



LUSTRE

Brompton

CONSULTING

WOODSIDE HOUSE - SEVENOAKS

PHASE 1 DESK STUDY





NON-TECHNICAL SUMMARY




This Phase 1 Desk Study has been prepared for the prior approval (refurbishment with limited external works) of a site located off Rectory Road, in Ash, Kent, TN15 7EX by Lustre Consulting Limited (Lustre) for BHConcepts. It is understood that the development will involve the refurbishment of an existing barn structure with associated hardstanding for access and a patio. The development does not include the provision of any soft landscaped areas.

Historically, the site was recorded as undeveloped until 1999. Aerial imagery from 1999 identified a single building on the site which represents the present site layout. No other changes were identified onsite. Surrounding land was predominantly agricultural comprising fields and woodlands with occasional farms and residential properties. Woodside House in its present layout was constructed between 1997 and 2001. Prior to this up to five small structures had been constructed between 1936 and 1981; these were demolished between 2003 and 2007.

The Phase 1 Desk Study has determined that the risks attributable to viable pollutant linkages were all considered to be low and very low. This reflects the likely absence of any significant potential sources of on-site and off-site contamination as well as a lack of exposure pathways due to the development not including provision for soft landscaped areas.

Environmental risks associated with the site are therefore considered to be suitably low in light of the proposed development scheme and no further investigation or remediation is required.



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REGISTRATION OF AMENDMENTS

Revision and Date	Amendment Details	Revision Author	Revision Reviewer





1.0 INTRODUCTION

- 1.1 This Phase 1 Desk Study has been prepared for the prior approval (refurbishment with limited external works) of a site located off Rectory Road, in Ash, Kent, TN15 7EX by Lustre Consulting Limited (Lustre) for BHConcepts. The assessment has been undertaken in accordance with our fee proposal dated 18/07/2018, which was formally approved by BHConcepts on 07/08/2018.
- 1.2 The site, rectangular in plan, is centered at National Grid Reference 562020, 164460 and occupies an approximate area of 0.03 ha as shown in Figure 1. The site currently comprises a barn with associated hardstanding and is located within a mixed residential and agricultural land use area. The landowner requires this Phase 1 Desk Study to support a prior notification for a change of use from agricultural use to a dwellinghouse. It is understood that the development will involve the refurbishment of an existing barn structure with associated hardstanding for access and a patio. The development does not include the provision of any soft landscaped areas. Figure 2 illustrates the proposed development scheme.



Figure 1: Site Location Plan



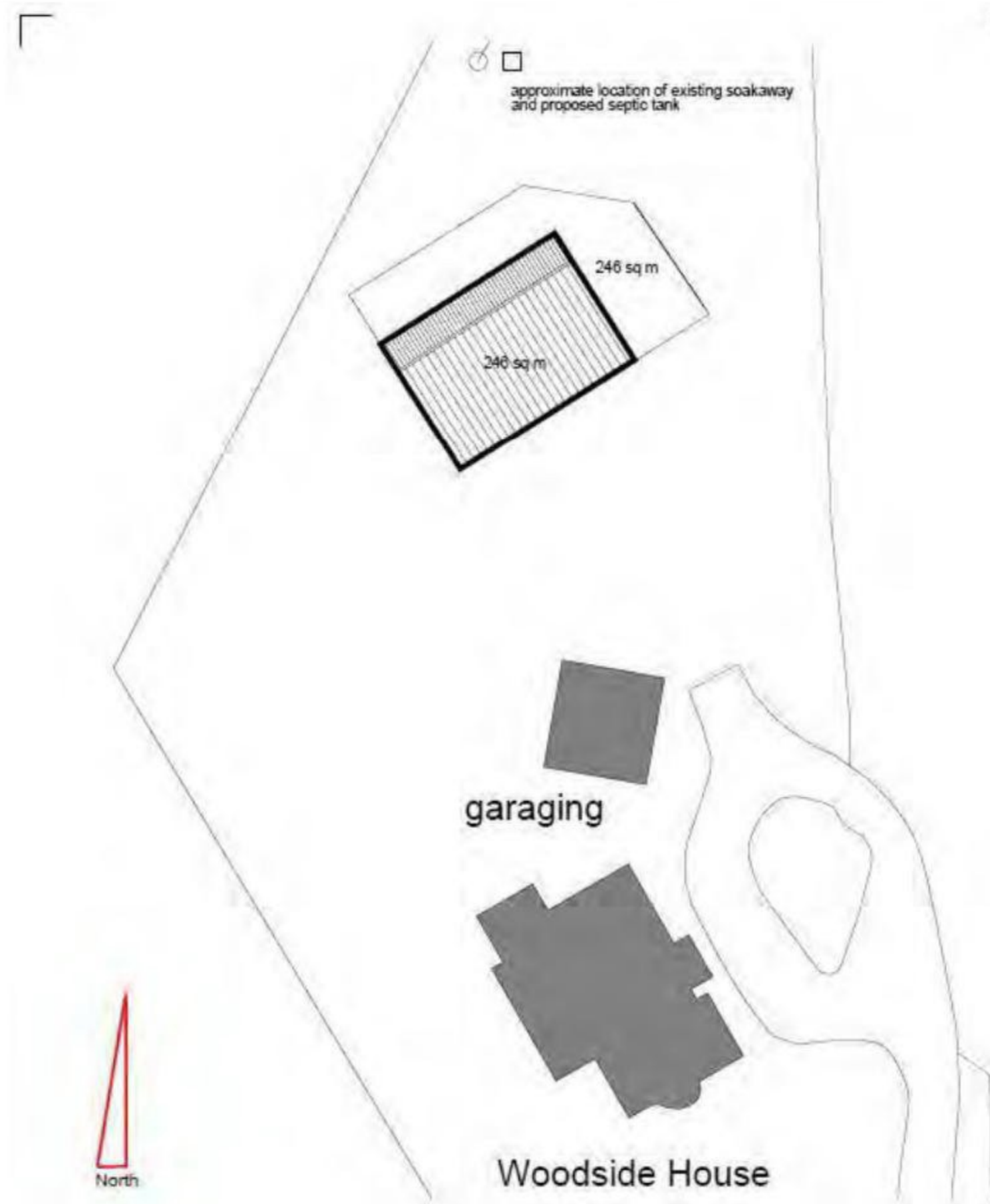


Figure 2: Proposed Site Layout

Objective

- 1.3 The objective of this Phase 1 Desk Study (also known as a Contaminated Land Assessment) is to determine the contaminative status of the site and to provide a general indication of the likely geoenvironmental issues which may be present on site or affect the site, as well as to provide guidance on any resultant liabilities.

Scope of Works

- 1.4 The scope of works for the desk study is summarised below:
- Review of available historical Ordnance Survey maps (dating back to the mid-1800s) of the site and surrounding areas to identify current or former potential sources of contamination both on-site and within the immediate surrounds;





- Review of published geological, hydrogeological and hydrological records to assess the environmental setting of the site and surrounding areas;
- Review of available public information and up-to-date regulatory information from relevant authorities to identify any potentially significant environmental issues at the site and surrounding areas;
- Review of any existing information and reports relating to the site and surrounding area, including any available plans, development layouts etc; and
- Development of a conceptual site model and risk assessment following the source-pathway-receptor pollution linkage.

1.5 The Phase 1 Desk Study has been prepared in keeping with best practice and current planning guidance. *The National Planning Policy Framework (NPPF)*¹ advises regulatory consultees to ensure that adequate site investigation information is provided at the initial planning stage, whilst the Environment Agency's *Model Procedures for the Management of Land Contamination (CLR11)*² requires a phased, risk based approach when dealing with land affected by contamination in the UK.

1.6 This Phase 1 Desk Study forms the first stage of an iterative contaminated land assessment, to identify any potential sources of contamination before undertaking any further intrusive Phase 2 investigation works or remedial action, if required. The methodology adopted in this Phase 1 Desk Study is based on the source-pathway-receptor model as set out in *CLR11*². More information on Lustre's approach to such assessments can be found at the following link: www.lustreconsulting.com/Services/ContaminatedLandAssessment.aspx and in Appendix A.

Asbestos Containing Materials (ACM)

1.7 Under Regulation 4 of the Control of Asbestos Regulations 2012³, those parties ("duty holders") who have control over the maintenance or repair of non-domestic premises are required to identify and manage any asbestos or presumed asbestos found in their premises. Where asbestos is or is liable to be present, the duty holder(s) shall ensure that they have an adequate management plan, undertake and review risk assessments and maintain an

¹ Department for Communities and Local Government, National Planning Policy Framework, March 2012.

² DEFRA/Environment Agency, Model Procedures for the Management of Land Contamination, CLR11, September 2004.

³ Control of Asbestos Regulations (CAR) 2012





Asbestos Register detailing the probable exposure to all employees and site users. The duty holder may be the business owner, landlord, tenant, or others by virtue of a contract.

- 1.8 Regulation 5 requires duty holder(s) to identify asbestos prior to maintenance or any other work which exposes or is liable to expose employees to asbestos unless there has been a sufficient assessment. There is always a risk that asbestos will be present in soils, under hardstanding and below ground structures, and that it may spread particularly during clearance and demolition works. It is therefore essential that any asbestos or presumed asbestos is identified, managed, removed and disposed by a licensed remover (if licensable work) in accordance with relevant HSE guidance. It is the responsibility of the duty holder under Regulation 16 to ensure measures are put in place to prevent the 'spread' of asbestos.
- 1.9 Where ACM in existing structures (i.e. within the building fabric) is observed during the site walkover, a brief description will be included in this report in order to inform our assessment of Asbestos Containing Soils (ACS) (presented in Chapter 2.0). It must be noted however, that this Phase 1 Desk Study does not include detailed identification and assessment of ACM within existing structures both above and below ground (i.e. basements, services). This should be carried out by an appropriately experienced and qualified asbestos surveyor and is outside of our agreed scope of works.
- 1.10 Where ACM is present on proposed development sites, there is always a risk of impacting the underlying soils, particularly during clearance and demolition works. It is therefore essential that any ACM identified by the asbestos surveyor is appropriately managed, removed and disposed offsite by specialist contractors in accordance with good practise and current guidance. It is the responsibility of the duty holder and / or client to ensure measures are put in place to prevent contamination of the soils during such works.

Report Structure

- 1.11 The report structure generally follows the pollution linkage approach described above. Chapter 2 of the report provides information relating to the "**source(s)**" of potential contamination through a study of current and historical land uses, whilst the sensitivity and anthropology information in Chapter 3 relates to the "**receptor**" and "**pathway**" components. Report conclusions, including a summary of the conceptual site model and risk assessment Appendix, are set out in Chapter 4. Recommendations for further actions, where considered necessary, are presented in Chapter 5.





2.0 LAND USE

Introduction

- 2.1 This Chapter identifies and provides information on any potential on-site and off-site **"sources"** of contamination within the source-pathway-receptor model. The chapter includes a review of information obtained from photographic records, publicly recorded information on environmental issues and controls within relevant distances of the site (which may indicate the presence of potential source(s) of contamination, such as licensed landfills), available planning records obtained from regulatory websites and OS historical mapping. A summary of the identified sources and potential contaminants are given at the end of the chapter.

Site Description

- 2.2 A site walkover was undertaken by a qualified consultant from Lustre on 16 August 2018. Steven Barnard was present throughout the site walkover and access was granted to the barn and external areas.



Figure 3: Aerial Photograph





- 2.3 The site comprises a large single storey barn which is used to store agricultural materials. Materials inside the barn are predominantly wood with associated tools. A small dumper truck was also parked just inside the entrance.
- 2.4 The level of the site reduced towards the north which is reflected in the land surrounding the barn. Soft landscaping adjacent to the north of the site is overgrown but slopes down towards the north. Rubble was present within the soft landscaping which anecdotal evidence suggest was derived from demolition of a flint-based wall. In addition, a concrete slab adjacent to the east of the site is split over two levels reducing by approximately 0.5 m.
- 2.5 The barn is accessed from Rectory Road via a shared driveway with Woodside House and then by an unmade track.



Existing barn



Soft Landscaping adjacent to the north of the existing barn

Observations on Ground Stability and Structural Damage

- 2.6 No evidence of ground stability hazards or structural damage was observed on site, however, this report does not constitute a structural survey or similar survey.

Bulk Storage of Fuels and Hazardous Material

- 2.7 One metal drum for the storage of diesel is kept inside the barn. The drum was sealed and there was no evidence of leaks or staining on hardstanding. A storage tank for heating oil is located within adjacent land (off-site) 50 m south of the site. The tank is installed within a concrete bund and visually appears well maintained.





- 2.8 Lustre has not been made aware of, or observed, any other fuel or hazardous material storage on site. No evidence of any current underground fuel tanks (e.g. unexplained manhole covers, vents, fill points etc) was noted during the site walkover.

Asbestos Containing Soils (ACS)

- 2.9 ACM was commonly used in construction and refurbishment projects until their use was prohibited in 1999. Given the age of the building present on site (including any refurbishment works), the potential for ACM to be present within the building fabric and curtilage is unlikely.
- 2.10 Soil contamination from asbestos can be caused through inappropriate use and poor care of ACM in the building fabric and curtilage causing cross contamination during historic demolition or renovation works. ACS can also be encountered within infilled land and/or imported sub base / fill materials associated with previous construction or renovation works (such as the construction of a new hardstanding). Taking into account the limited development history of the site the potential for ACS to be present underlying hardstanding is considered unlikely.

Waste

- 2.11 No potentially contaminative waste streams were identified other than agricultural/general commercial waste.

Drainage

- 2.12 Only sanitary wastewater, surface water run-off (from roof areas and hardstanding) is generated on site. No evidence of activities that would require a Discharge Consent was observed. Lustre has not been made aware of any oil / water interceptors within the site drainage system by the Client. No visual evidence of underground services (e.g. scars in the hardstanding, manhole covers) were noted during the site walkover. Existing drainage plans were not made available for viewing.

Persistent Organic Pollutants (POPs, inc. Polychlorinated Biphenyls (PCBs))

- 2.13 No sub-stations, high voltage cables (in excess of 100kV) or other potential sources of PCB were identified at the site.
- 2.14 No other specific POP point sources were identified during the site inspection that could have adversely impacted soils on site.





Invasive Species

- 2.15 No invasive species (e.g. Japanese knotweed, Giant Hogweed, Himalayan Balsam) were identified during the site walkover, however the site visit conducted does not constitute a full 'injurious weeds and invasive plants' survey.

Potential Off-site Sources / Points of Interest

- 2.16 A residential property is located approximately 50 m south of the barn. This has a bunded tank for heating oil, detached garage and a private garden.

Further Surveys

- 2.17 Whilst the site walkover discussion references observations made regarding the presence of features/issues such as invasive species, ACM, site drainage and evidence of structural abnormalities, this report does not constitute specialist surveys on these matters. Should further specialist surveys be carried out in this regard, the findings of these should be reported to Lustre so that we may determine if this has any discernible impact on the findings of this report.

Public Record Information

- 2.18 Information on potentially significant environmental issues and controls at the site and surrounding area may be held on public records by various regulatory authorities. Information referenced in this Chapter has been sourced directly from the regulatory authorities and from the Landmark database (data summarised within relevant distances of the site centre). A copy of the Envirocheck report is attached at Appendix B. A summary of the significant environmental issues and controls in the Envirocheck report is summarised in the following table.

Public Record	On site / Off site	Features
Environmental Permits and Controls	Off site	There are no records listed within 250m of the site.
Pollution Incidents to Controlled Waters	Off site	There are no pollution incidents recorded within 250m of the site.
Hazardous Substances	Off site	There are no hazardous substances (e.g. Control of Major Accident Hazards (COMAH), Notification of Installations Handling Hazardous Substances (NIHHS) or Planning Hazardous Substance Consents) recorded within 250m.
Landfill Sites	Off site	None recorded within 1km of the site.





Public Record	On site / Off site	Features
Waste Management Facilities	Off site	There are no Licensed Waste Management Facilities (LWMF) or registered waste treatment / disposal sites recorded within 250m of the site.
Contemporary Trade Directory Entries	On site	None recorded.
	Off site	None recorded within 250m of the site.
Petrol Filling Stations (PFS)	Off site	None recorded within 250m of the site.

The approximate bearing of identified features is abbreviated with the first letter(s) (e.g. south-west = SW).

Review of Regulatory Information

- 2.19 A review of the available online planning records held by Sevenoaks District Council has not provided any pertinent information relating to the subject site.

Site History

- 2.20 The site history has been assessed by reviewing historical Ordnance Survey maps provided by Landmark and aerial photographic imagery from Google Earth. Relevant maps are reproduced in Appendix C. Where features are identified as having a potential impact on the proposed development, an indication of potential contaminants has been provided at the end of the Chapter.
- 2.21 It is noted that the mapping process adopted in generating the historical Ordnance Survey records (mapping intervals/frequency, scale, inclusion/exclusion of features etc), may result in an incomplete account of a site's history. Changes in land use between mapping dates, or small yet potentially contaminative land uses, may not be identified from the records. The following account is therefore based solely on the information provided in the mapping records and the dates listed should be considered as approximate.
- 2.22 The present site layout comprising a single building was identified within the 1999 aerial map. Prior to this the site is recorded as undeveloped and formed part of a field. No other changes are identified onsite. Surrounding land is predominantly agricultural comprising fields and woodlands with occasional farms and residential properties. Development within the wider Woodside House land occurred between 1908 and 1936 with the addition of three buildings/structures 80 to 100 m south of the site. Two additional small structures were added 80 m south of the site between 1963 and 1981. Woodside House in its present layout was constructed between 1997 and 2001. Aerial imagery suggests that the original building structures were then subsequently demolished between 2003 and 2007.





