agency.gov.uk  
Email: enquiries@environment-agency.gov.uk



**Environment  
Agency**

### Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ  
Tel: 01235 822622 www.hpa.org.uk/radiation  
Radon measures and general radon information and  
guidance



### The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG  
Tel: 0845 762 6848  
DX 716176 Mansfield 5  
Web: [www.groundstability.com](http://www.groundstability.com)



### Ordnance Survey

Romsey Road  
Southampton SO16 4GU  
Tel: 08456 050505



### Local Authority

Authority: Oxford City Council  
Phone: 01865 249 811  
Web: www.oxford.gov.uk  
Address: PO Box 10, Oxford, OX1 1EN

### Get Mapping PLC

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



### Acknowledgements

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## Standard Terms and Conditions

### 1 Definitions

In these conditions unless the context otherwise requires:

"**Beneficiary**" means the Client or the customer of the Client for whom the Client has procured the Services.

"**Commercial**" means any building which is not Residential.

"**Commission**" means an order for Consultancy Services submitted by a Client.

"**Consultancy Services**" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"**Contract**" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"**Client**" means the party that submits an Order or Commission.

"**Data Provider**" means any third party providing Third Party Content to GroundSure.

"**Data Report**" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"**GroundSure**" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"**GroundSure Materials**" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

"**Intellectual Property**" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"**Mapping**" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"**Order**" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"**Order Website**" means online platform via which Orders may be placed.

"**Report**" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"**Residential**" means any building used as or suitable for use as an individual dwelling.

"**Risk Screening Report**" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "Consultancy Services".

"**Services**" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"**Site**" means the landsite in respect of which GroundSure provides the Services.

"**Third Party Content**" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"**User Guide**" means the relevant current version of the user guide, available upon request from GroundSure.

### 2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

### 3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third Parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

### 4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

### 5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("**Payment Date**"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

### 6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the **Third Party Content** where such **Third Party Content** is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

6.3 Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

(i) not remove, suppress or modify any trademark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;



- (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service; and
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.
- 7 Liability**
- THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION**
- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
  - any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
  - any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
  - any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
  - shall affect the statutory rights of a consumer under the applicable legislation.
- 8 GroundSure right to suspend or terminate**
- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
  - the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
  - the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
  - the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.
- 9 Client's Right to Terminate and Suspend**
- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.
- 10 Consequences of Withdrawal, Termination or Suspension**
- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.
- 11 General**
- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- the Client or Beneficiary's failure to provide facilities, access or information;
  - fire, storm, flood, tempest or epidemic;
  - Acts of God or the public enemy;
  - riot, civil commotion or war;
  - strikes, labour disputes or industrial action;
  - acts or regulations of any governmental or other agency;
  - suspension or delay of services at public registries by Data Providers; or
  - changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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## Site Details:

ox3 7ng

Client Ref: EMS\_187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: County Series

Map date: 1876-1880

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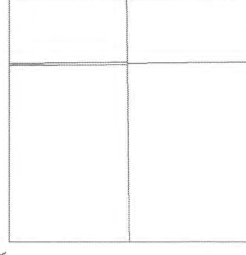
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Surveyed 1876  
Revised 1876  
Edition N/A  
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Levelled N/A

Surveyed 1880  
Revised 1880  
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ox3 7ng

Client Ref: EMS-187921, 275017  
Report Ref: EMS-187921, 275017  
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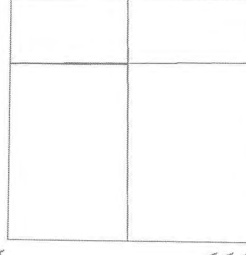
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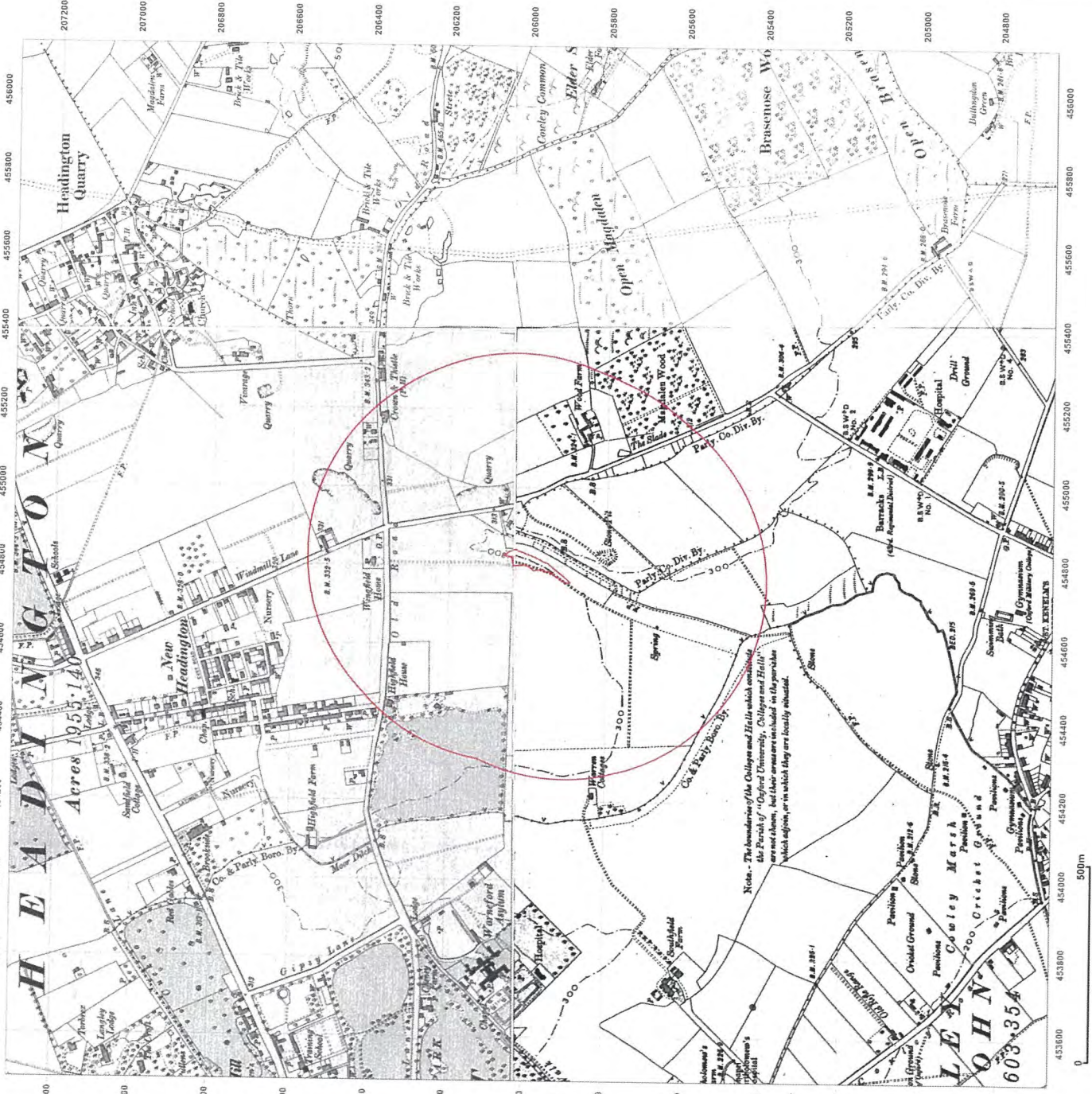


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ox3 7ng

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Map Name: County Series

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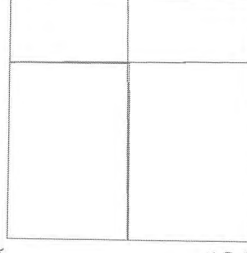
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Edition N/A  
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Revised 1910  
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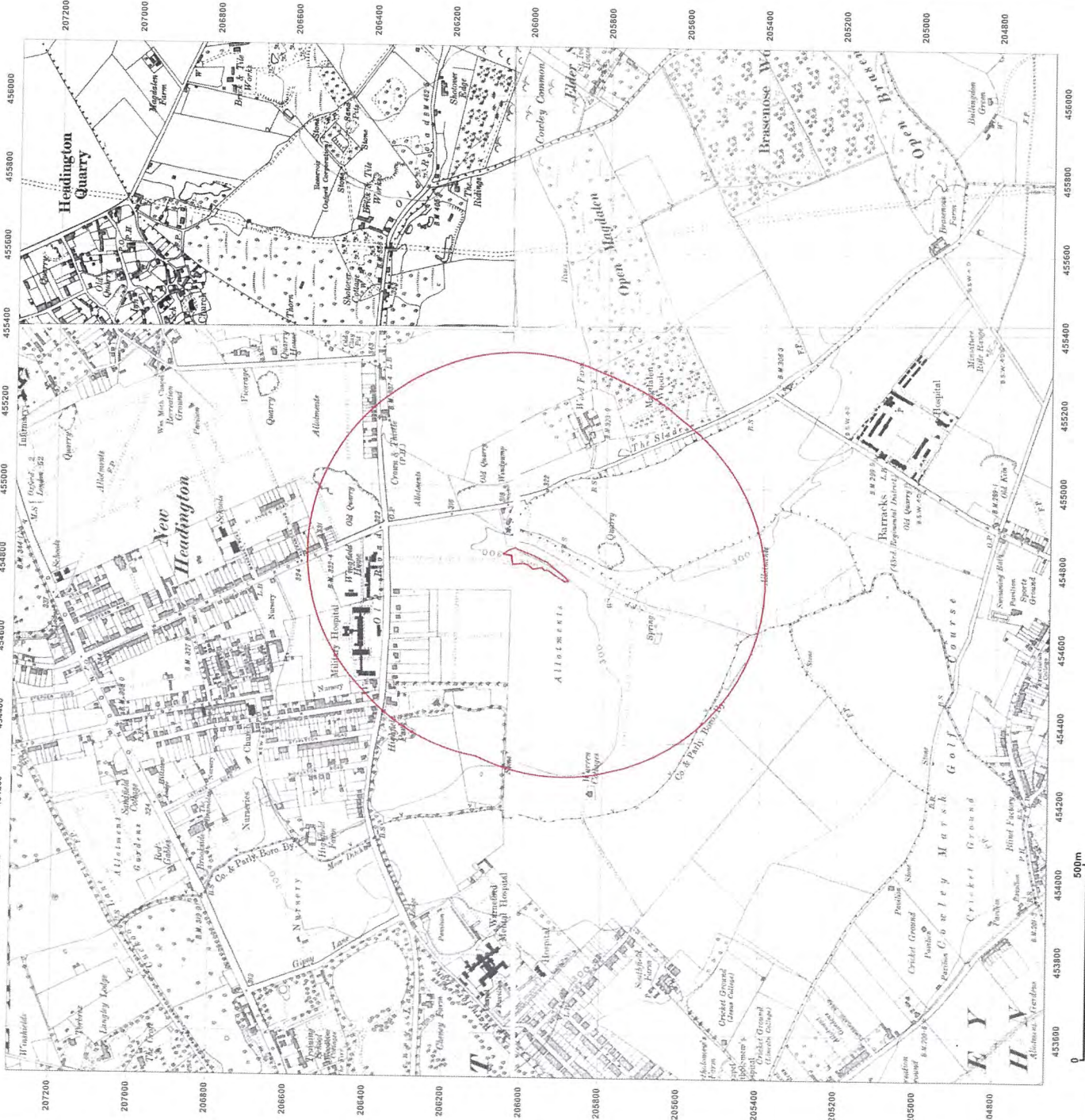


