

Envirocheck LANDMARK INFORMATION GROUP*

Agency and Hydrological (Flood)

Extreme Flooding from Rivers or Sea without Defences (Zone 2)

Flooding from Rivers or Sea without Defences (Zone 3)





342200018_1_1 3358 National Grid Reference: 474530, 227600 С 61.62 1000

East Claydon, Buckingham, Buckinghamshire, MK18 2LF

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A Landmark Information Group Service v50.0 10-Apr-2024



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Agency and Hydrological (Boreholes)

For Borehole information please refer to the Borehole .csv file which

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

Borehole Map - Slice C



Order Number:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	474530, 227600
Slice:	С
Site Area (Ha):	61.62
Search Buffer (m):	1000

East Claydon, Buckingham, Buckinghamshire, MK18 2LF



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General

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

Risk of Flooding from Surface Water

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

Suitability

Seet	he suitability map below
	National to county
	County to town
	Town to street
	Street to parcels of lan
	Property

EA/NRW Suitability Map - Slice C



Order Details

342200018_1_1
3358
474530, 227600
С
61.62
1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF





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Order Details:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	474530, 227600
Slice:	С
Site Area (Ha):	61.62
Search Buffer (m):	1000



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C Specified Buffer(s)

X Bearing Reference Point

Estimated Soil Chemistry Cadmium





W 1 10 V		
	N	
C5C6-	C7 C8	
C1 2-		
rder Deteile		
rder Details der Details:	342200018_1_1	
rder Details der Details: ustomer Ref:	342200018_1_1 3358 37590_0077000	
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Order Details:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	474530, 227600
Slice:	С
Site Area (Ha):	61.62
Search Buffer (m):	1000















Envirocheck® Report:

Datasheet

Order Details:

Order Number: 342200018_1_1

Customer Reference: 3358

National Grid Reference: 475590, 227560

Slice:

Site Area (Ha): 61.62

Search Buffer (m): 1000

Site Details:

East Claydon Buckingham Buckinghamshire MK18 2LF

Client Details:

Mr A Fasano A-squared Studio 66 Church Road Richmond TW10 6LN



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Geological	7
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Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.

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

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Report Version v53.0

LANDMARK INFORMATION GROUP*

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

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Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 6	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)					
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

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Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 7	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 7	Yes		Yes	Yes
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards				n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 7	Yes		n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 7	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 7	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 7	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries					
Fuel Station Entries					
Points of Interest - Commercial Services					
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production					
Points of Interest - Public Infrastructure					
Points of Interest - Recreational and Environmental					
Gas Pipelines					
Underground Electrical Cables					

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Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 9	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

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Map ID		Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater I Flooding Type:	Flooding Susceptibility Potential for Groundwater Flooding to Occur at Surface	(W)	0	1	475000 227550
	BGS Groundwater I Flooding Type:	Flooding Susceptibility Potential for Groundwater Flooding to Occur at Surface	(SW)	0	1	475000 226650
	BGS Groundwater I Flooding Type:	Flooding Susceptibility Potential for Groundwater Flooding to Occur at Surface	D1SW (NW)	0	1	475587 227557
	BGS Groundwater I Flooding Type:	Flooding Susceptibility Potential for Groundwater Flooding of Property Situated Below Ground Level	(SW)	0	1	474950 226950
	BGS Groundwater I Flooding Type:	Flooding Susceptibility Potential for Groundwater Flooding to Occur at Surface	(SW)	0	1	474900 226550
	BGS Groundwater I Flooding Type:	Flooding Susceptibility Potential for Groundwater Flooding of Property Situated Below Ground Level	(SW)	108	1	475150 227250
	BGS Groundwater I Flooding Type:	Flooding Susceptibility Potential for Groundwater Flooding of Property Situated Below Ground Level	(S)	167	1	475450 226800
	Nearest Surface Wa	iter Feature	(SW)	345	-	475312 227300
	Water Abstractions Operator: Licence Number: Permit Version: Location: Authority: Abstraction Type: Source: Daily Rate (m3): Yearly Rate (m3): Details: Authorised Start: Authorised Start: Authorised End: Permit Start Date: Permit End Date: Positional Accuracy:	Messrs J + A Nicholson 6/33/02/*s/030 Not Supplied Brooks / Watercourses, ADDINGTON Environment Agency, Anglian Region Spray Irrigation Not Supplied Stream 55 272730 Status: Revoked Not Supplied Not Supplied Not Supplied Not Supplied Not Supplied Located by supplier to within 100m	D1NE (NE)	1134	2	475800 227900
	Water Abstractions Operator: Licence Number: Permit Version: Location: Authority: Abstraction Type: Source: Daily Rate (m3): Yearly Rate (m3): Details: Authorised Start: Authorised Start: Authorised Start: Authorised End: Permit Start Date: Permit End Date: Positional Accuracy:	British Railways Board 6/33/02/*s/006 Not Supplied Watercourse Claydon Brook, STEEPLE CLAYDON Environment Agency, Anglian Region Industrial Processing (Miscellaneous) Not Supplied Stream 18 59100 Status: Revoked Not Supplied Not Supplied Not Supplied Not Supplied Located by supplier to within 100m	D5SE (NE)	1349	2	476000 228000
	Groundwater Vulne Combined Classification: Combined Vulnerability: Combined Aquifer: Pollutant Speed: Bedrock Flow: Dilution: Baseflow Index: Superficial Patchiness: Superficial Thickness: Superficial Recharge:	rability Map Unproductive Aquifer (may have productive aquifer beneath) Unproductive Unproductive Bedrock Aquifer, No Superficial Aquifer Low Well Connected Fractures <300 mm/year 40-70% <90% 3-10m High	(SW)	0	3	474985 227000

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Map ID		Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulne	rability Map				
	Combined Classification: Combined	Secondary Superficial Aquifer - Medium Vulnerability	(SW)	0	3	474797 227162
	Vulnerability: Combined Aquifer:	Unproductive Bedrock Aquifer, Productive Superficial Aquifer				
	Pollutant Speed: Bedrock Flow: Dilution: Baseflow Index:	Low Well Connected Fractures <300 mm/year 40-70%				
	Superficial Patchiness: Superficial Thickness:	<3m				
	Superficial Recharge:	High				
	Groundwater Vulne	rability Map				
	Combined Classification:	Secondary Superficial Aquifer - Medium Vulnerability	(W)	0	3	475000 227540
	Combined Vulnerability:	Medium				
	Combined Aquiter: Pollutant Speed: Bodrock Flow:	Unproductive Bedrock Aquiter, Productive Superficial Aquifer Low Woll Connected Eractures				
	Dilution:	<300 mm/year				
	Baseflow Index: Superficial	40-70% <90%				
	Patchiness: Superficial	<3m				
	Superficial Recharge:	High				
	Groundwater Vulne	rability Map				
	Combined Classification:	Secondary Superficial Aquifer - Medium Vulnerability	(SW)	0	3	474897 226565
	Combined Vulnerability:	Medium				
	Combined Aquifer: Pollutant Speed:	Unproductive Bedrock Aquifer, Productive Superficial Aquifer				
	Dilution:	<pre><300 mm/year 40-70%</pre>				
	Superficial Patchiness:	<90%				
	Superficial Thickness:	3-10m				
	Superficial Recharge:	High				
	Groundwater Vulne	erability Map				
	Combined Classification:	Secondary Superficial Aquifer - Medium Vulnerability	(SW)	0	3	474946 226936
	Combined Vulnerability:	Medium				
	Combined Aquifer: Pollutant Speed:	Unproductive Bedrock Aquifer, Productive Superficial Aquifer Low				
	Dearock FIOW: Dilution: Baseflow Index:	<pre></pre>				
	Superficial Patchiness:	<90%				
	Superficial Thickness:	3-10m				
	Superficial Recharge:	High				

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Map ID		Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulne	rability Map				
	Combined	Secondary Superficial Aquifer - Medium Vulnerability	(SW)	0	3	474683
	Classification:	A.a. 11				226992
	Combined Vulnerability:	Medium				
	Combined Aquifer:	Unproductive Bedrock Aquifer, Productive Superficial Aquifer				
	Pollutant Speed:	Low				
	Bedrock Flow:	Vell Connected Fractures				
	Baseflow Index:	40-70%				
	Superficial	<90%				
	Patchiness:	3_10m				
	Thickness:					
	Superficial	High				
	Recharge:					
	Groundwater Vulne	rability Map				
	Combined	Secondary Superficial Aquifer - Medium Vulnerability	(SW)	0	3	475000
	Classification:	Madium				226763
	Vulnerability:	Mediditi				
	Combined Aquifer:	Unproductive Bedrock Aquifer, Productive Superficial Aquifer				
	Pollutant Speed:	Low				
	Dilution:	<pre></pre> <pre></pre> <pre></pre>				
	Baseflow Index:	40-70%				
	Superficial	<90%				
	Superficial	3-10m				
	Thickness:					
	Superficial	High				
	Recharge:					
	Groundwater Vulne	rability Map				
	Combined	Secondary Superficial Aquifer - Medium Vulnerability	(SW)	0	3	475102
	Combined	Medium				227000
	Vulnerability:					
	Combined Aquifer:	Unproductive Bedrock Aquifer, Productive Superficial Aquifer				
	Bedrock Flow:	Low Well Connected Fractures				
	Dilution:	<300 mm/year				
	Baseflow Index:	40-70%				
	Patchiness:	<90%				
	Superficial	<3m				
	Thickness:	llich				
	Recharge:	High				
	Crowndwater Wulne	nahilitu Man				
	Combined	Happroductive Aquifer (may have productive equifer hereoth)	(\$14/)	0	2	474020
	Classification:	Onproductive Aquiter (may have productive aquiter beneath)	(300)	0	3	227082
	Combined	Unproductive				
	Vulnerability:	Upproductive Redrock Aquifer, No Superficial Aquifer				
	Pollutant Speed:	Low				
	Bedrock Flow:	Well Connected Fractures				
	Dilution:	<300 mm/year				
	Superficial	<90%				
	Patchiness:					
	Superficial	<3m				
	Superficial	High				
	Recharge:	5				
	Groundwater Vulne	rability - Soluble Rock Risk				
	None	-				
	Bedrock Aquifer De	signations				
	Aquifer Designation	Unproductive Strata	(W)	0	3	475000
			(,			227557
	Bedrock Aquifer De	signations				
	Aquifer Designation:	Unproductive Strata	D1SW	0	3	475587
			(NW)			227557
	Superficial Aquifer	Designations				
	Aquiter Designation:	Secondary Aquifer - A	(SW)	0	3	474897 226565

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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	(SW)	0	3	474797 227162
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	(SW)	0	3	475000 226763
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	(W)	0	3	475000 227540
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	D1SW (NW)	0	3	475587 227557
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
1	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 668.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1	D1NW (NW)	345	4	475536 227634
2	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 139.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1	(SW)	345	4	475312 227300
3	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.2 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1	D1SW (SW)	415	4	475376 227241
4	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 318.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1	(S)	420	4	475473 227227
5	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 157.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1	(NW)	632	4	475314 227764
6	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1	D1NW (NW)	788	4	475352 227816

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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	OS Water Network Lines				
7	Watercourse Form: Inland river Watercourse Length: 12.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1	D1NW (NW)	799	4	475359 227825
	OS Water Network Lines				
8	Watercourse Form: Inland river Watercourse Length: 17.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1	D1NW (NW)	811	4	475366 227835
	OS Water Network Lines				
9	Watercourse Form: Inland river Watercourse Length: 24.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1	D1NW (NW)	828	4	475378 227848
	OS Water Network Lines				
10	Watercourse Form: Inland river Watercourse Length: 15.9 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1	D1NW (NW)	851	4	475385 227870
	OS Water Network Lines				
11	Watercourse Form: Inland river Watercourse Length: 12.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1	D1NW (NW)	859	4	475377 227884



Waste

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage				
	Name: Aylesbury Vale District Council - Has supplied landfill data		0	6	475587 227557
	Local Authority Landfill Coverage				
	Name: Buckinghamshire County Council - Has supplied landfill data		0	5	475587 227557

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Geological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology				
	Description: Kellaways Formation And Oxford Clay Formation (Undifferentiated)	D1SW (NW)	0	1	475587 227557
	BGS Estimated Soil Chemistry				
	Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: 15 - 25 mg/kg	D1SW (NW)	0	1	475587 227557
	Cadmium <1.8 mg/kg Concentration:				
	Chromium 90 - 120 mg/kg Concentration:				
	Nickel 30 - 45 mg/kg Concentration:				
	BGS Estimated Soil Chemistry				
	Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg	D1SW (SE)	368	1	475588 227556
	Concentration: Cadmium <1.8 mg/kg				
	Chromium 60 - 90 mg/kg Concentration:				
	Lead Concentration: <100 mg/kg Nickel 30 - 45 mg/kg Concentration:				
	BGS Estimated Soil Chemistry				
	Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg	D1SE (E)	875	1	475774 227500
	Cadmium <1.8 mg/kg Concentration:				
	Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg				
	Nickel 15 - 30 mg/kg Concentration:				
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages				
	No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain				
	No Hazard				
	Potential for Collapsible Ground Stability Hazards	DICW	0	4	475507
	Source: British Geological Survey, National Geoscience Information Service	(NW)	0	1	227557
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate	D1SW	0	1	475587
	Source: British Geological Survey, National Geoscience Information Service	(NW)	Ŭ		227557
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
	Potential for Landslide Ground Stability Hazards				
	Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
	Bazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
	Potential for Shrinking or Swelling Clay Ground Stability Hazards				
	Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557