Summary of Identified Potential Sources of Contamination

- 2.23 This section has assessed both the current and historical uses of the site and surrounding areas, as well as publicly available regulatory information. In accordance with *CLR11*, this assessment has allowed potential sources of contamination to be identified.
- 2.24 Based on our understanding, it is considered that some potential sources can be discounted at this stage of the assessment. Potential sources of contamination have only been discounted where sufficient evidence has been gathered to indicate that the particular source, for reasons relating to the viability of its presence/significance, need not be considered further.
- Onsite: Made Ground as a source of ground gas. This is based upon limited thickness of Made Ground expected due to the limited development history of the site.
- 2.25 Viable potential sources of contamination noted in this chapter, which will be carried forward into the conceptual model and risk assessment, include:
- On-site: Potential for a layer of made ground of unknown chemical composition, which may contain contaminants such as asbestos, metals, inorganics, polyaromatic hydrocarbons (PAH) and total petroleum hydrocarbons (TPH). Given the development history of the site, however, it is expected that Made Ground, if present, would be of limited thickness. Waste materials from the demolition/ clearance of historical structures/sheds may be present beneath the site in the Made Ground; although it is considered again that any sources would be minor as only surface evidence was demolition rubble from a flint wall;
 - On-site: The potential presence of ACS including infilled land / imported sub-base materials;
 - Offsite: Heating oil tank adjacent to Woodside House is a potential source of hydrocarbon contamination; and
 - Offsite: Agricultural use of surrounding land.





3.0 SENSITIVITY & ANTHROPOLOGY

Introduction

- 3.1 This chapter provides information relating to on-site and off-site '**pathways**' and '**receptors**' and includes a review of the geology, hydrogeology, hydrology and ecological setting of the site. A general assessment and review of the site anthropology, such as identified human / built environment receptors, including current and future site occupiers, below ground structures, flora etc is also provided. A summary of identified receptors and site specific pollutant linkages is given at the end of the chapter. Any pathways (contaminant migration, exposure pathways), which can be discounted in conceptual terms (i.e. considering the unviable nature of the pathway given the proposed development setting or local geology/hydrogeology etc), are discussed at the end of the chapter.

Geology

- 3.2 The 1:50,000 British Geological Survey (BGS) map (Sheet 287)⁴ and the BGS website (National Geoscience Information Service)⁵ show the site to be directly underlain by superficial deposits of Clay-with-flints Formation comprising orange-brown and red-brown sandy clay with abundant nodules and rounded pebbles of flint. The bedrock geology is Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) comprising chalk.
- 3.3 One historic borehole record (ref: TQ66SW) has been identified within the general vicinity of the site and surrounding area. It is located 750 m northwest of the site and relates to Ridley pumping station. A summary of ground conditions encountered is provided below and a copy of the borehole log is included in Appendix D.
- Clay with Flints to a depth of 1.2m; comprises brown sandy clay.
 - Upper Chalk to a depth of 9.4m; comprises rubble chalk which becomes chalk and flint with pockets of sandy clay.

⁴ BGS Solid and Drift Map Sheet 287

⁵ Information from BGS website: www.bgs.ac.uk consulted in month of report issue





- Middle Chalk to a depth of 95m; comprises soft chalk and flints to 34m then becomes very hard chalk.
- Lower Chalk, unproven at 109m; comprises grey marl.
- Resting groundwater was recorded at 43.58m above ordinance datum (AOD). Ground level was recorded at 96.01m AOD therefore depth to groundwater was 52.43 metres below ground level (m bgl).

3.4 The BGS also holds data on non-coal mining areas and potential ground stability hazards for the UK that may affect the site. The Coal Authority holds data on coal mining affected areas for the UK. The non-mining and potential ground stability hazards provided by Landmark are summarised in the following table.

Details	On-site	Hazard Potential
Mining Instability	Yes	-
Man-Made Mining Cavities	No	No Hazard
Natural Cavities	No	None Recorded
Coal Mining Affected Area	No	No Hazard
Non-Coal Mining Affected Area	Yes	Unlikely
Potential for Collapsible Ground Stability Hazards	Yes	Very Low
Potential for Compressible Ground Stability Hazards	No	No Hazard
Potential for Ground Dissolution Stability Hazards	Yes	Moderate
Potential for Landslide Ground Stability Hazards	Yes	Very Low
Potential for Running Sand Ground Stability Hazards	No	No Hazard
Potential for Shrinking or Swelling Clay Ground Stability Hazards	Yes	Low

3.5 One BGS Recorded Mineral entry is listed within 1km of the site. This is an historic record for an opencast pit used to extract chalk; site name was Ashplat Wood Chalk Pit.

3.6 One man-made cavity and two natural cavities are recorded within 1km of the site. The man-made cavity is a chalk well located 449 m south of the site. The natural cavities are recorded as solution pipes; one record is located 368 m south and includes one solution pipe. The second record is located 633 m southwest of the site and includes three solution pipes.

3.7 The site is located within an intermediate probability radon area, as 1 to 3% of homes are above the action level; no radon protective measures are considered necessary in the construction of new dwellings or extensions.





Hydrogeology

- 3.8 The Groundwater Vulnerability Map of England and the Environment Agency website⁶ have been reviewed to determine the aquifer designations:
- Superficial deposit of Clay-with-flint Formation (CWF) is classified as an unproductive stratum. These are low permeability strata which are not considered to retain significant quantities of groundwater. If groundwater is present within unproductive strata, for example within more permeable lenses or small fissures, it is typically discontinuous, of low value and very low sensitivity.
 - Bedrock geology of Lewes Nodular Chalk, Seaford Chalk and Newhaven Chalk Formation (undifferentiated), (LSNCK) is classified as a Principal Aquifer. These are layers of rock or drift deposits that have high intergranular and/or fracture permeability meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.
- 3.9 The site is located within a groundwater Source Protection Zone (SPZ) - Zone 2 (Outer Zone). The boundary for Zone 1 is located 315m northwest of the site. The Source Protection Zone is likely associated with a set of potable water abstractions located 750 m northwest of the site as detailed below.
- 3.10 Potable groundwater abstractions are recorded 750m northwest of the site within Ridley Pumping Station. This is operated by Mid Kent Water Plc under license number 1/0161/G. Water is extracted from groundwater for public water supply at a rate of 5001 m³ per day. Four individual borehole records related to the pumping station are included beneath the main license record; three of which are operated by South East Water Limited which indicates that they may also share the site.
- 3.11 No groundwater discharge consents are recorded within 250m of the site.
- 3.12 A detailed description of the various aquifer types, soil classifications and Source Protection Zones is provided in Appendix A.

⁶ Information from Environment Agency Website: www.environment-agency.gov.uk consulted in month of report issue





Hydrology

- 3.13 The closest surface water feature is located 222m south of the site which from mapping records appears to be a pond associated with a property known as The Old Rectory.
- 3.14 No surface water abstractions are recorded within 1km of the site.
- 3.15 No surface water discharge consents are recorded within 250m of the site.

Ecology

- 3.16 A review of the MAGIC (Multi-Agency Geographic Information for the Countryside) website⁷ indicates that the site is not located within an ecologically sensitive area. This is based upon the following:
- There are no recorded Nature Reserves, Conservation Areas, National Parks, Areas of Outstanding Natural Beauty (AONB) or Sites of Special Scientific Interest (SSSIs) within 1km of the site; and
 - The site is not located within a Nitrate Vulnerable Zone (NVZ).
- 3.17 Records for protected but less ecologically sensitive areas have been identified within 250 m of the subject site; this includes
- An area of adopted green belt located onsite; and
 - Four records of ancient woodland: Rummer Shaw located 19 m east, an unnamed woodland 129 m east, Strong Lands Shaw 170m northeast and Middle/Viney Wood located 184m west.

Environmental Sensitivity

- 3.18 The sensitivity of each of the identified receptors is rated depending upon the environmental setting of the site, the likelihood for pollutant linkages to be present and potential consequence

⁷Information from Environment Agency Website: <http://magic.defra.gov.uk/> consulted in month of report issue





of those potential pollutant linkages. The assessment approach adopted is based on guidance set out in the *NHBC R&D 66*⁸ document.

- 3.19 Groundwater within the superficial deposits (CWF) is considered to have a Very Low groundwater sensitivity (L2), which is described in the guidance as being "Not a recognised aquifer but strata beneath the site may retain a small amount of contaminated liquid but there is likely to be limited vertical penetration. High potential for surface runoff or ponding."
- 3.20 Groundwater within bedrock geology (LSNCK) is considered to have a Moderately High sensitivity (M1), which is described in the guidance as being a "Recognised major or minor aquifer, moderately vulnerable, with probable use (either direct or via baseflow to sensitive watercourses and springs). Within formal protection zone or catchment of authorised abstractions for potable or other high quality uses. Minor, short-term releases of contaminants may be tolerable. LSNCK is a Principal Aquifer with groundwater being actively abstracted for public water supply 750 m northwest of the site; meaning the site is located within Zone II of a groundwater source protection zone. However, classification is moderately high due to presence of impermeable Clay with Flints formation which acts as an aquitard reducing infiltration of any potential contaminants. Historic borehole records from the pumping station also indicate that groundwater is located at significant depth; using AOD measurement for ground surface of the subject site and depth to groundwater identified in the pumping station borehole it is estimated that depth to groundwater would be in the region of 100m.
- 3.21 The site is considered to have a Very Low surface water sensitivity (L2), which is listed in the guidance as a "No surface water within general area of the site (at least 250m) or closed drainage within site. Little or no potential for significant transmission via baseflow and no interconnecting drains." Designation has been chosen as only surface water in vicinity of the site are small ponds or field drains; these are discrete water bodies likely within impermeable Clay with Flints geology. No are no rivers or water courses in the vicinity of the site.
- 3.22 The site is considered to have a low ecological sensitivity given the absence of any formal ecological receptors either on-site or within proximity to the site.
- 3.23 The sensitivity classifications noted above have been taken into consideration in the development of the conceptual model presented at the rear of this report.

⁸ Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66, NHBC, 2008





Anthropology

- 3.24 Anthropological receptors at the site are considered to include current site workers, future residents and site visitors both current and future. In the short term, groundworkers and construction personnel will also be considered.

Summary of Identified Receptors and Site Specific Pollutant Linkages

- 3.25 A review of the environmental sensitivity and proposed anthropological use of the site has identified the following **receptors**, as detailed below.

Identified receptors:

- Current site workers and visitors,
- Future site residents and visitors,
- Ground / construction workers,
- Future maintenance workers,
- Shallow / perched groundwater within Made Ground and Clay-with-flints Formation,
- Groundwater within the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated),
- Surface water,
- Adjacent land (including neighboring residential dwellings, wild animals, livestock),
- Flora,
- Below ground structures and foundations, and
- Potable water pipes.

Viable pathways and pollution linkages:

- 3.26 A number of **viable migration and exposure pathways** and potential pollutant linkages have been identified, whereby a receptor may be exposed to a source. The viable pollutant linkages have then been used to develop a conceptual model. The following is a summary of **viable**, site specific pathways and pollutant linkages to be considered further:

- In areas of open ground the following exposure pathways to humans (current site users/construction workers only) are considered to be active:
 - Inhalation of contaminated dust, and
 - Dermal contact and direct ingestion of contaminated soils.
- Inhalation of toxic vapours, potentially migrating into above ground structures from organic contaminants within the Made Ground, contaminated groundwater or localised spills / leaks. Potential for vapours to migrate through hardstanding and open ground.





- Shallow soil contamination has the potential to vertically migrate downwards into the underlying natural soils and perched or shallow groundwater by leaching and infiltration. These processes are enhanced in areas of soft landscaping due to an increased infiltration potential. Conversely, areas of hardstanding reduce infiltration potential and leaching rates, which results in a lower mobility of any shallow contamination.
- Below ground concrete structures and foundations are susceptible to chemical attack from aggressive ground conditions (pH and water soluble sulphate).
- Potable water pipes are susceptible to chemical attack from shallow soil contamination.
- Lateral migration of site-borne contaminants to off-site areas (down hydraulic gradient), including adjacent land and surface water (via surface water runoff and baseflow).

Non-viable pathways and pollution linkages

3.27 The following site specific pathways and pollutant linkages are not considered to be viable, and therefore discounted from the conceptual model and risk assessment:

- Inhalation of contaminated dust (future site users),
- Dermal contact and direct ingestion of contaminated soils (future site users)
- Indirect ingestion of contaminated soils sorbed to home-grown produce (all human receptors).
- Lateral migration of potentially contaminated shallow groundwater from off-site areas (up hydraulic gradient), impacting on-site groundwater.
- Vertical mixing of groundwater (assumed to be in hydraulic continuity) between the shallow aquifer and deeper groundwater.
- Exposure of flora to contaminants via root uptake mechanisms.
- Migration of hazardous ground gases, generated by made ground or organic-rich natural soils, into above ground structures.
- Ground gases generated off-site migrating through the Made Ground and underlying natural soils onto site.





4.0 CONCLUSIONS

Geoenvironmental Considerations

- 4.1 A conceptual model and qualitative risk assessment have been included at the end of this report. The risk ratings assigned in the risk table, and summarised in this Chapter, are based on information obtained through desk-based research, a site walkover and on our experience in assessing risks from similar sites.
- 4.2 The Phase 1 Desk Study has determined that the risks attributable to viable pollutant linkages were all considered to be low and very low. This reflects the likely absence of any significant potential sources of on-site and off-site contamination. The proposed end use of the site (comprising residential dwelling with associated hardstanding areas), where potential exposure pathways between the identified potential sources of contamination and future site users are unlikely has also been taken into consideration. Lack of exposure pathways due to no provision of soft landscaping. It is our understanding that the construction of the patio area will include provision of a permanent concrete base.
- 4.3 Based on the above findings and with due regard to the proposed redevelopment of the site for refurbishment of a barn into a residential dwelling and provision of a hardstanding patio, it is the opinion of Lustre that the site represents an overall a Low risk with respect to environmental issues.
- 4.4 The qualitative nature of the risk assessment is not absolute. Furthermore, although very low and low risks may have been assigned to various pollutant linkages, the risk cannot be eliminated (i.e. “no risk”) at this stage of the assessment and residual risks will remain which should not be discounted on the basis that the risk is low.

Statutory Designation

- 4.5 The *National Planning Policy Framework (NPPF)* states that “land should be suitable for its new use and as a minimum, after carrying out remediation (if required), the land should **not** be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990”. It is our opinion that, based on the findings of this Phase 1 Desk Study, it is unlikely the site would be designated as statutory contaminated land by the Local Authority under the provision of the published Statutory Guidance. It is advisable however, that any recommendations made in Chapter 5 are implemented in line with current guidance and good practice, especially where verification of the risk assessment is necessary.





5.0 RECOMMENDATIONS

- 5.1 Based on the findings of this Phase 1 Desk Study, there is now a clear understanding of the potential sources of contamination at the site and the risks posed to identified receptors. The anticipated contaminative status of the site is not considered, in our opinion, to be prohibitive to the proposed redevelopment scheme.
- 5.2 Environmental risks associated with the site are considered to be suitably low in light of the proposed development scheme and therefore no further investigation or remediation is required. However, if any areas of unexpected contamination are identified during the construction program, then work should stop, and the area be inspected by a suitably qualified environmental consultant. The environmental consultant will be able to undertake a risk assessment and advise on any necessary works that would be required.
- 5.3 Should there be a need for the disposal of soils as part of the development, it is recommended that the Client consider the need for undertaking a waste spoil assessment. This may include an assessment of the hazardous nature of the soil by virtue of any contamination (in accordance with the Waste Framework Directive and the Environment Agency's *Technical Guidance WM3 Hazardous Waste*⁹), and Waste Acceptance Criteria (WAC) testing.
- 5.4 Client may wish to consider obtaining a natural cavity occurrence report to further understand the risk from natural cavities in this area.
- 5.5 Whilst this report references observations made regarding the presence of features/ issues such as invasive species, ACM, site drainage and evidence of structural abnormalities, this report does not constitute specialist surveys on these matters. Should further specialist surveys be carried out in this regard, the findings of these should be reported to Lustre so that we may determine if this has any discernible impact on the findings of this report.
- 5.6 Finally, this assessment has been carried out to determine the potential risks posed to future end users, along with other key receptors, based on the current development proposals, as set out in Chapter 1. Should revisions in the development proposals result in a change any assessment parameters detailed in this report, a re-assessment of the risk should be carried out.

⁹ Technical guidance WM3: Guidance on the Classification and Assessment of Waste (1st Edition 2015). Environment Agency.