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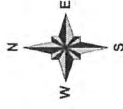
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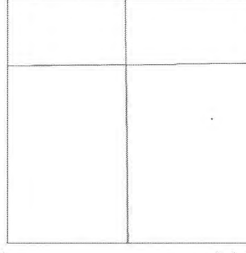
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Edition N/A  
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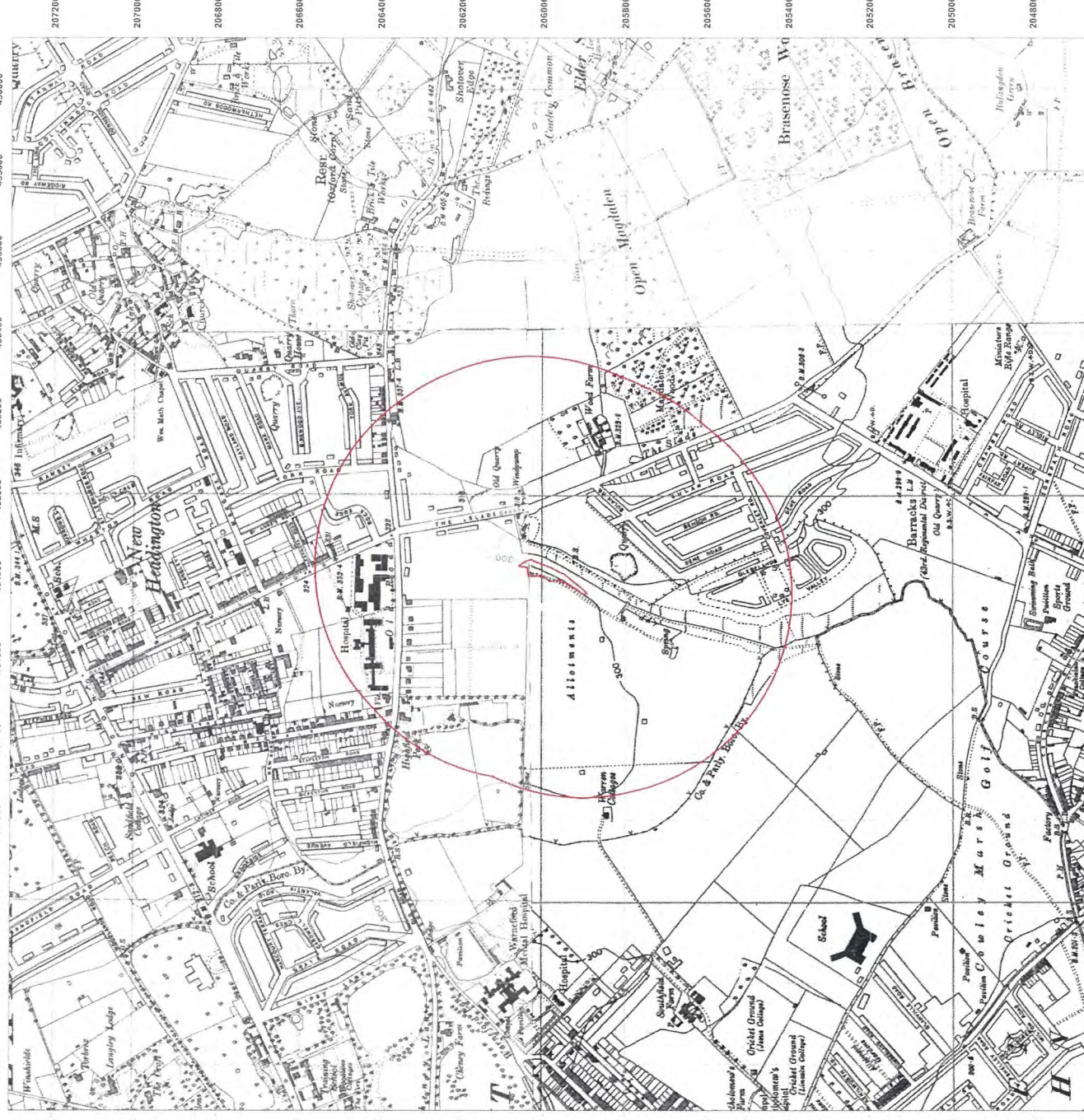


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ox3 7ng

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Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

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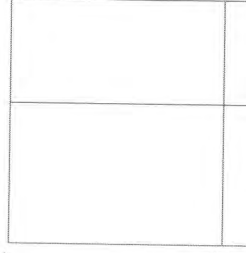
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Edition N/A  
Copyright N/A  
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Revised 1956  
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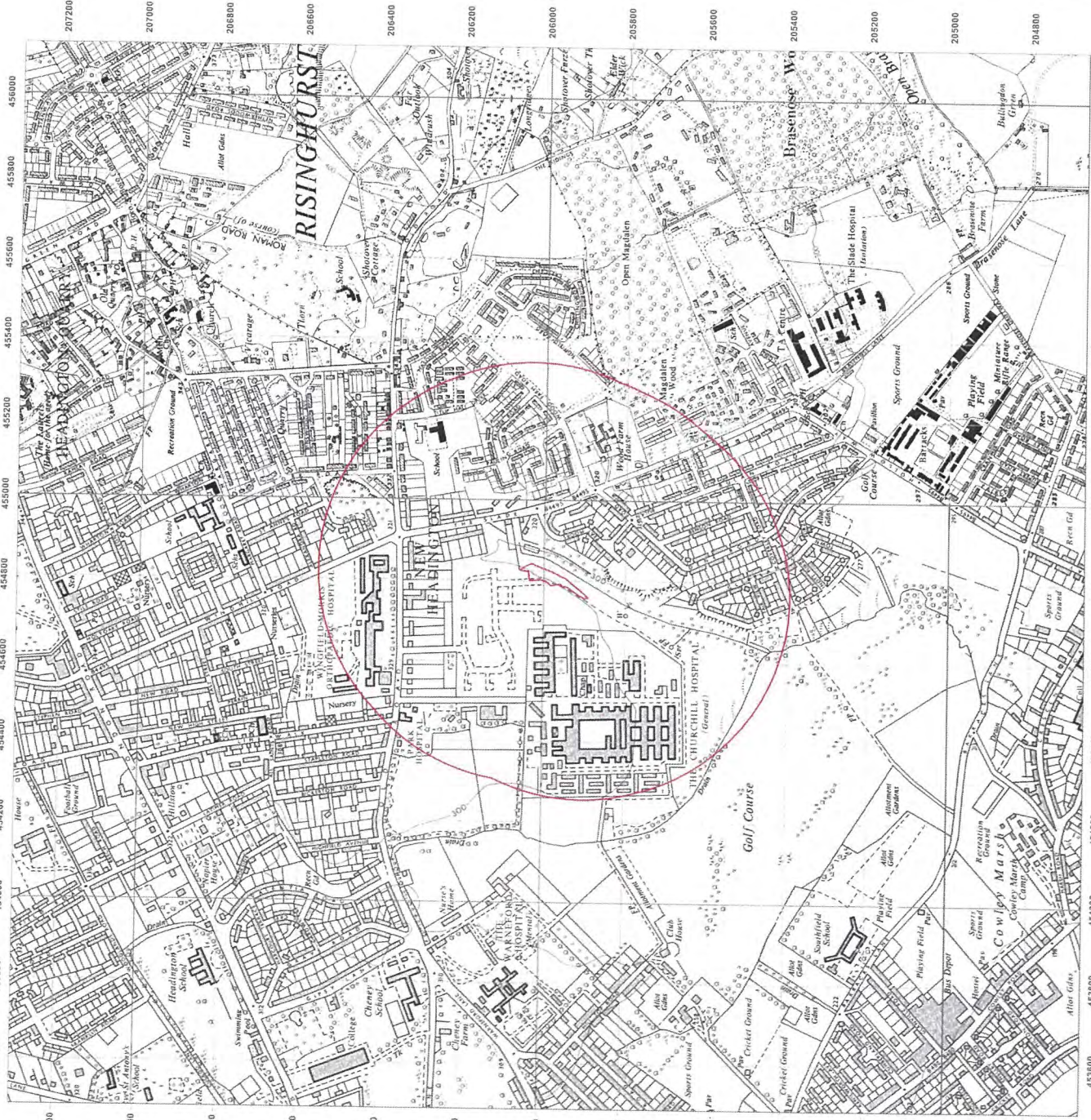


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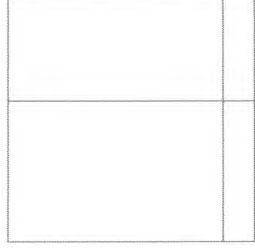


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Edition N/A	Edition N/A
Copyright N/A	Copyright N/A
Levelled N/A	Levelled N/A

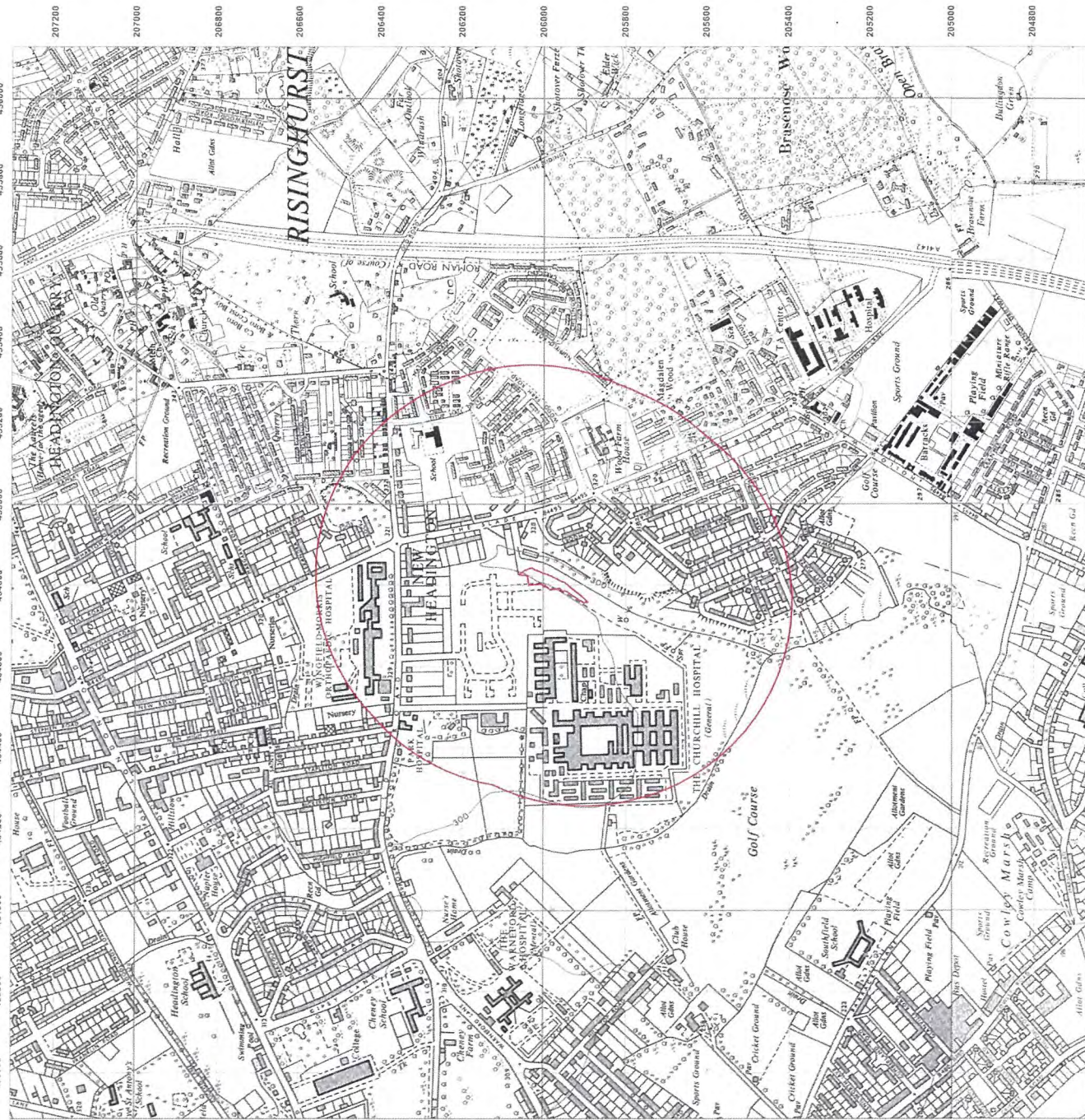
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Revised 1956	Revised 1956
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Copyright N/A	Copyright N/A
Levelled N/A	Levelled N/A