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Geological

Map ID		Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Radon Potential - R	adon Protection Measures				
	Protection Measure:	No radon protective measures are necessary in the construction of new dwellings or extensions	D1SW (NW)	0	1	475587 227557
	Source:	British Geological Survey, National Geoscience Information Service				

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Sensitive Land Use

Map ID		Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Nitrate Vulnerable	Zones				
12	Name: Description: Source:	Great Ouse Nvz Surface Water Environment Agency, Head Office	D1SW (NW)	0	3	475587 227557

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Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Aylesbury Vale District Council (now part of Buckinghamshire Council) - Environmental Health Buckinghamshire Council Environment Agency - Head Office	December 2019 December 2019 November 2023	Annual Rolling Update Annual Rolling Update Annually
Discharge Consents Environment Agency - Anglian Region	January 2024	Quarterly
Enforcement and Prohibition Notices Environment Agency - Thames Region	March 2013	
Integrated Pollution Controls Environment Agency - Thames Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - South East Region - West Thames Area Environment Agency - Thames Region	October 2023 October 2023	Quarterly Quarterly
Local Authority Integrated Pollution Prevention And Control Aylesbury Vale District Council (now part of Buckinghamshire Council) - Environmental Health Buckinghamshire Council	February 2015 February 2015	Variable Variable
Local Authority Pollution Prevention and Controls Buckinghamshire Council Aylesbury Vale District Council (now part of Buckinghamshire Council) - Environmental Health	February 2015 February 2015	Annual Rolling Update Not Applicable
Local Authority Pollution Prevention and Control Enforcements Aylesbury Vale District Council (now part of Buckinghamshire Council) - Environmental Health Buckinghamshire Council	February 2015 February 2015	Variable Variable
Nearest Surface Water Feature Ordnance Survey	February 2024	
Pollution Incidents to Controlled Waters Environment Agency - Anglian Region	September 1999	
Prosecutions Relating to Authorised Processes Environment Agency - Thames Region	July 2015	
Prosecutions Relating to Controlled Waters Environment Agency - Thames Region	March 2013	
Registered Radioactive Substances Environment Agency - Thames Region Environment Agency - Head Office	June 2016 May 2023	As notified Quarterly
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	April 2012	
River Quality Chemistry Sampling Points Environment Agency - Head Office	April 2012	
Substantiated Pollution Incident Register Environment Agency - South East Region - West Thames Area Environment Agency - Thames Region - West Area	January 2024 January 2024	Quarterly Quarterly
Water Abstractions Environment Agency - Anglian Region	October 2023	Quarterly
Water Industry Act Referrals Environment Agency - Thames Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified

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Agency & Hydrological	Version	Update Cycle
Superficial Aquifer Designations		
Environment Agency - Head Office	January 2018	As notified
Source Protection Zones		
Environment Agency - Head Office	September 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences		
Environment Agency - Head Office	December 2023	Quarterly
Flooding from Rivers or Sea without Defences		
Environment Agency - Head Office	December 2023	Quarterly
Areas Benefiting from Flood Defences		
Environment Agency - Head Office	February 2023	Quarterly
Flood Water Storage Areas		
Environment Agency - Head Office	January 2024	Quarterly
Flood Defences		
Environment Agency - Head Office	August 2022	Quarterly
OS Water Network Lines		
Ordnance Survey	January 2024	Quarterly
Surface Water 1 in 30 year Flood Extent		
Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent		
Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent		
Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability		
Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility		
British Geological Survey - National Geoscience Information Service	May 2013	As notified

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Waste	Version	Update Cycle
BGS Recorded Landfill Sites	Navash as 0000	
British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites		Quartaria
Environment Agency - Head Office	July 2023	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - Thames Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - South East Region - West Thames Area	January 2024	Quarterly
Environment Agency - Thames Region - West Area	January 2024	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - South East Region - West Thames Area	January 2023	Quarterly
Environment Agency - Thames Region - West Area	January 2023	Quarterly
Local Authority Landfill Coverage		
Aylesbury Vale District Council (now part of Buckinghamshire Council) - Environmental Health	February 2003	Not Applicable
Buckinghamshire Council	February 2003	Not Applicable
Buckinghamshire County Council	February 2003	Not Applicable
Local Authority Recorded Landfill Sites		
Aylesbury Vale District Council (now part of Buckinghamshire Council) - Environmental Health	October 2018	
Buckinghamshire Council	October 2018	
Buckinghamshire County Council	October 2018	
Potentially Infilled Land (Non-Water)		
Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water)		
Landmark Information Group Limited	December 1999	
Registered Landfill Sites		
Environment Agency - Thames Region - West Area	March 2006	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - Thames Region - West Area	April 2018	
Registered Waste Treatment or Disposal Sites		
Environment Agency - Thames Region - West Area	June 2015	
Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	January 2024	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements		
Aylesbury Vale District Council (now part of Buckinghamshire Council)	February 2016	Variable
Buckinghamshire Council	February 2016	Variable
Buckinghamshire County Council	February 2023	Variable
Planning Hazardous Substance Consents		
Aylesbury Vale District Council (now part of Buckinghamshire Council)	February 2016	Variable
Buckinghamshire Council	February 2016	Variable
Buckinghamshire County Council	February 2023	Variable

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Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology		
British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry		
British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites		
British Geological Survey - National Geoscience Information Service	January 2024	Bi-Annually
CBSCB Compensation District		
Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	
Cheshire Brine Subsidence Compensation Board (CBSCB)	November 2020	As notified
Coal Mining Affected Areas		
The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Mining Instability		
Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain		
British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas		
British Geological Survey - National Geoscience Information Service	October 2023	Annually
Radon Potential - Radon Protection Measures		
British Geological Survey - National Geoscience Information Service	October 2023	Annually

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Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries		
Thomson Directories	October 2023	Quarterly
Fuel Station Entries		
Catalist Ltd - Experian	February 2024	Quarterly
Gas Pipelines		
National Grid	October 2021	Bi-Annually
Points of Interest - Commercial Services		
PointX	March 2024	Quarterly
Points of Interest - Education and Health		
PointX	March 2024	Quarterly
Points of Interest - Manufacturing and Production		
PointX	March 2024	Quarterly
Points of Interest - Public Infrastructure		
PointX	March 2024	Quarterly
Points of Interest - Recreational and Environmental		
PointX	March 2024	Quarterly
Underground Electrical Cables		
National Grid	February 2023	Bi-Annually

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Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	October 2023	Bi-Annually
Areas of Adopted Green Belt Aylesbury Vale District Council (now part of Buckinghamshire Council) Buckinghamshire Council	February 2024 February 2024	Quarterly Quarterly
Areas of Unadopted Green Belt Aylesbury Vale District Council (now part of Buckinghamshire Council) Buckinghamshire Council	February 2024 February 2024	Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	November 2023	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	February 2024	Bi-Annually
Marine Nature Reserves Natural England	February 2024	Bi-Annually
National Nature Reserves Natural England	February 2024	Bi-Annually
National Parks Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 March 2023	Bi-Annually
Ramsar Sites Natural England	February 2024	Bi-Annually
Sites of Special Scientific Interest Natural England	November 2023	Bi-Annually
Special Areas of Conservation Natural England	October 2023	Bi-Annually
Special Protection Areas Natural England	October 2023	Bi-Annually


Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	Map data
Environment Agency	Environment Agency
Scottish Environment Protection Agency	SEPAT
The Coal Authority	The Coal Authority
British Geological Survey	British Geological Survey
Centre for Ecology and Hydrology	Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	Cyfoeth Naturiol Cymro Natural Resources Wales
Scottish Natural Heritage	SCOTTISH NATURAL HERITAGE (관소)주
Natural England	NATURAL ENGLAND
Public Health England	Public Health England
Ove Arup	ARUP
Stantec UK Ltd	Stantec

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Useful Contacts

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
4	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
5	Buckinghamshire County Council County Hall, Aylesbury, Buckinghamshire, HP20 1UA	Telephone: 01296 395900 Fax: 01296 88887 Website: www.buckscc.gov.uk
6	Aylesbury Vale District Council (now part of Buckinghamshire Council) - Environmental Health Customer Service Centre, 66 High Street, Aylesbury, Buckinghamshire, HP20 1SD	Telephone: 01296 585858 Fax: 01296 398804 Website: www.aylesburyvaledc.gov.uk
7	PointX 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
8	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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



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Historical Land Use Information (1:10,000)

General

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

 Several of Type at Location

Potentially Contaminative Industrial Uses (Past Land Uses - Mining)

oses - Mining)	Point	Line	Polygon
Air Shafts	♦		
Disturbed Ground	•		
General Quarrying	•		
Heap, unknown constituents	•		22
Mineral Railway	♦		
Mining and Quarrying General	•		
Mining of Coal & Lignite	♦		
Quarrying of Sand and Clay, Operation of Sand and Gravel Pits	♦		
Historical Land Use	Point	Line	Polygon
Potentially Infilled Land (Non-Water)	•		
Potentially Infilled Land (Water)	•		
Former Marsh	R		

Mining Data

Potential Mining Area

BGS Recorded Mineral Site

Mining and Ground Stability - Slice D



Order Details

Order Number:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
Slice:	D
Site Area (Ha):	61.62
Search Buffer (m):	1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF





0844 844 9952 0844 844 9951 www.envirocheck.co.uk









Envirocheck[®] Report:

Mining and Ground Stability Datasheet

Order Details:

Order Number: 342200018_1_1

Customer Reference: 3358

National Grid Reference: 475590, 227560

Slice:

Site Area (Ha): 61.62

Search Buffer (m): 1000

Site Details:

East Claydon Buckingham Buckinghamshire MK18 2LF

Client Details:

Mr A Fasano A-squared Studio 66 Church Road Richmond TW10 6LN



Contents

	Page Number		
Summary	-		
The Summary section provides an overview of the data contained within the report, detailing to or the existence of a data set in relation to the buffer selected. For ease of reference, the report is broken down into 4 sections of data; Mining and Natural C Use Information (1:2,500), Historical Land Use Information (1:10,000) and Ground Stability D	he number of data set feature avities Data, Historical Land ata (1:50,000).		
Mining and Natural Cavities Data	-		
The Mining and Natural Cavities Data section features data sets related to the existence of m hazards; and details of naturally formed cavities. Data sets within this section are not plotted, with the exception of BGS Recorded Mineral Site which feature on the Historical Land Use Information (1:10,000) map.	ining areas and their potential		
Historical Land Use Information (1:2,500)	-		
The Historical Land Use Information (1:2,500) section contains data captured from analysis carried out by Landmark of 1:1,250 and 1:2,500 scale historical Ordnance Survey mapping, identifying areas where, historically, the land uses were potentially contaminative. For the purpose of this Envirocheck module, only historical data relating to mining and ground stability has been included and plotted on the corresponding Historical Land Use Information (1:2,500) map. This section also includes the Subterranean Features data set, which details various man-made and man-used underground spaces obtained from the Subterranea Britannica society.			
Historical Land Use Information (1:10,000)	-		
Historical Land Use Information (1:10,000) The Historical Land Use (1:10,000) section covers data captured from the systematic analysi 1:10, 560 and 1:10,000 scale historical Ordnance Survey mapping dating back to the mid-19t contaminative past industrial land uses. For the purpose of this Envirocheck module, only data relating to mining and ground stability on the accompanying Historical Land Use Information (1:10,000) map.	s carried out by Landmark of h century, identifying potentia has been included and plotter		
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The brine subsidence data relating to the Driotwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

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

Report Version v53.0

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Summary

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

Order Number: 342200018_1_1 Date: 10-Apr-2024



Report Version v53.0

Summary

Ground Stability Data (1:50,000)

Map ID	Details		Estimated Distance From Site	Contact	NGR
	CBSCB Compensation District				
	The site does not fall within the brine compensation area.				
	The site does not fall within the brine subsidence solution area.				
1	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(SW)	0	1	474939 227082
2	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(SW)	19	1	475000 226864
3	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(SW)	75	1	475385 227180
4	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(SW)	85	1	475300 226943
5	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(W)	94	1	475000 227467
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227540
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(SW)	0	1	475000 226763
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
6	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	(SW)	0	1	475000 226763
7	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
8	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227540
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(SW)	0	1	474939 227082
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(SW)	19	1	475000 226864
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(SW)	75	1	475385 227180
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(SW)	85	1	475300 226943
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(W)	94	1	475000 227467
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227557
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
9	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227557

Ground Stability Data (1:50,000)

Map ID	Details		Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Lands	lide Ground Stability Hazards				
10	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
	Potential for Runni	ng Sand Ground Stability Hazards				
11	Hazard Potential: Source:	Low British Geological Survey, National Geoscience Information Service	(SW)	0	1	475000 226763
	Potential for Runni	ng Sand Ground Stability Hazards				
12	Hazard Potential: Source:	Low British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
	Potential for Runni	ng Sand Ground Stability Hazards				
13	Hazard Potential: Source:	Low British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227540
	Potential for Runni	ng Sand Ground Stability Hazards				
14	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	(SW)	0	1	474797 227162
	Potential for Runni	ng Sand Ground Stability Hazards				
15	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	(SW)	0	1	474897 226565
	Potential for Runni	ng Sand Ground Stability Hazards				
16	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	(SW)	75	1	475385 227180
	Potential for Runni	ng Sand Ground Stability Hazards				
17	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	(W)	94	1	475000 227467
	Potential for Runni	ng Sand Ground Stability Hazards				
18	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	(S)	170	1	475423 226781
	Potential for Runni	ng Sand Ground Stability Hazards				
	Hazard Potential: Source:	No Hazard British Geological Survey, National Geoscience Information Service	(SW)	0	1	474939 227082
	Potential for Runni	ng Sand Ground Stability Hazards				
	Hazard Potential: Source:	No Hazard British Geological Survey, National Geoscience Information Service	(SW)	19	1	475000 226864
	Potential for Runni	ng Sand Ground Stability Hazards				
	Hazard Potential: Source:	No Hazard British Geological Survey, National Geoscience Information Service	(SW)	85	1	475300 226943
	Potential for Shrink	ring or Swelling Clay Ground Stability Hazards				
19	Hazard Potential: Source:	Moderate British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227557
Potential for Shrinking or Swelling Clay Ground Stability Hazards						
20	Hazard Potential: Source:	Moderate British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557



No Historical Land Use information available.