**CONCEPTUAL
MODEL & RISK
ASSESSMENT**

CONCEPTUAL SITE MODEL & QUALITATIVE RISK ASSESSMENT

2323

Woodside House - Sevenoaks

Report Ref: 2323_FP01.0-CSM



CONCEPTUAL SITE MODEL				QUALITATIVE RISK ASSESSMENT				
Source		Pollutant	Pathway	Receptor	Likelihood of Occurrence	Consequence (severity)	Potential Risk	Justification of Risk
On-site	Made Ground	Asbestos, metals, inorganics, PAH, TPH	Inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils	Current site workers and site visitors	Unlikely	Medium	Low	See Note: 1
On-site	Made Ground	Asbestos, metals, inorganics, PAH, TPH	Inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils	Ground / construction workers	Unlikely	Medium	Low	See Notes: 1, 3
On-site	Current Site Use	TPH	Inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils	Current site workers and site visitors	Unlikely	Medium	Low	See Notes: 4, 5
On-site	Current Site Use	TPH	Vertical migration downwards via leaching	Shallow groundwater within the superficial geology	Unlikely	Mild	Very Low	See Notes: 4, 6, 5
On-site	Current Site Use	TPH	Vertical migration downwards via leaching	Deep groundwater within the bedrock geology	Unlikely	Mild	Very Low	See Notes: 4, 7, 8, 5
On-site	Former Land Use	Pesticides and herbicides	Inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils	Current site workers and site visitors	Unlikely	Mild	Very Low	See Note: 1
On-site	Former Land Use	Pesticides and herbicides	Inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils	Ground / construction workers	Unlikely	Mild	Very Low	See Notes: 1, 3

JUSTIFICATION NOTES:

- 1 Contamination likely minor, with possible sporadic localised areas of higher contamination
- 2 Soft landscaped area diused and overgrown; limited time spent in this area
- 3 Construction workers - use of appropriate PPE and awareness of potential hazards through 'toolbox' talks
- 4 Storage of diesel and oils on site; no visual evidence of contamination
- 5 Hardstanding breaks pollutant linkages to underlying soils
- 6 Low permeability soils - limited potential for a continuous body of shallow groundwater to be present. Likely of limited value
- 7 Low permeability soils - limited potential for vertical migration of leached contamination
- 8 Significant depth to groundwater (increased unsaturated zone)

ENVIRONMENTAL RISK ASSESSMENT

This section assesses the significance of the environmental issues that have been identified on the site or in the surrounding area. This is achieved by developing an initial conceptual model for the site and undertaking a qualitative risk assessment.

The objective of the conceptual model is to identify potential contaminant “source(s)”, “pathways” and target “receptors” relating to the site and surrounding area. The information obtained is described in detail in the Land Use Chapter and the Sensitivity & Anthropology Chapter. This information is then collated and a qualitative risk assessment^{10,11} undertaken to assess the source-pathway-receptor linkages. The potential for a pollution event to occur is evaluated using a risk classification tool¹². The level of risk is assigned by considering the likelihood that a pollution event might occur with the consequence of its occurrence. The consequence is essentially a measurement of the severity of a hazard (or source) and sensitivity of the receptor (e.g. aquifer type or end user).

The Table presented overleaf details the various components of the site conceptual model and evaluates the risks associated with each viable potential pollution linkage. Where additional explanation is required, Justification Notes have been given at the end of the Table. The risk assessment methodology explaining the risk categories together with a risk matrix is given in Appendix A. The risks associated with each potential pollution linkage are also discussed within the report conclusions.

¹⁰ Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66, NHBC, 2008.

¹¹ Construction Industry Research and Information Association (CIRIA). Contaminated Land Risk Assessment. A Guide to Good Practice. CIRIA C552 2001.

¹² Department of the Environment, Transport and the Regions, Environment Agency and Institute of Environmental Health. Guidelines for Environmental Risk Assessment and Management. HMSO July 2000.

**APPENDIX A:
CONTAMINATED
LAND NOTES**

CONTAMINATED LAND ASSESSMENT NOTES

LAND USE

This section establishes the former and current land uses which may have caused contamination or given rise to environmental concerns on the site. An inspection of the site has been undertaken to provide further details of the site and neighbouring activities and to observe environmental conditions.

Historical Maps

Information about the history of the site has been obtained primarily through an inspection of historical Ordnance Survey maps. These maps provide an excellent record of the historical uses of a site and can be very important in assessing potential liabilities. Historical maps can show past potentially contaminative uses at a site that would not necessarily be obvious during a site inspection, for example storage tanks or previous usage such as a gas works or quarry.

Public Record Information

Information concerning environmental regulations relating to the site has been obtained from a public register which has been accessed from a commercial database operated by the Landmark Information Group. This is the quickest means of gathering publicly available information. The data is supplied from within a 1km radius of a given National Grid Reference of a site. The database contains information from the Environment Agency (EA) and other statutory authorities responsible for monitoring environmental protection measures within the area of a site under existing legislation (see below).

Information has also been obtained directly from the environmental regulators in order to gauge the environmental characteristics of the site in more detail and to establish whether there have been any breaches of environmental regulations or pollution incidents associated with the site. This is used to support the publicly available information gathered from the commercial database. The time in which responses are returned can vary between statutory authorities.

Environmental Legislation

The principal environmental legislation in England consists of the Environmental Protection Act 1990 (EPA 90), the Water Resources Act 1991 and the Environment Act 1995 (EA 95). These Acts prescribe protection measures for all the environmental media (land, water and air) and are regulated by the EA and the Local Authority. Part 1 of the EPA 1990 sets out the statutory framework for Integrated Pollution Control (IPC) and Air Pollution Control (APC).

ENVIRONMENTAL SETTING

This section assesses the environmental sensitivity of the site location to contamination / pollution. It is important to establish the environmental setting because, irrespective of the level of contamination on the site, if its location is not 'sensitive' to this contamination / pollution there is a reduced risk of an environmental liability arising.

The sensitivity is assessed using British Geological Survey (BGS) information (such as geological maps and data from the EA (<http://www.environment-agency.gov.uk/homeandleisure/117020.aspx>)* on groundwater and surface water. Data on abstractions have been obtained from publically available sources including information supply companies such as Landmark and GroundSure. The vulnerability of surface waters and groundwater is based on sensitivity to pollution, distance from abstractions, type and nature of groundwater and type of overlying strata.

Aquifer Designations

In 1 April 2010 the EA began using aquifer designations that are consistent with the Water Framework Directive. These designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

The BGS maps are generally split into two different type of aquifer designation:

- **Superficial (Drift):** permeable unconsolidated (loose) deposits. For example, terrace sands and gravels.
- **Bedrock:** solid permeable formations e.g. sandstone, chalk and limestone.

The maps display the following aquifer designations, and the corresponding colours beside the text are also represented on the Environment Agency's website*:

Principal Aquifers (formally Major Aquifers)

These are highly permeable layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may be highly productive and able to support large abstractions, public water supply and/or river base flow on a strategic scale.

Secondary Aquifers (formally Minor Aquifers)

These include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Although these aquifers will not normally produce large quantities of water for abstraction, they are important for local supplies (such as irrigation) and supplying base flow to rivers. Secondary aquifers are subdivided into two types:

Secondary A: permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers; and

Secondary B: predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

Secondary Undifferentiated: has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

Unproductive Strata

These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Source Protection Zones (SPZs)

The EA have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. **The closer the activity, the greater the risk.** The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest, which we occasionally apply, to a groundwater source.

Flood Risk

The Flood Map combines detailed local data with information from a new national model of England and Wales and indicates where flooding from rivers, streams and watercourses is possible. Under Section 105 of the Water Resources Act 1991 the EA has a duty to survey matters relating to flooding.

RISK ASSESSMENT

This section assesses the potential for the site to give rise to environmental risks and whether or not the risks are acceptable or if further assessment or remedial action is required.

The qualitative risk assessment firstly considers the source of contamination and potential contaminants associated with the source(s) (or hazards). As well as the type of source, the extent, concentration and availability of a contaminant is also assessed.

The effect of a hazard on an identified receptor is largely governed by the sensitivity of a receptor. Receptors may typically include people, buildings, animals, plants and local resources (such as groundwater, surface waters, mines etc).

A change in the receptor should be considered if the end-use of the site changes, for example, if a commercial site is to be redeveloped into a residential housing estate as a residential occupier is considered more sensitive than a commercial occupier.

The presence of contamination (as a potential hazard) does not necessary mean that there is a risk. It is the exposure pathway and the quantity of contamination that reaches the receptor which may determine the effect on a receptor (such as the integrity of a barrier between a contamination source and receptor).

The risk classifications for both likelihood and consequence is based on methodology presented in Contaminated Land Risk Assessment, A Guide to Good Practice (CIRIA C552, 2001) and has been developed from procedures outlined in the EA's CLR11 Model Procedures. The Department for the Environment Transport and the Regions (DETR), with the EA and Institute of Environment & Health, has also published guidance on risk assessment (Guidelines for Environmental Risk Assessment and Management). The guidance states that the designation of risk is based upon a consideration of both:

- The magnitude of the potential consequence (severity) of risk occurring which takes into account both the potential severity of the hazard and the sensitivity of the receptor; and
- The likelihood of an event occurring (probability) which takes into account the both the presence of the hazard and receptor and the integrity of the pathway.

The magnitude of consequence (severity) and likelihood (probability) is defined in the CIRIA guidance, together with examples. The two classifications are then compared (as shown on Table 1) to obtain an estimation of risk for each pollution linkage, ranging from "very high risk" to "very low risk". A description of the risks and likely actions required is presented in Table 2. The benefit of estimating the risk in this way is that it can be revised after each investigation phase as the conceptual model and corresponding pollution linkages are refined.

Table 1: Comparison of Consequence VS. Probability

		Consequence			
		Severe	Medium	Mild	Minor
Likelihood	High likelihood	Very high risk	High risk	Moderate risk	Moderate/ low risk
	Likely	High risk	Moderate risk	Moderate/ low risk	Low risk
	Low likelihood	Moderate risk	Moderate/ low risk	Low risk	Very low risk
	Unlikely	Moderate/ low risk	Low risk	Very low risk	Very low Risk

Table 2: Description of the Classified Risks and Likely Action Required

Level of Risk	Description of Classification
Very High Risk	<p>There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is evidence that severe harm to a designated receptor is currently happening.</p> <p>If this risk is realised, it is likely to result in significant environmental and financial liability to current and/ or future site owners/ occupiers. Urgent investigation (if not already undertaken) and remediation is likely to be required.</p>
High Risk	<p>Harm is likely to arise to a designated receptor from an identified hazard.</p> <p>If risk is realised, it is likely to present a sizeable environmental and financial liability to current and/ or future site owners/ occupiers. Urgent investigation is required and remediation work may be necessary in the short term and likely over the longer term.</p>
Moderate Risk	<p>It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely the harm would be relatively mild.</p> <p>Investigation is normally required to clarify the risk and determine the potential environmental liability. Some remedial works may be required over the longer term.</p>
Low Risk	<p>It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.</p> <p>Limited investigation may be recommended to clarify the risk, dependant on the sensitivity of the receptor and view point of those of interest. Any remedial works are likely to be fairly limited.</p>
Very Low Risk	<p>There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is likely to be mild or minor.</p>

The acceptability of risk will always depend upon the view point of those of interest, whether it is an occupier of a site, a regulator or stakeholder. As a result, it could be that action will be required to deal with a level of risk even if it is classified as very low.

**APPENDIX B:
ENVIROCHECK
REPORT**

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

176877836_1_1

Customer Reference:

2323

National Grid Reference:

562020, 164460

Slice:

A

Site Area (Ha):

0.03

Search Buffer (m):

1000

Site Details:

Barn at Woodside House

Rectory Road

Ash

Sevenoaks

Kent

TN15 7EX

Client Details:

Mr M Dean

Lustre Consulting Ltd

Admirals Offices

The Historic Dockyard

Chatham

Kent

ME4 4TZ

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	4
Hazardous Substances	-
Geological	5
Industrial Land Use	7
Sensitive Land Use	8
Data Currency	10
Data Suppliers	16
Useful Contacts	17

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 the attached 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

Contents

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Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes			n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1				1
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					
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River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 1				5 (*3)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 3	Yes	n/a	n/a	n/a
Drift Deposits	pg 3	1	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	pg 3	2		1	
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
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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					
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Licensed Waste Management Facilities (Locations)					
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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					

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 5	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 5	Yes			
BGS Recorded Mineral Sites	pg 5				2
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	pg 5	Yes	n/a	n/a	n/a
Man-Made Mining Cavities	pg 5			1	
Natural Cavities	pg 5			1	1
Non Coal Mining Areas of Great Britain	pg 6	Yes	Yes	n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 6	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards	pg 6	Yes	Yes	n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 6	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 6		Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 6	Yes		n/a	n/a
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Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
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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					
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (SW)	0	1	562019 164460
1	Discharge Consents Operator: A J Sinclair Esq Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Black Cottage Barn, New Street Road, Hodsoll Street, Sevenoaks, Kent, Tn15 7jy Authority: Environment Agency, Southern Region Catchment Area: Darent (NIRS) Reference: P03937 Permit Version: 1 Effective Date: 8th January 1992 Issued Date: 8th January 1992 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Into Land Receiving Water: Into Land Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A9NE (SE)	983	2	562900 164000
	Nearest Surface Water Feature	A13SW (S)	222	-	562012 164228
2	Water Abstractions Operator: Mid Kent Water Plc Licence Number: 1/0161/ /G Permit Version: Not Supplied Location: Pumping Station, ASH CUM RIDLEY Authority: Environment Agency, Southern Region Abstraction: Public Water Supply Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 5001 Yearly Rate (m3): 3739100 Details: H5 Chalk Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	750	2	561400 164900
3	Water Abstractions Operator: South East Water Limited Licence Number: 9/40/01/0161 Permit Version: 102 Location: Borehole Within Land At Ridley Ps Authority: Environment Agency, Southern Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: N/A Authorised Start: 01 October Authorised End: 30 September Permit Start Date: 27th October 2010 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A17SE (NW)	794	2	561390 164960
3	Water Abstractions Operator: South East Water Plc Licence Number: 9/40/01/0161 Permit Version: 101 Location: Borehole Within Land At Ridley Ps Authority: Environment Agency, Southern Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: N/A Authorised Start: 01 October Authorised End: 30 September Permit Start Date: 14th December 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A17SE (NW)	794	2	561390 164960

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	Water Abstractions Operator: Mid Kent Water Plc Licence Number: 9/40/01/0161 Permit Version: 100 Location: Borehole Within Land At Ridley Ps Authority: Environment Agency, Southern Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: N/A Authorised Start: 01 October Authorised End: 30 September Permit Start Date: 23rd November 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A17SE (NW)	794	2	561390 164960
3	Water Abstractions Operator: South East Water Limited Licence Number: 9/40/01/0161 Permit Version: 103 Location: Borehole Within Land At Ridley Ps Authority: Environment Agency, Southern Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 13th February 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A17SE (NW)	834	2	561353 164977
	Water Abstractions Operator: South East Water Limited Licence Number: 9/40/01/0148/B/Gr Permit Version: 102 Location: Lower Greensand Borehole At Hartley Ps Authority: Environment Agency, Southern Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: N/A Authorised Start: 01 October Authorised End: 30 September Permit Start Date: 27th October 2010 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(N)	1975	2	561600 166400
	Water Abstractions Operator: South East Water Plc Licence Number: 9/40/01/0148/B/Gr Permit Version: 101 Location: Lower Greensand Borehole At Hartley Ps Authority: Environment Agency, Southern Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: N/A Authorised Start: 01 October Authorised End: 30 September Permit Start Date: 14th December 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(N)	1975	2	561600 166400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Mid Kent Water Plc Licence Number: 9/40/01/0148/B/Gr Permit Version: 100 Location: Lower Greensand Borehole At Hartley Ps Authority: Environment Agency, Southern Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: N/A Authorised Start: 01 October Authorised End: 30 September Permit Start Date: 23rd November 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(N)	1975	2	561600 166400
	Groundwater Vulnerability Soil Classification: Soils of Intermediate Leaching Potential (I1) - Soils which can possibly transmit a wide range of pollutants Map Sheet: Sheet 40 Thames Estuary Scale: 1:100,000	A13NE (SW)	0	2	562019 164460
	Drift Deposits Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium Map Sheet: Sheet 40 Thames Estuary Scale: 1:100,000	A13NE (SW)	0	2	562019 164460
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NE (SW)	0	1	562019 164460
	Superficial Aquifer Designations Aquifer Designation: Unproductive Strata	A13NE (SW)	0	1	562019 164460
4	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater.	A13NE (SW)	0	2	562019 164460
5	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A13NE (SW)	0	2	562019 164460
6	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone I (Inner Protection Zone): Travel time of 50 days or less to the groundwater source.	A13NW (NW)	315	2	561780 164679
	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				
	OS Water Network Lines None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Sevenoaks District Council - Has no landfill data to supply		0	3	562019 164460
	Local Authority Landfill Coverage Name: Kent County Council - Had landfill data but passed it to the relevant environment agency		0	4	562019 164460
	Local Authority Landfill Coverage Name: Gravesham Borough Council - Has no landfill data to supply		857	5	562722 164967

