

AYLESBURY EMBANKMENT ENVIRONMENTAL RISK ASSESSMENT

Application for a Permit for a Waste Deposition for Recovery Activity

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1 INTRODUCTION

- 1.1.1 This Environmental Risk Assessment (ERA) has been carried out in support of an application for a bespoke Waste Recovery Permit at Land off A418 Oxford Road, Aylesbury, HP21 9NS.
- 1.1.2 The scope of the ERA considers risks associated with the operation of the permitted activity and demonstrates that the risk of pollution or harm will be acceptable by taking the appropriate measures to manage these risks.
- 1.1.3 The Environment Agency's '*Risk Assessments for your environmental permit*'¹ covers a range of environmental risks. Those aspects relevant to the operation of the proposed facility are covered within the following sections:
- Amenity and accidents
 - Emissions to air
 - Emissions to water
- 1.1.4 This document provides the relevant risk assessments covering the above aspects.

¹ Environment Agency, Risk assessments for your environmental permit, <https://www.gov.uk/guidance/risk-assessments-for-your-environmental-permit>

2 SITE DETAILS

2.1 Site Setting

- 2.1.1 The site is located off the A418 Oxford Road, Aylesbury. The centre of the site is at approximate grid reference SP 80544 12017. The site address is:
Land off A418 Oxford Road,
Aylesbury,
HP21 9NS
- 2.1.2 The site location is shown in Drawing 1 of this report.
- 2.1.3 The site lies approximately 500m southwest of the Southcourt area of Aylesbury. It is immediately surrounded by fields that are associated with agricultural uses.
- 2.1.4 The earliest historical maps date back to 1880, when the site appears to be entirely used as farmland. The landscape remains unchanged as agricultural land until present. However, the residential dwellings of Southcourt to the east of the site progressively extend into surrounding fields from 1938 to c. 1982.
- 2.1.5 Sedrup and Calley Farms are located 550 m and 600 m west of the site from 1884 until present. The A418 is located 600 m to the north of the site. Two small streams, Sedrup Ditch and Stroke Brook, are located approximately 100 m and 450 m east respectively.
- 2.1.6 There are a number residential and commercial properties located within 500m of the development as identified in Table 2-1 and Drawing 2 of this report.

Table 2-1: Residential and Commercial Receptors

ID	Receptor Name	Receptor Type	Receptor Sensitivity	Distance from site (approx.)
1	Oxford Road / A418 - 2 properties	Residential	High	500m north-west
2	HS2 Construction Staging	Commercial	Low	400m north-west
3	Sedrup Farm	Residential	High	550 m south-west
4	Lupin Walk (approx. 10 properties)	Residential	High	450 m north-east
5	Foxglove (approx. 5 properties)	Residential	High	450 m north-east
6	Iris Close (approx. 15 properties)	Residential	High	450 m north-east
7	Swale Road (approx. 10 properties)	Residential	High	450 m east
8	Frome Close (approx. 15 properties)	Residential	High	450 m east
9	Nene Close (approx. 5-10 properties)	Residential	High	450 m east
10	Hartwell Depot	Commercial	Low	400 m north

- 2.1.7 An EA nature and heritage conservation screening report (EPR/LB3502LZ) indicates that there is a deciduous woodland protected habitat within the screening distance of 500m of the site. There is also a protected species 'Code 2' which refers to [REDACTED] as confirmed by the Biodiversity Technical Specialist in the Environment Agency Thames Area team. A copy of the report is included as Appendix A to this report.

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- 2.1.8 The HS2 Environmental Statement Volume 3: Route-wide effects², includes considerations for [REDACTED] across the scheme. Where populations of [REDACTED] may be affected, compensatory habitat will be provided and if necessary severed populations will be relocated.
- 2.1.9 The Groundsure Report (Appendix B to this report) indicates that there is a single Site of Special Scientific Interest (SSSI) within a 2km radius of the site. This site is Bugle Quarry, approximately 1.3 km to the west of location of the proposed DfR activity
- 2.1.10 The Nature and Heritage Conservation Screening Report and the Groundsure report indicate no other environmental designations within 2km of the site.
- 2.1.11 The bedrock geology at the site is mainly formed of The Portland Sand Formation, with the Kimmeridge Clay Formation underlying the northeastern portion of the DfR site.
- 2.1.12 The superficial geology at the site is formed of Head and Alluvium deposits of clay, silt sand and gravel with River Terrace Deposits also present.
- 2.1.13 The aquifer status of the superficial deposits is described as “Secondary A Aquifer”. These are 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.
- 2.1.14 The bedrock aquifer on site is designated as a Secondary A aquifer with an unproductive strata in the northeastern corner of the DfR site.
- 2.1.15 There are no identified Groundwater Source Protection Zones (GSPZ) within a 500m radius of the site.
- 2.1.16 EA flood risk mapping³ indicate that the site is located in flood zone 1, an area with a low probability of flooding.
- 2.1.17 There are two historic landfills located 143 m northwest and 252 m north of the site.
- 2.1.18 A plan showing nearby receptors is included as Drawing 3 to this report.

² [HS2 Environmental Statement Volume 3: Route-wide effects](#)

³ [Select an address - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#)

3 ENVIRONMENTAL RISK ASSESSMENT

- 3.1.1 As stated in section 1.1.3 this ERA has been produced in line with EA ERA guidance.
- 3.1.2 This guidance states that “If you are applying for a bespoke permit but most of your activities are covered by standard rules, you only need to do a risk assessment for the activities or risks that are not covered by the generic risk assessment for those standard rules.”
- 3.1.3 The standard rules risk assessment for Standard Rules SR2015 No.39, Use of waste in a deposit for recovery operation (Construction, reclamation, restoration or improvement of land other than by mobile plant) has several parameters which must be met in order for a Standard Rules (SR) permit to be applicable. These are shown below:
- *Parameter 1 - Permitted activities - The storage and recovery of waste (R5, R10, R13).*
 - *Parameter 2 - Permitted wastes - Inert wastes and specified non-hazardous wastes as listed in the table of wastes.*
 - *Parameter 3 - Maximum quantity of waste shall be limited to 60,000 cubic metres or less.*
 - *Parameter 4 - The activities shall not be carried out within 500m of a European Site (candidate or Special Area of Conservation, proposed or Special Protection Area or Ramsar site) or a Site of Special Scientific Interest (SSSI); 50 metres of a site that has species or habitats protected under the Biodiversity Action Plan that the Environment Agency considers at risk to this activity, 250m of the presence of the great crested newts where it is linked to the breeding ponds of the newts by good habitat or 50 metres of a National Nature Reserve (NNR), Local Nature Reserves(LNR), Local Wildlife Site (LWS), Ancient woodland or Scheduled Ancient Monument.*
 - *Parameter 5 - The activities must not be carried out within groundwater Source Protection Zones 1 and 2 or if a source protection zone has not been defined then not within 250 metres of any well, spring or borehole used for the supply of water for human consumption. This includes private water supplies.*
 - *Parameter 6 - No point source discharges to controlled waters or groundwater.*
 - *Parameter 7 - The activities must not be carried out within 10 metres of any watercourse.*
 - *Parameter 8 - No waste may be deposited into a water body or sub-water table.*
 - *Parameter 9 - The activities shall not be carried out on historic, closed or operational landfills.*
 - *Parameter 10 - Activities must not be carried out in an air quality management area for PM10.*
- 3.1.4 Aside from Parameter 2 all parameters are met by this waste recovery operation. The waste to be recovered at Aylesbury Embankment will be excavated from the Hartwell Brickworks Landfill. Prior to transport and acceptances at the site the waste will be screened/ treated under a separate mobile plant permit at Hartwell Brickworks Landfill. As dug, the waste would have been classified as 17 05 04 which does not have an exclusion for fines. However, as the waste is subject to mechanical treatment off site it is categorised as a Chapter 19 code (19 12 12).
- 3.1.5 Within the SR permit waste code 19 12 12 has a restriction with regards to the presence of fines. Fines will be included in the waste to be deposited in the creation of Aylesbury Embankment. Therefore, a bespoke permit is required.
- 3.1.6 EA guidance states that this Risk Assessment only needs to address the waste code accepted at the site, however, for completeness a full Risk Assessment is presented.

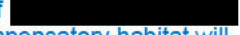
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- 3.1.7 This ERA complies with regulatory guidance and uses the following approach for identifying and assessing the risks in six steps:
- Step 1: Identify and consider risks for your site, and the sources of the risks,
 - Step 2: Identify the receptors (people, animals, property and anything else that could be affected by the hazard) at risk from your site,
 - Step 3: Identify the possible pathways from the sources of the risks to the receptors,
 - Step 4: Assess risks relevant to your specific activity and check they are acceptable and can be screened out,
 - Step 5: State what you will do to control risks if they are too high,
 - Step 6: Present your assessment as part of your permit application.
- 3.1.8 This section provides an assessment of risks to the environment and to amenity that could arise from the activity and potential accidents.
- 3.1.9 As stated in section 3.1.4 this assessment is only required to assess the risk from the fine waste to be accepted as part of the 19 12 12. The fines may present a dust issue as some of the waste will be more readily mobilised. This could give rise to airborne dust and the potential deposition of dust on land and water receptors. In terms of accident risk, fines could potentially present a higher fire risk.
- 3.1.10 This risk assessment is based on the generic risk assessment set out in SR2015 No39. Changes to this risk assessment have been set out in [Blue](#) and will include any additional justification to impact on ratings and any additional and/or modified management measures required.
- 3.1.11 For each risk, the approach to the assessment has followed the following ten stage process:
- Receptor
 - Source
 - Harm
 - Pathway
 - Probability of exposure
 - Consequence
 - Magnitude of risk
 - Justification for Magnitude
 - Risk Management
 - Residual Risk

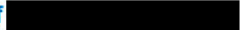
Table 3-1 Generic risk assessment for standard rules set number SR2015 No39 + [Additional Bespoke Assessment in BLUE](#)

Data and information		Judgement				Magnitude and mitigation of risk			
Receptor	Source	Harm	Pathway	Probability of exposure	Consequence	Magnitude of risk	Justification for magnitude	Risk management	Residual risk
What is at risk? What do I wish to protect?	What is the agent or process with potential to cause harm?	What are the harmful consequences if things go wrong?	How might the receptor come into contact with the source?	How likely is this contact?	How severe will the consequences be if this occurs?	What is the overall magnitude of the risk?	On what did I base my judgement?	How can I best manage the risk to reduce the magnitude?	What is the magnitude of the risk after management? (This residual risk will be controlled by Compliance Assessment).
Local human population. Receptors identified in Table 2-1.	Releases of particulate matter (dust).	Harm to human health - respiratory irritation and illness.	Air transport then inhalation.	Medium	Medium	Medium	Permitted waste types are mainly inert and have a low potential to produce bioaerosols. The activities may produce dust from movement of vehicles and tipping operations especially in dry and also windy weather. Waste to be accepted at the site may include fines from the mechanical treatment. Therefore, there is potentially a slight increased risk of dust emissions from this operation. Whilst there is a potential slight increase in risk the probability remains medium as only a small proportion of waste accepted at the site will consist of fine materials. Furthermore, the majority of fine material will be retained within the waste. The severity of the consequence will not change. In addition, the expected duration of the waste deposit activity is short (expected to be circa 1 month).	Activities are not permitted within a specified air quality management area (AQMA) for particulate matter of 10 microns or less (PM₁₀). Activities shall be managed and operated in accordance with a management system that includes measures to prevent and reduce risk of dust being produced and where it is produced from leaving the site boundaries. Rules can be invoked to require a particulate management plan. Additional management at the site will include the increased monitoring for dust emissions especially during dry periods. If waste is found to be dry/dusty and posing a higher risk of dust emissions, it will be dampened down. A water bowser and hosepipes will be available on site for this purpose. Waste will be placed directly into the landform, levelled and compacted on the same day. Once it is in-situ within the embankment it is not expected to generate dust. A Dust Management Plan is included as Appendix H to the Supporting Info report.	Low
Local human population. Receptors identified in Table 2-1.	Releases of particulate matter (dust).	Nuisance - dust on cars, clothing etc.	Air transport then deposition.	Medium	Low	Medium	Permitted waste types are mainly inert. The activities may produce dust from movement of vehicles and tipping operations especially in dry and also windy weather. Waste to be accepted at the site includes fines from the mechanical treatment. Therefore, there is an increased risk of dust emissions from this operation. The probability remains medium, although elevated from the SR risk assessment. The severity of the consequence will not change. In addition, the expected duration of the waste deposit activity is short (expected to be circa 1 month).	Activities shall be managed and operated in accordance with a management system that includes measures to prevent and reduce risk of dust being produced and where it is produced from leaving the site boundaries. Rules can be invoked to require a particulate management plan. Additional management at the site will include the increased monitoring for dust emissions especially during dry periods. If waste is found to be dry/dusty and posing a higher risk of dust emissions, it will be dampened down. A water bowser and hosepipes will be available on site for this purpose. Waste will be placed directly into the landform, levelled and compacted on the same day. Once it is in-situ within the embankment it is not expected to generate dust. A Dust Management Plan is included as Appendix H to the Supporting Info report.	Low

Data and information		Judgement				Magnitude and mitigation of risk			
Receptor	Source	Harm	Pathway	Probability of exposure	Consequence	Magnitude of risk	Justification for magnitude	Risk management	Residual risk
What is at risk? What do I wish to protect?	What is the agent or process with potential to cause harm?	What are the harmful consequences if things go wrong?	How might the receptor come into contact with the source?	How likely is this contact?	How severe will the consequences be if this occurs?	What is the overall magnitude of the risk?	On what did I base my judgement?	How can I best manage the risk to reduce the magnitude?	What is the magnitude of the risk after management? (This residual risk will be controlled by Compliance Assessment).
Local human population. Receptors identified in Table 2-1.	Litter.	Nuisance, loss of amenity and harm to animal health.	Air transport then deposition.	Low	Low	Very low	Waste types, if compliant with the waste acceptance criteria, should have a low risk of litter from contraries in the waste. The expected duration of the waste deposit activity is short (expected to be circa 1 month) minimising the opportunity for waste accumulation over time.	There are rules in place to control waste acceptance. The management system should have procedures to remove and contain any litter to prevent it being deposited at the site or to leave the site boundaries. Rules can be invoked to require a litter management plan. Quarantined waste will be placed in a covered skip. Waste transferred to site is immediately deposited and will be compacted.	Very low
Local human population. Receptors identified in Table 2-1.	Mud and waste on road.	Nuisance, loss of amenity, road traffic accidents.	Tracked on tyres of vehicles entering and leaving the site and from loads which are not properly contained.	Medium	Medium	Medium	Waste types are typically ones that will produce mud especially during wet weather. No significant change is expected to the tracking of mud from the site via vehicle tyres due to the presence of fines. A wheel wash is provided and tractors with a mobile water bowser are available, albeit these are shared with the wider scheme.	The management system should contain procedures to minimise the risk of mud and waste being tracked out onto the highway. This may include wheel-cleaning facilities where appropriate. All vehicles should have adequate containment such as sheeting to prevent waste spillage.	Low
Local human population. Receptors identified in Table 2-1.	Odour	Nuisance, loss of amenity.	Air transport.	Very low	Very low	Very low	Permitted waste types are mainly inert and therefore should not be odorous.	The management system includes waste acceptance procedures to prevent non-permitted wastes being deposited at site and to deal with non-conforming loads if they do occur. There is a dormant Rule that can be utilised if odour should be a problem.	Very Low
Local human population. Receptors identified in Table 2-1.	Noise and vibration.	Nuisance, loss of amenity, loss of sleep.	Noise through the air and vibration through the ground.	Medium	Medium	Medium	Local residents often sensitive to noise and vibration but there is low potential for exposure and a limited duration of waste transfer activities (circa 1 month).	Noise and vibration will be minimised by subjecting plant and machinery to routine maintenance. A noise and vibration management plan will be prepared and implemented if required.	Low
Local human population. Receptors identified in Table 2-1.	Scavenging animals and scavenging birds.	Harm to human health from waste carried off site and faeces. Nuisance and loss of amenity.	Air transport and over land.	Low	Low	Very low	Wastes are limited to mainly inert wastes that are not normally attractive to animals and birds.	Risk limited by permitted waste types and good onsite management practices detailed in management system for non-conforming wastes.	Very low
Local human population and local environment. Receptors identified in	Pests (e.g.) flies.	Harm to human health. Nuisance, loss of amenity.	Air transport and overland.	Low	Medium	Medium	Wastes are limited to mainly inert wastes that are not normally likely to encourage pest infestations.	Risk limited by permitted waste types and good onsite management practices detailed in management system for non-conforming wastes.	Low

Data and information		Judgement				Magnitude and mitigation of risk			
Receptor	Source	Harm	Pathway	Probability of exposure	Consequence	Magnitude of risk	Justification for magnitude	Risk management	Residual risk
What is at risk? What do I wish to protect?	What is the agent or process with potential to cause harm?	What are the harmful consequences if things go wrong?	How might the receptor come into contact with the source?	How likely is this contact?	How severe will the consequences be if this occurs?	What is the overall magnitude of the risk?	On what did I base my judgement?	How can I best manage the risk to reduce the magnitude?	What is the magnitude of the risk after management? (This residual risk will be controlled by Compliance Assessment).
Table 2-1.									
Local human population and local environment. Receptors identified in Table 2-1. Two nearby watercourses, Sedrup Ditch and Stroke Brook. 	Flooding of site.	If waste contaminated water is washed off site it may contaminate buildings, gardens, watercourses and natural habitats.	Flood waters.	Low	Medium	Medium	Permitted waste types are mainly inert so any waste washed off site will add to the local post-flood clean-up workload rather than the hazard. However, they may cause increased siltation and need for dredging in water courses. Increased suspended solids. Fines within waste may be mobilised during flooding. The waste may also be slower to be deposited and, therefore, travel further in flood waters. The probability of the risk remains low as the site is located in flood zone 1 which is an area with a low chance of flooding. The magnitude of the risk remains medium.	Activities are not permitted within 10 metres of a watercourse or to be deposited sub-water table. The written management system should identify and minimise risks of pollution, including those arising from operations, maintenance, accidents, incidents and non-conformances. Mitigation to prevent fines being transported from the site during flooding include the following: shallow gradients to landscape bunds to slow down the floodwater and allow time for dust to be deposited; no storage of waste within temporary stockpiles. Furthermore, weather will be monitored as part of the EMS so flooding events can be predicted and managed prior to the event. Where populations of  may be affected, compensatory habitat will be provided and if necessary severed populations will be relocated. See section 2.1.8 for further information.	Low
Local human population and /or livestock gaining unauthorised access to the waste operation.	All on-site hazards, wastes, machinery and vehicles.	Bodily injury.	Direct physical contact.	Low	High	Medium	Permitted waste types are non-hazardous. Therefore, the waste itself poses a low risk. However, the waste could pose a physical risk to people or livestock accessing the site. Wastes have a higher risk in wet conditions where deep mud could form. The waste will be exposed for only a limited duration (expected to be circa 1 month).	The written management system will identify and minimise risks from unauthorised access by prescribing site security measures to prevent such access. The site is secured to restrict unauthorised access.	Very Low
Local human population and the environment. Receptors identified in Table 2-1. Two nearby watercourses, Sedrup Ditch	Arson and/ or vandalism causing the release of polluting materials to air (smoke or fumes) and firewater or spillage of polluting liquids to	Respiratory irritation, illness and nuisance to local population. Injury to staff, fire fighters or arsonists/ vandals. Pollution of	Air transport of smoke. Spillages and contaminated firewater by direct run-off from and via surface water drains and ditches.	Low	Medium	Low	Permitted waste types are inert so very low-risk of combustion. Site machinery and fuels and oils are more of a risk, but quantities would typically be low. Wastes with a higher proportion of fines have a higher risk of combustion than non-dusty wastes. Therefore, additional management will be specified for arson and accidental fire and the magnitude of the risk remains low.	The written management system should identify and minimise risks from unauthorised access and site security measures identified to prevent such access. The system should also describe how any polluting liquids or materials will be stored safely. If waste is found to be dry whilst at the site it will be dampened. This will ensure that fines that could become combustible will have their combustibility reduced. Furthermore, waste	Very Low

Data and information		Judgement				Magnitude and mitigation of risk			
Receptor	Source	Harm	Pathway	Probability of exposure	Consequence	Magnitude of risk	Justification for magnitude	Risk management	Residual risk
What is at risk? What do I wish to protect?	What is the agent or process with potential to cause harm?	What are the harmful consequences if things go wrong?	How might the receptor come into contact with the source?	How likely is this contact?	How severe will the consequences be if this occurs?	What is the overall magnitude of the risk?	On what did I base my judgement?	How can I best manage the risk to reduce the magnitude?	What is the magnitude of the risk after management? (This residual risk will be controlled by Compliance Assessment).
and Stroke Brook. 	water or land.	water or land.						will be deposited directly into the landscape bund and will be levelled and compacted on the same day. Once in-situ within the embankment it is not expected to present a fire risk. Where populations of  may be affected, compensatory habitat will be provided and if necessary severed populations will be relocated. See section 2.1.8 for further information.	
Local human population and local environment. Receptors identified in Table 2-1. Two nearby watercourses, Sedrup Ditch and Stroke Brook. 	Accidental fire causing release of polluting materials to air (smoke or fumes), water or land.	Respiratory irritation, illness and nuisance to local population. Injury to staff, fire fighters. Pollution of water or land.	Air transport of smoke. Spillages and contaminated firewater by direct run-off from and via surface water drains and ditches.	Low	Medium	Low	Permitted waste types are mainly inert so very low risk of combustion. Site machinery, fuels and oils are more of a risk, but quantities would typically be low. Although still a low risk, dusty wastes have a higher risk of combustion than non-dusty wastes. The magnitude of the risk remains low due to low proportion of fines being present at the site so no potential for a large-scale fire.	The written management system should identify and minimise risks. The system should describe how any polluting liquids or materials will be stored safely. If waste is found to be dry whilst at the site, it will be dampened down. This will ensure that fines that could become combustible will have their combustibility reduced. Furthermore, waste will be deposited directly into the landscape bund and will be levelled and compacted the same day. Once in-situ within the embankment it is not expected to present a fire risk. Where populations of  may be affected, compensatory habitat will be provided and if necessary severed populations will be relocated. See section 2.1.8 for further information.	Very low
Local human population and local environment. Receptors identified in Table 2-1.	Build up and emissions of gas from old waste deposits on the permitted site	Respiratory irritation, illness and nuisance to local population. Risk of explosion and injury to staff and local population.	Gas migrating laterally through waste deposit and building up in certain areas.	Low	High	Medium	Old waste deposits may be disturbed by additional waste deposits. Trapping of gas, increased pressure may cause gas to build up. However, distance criteria mean that the probability of exposure is low.	The distance criteria prohibits use on historic, closed or operational landfills. Historical maps indicate no previous land use that may have given rise to deposits of waste.	Low
All surface waters close to and downstream of site. Namely,	Spillage of liquids, including oil.	Acute effects: fish and invertebrate mortality.	Direct run-off from site across ground surface, via surface water drains, ditches etc.	Low	Medium	Medium	Wastes are solid and mainly inert. Potential for spillage from any fuel and oil storage for machinery or directly from machinery operating on the site.	The Rules do not allow any point source discharges of contaminated water to controlled waters. Distance criteria of 10 metres from watercourse. All liquids will be provided with secondary containment. The written management system will identify and	Low

Data and information		Judgement				Magnitude and mitigation of risk			
Receptor	Source	Harm	Pathway	Probability of exposure	Consequence	Magnitude of risk	Justification for magnitude	Risk management	Residual risk
What is at risk? What do I wish to protect?	What is the agent or process with potential to cause harm?	What are the harmful consequences if things go wrong?	How might the receptor come into contact with the source?	How likely is this contact?	How severe will the consequences be if this occurs?	What is the overall magnitude of the risk?	On what did I base my judgement?	How can I best manage the risk to reduce the magnitude?	What is the magnitude of the risk after management? (This residual risk will be controlled by Compliance Assessment).
Sedrup Ditch and Stroke Brook. 								minimise risks. The system should describe how any polluting liquids or materials will be stored safely and how machinery/plant will be maintained to prevent liquids from leaking. Records of maintenance will be logged. Where populations of  may be affected, compensatory habitat will be provided and if necessary severed populations will be relocated. See section 2.1.8 for further information.	
All surface waters close to and downstream of site. Namely, Sedrup Ditch and Stroke Brook. 	Leachate from waste and contaminated rainwater run-off from waste e.g. suspended solids.	If waste contaminated water is washed off site it may contaminate watercourses and natural habitats leading to chronic effects: and deterioration of water quality.	Surface waters, leachate from infiltration through the waste	Low	Medium	Medium	Permitted waste types are mainly inert so any waste washed off site will not be chemically hazardous however they may cause increased siltation and need for dredging in water courses. It will also reduce water quality and may smother fish breeding grounds and invertebrate populations. The waste will not produce liquid in itself but rainwater percolating through the waste will produce a waste leachate which should still be very low in contamination. The fine material within the wastes has the potential for greater mobilisation by rainfall giving rise to increased suspended solids and subsequent increased risk of siltation. The closest WFD surface water receptor, Sedrup Ditch, runs approximately 100m east of the DfR site boundary. Suspended solids are unlikely to be transported to the Brook. The magnitude of the risk remains medium.	Activity not permitted within 10m of a watercourse. The Rules do not allow any point source discharges of contaminated water to controlled waters. Risk limited by waste acceptance procedures, and limits to permitted waste types. Good onsite management practices will be detailed in the management system for controlling and containing water and leachate generated on the site. Mitigation to prevent fines/suspend solids being transport from the site in rainwater run-off include the following: shallow gradients to bunds to slow down the rainwater and allow time for solids to be deposited; no storage of waste within temporary stockpiles; and the and the levelling and compaction of waste into the embankment on the same day that it is deposited. Furthermore, weather will be monitored as part of the EMS so flooding events can be predicted and managed prior to the event. Where populations of  may be affected, compensatory habitat will be provided and if necessary severed populations will be relocated. See section 2.1.8 for further information.	Low
Groundwater	Leachate from waste and contaminated rainwater run-off from waste e.g. Suspended solids.	Chronic effects: contamination of groundwater, requiring treatment of water or	Transport through soil/groundwater then extraction at borehole.	Medium	Medium	Medium	Permitted waste types are non-hazardous with limited uses of road plannings and organic wastes. Waste should not contain hazardous substances or non-hazardous pollutants in quantities that pose a risk to groundwater. Fines will increase the likelihood of suspended solids being transported into soil/groundwater.	The rules do not allow deposit in a groundwater Source Protection Zones 1 or 2 or if a source protection zone has not been defined then not within 250 metres of any well, spring or borehole used for the supply of water for human consumption. This includes private water supplies. The waste must also not be deposited in any controlled or surface	Low

Data and information		Judgement				Magnitude and mitigation of risk			
Receptor	Source	Harm	Pathway	Probability of exposure	Consequence	Magnitude of risk	Justification for magnitude	Risk management	Residual risk
What is at risk? What do I wish to protect?	What is the agent or process with potential to cause harm?	What are the harmful consequences if things go wrong?	How might the receptor come into contact with the source?	How likely is this contact?	How severe will the consequences be if this occurs?	What is the overall magnitude of the risk?	On what did I base my judgement?	How can I best manage the risk to reduce the magnitude?	What is the magnitude of the risk after management? (This residual risk will be controlled by Compliance Assessment).
		closure of borehole.					However, it will remain a medium risk as the quantity of fines within the waste is small. The consequence will remain medium as the waste is non-hazardous and will not contaminate groundwaters other than suspended solids.	waters or sub-water table. A mandatory waste acceptance procedure rule has been imposed to make sure a minimum standard is set. Mandatory operating techniques limit the use of specified non-inert wastes to surface uses. The management system should set out any additional stringent waste acceptance procedures to ensure only waste listed in the Rules are deposited on site. The procedures must also set out how to deal with rogue or non-conforming loads. The site is not within source protection zones 1 or 2. There are no British Geological Survey borehole records within 250m of the site. Strict waste acceptance procedures will be implemented at the site and are submitted with this application.	
Protected nature conservation sites - European sites and SSSIs. 	Dust, noise, contaminated run-off leachate etc.	Harm to protected sites through contamination, smothering, disturbance etc.	Any	Low	Medium	Medium	Emissions to air may cause harm to and deterioration of nature conservation sites. Vehicles moving on and around site causing disturbance through noise. Potential for run-off and siltation of habitats etc. Waste to be accepted at the site includes fines from the mechanical treatment. Therefore, there is an increased risk of dust emissions from this operation. However, the likelihood remains low as there are no SSSIs, SACs, SPAs or RAMSAR sites within 500 m of the site. Neither are there any ancient woodland or deciduous woodland within 50m of the site. There are no NNRs, LNRs or LWSs within 50m of the site. There are no scheduled ancient monuments within 250m of the site. A single SSSI is located within 1.3km from the site and  have been found within 500m. The magnitude of the risk remains medium.	The rules do not allow activities to take place within 500 metres of a European Site or a Site of Special Scientific Interest (SSSI); or 250 metres within the presence of Great Crested Newts where it is linked to the breeding ponds of the newts by good habitat; 50 metres of a site that has species or habitats protected under the Biodiversity Action Plan that the Environment Agency considers at risk to this activity; and 50 metres of a National Nature Reserve (NNR), Local Nature Reserves(LNR), Local Wildlife Site (LWS), Ancient woodland or Scheduled Ancient Monument. Additional management at the site will include the increased monitoring for dust emissions especially during dry periods. If waste is found to be dry/dusty and posing a higher risk of dust emissions, it will be dampened. A water bowser and hosepipes will be available on site for this purpose. Furthermore, waste will be deposited directly into the landscape bund, levelled and compacted on the same day. Once it is in-situ within the embankment it is not expected to generate dust. Where populations of  may be affected, compensatory habitat will be provided and if necessary severed	Low

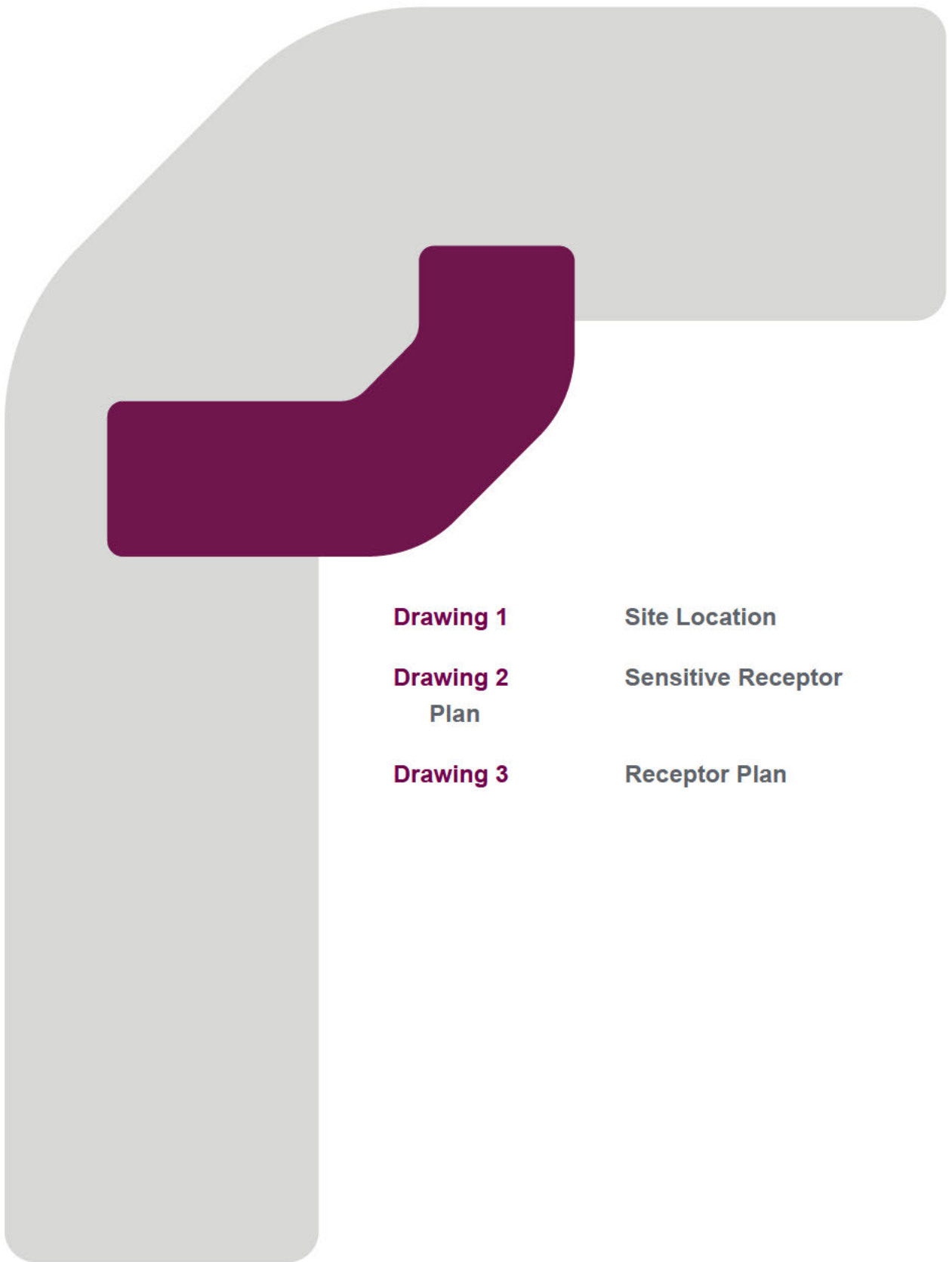
Data and information		Judgement				Magnitude and mitigation of risk			
Receptor	Source	Harm	Pathway	Probability of exposure	Consequence	Magnitude of risk	Justification for magnitude	Risk management	Residual risk
What is at risk? What do I wish to protect?	What is the agent or process with potential to cause harm?	What are the harmful consequences if things go wrong?	How might the receptor come into contact with the source?	How likely is this contact?	How severe will the consequences be if this occurs?	What is the overall magnitude of the risk?	On what did I base my judgement?	How can I best manage the risk to reduce the magnitude?	What is the magnitude of the risk after management? (This residual risk will be controlled by Compliance Assessment).
								populations will be relocated. See section 2.1.8 for further information.	