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

1:10,560	Mapsheet	Published Date
Buckinghamshire	019_00	1885
Buckinghamshire	019_NW	1900
Buckinghamshire	019_SW	1900
Buckinghamshire	019_NW	1926
Buckinghamshire	019_SW	1926
Buckinghamshire	019_NW	1952
Buckinghamshire	019_SW	1952
Ordnance Survey Plan	SP72NE	1958
1:10,000	Mapsheet	Published Date
Ordnance Survey Plan	SP72NE	1985

Data Currency

	LANDMARK	INFORMATION	GROUP
,	LANDMARK	INFORMATION	GROUP

Mining and Cavities Data	Version	Update Cycle
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	January 2024	Bi-Annually
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Man Made Mining Cavities Stantec UK Ltd	December 2023	Bi-Annually
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Natural Cavities Stantec UK Ltd	December 2023	Bi-Annually
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Historical Land Use Information (1:2,500)	Version	Update Cycle
Subterranean Features Landmark Information Group Limited	July 2023	Bi-Annually
Ground Stability Data (1:50,000)	Version	Update Cycle
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Brine Subsidence Solution Area Johnson Poole & Bloomer	December 2020	



A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	Map data
British Geological Survey	British Geological Survey
The Coal Authority	The Coal Authority
Ove Arup	ARUP
Stantec UK Ltd	Stantec
Wardell Armstrong	your earth our world
Johnson Poole & Bloomer	JPB

LANDMARK INFORMATION GROUP*

Useful Contacts

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



Envirocheck[®] Report:

Mining and Ground Stability Datasheet

Order Details:

Order Number: 342200018_1_1

Customer Reference: 3358

National Grid Reference: 475590, 227560

Slice:

Site Area (Ha): 61.62

Search Buffer (m): 1000

Site Details:

East Claydon Buckingham Buckinghamshire MK18 2LF

Client Details:

Mr A Fasano A-squared Studio 66 Church Road Richmond TW10 6LN



Contents

	Page Number
Summary	-
The Summary section provides an overview of the data contained within the report, detailing to or the existence of a data set in relation to the buffer selected. For ease of reference, the report is broken down into 4 sections of data; Mining and Natural C Use Information (1:2,500), Historical Land Use Information (1:10,000) and Ground Stability D	he number of data set feature avities Data, Historical Land ata (1:50,000).
Mining and Natural Cavities Data	-
The Mining and Natural Cavities Data section features data sets related to the existence of m hazards; and details of naturally formed cavities. Data sets within this section are not plotted, with the exception of BGS Recorded Mineral Site which feature on the Historical Land Use Information (1:10,000) map.	ining areas and their potential
Historical Land Use Information (1:2,500)	-
The Historical Land Use Information (1:2,500) section contains data captured from analysis of 1:1,250 and 1:2,500 scale historical Ordnance Survey mapping, identifying areas where, histor potentially contaminative. For the purpose of this Envirocheck module, only historical data relating to mining and ground plotted on the corresponding Historical Land Use Information (1:2,500) map. This section also Features data set, which details various man-made and man-used underground spaces obtail Britannica society.	arried out by Landmark of orically, the land uses were d stability has been included a o includes the Subterranean ned from the Subterranea
Historical Land Use Information (1:10,000)	-
Historical Land Use Information (1:10,000) The Historical Land Use (1:10,000) section covers data captured from the systematic analysi 1:10, 560 and 1:10,000 scale historical Ordnance Survey mapping dating back to the mid-19t contaminative past industrial land uses. For the purpose of this Envirocheck module, only data relating to mining and ground stability on the accompanying Historical Land Use Information (1:10,000) map.	s carried out by Landmark of h century, identifying potentia has been included and plotter
Historical Land Use Information (1:10,000) The Historical Land Use (1:10,000) section covers data captured from the systematic analysi 1:10, 560 and 1:10,000 scale historical Ordnance Survey mapping dating back to the mid-19t contaminative past industrial land uses. For the purpose of this Envirocheck module, only data relating to mining and ground stability on the accompanying Historical Land Use Information (1:10,000) map. Ground Stability Data (1:50,000)	- s carried out by Landmark of h century, identifying potentia has been included and plotted 1
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Historical Land Use Information (1:10,000) The Historical Land Use (1:10,000) section covers data captured from the systematic analysi 1:10, 560 and 1:10,000 scale historical Ordnance Survey mapping dating back to the mid-19t contaminative past industrial land uses. For the purpose of this Envirocheck module, only data relating to mining and ground stability on the accompanying Historical Land Use Information (1:10,000) map. Ground Stability Data (1:50,000) The Ground Stability (1:50,000) section includes the BGS Geosure data suite, reporting feature separate maps. Also reported is brine subsidence, brine mining and salt mining data sets, of Mining Related Features are plotted, and subsidence insurance claims and insurance investig plotted. Historical Map List The Historical Map List section details the historical mapping that has been analysed for your Land Use Information sections.	- s carried out by Landmark of h century, identifying potentia has been included and plotted 1 res to 250m and plotted onto which Brine Pumping and Sal gations data, which is not 3 site, in relation to the Historic
Historical Land Use Information (1:10,000) The Historical Land Use (1:10,000) section covers data captured from the systematic analysi 1:10, 560 and 1:10,000 scale historical Ordnance Survey mapping dating back to the mid-19t contaminative past industrial land uses. For the purpose of this Envirocheck module, only data relating to mining and ground stability on the accompanying Historical Land Use Information (1:10,000) map. Ground Stability Data (1:50,000) The Ground Stability (1:50,000) section includes the BGS Geosure data suite, reporting feature separate maps. Also reported is brine subsidence, brine mining and salt mining data sets, of Mining Related Features are plotted, and subsidence insurance claims and insurance investigned plotted. Historical Map List The Historical Map List section details the historical mapping that has been analysed for your Land Use Information sections. Data Currency	- s carried out by Landmark of h century, identifying potentia has been included and plotted 1 res to 250m and plotted onto which Brine Pumping and Sal gations data, which is not 3 site, in relation to the Historic 4
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The brine subsidence data relating to the Driotwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

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

Report Version v53.0

LANDMARK INFORMATION GROUP*

Summary

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

Order Number: 342200018_1_1 Date: 10-Apr-2024



Report Version v53.0

Summary

Ground Stability Data (1:50,000)

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	CBSCB Compensation District				
	The site does not fall within the brine compensation area.				
	The site does not fall within the brine subsidence solution area.				
1	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(SW)	0	1	474939 227082
2	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(SW)	19	1	475000 226864
3	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(SW)	75	1	475385 227180
4	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(SW)	85	1	475300 226943
5	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(W)	94	1	475000 227467
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227540
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(SW)	0	1	475000 226763
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
6	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	(SW)	0	1	475000 226763
7	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
8	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227540
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(SW)	0	1	474939 227082
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(SW)	19	1	475000 226864
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(SW)	75	1	475385 227180
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(SW)	85	1	475300 226943
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	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227557
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
9	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227557

Ground Stability Data (1:50,000)

Map ID		Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Lands	lide Ground Stability Hazards				
10	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
	Potential for Runni	ng Sand Ground Stability Hazards				
11	Hazard Potential: Source:	Low British Geological Survey, National Geoscience Information Service	(SW)	0	1	475000 226763
	Potential for Runni	ng Sand Ground Stability Hazards				
12	Hazard Potential: Source:	Low British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557
	Potential for Runni	ng Sand Ground Stability Hazards				
13	Hazard Potential: Source:	Low British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227540
	Potential for Runni	ng Sand Ground Stability Hazards				
14	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	(SW)	0	1	474797 227162
	Potential for Running Sand Ground Stability Hazards					
15	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	(SW)	0	1	474897 226565
	Potential for Runni					
16	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	(SW)	75	1	475385 227180
	Potential for Runni					
17	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	(W)	94	1	475000 227467
	Potential for Runni	ng Sand Ground Stability Hazards				
18	Hazard Potential: Source:	Very Low British Geological Survey, National Geoscience Information Service	(S)	170	1	475423 226781
	Potential for Runni	ng Sand Ground Stability Hazards				
	Hazard Potential: Source:	No Hazard British Geological Survey, National Geoscience Information Service	(SW)	0	1	474939 227082
	Potential for Runni	ng Sand Ground Stability Hazards				
	Hazard Potential: Source:	No Hazard British Geological Survey, National Geoscience Information Service	(SW)	19	1	475000 226864
	Potential for Running Sand Ground Stability Hazards					
	Hazard Potential: Source:	No Hazard British Geological Survey, National Geoscience Information Service	(SW)	85	1	475300 226943
	Potential for Shrink	ring or Swelling Clay Ground Stability Hazards				
19	Hazard Potential: Source:	Moderate British Geological Survey, National Geoscience Information Service	(W)	0	1	475000 227557
	Potential for Shrink	ting or Swelling Clay Ground Stability Hazards				
20	Hazard Potential: Source:	Moderate British Geological Survey, National Geoscience Information Service	D1SW (NW)	0	1	475587 227557



No Historical Land Use information available.

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

1:10,560	Mapsheet	Published Date
Buckinghamshire	019_00	1885
Buckinghamshire	019_NW	1900
Buckinghamshire	019_SW	1900
Buckinghamshire	019_NW	1926
Buckinghamshire	019_SW	1926
Buckinghamshire	019_NW	1952
Buckinghamshire	019_SW	1952
Ordnance Survey Plan	SP72NE	1958
1:10,000	Mapsheet	Published Date
Ordnance Survey Plan	SP72NE	1985

Data Currency

	LANDMARK	INFORMATION	GROUP
,	LANDMARK	INFORMATION	GROUP

Mining and Cavities Data	Version	Update Cycle
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	January 2024	Bi-Annually
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Man Made Mining Cavities Stantec UK Ltd	December 2023	Bi-Annually
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Natural Cavities Stantec UK Ltd	December 2023	Bi-Annually
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Historical Land Use Information (1:2,500)	Version	Update Cycle
Subterranean Features Landmark Information Group Limited	July 2023	Bi-Annually
Ground Stability Data (1:50,000)	Version	Update Cycle
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Brine Subsidence Solution Area Johnson Poole & Bloomer	December 2020	



A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	Map data
British Geological Survey	British Geological Survey
The Coal Authority	The Coal Authority
Ove Arup	ARUP
Stantec UK Ltd	Stantec
Wardell Armstrong	your earth our world
Johnson Poole & Bloomer	JPB

LANDMARK INFORMATION GROUP*

Useful Contacts

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

Geology 1:50,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
\square	MGR	Made Ground (Undivided)	Artificial Deposit	Not Supplied - Holocene
	WMGR	Infilled Ground	Artificial Deposit	Not Supplied - Holocene
	WGR	Worked Ground (Undivided)	Void	Not Supplied - Holocene

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	TILMP	Till, Mid Pleistocene	Diamicton	Not Supplied - Cromerian
	GFDMP	Glaciofluvial Deposits, Mid Pleistocene	Sand and Gravel	Not Supplied - Cromerian
	RTDU	River Terrace Deposits (Undifferentiated)	Sand and Gravel	Not Supplied - Quaternary
	PEAT	Peat	Peat	Not Supplied - Quaternary
	HEAD	Head	Clay, Silt, Sand and Gravel	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WEY	Weymouth Member	Mudstone	Not Supplied - Oxfordian
	WWB	West Walton Formation	Mudstone	Not Supplied - Oxfordian
	SBY	Stewartby Member	Mudstone	Not Supplied - Callovian
	PET	Peterborough Member	Mudstone	Not Supplied - Callovian

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Geology 1:50,000 Maps

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

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

Geology 1:50,000 Maps Coverage Map ID:

Map Sheet No: Map Name: Map Date: Bedrock Geology: Superficial Geology: Artificial Geology: Faults: Landslip: Rock Segments:	219 Buckingham 2002 Available Available Available Not Supplied Available Not Supplied		
Geology 1:50	000 Maps -	Slice I)
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Order Details	342200	018 1 1	
Customer Reference National Grid Reference Slice: Site Area (Ha): Search Buffer (m):	: 3358 nce: 475590 D 61.62 1000	, 227560	
Site Details: East Claydon, Buckir	ıgham, Buckingh	amshire, N	IK18 2LF
Landma	ark	Tel: Fax: Web:	0844 844 9952 0844 844 9951 www.envirocheck.co.uk
v15.0 10-Apr-2024	NOVE		Page 1 of



LANDMARK INFORMATION GROUP*

Artificial Ground and Landslip

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

Artificial ground includes:

- Made ground man-made deposits such as embankments and spoil heaps on the natural ground surface. - Worked ground - areas where the ground has been cut away such as
- quarries and road cuttings.

- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.

 Landscaped ground - areas where the surface has been reshaped.
 Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

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



Site Details:

East Claydon, Buckingham, Buckinghamshire, MK18 2LF





LANDMARK INFORMATION GROUP*

Superficial Geology

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

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

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

Superficial Geology Map - Slice D



Order Details: Order Number: Customer Reference: National Grid Reference: Slice: Site: Sterea (Ha): Search Buffer (m):	3422000 3358 475590, D 61.62 1000	18_1_1 227560	
Site Details: East Claydon, Buckingham,	Buckingha	mshire,	MK18 2LF
	8	Tel: Fax: Web:	0844 844 9952 0844 844 9951 www.envirocheck.co.uk
v15.0 10-Apr-2024			Page



Bedrock and Faults

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

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

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

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

Bedrock and Faults Map - Slice D



Order Details: Order Number: Customer Reference: National Grid Reference: Site: Site Area (Ha): Search Buffer (m):	342200 3358 475590 D 61.62 1000	018_1_1 , 227560		
Site Details: East Claydon, Buckingha	m, Buckingh	amshire,	MK18 2LF	
	k	Tel: Fax: Web:	0844 844 9952 0844 844 9951 www.envirocheck.co.uk	
v15.0 10-Apr-2024			Page	4 of 5



LANDMARK INFORMATION GROUP*

Combined Surface Geology

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Additional Information

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Contact

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Combined Geology Map - Slice D



Order Details: Order Number: Customer Reference:	342200018_1_1 3358
National Grid Reference: Slice: Site Area (Ha):	475590, 227560 D 61.62
Search Buffer (m): Site Details:	1000
East Claydon, Buckingham,	Buckinghamshire, MK18 2LF

V15.0 10-Apr-2024

Page 5 of 5

Geology 1:50,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
\square	MGR	Made Ground (Undivided)	Artificial Deposit	Not Supplied - Holocene
	WMGR	Infilled Ground	Artificial Deposit	Not Supplied - Holocene
	WGR	Worked Ground (Undivided)	Void	Not Supplied - Holocene

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	TILMP	Till, Mid Pleistocene	Diamicton	Not Supplied - Cromerian
	GFDMP	Glaciofluvial Deposits, Mid Pleistocene	Sand and Gravel	Not Supplied - Cromerian
	RTDU	River Terrace Deposits (Undifferentiated)	Sand and Gravel	Not Supplied - Quaternary
	PEAT	Peat	Peat	Not Supplied - Quaternary
	HEAD	Head	Clay, Silt, Sand and Gravel	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WEY	Weymouth Member	Mudstone	Not Supplied - Oxfordian
	WWB	West Walton Formation	Mudstone	Not Supplied - Oxfordian
	SBY	Stewartby Member	Mudstone	Not Supplied - Callovian
	PET	Peterborough Member	Mudstone	Not Supplied - Callovian

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Geology 1:50,000 Maps

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Geology 1:50	000 Maps -	Slice I)
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Superficial Geology Map - Slice D



Order Details: Order Number: Customer Reference: National Grid Reference: Slice: Site: Sterea (Ha): Search Buffer (m):	3422000 3358 475590, D 61.62 1000	18_1_1 227560	
Site Details: East Claydon, Buckingham,	Buckingha	mshire,	MK18 2LF
	8	Tel: Fax: Web:	0844 844 9952 0844 844 9951 www.envirocheck.co.uk
v15.0 10-Apr-2024			Page



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Bedrock and Faults Map - Slice D



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v15.0 10-Apr-2024			Page	4 of 5



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Combined Geology Map - Slice D



Order Details: Order Number: 342200018 1 1 Customer Reference: 3358 National Grid Reference: 475590, 227560 D 61.62 Slice: Site Area (Ha): Search Buffer (m): 1000 Site Details: East Claydon, Buckingham, Buckinghamshire, MK18 2LF

Tel: Fax: Web: 0844 844 9952 0844 844 9951 Landmark v15.0 10-Apr-2024

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560	Ordnance Survey Plan 1:10,000	1:10,000 Raster Mapping
Gravel Sand Other Pit Pit Pit Pits	مرتبت Chalk Pit, Clay Pit مرتبت Chalk Pit, Clay Pit مرتبت Gravel Pit در میں میں میں میں Gravel Pit	Gravel Pit Refuse tip or slag heap
C Quarry Shingle C Orchard	Sand Pit	Rock (scattered)
Reeds Marsh	Refuse or Lake, Loch	ີ້ງໍ່ຈີ Boulders Boulders (scattered)
A \$2,57.50 \$2.50 \$	Dunes Boulders	Shingle Mud Mud
Mixed Wood Deciduous Brushwood	ネーム・・・・	Sand Sand Sand Pit
		Top of cliff
Fir Furze Rough Pasture	ເຈັເຈັດເຈັດເມີດ Scrub ໄປກູ່ Coppice ກົງກີ Bracken ແມ່ນທີ່Heath ເບິ່ນ ເບິ່ງ, Rough ກັງກີ Grassland	General detail — — — — Underground detail — — — Overhead detail — — — — Narrow gauge railway
Arrow denotes <u>a</u> Trigonometrical flow of water Station	<u>→⊥</u> ⊶ Marsh 灬\Y/// Reeds <u>→⊥</u> ≁ Saltings	Multi-track Single track railway railway
🕂 Site of Antiquities 🛧 Bench Mark	Direction of Flow of Water Building	Civil, parish or County boundary (England only) Civil, parish or community boundary
Pump, Guide Post, Well, Spring, Signal Post Boundary Post • 285 Surface Level	Glasshouse Sand	District, Unitary, Metropolitan, Constituency London Borough boundary boundary
Sketched Instrumental	Pylon ————————————————————————————————————	Area of wooded vegetation Area of wooded coch Non-coniferous trees
Main Roads	Cutting Embankment	 Non-coniferous Coniferous Coniferous Coniferous Coniferous Positioned
Sunken Road Raised Road	Multiple Track	★ trees (scattered)
Road over	Road ''' Road Level Foot Single Track Under Over Crossing Bridge Siding, Tramway	今 今 Orchard 化 Coppice 今 み
Railway River	or Mineral Line	منتلاب Rough منالات Heath متالد Grassland منالات
Railway over Road Level Crossing	—— —— Geographical County	∩o_ Scrub J⊻∠ Marsh, Salt J⊻∠ Marsh or Reeds
Road over Road over Road over	Administrative County, County Borough or County of City Municipal Borough, Urban or Rural District.	Water feature Elow arrows
Road over Stream	Burgh or District Council Borough, Burgh or County Constituency	MHW(S) Mean high Mean low water (springs) Mean low water (springs)
————— County Boundary (Geographical)	Civil Parish Civil Parish Shown alternately when coincidence of boundaries occurs	Telephone line (where shown)
County & Civil Parish Boundary	BP, BS Boundary Post or Stone Pol Sta Police Station	(with poles) ← Bench mark Triangulation BM 123.45 m (where shown) △ station
County Borough Boundary (England)	Ch Church PO Post Office CH Club House PC Public Convenience F E Sta Fire Engine Station PH Public House	Point feature Pylon, flare stack • (e.g. Guide Post ⊠
County Burgh Boundary (Scotland)	FB Foot Bridge SB Signal Box Fn Fountain Spr Spring	or Mile Stone) •+••••••••••••••••••••••••••••••••••
RD. Bdy.	MP Mile Post TCB Telephone Call Box MP Mile Post TCP Telephone Call Post MS Mile Stone W Well	General Building
Civil Parish Boundary	l	

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Buckinghamshire	1:10,560	1885	2
Buckinghamshire	1:10,560	1900	3
Buckinghamshire	1:10,560	1926	4
Historical Aerial Photography	1:10,560	1947	5
Buckinghamshire	1:10,560	1952	6
Ordnance Survey Plan	1:10,000	1958	7
Ordnance Survey Plan	1:10,000	1985	8
10K Raster Mapping	1:10,000	1999	9
10K Raster Mapping	1:10,000	2006	10
VectorMap Local	1:10,000	2024	11

Historical Map - Slice D



Order Details

Order Number: 342200018_1_1 Customer Ref: 3358 National Grid Reference: 475590, 227560 Slice: D Site Area (Ha): Search Buffer (m): 61.62 1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF



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Historical Aerial Photography Published 1947

Source map scale - 1:10,560

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

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Map Name(s) and Date(s) SP72NE 1947 1:10,560 Historical Aerial Photography - Slice D IBR ARY HSI LI NG **Order Details** Order Number: 342200018_1_1 Customer Ref: 3358 National Grid Reference: 475590, 227560 Slice: D Site Area (Ha): Search Buffer (m): 61.62 1000 Site Details East Claydon, Buckingham, Buckinghamshire, MK18 2LF Landmark 0844 844 9952 Tel: Fax: 0844 844 9951 www.envirocheck.co.uk Web:









10k Raster Mapping

Published 1999

Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice D



Order Details

 Order Number:
 342200018_1_1

 Customer Ref:
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 D

 Site Area (Ha):
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Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF







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 Slice:
 D

 Site Area (Ha):
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 1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF





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VectorMap Local

Published 2024

Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice D



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 342200018_1_1

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Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF





Historical Mapping Legends

Ordnance Survey County Series 1:10,560	Ordnance Survey Plan 1:10,000	1:10,000 Raster Mapping
Gravel Sand Other Pit Pit Pit Pits	مرتب Chalk Pit, Clay Pit مرتب Gravel Pit در المراجع or Quarry	Gravel Pit Refuse tip or slag heap
C Quarry Shingle C Orchard	Sand Pit	Rock (scattered)
Reeds Marsh	Refuse or Lake, Loch	ີ້ງໍ່ຈີ Boulders Boulders (scattered)
A \$2,57.50 \$2.50 \$	Dunes Boulders	Shingle Mud Mud
Mixed Wood Deciduous Brushwood	ネーム・・・・	Sand Sand Sand Pit
		Top of cliff
Fir Furze Rough Pasture	ເຈັເຈັດເຈັດເມີດ Scrub ໄປກູ່ Coppice ກົງກີ Bracken ແມ່ນທີ່Heath ເບິ່ນ ເບິ່ງ, Rough ກັງກີ Grassland	General detail — — — — Underground detail — — — Overhead detail — — — — Narrow gauge railway
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Railway River	or Mineral Line	منتلاب Rough منالات Heath متالد Grassland منالات
Railway over Road Level Crossing	—— —— Geographical County	∩o_ Scrub J⊻∠ Marsh, Salt J⊻∠ Marsh or Reeds
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RD. Bdy.	MP Mile Post TCB Telephone Call Box MP Mile Post TCP Telephone Call Post MS Mile Stone W Well	General Building
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Historical Map - Slice D



Order Details

Order Number: 342200018_1_1 Customer Ref: 3358 National Grid Reference: 475590, 227560 Slice: D Site Area (Ha): Search Buffer (m): 61.62 1000

Site Details

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Published 1999

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 Slice:
 D

 Site Area (Ha):
 61.62

 Search Buffer (m):
 1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF







10k Raster Mapping

Published 2006

Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice D



Order Details

 Order Number:
 342200018_1_1

 Customer Ref:
 3358

 National Grid Reference:
 475590, 227560

 Slice:
 D

 Site Area (Ha):
 61.62

 Search Buffer (m):
 1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF





Envirocheck[®]

VectorMap Local

Published 2024

Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice D



Order Details

 Order Number:
 342200018_1_1

 Customer Ref:
 3358

 National Grid Reference:
 475590, 227560

 Slice:
 D

 Site Area (Ha):
 61.62

 Search Buffer (m):
 1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF







Envirocheck® LANDMARK INFORMATION GROUP* General > Specified Site > Specified Buffer(s) 🗙 Bearing Reference Point 🛛 🛽 🛛 Map ID Several of Type at Location Waste

Agency and Hydrological



Site Sensitivity Map - Slice D



Order Details

Order Number:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
Slice:	D
Site Area (Ha):	61.62
Search Buffer (m):	1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF