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**Client Ref:** EMS\_187921\_275017  
**Report Ref:** EMS-187921\_275017  
**Grid Ref:** 454806, 205985

**Map Name:** National Grid  
**Map date:** 1974-1976  
**Scale:** 1:10,000  
**Printed at:** 1:10,000

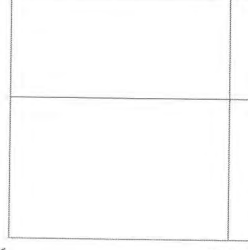


Surveyed 1974  
Revised 1975  
Edition N/A  
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Levelled N/A

Surveyed 1975  
Revised 1976  
Edition N/A  
Copyright N/A  
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Revised 1974  
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## Site Details:

ox3 7ng

Client Ref: EMS\_187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205885

Map Name: National Grid

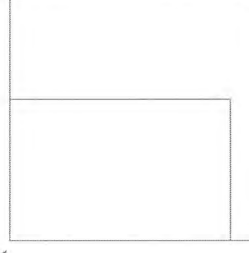
Map date: 1993

Scale: 1:10,000

Printed at: 1:10,000



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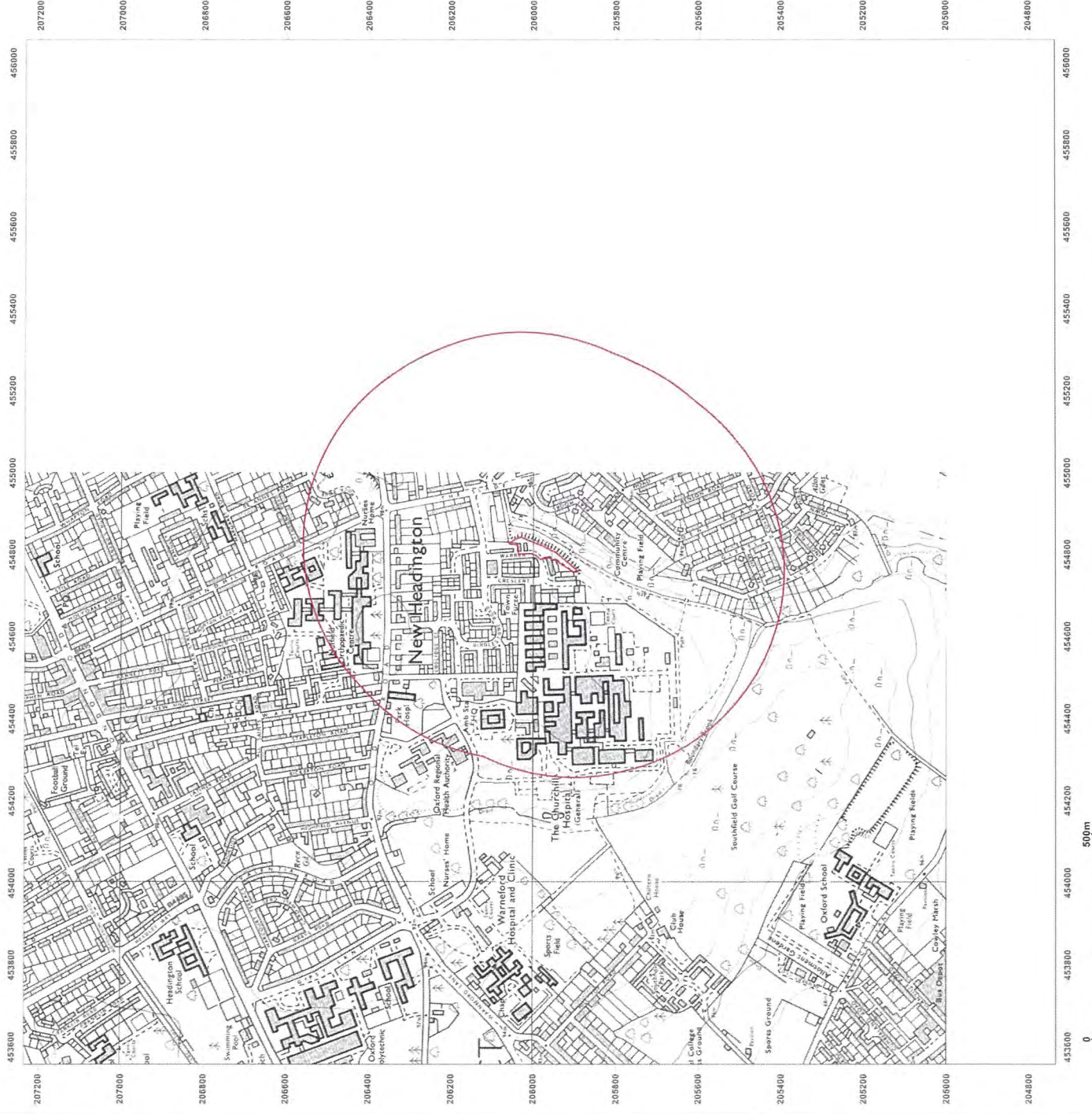


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## Site Details:

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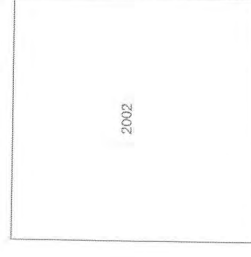
Client Ref: EMS-187921, 275017  
Report Ref: EMS-187921, 275017  
Grid Ref: 454806, 205985

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



2002



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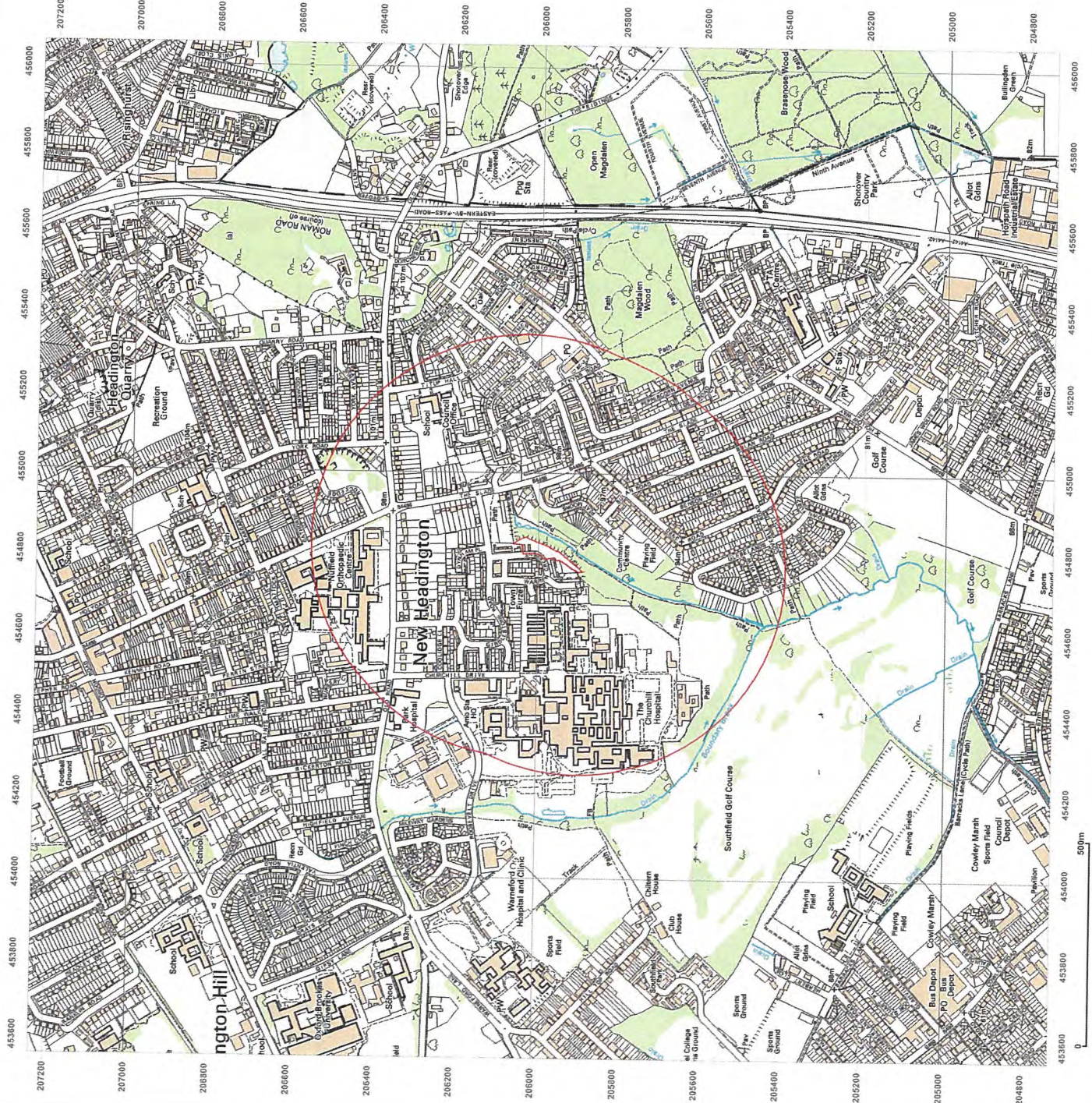