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: White Chalk Subgroup	A13NE (SW)	0	1	562019 164460
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil and Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (SW)	0	1	562019 164460
7	BGS Recorded Mineral Sites Site Name: Ridley Wood Chalk Pit Location: Not Supplied Source: British Geological Survey, National Geoscience Information Service Reference: 131091 Type: Opencast Status: Ceased Operator: Not Supplied Operator Location: Not Supplied Periodic Type: Cretaceous Geology: White Chalk Subgroup Commodity: Chalk Positional Accuracy: Located by supplier to within 10m	A12SW (SW)	728	1	561340 164171
8	BGS Recorded Mineral Sites Site Name: Ashplat Wood Chalk Pit Location: Not Supplied Source: British Geological Survey, National Geoscience Information Service Reference: 131090 Type: Opencast Status: Ceased Operator: Not Supplied Operator Location: Not Supplied Periodic Type: Cretaceous Geology: White Chalk Subgroup Commodity: Chalk Positional Accuracy: Located by supplier to within 10m	A14NE (E)	776	1	562785 164641
	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				
	Mining Instability Mining Evidence: Conclusive Rock Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13NE (SW)	0	-	562019 164460
	Man-Made Mining Cavities Easting: 562000 Northing: 164000 Distance: 449 Quadrant Reference: A8 Quadrant Reference: NW Bearing Ref: S Cavity Type: Chalkwell Commodity: Chalk Solid Geology Detail: Chalk Group Superficial Geology Detail: Clay-with Flints, Chelsfield Gravel	A8NW (S)	449	6	562000 164000
	Natural Cavities Easting: 561900 Northing: 164100 Distance: 368 Quadrant Reference: A8 Quadrant Reference: NW Bearing Ref: S Cavity Type: Solution Pipe Solid Geology Detail: Chalk Group, Woolwich Formation Superficial Geology Detail: No Details	A8NW (S)	368	6	561900 164100

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Natural Cavities Easting: 561700 Northing: 163900 Distance: 633 Quadrant Reference: A8 Quadrant Reference: NW Bearing Ref: SW Cavity Type: Solution Pipe x 3 Solid Geology Detail: Chalk Group, Woolwich Formation Superficial Geology: Clay with flints Detail:	A8NW (SW)	633	6	561700 163900
	Non Coal Mining Areas of Great Britain Risk: Unlikely Source: British Geological Survey, National Geoscience Information Service	A13NE (SW)	0	1	562019 164460
	Non Coal Mining Areas of Great Britain Risk: Rare Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	8	1	562000 164460
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SW)	0	1	562019 164460
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SW)	0	1	562019 164460
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (SW)	0	1	562019 164460
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	61	1	562081 164494
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	201	1	561970 164253
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	247	1	561935 164216
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SW)	0	1	562019 164460
	Potential for Landslide Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	61	1	562081 164494
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SW)	0	1	562019 164460
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	247	1	561935 164216
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SW)	0	1	562019 164460
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	61	1	562081 164494
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	247	1	561935 164216
	Radon Potential - Radon Affected Areas Affected Area: The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NE (SW)	0	1	562019 164460
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NE (SW)	0	1	562019 164460

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	Contemporary Trade Directory Entries Name: Direct Line Recycling Ltd Location: Bunkers Hill Rd, Ash, Sevenoaks, Kent, TN15 7EY Classification: Recycling Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A8NW (S)	535	-	561920 163923
10	Contemporary Trade Directory Entries Name: G H Services Location: New Street Farm, New Street Road, Hodsoil Street, Sevenoaks, Kent, TN15 7JY Classification: Engineers - General Status: Active Positional Accuracy: Automatically positioned to the address	A14SE (E)	804	-	562775 164154
11	Contemporary Trade Directory Entries Name: Dryspace Location: Bunkers Hill Road, Ash, Sevenoaks, TN15 7EY Classification: Marquee Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A9SW (SE)	922	-	562574 163714
12	Points of Interest - Manufacturing and Production Name: J Howie Location: Ridley Court Farm, Rectory Road, Ash, Sevenoaks, TN15 7EX Category: Farming Class Code: Livestock Farming Positional Accuracy: Positioned to address or location	A12SE (SW)	489	7	561618 164163
12	Points of Interest - Manufacturing and Production Name: James Howie Location: Ridley Court Farm, Rectory Road, Ash, Sevenoaks, TN15 7EX Category: Farming Class Code: Livestock Farming Positional Accuracy: Positioned to address or location	A12SE (SW)	489	7	561618 164163
13	Points of Interest - Manufacturing and Production Name: Tanks Location: TN15 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A17SE (NW)	732	7	561420 164897
13	Points of Interest - Manufacturing and Production Name: Tank Location: DA3 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A17SE (NW)	745	7	561406 164900
13	Points of Interest - Manufacturing and Production Name: Tank Location: DA3 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A17SE (NW)	748	7	561403 164901

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	Ancient Woodland Name: Rummer Shaw Reference: 1499918 Area(m ²): 7275.36 Type: Ancient and Semi-Natural Woodland	A13NE (E)	19	8	562050 164461
15	Ancient Woodland Name: Not Supplied Reference: 1499917 Area(m ²): 3462.3 Type: Ancient and Semi-Natural Woodland	A13SE (E)	129	8	562157 164432
16	Ancient Woodland Name: Strong Lands Shaw Reference: 1499919 Area(m ²): 2440.59 Type: Ancient and Semi-Natural Woodland	A13NE (NE)	170	8	562168 164561
17	Ancient Woodland Name: Middle/Viney Wood Reference: 1499457 Area(m ²): 65552.26 Type: Ancient and Semi-Natural Woodland	A13NW (W)	184	8	561831 164512
18	Ancient Woodland Name: Grubb Wood Reference: 1499108 Area(m ²): 4224.26 Type: Ancient and Semi-Natural Woodland	A13NE (NE)	270	8	562226 164650
19	Ancient Woodland Name: Middle Wood Reference: 1499971 Area(m ²): 20118.06 Type: Ancient and Semi-Natural Woodland	A13NW (NW)	319	8	561743 164639
20	Ancient Woodland Name: Ridley Wood Reference: 1499112 Area(m ²): 14524.75 Type: Ancient and Semi-Natural Woodland	A12SE (SW)	376	8	561677 164282
21	Ancient Woodland Name: Grub Wood Reference: 1499111 Area(m ²): 22895.98 Type: Ancient and Semi-Natural Woodland	A18SW (N)	412	8	562017 164883
22	Ancient Woodland Name: Middle/Viney Wood Reference: 1499110 Area(m ²): 47003.33 Type: Ancient and Semi-Natural Woodland	A13NW (NW)	433	8	561700 164765
23	Ancient Woodland Name: Grubb Wood Reference: 1499462 Area(m ²): 23758.04 Type: Ancient and Semi-Natural Woodland	A18SW (N)	524	8	561953 164990
24	Ancient Woodland Name: Middle/Viney Wood Reference: 1499455 Area(m ²): 34064.86 Type: Ancient and Semi-Natural Woodland	A12SE (W)	585	8	561423 164452
25	Ancient Woodland Name: Elbows/Ashplat Wood Reference: 1501524 Area(m ²): 176091.13 Type: Ancient and Semi-Natural Woodland	A14NW (NE)	653	8	562632 164715
26	Ancient Woodland Name: Ridley Wood Reference: 1499445 Area(m ²): 68628.83 Type: Ancient and Semi-Natural Woodland	A7NE (SW)	660	8	561460 164091
27	Ancient Woodland Name: Bottom Shaw Reference: 1499970 Area(m ²): 3402.88 Type: Ancient and Semi-Natural Woodland	A12NW (W)	709	8	561342 164704

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	Ancient Woodland Name: Not Supplied Reference: 1499925 Area(m ²): 6269.45 Type: Ancient and Semi-Natural Woodland	A19SW (NE)	778	8	562523 165067
29	Ancient Woodland Name: Newlands Wood Reference: 1499910 Area(m ²): 8621.63 Type: Ancient and Semi-Natural Woodland	A8SW (S)	804	8	561769 163684
30	Ancient Woodland Name: Elbows/Ashplat Wood Reference: 1501525 Area(m ²): 39663.79 Type: Ancient and Semi-Natural Woodland	A19SW (NE)	823	8	562672 164979
31	Ancient Woodland Name: Red Hill Wood Reference: 1499105 Area(m ²): 10245.41 Type: Ancient and Semi-Natural Woodland	A17SE (NW)	853	8	561398 165058
32	Ancient Woodland Name: White Ash Woodland Reference: 1499453 Area(m ²): 30292.89 Type: Ancient and Semi-Natural Woodland	A12NW (W)	870	8	561154 164630
33	Ancient Woodland Name: White Ash Woodland Reference: 1499967 Area(m ²): 11722.56 Type: Ancient and Semi-Natural Woodland	A17SW (NW)	902	8	561187 164835
34	Ancient Woodland Name: Red Hill Wood Reference: 1499972 Area(m ²): 1720.52 Type: Ancient and Semi-Natural Woodland	A17NE (NW)	953	8	561416 165208
35	Ancient Woodland Name: Jubs Hill Wood Reference: 1499113 Area(m ²): 40212.63 Type: Ancient and Semi-Natural Woodland	A8SW (S)	983	8	561812 163487
36	Ancient Woodland Name: Spring Cross Wood/Croft Shaw/Pond Wood/White Ash Wood Reference: 1499968 Area(m ²): 50520.43 Type: Ancient and Semi-Natural Woodland	A17SW (NW)	992	8	561115 164893
37	Areas of Adopted Green Belt Authority: Sevenoaks District Council Plan Name: Proposal Map Status: Adopted Plan Date: 17th February 2015	A13NE (SW)	0	3	562019 164460
38	Areas of Adopted Green Belt Authority: Gravesham Borough Council Plan Name: Gravesham Local Plan - Core Strategy Status: Adopted Plan Date: 30th September 2014	A19SE (NE)	851	9	562708 164976

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Medway Council - Environmental Health Tonbridge And Malling Borough Council - Environmental Health Department Dartford Borough Council - Environmental Health Department Gravesham Borough Council - Public Health Services Sevenoaks District Council - Environmental Health Department	August 2013 January 2013 October 2014 September 2013 September 2013	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - Southern Region	July 2018	Quarterly
Enforcement and Prohibition Notices Environment Agency - Southern Region	March 2013	As notified
Integrated Pollution Controls Environment Agency - Southern Region	October 2008	Variable
Integrated Pollution Prevention And Control Environment Agency - South East Region - Kent & South London Area Environment Agency - Southern Region	July 2018 July 2018	Quarterly Quarterly
Local Authority Integrated Pollution Prevention And Control Tonbridge And Malling Borough Council - Environmental Health Department Medway Council - Environmental Health Gravesham Borough Council - Environmental Health Department Dartford Borough Council - Environmental Health Department Sevenoaks District Council - Environmental Health Department	April 2014 June 2014 October 2014 September 2014 September 2014	Variable Variable Variable Variable Variable
Local Authority Pollution Prevention and Controls Tonbridge And Malling Borough Council - Environmental Health Department Medway Council - Environmental Health Gravesham Borough Council - Environmental Health Department Dartford Borough Council - Environmental Health Department Sevenoaks District Council - Environmental Health Department	April 2014 June 2014 October 2014 September 2014 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Tonbridge And Malling Borough Council - Environmental Health Department Medway Council - Environmental Health Gravesham Borough Council - Environmental Health Department Dartford Borough Council - Environmental Health Department Sevenoaks District Council - Environmental Health Department	April 2014 June 2014 October 2014 September 2014 September 2014	Variable Variable Variable Variable Variable
Nearest Surface Water Feature Ordnance Survey	September 2017	
Pollution Incidents to Controlled Waters Environment Agency - Southern Region	December 1999	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - Southern Region	March 2013	As notified
Prosecutions Relating to Controlled Waters Environment Agency - Southern Region	March 2013	As notified
Registered Radioactive Substances Environment Agency - Southern Region	January 2015	
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - South East Region - Kent & South London Area Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	July 2018 July 2018 July 2018	Quarterly Quarterly Quarterly

Agency & Hydrological	Version	Update Cycle
Water Abstractions Environment Agency - Southern Region	July 2018	Quarterly
Water Industry Act Referrals Environment Agency - Southern Region	October 2017	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	April 2015	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified
Source Protection Zones Environment Agency - Head Office	January 2018	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2018	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2018	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	May 2018	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	May 2018	Quarterly
Flood Defences Environment Agency - Head Office	May 2018	Quarterly
OS Water Network Lines Ordnance Survey	May 2018	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water Suitability Environment Agency - Head Office	October 2013	As notified
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	April 2018	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - Southern Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - South East Region - Kent & South London Area Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	April 2018 April 2018 April 2018	Quarterly Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - South East Region - Kent & South London Area Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	July 2018 July 2018 July 2018	Quarterly Quarterly Quarterly
Local Authority Landfill Coverage Dartford Borough Council - Environmental Health Department Gravesham Borough Council Kent County Council - Waste Management Group Medway Council - Environmental Protection Department Sevenoaks District Council Tonbridge And Malling Borough Council - Environmental Health Department	May 2000 May 2000 May 2000 May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Dartford Borough Council - Environmental Health Department Gravesham Borough Council Kent County Council - Waste Management Group Medway Council - Environmental Protection Department Sevenoaks District Council Tonbridge And Malling Borough Council - Environmental Health Department	May 2000 May 2000 May 2000 May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	Not Applicable
Registered Landfill Sites Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	March 2003 March 2003	Not Applicable Not Applicable
Registered Waste Transfer Sites Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	March 2003 March 2003	Not Applicable Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	March 2003 March 2003	Not Applicable Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Variable
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Medway Council Sevenoaks District Council Tonbridge And Malling Borough Council Dartford Borough Council Kent County Council Gravesham Borough Council	February 2016 February 2016 February 2016 January 2016 January 2016 October 2015	Variable Variable Variable Variable Variable Variable
Planning Hazardous Substance Consents Medway Council Sevenoaks District Council Tonbridge And Malling Borough Council Dartford Borough Council Kent County Council Gravesham Borough Council	February 2016 February 2016 February 2016 January 2016 January 2016 October 2015	Variable Variable Variable Variable Variable Variable
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2018	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	As notified
Mining Instability Ove Arup & Partners	October 2000	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	June 2015	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	As notified

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	May 2018	Quarterly
Fuel Station Entries Catalist Ltd - Experian	August 2018	Quarterly
Gas Pipelines National Grid	July 2014	
Points of Interest - Commercial Services PointX	June 2018	Quarterly
Points of Interest - Education and Health PointX	June 2018	Quarterly
Points of Interest - Manufacturing and Production PointX	June 2018	Quarterly
Points of Interest - Public Infrastructure PointX	June 2018	Quarterly
Points of Interest - Recreational and Environmental PointX	June 2018	Quarterly
Underground Electrical Cables National Grid	December 2015	

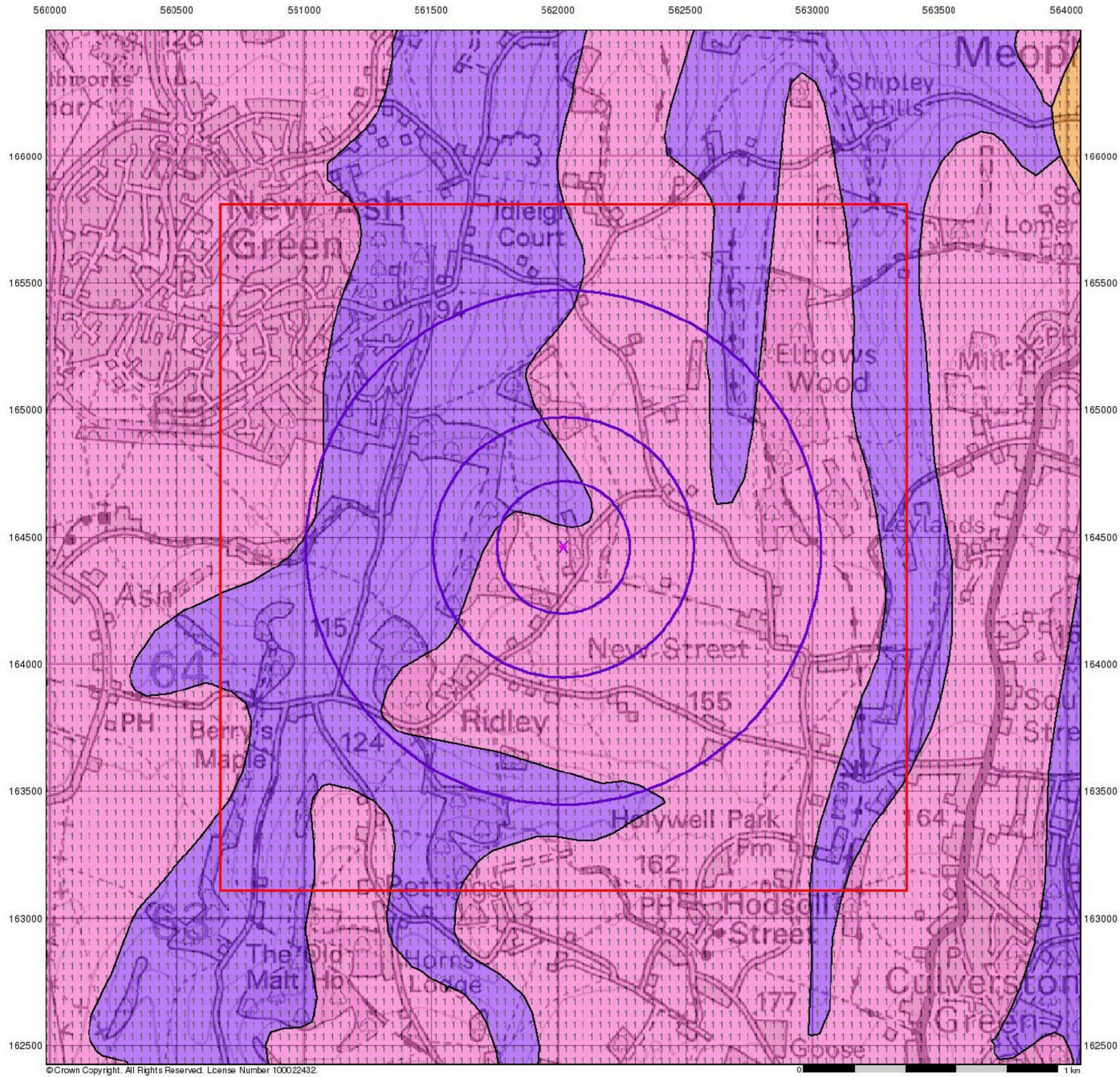
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	August 2018	Bi-Annually
Areas of Adopted Green Belt Dartford Borough Council Gravesham Borough Council Medway Council Sevenoaks District Council Tonbridge And Malling Borough Council	February 2018 February 2018 February 2018 February 2018 February 2018	As notified As notified As notified As notified As notified
Areas of Unadopted Green Belt Dartford Borough Council Gravesham Borough Council Medway Council Sevenoaks District Council Tonbridge And Malling Borough Council	February 2018 February 2018 February 2018 February 2018 February 2018	As notified As notified As notified As notified As notified
Areas of Outstanding Natural Beauty Natural England	August 2018	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	February 2018	Bi-Annually
Marine Nature Reserves Natural England	January 2018	Bi-Annually
National Nature Reserves Natural England	August 2018	Bi-Annually
National Parks Natural England	April 2017	Bi-Annually
Nitrate Vulnerable Zones Environment Agency - Head Office Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	December 2017 October 2015	Bi-Annually
Ramsar Sites Natural England	February 2018	Bi-Annually
Sites of Special Scientific Interest Natural England	February 2018	Bi-Annually
Special Areas of Conservation Natural England	August 2018	Bi-Annually
Special Protection Areas Natural England	August 2018	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	