4 CONCLUSION

- 4.1.1 This ERA has been undertaken following EA guidance and has considered the risks from the deposit for recovery operations at the site for odour, noise, fugitive emissions and the potential for accidents and incidents.
- 4.1.2 The assessment concludes that with the measures detailed above, the risk from the operations ranges from very low to low and therefore is not likely to be significant.

REFERENCES

1. Environment Agency, Risk assessments for your environmental permit - <https://www.gov.uk/guidance/risk-assessments-for-your-environmental-permit>
2. High Speed Two (HS2) Limited, Environmental Statement Volume 3: Route-wide Effects, 2017 - https://assets.publishing.service.gov.uk/media/5a81e5d9ed915d74e6234b48/E10_Volume_3_WEB.pdf
3. DEFRA Flood Risk Maps [Select an address - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#)
4. DEFRA Data Services Platform <https://environment.data.gov.uk/DefraDataDownload/?mapService=EA/HistoricLandfill&Mode=spatial>
5. Geology of Britain Viewer - [BGS Geology Viewer \(BETA\)](#)



Drawing 1

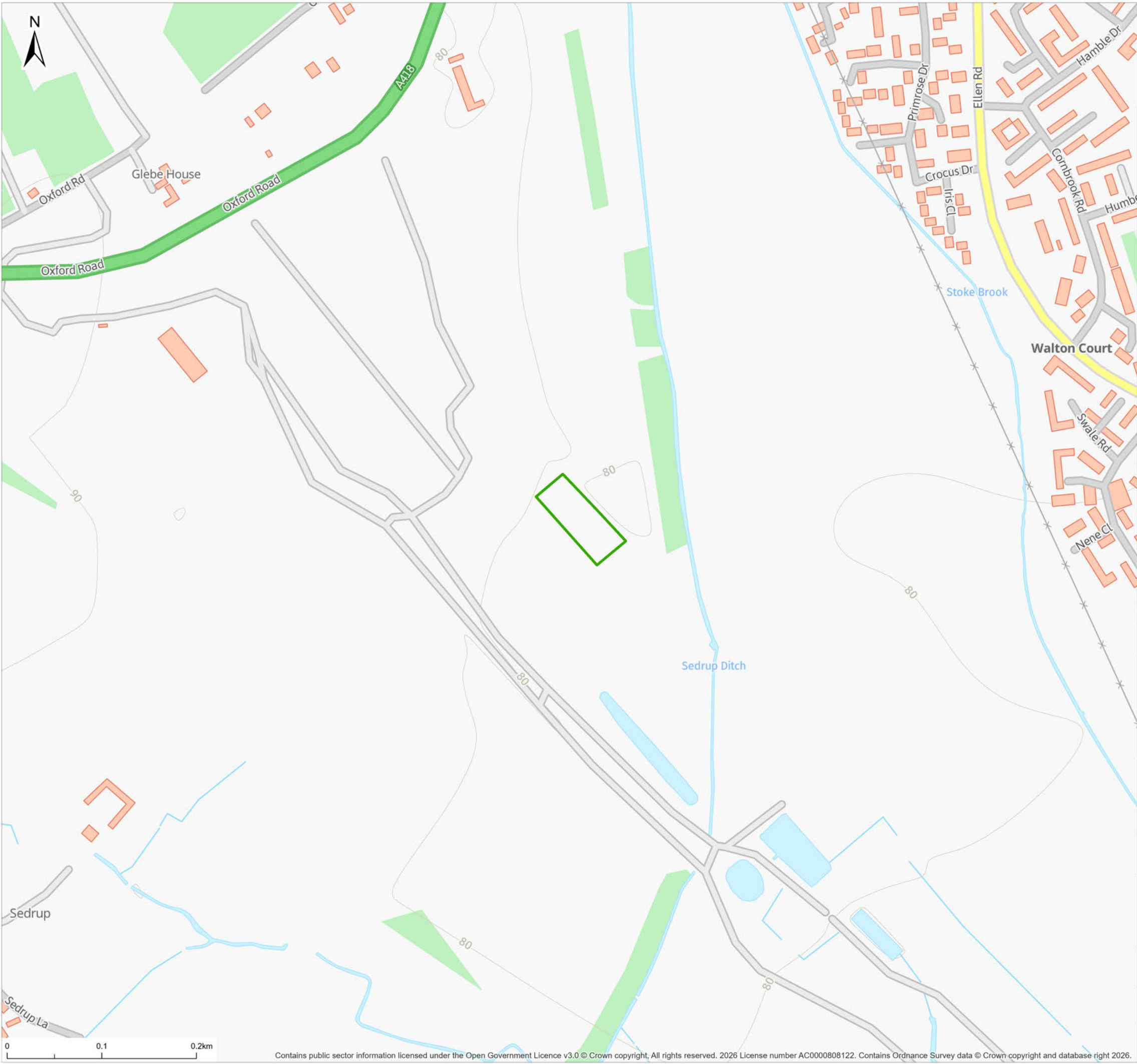
Site Location

Drawing 2
Plan

Sensitive Receptor

Drawing 3

Receptor Plan



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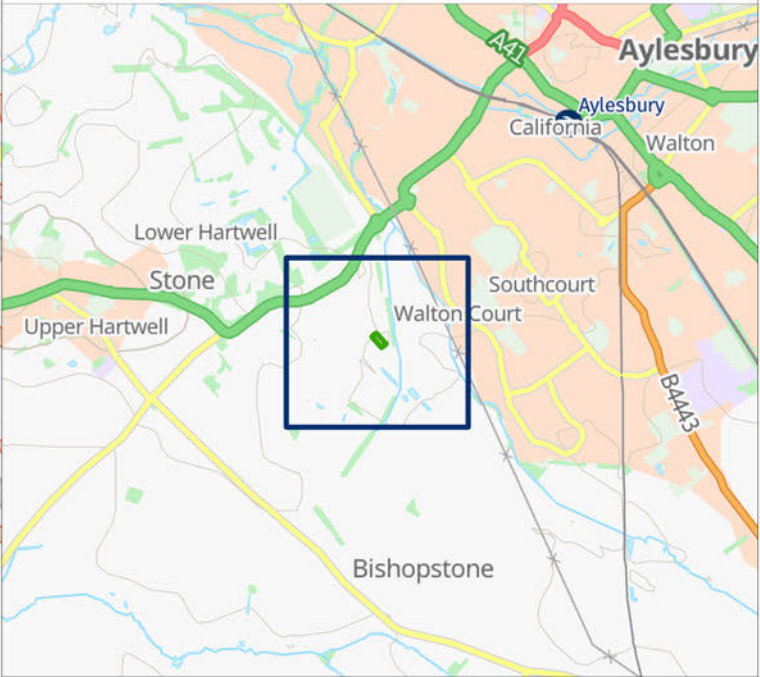
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LEGEND

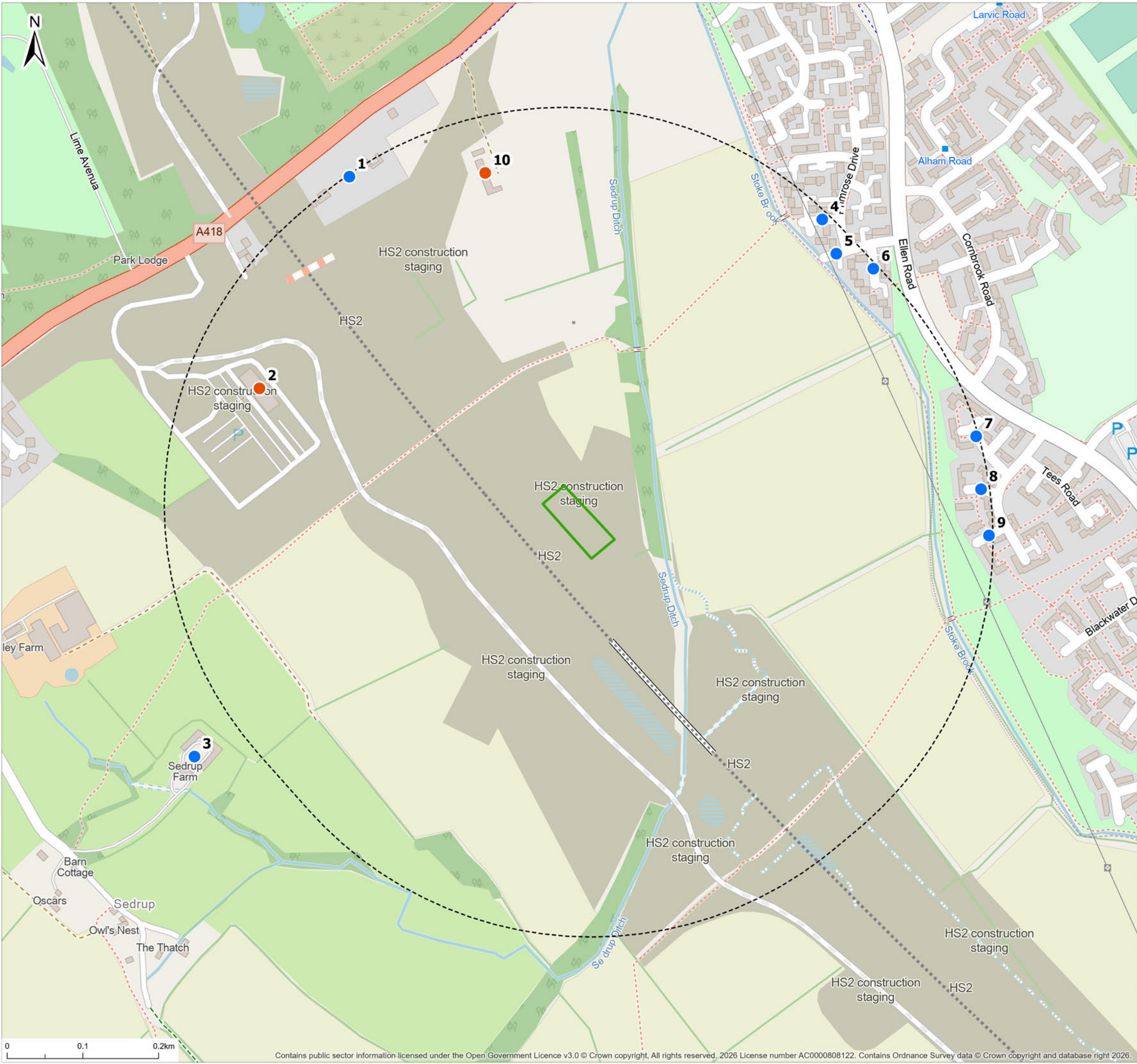
Permit Boundary



Client	EKFB		
Project	HS2 Waste Recovery Permits		
Project No.	794-ENV-GDE-JFR3530		
Title	Hartwell Landfill Reuse Location		
Drawing No. JFR3530-0010-04	Figure No. 01	Revision 04	Status FINAL
Date APR 2026	Drawn By JM	Checked By AK	Revision By JM
Scale @ A3 1:4,000		Datum OSGB 1936	

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LEGEND

- Permit Boundary
- 500m Buffer
- Commercial
- Residential

- 1 - Oxford Road / A418 - 2 properties
- 2 - HS2 Construction Staging
- 3 - Sedrup Farm
- 4 - Lupin Walk (approx. 10 properties)
- 5 - Foxgloves (approx. 5 properties)
- 6 - Iris Close (approx. 15 properties)
- 7 - Swale Road (approx. 10 properties)
- 8 - Frome Close (approx. 15 properties)
- 9 - Nene Close (approx. 5-10 properties)
- 10 - Hartwell Depot



TETRA TECH

Client **EKFB**

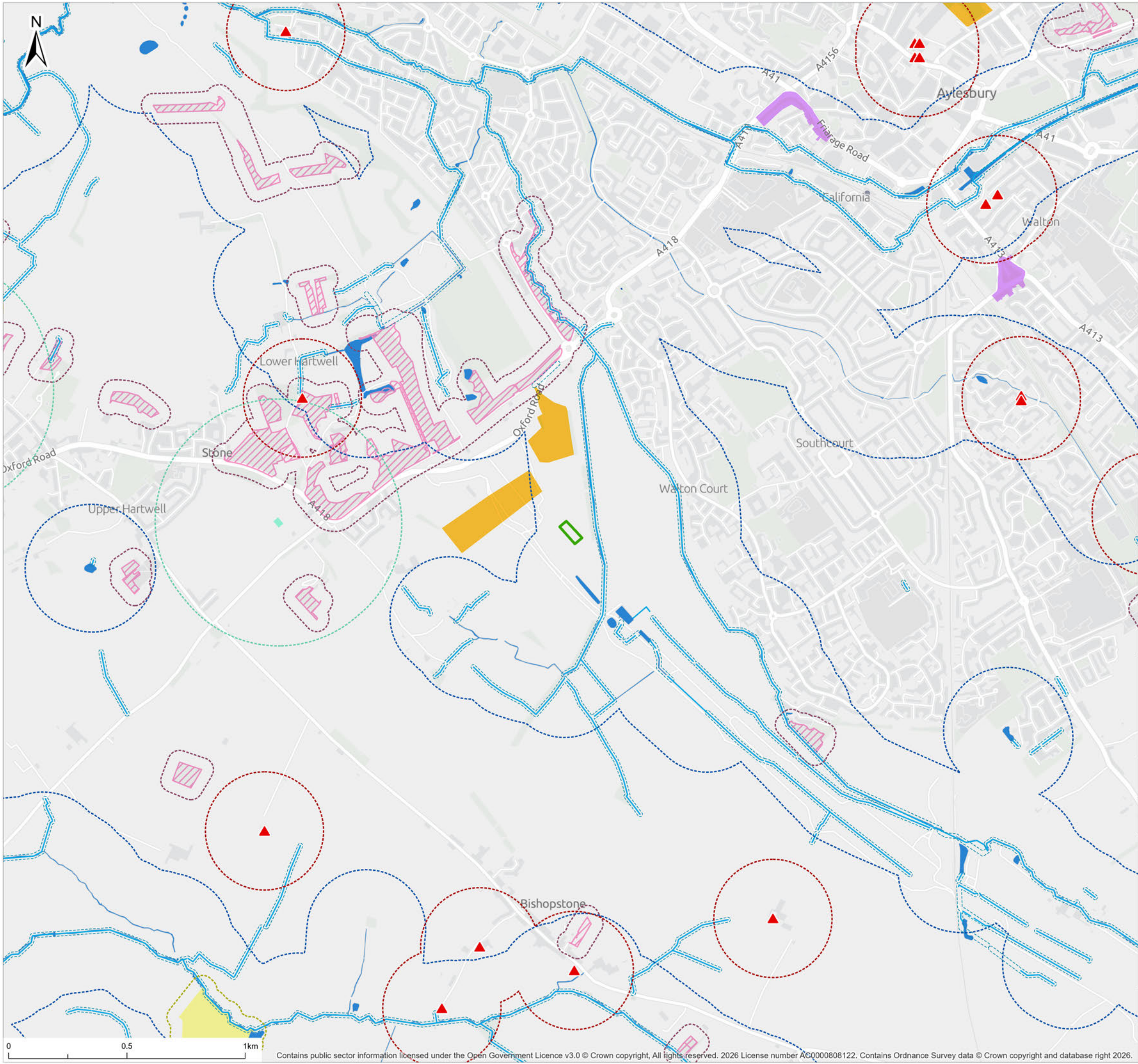
Project **Aylesbury HS2**

Project No. **JFR3530**

Title **Site Location and Local Residential & Commercial Sensitive Receptors**

Drawing No. 3530-0012-02	Figure No. 01	Revision 02	Status FINAL
Date APR 2026	Drawn By JM	Checked By AK	Revision By XX
Scale @ A3 1:5,000		Datum OSGB 1936	

P:\eur-mpfs-02.eur.rpsgroup.com\Projects_Environmental Compliance Ground Engineering\JFR3530\TechDrawings\3530-00011-02.aprx - A3 - Landscape



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- LEGEND**
- Permit Boundary
 - Air quality management area
 - Historic landfill site
 - Priority habitat
 - Priority habitat - 50 m buffer
 - Scheduled monument
 - Scheduled monument - 50 m buffer
 - Site of Special Scientific Interest
 - Site of Special Scientific Interest - 500 m buffer
 - Surface water
 - Surface water - 250 m buffer
 - Watercourse
 - Watercourse - 10 m buffer
 - Water wells
 - Water wells - 250 m buffer



Client **EKFB**

Project **Aylesbury HS2**

Project No. **JFR3530**

Title **Receptors at Aylesbury**

Drawing No. 3530-00011-02	Figure No. 01	Revision 02	Status FINAL
Date APR 2026	Drawn By AC	Checked By AK	Revision By JM
Scale @ A3 1:16,000		Datum OSGB 1936	

Appendix A
**EA NATURE AND HERITAGE CONSERVATION
SCREENING REPORT**

Nature and Heritage Conservation

Screening Report: SR2015 No 39

Reference	EPR/LB3502LZ/A001
NGR	SP 80593 12049
Buffer (m)	1100
Date report produced	11/07/2022
Number of maps enclosed	3

The nature conservation sites and protected species and habitats identified in the table below must be considered in your application.

As you have not met the criteria for a standard rules permit, you will need to contact us for further advice on the type of permit you should apply for. Please submit a request through this link: <https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>

Nature and heritage conservation sites	Screening distance (m)	Further information
--	------------------------	---------------------

Sites of Special Scientific Interest (SSSI)	500	Natural England
---	-----	---------------------------------

Bugle Quarry (SSSI)

Protected Habitats	Screening distance (m)	Further Information
--------------------	------------------------	---------------------

Deciduous woodland	within 50	Natural England
--------------------	-----------	---------------------------------

Protected Species	Screening distance (m)	Further Information
-------------------	------------------------	---------------------

Code 2	within 250m	Natural England National Biological Network (NBN)
--------	-------------	--

Unfortunately we cannot provide you with the details of all protected species. This is because we either have not been given permission by the owner of the species data, or they have asked us not to identify the species as they are vulnerable. In these instances you must contact the relevant organisation listed above. A small administration charge may be incurred for this service.

Where protected species are present, a licence may be required from [Natural England](#) to handle the species or undertake the proposed works.

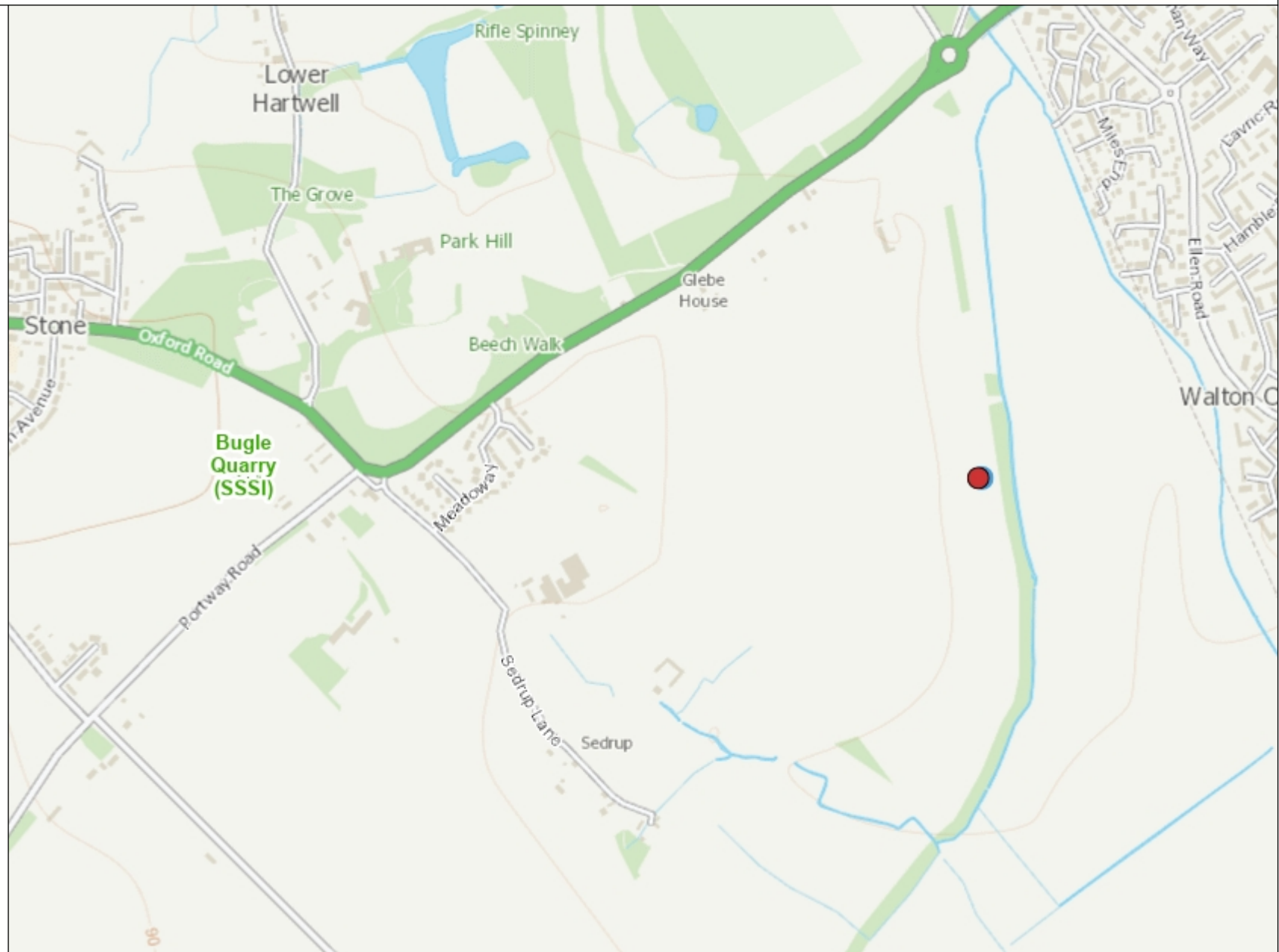
You are advised to obtain the necessary licences, or agree mitigation with the relevant bodies, for example Natural England or wildlife trusts before submitting your application.

Please note the nature and heritage screening we have conducted as part of this report is subject to change as it is based on data we hold at the time it is generated. We cannot guarantee there will be no changes to our screening data between the date of this report and the submission of the permit application, which could result in the return of an application or requesting further information.

Site of Special Scientific Interest

Legend

 SSSI (England)



1: 10,000

0 250
Metres

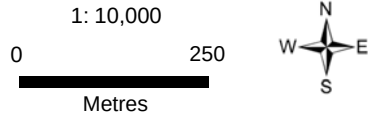
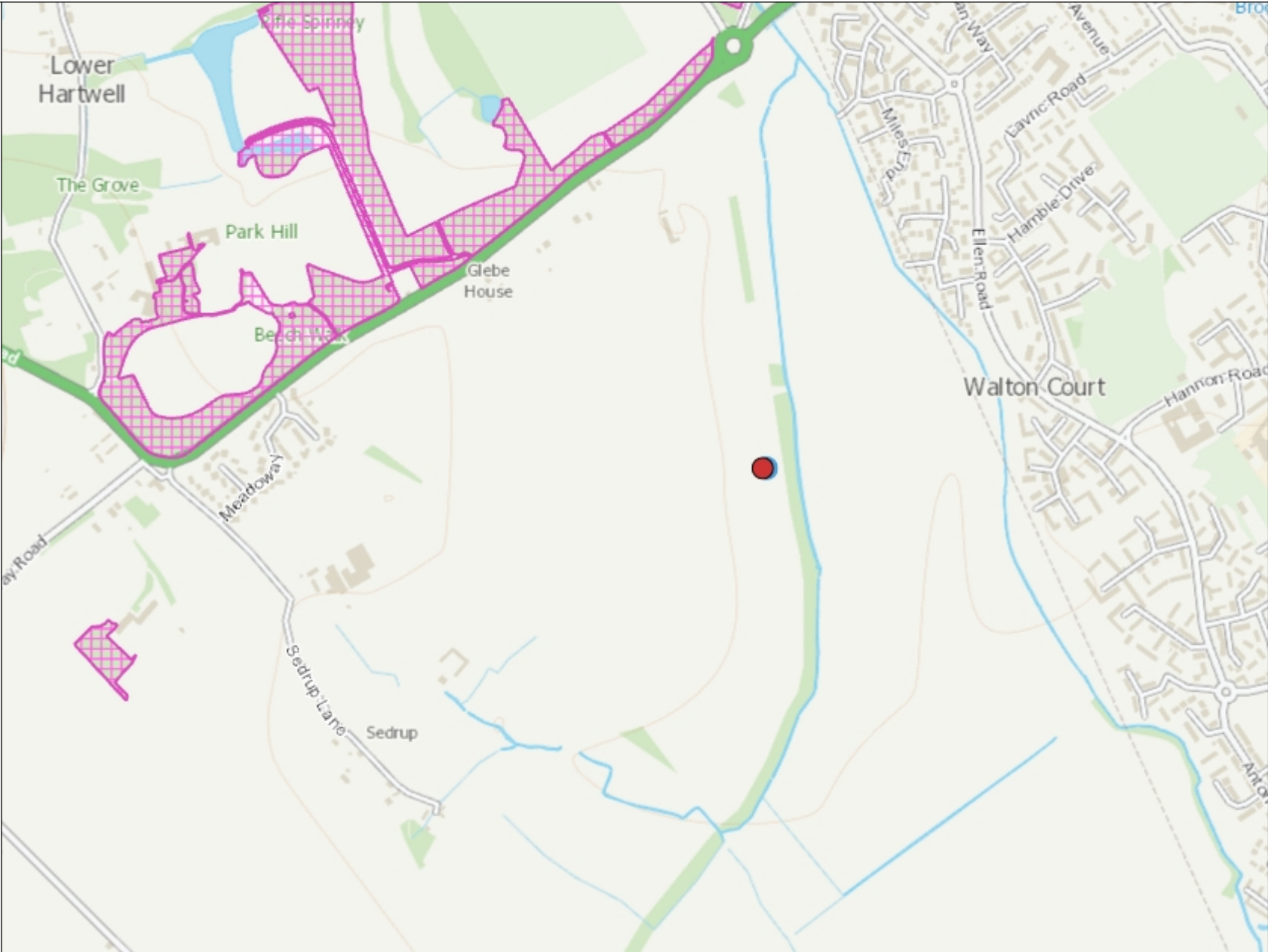


Protected Habitats



Legend

 Protected Habitats screened for Em Permits

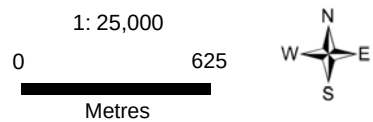
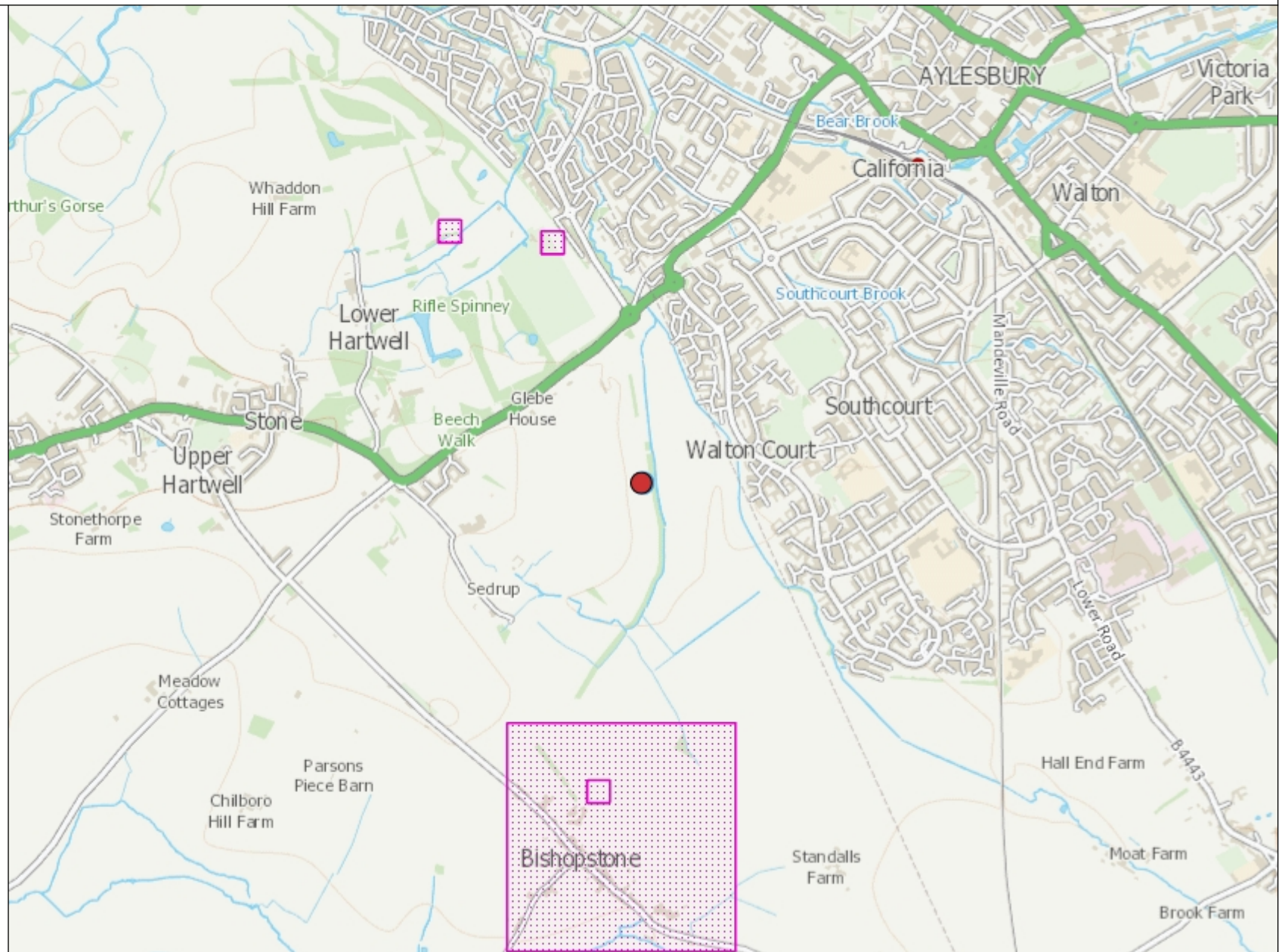