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**Site Details:**  
ox3 7ng

**Client Ref:** EMS\_187921\_275017  
**Report Ref:** EMS-187921\_275017  
**Grid Ref:** 454806, 205985

**Map Name:** National Grid  
**Map date:** 2012  
**Scale:** 1:10,000  
**Printed at:** 1:10,000



2012



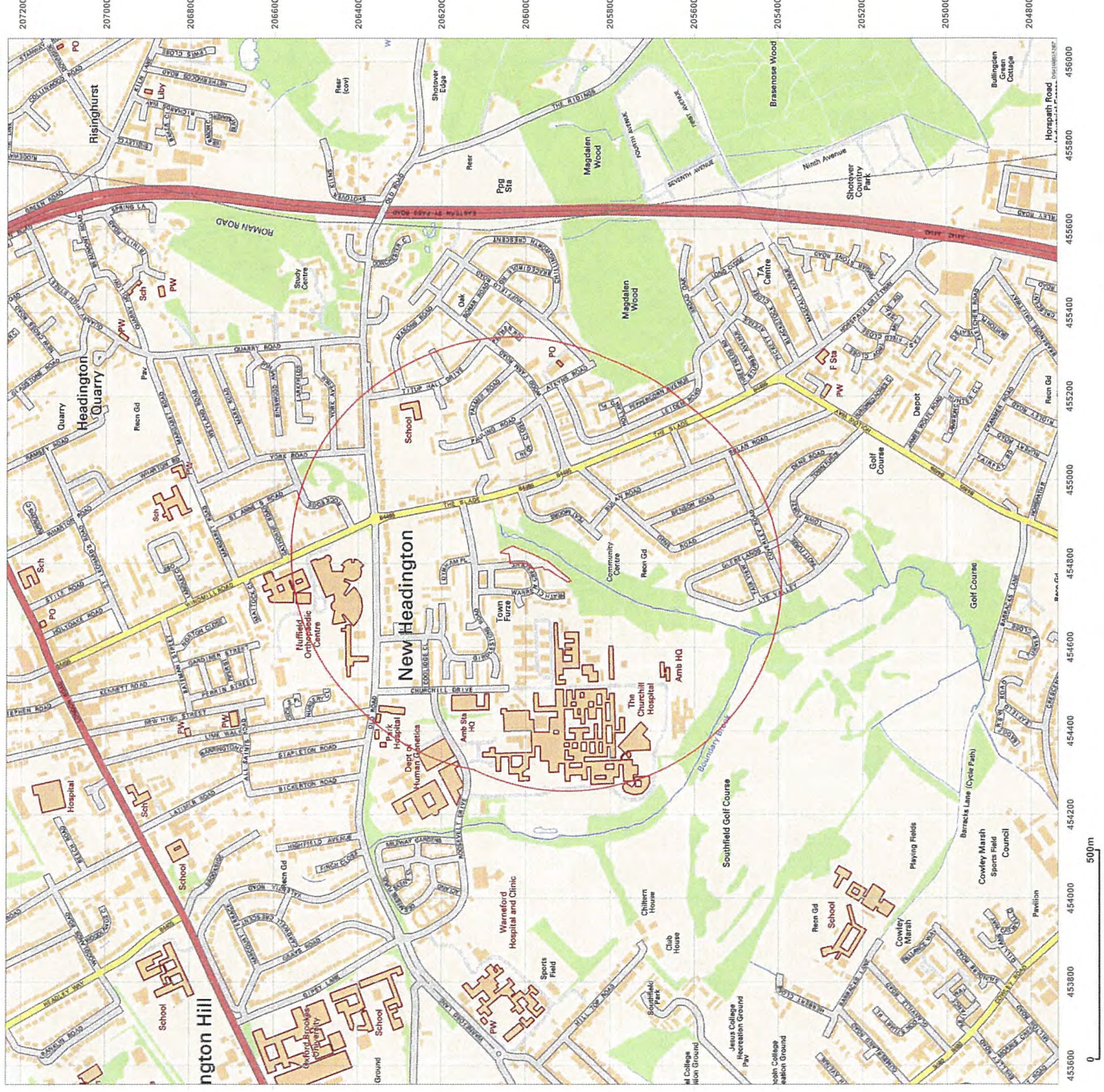
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## Site Details:

ox3 Tng

Client Ref: EMS-187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: County Series

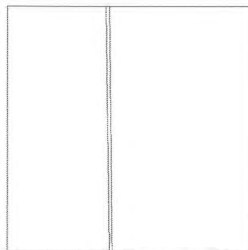
Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1899  
Revised 1899  
Edition N/A  
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Revised 1899  
Edition N/A  
Copyright N/A  
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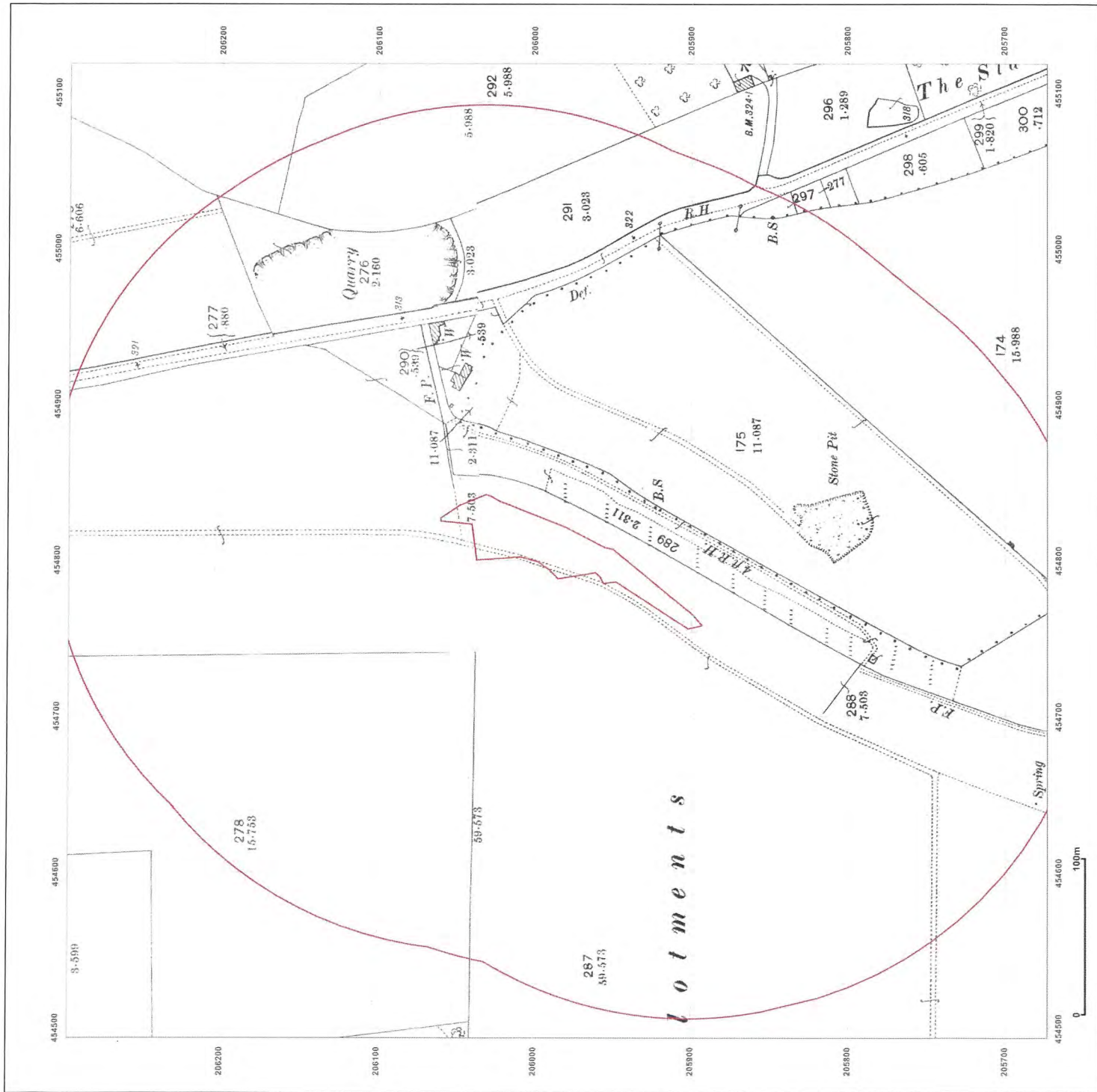


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## Site Details:

ox3 7ng

Client Ref: EMS\_187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: County Series

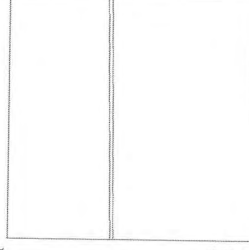
Map date: 1878-1880

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1880  
Revised 1880  
Edition N/A  
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Surveyed 1878  
Revised 1878  
Edition N/A  
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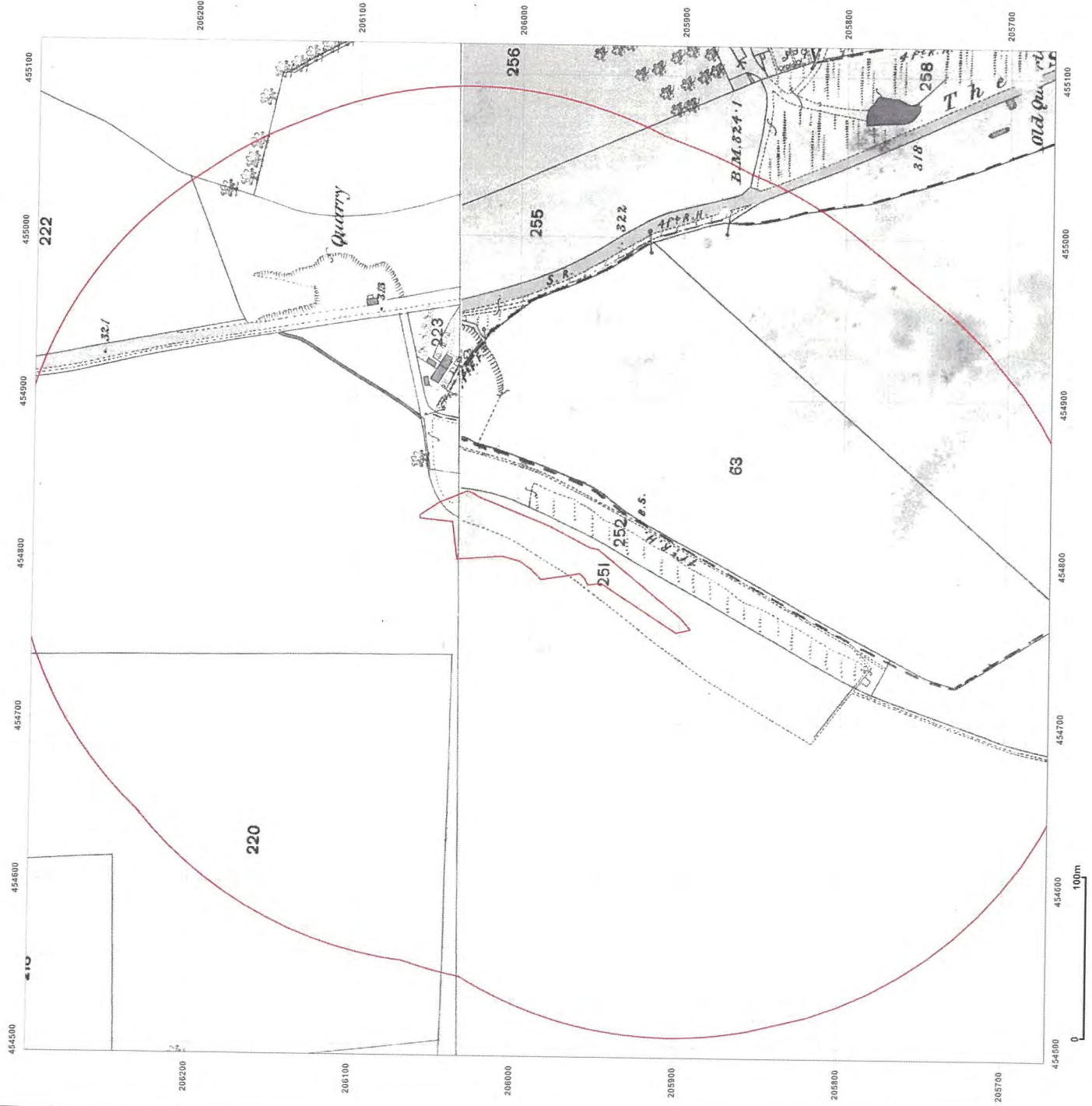


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## Site Details:

ox3 7ng

Client Ref: EMS\_187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: County Series