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	Sevenoaks District Council Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG	Telephone: 01732 227000 Fax: 01732 742339 Website: www.sevenoaks.gov.uk
4	Kent County Council - Waste Management Group Block H, The Forstal, Beddow Way, Aylesford, Kent, ME20 7BT	Telephone: 01622 605976 Website: www.kent.gov.uk
5	Gravesham Borough Council Cygnet House, 132 Windmill Street, Gravesend, Kent, DA12 1AU	Telephone: 01474 564422 Fax: 01474 337546 Website: www.gravesham.gov.uk
6	Peter Brett Associates Caversham Bridge House, Waterman Place, Reading, Berkshire, RG1 8DN	Telephone: 0118 950 0761 Fax: 0118 959 7498 Email: reading@pba.co.uk Website: www.pba.co.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
9	Gravesham Borough Council Cygnet House, 132 Windmill Street, Gravesend, Kent, DA12 1BQ	Telephone: 01474 564422 Fax: 01474 337546 Website: www.gravesham.gov.uk
10	Tonbridge And Malling Borough Council Park Building, Gibson Building, Gibson Drive, West Malling, Kent, ME19 4LZ	Telephone: 01732 844522 Fax: 01732 842170 Website: www.tmbc.gov.uk
11	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
-	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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Groundwater Vulnerability

General

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

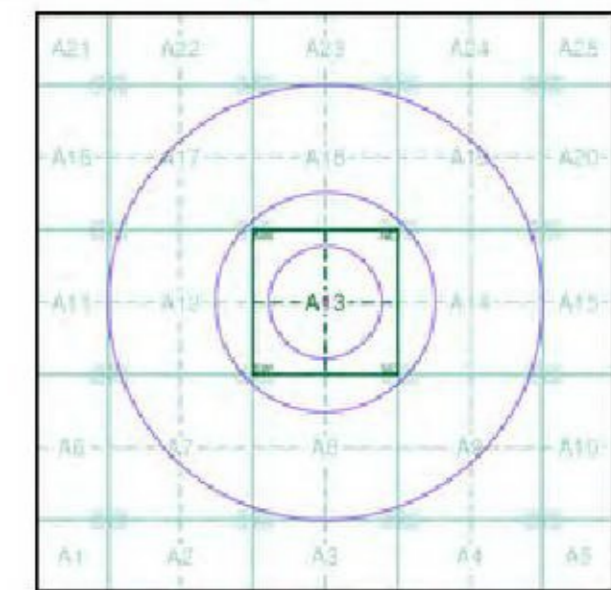
Agency and Hydrological

Geological Classes

- Major Aquifer (Highly Permeable)**
 - High (H) 1, 2, 3, U
 - Intermediate (I) 1, 2
 - Low
- Minor Aquifer (Variably Permeable)**
 - High (H) 1, 2, 3, U
 - Intermediate (I) 1, 2
 - Low
- Non Aquifer (Negligibly Permeable)**
 -
- Water or Sea**
 -
- Drift Deposit**
 -

Soil Classes

Site Sensitivity Context Map - Slice A



Order Details

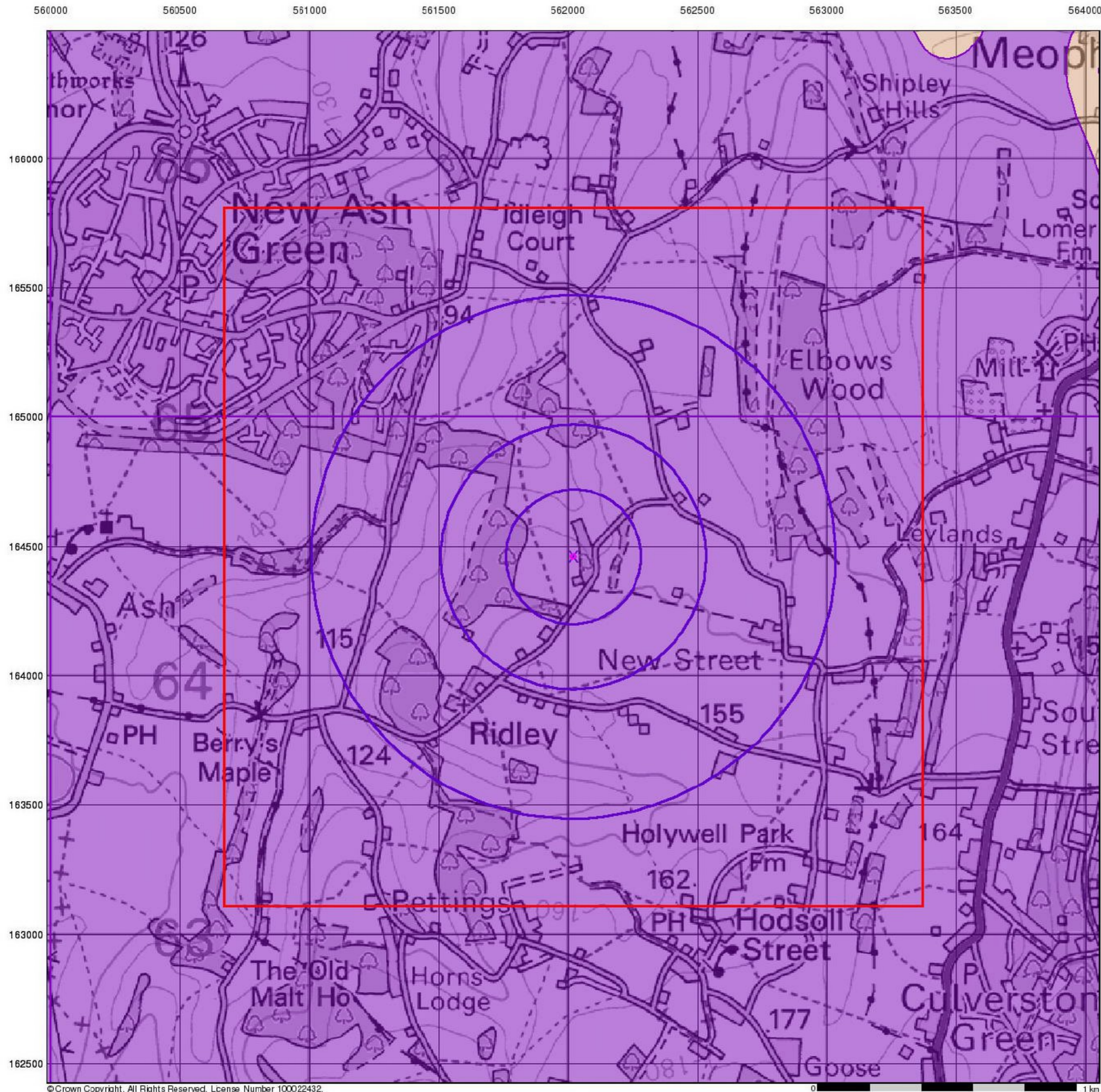
Order Number: 176877836_1_1
 Customer Ref: 2323
 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 1000

Site Details

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Bedrock Aquifer Designation

General

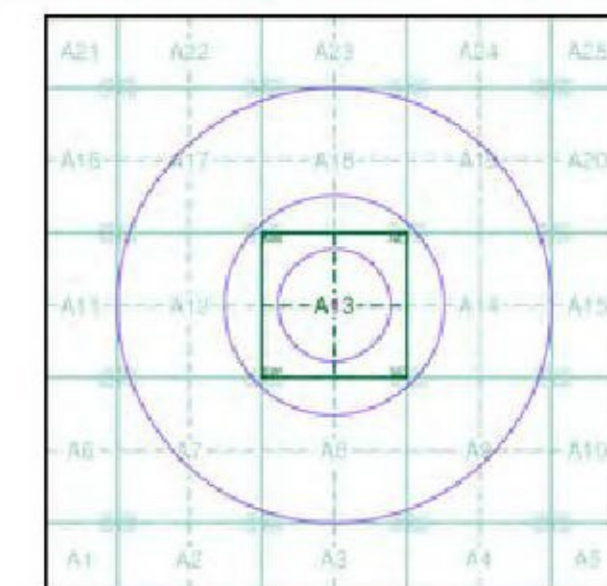
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

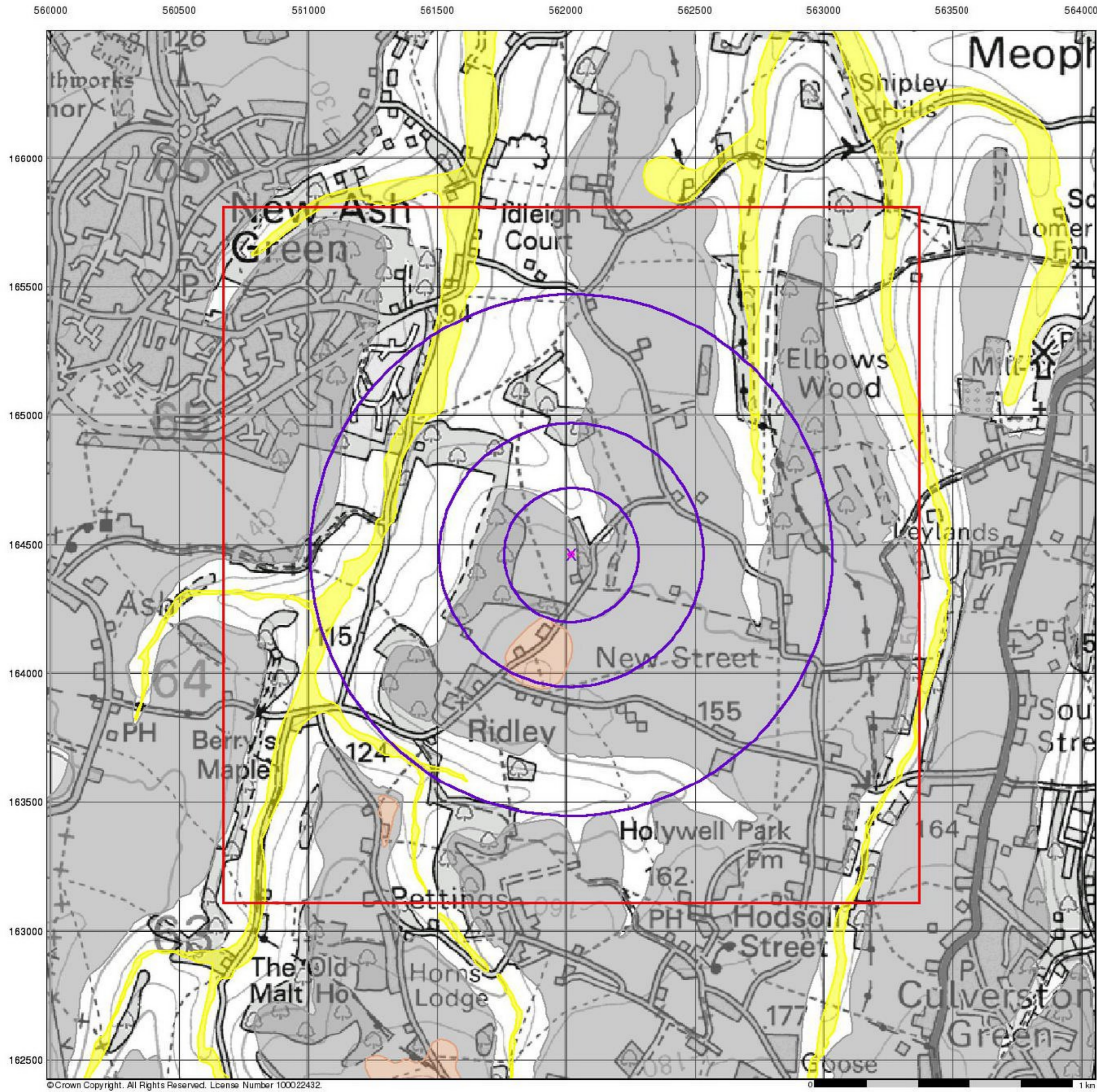
Order Number:	176877836_1_1
Customer Ref:	2323
National Grid Reference:	562020, 164460
Slice:	A
Site Area (Ha):	0.03
Search Buffer (m):	1000

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Superficial Aquifer Designation

General

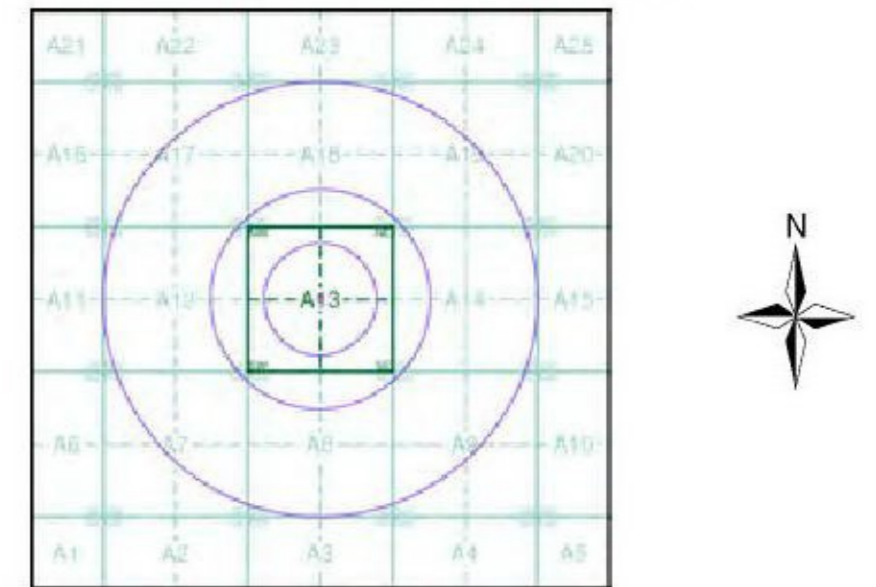
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