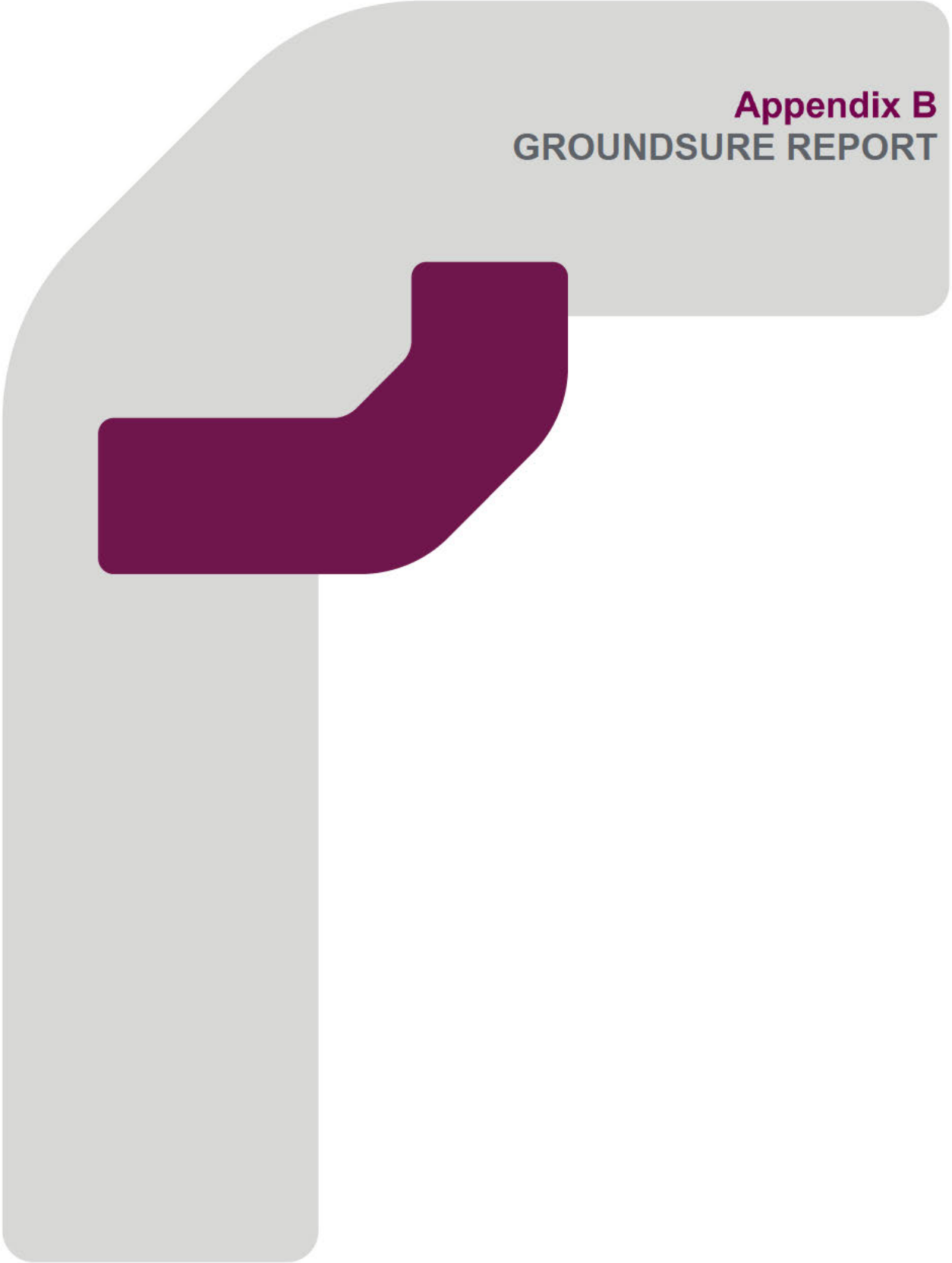
Protected Species

Legend

Protected species screened for Env
Permits - complete set

-  Protected species, non fish
-  Protected fish
-  Protected fish migratory route





Appendix B

GROUNDSURE REPORT

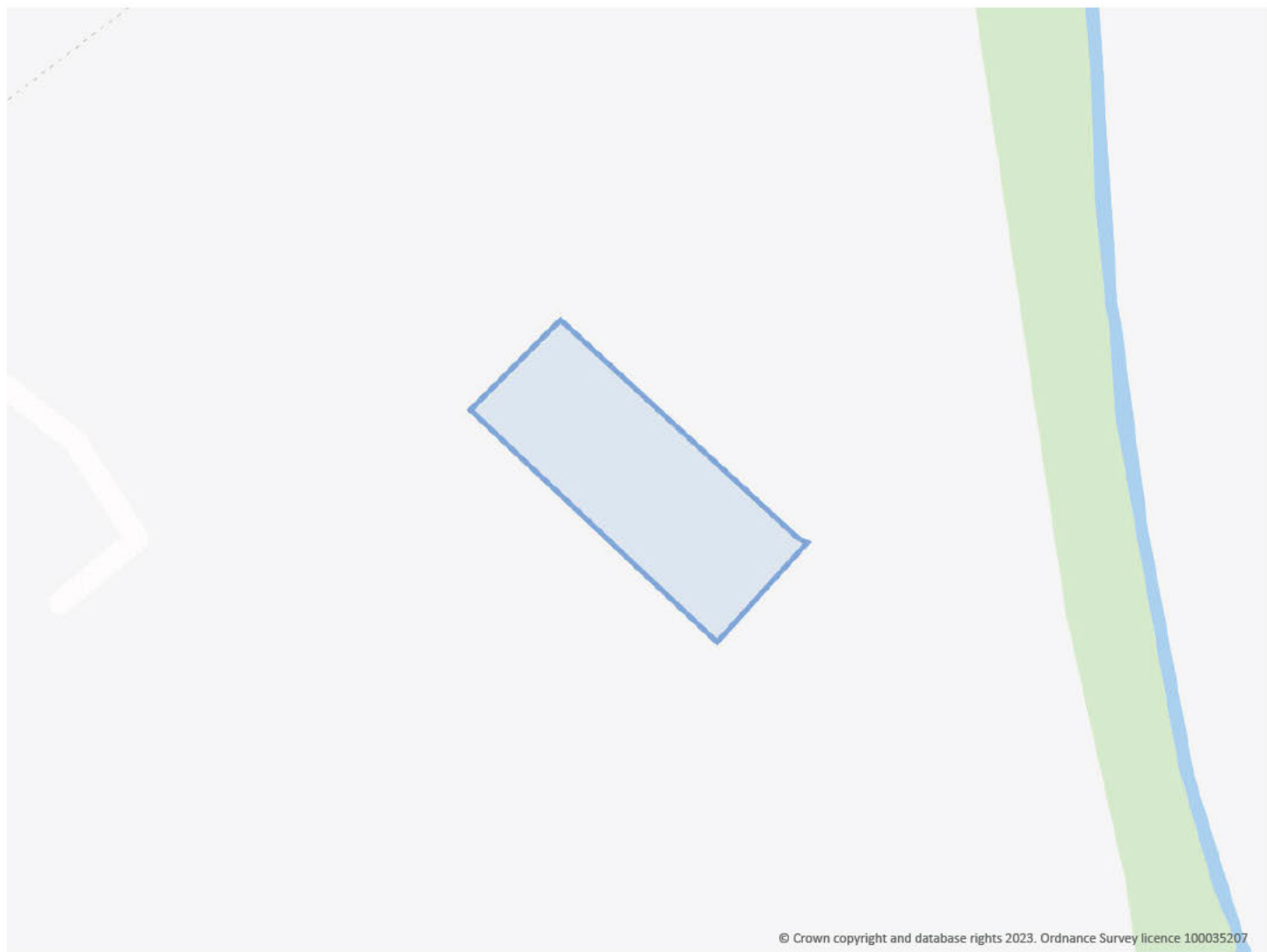
Land off A418 Oxford Road, Hartwell,

Order Details

Date: 30/10/2023
Your ref: JFR3530_-_PO23-0735
Our Ref: GS-WM5-22I-ZKL-6WU

Site Details

Location: 480519 212013
Area: 0.34 ha
Authority: [Buckinghamshire Council](#) ↗



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Summary of findings

[p. 2](#) >

Aerial image

[p. 9](#) >

OS MasterMap site plan

[p.14](#) >

groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	6	12	-
16	1.2	Historical tanks	0	0	0	0	-
17 >	1.3 >	Historical energy features >	0	0	0	1	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	7	12	-
20	2.2	Historical tanks	0	0	0	0	-
20 >	2.3 >	Historical energy features >	0	0	0	1	-
21	2.4	Historical petrol stations	0	0	0	0	-
21	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22 >	3.2 >	Historical landfill (BGS records) >	0	0	0	1	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	1	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	2	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
25	4.1	Recent industrial land uses	0	0	0	-	-
25	4.2	Current or recent petrol stations	0	0	0	0	-
26	4.3	Electricity cables	0	0	0	0	-
26	4.4	Gas pipelines	0	0	0	0	-
26	4.5	Sites determined as Contaminated Land	0	0	0	0	-



26	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
26	4.7	Regulated explosive sites	0	0	0	0	-
27	4.8	Hazardous substance storage/usage	0	0	0	0	-
27	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
27	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
27	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
27	4.12	Radioactive Substance Authorisations	0	0	0	0	-
28 >	4.13 >	<u>Licensed Discharges to controlled waters</u> >	0	0	0	1	-
28	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
28	4.15	Pollutant release to public sewer	0	0	0	0	-
28	4.16	List 1 Dangerous Substances	0	0	0	0	-
29	4.17	List 2 Dangerous Substances	0	0	0	0	-
29	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
29	4.19	Pollution inventory substances	0	0	0	0	-
29	4.20	Pollution inventory waste transfers	0	0	0	0	-
29	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
30 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
32 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
34 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
35 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk</u> >	Identified (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	0	1
38	5.7	Surface water abstractions	0	0	0	0	0
38	5.8	Potable abstractions	0	0	0	0	0
38	5.9	Source Protection Zones	0	0	0	0	-
39	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
40 >	6.1 >	<u>Water Network (OS MasterMap)</u> >	0	0	1	-	-



41 >	6.2 >	Surface water features >	0	0	2	-	-
41 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
41 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
42	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
43	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
43	7.2	Historical Flood Events	0	0	0	-	-
43	7.3	Flood Defences	0	0	0	-	-
44	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
44	7.5	Flood Storage Areas	0	0	0	-	-
45	7.6	Flood Zone 2	None (within 50m)				
45	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
46	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
47 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
48 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
49	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
49	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
49	10.4	Special Protection Areas (SPA)	0	0	0	0	0
49	10.5	National Nature Reserves (NNR)	0	0	0	0	0
50	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
50	10.7	Designated Ancient Woodland	0	0	0	0	0
50	10.8	Biosphere Reserves	0	0	0	0	0
50	10.9	Forest Parks	0	0	0	0	0
51	10.10	Marine Conservation Zones	0	0	0	0	0
51	10.11	Green Belt	0	0	0	0	0
51	10.12	Proposed Ramsar sites	0	0	0	0	0



51	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
51	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
52	10.15	Nitrate Sensitive Areas	0	0	0	0	0
52 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
53 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
54 >	10.18 >	SSSI Units >	0	0	0	0	1
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
55	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
55	11.3	National Parks	0	0	0	-	-
55	11.4	Listed Buildings	0	0	0	-	-
56	11.5	Conservation Areas	0	0	0	-	-
56	11.6	Scheduled Ancient Monuments	0	0	0	-	-
56	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
58	12.2	Open Access Land	0	0	0	-	-
58 >	12.3 >	Tree Felling Licences >	0	0	1	-	-
59	12.4	Environmental Stewardship Schemes	0	0	0	-	-
59	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
60	13.1	Priority Habitat Inventory	0	0	0	-	-
60	13.2	Habitat Networks	0	0	0	-	-
60	13.3	Open Mosaic Habitat	0	0	0	-	-
60	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	14.1 >	10k Availability >	Identified (within 500m)				
62 >	14.2 >	Artificial and made ground (10k) >	0	0	0	1	-
63 >	14.3 >	Superficial geology (10k) >	0	0	2	2	-



64	14.4	Landslip (10k)	0	0	0	0	-
65 >	14.5 >	Bedrock geology (10k) >	1	2	1	4	-
66	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	15.1 >	50k Availability >	Identified (within 500m)				
68 >	15.2 >	Artificial and made ground (50k) >	0	0	1	0	-
69	15.3	Artificial ground permeability (50k)	0	0	-	-	-
70 >	15.4 >	Superficial geology (50k) >	0	0	2	1	-
71	15.5	Superficial permeability (50k)	None (within 50m)				
71	15.6	Landslip (50k)	0	0	0	0	-
71	15.7	Landslip permeability (50k)	None (within 50m)				
72 >	15.8 >	Bedrock geology (50k) >	1	1	1	1	-
73 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
73	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
74	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
75 >	17.1 >	Shrink swell clays >	Low (within 50m)				
76 >	17.2 >	Running sands >	Negligible (within 50m)				
77 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
78 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
79 >	17.5 >	Landslides >	Very low (within 50m)				
80 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	18.1 >	BritPits >	0	0	0	2	-
83 >	18.2 >	Surface ground workings >	0	0	8	-	-
84	18.3	Underground workings	0	0	0	0	0
84	18.4	Underground mining extents	0	0	0	0	-
84	18.5	Historical Mineral Planning Areas	0	0	0	0	-

84	18.6	Non-coal mining	0	0	0	0	0
84	18.7	JPB mining areas	None (within 0m)				
85	18.8	The Coal Authority non-coal mining	0	0	0	0	-
85	18.9	Researched mining	0	0	0	0	-
85	18.10	Mining record office plans	0	0	0	0	-
85	18.11	BGS mine plans	0	0	0	0	-
86	18.12	Coal mining	None (within 0m)				
86	18.13	Brine areas	None (within 0m)				
86	18.14	Gypsum areas	None (within 0m)				
86	18.15	Tin mining	None (within 0m)				
86	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
87	19.1	Natural cavities	0	0	0	0	-
87	19.2	Mining cavities	0	0	0	0	0
87	19.3	Reported recent incidents	0	0	0	0	-
87	19.4	Historical incidents	0	0	0	0	-
88	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
89 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
91 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	5	-	-	-
91	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
92	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
93	22.1	Underground railways (London)	0	0	0	-	-
93	22.2	Underground railways (Non-London)	0	0	0	-	-
94	22.3	Railway tunnels	0	0	0	-	-
94	22.4	Historical railway and tunnel features	0	0	0	-	-
94	22.5	Royal Mail tunnels	0	0	0	-	-



94	22.6	Historical railways	0	0	0	-	-
94	22.7	Railways	0	0	0	-	-
95	22.8	Crossrail 1	0	0	0	0	-
95	22.9	Crossrail 2	0	0	0	0	-
<u>95</u> >	<u>22.10</u> >	<u>HS2</u> >	0	2	0	0	-

Recent aerial photograph



Capture Date: 05/04/2020

Site Area: 0.34ha



Recent site history - 2015 aerial photograph



Capture Date: 07/09/2015

Site Area: 0.34ha



Recent site history - 2006 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved.

Capture Date: 21/09/2006

Site Area: 0.34ha



Recent site history - 2003 aerial photograph



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Capture Date: 05/08/2003

Site Area: 0.34ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 30 October 2023

Recent site history - 1999 aerial photograph



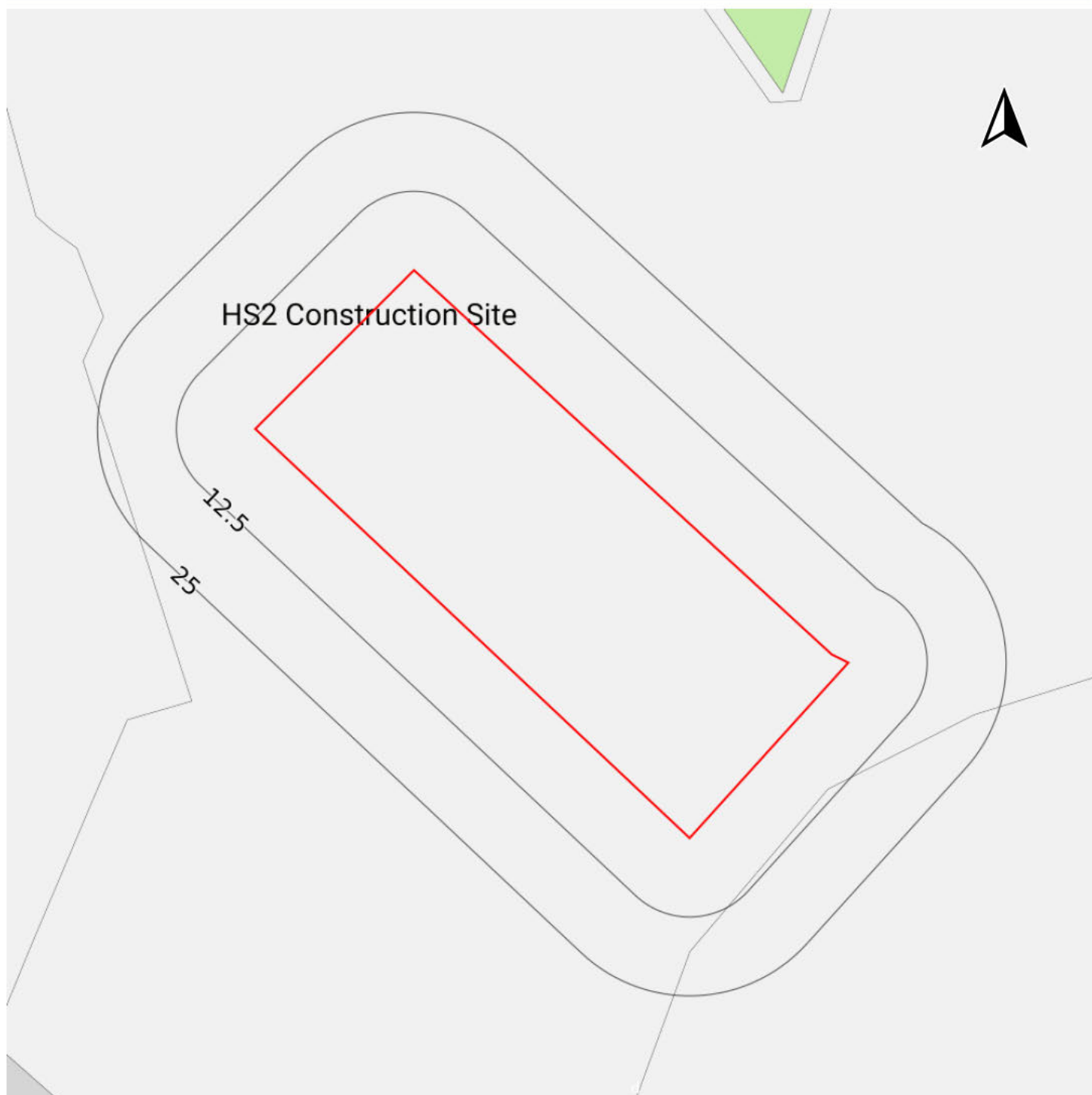
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved

Capture Date: 02/09/1999

Site Area: 0.34ha



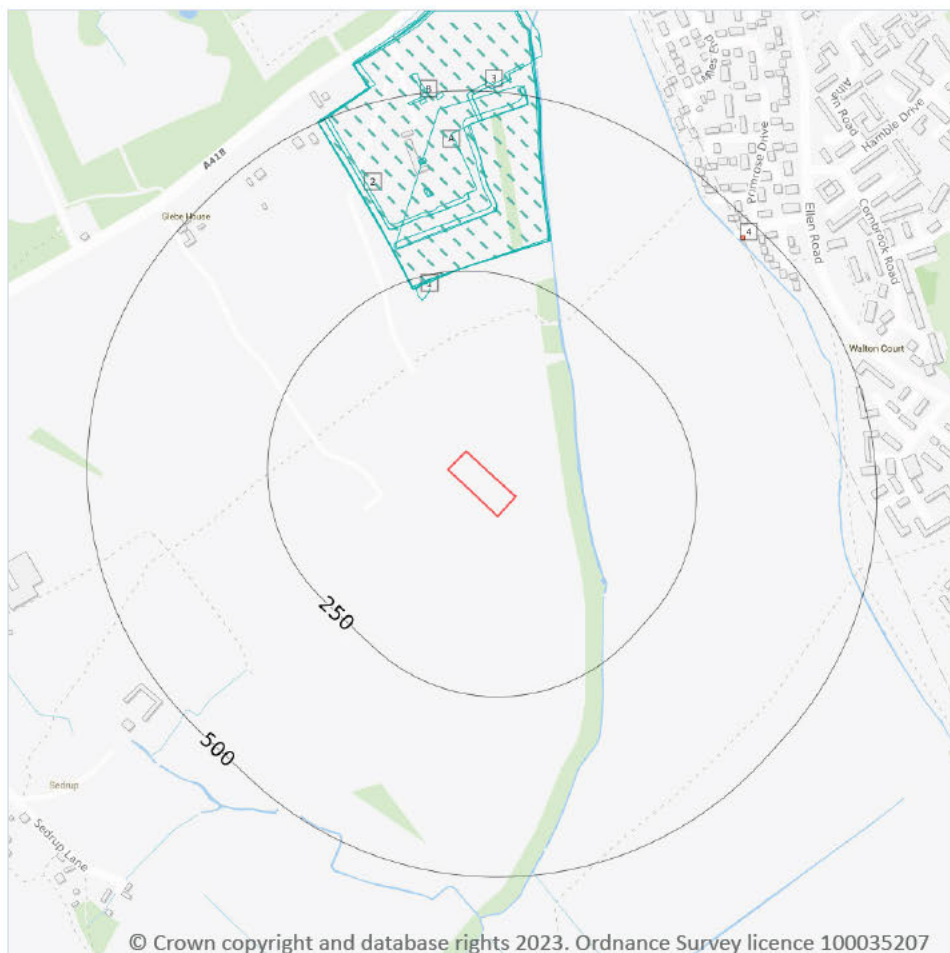
OS MasterMap site plan



Site Area: 0.34ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical energy features

1.1 Historical industrial land uses

Records within 500m

18

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	218m N	Unspecified Pit	1959	1778455



ID	Location	Land use	Dates present	Group ID
A	236m N	Brick Works	1922	1821663
A	236m N	Brick Works	1897	1822283
A	236m N	Brick Works	1938	1847288
A	237m N	Brick Works	1897	1828714
A	239m N	Unspecified Works	1959	1771627
A	296m N	Unspecified Pit	1897	1778456
A	297m N	Unspecified Ground Workings	1897	1834426
2	324m N	Unspecified Ground Workings	1882	1755557
B	324m N	Brick Field	1882	1763616
A	357m N	Unspecified Kiln	1922	1815969
A	357m N	Unspecified Kiln	1938	1820501
A	403m N	Unspecified Kiln	1938	1816399
A	403m N	Unspecified Kiln	1922	1782560
3	459m N	Unspecified Ground Workings	1882	1793668
B	484m N	Kilns	1882	1760314
B	486m N	Unspecified Ground Workings	1938	1755553
B	489m N	Kilns	1882	1760315

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

1

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
4	473m NE	Electricity Substation	1990	170908

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

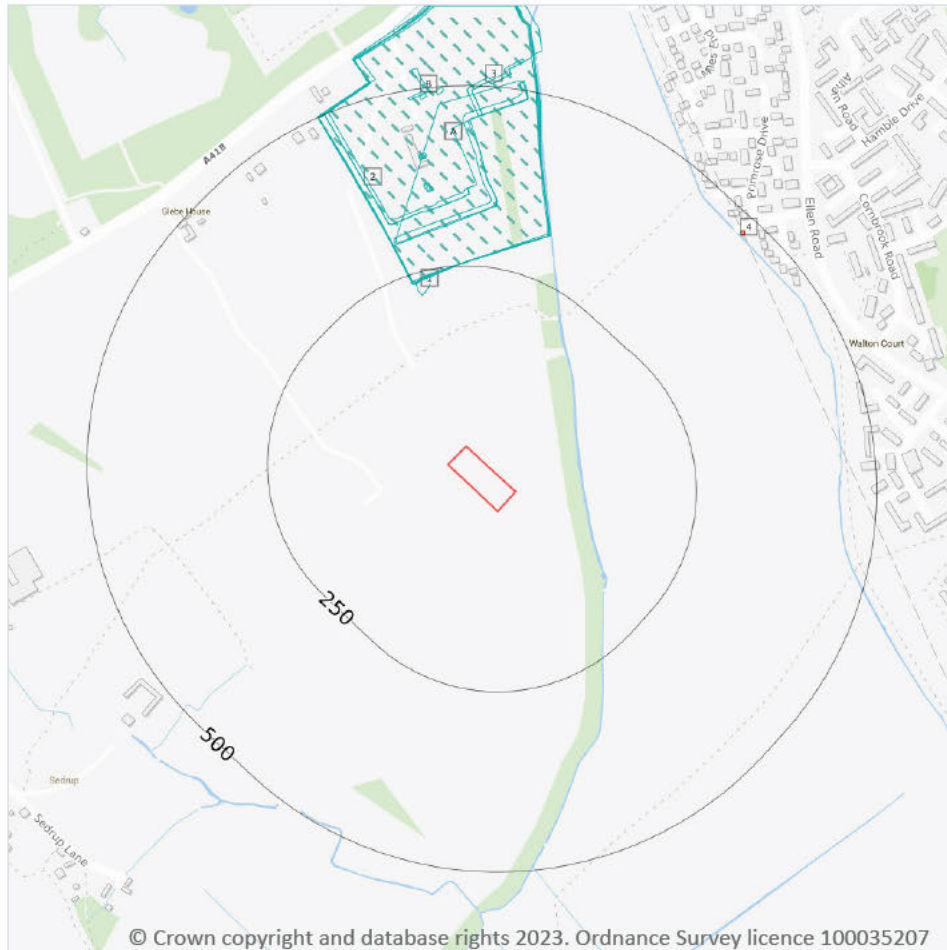
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical energy features

2.1 Historical industrial land uses

Records within 500m

19

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
1	218m N	Unspecified Pit	1959	1778455
A	236m N	Brick Works	1938	1847288
A	236m N	Brick Works	1897	1822283



ID	Location	Land Use	Date	Group ID
A	237m N	Brick Works	1922	1821663
A	237m N	Brick Works	1922	1821663
A	237m N	Brick Works	1897	1828714
A	239m N	Unspecified Works	1959	1771627
A	296m N	Unspecified Pit	1897	1778456
A	297m N	Unspecified Ground Workings	1897	1834426
2	324m N	Unspecified Ground Workings	1882	1755557
B	324m N	Brick Field	1882	1763616
A	357m N	Unspecified Kiln	1922	1815969
A	357m N	Unspecified Kiln	1938	1820501
A	403m N	Unspecified Kiln	1938	1816399
A	403m N	Unspecified Kiln	1922	1782560
3	459m N	Unspecified Ground Workings	1882	1793668
B	484m N	Kilns	1882	1760314
B	486m N	Unspecified Ground Workings	1938	1755553
B	489m N	Kilns	1882	1760315

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

1

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.



Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
4	473m NE	Electricity Substation	1990	170908

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0
---------------------	---

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

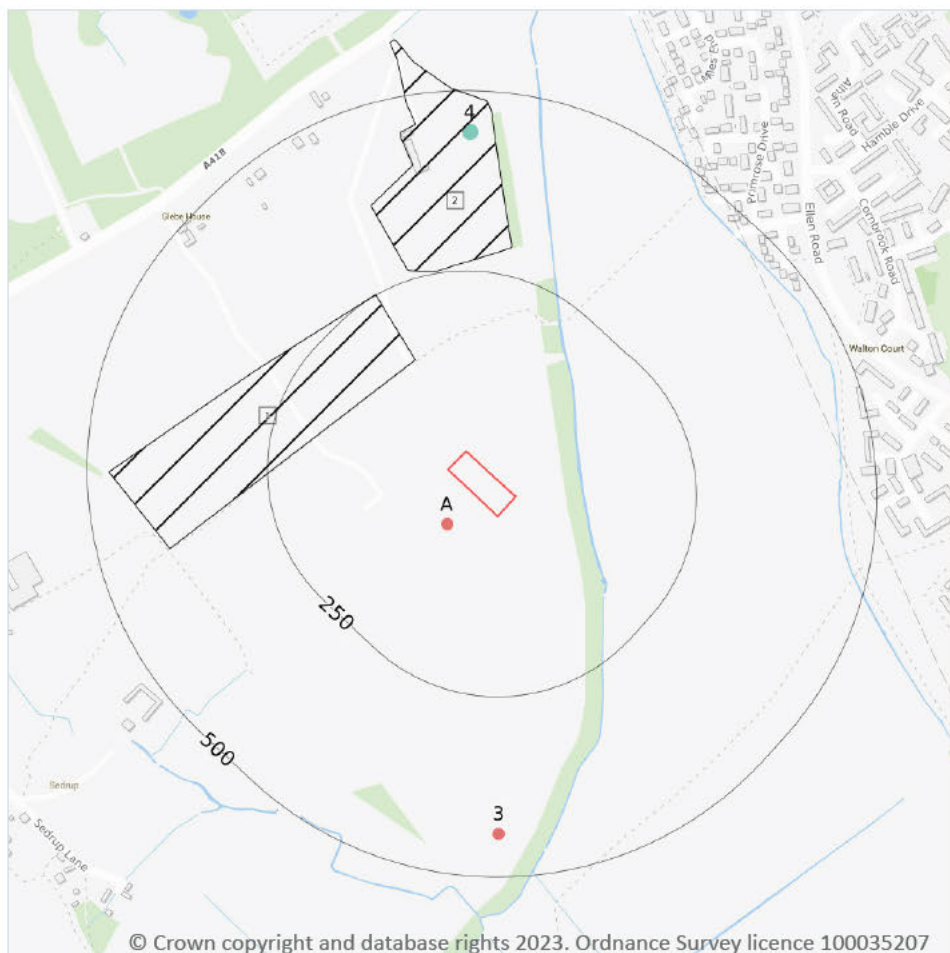
2.5 Historical garages

Records within 500m	0
---------------------	---

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Historical landfill (BGS)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

1

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

Features are displayed on the Waste and landfill map on [page 22 >](#)



ID	Location	Address	BGS Number	Risk	Waste Type
4	442m N	Old Brickyards, Oxford Rd, Hacknell, Aylesbury, Buck	138	No risk to aquifer	N/A

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0
---------------------	---

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	2
---------------------	---

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on [page 22 >](#)

ID	Location	Details		
1	143m NW	Site Address: Hartwell, Stone, Buckinghamshire Licence Holder Address: -	Waste Licence: - Site Reference: TP0185 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -
2	252m N	Site Address: Old Brickyards, Oxford Road, Hacknell, Aylesbury, Buckinghamshire Licence Holder Address: -	Waste Licence: - Site Reference: - Waste Type: Commercial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: Aylesbury Rural District Council Licence Holder: - First Recorded 31/12/1935 Last Recorded: 01/03/1971

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m**0**

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m**0**

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m**3**

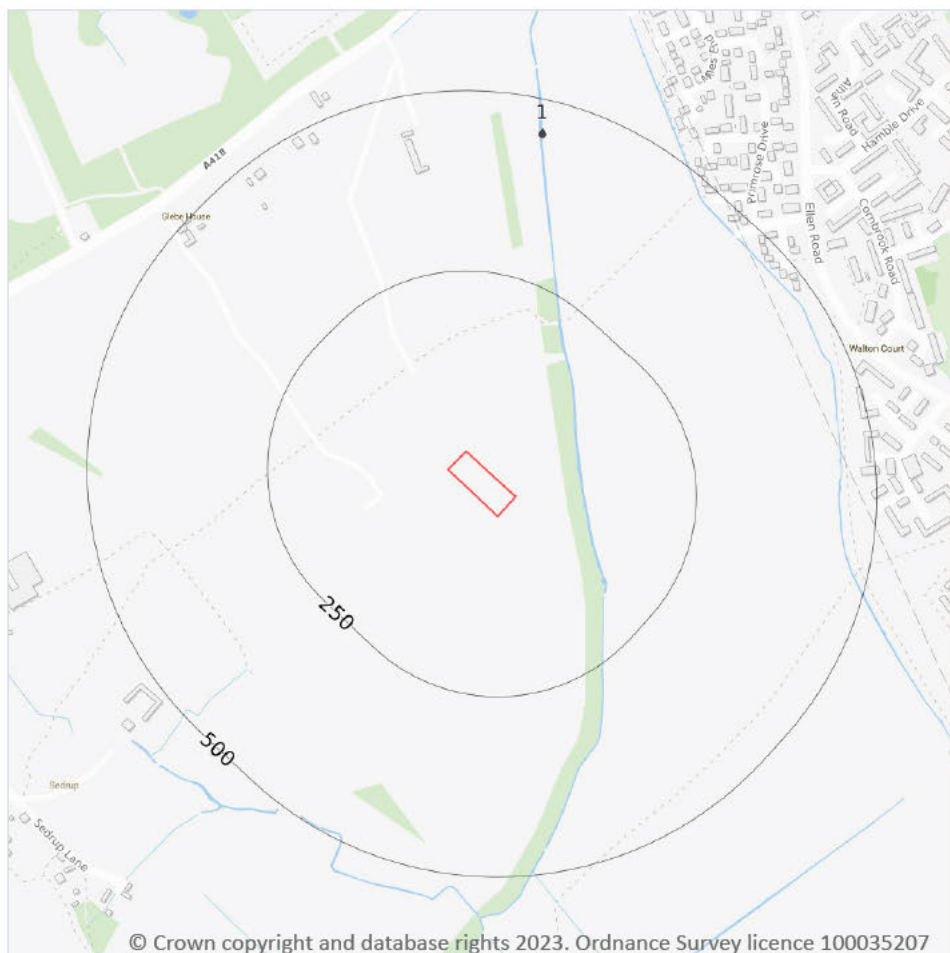
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 22](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	57m SW	-	WEX233235	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	57m SW	-	WEX233235	Using waste exemption	Not on a farm	Spreading of plant matter to confer benefit
3	441m S	-	WEX254429	Using waste exemption	Not on a farm	Use of waste in construction

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.



4.3 Electricity cables

Records within 500m	0
---------------------	---

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
---------------------	---

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
---------------------	---

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
---------------------	---

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0
---------------------	---

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.13 Licensed Discharges to controlled waters

Records within 500m

1

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 25](#) >

ID	Location	Address	Details	
1	453m N	DEVELOPMENT AT ELLEN ROAD, AYLESBUR, DEVELOPMENT AT ELLEN ROAD, AYLES, BURY, BUCKS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2269 Permit Version: 1 Receiving Water: STOKE BROOK	Status: REVOKED - UNSPECIFIED Issue date: 11/03/1988 Effective Date: 11/03/1988 Revocation Date: 15/07/1992

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

0

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m

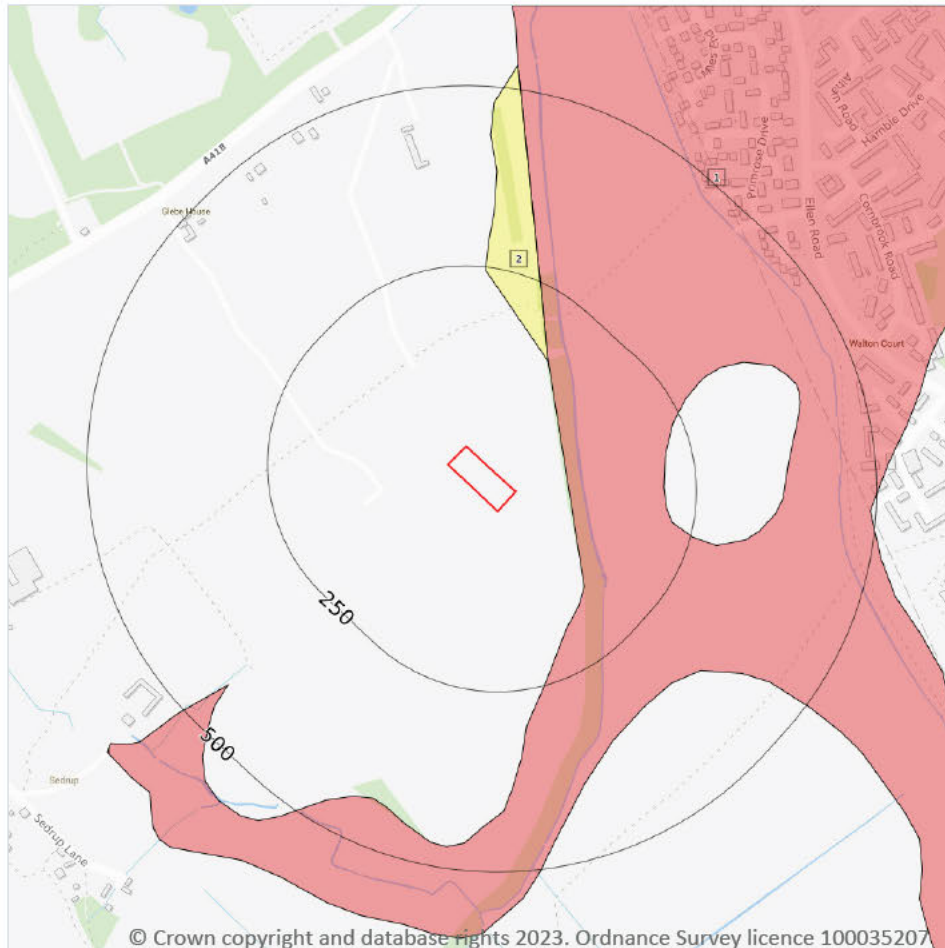
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 30](#) >

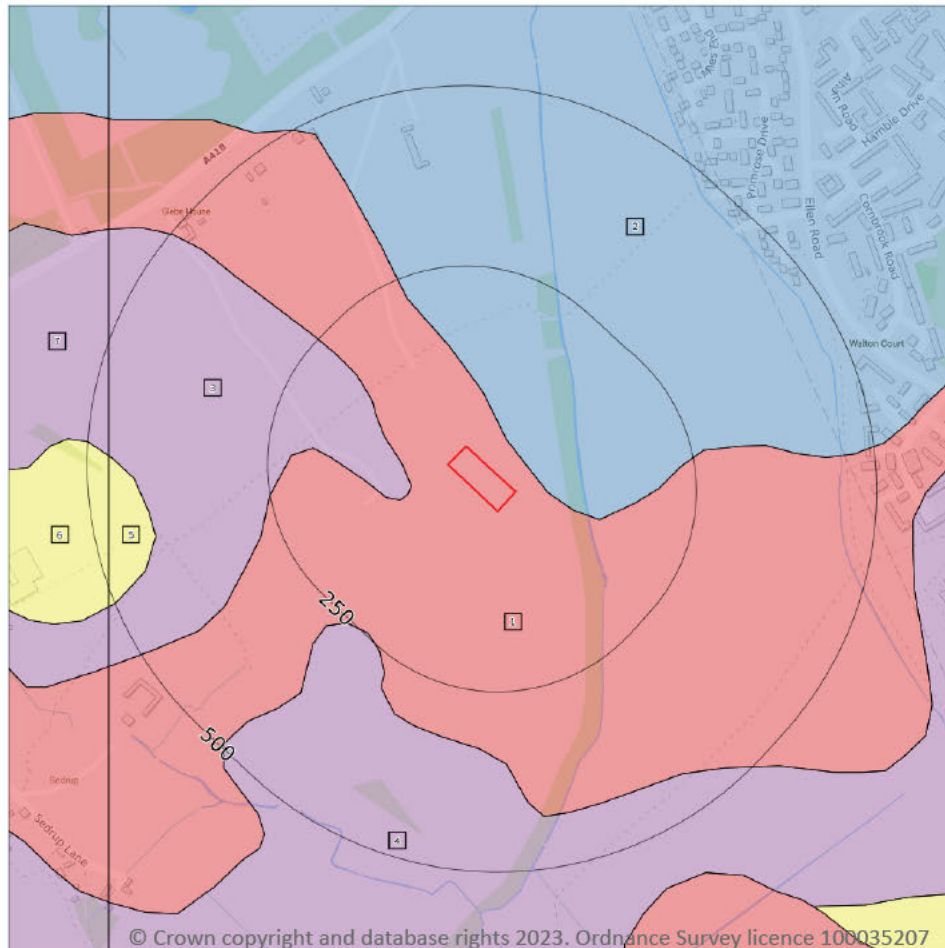
ID	Location	Designation	Description
1	73m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	164m NE	Secondary 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



This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

7

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 32](#) >

ID	Location	Designation	Description
1	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	34m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

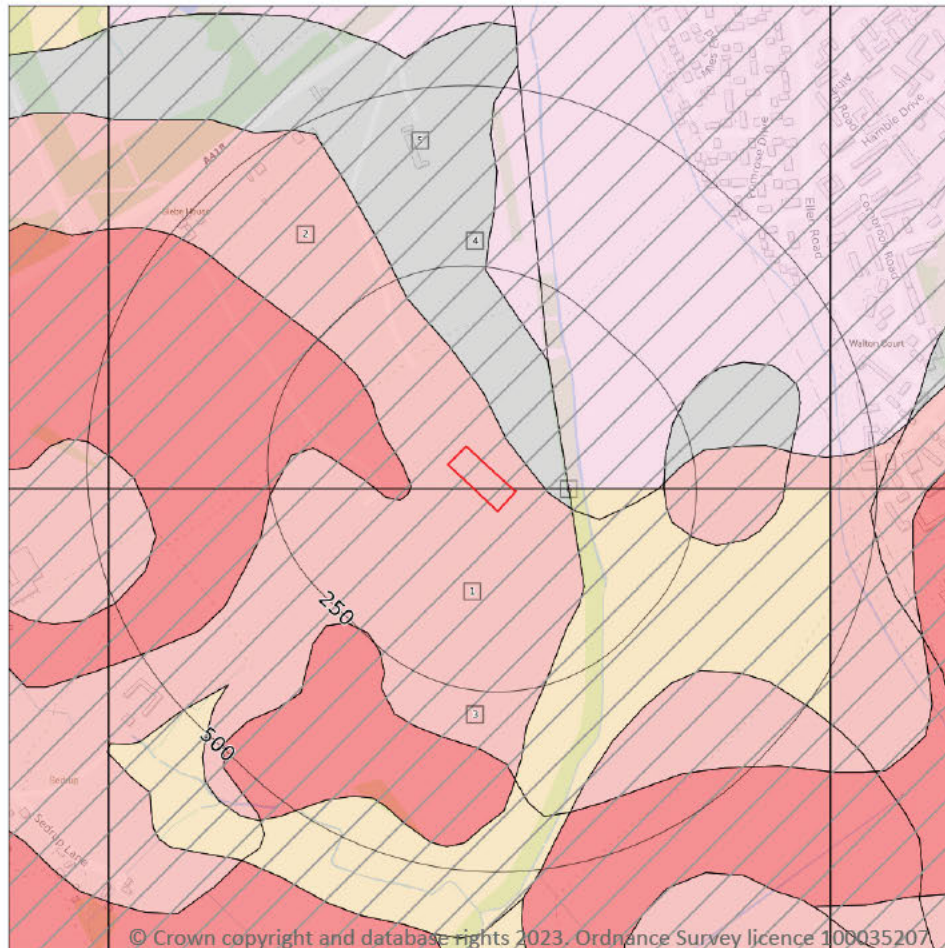


ID	Location	Designation	Description
3	59m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	246m SW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
5	417m 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
6	470m 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
7	470m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

4

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 34](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
5	33m E	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
6	40m E	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site

2

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
3	Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.	10.0%



ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
4	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	10.0%

This data is sourced from the British Geological Survey and the Environment Agency.

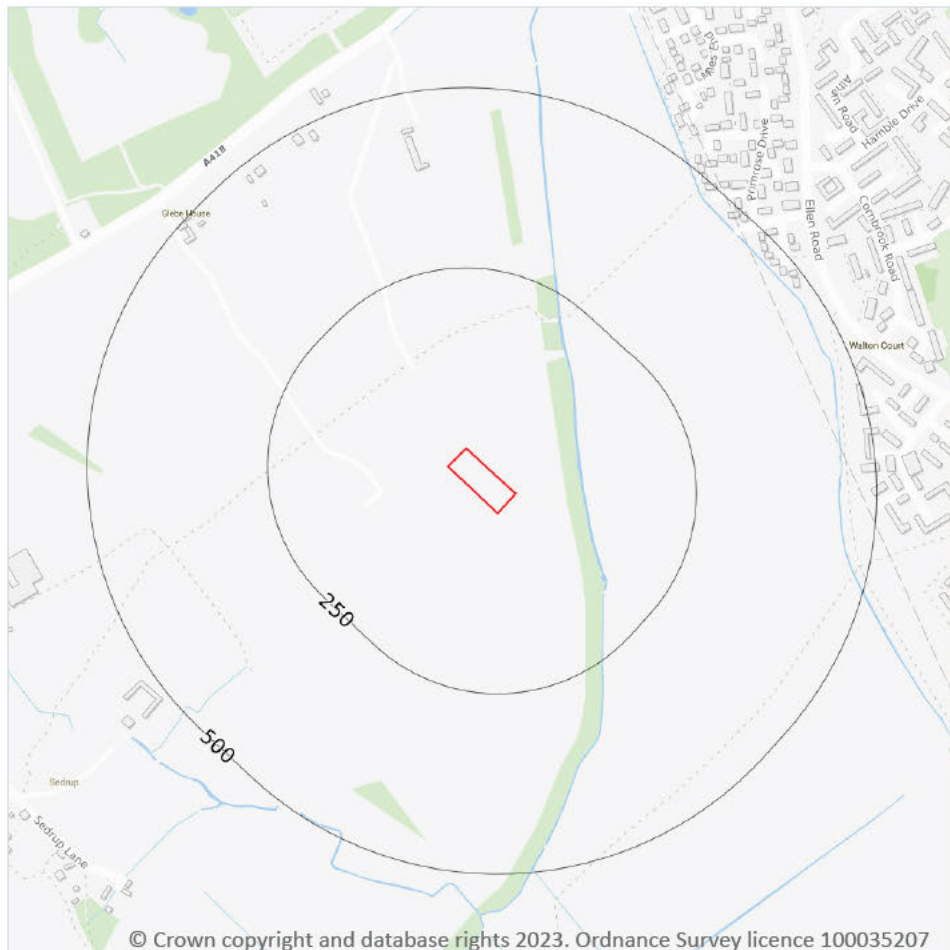
5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)**
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

1

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 37](#) >

ID	Location	Details	
-	1482m W	Status: Historical Licence No: 28/39/19/0108 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LOWER HARTWELL, BUCKS (CATCHPIT & SPRING - A) Data Type: Point Name: TRUSTEES OF ERNEST COOK TRUST Easting: 479100 Northing: 212600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 02/07/1984 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	0
---------------------	---

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m

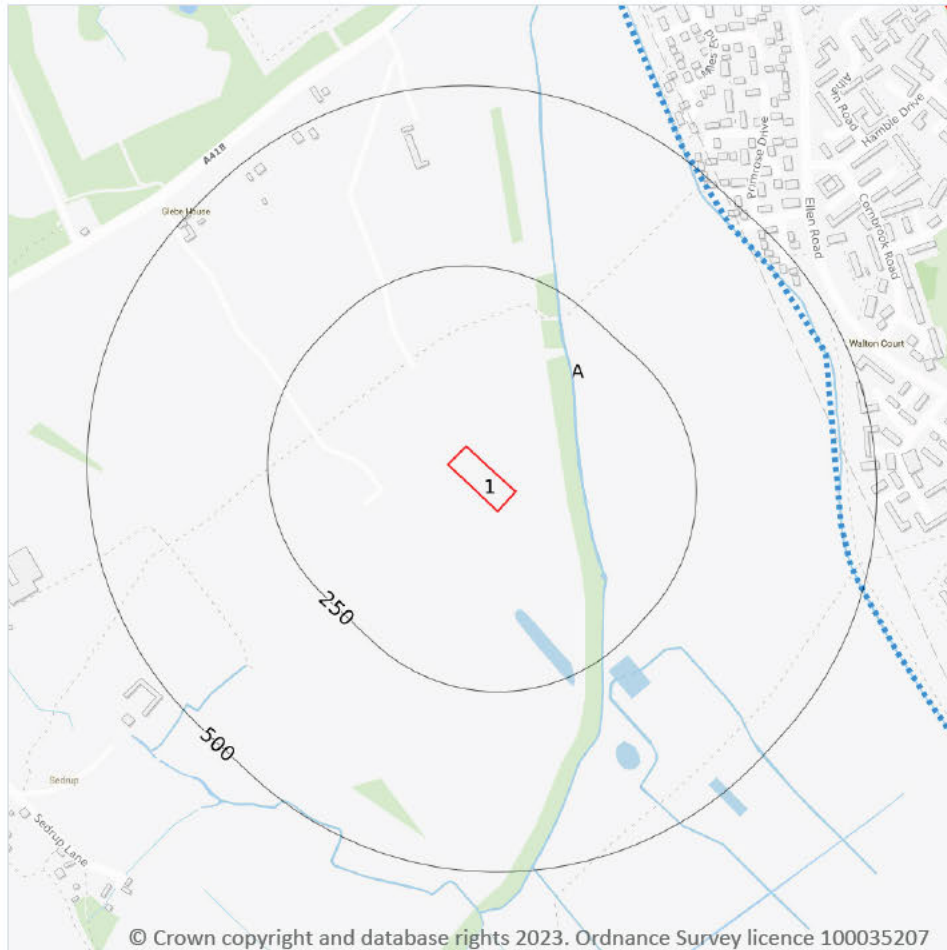
0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

1

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 40](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	93m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

2

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 40](#) >

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 40](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Stoke Brook Aylesbury	GB106039030320	Thame	Thames and Chilterns South

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 40](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
4	445m E	River	Stoke Brook Aylesbury	GB106039030320 ↗	Moderate	Fail	Moderate	2019



This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site

0

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

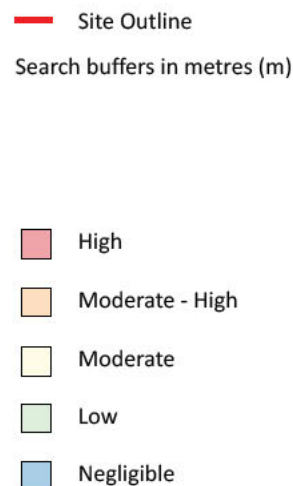
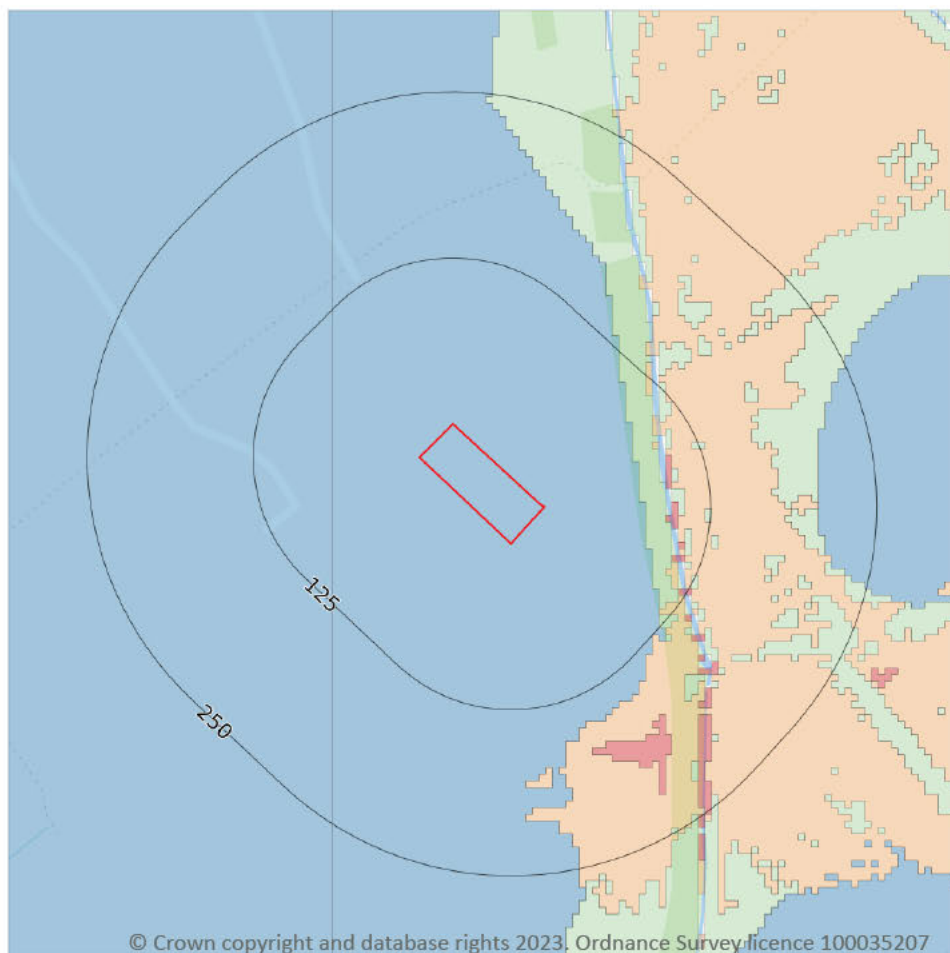
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

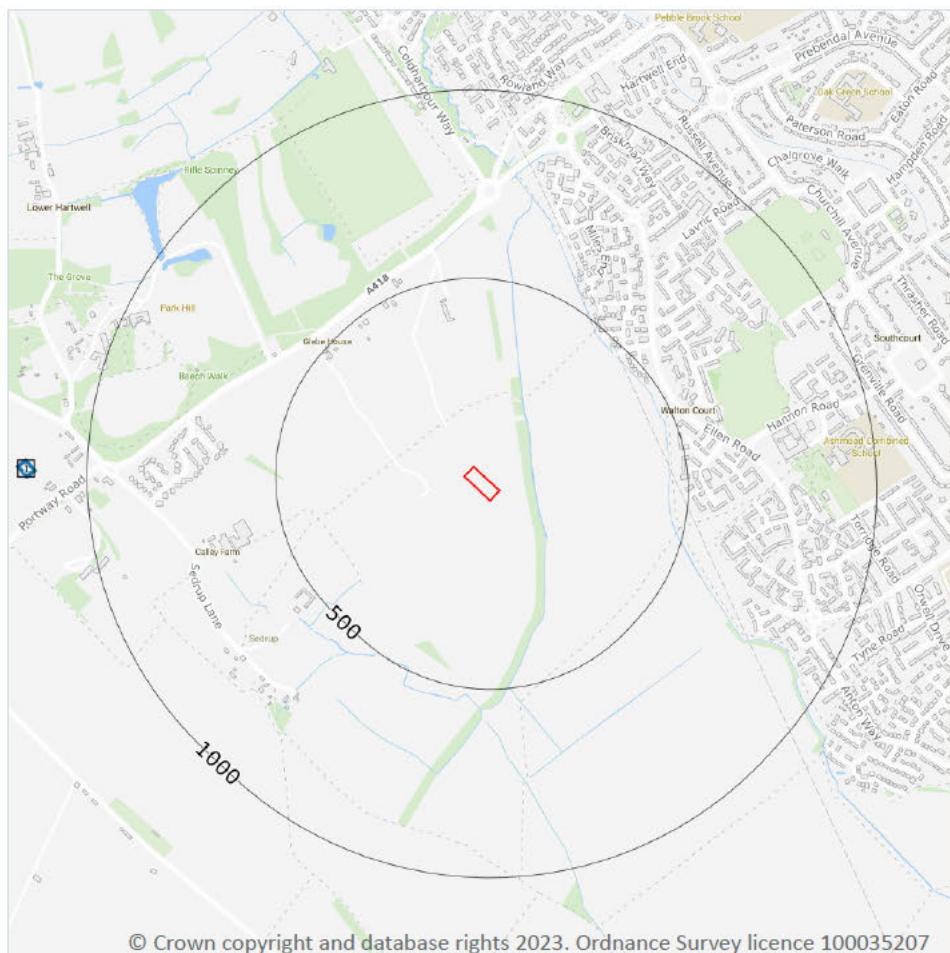
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 47](#) >

This data is sourced from Ambient Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on [page 48](#) >

ID	Location	Name	Data source
1	1140m W	Bugle Quarry	Natural England



This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.6 Local Nature Reserves (LNR)

Records within 2000m

0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**1**

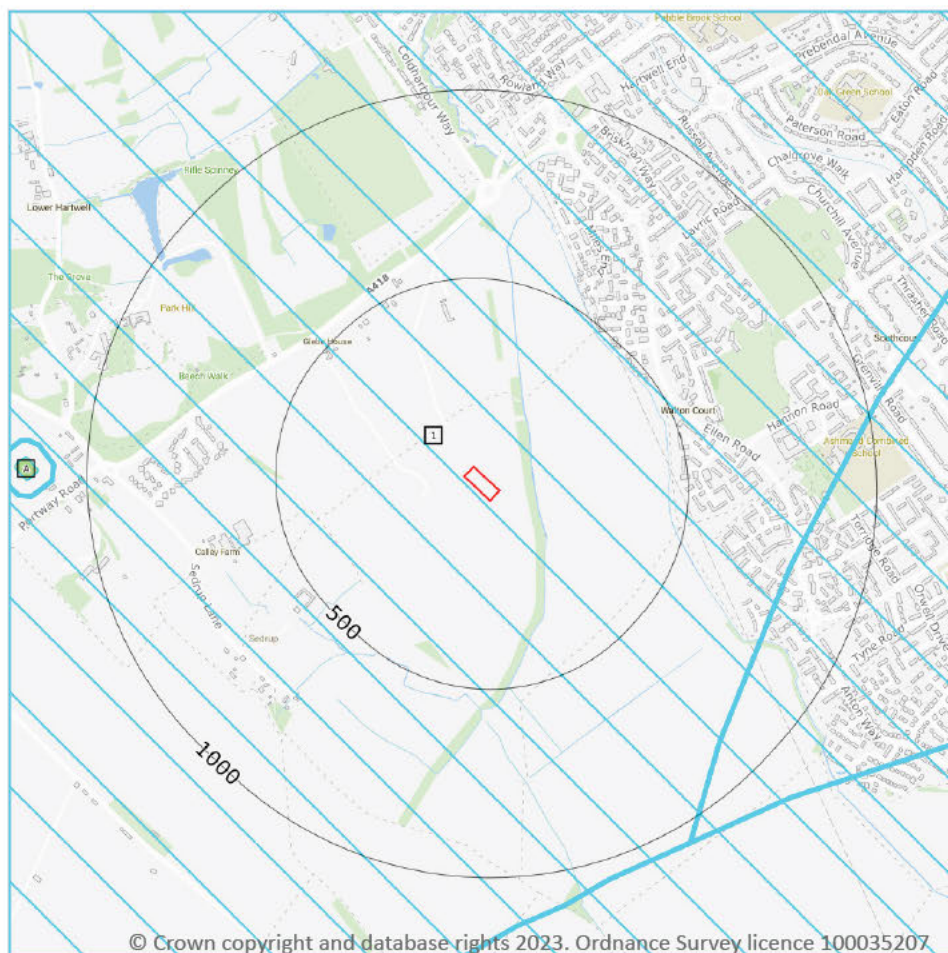
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Thame (Scotsgrove Brook to Thames) NVZ	Surface Water	479	Existing

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 53](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes > 50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

1

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on [page 53](#) >

ID: A
Location: 1140m W
SSSI name: Bugle Quarry
Unit name: Quarry
Broad habitat: Earth Heritage
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
ED - Jurassic - Cretaceous Reptilia	Favourable	05/12/2012
ED - Portlandian - Berriasian	Favourable	05/12/2012

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

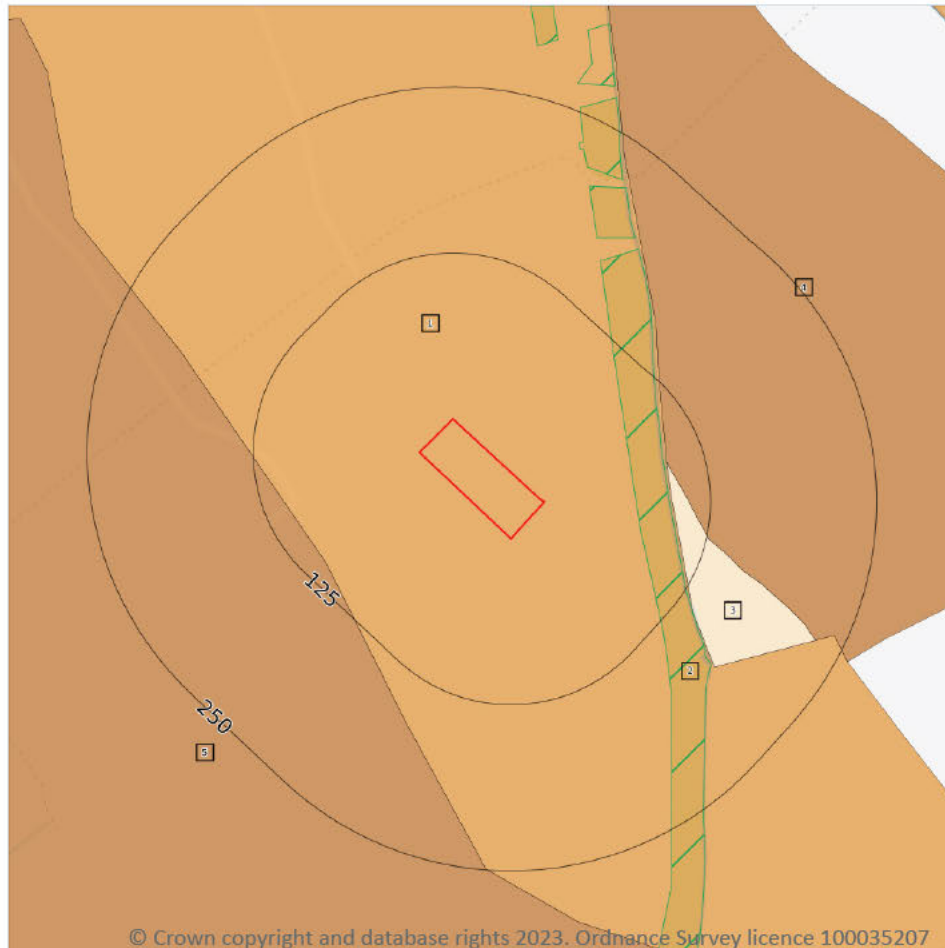
Records within 250m

0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

4

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 57](#) >

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.