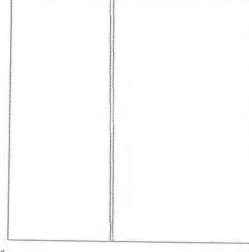
Map date: 1921

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1921  
Revised 1921  
Edition N/A  
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Revised 1921  
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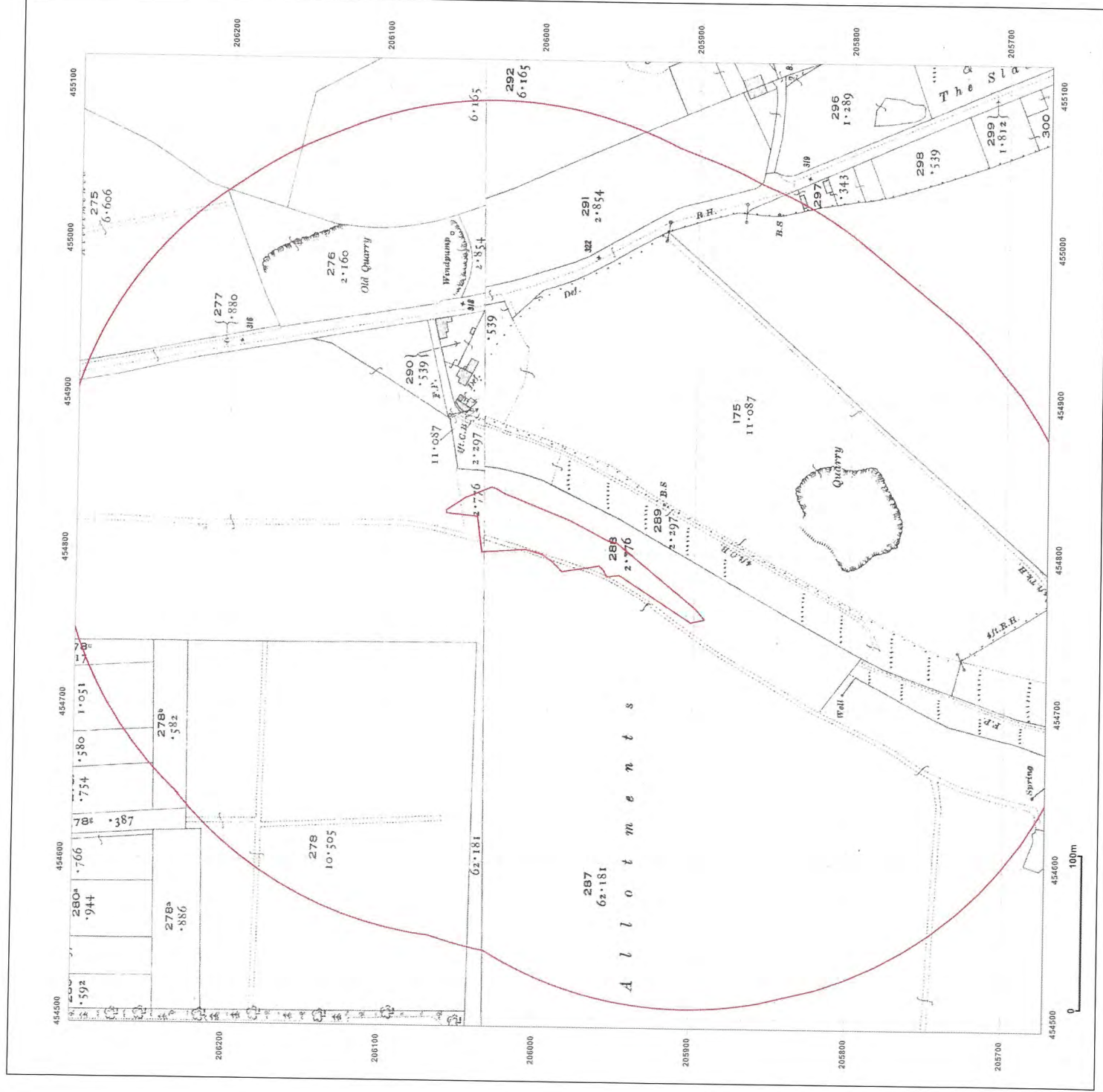


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## Site Details:

OX3 7ng

Client Ref: EMS 187921 275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: County Series

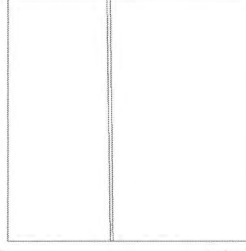
Map date: 1937-1939

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1939  
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Revised 1937  
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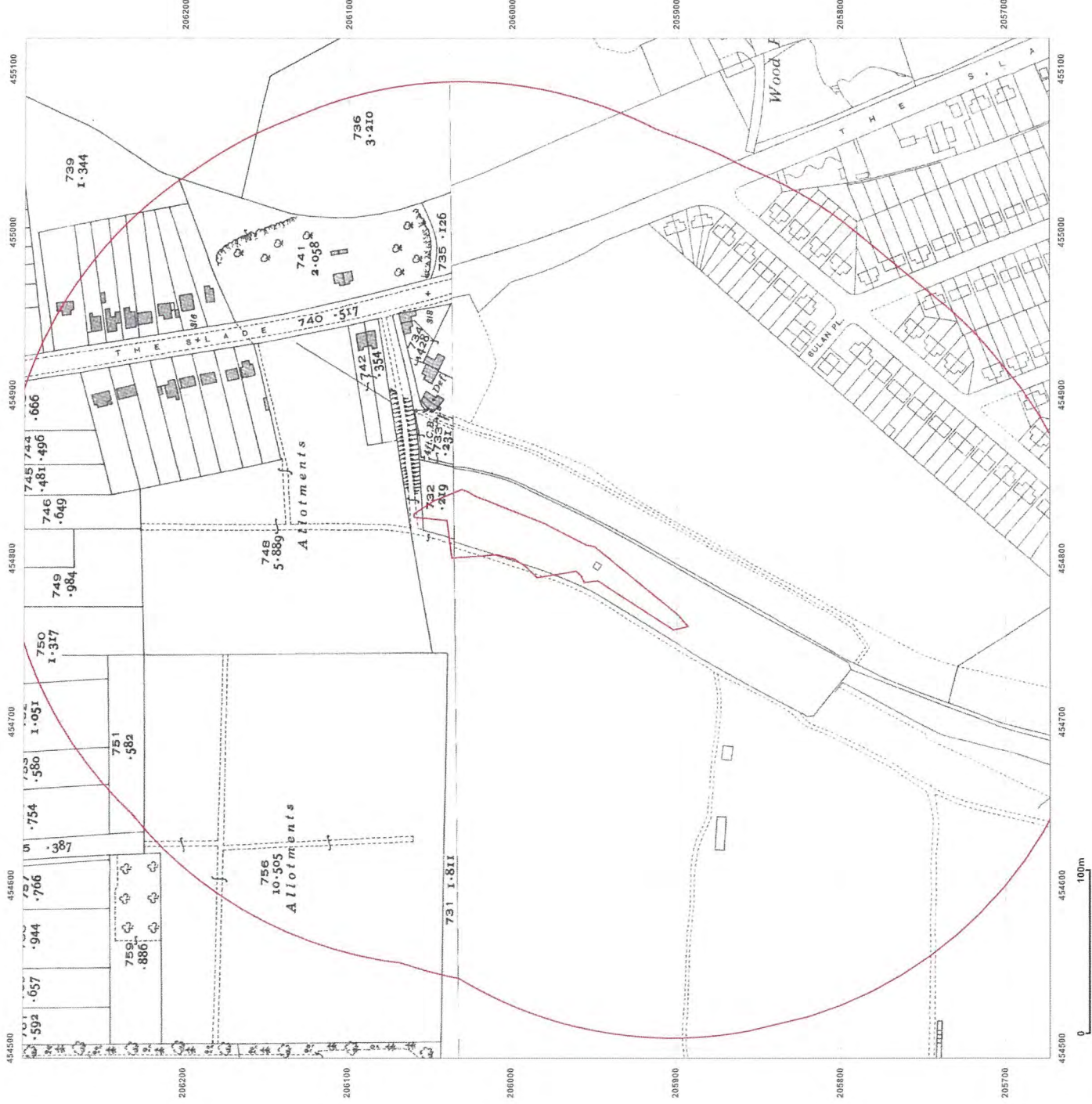


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## Site Details:

ox3 7ng

Client Ref: EMS\_187921\_275017  
Report Ref: EMS\_187921\_275017  
Grid Ref: 454806, 205985

Map Name: National Grid

Map date: 1955

Scale: 1:1,250

Printed at: 1:2,500



Surveyed 1955  
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## Site Details:

ox3 7ng

Client Ref: EMS-187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: National Grid

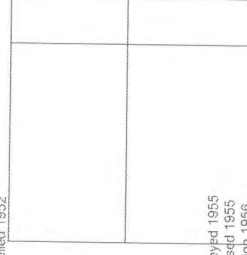
Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1955  
Edition 1956  
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## Site Details:

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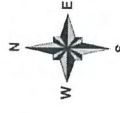
Client Ref: EMS\_187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: National Grid

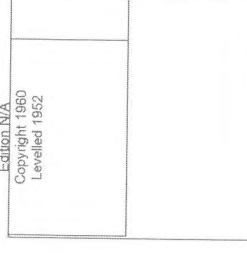
Map date: 1960-1961

Scale: 1:1,250

Printed at: 1:2,500



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Revised 1956  
Edition N/A  
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## Site Details:

ox3 7ng

Client Ref: EMS\_187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: National Grid