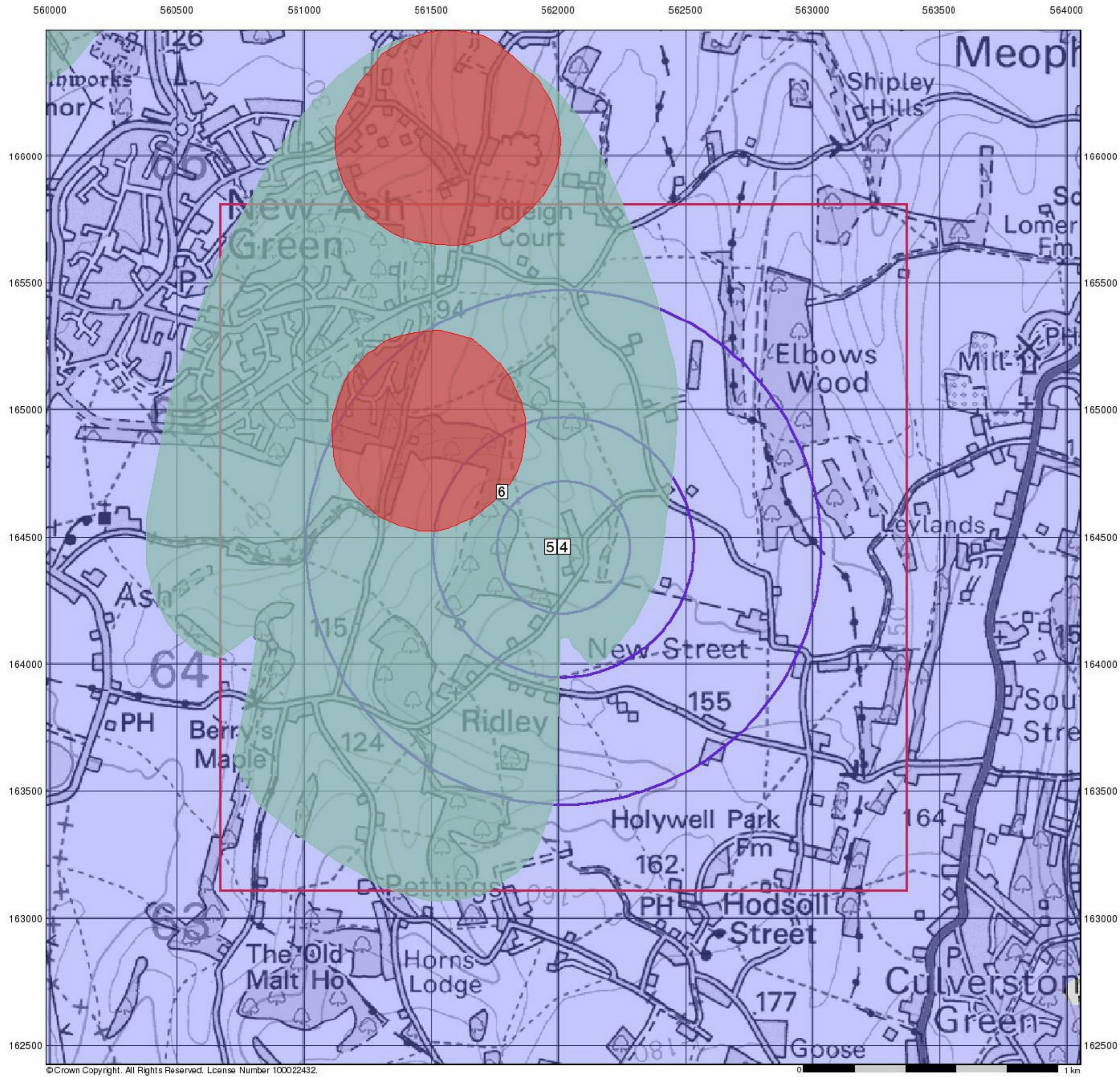
Order Number: 176877836_1_1
 Customer Ref: 2323
 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 1000

Site Details

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Source Protection Zones

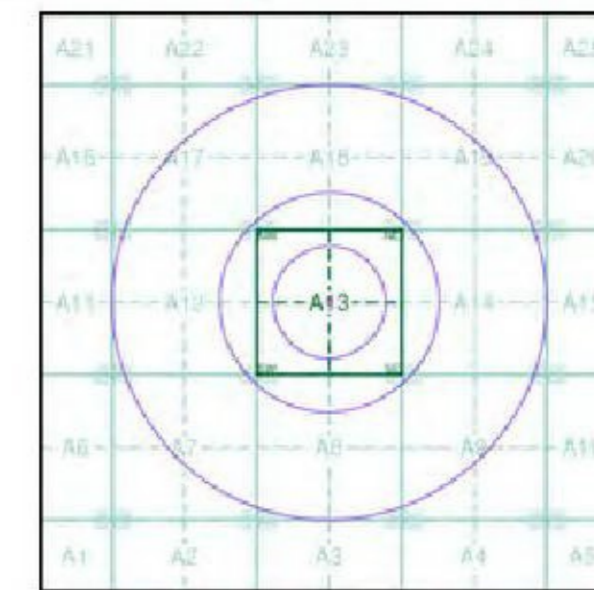
General

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

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

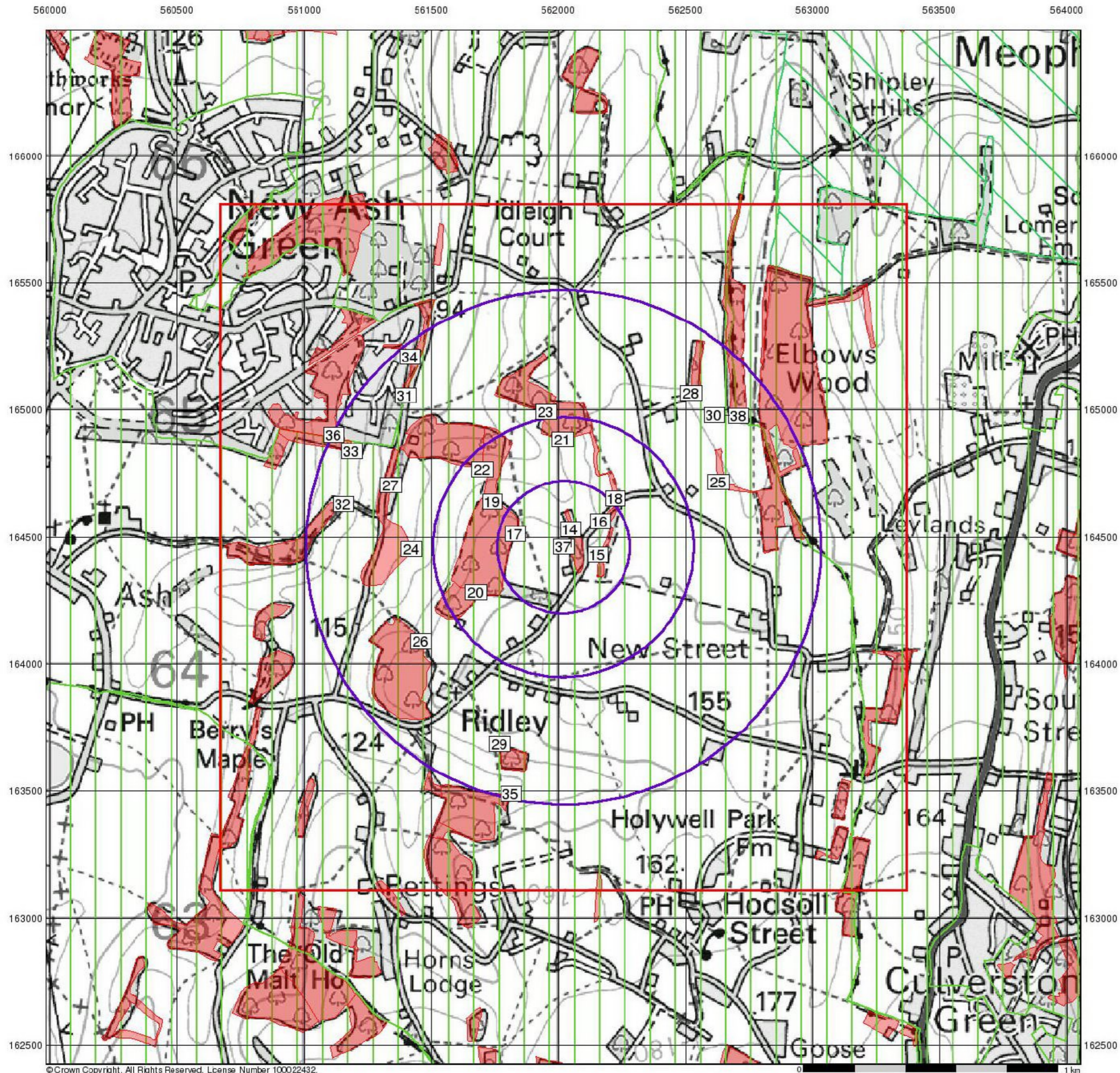
Order Number: 176877836_1_1
 Customer Ref: 2323
 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 1000

Site Details

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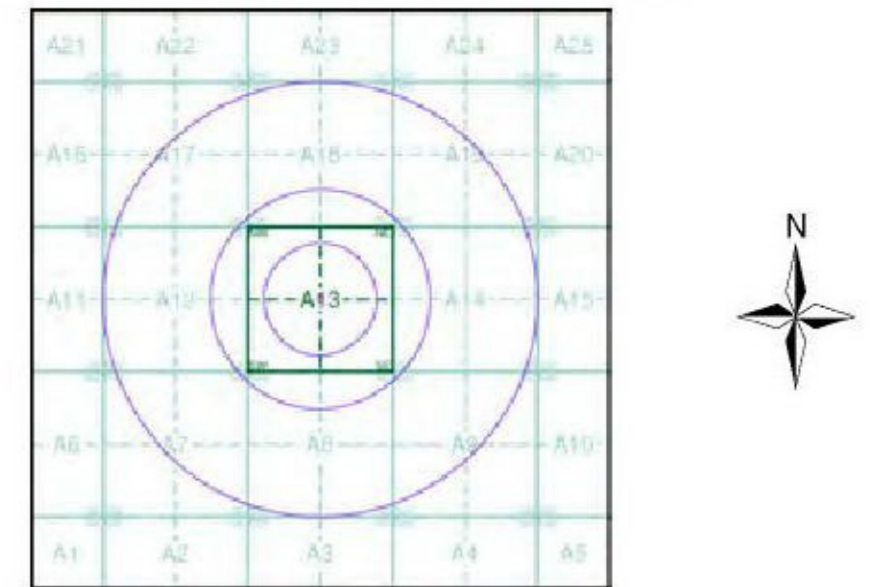
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Sensitive Land Uses

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Slice
 - Map ID
- Sensitive Land Uses**
- Ancient Woodland
 - Area of Adopted Green Belt
 - Area of Unadopted Green Belt
 - Area of Outstanding Natural Beauty
 - Environmentally Sensitive Area
 - Forest Park
 - Local Nature Reserve
 - Marine Nature Reserve
 - National Nature Reserve
 - National Park
 - Nitrate Sensitive Area
 - Nitrate Vulnerable Zone
 - Ramsar Site
 - Site of Special Scientific Interest
 - Special Area of Conservation
 - Special Protection Area
 - World Heritage Sites

Site Sensitivity Context Map - Slice A



Order Details

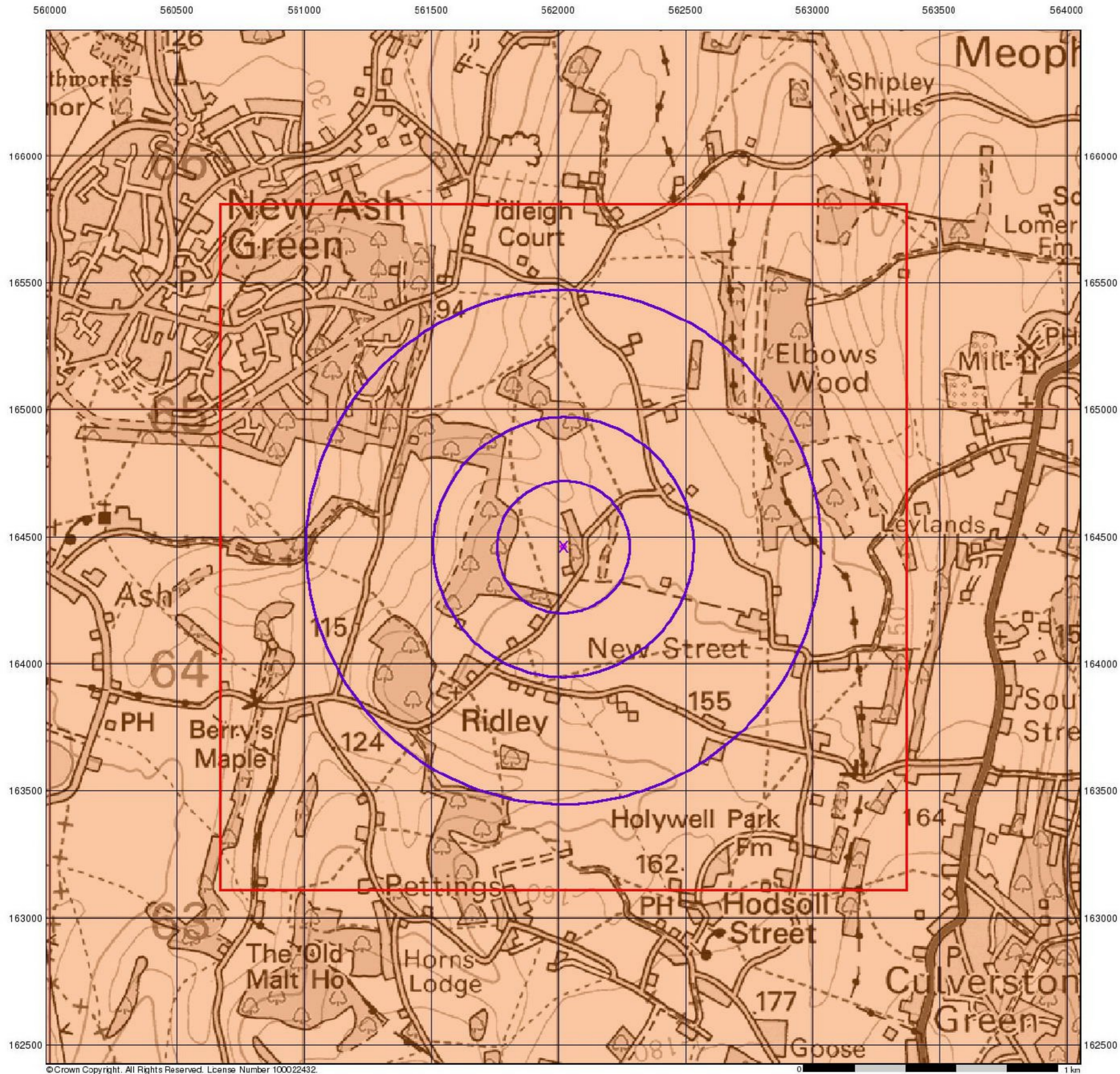
Order Number: 176877836_1_1
 Customer Ref: 2323
 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 1000

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BGS Flood GFS Data

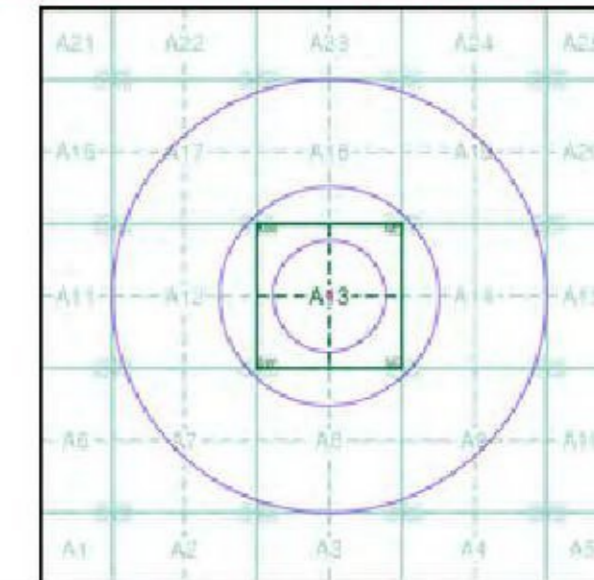
General

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

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

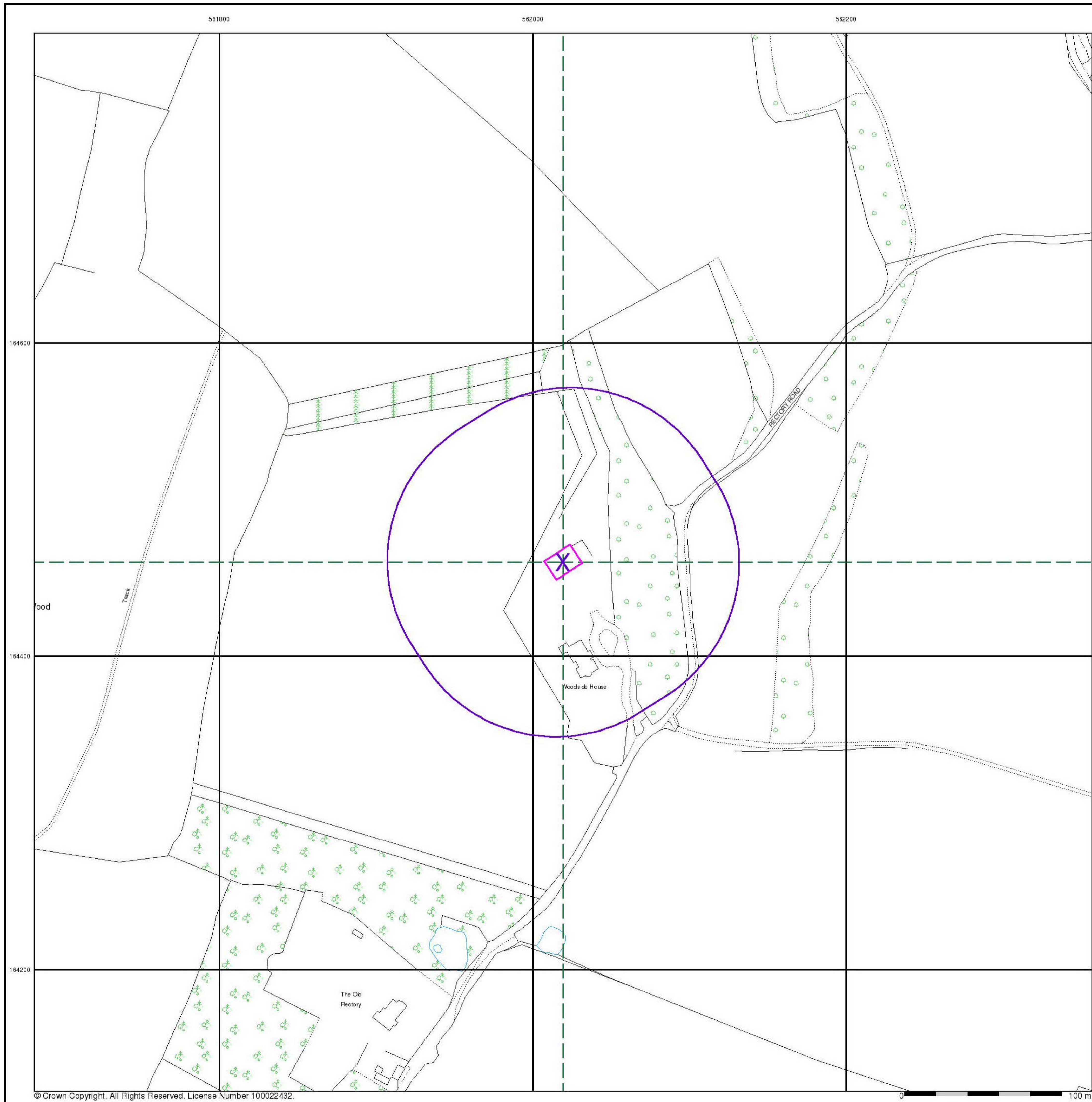
Order Number: 176877836_1_1
 Customer Ref: 2323
 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 1000