ID	Location	Classification	Description
3	95m E	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
4	97m E	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
5	105m W	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

1

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

Features are displayed on the Agricultural designations map on [page 57](#) >

ID	Location	Description	Reference	Application date
2	68m E	Selective Fell/Thin (Unconditional)	019/293/17-18	18/09/2017

This data is sourced from the Forestry Commission.



12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)**
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

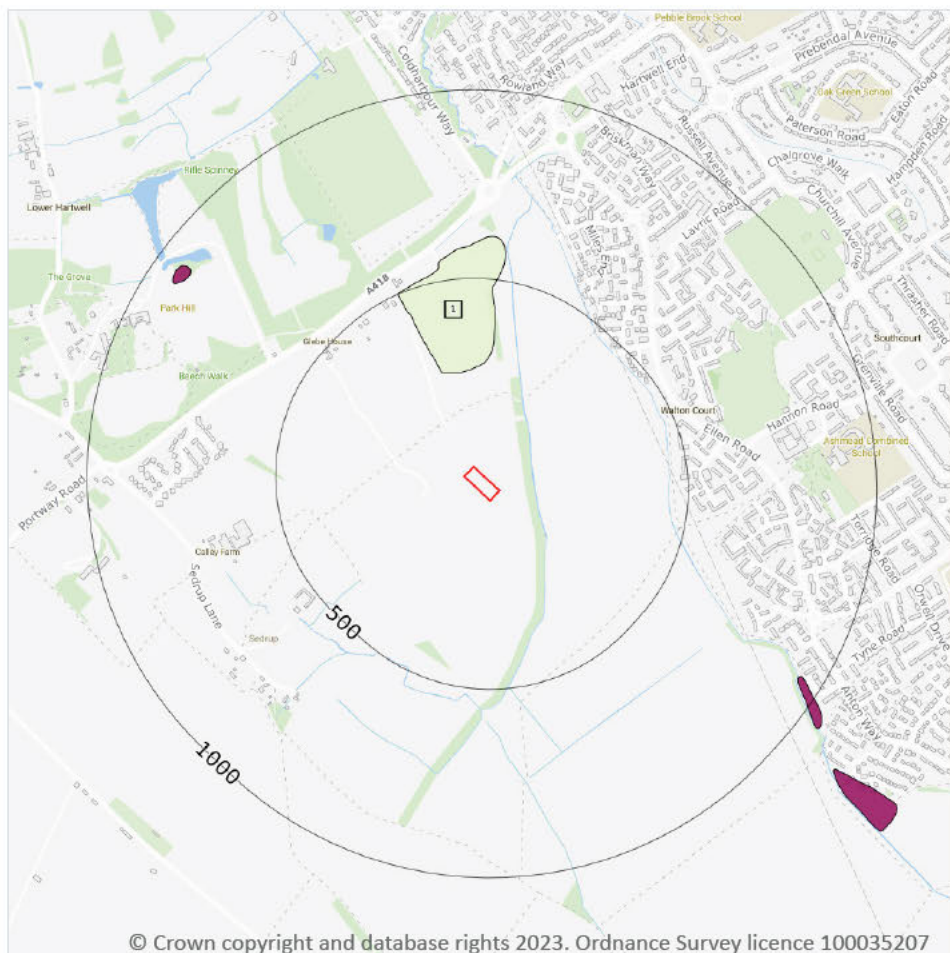
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 61](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SP81SW
2	470m W	Full	Full	Full	No coverage	SP71SE

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

1

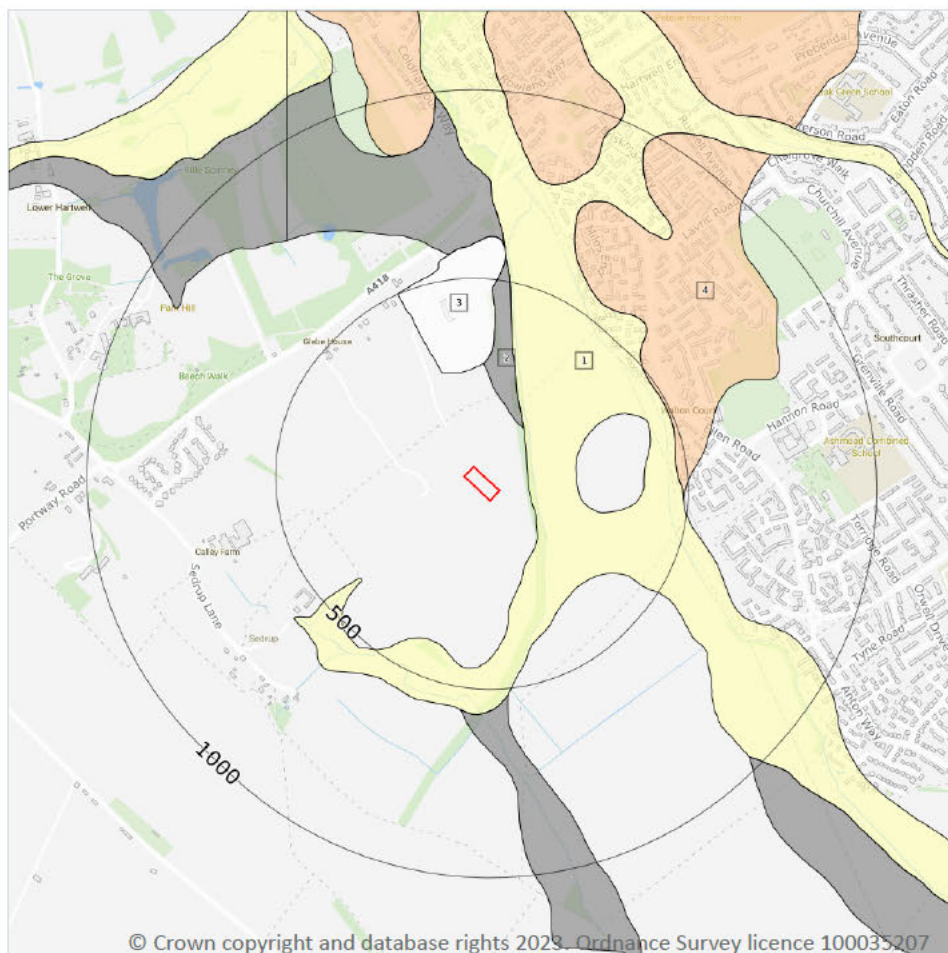
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 62](#) >

ID	Location	LEX Code	Description	Rock description
1	253m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

4

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 63](#) >

ID	Location	LEX Code	Description	Rock description
1	77m E	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	164m NE	HEAD-CV	Head - Clay, Gravelly (unlithified Deposits Coding Scheme)	Clay, Gravelly
3	253m N	SUPNM-UNKNOWN	Superficial Theme Not Mapped [for Digital Map Use Only] - Unknown/unclassified Entry	Unknown/unclassified Entry



ID	Location	LEX Code	Description	Rock description
4	472m E	RTD1-XCSV	River Terrace Deposits, 1 - Clay, Sand And Gravel	Clay, Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

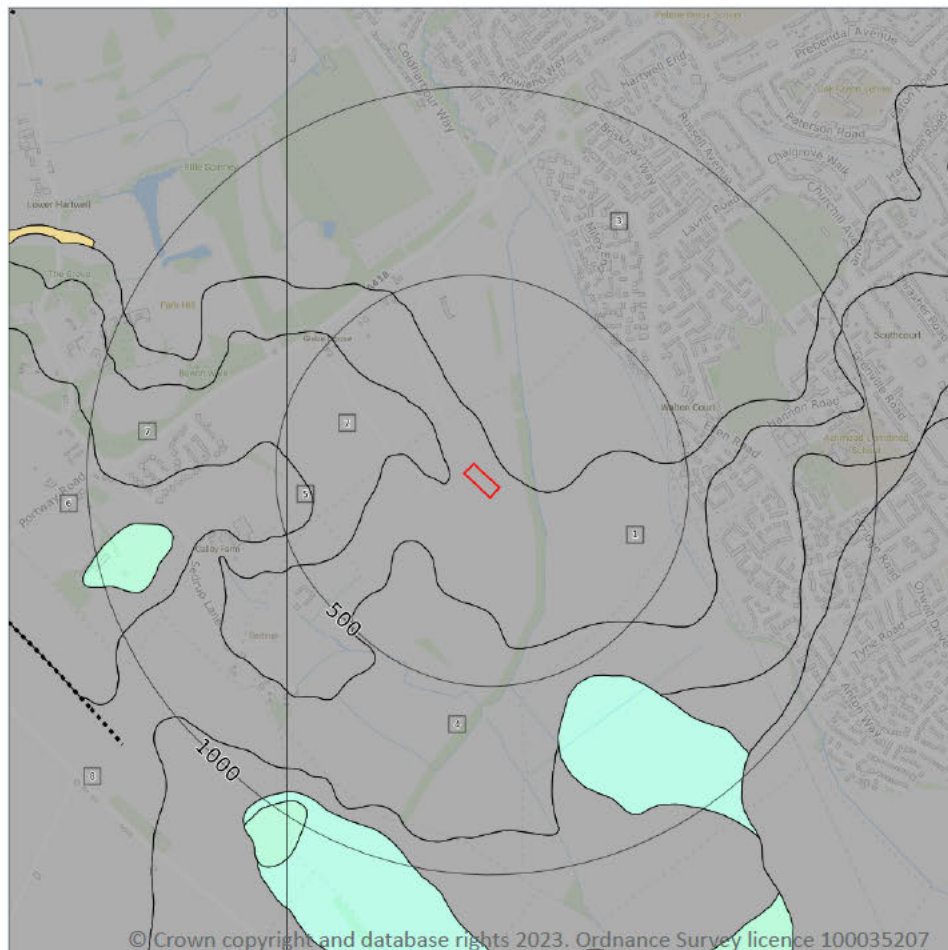
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

8

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 65](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	POSA-MDLM	Portland Sand Formation - Mudstone And Limestone, Interbedded	Tithonian Age
2	40m W	POST-LMSA	Portland Stone Formation - Interbedded Limestone And [subequal/subordinate] Sandstone	Tithonian Age



ID	Location	LEX Code	Description	Rock age
3	44m E	KC-MDLM	Kimmeridge Clay Formation - Mudstone And Limestone, Interbedded	Kimmeridgian Age
4	215m SW	POST-LMSA	Portland Stone Formation - Interbedded Limestone And [subequal/subordinate] Sandstone	Tithonian Age
5	408m W	PB-LSMD	Purbeck Group - Interbedded Limestone And Mudstone	Berriasian Age - Tithonian Age
6	470m W	PB-LSMD	Purbeck Group - Interbedded Limestone And Mudstone	Berriasian Age - Tithonian Age
7	472m W	POST-LMSA	Portland Stone Formation - Interbedded Limestone And [subequal/subordinate] Sandstone	Tithonian Age
8	497m W	POST-LMSA	Portland Stone Formation - Interbedded Limestone And [subequal/subordinate] Sandstone	Tithonian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

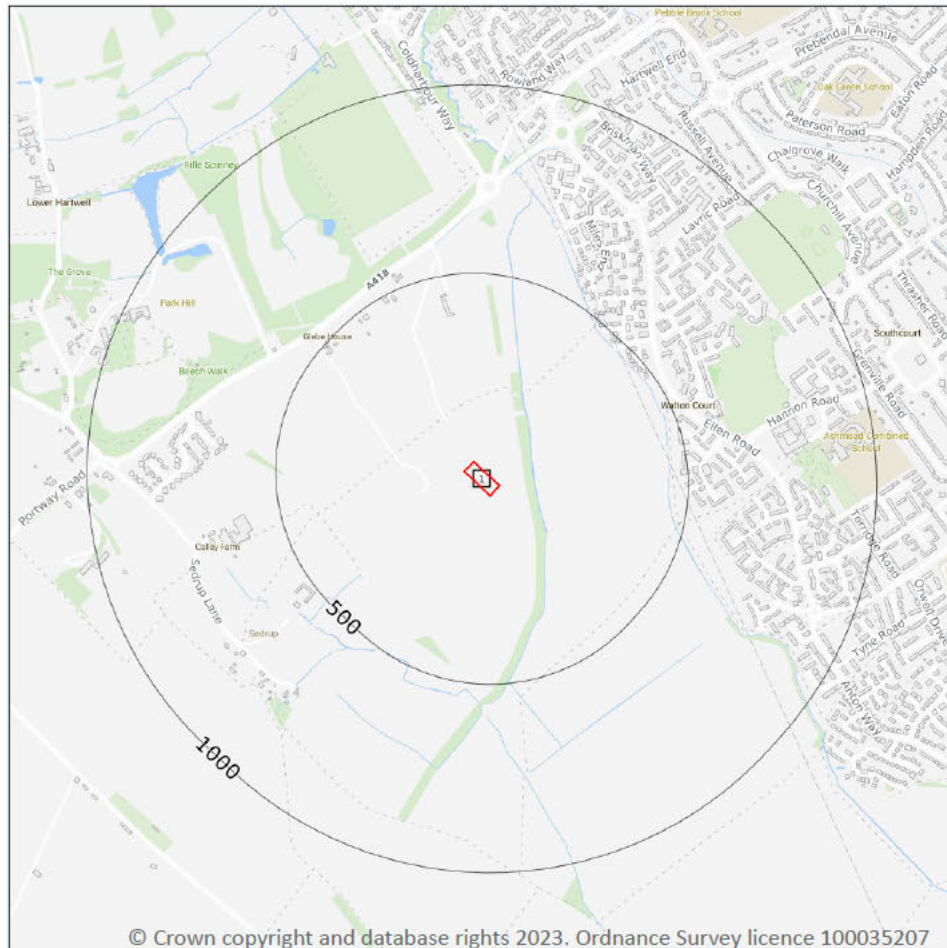
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

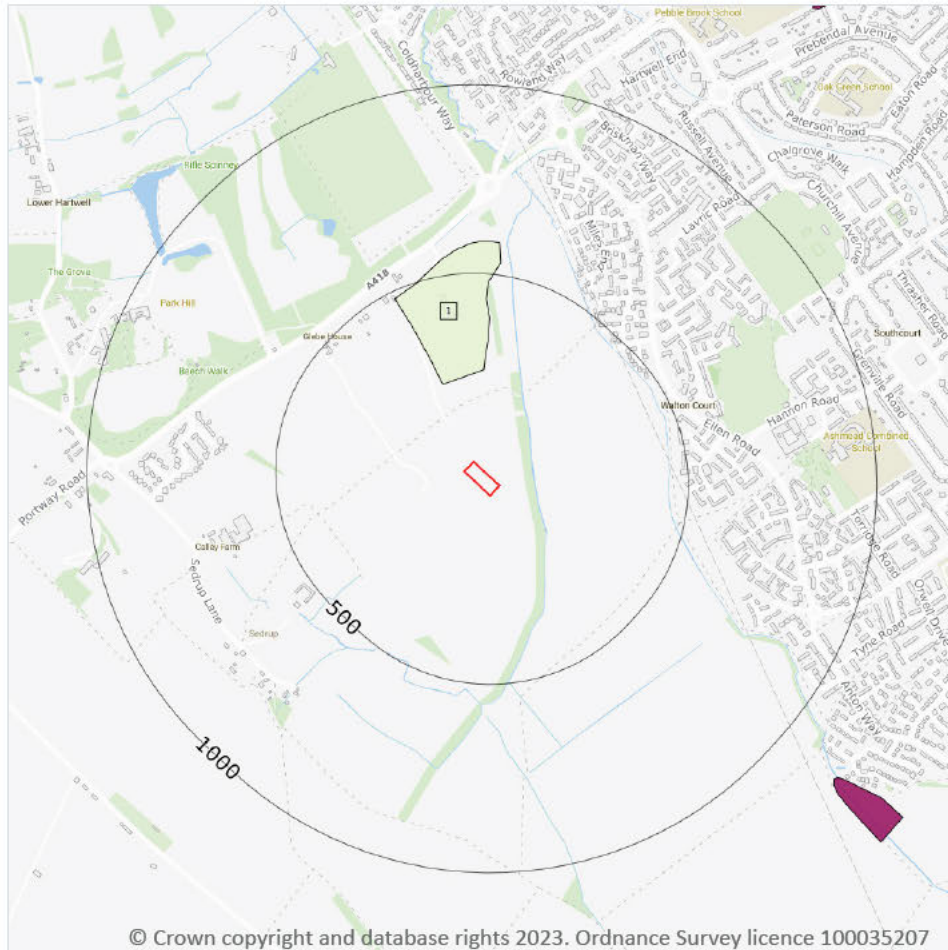
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 67](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW237_thame_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



Site Outline
Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

1

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 68](#) >

ID	Location	LEX Code	Description	Rock description
1	221m N	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

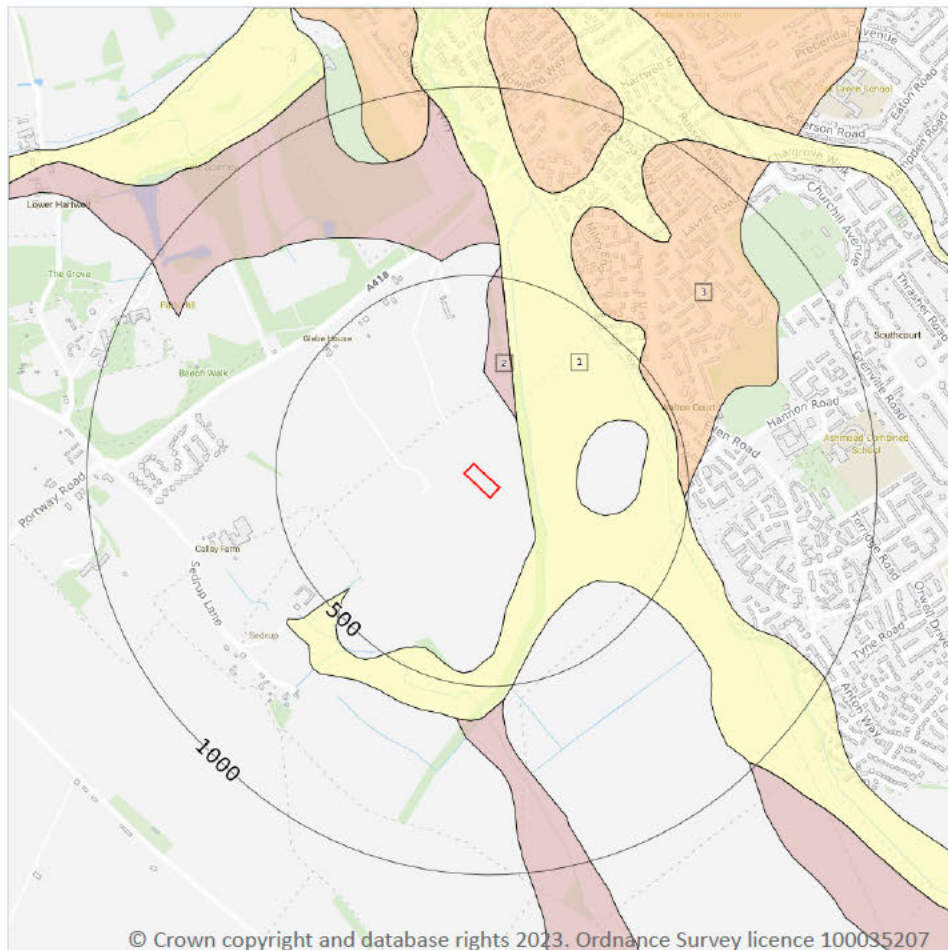
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

3

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 70](#) >

ID	Location	LEX Code	Description	Rock description
1	73m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	164m NE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
3	475m E	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL



This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

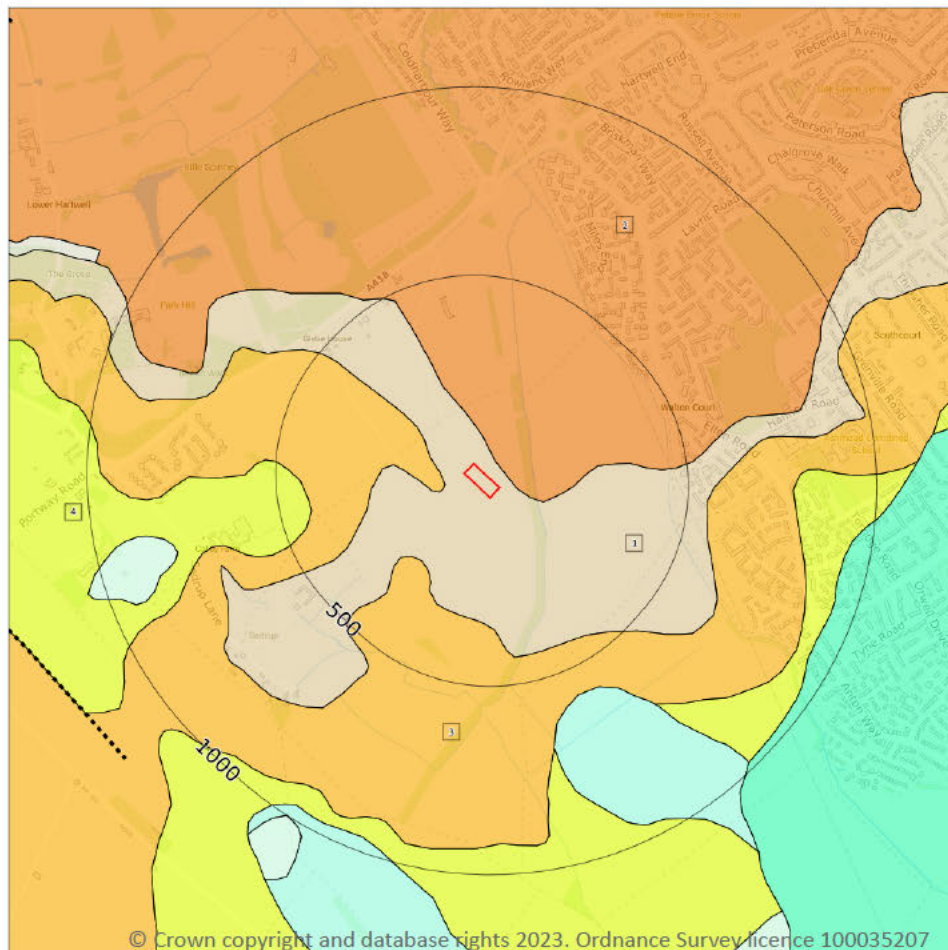
Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

4

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 72](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	POSA-LMCS	PORTLAND SAND FORMATION - LIMESTONE AND CALCAREOUS SANDSTONE	TITHONIAN
2	34m E	KC-MDST	KIMMERIDGE CLAY FORMATION - MUDSTONE	KIMMERIDGIAN
3	59m W	POST-LMST	PORTLAND STONE FORMATION - LIMESTONE	TITHONIAN



ID	Location	LEX Code	Description	Rock age
4	417m W	PB-LMAR	PURBECK GROUP - LIMESTONE AND [SUBEQUAL/SUBORDINATE] ARGILLACEOUS ROCKS, INTERBEDDED	TITHONIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2
--------------------	---

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Very High	High
34m E	Fracture	Low	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0
---------------------	---

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

16 Boreholes

16.1 BGS Boreholes

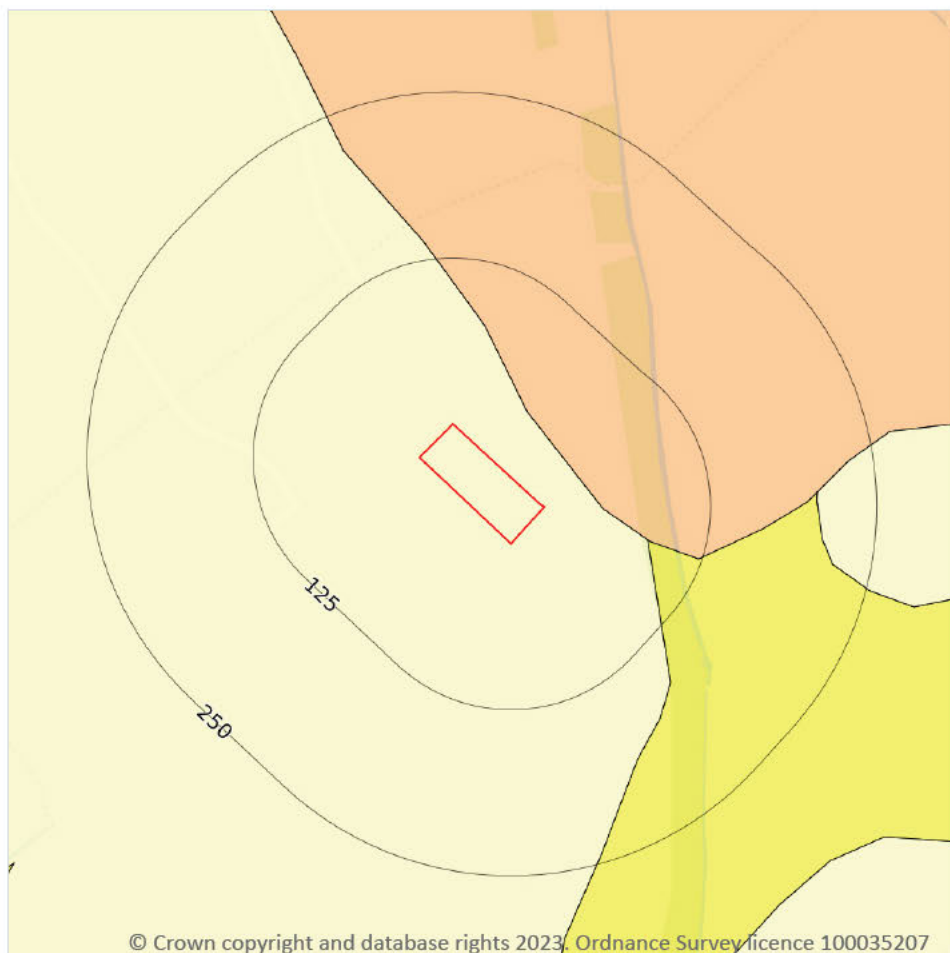
Records within 250m

0

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 75 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
34m E	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline**
- Search buffers in metres (m)**
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

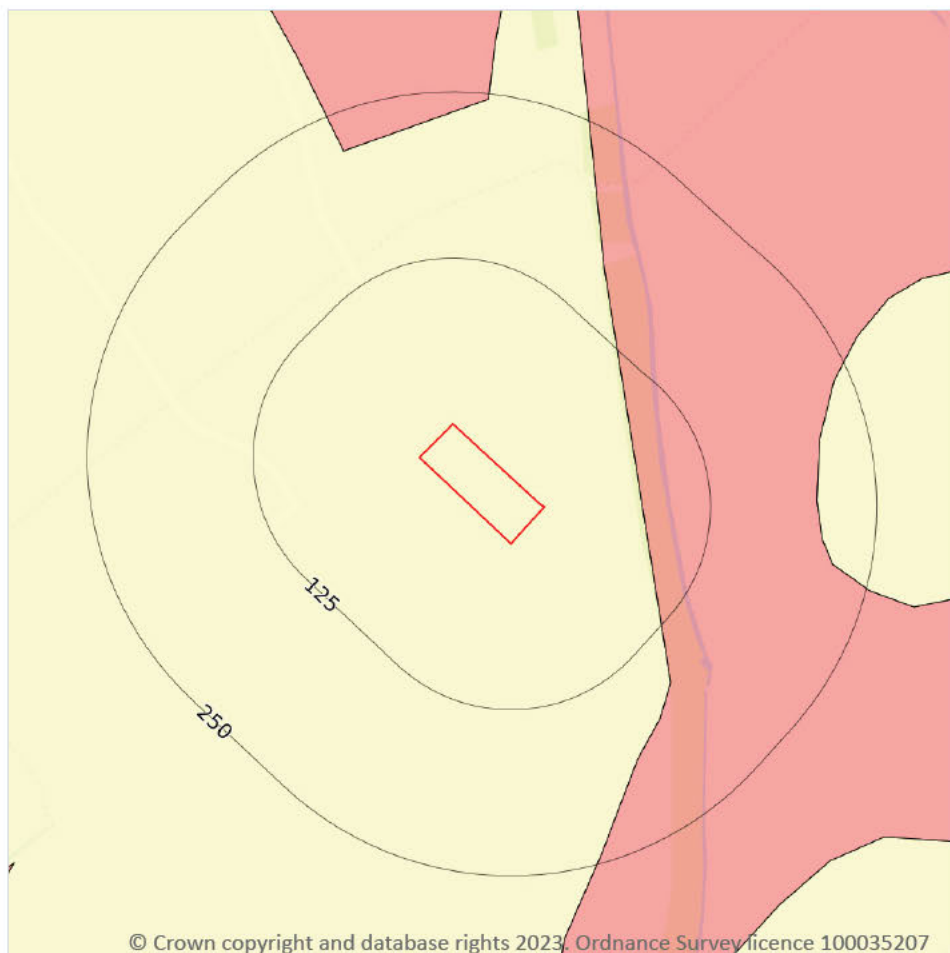
Features are displayed on the Natural ground subsidence - Running sands map on [page 76 >](#)

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline**
- Search buffers in metres (m)**
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 77 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline**
- Search buffers in metres (m)**
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 78](#) >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