General

🔼 Specified Site

- Specified Buffer(s)
- X Bearing Reference Point

Agency and Hydrological (Flood)

Extreme Flooding from Rivers or Sea without Defences (Zone 2)

Flooding from Rivers or Sea without Defences (Zone 3)

Area Benefiting from Flood Defence



Flood Water Storage Areas

--- Flood Defence

Flood Map - Slice D



Order Details

 Order Number:
 342200018_1_1

 Customer Ref:
 3358

 National Grid Reference:
 475590, 227560

 Slice:
 D

 Site Area (Ha):
 61.62

 Search Buffer (m):
 1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF



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General

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

Agency and Hydrological (Boreholes)

- 😑 BGS Borehole Depth 0 10m
- BGS Borehole Depth 10 30m
- 🔴 BGS Borehole Depth 30m +
- Confidential

⊖ Other

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

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

Borehole Map - Slice D



Order Details

Order Number:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
Slice:	D
Site Area (Ha):	61.62
Search Buffer (m):	1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF









Envirocheck LANDMARK INFORMATION GROUP*

General

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

Risk of Flooding from Surface Water

High - 30 Year Return
Medium - 100 Year Return

Low - 1000 Year Return

Suitability See the suitability map below National to county County to town Town to street

Street to parcels of land

Property

EA/NRW Suitability Map - Slice D



Order Details

Order Number:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
Slice:	D
Site Area (Ha):	61.62
Search Buffer (m):	1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF





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Page 6 of 6



Envirocheck® LANDMARK INFORMATION GROUP* General > Specified Site > Specified Buffer(s) 🗙 Bearing Reference Point 🛛 🛽 🛛 Map ID Several of Type at Location Waste

Agency and Hydrological



Site Sensitivity Map - Slice D



Order Details

Order Number:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
Slice:	D
Site Area (Ha):	61.62
Search Buffer (m):	1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF











General

🔼 Specified Site

- Specified Buffer(s)
- X Bearing Reference Point

Agency and Hydrological (Flood)

Extreme Flooding from Rivers or Sea without Defences (Zone 2)

Flooding from Rivers or Sea without Defences (Zone 3)

Area Benefiting from Flood Defence



Flood Water Storage Areas

--- Flood Defence

Flood Map - Slice D



Order Details

 Order Number:
 342200018_1_1

 Customer Ref:
 3358

 National Grid Reference:
 475590, 227560

 Slice:
 D

 Site Area (Ha):
 61.62

 Search Buffer (m):
 1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF



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General

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

Agency and Hydrological (Boreholes)

- 😑 BGS Borehole Depth 0 10m
- BGS Borehole Depth 10 30m
- 🔴 BGS Borehole Depth 30m +
- Confidential

⊖ Other

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

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

Borehole Map - Slice D



Order Details

Order Number:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
Slice:	D
Site Area (Ha):	61.62
Search Buffer (m):	1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF









Envirocheck LANDMARK INFORMATION GROUP*

General

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

Risk of Flooding from Surface Water

High - 30 Year Return
Medium - 100 Year Return

Low - 1000 Year Return

Suitability See the suitability map below National to county County to town Town to street

Street to parcels of land

Property

EA/NRW Suitability Map - Slice D



Order Details

Order Number:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
Slice:	D
Site Area (Ha):	61.62
Search Buffer (m):	1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF





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Page 6 of 6







Order Details:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
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Order Details:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
Slice:	D
Site Area (Ha):	61.62
Search Buffer (m):	1000
















Order Details:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
Slice:	D
Site Area (Ha):	61.62
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Envirocheck





Order Details:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
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Envirocheck



Order Details:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
Slice:	D
Site Area (Ha):	61.62
Search Buffer (m):	1000

















Order Details:	342200018_1_1
Customer Ref:	3358
National Grid Reference:	475590, 227560
Slice:	D
Site Area (Ha):	61.62
Search Buffer (m):	1000



Envirocheck®

Index Map

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

Slice

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

Segment

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

Quadrant

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

A selection of organisations who provide data within this report:





British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL





Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr A Fasano, A-squared Studio, 66 Church Road, Richmond, TW10 6LN

Order Details

 Order Number:
 342200018_1_1

 Customer Ref:
 3358

 National Grid Reference:
 474710, 226510

 Site Area (Ha):
 61.62

 Search Buffer (m):
 1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF

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A Landmark Information Group Service v50.0 10-Apr-2024



Envirocheck®

Index Map

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

Slice

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

Segment

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

Quadrant

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

A selection of organisations who provide data within this report:





British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL





Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr A Fasano, A-squared Studio, 66 Church Road, Richmond, TW10 6LN

Order Details

 Order Number:
 342200018_1_1

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 3358

 National Grid Reference:
 474710, 226510

 Site Area (Ha):
 61.62

 Search Buffer (m):
 1000

Site Details

East Claydon, Buckingham, Buckinghamshire, MK18 2LF

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



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A Landmark Information Group Service v50.0 10-Apr-2024



Appendix C: Unexploded Ordnance Risk Assessment

RMS UXO

Preliminary Unexploded Ordnance (UXO)

Risk Assessment

- Project Name: East Claydon, Buckingham
- Prepared for: A-Squared Studio LTD
- Prepared by: Ethan Edwards
- Study Site: East Claydon, Buckingham, Buckinghamshire, MK18 2LF
- Date: 10/04/24
- Version: 001
- Checked by: Chas Reid
- Approved by: Kevin Kneebone

RMS UXO Limited 7 Bell Yard, London, WC2A 2JR Company Reg: 14666538

info@rmsuxo.com

+44 0203 005 5246 www.rmsuxo.com

RMS UXO

UK UXO Risk Mitigation Process

CIRIA 681 Phases

RMS UXO Detailed Phases





INO5135 A-Squared Studio LTD East Claydon, Buckingham Preliminary UXO Risk Assessment

Purpose of Assessment

This Preliminary Risk Assessment serves as a qualitative screening tool to evaluate the likelihood of encountering unexploded ordnance (UXO) at the East Claydon, Buckingham, Buckinghamshire, MK18 2LF. The assessment takes into account the basic factors impacting the potential presence of UXO, as detailed in Stage One of the CIRIA UXO risk management process, to provide an informed understanding of the associated risks at the site.

Location

The Client has defined the Study Site as East Claydon, Buckingham, Buckinghamshire, MK18 2LF and is approximately centred on the National Grid Reference: SP 74710 26510

The study site is situated in East Claydon, approximately 11.4km north-west of Aylesbury Vale Parkway Railway Station.





RMS UXO

Background

This assessment, undertaken by RMS UXO Limited, (RMS UXO), serves as an initial analysis aimed at understanding the potential risks associated with unexploded ordnance (UXO) at the East Claydon, Buckingham, Buckinghamshire, MK18 2LF. The assessment is conducted following the guidelines specified by CIRIA C681, "Unexploded Ordnance, a Guide for the Construction Industry".

The data compilation and analysis have been carried out by a team of UXO specialists at RMS UXO. Various resources have been used for this assessment. Included but not limited to, extensive historical archives, comprehensive library documents, unique geo-databases, and other online materials.

The assessment is structured around the following key aspects to provide a preliminary understanding of the UXO risk profile for the site:

- Primary Site Information
- Former Military Involvement
- Indicators of potential aerial dropped UXO threats
- Assessment of any Risk Reduction Factors
- Overview of Proposed Intrusive Activities
- Need for Extended Investigation

The main objective is to identify any need for a more detailed UXO Risk Assessment. This preliminary analysis aims to go through the basic risk factors associated with UXO at the site, serving as a practical 'initial move' in the UXO risk management process. The report and its conclusions will be based on preliminary research from RMS UXO's team at the time of production.

Site Location	East Claydon, Buckingham, Buckinghamshire, MK18 2LF
History of Military Activity	Records do not indicate that there were significant levels of Allied activity in close proximity to the Site due to the undeveloped nature of the Sites' surrounds. However, it cannot be entirely discounted that the Site may have been used for Home Guard training.
Pre- & Post- WWII History	Pre-WWII mapping records that the majority of the Site comprised open undeveloped ground with a railway line intersecting the Site through the centre to the east. Records indicate that the Site remains open ground and the railway line became defunct to civilian transport by 1936 and industrial traffic by 1947. No pre-/WWII-era or post-war imagery of the Site was available at a preliminary stage.
WWII Air Raid Activity	A very low level of bombing is known to have occurred within the Rural District of Winslow. A total of 50 pieces of ordnance were dropped; this does not include incendiary bomb 'showers'.
Bomb Damage	No bomb damage maps are available for Chorley. It should be noted that as photography was not available at this stage, accurate analysis of ground conditions is impossible.
Post War Development	Consulted recent aerial photography of the Site does not appear to show any level of post-war redevelopment. Therefore, only agricultural activities are likely to have taken place on Site.
Proposed Works	At the time of writing, RMS UXO were not made aware of any details for future developments on Site.

Considerations





Conclusions

During the war the Rural District of Winslow was subject to a very-low level of bombing. As the Site was occupied largely by undeveloped land during WWII and photography was not available at this stage, any evidence of damage occurring will not have been visible within sources consulted at a preliminary stage. As the Site is located in close proximity to incidents of Allied HE bombs being dropped and aircraft crashes during WWII the Site is considered at a likely risk from UXO contamination in the form of air delivered bombs.

Recommendations

As per CIRIA C681 the Preliminary Risk Assessment aims to evaluate the potential risk from UXO, based on historical data including wartime bombing records. Recommendations suggest advancing to a Detailed UXO Risk Assessment per CIRIA guidelines for a thorough examination of wartime conditions in the anticipated work area. This entails obtaining local bombing records, WWII-era aerial imagery, and other historical data. Before, or instead of a Detailed Assessment, implementing UXO Risk Mitigation Measures for planned intrusive works is advisable.

Should the client possess any subjective or data-driven insights into UXO risks on-site, contacting RMS UXO is encouraged.



RMS UXO

This report has been constructed with professional thought and care by RMS UXO. Historical data has been meticulously collected and reviewed from third party sources. The validity of this information has been checked to the best of our ability, but RMS UXO holds no accountability for errors resulting from missing or incomplete information. Moreover, despite best efforts to compile a comprehensive historical dataset RMS UXO disclaims responsibility for any subsequent modifications to risk evaluations or mitigation proposals that may be necessitated by the discovery of additional information post factum.





Appendix D: Site Walkover Records

























Appendix E: Regulatory Correspondence

Finlay Campbell

From:	Deborah Ferady <deborah.ferady@buckinghamshire.gov.uk></deborah.ferady@buckinghamshire.gov.uk>
Sent:	10 May 2024 13:21
То:	Dustin Dela Cruz
Subject:	RE: [EXTERNAL] RE: Site Information Request - East Claydon, Buckinghamshire

Dear Dustin,

Thank you for your query in relation to your site in East Claydon. After consulting our records I can confirm the following:

- 1. Our historical records indicate the former Aylesbury & Buckingham Railway later called the Metropolitan Railway line ran vertically through the middle of the site until its closure in approximately 1936. A discussed railway line remained and the former railway line is still evident today. In addition to the railway line as you will already know the East Claydon National Grid substation is present to the south east of the site. The remainder of the site and the area around the site is recorded as being agricultural land.
- 2. There are no private water supplies registered with Buckinghamshire Council at the site or within 500m of the site.
- 3. The Strategic Environmental Protection Team have no records of any pollution incidents occurring at the site or within 500m.
- 4. There are no Part IIA sites located at the site or within 500m of the site.
- 5. There are no sites being considered for investigation under Part IIA.
- 6. There are no records of any current or historical landfill or waste sites located at the site or within 500m.
- 7. The Strategic Environmental Protection Team do not have any records of any ground investigations which have taken place at the site or within 500m.

I hope the above answers your query and if I can be of further assistance please do not hesitate to contact me.

Kind Regards

Debbie

Debbie Ferady

Environmental Protection Officer (Strategic) Strategic Environmental Protection Communities, Transport and Regulatory Services Directorate

01296 585621 Deborah.Ferady@buckinghamshire.gov.uk

Buckinghamshire Council, Walton Street, Aylesbury, Buckinghamshire HP20 1UA

From: Dustin Dela Cruz <<u>dustin.delacruz@a2-studio.com</u>>
Sent: Wednesday, May 8, 2024 11:39 AM
To: Environmental Health Mailbox <<u>environmentalhealth@buckinghamshire.gov.uk</u>>
Cc: Finlay Campbell <<u>finlay.campbell@a2-studio.com</u>>
Subject: [EXTERNAL] RE: Site Information Request - East Claydon, Buckinghamshire

You don't often get email from dustin.delacruz@a2-studio.com. Learn why this is important

Good morning,

I sent a request for a land search (detailed below) last month. Would you please be able to provide us an update?