Site Details

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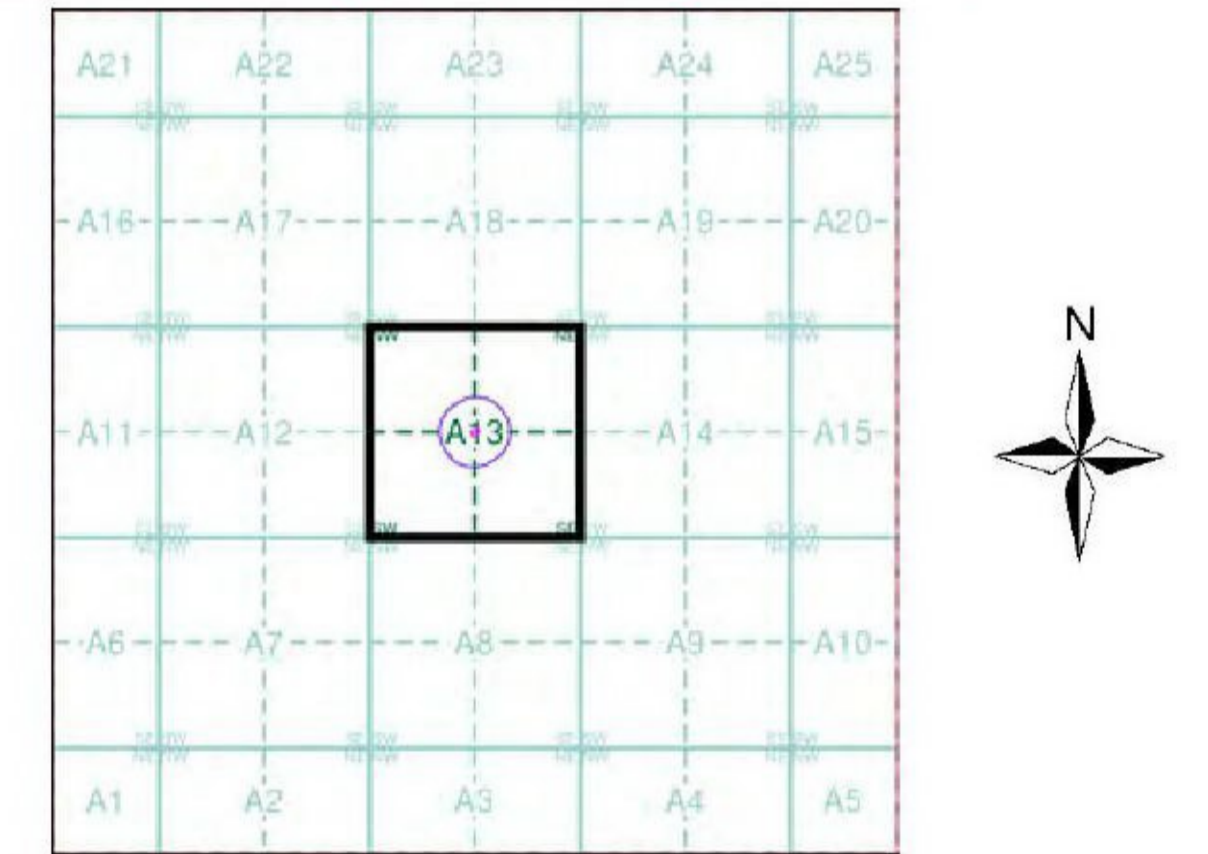


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- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
 - Pylon
 - Overhead Transmission Line
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
 - BGS Recorded Mineral Site
- Waste**
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Segment A13



Order Details

Order Number: 176877836_1_1
 Customer Ref: 2323
 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Plot Buffer (m): 100

Site Details




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Geology 1:50,000 Maps Legends







Artificial Ground and Landslip

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

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	HEAD	Head	Clay, Silt, Sand and Gravel	Not Supplied - Quaternary
	CHGR	Chelsfield Gravel Formation	Sand and Gravel	Not Supplied - Pliocene
	CWF	Clay-with-flints Formation	Clay, Silt, Sand and Gravel	Not Supplied - MIOCENE

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	TAB	Thanet Formation	Sand	Not Supplied - Thanetian
	SNCK	Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated)	Chalk	Not Supplied - Coniacian
	LSNCK	Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated)	Chalk	Not Supplied - Turonian
	LECH	Lewes Nodular Chalk Formation	Chalk	Not Supplied - Turonian
	NPCH	New Pit Chalk Formation	Chalk	Not Supplied - Turonian
		Faults		



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Geology 1:50,000 Maps

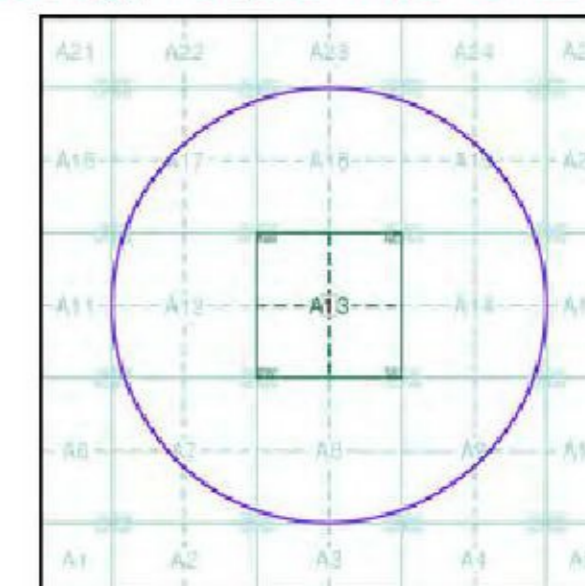
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published 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:	1
Map Sheet No:	271
Map Name:	Dartford
Map Date:	1998
Bedrock Geology:	Available
Superficial Geology:	Available
Artificial Geology:	Available
Faults:	Not Supplied
Landslip:	Available
Rock Segments:	Not Supplied

Geology 1:50,000 Maps - Slice A



Order Details:

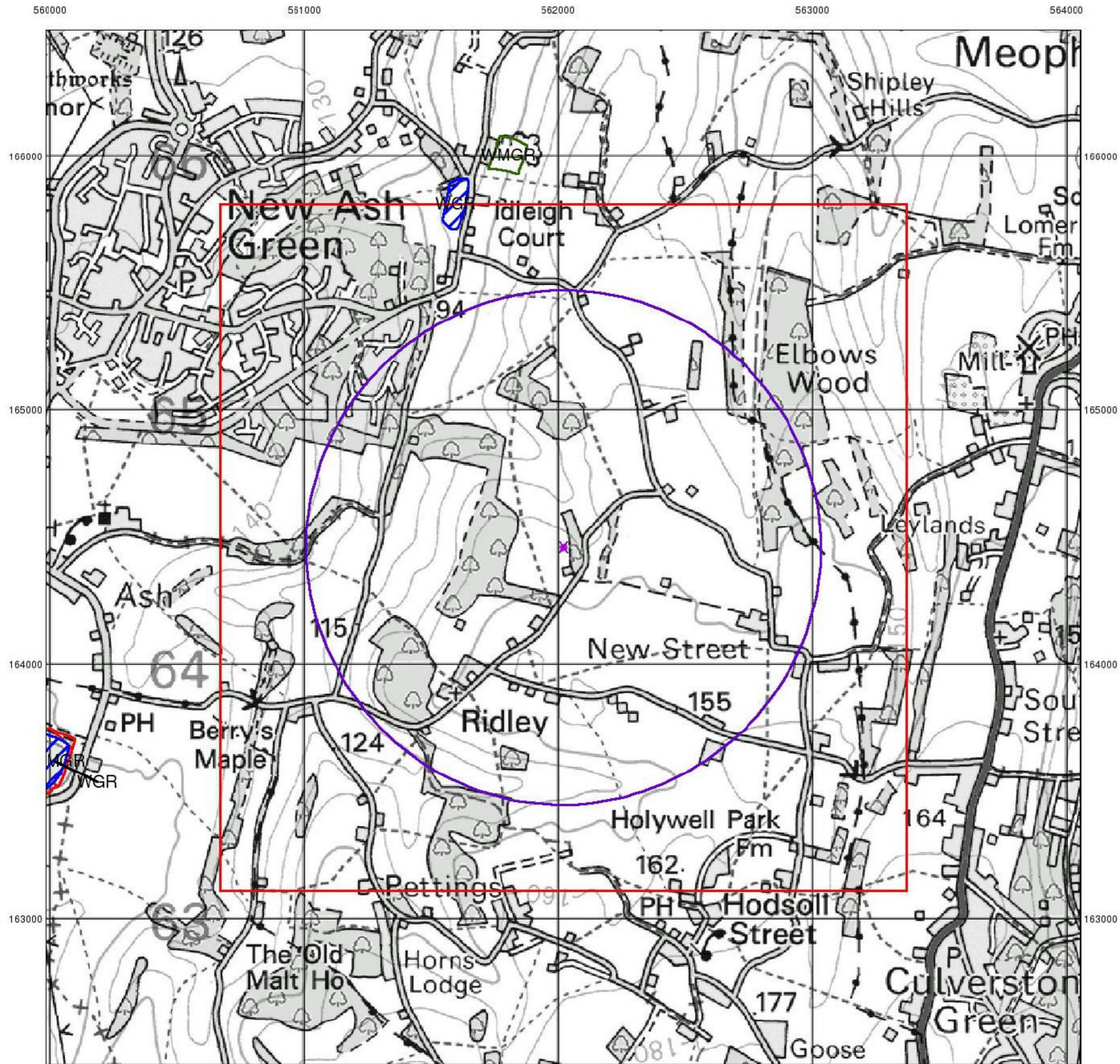
Order Number:	176877836_1_1
Customer Reference:	2323
National Grid Reference:	562020, 164460
Slice:	A
Site Area (Ha):	0.03
Search Buffer (m):	1000

Site Details:

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Artificial Ground and Landslip

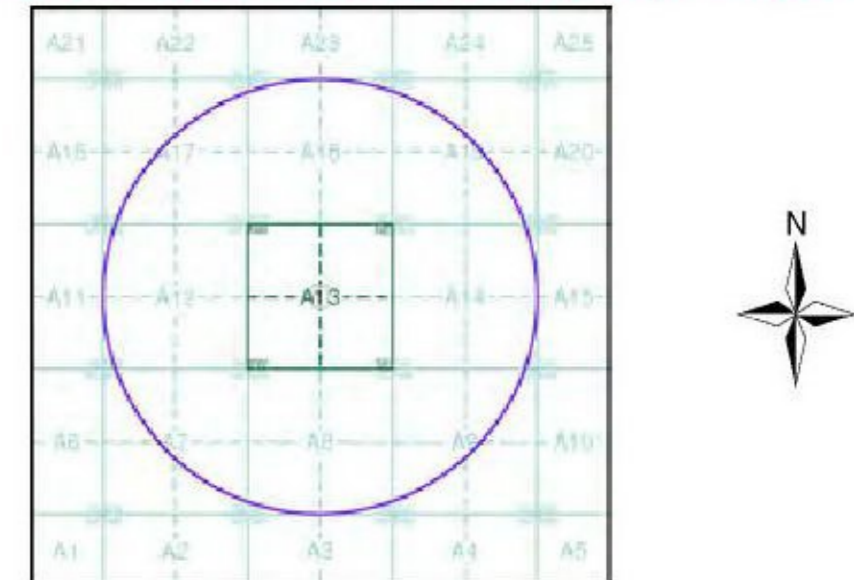
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions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

Artificial Ground and Landslip Map - Slice A



Order Details:

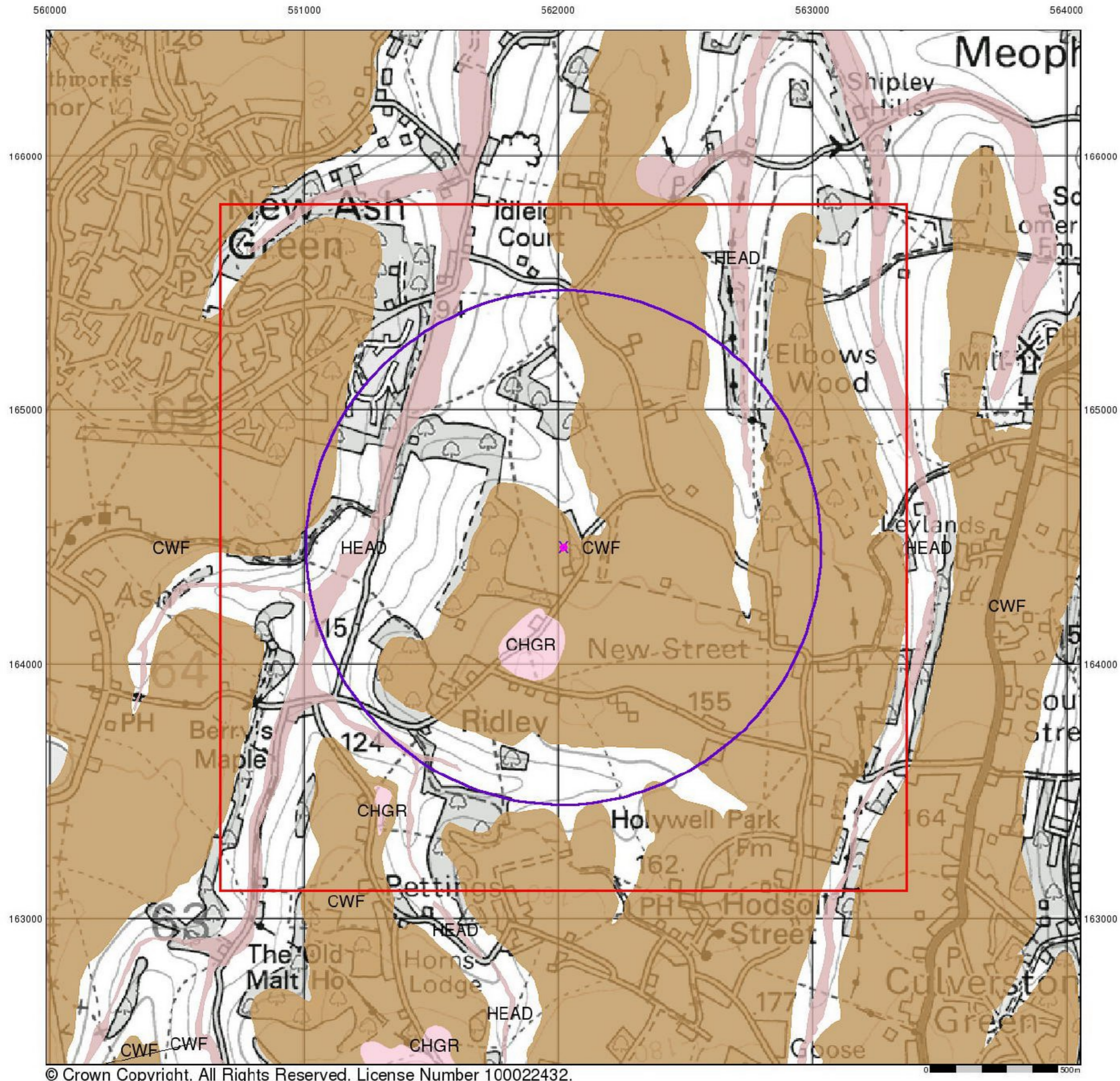
Order Number:	176877836_1_1
Customer Reference:	2323
National Grid Reference:	562020, 164460
Slice:	A
Site Area (Ha):	0.03
Search Buffer (m):	1000

Site Details:

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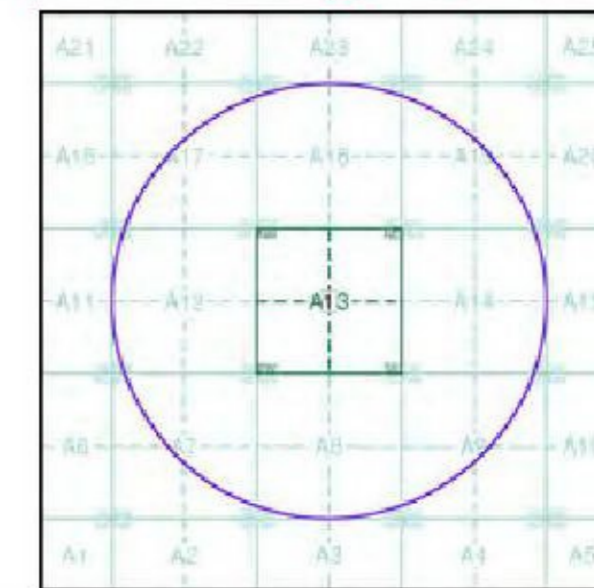
Superficial Geology