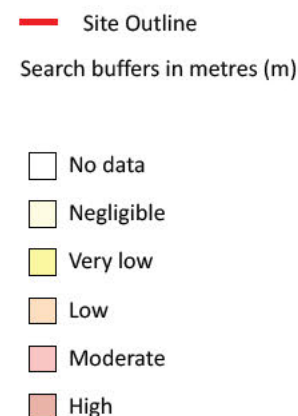
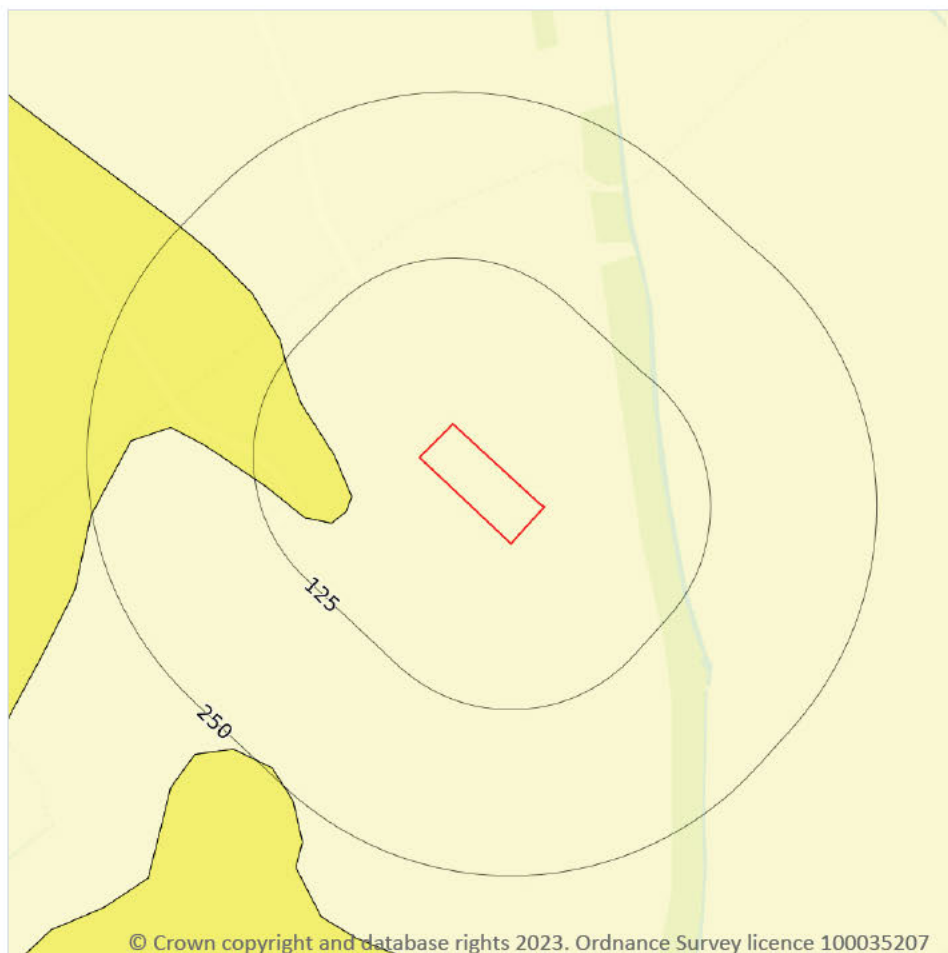
Features are displayed on the Natural ground subsidence - Landslides map on [page 79 >](#)

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 80](#) >

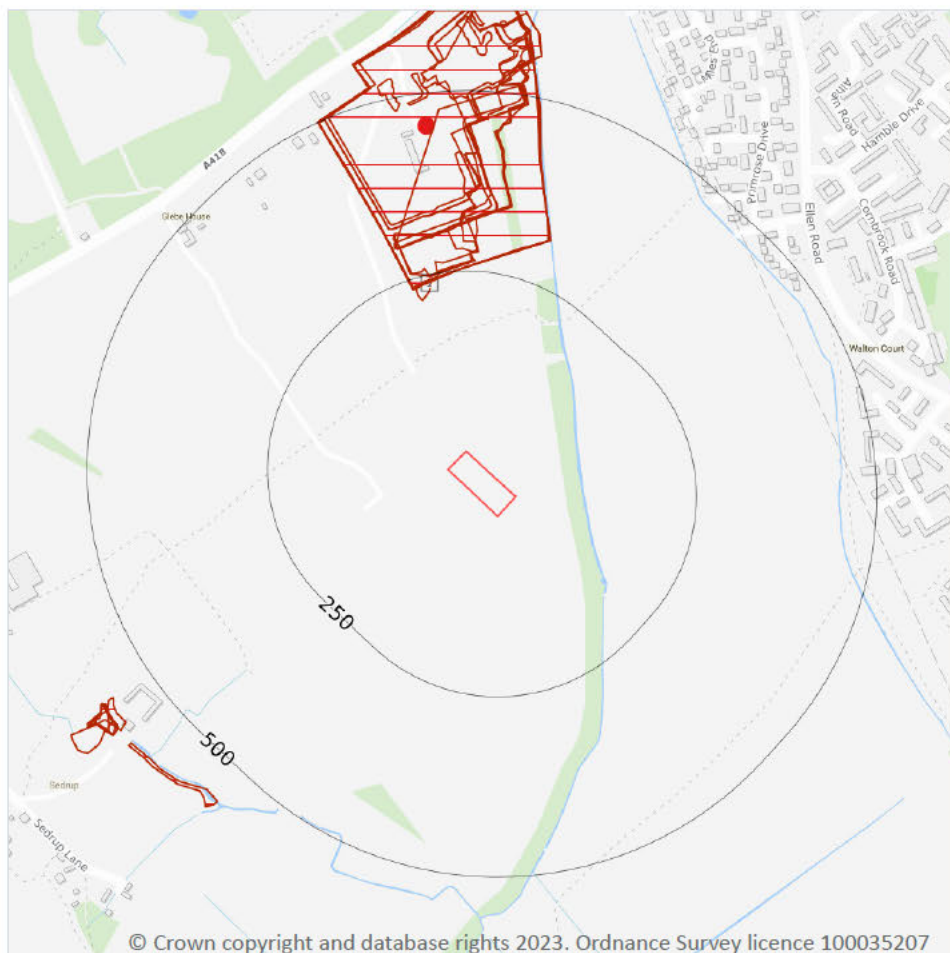
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

2

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 82](#) >



ID	Location	Details	Description
A	454m N	Name: Hartwell Brick Works Address: Hartwell, AYLESBURY, Buckinghamshire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	454m N	Name: Hartwell Brick Works Address: Hartwell, AYLESBURY, Buckinghamshire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

8

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 82](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	218m N	Unspecified Pit	1959	1:10560
A	236m N	Brick Works	1897	1:10560
A	236m N	Brick Works	1938	1:10560
A	237m N	Brick Works	1922	1:10560
A	237m N	Brick Works	1922	1:10560
A	237m N	Brick Works	1897	1:10560
A	247m N	Ponds	1922	1:10560
A	249m N	Ponds	1938	1:10560

This data is sourced from Ordnance Survey/Groundsure.



18.3 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.



18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.



18.12 Coal mining

Records on site	0
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Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0
-----------------	---

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

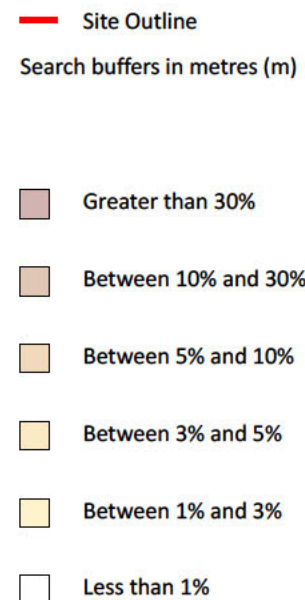
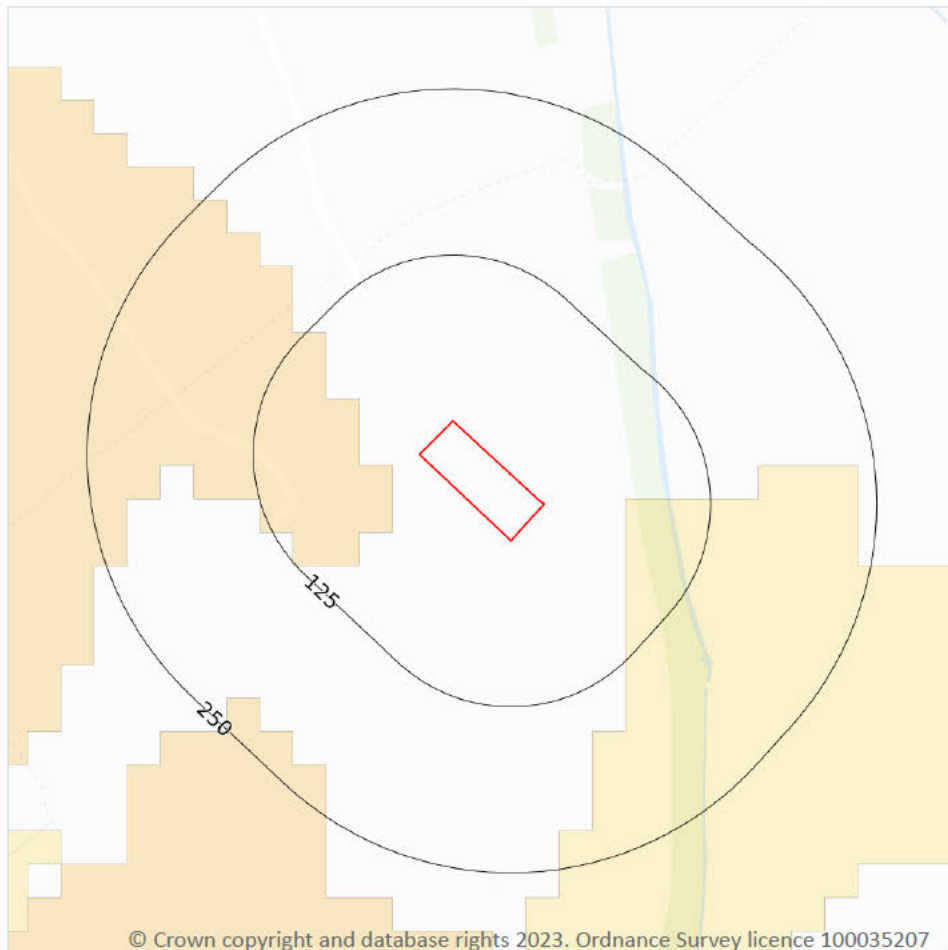
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 89](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

9

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
4m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
4m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
34m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
40m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
40m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

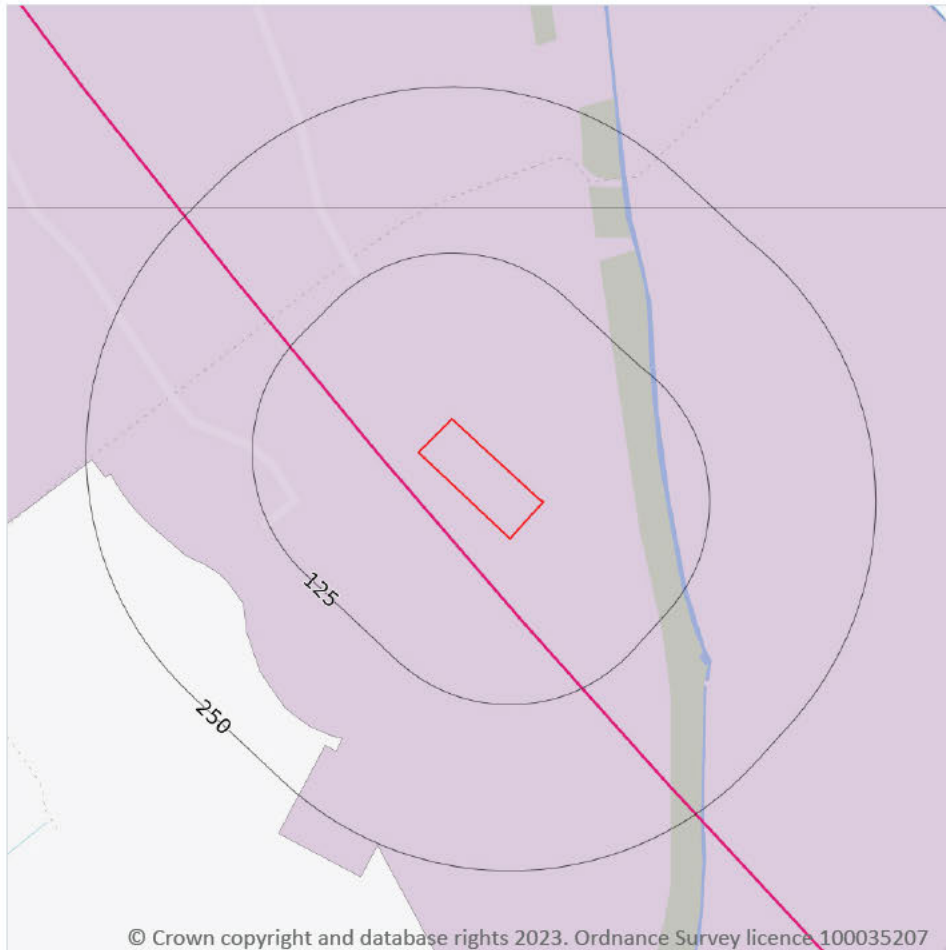
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

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22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.



22.8 Crossrail 1

Records within 500m**0**

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m**0**

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m**2**

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

Features are displayed on the Railway infrastructure and projects map on [page 93](#) >

Location	Track Type	Speed (mph)	Speed (km/h)	Status
24m W	Surface Running Track	249mph	400kph	Current preferred consultation route
30m W	Surface Running Track	249mph	400kph	Current preferred consultation route

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

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Client Ref: JFR3530_-_PO23-0735
Report Ref: GS-8NN-X38-E8T-YPW
Grid Ref: 480517, 212013

Map Name: County Series

Map date: 1884-1885

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1878
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Edition 1885
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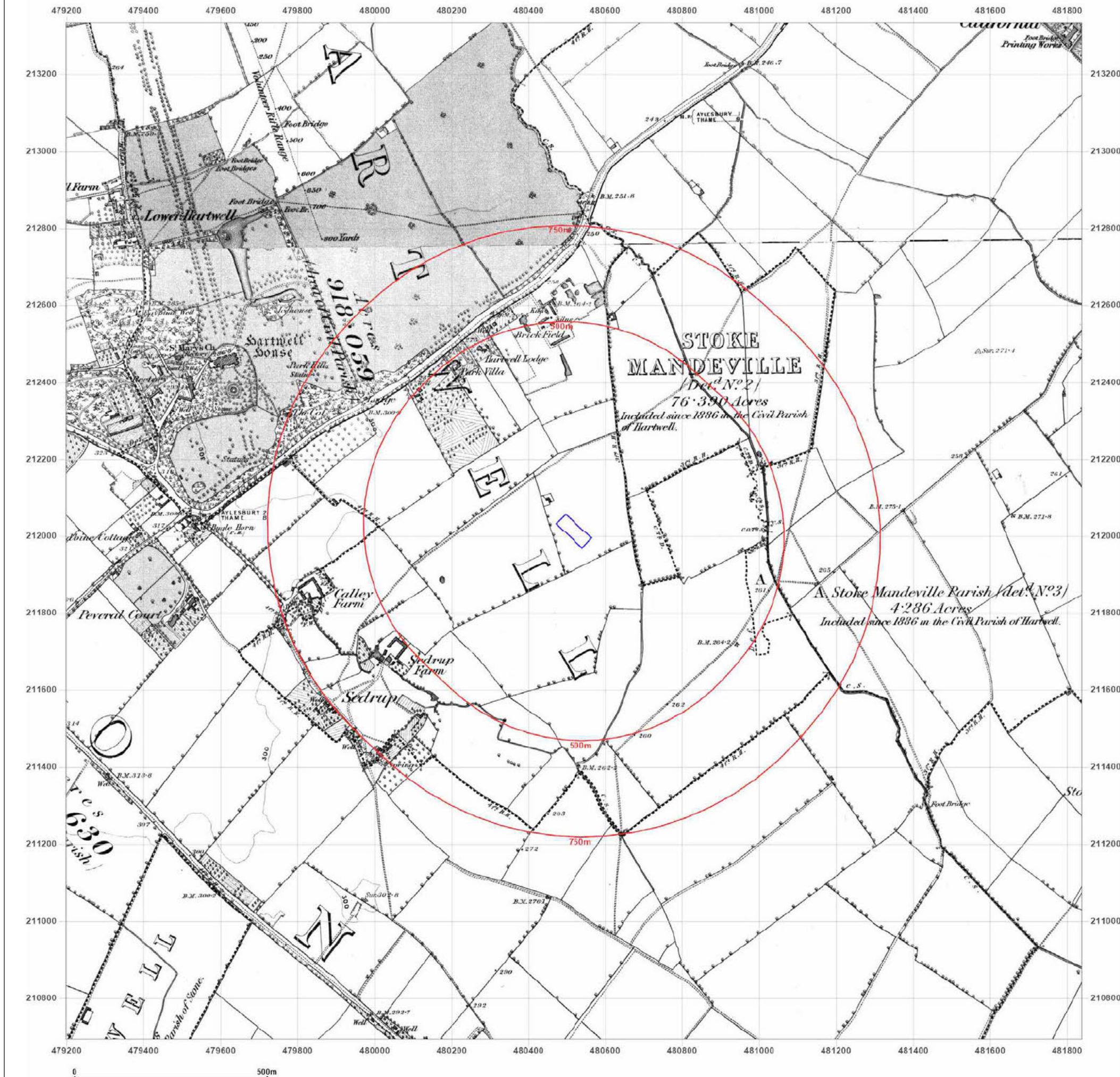


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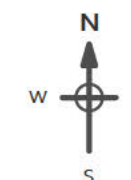
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Grid Ref: 480517, 212013

Map Name: County Series

Map date: 1897-1898

Scale: 1:10,560

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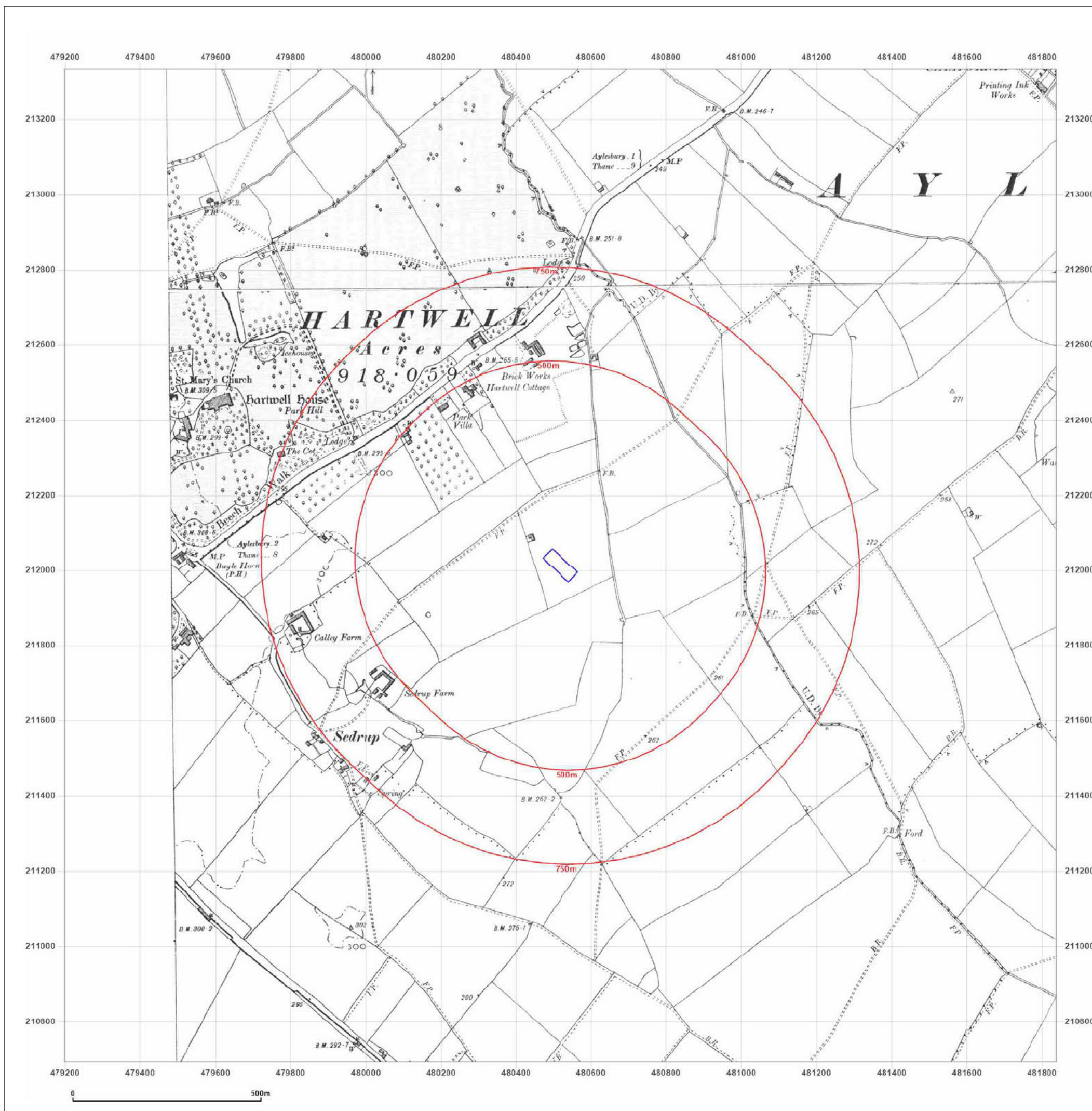


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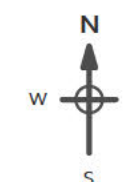
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Grid Ref: 480517, 212013

Map Name: County Series

Map date: 1922-1923

Scale: 1:10,560

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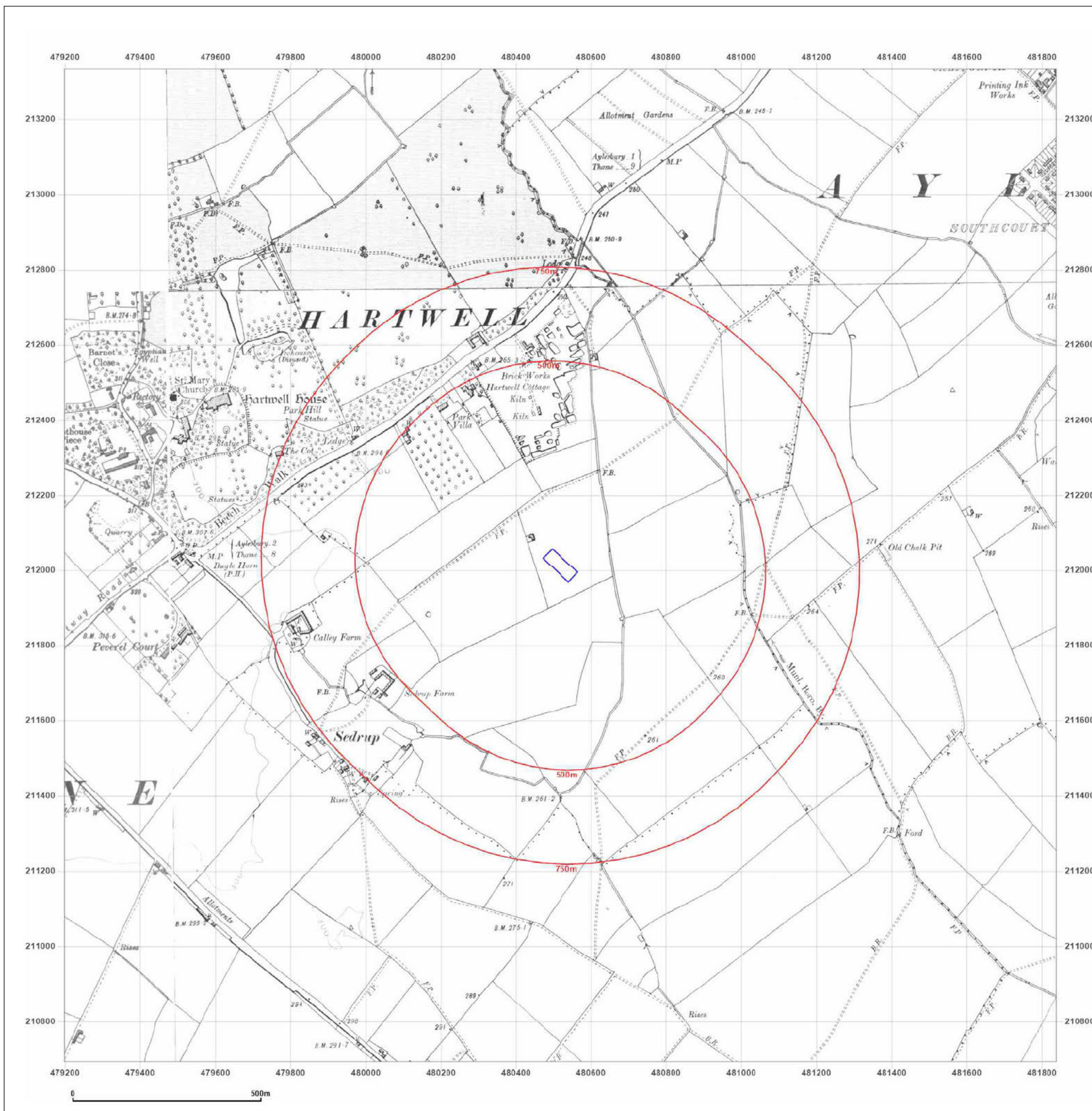


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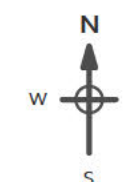
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Scale: 1:10,560

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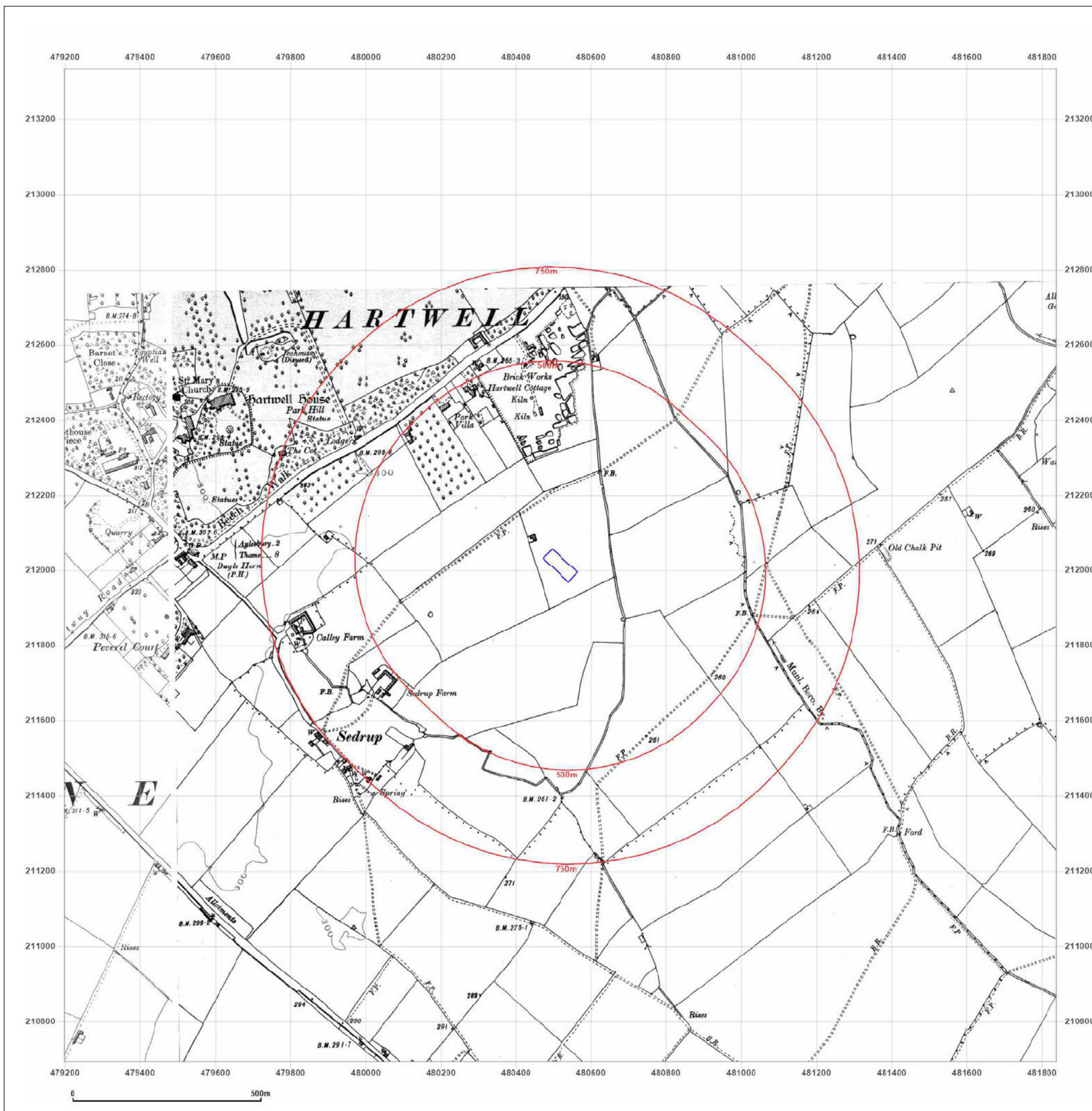


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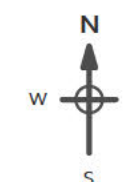
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Map Name: County Series

Map date: 1938

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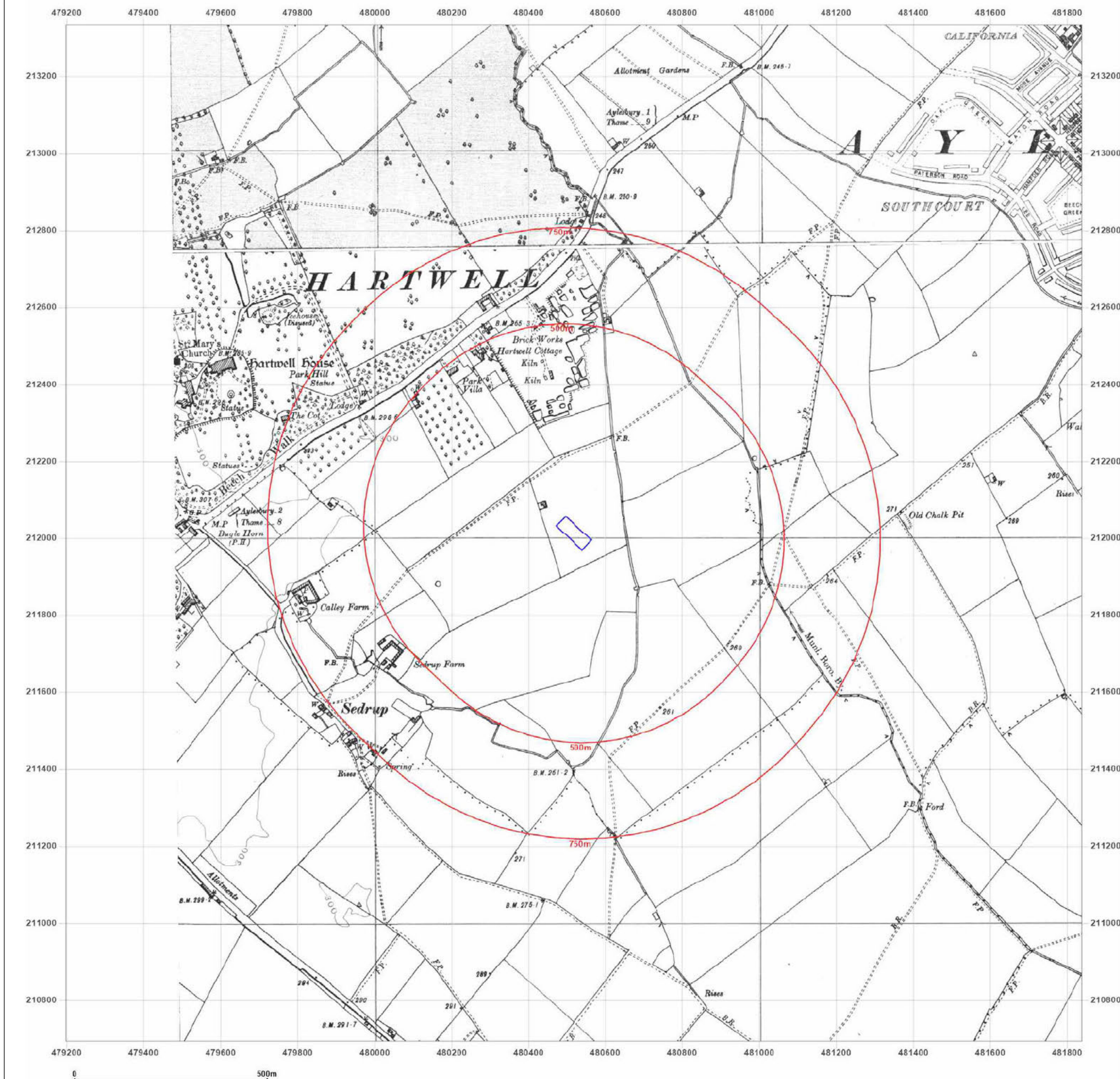