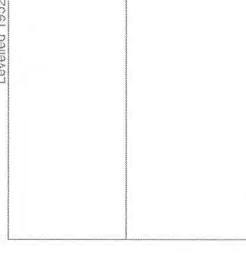
Map date: 1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1963  
Revised 1963  
Edition 1965  
Copyright 1965  
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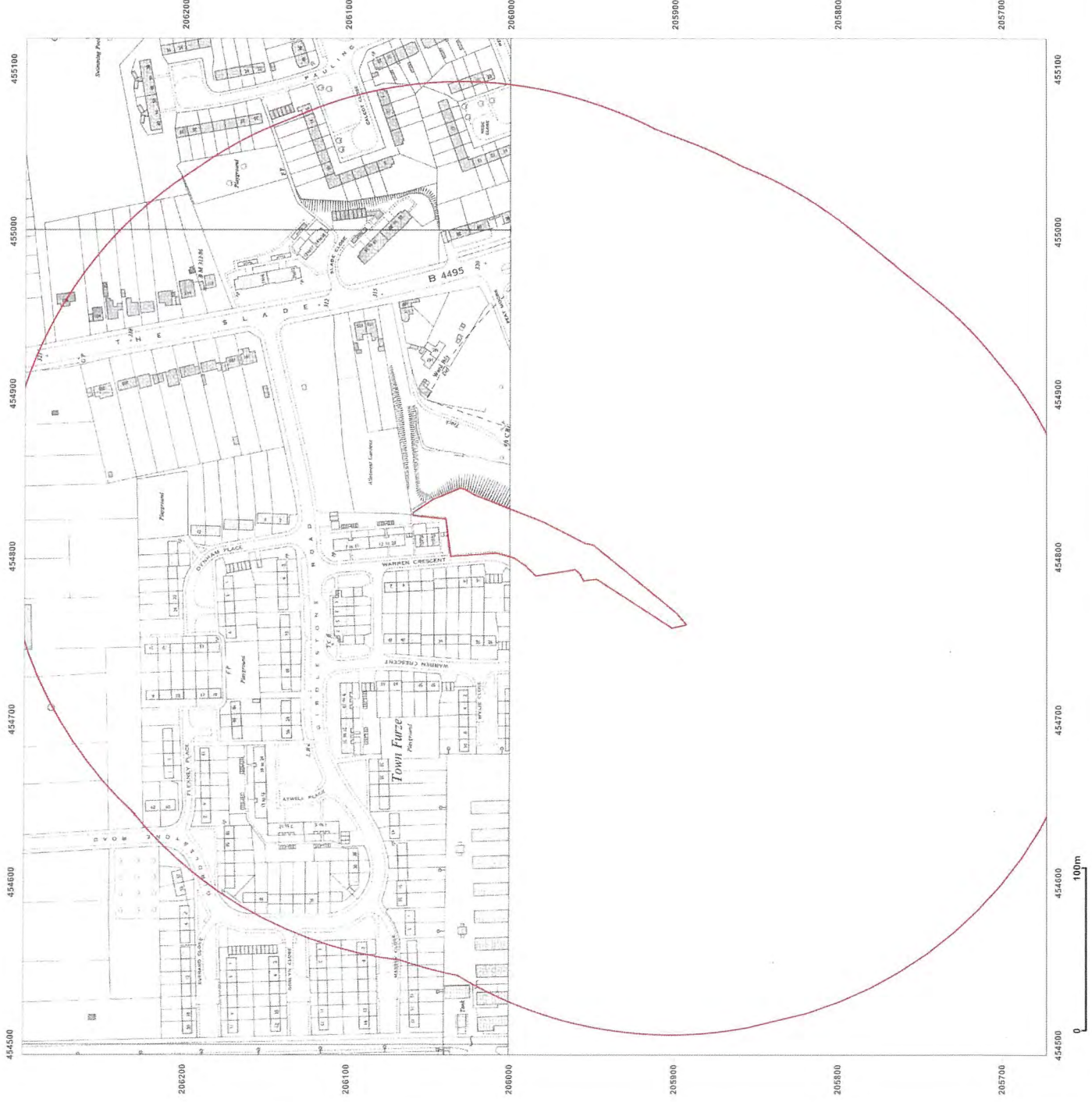


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**Site Details:**

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Client Ref: EMS\_187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: National Grid

Map date: 1970

**Scale:** 1:1,250

Printed at: 1:2,500



Survived 1955	Survived 1955	Survived 1955
Revised 1969	Revised 1969	Revised 1969
Edition N/A	Edition N/A	Edition N/A
Copyright 1970	Copyright 1970	Copyright 1970
Levelled 1952	Levelled 1952	Levelled 1952

Surveyed 1955	Surveyed 1955	Surveyed 1955
Revised 1969	Revised 1969	Revised 1969
Edition N/A	Edition N/A	Edition N/A
Copyright 1970	Copyright 1970	Copyright 1970
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Client Ref: EMS\_187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: National Grid

Map date: 1980-1984

Scale: 1:1,250

Printed at: 1:2,500



Surveyed 1971  
Revised 1984  
Edition N/A  
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Survived 1971	Survived 1955
Revised 1984	Revised 1979
Edition N/A	Edition N/A
Copyright 1984	Copyright 1980
Levelled 1971	Levelled 1971



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## Site Details:

ox3 7ng

Client Ref: EMS-187921-275017  
Report Ref: EMS-187921-275017  
Grid Ref: 454806, 205985

Map Name: National Grid

Map date: 1988-1991

Scale: 1:1,250

Printed at: 1:2,500



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Edition N/A  
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Revised 1991  
Edition N/A  
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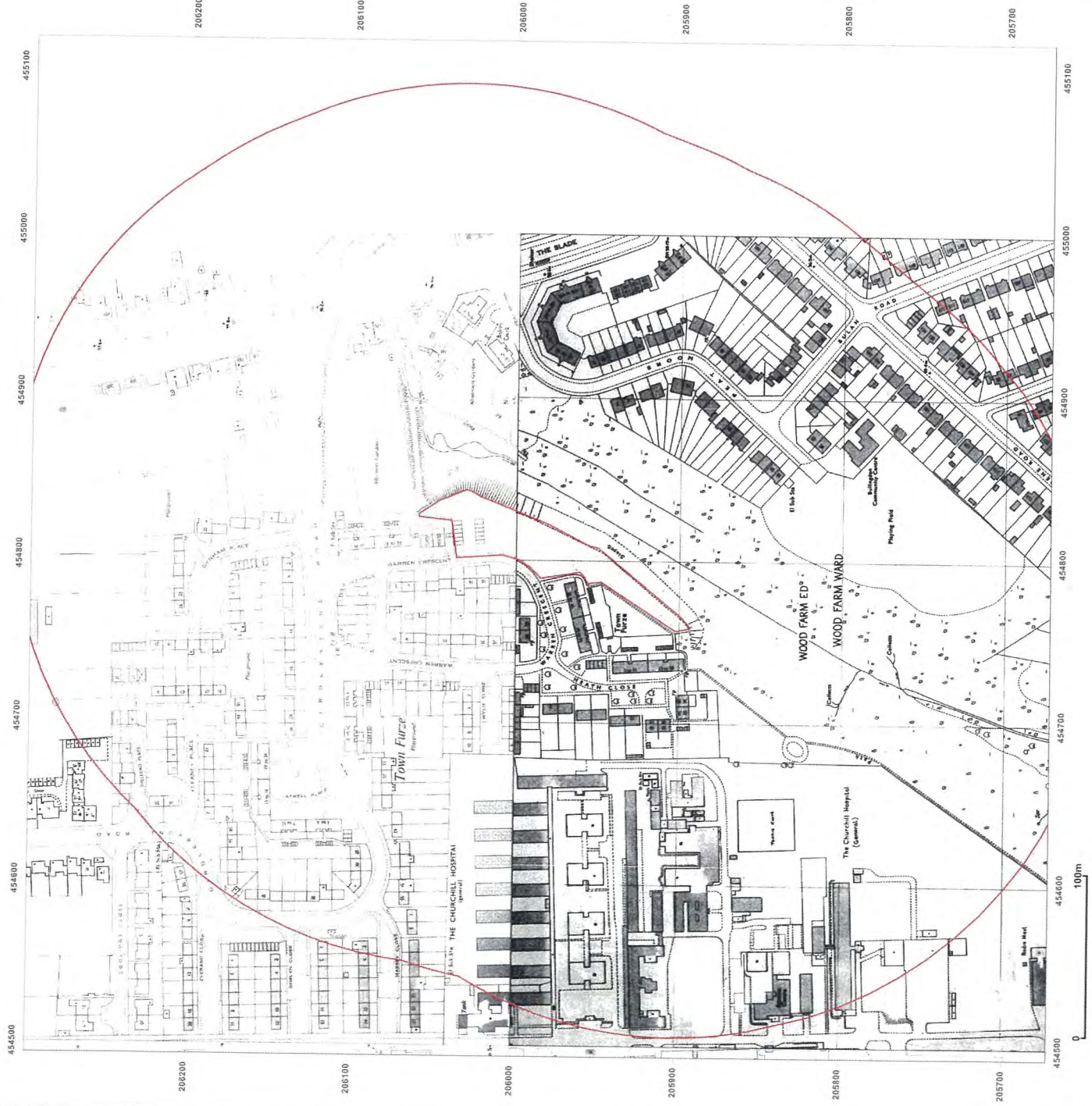


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## Site Details:

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Client Ref: EMS-187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: National Grid

Map date: 1991-1994

Scale: 1:1,250

Printed at: 1:2,500



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Edition N/A  
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Revised N/A  
Edition N/A  
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Revised 1991  
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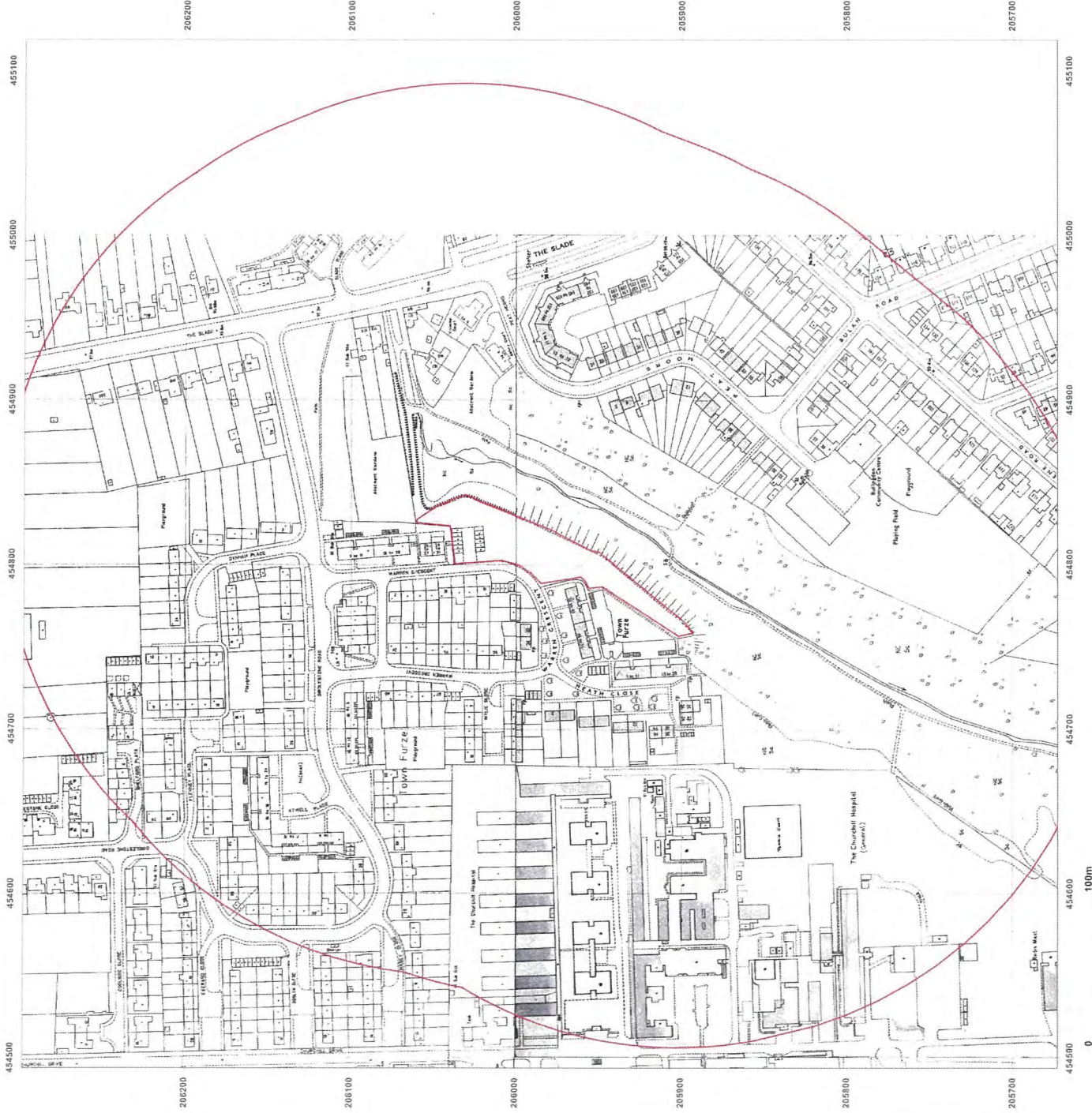


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## Site Details:

ox3 7ng

Client Ref: EMS\_187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: National Grid