Kind regards,

Dustin Dela Cruz

MESci (Hons) Geo-environmental Consultant



M: 07796 162594 T: 020 7620 2868

Dustin Dela Cruz on LinkedIn

One Westminster Bridge Rd London, SE1 7XW www.a2-studio.com

From: Dustin Dela Cruz
Sent: Wednesday, April 10, 2024 9:18 AM
To: 'environmentalhealth@buckinghamshire.gov.uk' <<u>environmentalhealth@buckinghamshire.gov.uk</u>>
Cc: Finlay Campbell <<u>finlay.campbell@a2-studio.com</u>>
Subject: Site Information Request - East Claydon, Buckinghamshire

Good morning,

A-Squared are preparing a geoenvironmental desk study report. Please can an Environmental Health Officer provide the requested information (see below) held by the local authority with respect to the subject site shown on the below plans, if information is available. The site boundary is as shown by the red line. The site is located at East Claydon, Buckinghamshire, MK18 2LF.



The site is located at approximate national grid reference: 474710, 226510.

The information specifically requested is any information held by the local authority on the following bulletpoints. Information for the site or within 500 m of the site is generally requested. Information on the distance and direction of each identified feature from the site is also requested.

- Historical land uses (specifically for the site or immediately adjacent to it rather than within 500 m, in this case);

- Licenced private water abstractions (surface or groundwater) and details of the geological unit each abstracts from and water use;

- Recorded pollution incidents and the incident response / remediation details;
- Any Part 2a sites (EPA 1990);
- Any sites being considered for investigation under Part 2a (EPA 1990);
- Records of current or historical landfills and waste sites; and

- Any ground investigation data (specifically for the site or immediately adjacent to it rather than within 500 m, in this case).

Kind regards,

Dustin Dela Cruz

MESci (Hons) Geo-environmental Consultant



M: 07796 162594

T: 020 7620 2868

Dustin Dela Cruz on LinkedIn

One Westminster Bridge Rd London, SE1 7XW www.a2-studio.com



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Finlay Campbell

From:Dustin Dela CruzSent:10 April 2024 09:14To:'Enquiries, Unit'Subject:Site Information Request - East Claydon, Buckingham

Good morning,

A-Squared are preparing a geoenvironmental desk study report. Please can you provide the requested information (see below) held by the Environment Agency (EA) with respect to the subject site shown on the below plans, if information is available. The site boundary is as shown by the red line. The site is located at East Claydon, Buckinghamshire, MK18 2LF.



The site is located at approximate national grid reference: 474710, 226510.

The information specifically requested is any information held by the EA on the following bullet points, either for the site itself or within 500 m of the site boundary: *(information on the distance and direction to each identified feature is also requested)*

- Background groundwater and surface water quality;

- Groundwater flow direction (for the various geological units) and general hydrogeological site setting / hydrogeological parameters;

- Licenced water abstractions (surface and groundwater) and details of the geological unit each abstracts from;

- Groundwater Source Protection Zones (SPZs);

- Licenced Discharge Consents;

- Records of any pollution incidents and remediation subsequently undertaken;

- Records of any 'Special Sites' as per Part 2a (EPA 1990);

- Details of any sites under consideration for investigation as a potential 'Special Site' as per Part 2a (EPA 1990);

- Records of current or historical landfill sites or waste sites;

- Details of any lined surface watercourses;

- Details of any culverted watercourses;

- Historical land uses (specifically for the site or immediately adjacent to it rather than within 500 m, in this case); and

- Any ground investigation data for the site or immediately surrounding area.

Kind regards,

Dustin Dela Cruz

MESci (Hons) Geo-environmental Consultant



M: 07796 162594 T: 020 7620 2868

Dustin Dela Cruz on LinkedIn

One Westminster Bridge Rd London, SE1 7XW www.a2-studio.com

Finlay Campbell

From: Sent: To: Subject: Dustin Dela Cruz 08 May 2024 10:10 Finlay Campbell FW: EAn/2024/355289 Response - Ref: 240411/msr05 - Site Information Request - East Claydon, Buckingham

Dustin Dela Cruz

MESci (Hons) Geo-environmental Consultant



M: 07796 162594 T: 020 7620 2868

Dustin Dela Cruz on LinkedIn

One Westminster Bridge Rd London, SE1 7XW www.a2-studio.com

From: Enquiries_EastAnglia <Enquiries_EastAnglia@environment-agency.gov.uk>
Sent: Wednesday, May 8, 2024 10:01 AM
To: Dustin Dela Cruz <dustin.delacruz@a2-studio.com>
Subject: EAn/2024/355289 Response - Ref: 240411/msr05 - Site Information Request - East Claydon, Buckingham

Dear Dustin

Thank you for your request of 10 April 2024.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Much of the data that you have requested is available online. We have supplied the links below to help you.

The information specifically requested is any information held by the EA on the following bullet points, either for the site itself or within 500 m of the site boundary: (information on the distance and direction to each identified feature is also requested)

- Background groundwater and surface water quality;

This information can be found publicly at - Open WIMS data

- Groundwater flow direction (for the various geological units) and general hydrogeological site setting / hydrogeological parameters;

Regional Groundwater flow direction and hydrogeological setting can be found here - <u>Viewer for scanned</u> hydrogeology maps of the UK | British Geological Survey (BGS) Local flow direction and site setting can be determined through borehole logs available from - <u>GeoIndex - British</u> <u>Geological Survey (bgs.ac.uk)</u> we do not hold specific records on this and this is something that can vary locally.

- Licenced water abstractions (surface and groundwater) and details of the geological unit each abstracts from;

There are no abstraction licenses within 500m of MK18 2LF

- Groundwater Source Protection Zones (SPZs);

There are no No SPZs within 500m of MK18 2LF. This information can be found publicly at -<u>Magic Map</u> <u>Application (defra.gov.uk)</u>

- Licenced Discharge Consents;

Licenced Discharge Consents - E CLAYDON 400KV SUBSTATION PRCNF05284 Licenced water abstractions - None

- Records of any pollution incidents and remediation subsequently undertaken; Records of any pollution incidents Apr 19, 2013 SP 74643 26002 - sewage grey water

- Records of any 'Special Sites' as per Part 2a (EPA 1990);

There are no 'Special Sites' designated under Part 2A of the Environmental Protection Act 1990 in the vicinity of the provided NGR. It is recommended that you contact the local authority who hold a record of contaminated land sites

- Details of any sites under consideration for investigation as a potential 'Special Site' as per Part 2a (EPA 1990);

- Records of current or historical landfill sites or waste sites;

None

- Details of any lined surface watercourses;

We are not aware of any from our mapping but do not specifically hold this information.

- Details of any culverted watercourses;

We are not aware of any lengthy culverted watercourses from mapping, given the land use in the area there's likely small culverts present for access etc.

- Historical land uses (specifically for the site or immediately adjacent to it rather than within 500 m, in this case); and

Agriculture

- Any ground investigation data for the site or immediately surrounding area.

Any information about non-confidential investigations should be publicly available on the local authority's planning portal.

Please refer to the Open Government Licence available here: <u>http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/</u> which explains the permitted use of this information.

Please get in touch if you have any further queries or contact us within two months if you would like us to review the information we have sent.

Kind regards,

Naomh Campbell Customer Service Officer East Anglia Environment Agency | Iceni House, Cobham Road, Ipswich IP3 9JD Environment Agency | Bromholme Lane, Brampton, Huntingdon, Cambridgeshire, PE28 4NE Team Number: 0203 0255472

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Appendix 1 Agricultural Land Classification Survey



EAST CLAYDON GREENER GRID PARK

AGRICULTURAL LAND CLASSIFICATION

August 2024






EAST CLAYDON GREENER GRID PARK

AGRICULTURAL LAND CLASSIFICATION

August 2024

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Authorised By EGC 08/24

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Directors - Tony Kernon BSc(Hons), MRAC, MRICS, FBIAC Sarah Kernon Consultants - Ellie Clark BSc(Hons), Amy Curtis BSc(Hons)

CONTENTS

- 1 Introduction
- 2 Agricultural Land Classification
- 3 ALC Survey

<u>Appendix</u>

A Amet Property ALC

1 INTRODUCTION

1.1 This report provides the Agricultural Land Classification for the East Claydon Greener Grid Park proposal.

2 AGRICULTURAL LAND CLASSIFICATION

- 2.1 Agricultural land is measured under a system of Agricultural Land Classification (ALC). This grades land based on the long-term physical limitations of land for agricultural use, including climate (temperature, rainfall, aspect, exposure and frost risk), site (gradient, micro-relief and flood risk) and soil (texture, structure, depth and stoniness) criteria, and the interactions between these factors determining soil wetness, droughtiness and utility.
- 2.2 Land is divided into five grades, 1 to 5. Grade 3 is divided into two subgrades. Land falling into ALC Grades 1, 2 and Subgrade 3a is the "**best and most versatile**" (BMV) (as defined in the National Planning Policy Framework (2023), Annex 2). Natural England estimate that 42% of agricultural land in England is of BMV quality (see Natural England's Technical Information Note TIN049).

3 ALC SURVEY

- 3.1 Amet Property Ltd have surveyed the site and a wider area. The ALC is set out in **Appendix KCC1**.
- 3.2 The site is shown outlined in red below. A small area, measuring 0.8 ha, is road and land not surveyed on the south side of the road.



Insert A: The ALC Results

3.3 The results are as follows.

Table 1: ALC Results

Grade	Description	Area (ha)	Proportion (%)
3b	Moderate	41.1	98
NS	Not surveyed	0.8	2
Т	Total	41.9	100

3.4 None of the site is Best and Most Versatile quality.

APPENDIX A Amet Property ALC



AGRICULTURAL LAND CLASSIFICATION EAST CLAYDON

CLIENT: KERNON COUNTRYSIDE CONSULTANTS PROJECT: EAST CLAYDON DATE: 16TH JULY 2024 – ISSUE 1 ISSUED BY: JAMES FULTON MRICS FAAV

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- 2. INTRODUCTION
- 3. PUBLISHED INFORMATION
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Interactive Factors

- 8. Wetness
- 9. DROUGHTINESS
- 10. AGRICULTURAL LAND CLASSIFICATION
- APPENDIX 1 DETAILS OF THE AUTHORS EXPERIENCE
- APPENDIX 2 PLAN OF SITE WITH SAMPLING POINTS
- APPENDIX 3 AGRO-CLIMATIC DATA
- Appendix 4 Survey Data
- APPENDIX 5 DESCRIPTION OF AGRICULTURAL LAND CLASSIFICATION GRADES
- Appendix 6 Map of land grading

1. Executive Summary

- 1.1 This report assesses the Agricultural Land Classification (ALC) grading of 63.4Ha, of agricultural land at East Claydon.
- 1.2 The limiting factor found to be soil wetness, a combination of the climatic regime, soil water regime and texture of the top 25cm of the soil.
- 1.3 The land is graded as follows:

Grade 3b: 63.4 Ha

2. INTRODUCTION

- 2.1 Amet Property Ltd have been instructed by Kernon Countryside Consultant to produce an Agricultural Land Classification (ALC) report on a 63.4-hectare site on land at East Claydon.
- 2.2 The report's author is James Fulton BSc (Hons) MRICS FAAV who has worked as a chartered surveyor, agricultural valuer, and agricultural consultant since 2004, has a degree in agriculture which included modules on soils and over 10 years' experience in advising farmers on soil structure and cultivation methods and in producing agricultural land classification reports. Additional information on authors experience is found at *appendix 1*.
- 2.3 The report is based on a site visit conducted by James Fulton and 2 assistant surveyors on the 24th of May 2024 during which the conditions were sunny with soils moist at all horizons.
- 2.4 During the inspection 2 trial pits were dug to a depth of 120cm. In addition to the trial pits an auger was used to take approximately one sample per hectare on the proposed development site to a depth of 120cm with smaller trial pits at some of these locations to confirm soil structure and colour where it was not clear from the auger samples. A plan of auger points and trial pit locations can be found at *appendix 2*. The trial pit locations were selected as they were representative of the soils found on site. Where subsoils were inspected with a spade, descriptions of structure have been recorded based on the soil survey field handbook¹; where an auger has been used the structure is described as good, moderate or poor based on figure 9,10 and 11 in the MAFF² guidance. Colours are described using Munsell Colours³.
- 2.5 The surveyed area extends to 63.4Ha of arable and grassland. The land is northeast of East Claydon, north of the Substation and bisected by the old railway.
- 2.6 Further information has been obtained from the MAGIC website, the Soil Survey of England and Wales, the British Geological Survey, the Meteorological Office and 1:250,000 series Agricultural Land Classification maps.
- 2.7 The collected information has been judged against the Ministry of Agriculture Fisheries and Food Agricultural Land Classification of England and Wales revised guidelines and criteria for grading the quality of agricultural land.