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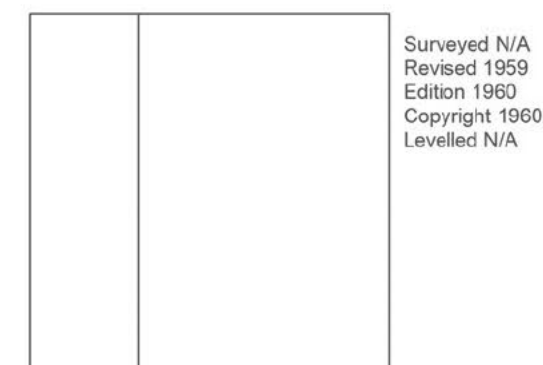
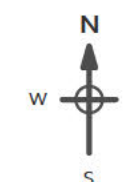
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Map date: 1960

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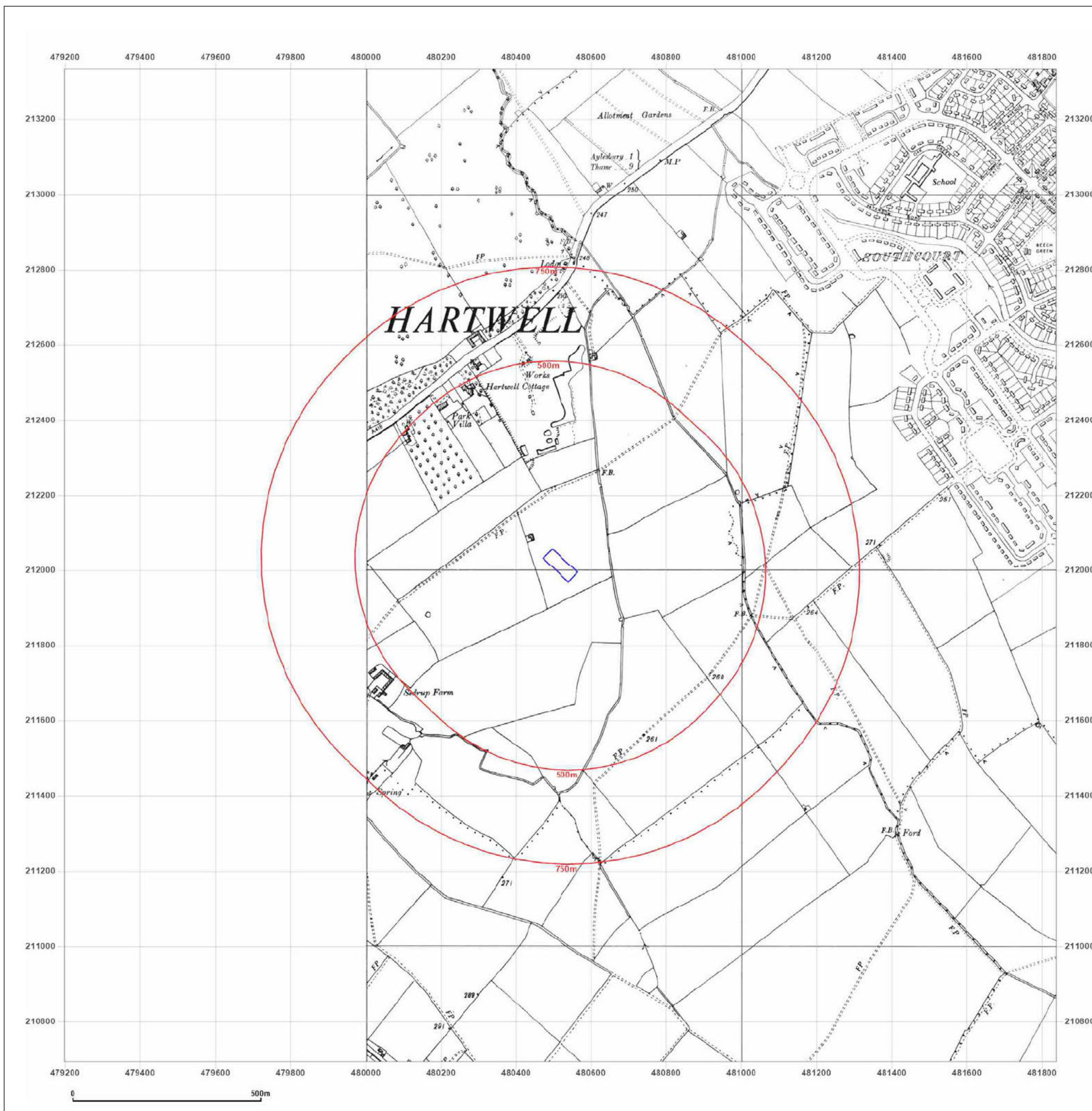


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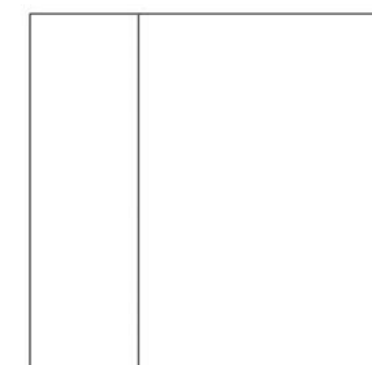
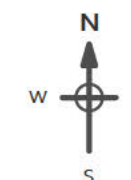
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Map Name: Provisional

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Printed at: 1:10,560



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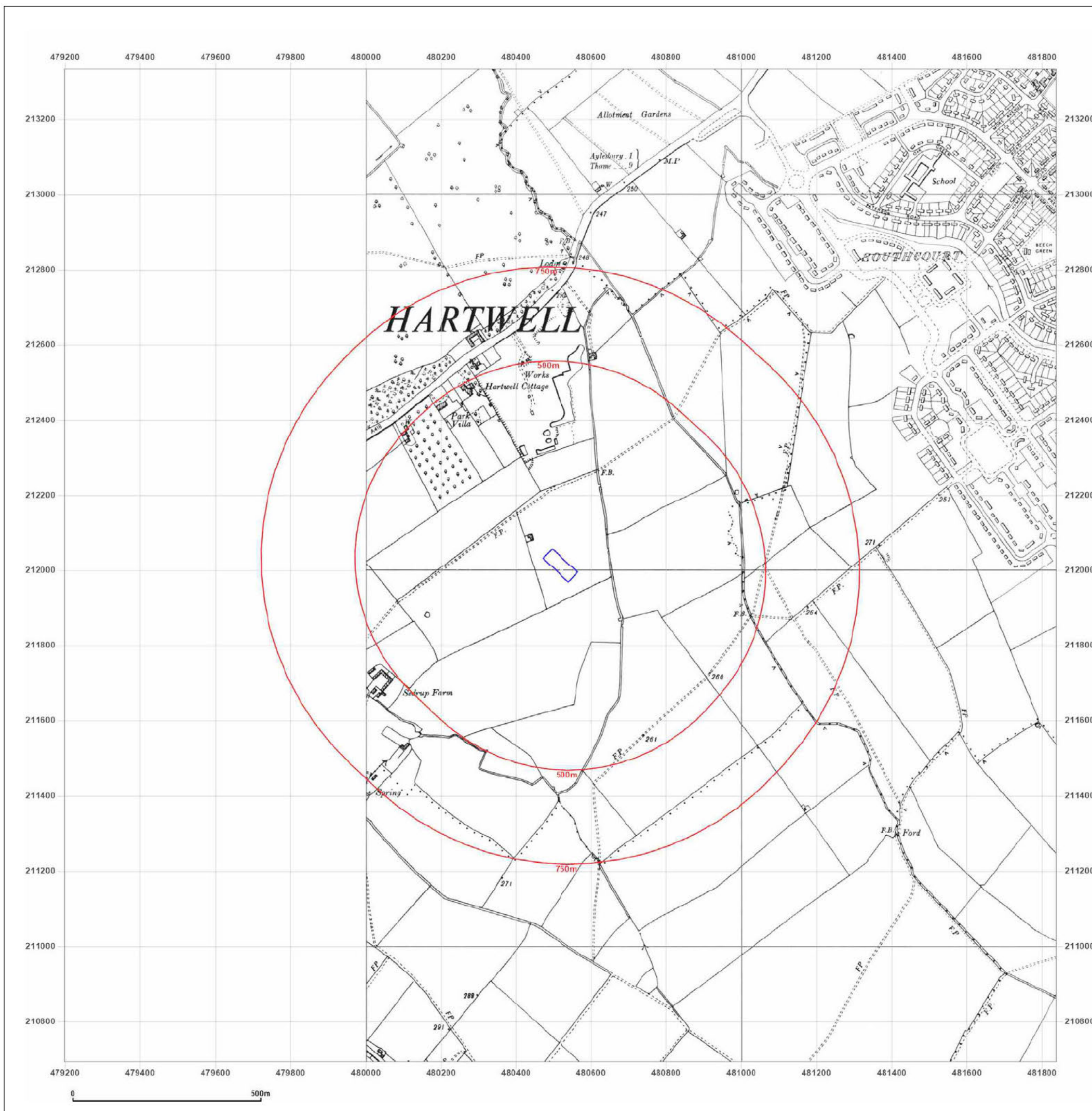


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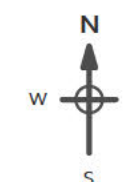
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Grid Ref: 480517, 212013

Map Name: National Grid

Map date: 1982

Scale: 1:10,000

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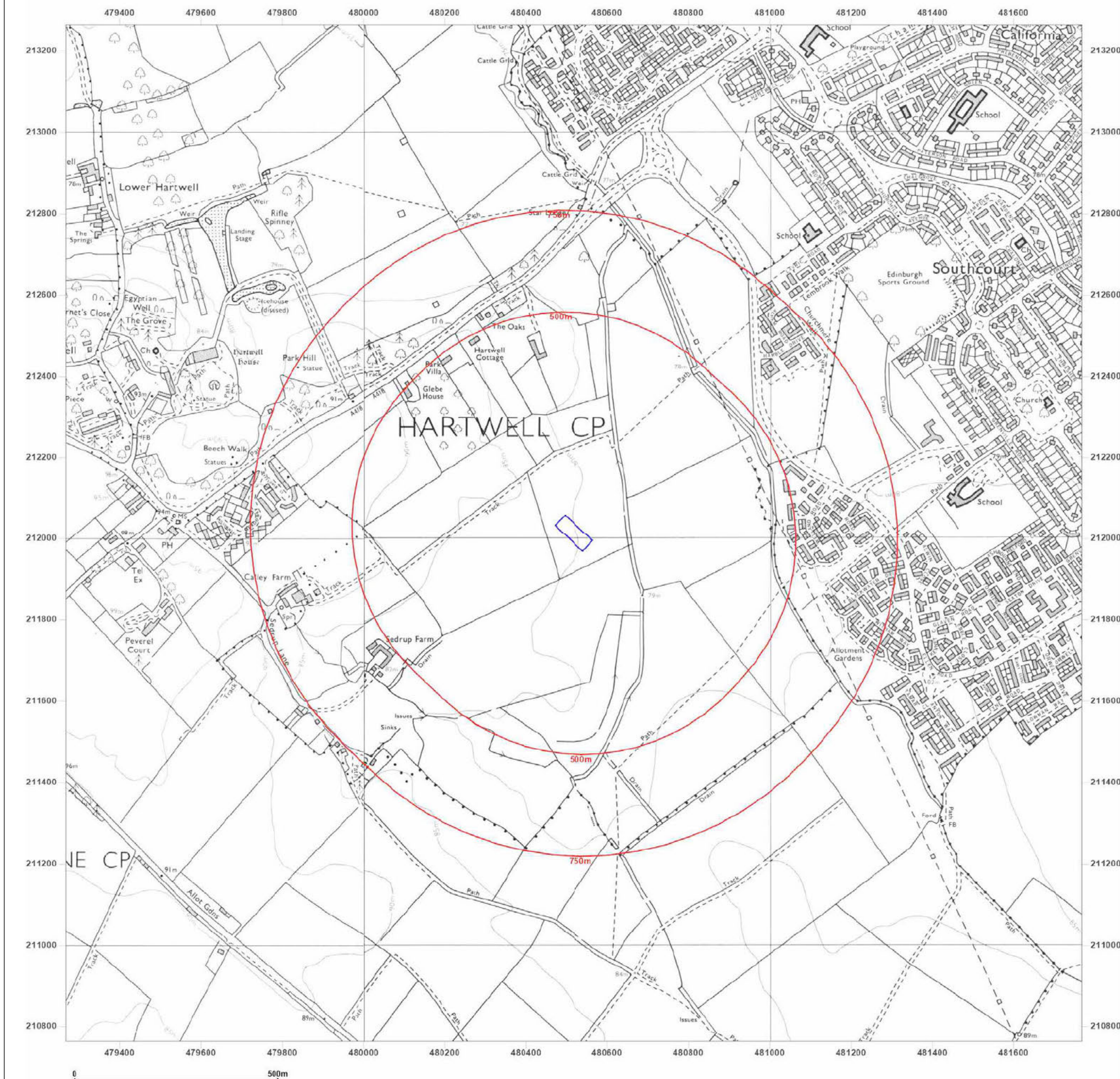


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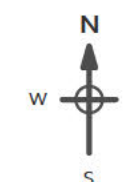
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Map Name: National Grid

Map date: 1990

Scale: 1:10,000

Printed at: 1:10,000



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Edition N/A
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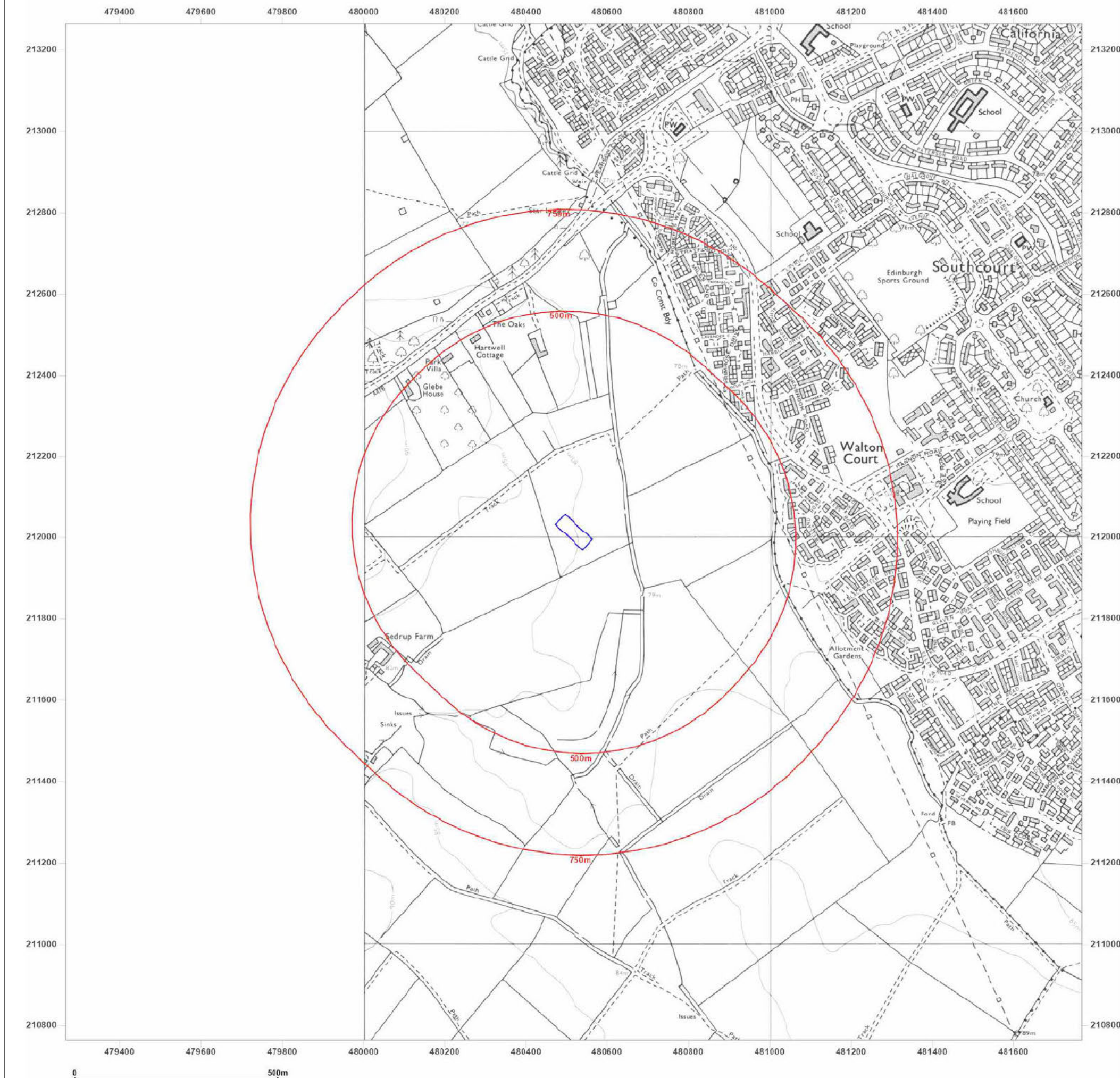


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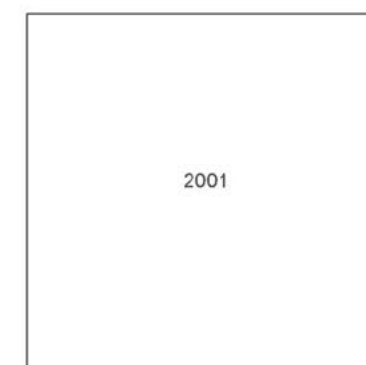
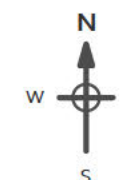
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Map Name: National Grid

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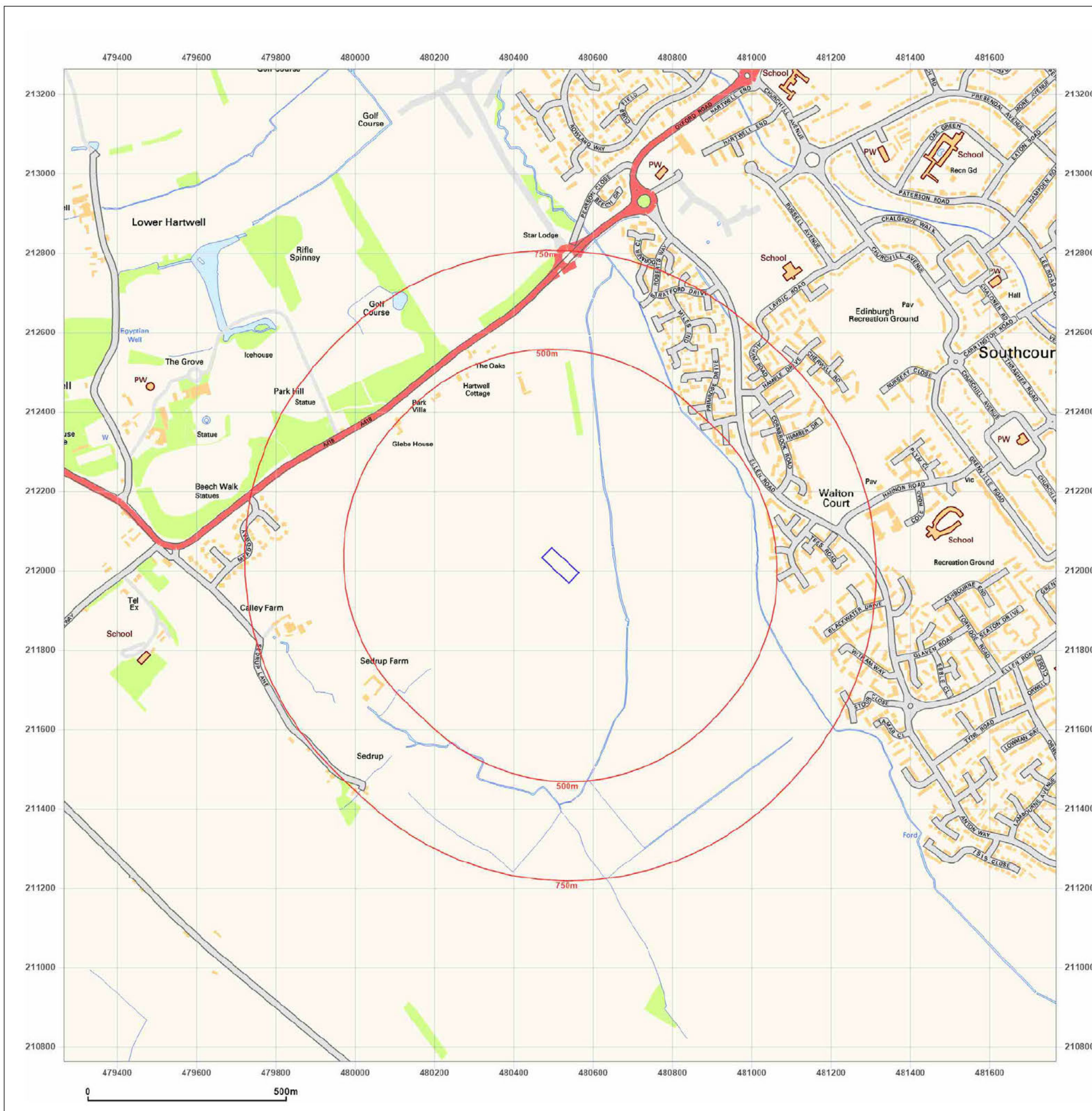


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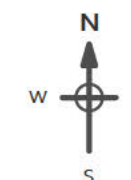
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Map Name: National Grid

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2010

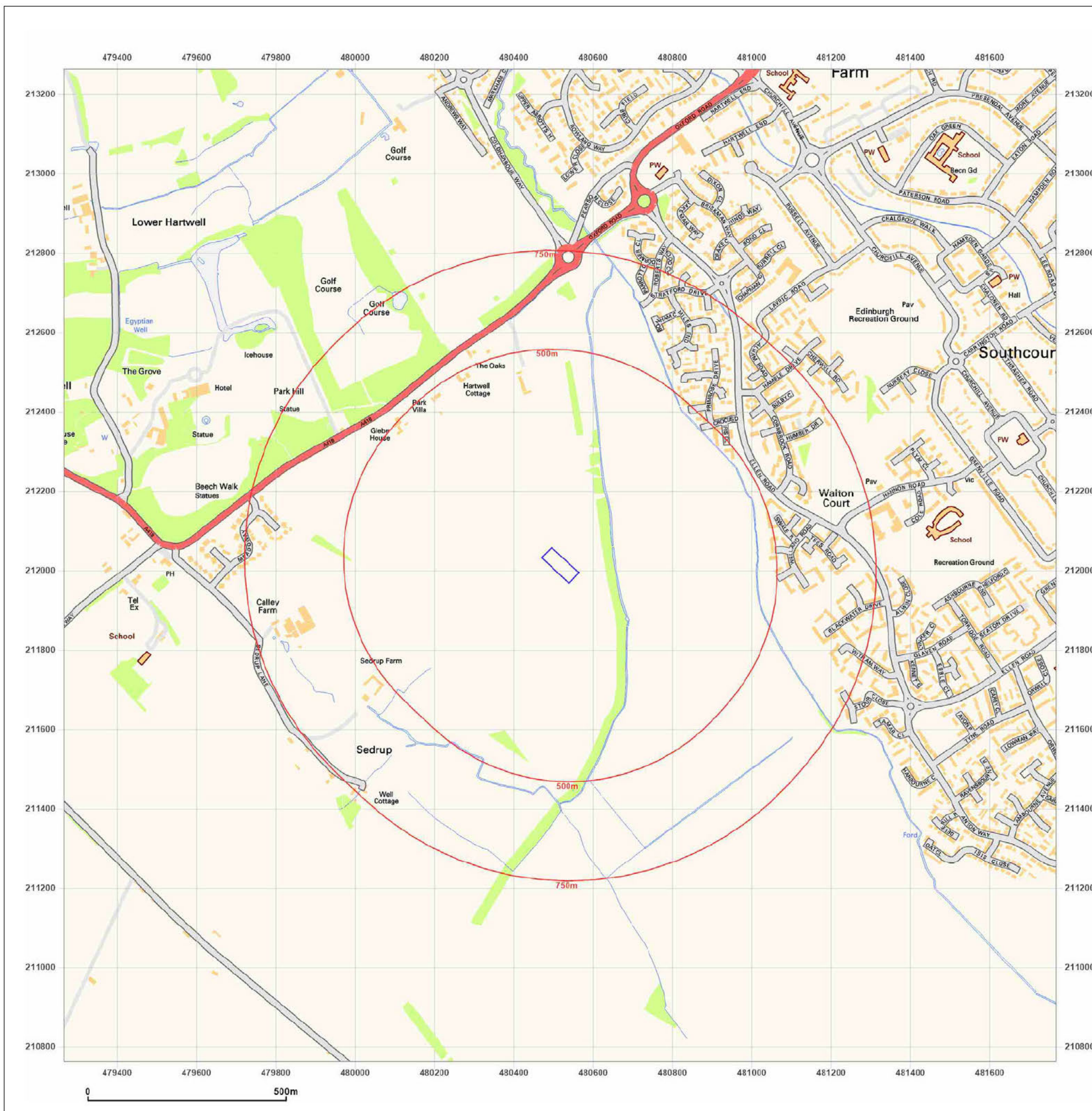


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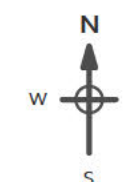
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Map Name: National Grid

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Printed at: 1:10,000



2023

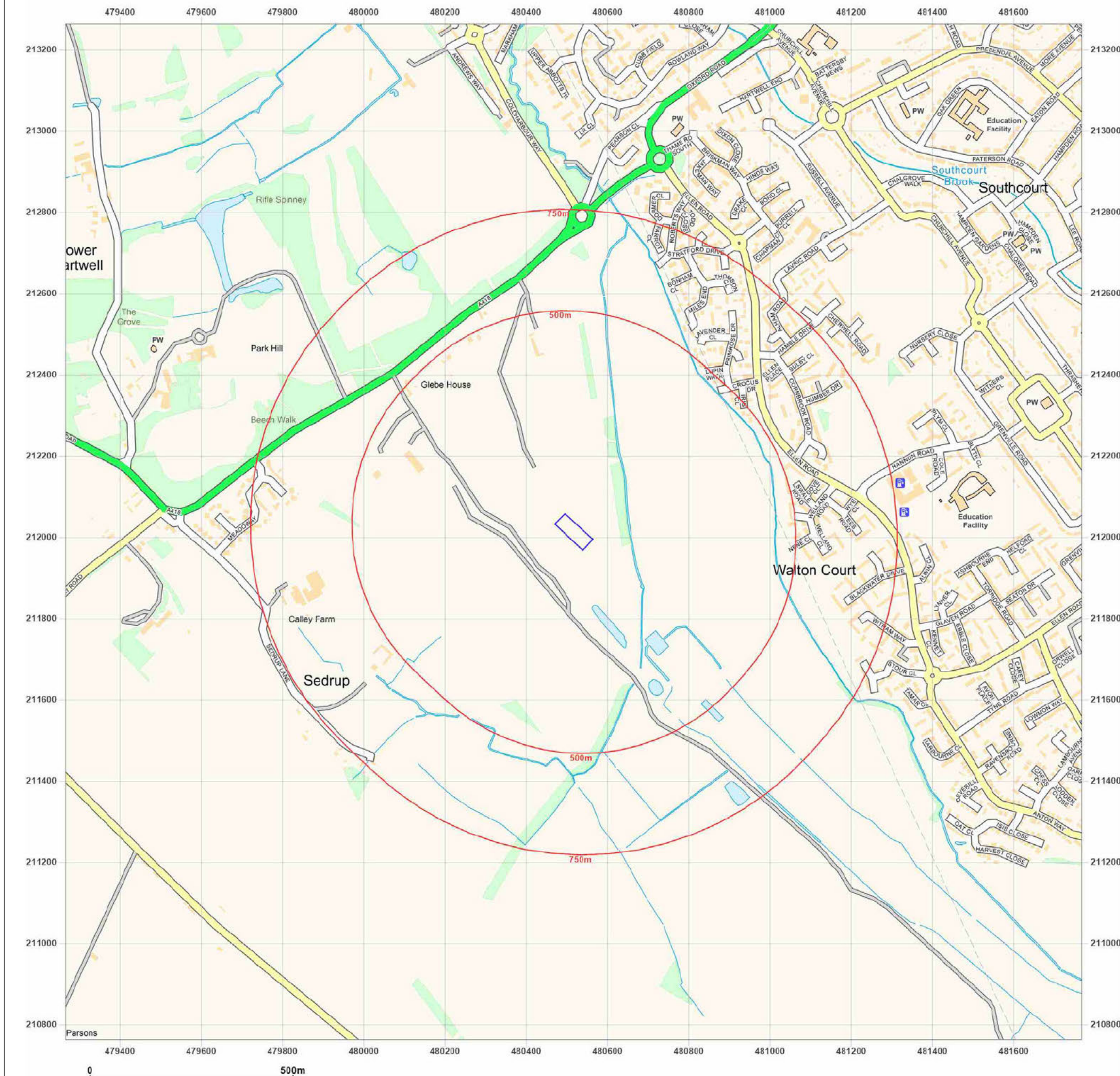


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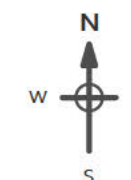
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Map Name: County Series