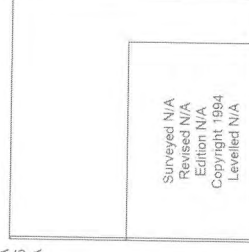
Map date: 1994-1995

Scale: 1:1,250

Printed at: 1:2,500



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Site Details:  
ox3 7ng

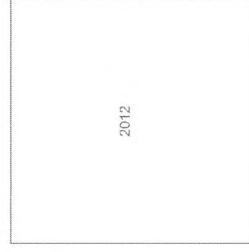
Client Ref: EMS-187921\_275017  
Report Ref: EMS-187921\_275017  
Grid Ref: 454806, 205985

Map Name: MasterMap

Map date: 2012

Scale: 1:1,250

Printed at: 1:2,500



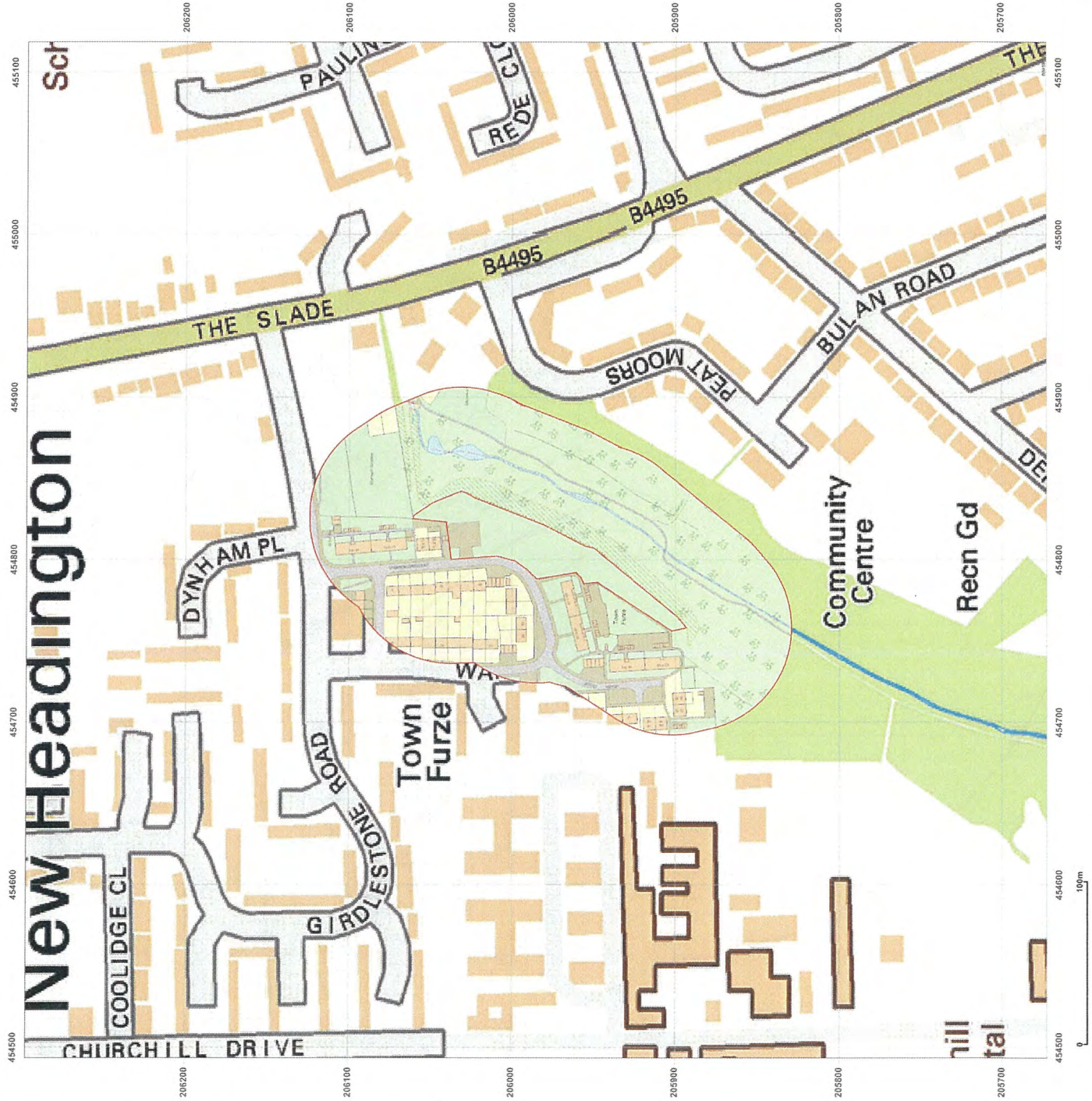
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**National Grid 1:2,500 / 1:1,250 scale**



Wetland Marsh Shrub Open Sand Water

ROADS

1. Road over single stream

2. Road crossing stream

3. Road over Box or Canal

4. Road crossing stream

**ABBREVIATIONS**

$\triangle$	Triangulation Station	SI	Since
507 $\triangle$	Altitude at Triangulation Station	T <sub>1</sub>	Trough
<i>S.M. 325.4</i>	Bench Mark	W	Wing
<i>SW</i>	Surface level	W <sub>1</sub>	Wells
$\Delta$	Permanent Triangulation Station	M.P.	Moving Peg
$\frac{1}{4}$	Arithmetic circle	M.P.	Moving Field
$\rightarrow$	Arrows denoting flow of water	B.S.	Boulder Stone
		S.P.	Boundary Post

Abbreviation	Definition
BH	Breast Height
BH-M	Breast Height-Mean
BH-M <sub>10</sub>	Breast Height-Mean 10
BH-M <sub>20</sub>	Breast Height-Mean 20
BH-M <sub>30</sub>	Breast Height-Mean 30
BH-M <sub>40</sub>	Breast Height-Mean 40
BH-M <sub>50</sub>	Breast Height-Mean 50
BH-M <sub>60</sub>	Breast Height-Mean 60
BH-M <sub>70</sub>	Breast Height-Mean 70
BH-M <sub>80</sub>	Breast Height-Mean 80
BH-M <sub>90</sub>	Breast Height-Mean 90
BH-M <sub>100</sub>	Breast Height-Mean 100
BH-M <sub>110</sub>	Breast Height-Mean 110
BH-M <sub>120</sub>	Breast Height-Mean 120
BH-M <sub>130</sub>	Breast Height-Mean 130
BH-M <sub>140</sub>	Breast Height-Mean 140
BH-M <sub>150</sub>	Breast Height-Mean 150
BH-M <sub>160</sub>	Breast Height-Mean 160
BH-M <sub>170</sub>	Breast Height-Mean 170
BH-M <sub>180</sub>	Breast Height-Mean 180
BH-M <sub>190</sub>	Breast Height-Mean 190
BH-M <sub>200</sub>	Breast Height-Mean 200
BH-M <sub>210</sub>	Breast Height-Mean 210
BH-M <sub>220</sub>	Breast Height-Mean 220
BH-M <sub>230</sub>	Breast Height-Mean 230
BH-M <sub>240</sub>	Breast Height-Mean 240
BH-M <sub>250</sub>	Breast Height-Mean 250
BH-M <sub>260</sub>	Breast Height-Mean 260
BH-M <sub>270</sub>	Breast Height-Mean 270
BH-M <sub>280</sub>	Breast Height-Mean 280
BH-M <sub>290</sub>	Breast Height-Mean 290
BH-M <sub>300</sub>	Breast Height-Mean 300
BH-M <sub>310</sub>	Breast Height-Mean 310
BH-M <sub>320</sub>	Breast Height-Mean 320
BH-M <sub>330</sub>	Breast Height-Mean 330
BH-M <sub>340</sub>	Breast Height-Mean 340
BH-M <sub>350</sub>	Breast Height-Mean 350
BH-M <sub>360</sub>	Breast Height-Mean 360
BH-M <sub>370</sub>	Breast Height-Mean 370
BH-M <sub>380</sub>	Breast Height-Mean 380
BH-M <sub>390</sub>	Breast Height-Mean 390
BH-M <sub>400</sub>	Breast Height-Mean 400
BH-M <sub>410</sub>	Breast Height-Mean 410
BH-M <sub>420</sub>	Breast Height-Mean 420
BH-M <sub>430</sub>	Breast Height-Mean 430
BH-M <sub>440</sub>	Breast Height-Mean 440
BH-M <sub>450</sub>	Breast Height-Mean 450
BH-M <sub>460</sub>	Breast Height-Mean 460
BH-M <sub>470</sub>	Breast Height-Mean 470
BH-M <sub>480</sub>	Breast Height-Mean 480
BH-M <sub>490</sub>	Breast Height-Mean 490
BH-M <sub>500</sub>	Breast Height-Mean 500
BH-M <sub>510</sub>	Breast Height-Mean 510
BH-M <sub>520</sub>	Breast Height-Mean 520
BH-M <sub>530</sub>	Breast Height-Mean 530
BH-M <sub>540</sub>	Breast Height-Mean 540
BH-M <sub>550</sub>	Breast Height-Mean 550
BH-M <sub>560</sub>	Breast Height-Mean 560
BH-M <sub>570</sub>	Breast Height-Mean 570
BH-M <sub>580</sub>	Breast Height-Mean 580
BH-M <sub>590</sub>	Breast Height-Mean 590
BH-M <sub>600</sub>	Breast Height-Mean 600
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BH-M <sub>650</sub>	Breast Height-Mean 650
BH-M <sub>660</sub>	Breast Height-Mean 660
BH-M <sub>670</sub>	Breast Height-Mean 670
BH-M <sub>680</sub>	Breast Height-Mean 680
BH-M <sub>690</sub>	Breast Height-Mean 690
BH-M <sub>700</sub>	Breast Height-Mean 700
BH-M <sub>710</sub>	Breast Height-Mean 710
BH-M <sub>720</sub>	Breast Height-Mean 720
BH-M <sub>730</sub>	Breast Height-Mean 730
BH-M <sub>740</sub>	Breast Height-Mean 740
BH-M <sub>750</sub>	Breast Height-Mean 750
BH-M <sub>760</sub>	Breast Height-Mean 760
BH-M <sub>770</sub>	Breast Height-Mean 770
BH-M <sub>780</sub>	Breast Height-Mean 780
BH-M <sub>790</sub>	Breast Height-Mean 790
BH-M <sub>800</sub>	Breast Height-Mean 800
BH-M <sub>810</sub>	Breast Height-Mean 810
BH-M <sub>820</sub>	Breast Height-Mean 820
BH-M <sub>830</sub>	Breast Height-Mean 830
BH-M <sub>840</sub>	Breast Height-Mean 840
BH-M <sub>850</sub>	Breast Height-Mean 850
BH-M <sub>860</sub>	Breast Height-Mean 860
BH-M <sub>870</sub>	Breast Height-Mean 870
BH-M <sub>880</sub>	Breast Height-Mean 880
BH-M <sub>890</sub>	Breast Height-Mean 890
BH-M <sub>900</sub>	Breast Height-Mean 900
BH-M <sub>910</sub>	Breast Height-Mean 910
BH-M <sub>920</sub>	Breast Height-Mean 920
BH-M <sub>930</sub>	Breast Height-Mean 930
BH-M <sub>940</sub>	Breast Height-Mean 940
BH-M <sub>950</sub>	Breast Height-Mean 950
BH-M <sub>960</sub>	Breast Height-Mean 960
BH-M <sub>970</sub>	Breast Height-Mean 970
BH-M <sub>980</sub>	Breast Height-Mean 980
BH-M <sub>990</sub>	Breast Height-Mean 990
BH-M <sub>1000</sub>	Breast Height-Mean 1000
BH-M <sub>1010</sub>	Breast Height-Mean 1010
BH-M <sub>1020</sub>	Breast Height-Mean 1020
BH-M <sub>1030</sub>	Breast Height-Mean 1030
BH-M <sub>1040</sub>	Breast Height-Mean 1040
BH-M <sub>1050</sub>	Breast Height-Mean 1050
BH-M <sub>1060</sub>	Breast