¹ Hodgson, JM (1997) Soil Survey Field Handbook

² MAFF (1988) - Agricultural Land Classification of England and Wales. Revised guidelines and criteria for grading the quality of agricultural land. MAFF Publications

³ Munsell Color (2009) Munsell Soil Color Charts

- 2.8 The principal factors influencing agricultural production are climate, site and soil and the interaction between them MAFF (1988) & Natural England (2012)⁴.
- 2.9 The report is prepared and formatted considering the latest BSSS guidance⁵.
- 3. PUBLISHED INFORMATION
- 3.1 The British Geological Survey 1:50,000 scale map shows the bedrock geology to be largely Stewartby Member mudstone. The eastern boundary has Stewartby Member mudstone bedrock geology and superficial deposits of Alluvium clay, silt, sand and gravel. There are two patches, one at the centre and one in the north of the site with bedrock geology Stewartby Member mudstone and superficial deposits of River Terrace deposits sand and gravel. The southwest corner of the site has the bedrock geology of Weymouth Member mudstone.
- 3.2 The soils on the site are identified as being largely 712b DENCHWORTH Association, slowly permeable seasonally waterlogged clayey soils with similar fine loamy over clayey soils. Apart from the eastern boarder which are identified as 813b FLADBURY 1 Association, stoneless clayey soils, in places calcareous variably affected by groundwater.
- 3.3 The 1:250,000 series Agricultural Land Classification maps show the land to be Grade 3 good to moderate to the west and Grade 4 poor to the east. These plans are of strictly limited value, using an out-of-date methodology at a very small scale (low detail) level of survey. Further information on the limits of their use can be found in TIN049.

⁴ MAFF (1988) - Agricultural Land Classification of England and Wales. Revised guidelines and criteria for grading the quality of agricultural land. MAFF Publications

Natural England (2012) - Technical Information Note 049 - Agricultural Land Classification: protecting the best and most versatile agricultural land, Second Edition

⁵ BSSS (2022) Working with Soil Guidance Note on Assessing Agricultural Land Classification Surveys in England and Wales

- 4. CLIMATE
- 4.1 Climate has a major, and in places overriding, influence on land quality affecting both the range of potential agricultural uses and the cost and level of production.
- 4.2 There is published agro-climatic data for England and Wales provided by the Meteorological Office, such data for the subject site is listed in the table below.

Grid Reference	474681,226548
Altitude (ALT)	90
Average Annual Rainfall (AAR)	676
Accumulated Temperature - Jan to June (ATO)	1397
Duration of Field Capacity (FCD)	141
Moisture Deficit Wheat	105
Moisture Deficit Potatoes	96

Agro-Climatic Data – Full details can be found at appendix 3

- 4.3 The main parameters used in assessing the climatic limitation are average annual rainfall (AAR), as a measure of overall wetness; and accumulated temperature (ATO), as a measure of the relative warmth of a locality.
- 4.4 The AAR and ATO provide no climatic limitation to grade.
- 4.5 The site is shown to be in largely flood zone 1 areas with a less than 1 in 1000 annual chance of flooding. Parts of the Eastern border fall into Flood Zone 2 areas with between a 1 in 100 and 1 in 1000 annual chance of flooding and Flood Zone 3 areas with greater than 1 in 100 annual chance of flooding. There was no evidence of flooding seen during the site visit and it is considered that will not result in a limitation to land grade.

- 5. Stoniness
- 5.1 There are some stones on the site but usually quite small and not of sufficient size or quantity to limit land grade.
- 6. GRADIENT AND MICRORELIEF
- 6.1 The site is flat to gently sloping with no gradient or microrelief to limit land grade.
- 7. Soils
- 7.1 The soils found on site largely follow the expectations set by the national soils map. Full information on the sample points along with trial pit descriptions and photographs and lab test results can be found at *appendix 4*.
- 7.2 The clay across the site is very consistently dark greyish brown clay which was recorded on site as either clay or heavy clay loam. The lightest feeling sample was sent to the lab (survey point 61) and the lab confirmed that the topsoil is all defined as clay varying from 35% to 53% clay.
- 7.3 The subsoils are all gleyed with a moderately structured upper subsoil and poorly structured lower subsoil which is recorded as slowly permeable. Gleying starts anywhere from the surface to 50cm and the slowly permeable layer between 30cm and 80cm resulting in varying wetness classes.

Interactive Factors

- 8. Wetness
- 8.1 An assessment of the wetness class of each sample point was made based on the flow chart at Figure 6 in the MAFF guidance. The wetness class and topsoil texture were then assessed against Table 6 of the MAFF guidance to determine the ALC grade according to wetness. The wetness assessment can be found at appendix 4.
- 8.2 Where there is a gleyed horizon starting between 40 and 70cm and a slowly permeable layer at deeper than 48cm or there is a gleyed horizon at less than 40cm and slowly permeable layer at deeper than 66cm the assessment gives wetness class II.
- 8.3 Where there is a gleyed horizon starting between 40 and 70cm and a slowly permeable layer at shallower than 48cm or there is a gleyed horizon at less than 40cm and slowly permeable layer at between 38cm and 66cm the assessment gives wetness class III.
- 8.4 Where there is a gleyed horizon starting at less than 40cm and slowly permeable layer at less than 38cm the assessment gives wetness class IV.
- 8.5 Table 6, 126-150FCB, wetness class II, III or IV and clay topsoil results in a grade 3b limitation.

9. Droughtiness

9.1 Droughtiness limits are defined in terms of moisture balance for wheat and potatoes using the formula:

MB (Wheat) = AP (Wheat) - MD (Wheat)

and

MB (Potatoes) = AP (Potatoes) - MD (Potatoes)

Where: MB = Moisture Balance AP = Crop Adjusted available water capacity MD = Moisture deficit

9.2 Moisture deficit for wheat and potatoes can be found in the agro-climatic data and are as follows:

MD (Wheat) = 105 MD (Potatoes) = 96

- 9.3 Crop adjusted available water is calculated by reference to the total available water and easily available water which is calculated by reference to soil texture and structural condition and the stone content.
- 9.4 The moisture balance was calculated for the trial pit locations and can be found at *appendix 4*. Droughtiness is not the most limiting factor.

10. AGRICULTURAL LAND CLASSIFICATION

- 10.1 The Agricultural Land Classification provides a framework for classifying land according to which its physical or chemical characteristics impose long-term limitations on agricultural use. The limitations can operate in one or more of four principle ways: they may affect the range of crops that can be grown, the level of yield, the consistency of yield and the cost of obtaining it.
- 10.2 The principle physical factors influencing agricultural production are climate, site and soil and the interactions between them which together form the basis for classifying land into one of 5 grades; grade 1 being of excellent quality and grade 5 being land of very poor quality. Grade 3 land, which constitutes approximately half of all agricultural land in the United Kingdom is divided into 2 subgrades 3a and 3b. A full definition of all of the grades can be found at appendix 5.
- 10.3 This assessment sets out that the site is limited by both wetness and droughtiness.
- 10.4 The breakdown of land by classification is:

Grade 3b: 63.4 Ha

10.5 A plan of the land grading can be found at appendix 6.



Appendix 1 – Details of the Authors Experience

James Fulton

Professional Education and Qualifications

BSc (Hons) Agriculture, University of Nottingham (2004)

Member of the Royal Institution of Chartered Surveyors (MRICS) (2008)

Fellow of the Central Association of Agricultural Valuers (FAAV) (2009)

Relevant Work Experience

While working for a regional firm from 2004 until 2016 as part of my work I provided advice to farmers on soils, cultivation techniques and cropping and was involved in field trials which assessed cropping and cultivation techniques and how they impacted soil structure. At the same time I worked alongside an experienced surveyor who produced Agricultural Land Classification reports and I received training in field survey techniques and the ALC process to the point where I was able to produce ALC reports.

In 2016 I left my employer and formed Amet Property Ltd providing development consultancy and other rural practice surveying services. Of all of the services that we provide Agricultural Land Classification reports is the single largest area of work accounting for approximately 70% of all of my working time.

While I am not a member of the BSSS I meet the minimum competencies set out by the BSSS in Document 1 Foundation skills in field soil investigation, description and interpretation and Document 2 Agricultural Land Classification (England and Wales)

Professional Standards

As a member of the Royal Institution of Chartered Surveyors and Fellow of the Central Association of Agricultural Valuers I am bound by their professional standards and am only able to carry out work where I am suitably qualified and experienced to do so. Due to the formal and practical training that I have received I am able to competently produce Agricultural Land Classification reports.

Assistant Surveyors

All assistant surveyors have completed the BSSS working with soil course and have been trained to meet the requirements of BSSS Document 1 Foundation skills in field soil investigation, description, and interpretation.





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Appendix 3 – Climatic Data

Site Details: East Claydon Grid reference (centre of site): 474681,226548 Altitude: Mean 89.67 AOD

Climatic data from surrounding locations:

Grid	ALT	AAR	LR_AAR	ASR	ATO	ATS	MDW	MDP	FCD
Reference									
4700 2250	93	644	0.4	335	1395	2357	105	96	136
4700 2300	86	670	0.3	340	1400	2362	104	95	142
4750 2250	93	682	0.4	335	1394	2358	105	96	142
4750 2300	93	676	0.3	335	1391	2355	105	96	141

Altitude Adjusted

Grid	AAR	ATO	FCD	MDW	MDP	Proximity
Reference						Adjustment
4700 2250	642.67	1398.80	135.81	105.43	96.58	7.42%
4700 2300	671.10	1395.82	142.16	103.55	94.40	5.33%
4750 2250	680.67	1397.80	141.81	105.43	96.58	72.23%
4750 2300	675.00	1394.80	140.86	105.41	96.55	15.01%