Map date: 1877

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
Levelled N/A

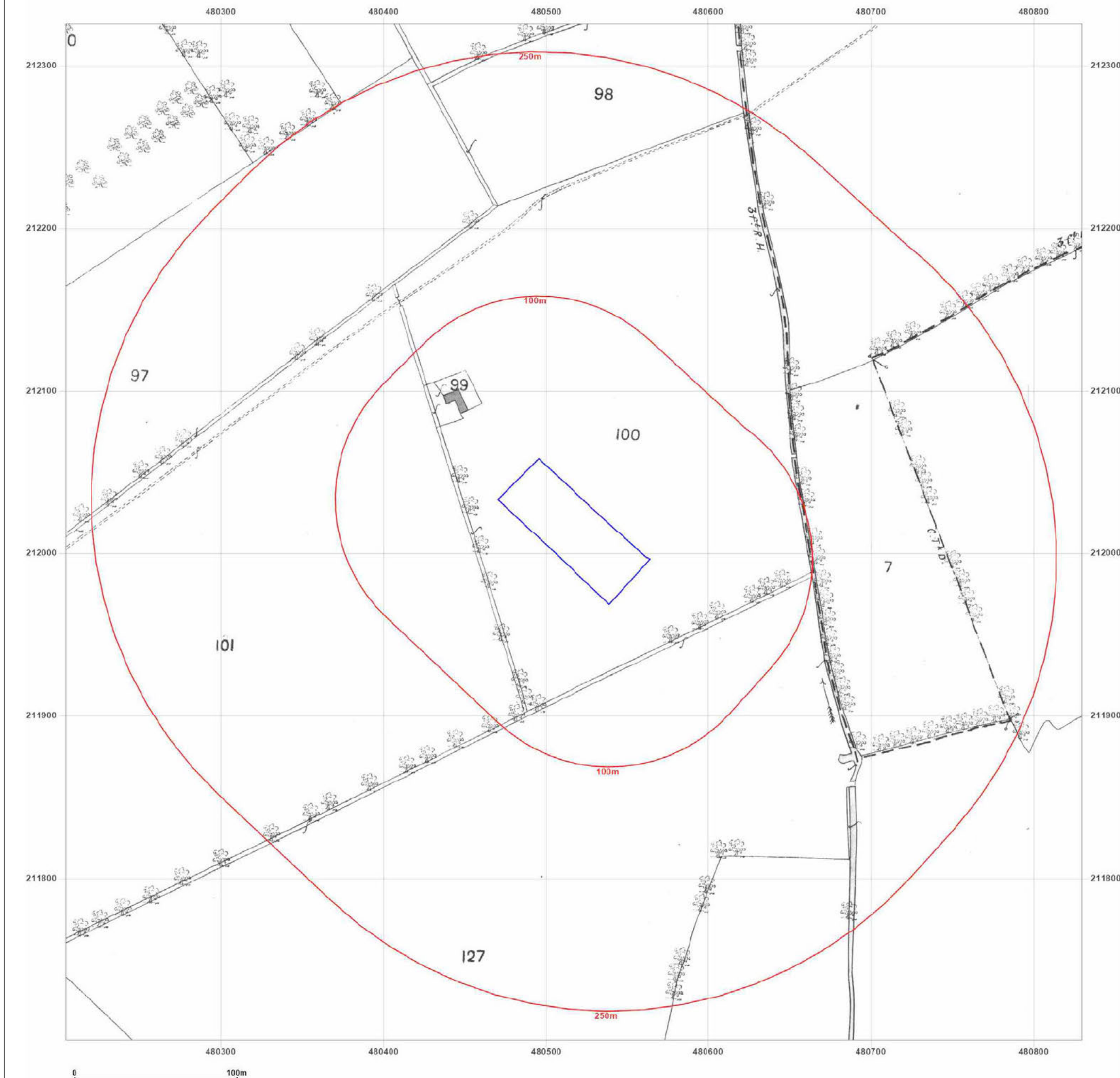


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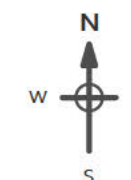
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Report Ref: GS-8NN-X38-E8T-YPW
Grid Ref: 480517, 212013

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



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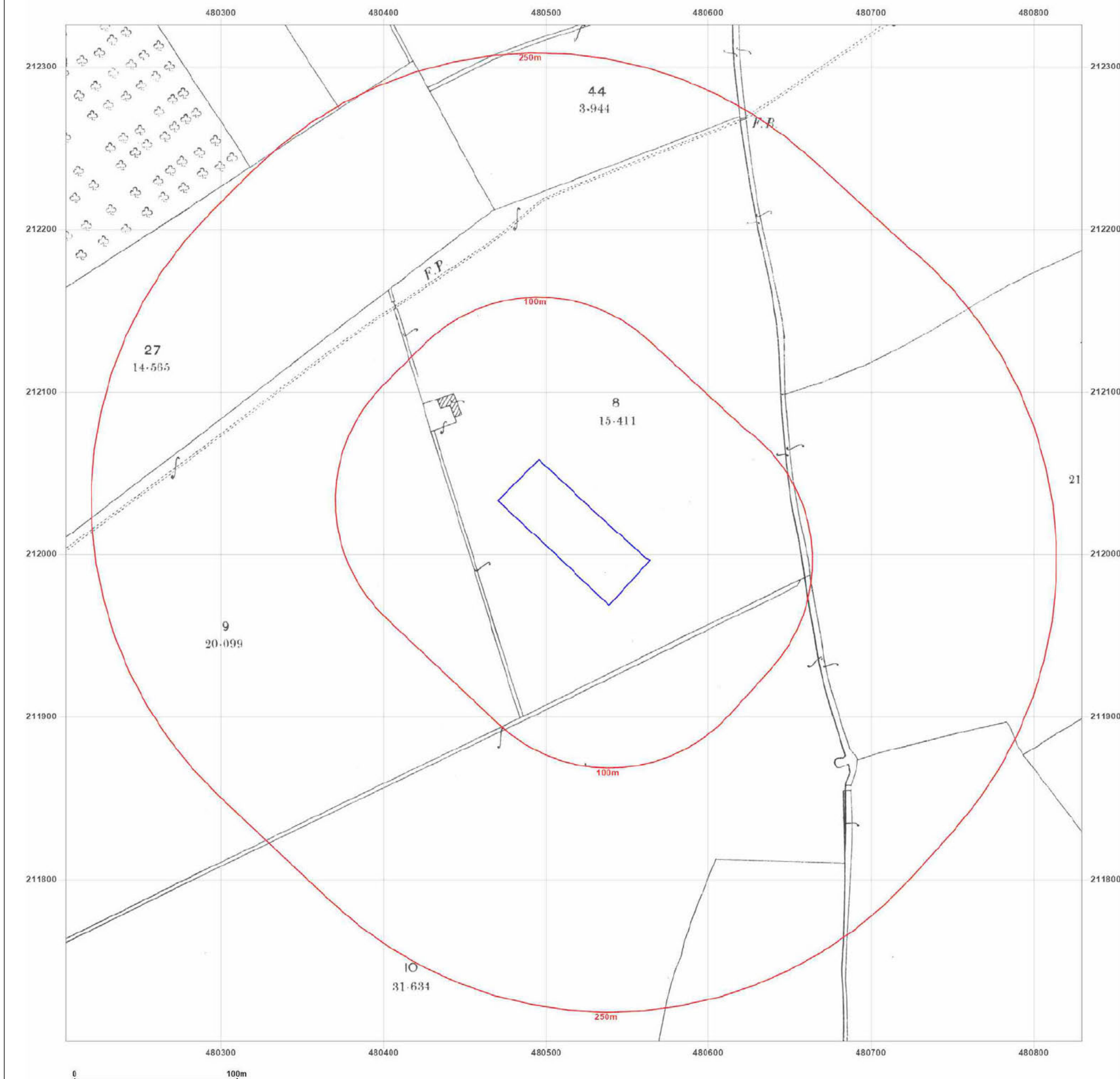


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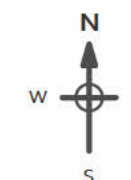
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Grid Ref: 480517, 212013

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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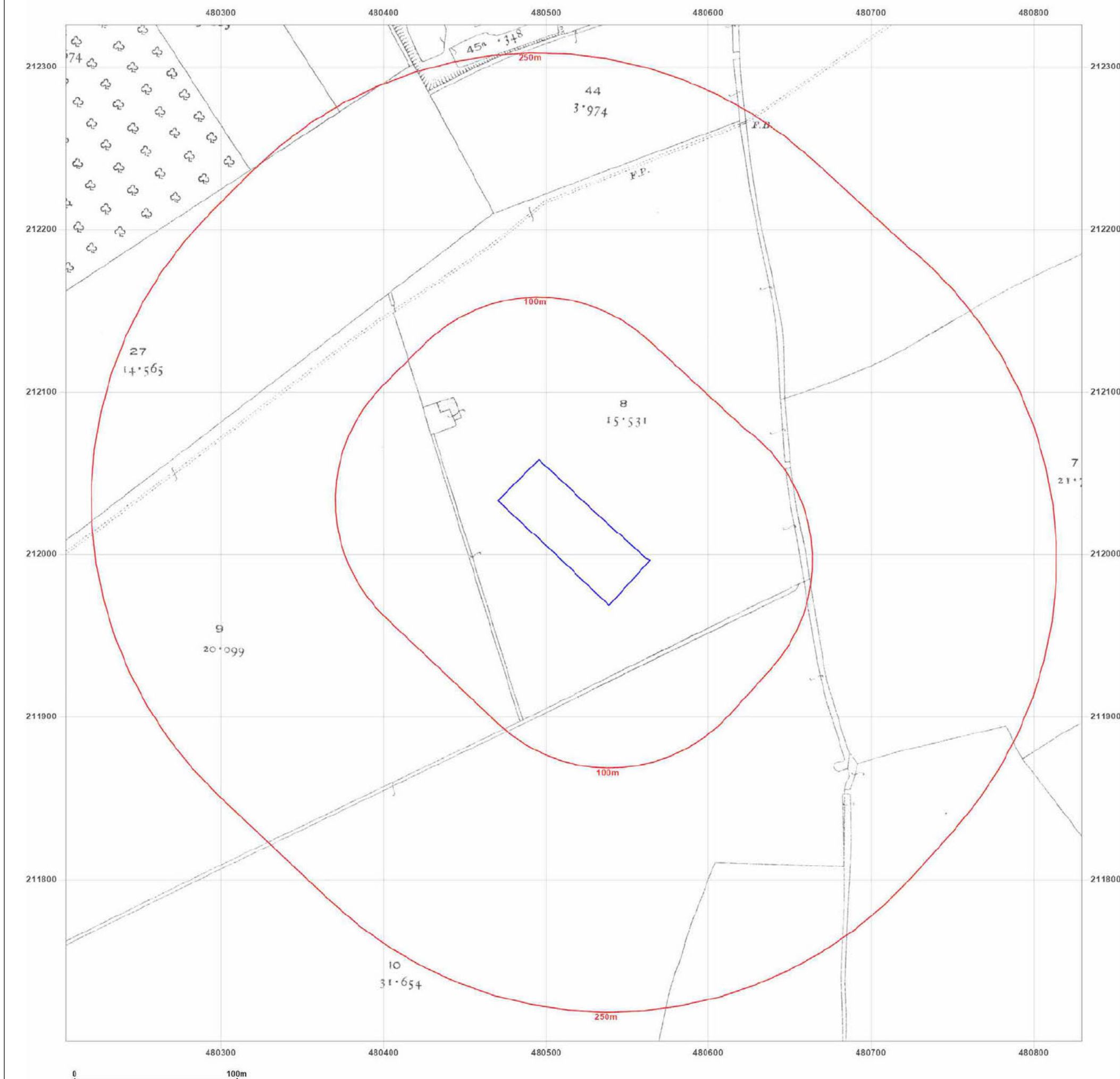


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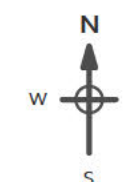
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Report Ref: GS-8NN-X38-E8T-YPW
Grid Ref: 480517, 212013

Map Name: National Grid

Map date: 1980-1981

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1980
Revised 1980
Edition N/A
Copyright 1981
Levelled 1963

Surveyed 1981
Revised 1981
Edition N/A
Copyright 1983
Levelled 1963

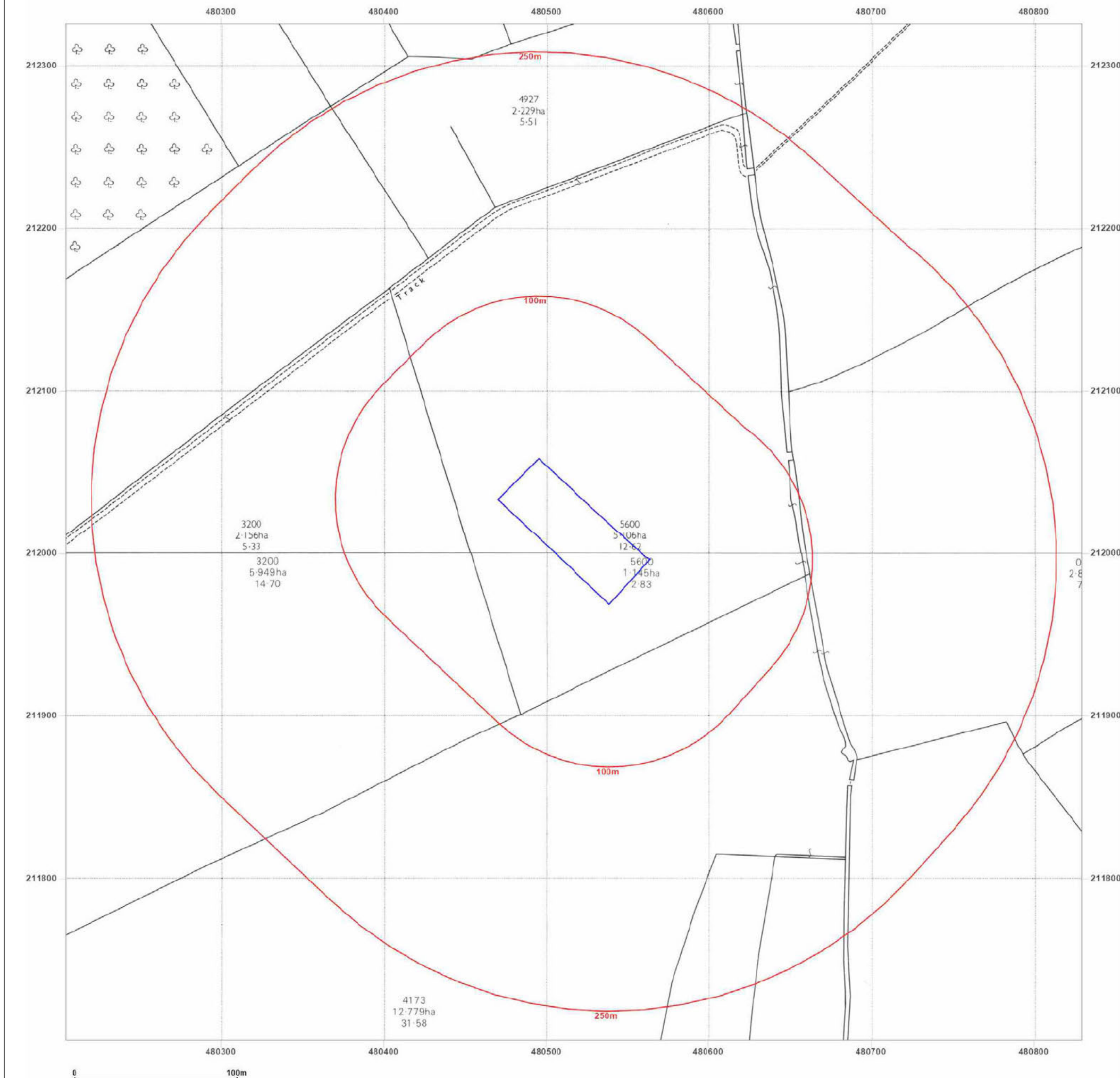


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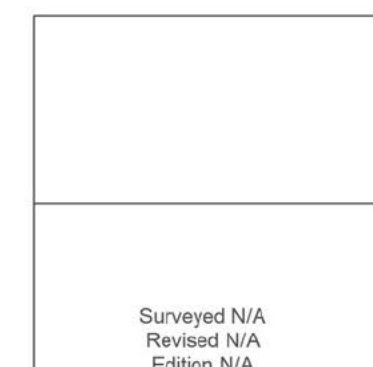
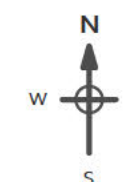
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Report Ref: GS-8NN-X38-E8T-YPW
Grid Ref: 480517, 212013

Map Name: National Grid

Map date: 1983

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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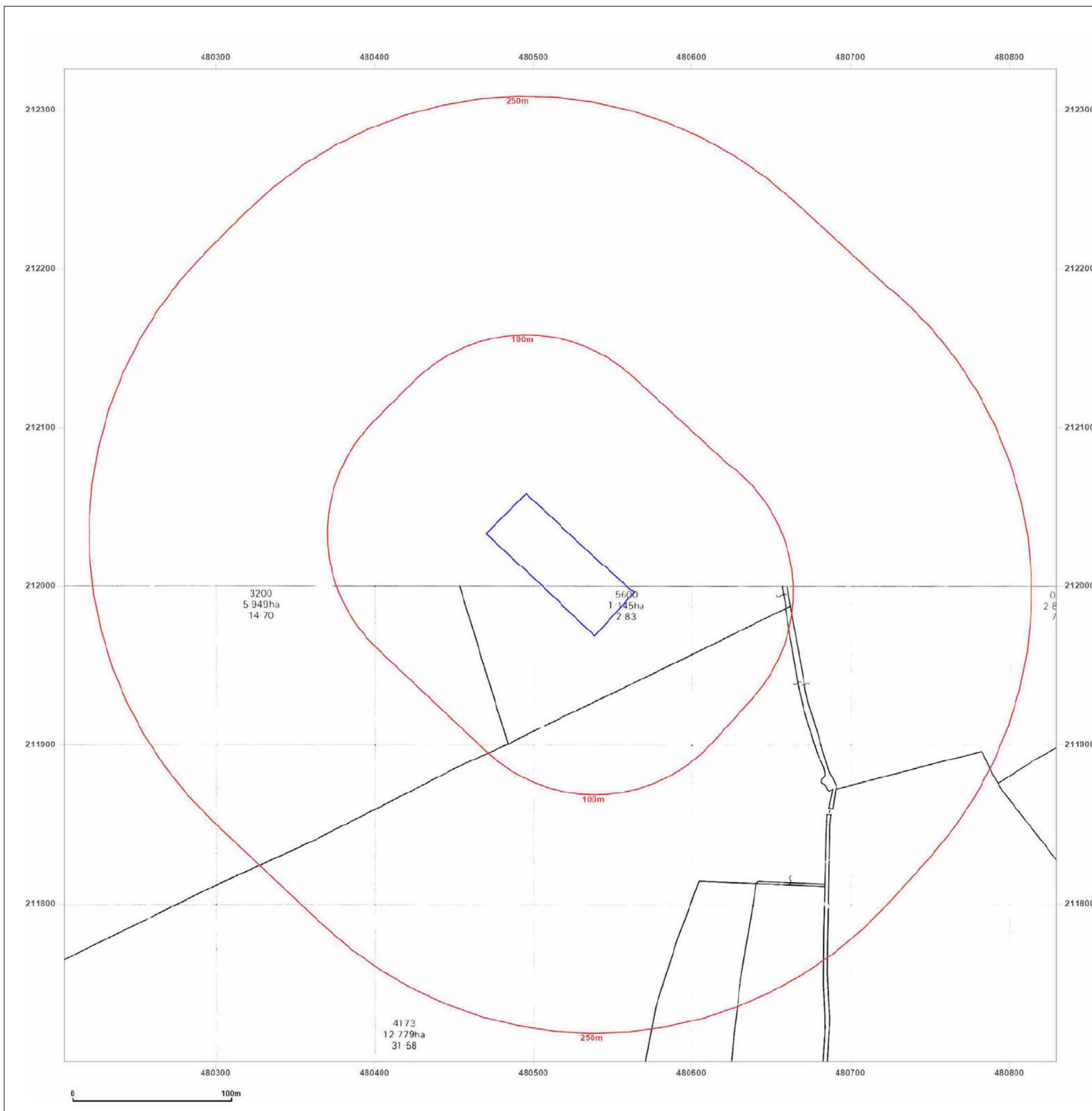


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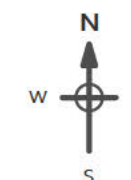
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Grid Ref: 480517, 212013

Map Name: National Grid

Map date: 1993

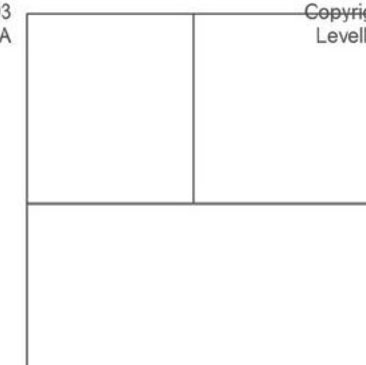
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Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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Revised N/A
Edition N/A
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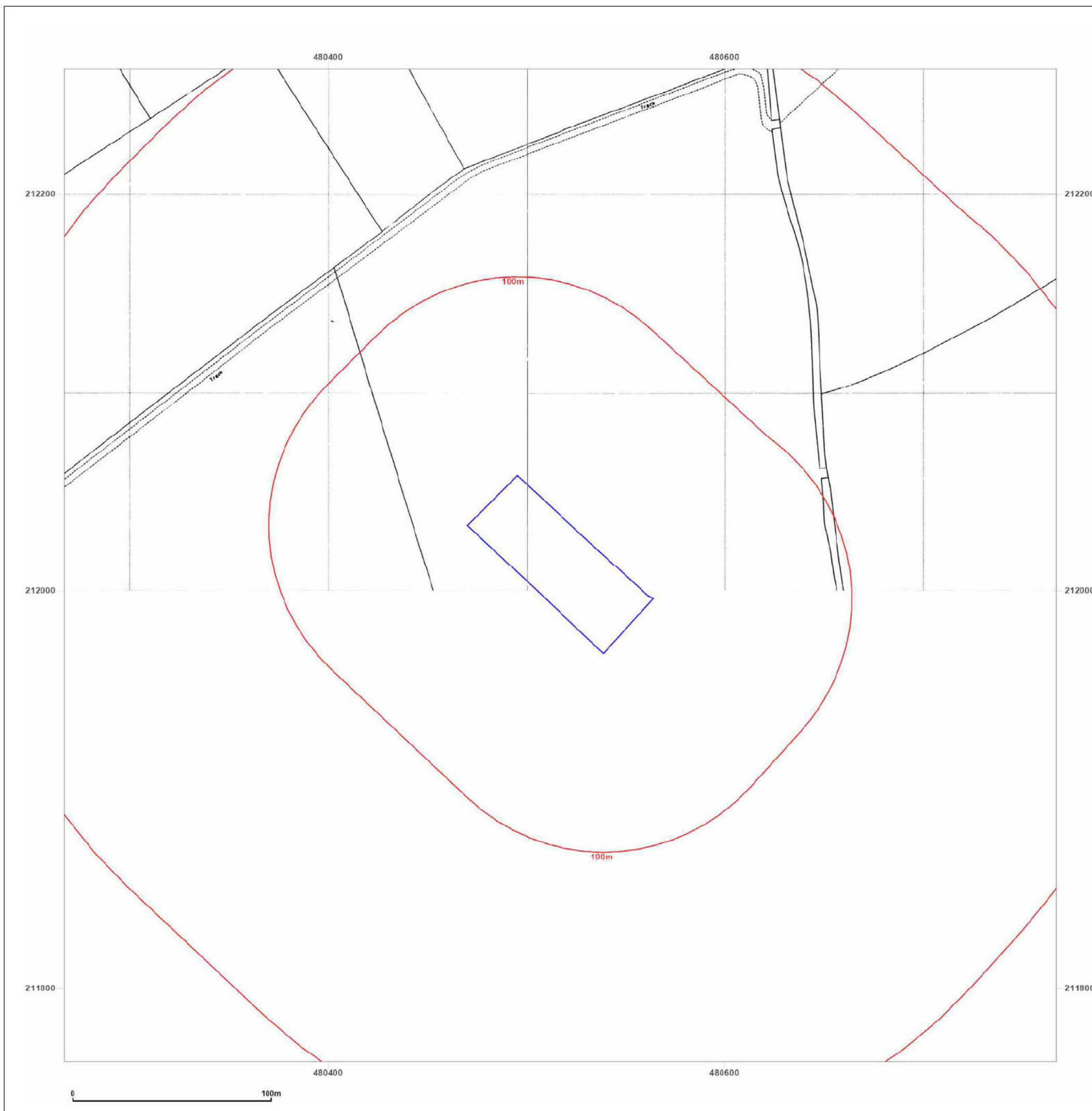


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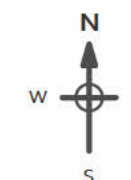
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Report Ref: GS-8NN-X38-E8T-YPW
Grid Ref: 480517, 212013

Map Name: National Grid

Map date: 1990-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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Surveyed 1993
Revised 1993
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Levelled N/A

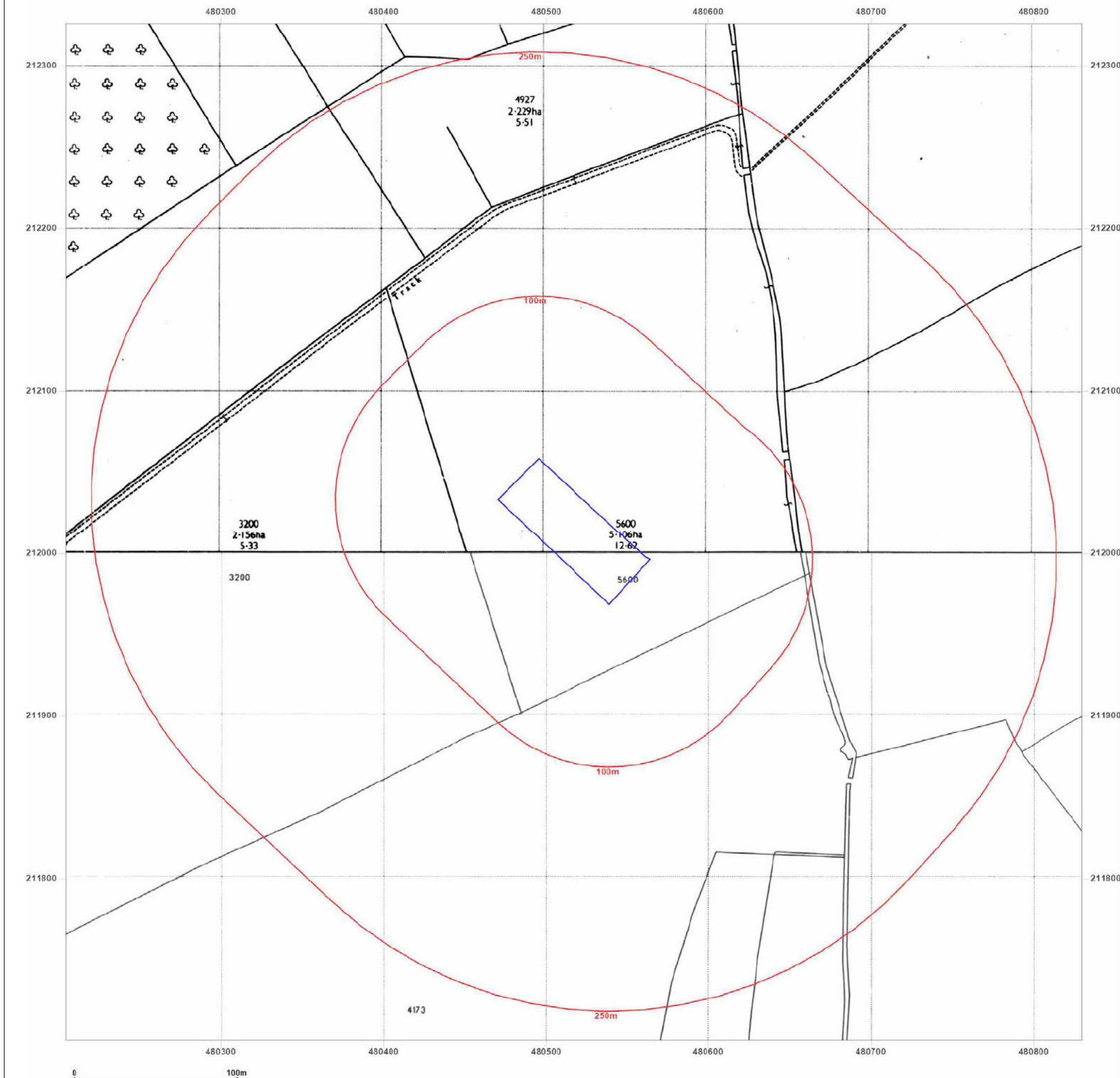


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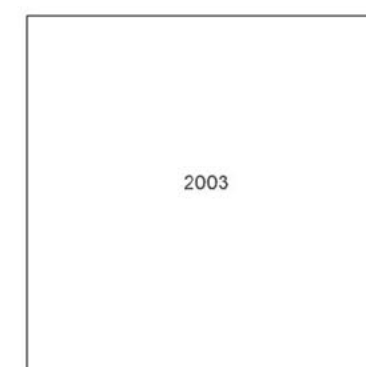
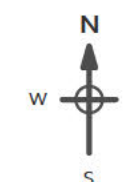
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Grid Ref: 480517, 212013

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

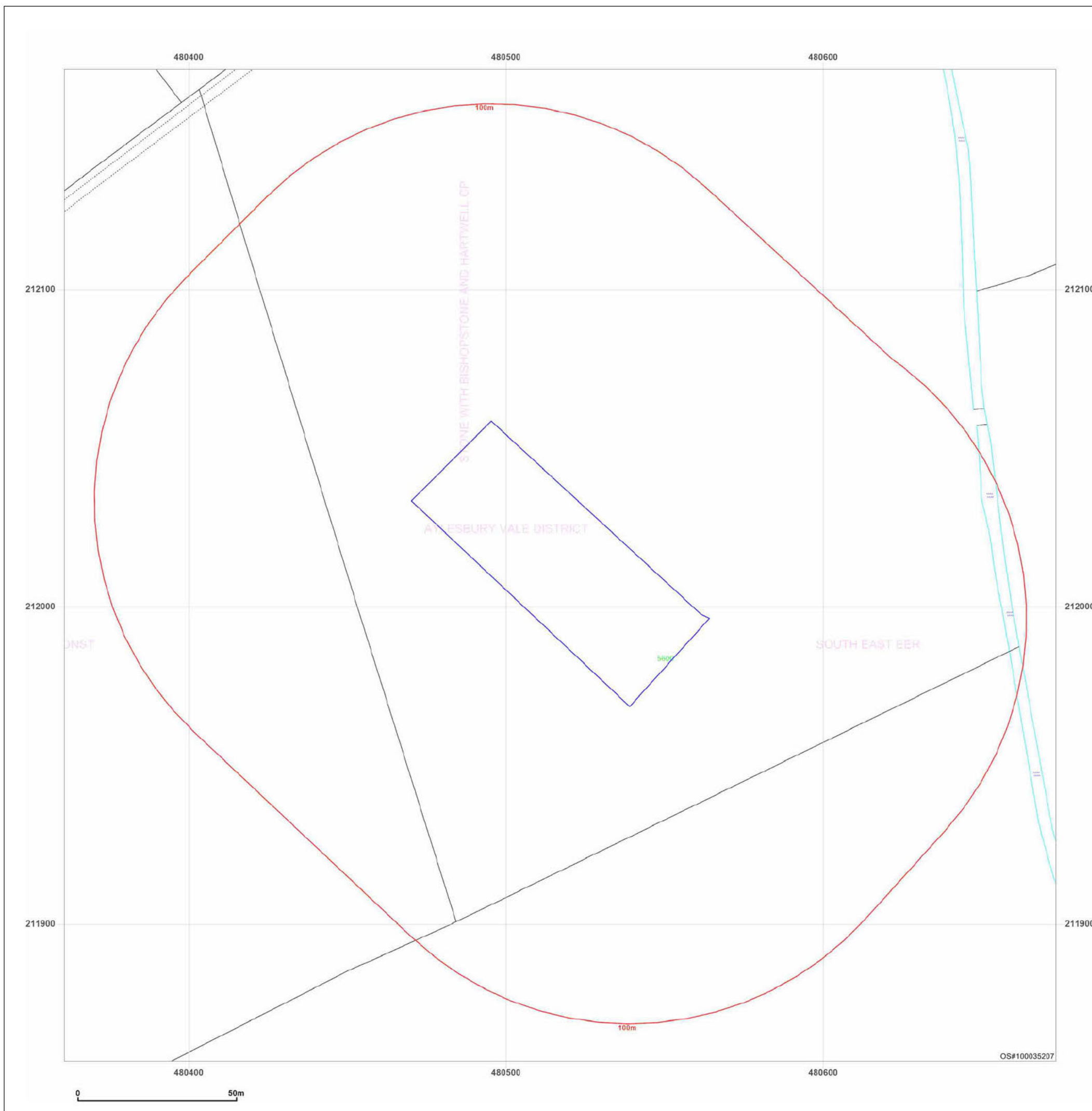


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AYLESBURY EMBANKMENT ENVIRONMENTAL RISK ASSESSMENT

**Application for a Permit for a Waste Deposition for Recovery
Activity**
2026-01-13

794-ENV-EPC-JER9490

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