Figure 1 displays 24 line drawings of various geological features, each labeled with a number and a name. The features are arranged in a grid-like fashion, with some labels appearing multiple times. The labels are as follows:

- 1. Anticline
- 2. Alluvial cone
- 3. Duration of erosion
- 4. Erosion rate
- 5. Erosion pattern
- 6. Erosion process
- 7. Erosion product
- 8. Erosion type
- 9. Erosion zone
- 10. Erosion front
- 11. Erosion face
- 12. Erosion slope
- 13. Erosion valley
- 14. Erosion ridge
- 15. Erosion plateau
- 17. Erosion basin
- 18. Erosion plain
- 19. Erosion hill
- 20. Erosion mountain
- 21. Erosion range
- 22. Erosion system
- 23. Erosion network
- 24. Erosion web

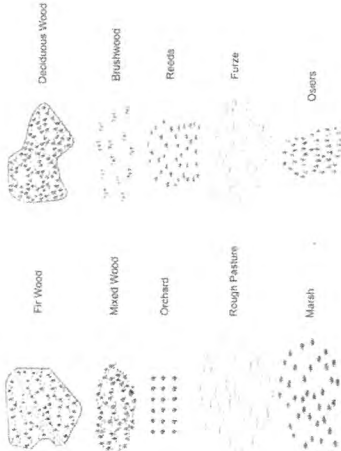
[illegible]

Scotland	
County Boundary (geographical)	—
County Council Boundary	—
County of the City Boundary	—
Borough Boundary	—
District Council Boundary	—
Consistent with parish	—
Not with parish	—

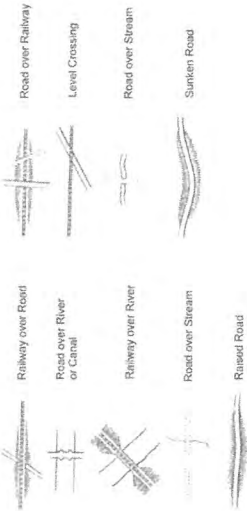
Tel:01273 819 700  
[maps&data@groundsure.com](mailto:maps&data@groundsure.com)  
[www.groundsure.com](http://www.groundsure.com)

## County Series 1:10,560 scale

### VEGETATION



### ROADS



### RAILWAYS



### GENERAL FEATURES



### BOUNDARIES

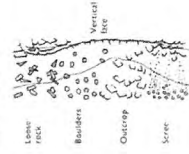


## National Grid 1:10,000 scale

### HEIGHTS (METRES)

Values are given in metres above mean sea level at Newlyn.  
Surface heights determined by:  
Ground survey  
Air photo  
Bench marks and their values are shown on large scale maps and are usually later levelling information obtainable from the Director General, Ordnance Survey.  
Contours are at 5 metres vertical interval.

### ROCK FEATURES



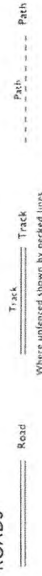
### CONVERSION SCALE



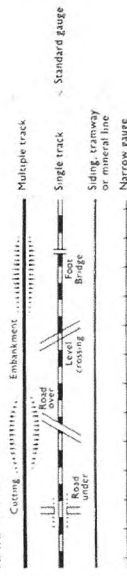
### ABBREVIATIONS

BPBS	Boundary Post on Stone	PO	Post Office
Ch	Church	PC	Public Convenience
Ch	Club House	PH	Public House
F Sta	Fish Station	S	Stone
Fb	Foot Bridge	Spr	Spring
Gr	Gravel Pit	TCL	Telephone Call Box
GP	Gravel Pit	TCP	Telephone Call Post
HP/MS	High Road or Main Road	TH	Town Hall
P	Pole or Post	W	Wall
Pol Sta	Police Station	Y	Youth Hostel

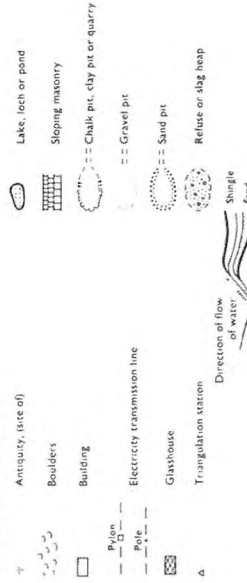
### ROADS



### RAILWAYS



### GENERAL FEATURES



### VEGETATION



In some areas bracken ( ) and rough grassland ( ) are shown separately.



## County Series & National Grid

1:10,560 scale  
&  
1:10,000 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

If you have a query regarding any of the maps provided please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline

Tel: 01273 819 700  
[maps&data@groundsure.com](mailto:maps&data@groundsure.com)  
[www.groundsure.com](http://www.groundsure.com)



## APPENDIX 3

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Plate 1: Warren Crescent car park.



Plate 2: Structure at rear of car park.



 Offices throughout the UK and continental Europe <a href="http://www.peterbrett.com">www.peterbrett.com</a>	Client	 OXFORD CITY COUNCIL	Warren Crescent, Oxford  Site Photographs	Date	12.12.2012
				Scale	Not Applicable
				Drawn by	DJM
				Checked by	CC
				Revision	-
				Appendix 3	





Plate 3: Drop to allotments at north.



Plate 4: Slope

**pba**  
peterbrett

Offices throughout the UK and  
continental Europe

[www.peterbrett.com](http://www.peterbrett.com)

Client



Warren Crescent, Oxford

Site Photographs

Date	12.12.2012
Scale	Not Applicable
Drawn by	DJM
Checked by	CC
Revision	-

Appendix 3

## APPENDIX 4

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Warren Crescent, Oxford  
Phase 1 Ground Condition Assessment  
Risk Estimation Table



Hazard Classification 2  
PSC 1 (Made Ground (materials of unknown origin))

Receptor	Present (Y/N) & Sensitivity Value	Pathway	Present (Y/N)	EPH & Solvent	PAH	Metals	Inorganic	Biocides	Radioactivity	Ground Gas	Consequence (Hazard Classification x Sensitivity)	Probability	Estimated Risk
Human Health - On-Site Current Users	5	Ingestion of fruit or vegetable leaf or roots	N	x	x	x	x	x	x	x			
		Ingestion of contaminated drinking water	Y	√	√	x	x	√	√	x	10	Low	Moderate/Low
		Ingestion of water / sediments when swimming	N	√	√	√	√	√	√	x			
		Ingestion of soil/dust indoors	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Ingestion of soil/dust outdoors	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Inhalation of particles (dust / soil) indoor and outdoor	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Inhalation of vapours/gases – outdoor	Y	√	x	x	x	x	√	√	10	Low	Moderate/Low
		Inhalation of vapours/gases - indoor	Y	√	x	x	x	x	√	√	10	Low	Moderate/Low
		Dermal absorption via direct contact with soil	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Dermal absorption via waters (swimming / showering)	N	√	√	√	√	√	√	x			
Human Health - On-Site Future User	5	Ingestion of fruit or vegetable leaf or roots	N	x	x	x	x	√	√	x			
		Ingestion of contaminated drinking water	Y	√	√	x	x	√	√	x	10	Low	Moderate/Low
		Ingestion of water / sediments when swimming	N	√	√	x	x	√	√	x			
		Ingestion of soil/dust indoors	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Ingestion of soil/dust outdoors	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Inhalation of particles (dust / soil) indoor and outdoor	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Inhalation of vapours – outdoor	Y	√	x	x	x	x	√	√	10	Low	Moderate/Low
		Inhalation of vapours - indoor	Y	√	x	x	x	x	√	√	10	Low	Moderate/Low
		Dermal absorption via direct contact with soil	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Dermal absorption via waters (swimming / showering)	N	√	√	√	√	√	√	x			
Human Health - Off-Site	5	Ingestion of fruit or vegetable leaf or roots	Y	x	x	√	x	√	√	x	10	Low	Moderate/Low
		Ingestion of contaminated drinking water	Y	√	√	x	x	√	√	x	10	Low	Moderate/Low
		Ingestion of water / sediments when swimming	N	√	√	x	x	√	√	x			
		Ingestion of soil/dust indoors	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Ingestion of soil/dust outdoors	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Inhalation of particles (dust / soil) indoor and outdoor	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Inhalation of vapours – outdoor	Y	√	x	x	x	x	√	√	10	Low	Moderate/Low
		Inhalation of vapours - indoor	Y	√	x	x	x	x	√	√	10	Low	Moderate/Low
		Dermal absorption via direct contact with soil	Y	√	√	√	√	√	√	x	10	Low	Moderate/Low
		Dermal absorption via waters (swimming / showering)	N	√	√	√	√	√	√	x			
Human Health - Construction/ Maintenance Workers	3	Ingestion of soil/dust indoors	Y	√	√	√	√	√	√	x	6	Low	Low
		Ingestion of soil/dust outdoors	Y	√	√	√	√	√	√	x	6	Low	Low
		Inhalation of particles (dust / soil) outdoor	Y	√	√	√	√	√	√	x	6	Low	Low
		Inhalation of vapours – outdoor	Y	√	x	x	x	x	√	√	6	Low	Low
		Inhalation of vapours - indoor	Y	√	x	x	x	x	√	√	6	Low	Low
		Dermal absorption via direct contact with soil	Y	√	√	√	√	√	√	x	6	Low	Low
Groundwater	2	Leaching	Y	√	√	√	√	√	√	x	4	Low	Very Low
		Migration via natural or anthropogenic	Y	√	√	√	√	√	√	√	4	Low	Very Low
Surface Water	2	Direct runoff or discharges from pipes	N	√	√	√	√	√	√	x			
		Indirect via recharge from groundwater (hydraulic flow)	Y	√	√	√	√	√	√	x	4	Low	Very Low
Buildings & Materials	2	Deposition of wind blown dust	N	√	√	√	√	√	√	x			
		Direct contact	Y	√	√	x	x	x	x	x	4	Low	Very Low
Ecological Systems	4	Explosion due to gas migration via natural or anthropogenic	Y	√	x	x	x	x	x	√	4	Low	Very Low
		Direct deposition of particles / dust - wind blown or flood	Y	√	√	√	√	√	√	x	8	Low	Low
		Indirect - through watering	Y	√	√	√	x	x	√	x	8	Low	Low
		Inhalation of gases/vapours or particulates/dust by animals	Y	√	√	√	x	x	√	√	8	Low	Low
		Ingestion of of vegetation / water / soil by animals	Y	√	√	√	√	√	√	x	8	Low	Low
Property	N	Direct deposition via wind or flood	N	√	√	√	√	√	√	x			
		Indirect through watering	N	√	√	√	x	x	√	x			
		Inhalation of gas / vapour / particulates / dust	N	√	x	x	x	x	√	√			
		Ingestion of vegetation / water / soil by animals	N	√	√	√	√	√	√	x			

Risk estimation establishes the magnitude and probability of the possible consequences (what degree of harm might result and how likely).  
The criteria for classifying probability and consequence are set out in Tables 3 and 4 of the PBA methodology.  
Green text highlights one or more elements of the Pollutant Linkage are missing and therefore eliminated