Appendix 4a	- Sample	Point As	sessment																Maria			Cando
		Topspil					Upper Sub	soll					Lower Subs	lioil					Depth to	ess Asses	Wetness	limit by
Sample No	Altitude	Depth	Texture	Colour	Stoniness	Mottles	Depth	Texture	Colour	Stoniness	Mottles	Structure	Depth	Texture	Colour	Stoniness	Mottles	Structure	SPL	Gley	Class	Wetness
1	86	0-30	с	10YR 4/3		FO	30-50	c	2.57 5/2		co	Moderate	50-120	с	5Y 6/3		co	Poor	50	30	III	35
2	88	0-35	с	10YR 4/3		FO	35-65	C	2.5Y 5/3	5%	co	Moderate	65-120	с	2.5Y 6/2		CO	Poor	65	35	111	3b
3	86	0-35	C	10YR 4/3		FO	35-65	С	2.5Y 5/3		CO	Moderate	65-120	с	2.5Y 6/2		co	Poor	.65	35	111	Зb
4	88	0-35	С	10YR 4/2	5%		35-60	C	2.5Y 5/3		CO	Moderate	60-120	С	5Y 6/2		CO	Poor	60	35	- 111	35
5	88	0-50	C	10YR 4/1		FO	50-80	C	2.57 5/2		CO	Poor	80-120	С	5Y 6/2		CO.	Poor	50	50	UI.	3b
6	87	0-30	C	10YR 4/3		FO	10-70	С	2.5Y 5/2		CO	Poor	70-120	с	5Y 6/3		co	Poor	10	10	IV	Зb
7	88	0-35	C	10YR 4/3		FO	35-65	C	2.5Y 5/3	5%	co	Moderate	65-120	C	2.5Y 6/2		co	Poor	65	35	III	3b
8	87	0-35	C	10YR 4/3		FO	35-65	С	2.5Y 5/3		co	Moderate	65-120	C	2:57 6/2		co	Poor	65	35	111	3b
9	89	0-35	C	10YR 4/2	5%		35-60	C	2.54 5/3		co	Moderate	60-120	с	5Y 6/2		CO	Poor	60	35	111	3b
10	88	0-35	C	10YR 4/2	5%		35-60	C	2.5Y 5/3		co	Moderate	60-120	С	5Y 6/2		CO	Poor	60	35	111	3b
11	88	0-30	C	10YR 4/2	5%		30-50	С	5Y 5/2		co	Poor	50-120	C	5Y 6/3		CO	Poor	30	30	IV	3Ъ
12	88	0-30	C	10YR 4/2	5%		30-50	C	5¥ 5/2		CO	Poor	50-70	C	2.5Y 5/3		COB	Poor	30	30	IV	3b
13	87	0-40	C	10YR 4/2			40-70	С	2.5Y 5/3		FO	Moderate	70-120	C	5Y 6/2		FO	Poor	70	40	H	Зb
14	89	0-35	C	10YR 4/2		FO	35-70	C	5Y 5/3	5%	CO	Poor	70-120	С	2.5Y 6/2		CO	Poor	35	35	IV	35
15	87	0-30	C	10YR 4/2		FO	30-65	С	2.5Y 5/3		CO	Moderate	65-120	C	2.5Y 6/2		CO.	Poor	65	30	111	35
16	91	0-35	C	10YR 4/2	2%	FO	35-70	С	5Y 5/3		FO	Moderate	70-120	С	5Y 6/2		CO	Poor	70	35	H.	Зb
17	90	0-35	C	10YR 4/2	2%	FO	35-70	C	5Y 5/3		FO	Moderate	70-120	C	5Y 6/2		CO	Poor	70	35	11	3b
18	88	0-40	С	10YR 4/2	2%	FO	46-70	C	5Y 6/3		CO	Moderate	70-120	C	5Y 6/1		CO.	Poor	70	40	0	36
19	88	0-35	C	10YR 4/2	2%		35-70	С	5Y 6/3		CO	Moderate	70-120	C	5Y 6/1		CO	Poor	70	35	11	3b
20	88	0-40	C	2.5YR 5/2		CO	40-70	C	2.54 6/2		CO	Poor	70-120	C	5Y 6/3		co	Poor	40	40	UI.	35
21	88	0-30	C	2.5Y 5/3		CO	30-60	C	2.5Y 5/3	30%	FO	CSAB	60-80	с	2:57 5/2		co	C Prism	60	30	111	3b
22	88	0-40	C	10YR 4/2		FO	40-60	C	2.5Y 5/3		co	Moderate	60-120	c	2.5 6/2		co	Poor	60	40	- 111 -	36
23	97	0-35	C	10YR 4/2	2%	FO	35-70	С	5Y 5/3		FO	Moderate	70-120	C	5Y 5/1		CO	Poor	70	35	0	3b
2.4	92	0-40	C	10YR 4/2	2%	FO	40-70	C	5Y 6/3		co	Moderate	70-120	C	5Y 6/1		co	Poor	70	40	41	3b
25	90	0-35	C	10YR 4/2	2%		35-70	C	5Y 6/3		co	Moderate	70-120	с	5Y 6/1		co	Poor	70	35	11	3b
26	89	0-30	C	10YR 4/2	2%		30-65	C	5Y 6/3		co	Moderate	65-120	C	5Y 6/1		co	Poor	65	30	u	3b
27	88	0-35	C	10YR 4/2		FO	35-60	C	2.5Y 5/2		co	Poor	60-80	C	10YR 3/1		COB	Poor	35	35	IV	35
28	87	0-40	C	10VR 4/2			40-70	C	2.5 5/3		FO	Moderate	70-120	c	2.5Y 5/1		COB	Poor	70	40	"	3b
29	95	0-35	C	10YR 4/2	2%		35-70	С	5Y 5/3		FO	Moderate	70-120	c	2.5Y 5/3		co	Poor	70	35		Зb
30	91	0-30	C	10YR 4/2	2%	-	30-65	C	5Y 5/3		FO	Moderate	65-120	C	5Y 6/1		co	Poor	65	30	111	35
31	88	0-45	C	10YR 5/2		FO	45-70	C	2.5Y		CO	Moderate	70-120	C	5Y 6/2		CO.	Poor	70	45		35
32	88	0-30	C	10YR 4/1		FO	30-50	C	10YR 5/2		COB	Poor	50	IMP				100	30	30	IV	30
33	88	0-35	C	10YR 4/1	201	FO	35-60	C	10YR 5/3		COB	Moderate	60-120	C	10YR 6/4		008	Poor	60	35	m	35
34	96	0-35	C	2.58 4/2	2.%		35-80	-	2.51 5/3		+0	Moderate	80-120	C	51 5/3		COB	POOF	80	35		30
35	92	0-35	6	2.59 4/2	276		35-80	c	2.51 5/3		FO	Moderate	80-120	c	5Y 5/3		COB	Poor	80	35	11	30
36	89	0-40	c	2.58 4/2	276		35-50	c	2.51 5/3		10	POOr	50-120	C	51 5/3		00	Poor	35	35	IV	30
3/	90	0.45		2.5Y 9/2	276	50	35-50	c	2.51 5/3 10VP E/2		10	Moderate	50-120	c	51 5/3		0	Poor	50	35		30
30	00	0-45	6	1018 5/2		FO	35 60	~	1000 5/3		000	Moderate	60 130	č	1010 6/4		coa	Deer	60	30		25
39	04	0.40	c	10VP 4/1		10	40.20	c	LUTR 5/3		EO	Moderate	70 120	ć	EVE /2		00	POOF	70	35	40	30
40	01	0.40	č	10/0 4/2		10	40-70	č	51 5/3		10	Moderate	70-120	č	51 5/2 EV 6/7		0	Roor	70	40		26
41	91	0.35	c	2 5V A/2	386	FU	35.50	ř	57 5/3		50	Moderate	50-120	č	2 54 6/1		0	Poor	50	35		35
42	00	0.35	-	2.51 4/2	296		35-50	c	5V 5/3		50	Moderate	50 120	6	3 54 6/1		0	Poor	50	35		25
43	88	0-40	c	1008 4/2	2.70		40.70	č	10VR 5/3		0	Moderate	70-120	ř	2.51 0/1 2.5V 6/4		CO8	Poor	70	40		30
45	88	0-30	c.	10VR 4/2			30-70	c	2 54 5/3		00	Moderate	70-120	c	2.51 0/4		0	Poor	70	30		36
45	97	0-40	c	10VR 3/2			40-65	c	5V 5/3		0	Moderate	65-120	č	5Y 5/2		0	Poor	65	40		35
47	9.4	0-40	c	10VB 3/2			40-65	c	5Y 5/3		0	Moderate	65-120	c	5Y 5/2		00	Poor	65	40	111	35
48	90	0-40	c	10YR 4/2			40-70	c	5Y 5/3		0	Moderate	70-120	c	5Y 5/2		0	Poor	70	40	it.	3b
49	89	0-40	c	2.54 4/2			40-65	c	5Y 5/3		co	Moderate	65-120	c	5V 5/2		0	Poor	65	40	III	35
50	88	0.30	r	10YR 4/2	594		30-20	C.	10YR 5/4	594	0	CSAR	70-120	c	TOYPE/A	10%	0	Poor	70	30	11	Sh
51	88	0-30	C	10YB 4/2	2%		30-50	c	2.57 5/3	270	60	Moderate	50-120	c	10YR 6/4	10%	00	Poor	50	30	m	35
52	88	0-40	C	10YR 4/2	401		40-70	c	10YR 5/3		FO	Moderate	70-120	c	2.5Y 5/2	66.0	CO	Poor	70	40	0	3b
53	88	0-35	C	10YR 4/2			35-120	C	2.5Y 5/3		COB	Poor	10.000				me.		35	35	IV	3b
54	96	0-30	c	2.5Y 4/3			30-70	c	5Y 5/3		co	Poor	70-120	c	5Y 5/1		co	Poor	30	30	IV	3b
66	2.5	0.00																				

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																			Wetne	ess Asse	sment	Grade
		Topsoil					Upper Sub	soil					Lower Subs	lio					Depth to		Wetness	limit by
Sample No	Altitude	Depth	Texture	Colour	Stoniness	Mottles	Depth	Texture	Colour	Stoniness	Mottles	Structure	Depth	Texture	Colour	Stoniness	Mottles	Structure	SPL	Gley	Class	Wetness
55	94	0-30	C	2.5Y 4/3			30-70	C	5Y 5/3		co	Poor	70-120	С	5Y 5/1		CO	Poor	30	30	IV	36
56	93	0-40	C	10YR 4/2			40-70	C	5Y 5/3		co	Poor	70-120	с	5Y 5/2		co	Poor	40	40	ш	3b
57	90	0-40	C	2.5Y 4/3			40-65	C	5Y 5/3		CO	Poor	65-120	С	5Y 5/2		CO	Poor	40	40	111	3b
58	89	0-30	C	10YR 4/2	5%		30-70	C	10YR 5/4		CO	Moderate	70-120	с	10YR 6/4	10%	CO	Poor	70	30	44.	36
59	88	0-30	C	10YR 4/2	2%		30-50	C	2.5Y 5/3		co	Moderate	50-120	C	10YR 6/4	10%	co	Poor	50	30	ш	3b
60	88	0-30	C	10YR 4/2			30-120	C	2.5Y 5/2		CO	CAB							30	30	IV	3b
61	94	0-30	C	10YR 3/2			30-65	С	2.5Y 5/3		co	Moderate	65-120	c	5Y 5/2		CO	Poor	65	30	111	3b
62	92	0-30	C	10YR 3/2			30-65	C	2.5Y 5/3		co	Moderate	65-120	c	5Y 5/2		CO	Poor	65	30	111	35
63	90	0-40	C	2.5Y 4/3			40-70	С	2.5Y 5/3		CO	Moderate	70-120	C	2.5Y 6/1		CO	Poor	70	40	46	Зb
	89.67																					



Appendix 4b – Trial Pit Descriptions

Sample Point No. 21									
Horizon 1	0-30cm Light olive brown mottles.	n (2.5Y 5/3) clay with common ochreous							
Horizon 2	30-60cm Light olive brown (2.5Y 5/3) clay with a coarse subangular blocky structure, firm consistence and many ochre mottles, some roots and biopores. Approximately 30% stone towards the bottom of this horizon								
Horizon 3	60-120cm Greyish brown (2.5Y 5/2) clay with a coarse prismatic structure, firm consistence and common ochreous mottles. Ver few roots or biopores.								
Pictures	28.8.0								
Horizon 1	Horizon 2	Horizon 2 - stoniness							
Flawly parmaable layer	Procent from 60cm or								
Slowly permeable layer	Present from 60cm – evi structure with less than (denced by firm course prismatic 0.5% biopores >0.5mm							
Gleying	Present from the surface evidence by pale colours and ochrec mottles								
Wetness Class	III								
Wetness limitation	3b								
MB Wheat	15.87								
MB potatoes	1.75								
Droughtiness Limitation	2								



Sample Point No. 60									
Horizon 1	0-30cm Dark greyish brown	n (10YR 4/2) clay.							
Horizon 2	30-120cm Greyish brown (2 blocky structure, firm consi very few roots and biopore	 2.5Y 5/2) clay with a coarse angular stence and many ochreous mottles, s. 							
Horizon 3									
Pictures									
Horizon 1	Horizon 2	Wetness at 50cm							
Slowly permeable layer	Present from 30cm – evider structure with less than 0.5	nced by firm coarse prismatic % biopores >0.5mm							
Gleying	Present from the surface ev mottles	vidence by pale colours and ochreous							
Wetness Class	IV								
Wetness limitation	3b								
MB Wheat	15.87								
		1.75							
MB potatoes	1.75								



Wetland grasses at survey point 5



Core at 13



Wet surface at 23



Core at 27



Core at 44





				ANALYTICAL	REPORT					
Report Number Date Received Date Reported Project Reference Order Number	37909-24 29-MAY-2024 25-JUN-2024 SOIL CLAYDON		W250	AMET PROPERTY HENWICK BARN BULWICK CORBY NORTHANTS NN17 3DU						
Laboratory Reference		SOIL700051	SOIL700052	SOIL700053						
Sample Reference		CLAYDON 60 TOPSOIL	CLAYDON 61 TOPSOIL	CLAYDON 27 TOPSOIL						
Determinand	Unit	SOIL	SOIL	SOIL						
Coarse Sand 2.00-0.63mm	% w/w	5	5	2				191	-	181
Medium Sand 0.63-0.212mm	% w/w	15	19	11						
Fine Sand 0.212-0.063mm	% w/w	9	14	8	-					
Silt 0.063-0.002mm	% w/w	26	27	26						
Clay <0.002mm	% w/w	45	35	53						
Textural Class **	I (****)	C	C/HCL	C						
Notes	Contraction of the second			Sector Sector				A	19 A.	A
Analysis Notes Document Control	The sample submitte The results as report The results are presonant This test report sha	ed was of adequa ted relate only to ented on a dry m all not be reprod	ate size to comp the item(s) sub- natter basis unle duced, except in	lete all analysis requinited for testing. ss otherwise stipulat full, without the v	iested. ed. vritten approval o	f the laboratory.				
Reported by	** Please see the attached document for the definition of textural classes. <i>Teresa Clyne</i> Natural Resource Management, a trading division of Cawood Scientific Ltd. Coopers Bridge, Braziers Lane, Bracknell, Berkshire, RG42 6NS Tel: 01344 886338 Fax: 01344 890972 email: enquiries@nrm.uk.com									
6				Page 1	of 1			-	0	0000

Technical Information



ADAS (UK) Textural Class Abbreviations

The texture classes are denoted by the following abbreviations:

Class	Code
Sand	S
Loamy sand	LS
Sandy loam	SL
Sandy Silt loam	SZL
Silt loam	ZL
Sandy clay loam	SCL
Clay loam	CL
Silt clay loam	ZCL
Clay	С
Silty clay	ZC
Sandy clay	SC

For the sand, loamy sand, sandy loam and sandy silt loam classes the predominant size of sand fraction may be indicated by the use of prefixes, thus:

- vf Very Fine (more than 2/3's of sand less than 0.106 mm)
- f Fine (more than 2/3's of sand less than 0.212 mm)
- Coarse (more than 1/3 of sand greater than 0.6 mm)
- m Medium (less than 2/3's fine sand and less than 1/3 coarse sand).

The subdivisions of *clay loam* and *silty clay loam classes* according to clay content are indicated as follows:

- M medium (less than 27% clay)
- H heavy (27-35% clay)

Organic soils i.e. those with an organic matter greater than 10% will be preceded with a letter O.

Peaty soils i.e. those with an organic matter greater than 20% will be preceded with a letter P.

For further information on all analyses and services available from NRM Laboratories contact us on Tel: 01344 886 339 Pay: 01344 890 072 Email: enguines/cmmuk.com Webster www.mmuk.com

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APPENDIX 5 - DESCRIPTION OF ALC GRADES

- Grade 1 excellent quality agricultural land Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.
- 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.
- 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.
- Subgrade 3a good quality agricultural land Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
- Subgrade 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.
- Grade 4 poor quality agricultural land Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
- Grade 5 very poor-quality agricultural land Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.





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