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 A



Order Details:

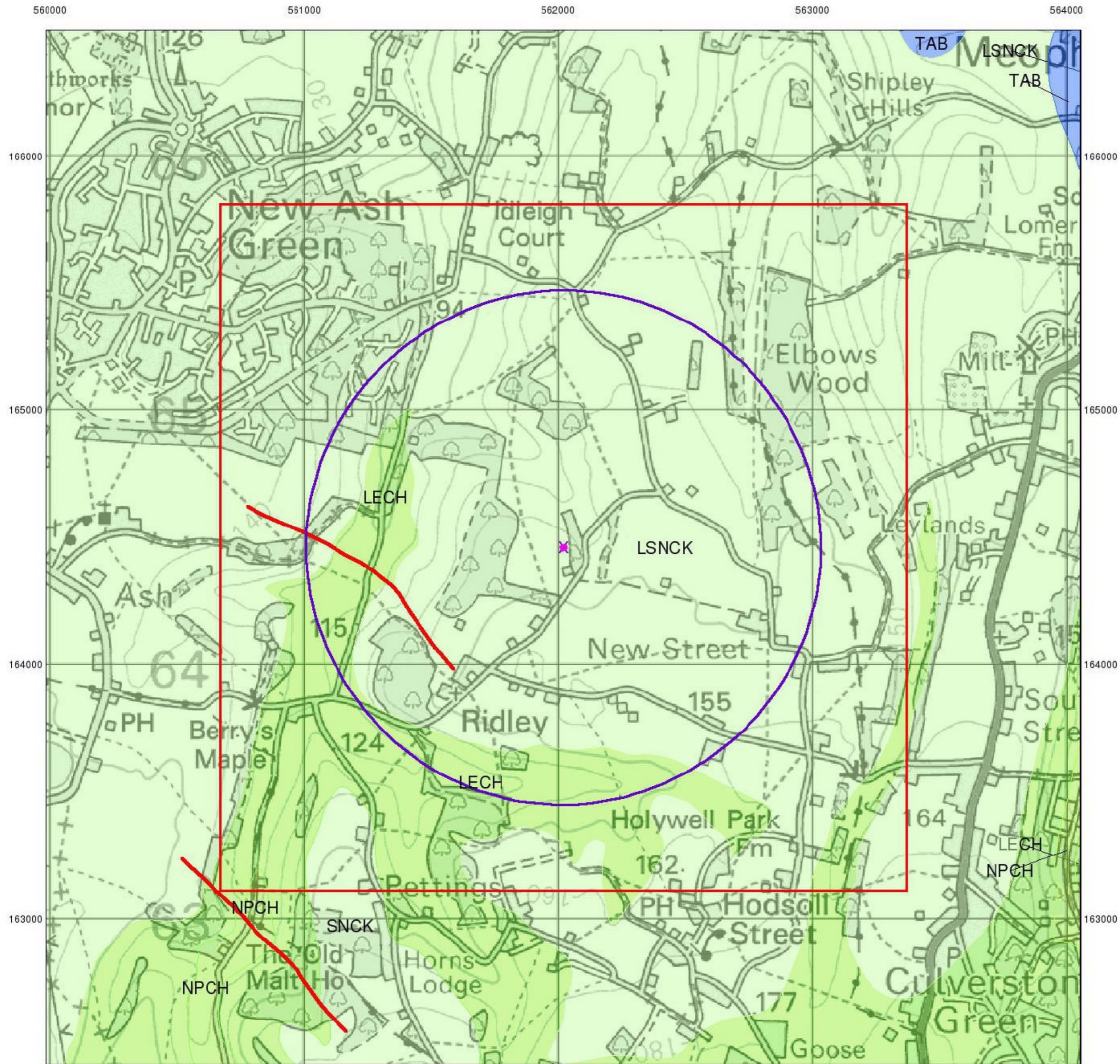
Order Number:	176877836_1_1
Customer Reference:	2323
National Grid Reference:	562020, 164460
Slice:	A
Site Area (Ha):	0.03
Search Buffer (m):	1000

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Bedrock and Faults

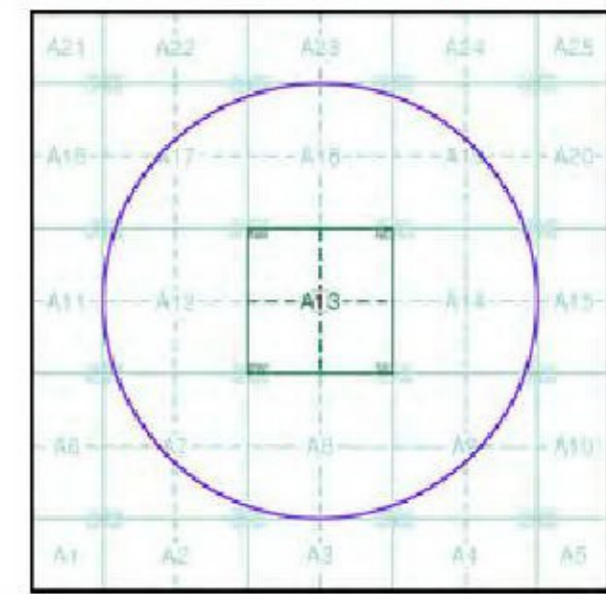
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

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 A



Order Details:

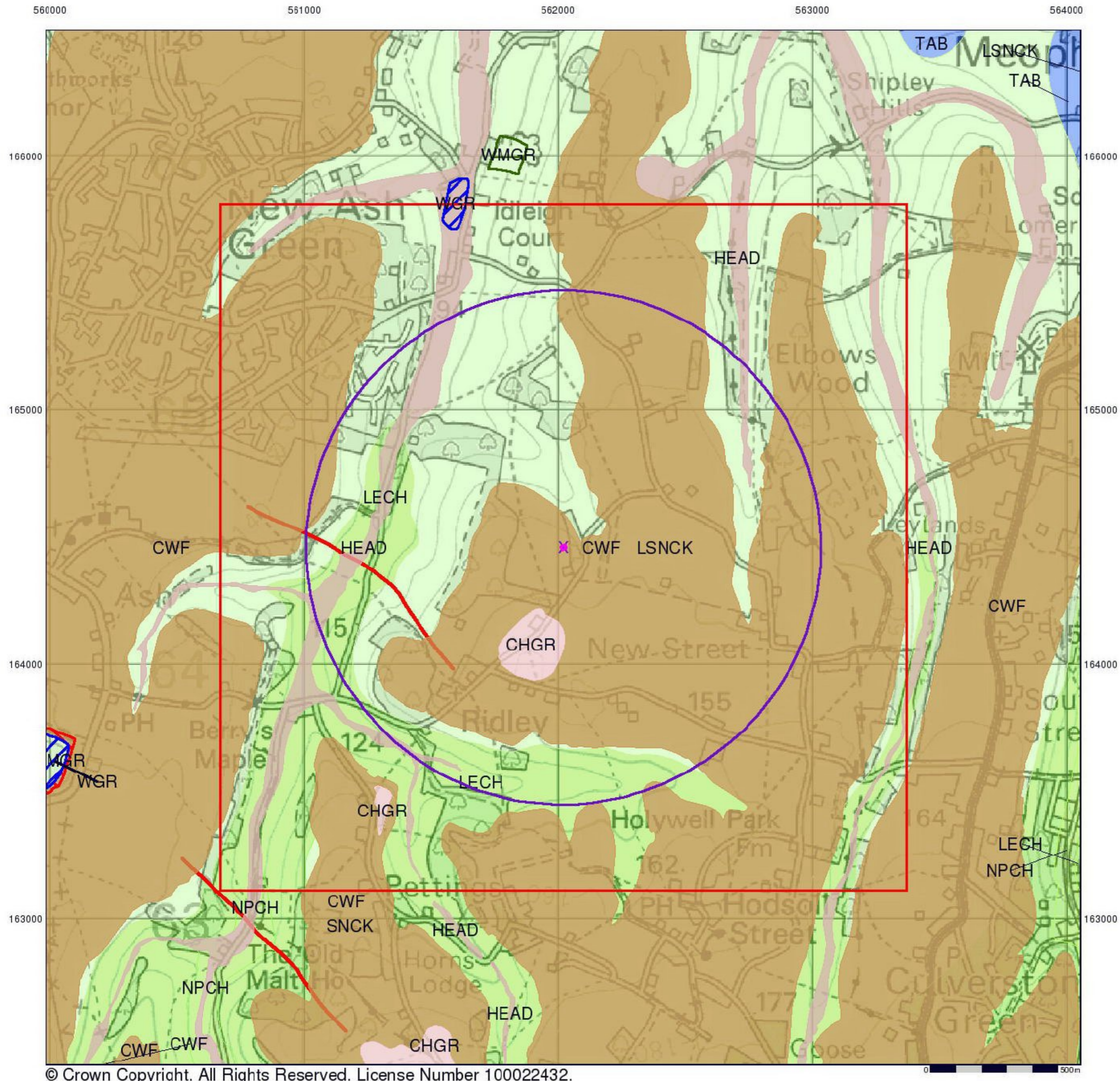
Order Number:	176877836_1_1
Customer Reference:	2323
National Grid Reference:	562020, 164460
Slice:	A
Site Area (Ha):	0.03
Search Buffer (m):	1000

Site Details:

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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

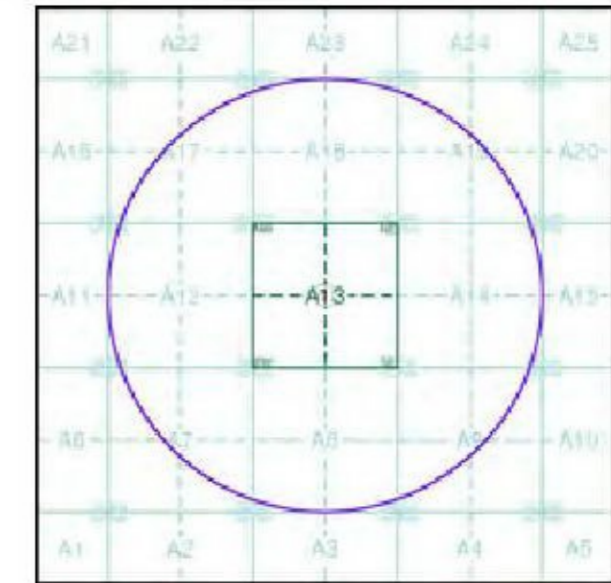
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
 Kingsley Dunham Centre
 Keyworth
 Nottingham
 NG12 5GG
 Telephone: 0115 936 3143
 Fax: 0115 936 3276
 email: enquiries@bgs.ac.uk
 website: www.bgs.ac.uk

Combined Geology Map - Slice A



Order Details:

Order Number: 176877836_1_1
 Customer Reference: 2323
 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 1000

Site Details:

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**APPENDIX C:
HISTORICAL
MAPS**

Historical Mapping Legends

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

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
County Burgh Boundary (Scotland)
Co. Boro. Bdy.
Co. Burgh Bdy.
BP BS Boundary Post or Stone **P.C.B. Police Call Box**
B.R. Bridle Road **P Pump**
E.P. Electricity Pylon **S.P. Signal Post**
F.B. Foot Bridge **Sl. Sluice**
F.P. Foot Path **Sp. Spring**
G.P. Guide Post or Board **T.C.B. Telephone Call Box**
M.S. Mile Stone **Tr. Trough**
M.P.M.R. Mooring Post or Ring **W Well**

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH Beer House **P Pillar, Pole or Post**
BP, BS Boundary Post or Stone **PO Post Office**
Cn, C Capstan, Crane **PC Public Convenience**
Chy Chimney **PH Public House**
D Fn Drinking Fountain **Pp Pump**
EIP Electricity Pillar or Post **SB, S Br Signal Box or Bridge**
FAP Fire Alarm Pillar **SP, SL Signal Post or Light**
FB Foot Bridge **Spr Spring**
GP Guide Post **Tk Tank or Track**
H Hydrant or Hydraulic **TCB Telephone Call Box**
LC Level Crossing **TCP Telephone Call Post**
MH Manhole **Tr Trough**
MP Mile Post or Mooring Post **Wr Pt, Wr T Water Point, Water Tap**
MS Mile Stone **W Well**
NTL Normal Tidal Limit **Wd Pp Wind Pump**

Large-Scale National Grid Data 1:2,500 and 1:1,250

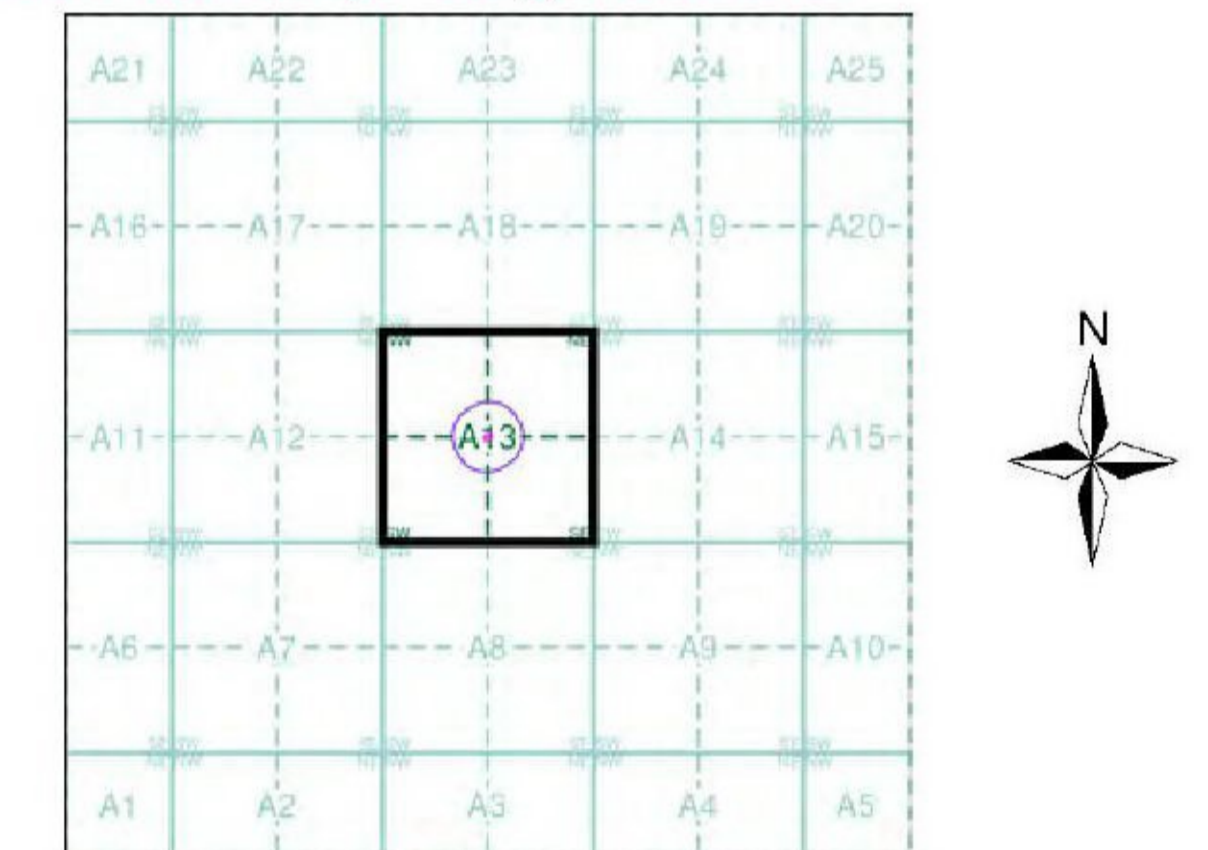
Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
Bench Mark **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Bks Barracks **P Pillar, Pole or Post**
Bty Battery **PO Post Office**
Cemy Cemetery **PC Public Convenience**
Chy Chimney **Pp Pump**
Cis Cistern **Ppg Sta Pumping Station**
Dismtd Rly Dismantled Railway **PW Place of Worship**
EI Gen Sta Electricity Generating Station **Sewage Ppg Sta Sewage Pumping Station**
EIP Electricity Pole, Pillar **SB, S Br Signal Box or Bridge**
EI Sub Sta Electricity Sub Station **SP, SL Signal Post or Light**
FB Filter Bed **Spr Spring**
Fn / D Fn Fountain / Drinking Ftn. **Tk Tank or Track**
Gas Gov Gas Valve Compound **Tr Trough**
GVC Gas Governor **Wd Pp Wind Pump**
GP Guide Post **Wr Pt, Wr T Water Point, Water Tap**
MH Manhole **Wks Works (building or area)**
MP, MS Mile Post or Mile Stone **W Well**



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Kent	1:2,500	1885	2
Kent	1:2,500	1896	3
Kent	1:2,500	1908	4
Kent	1:2,500	1936	5
Ordnance Survey Plan	1:2,500	1963	6
Additional SIMs	1:2,500	1981	7
Ordnance Survey Plan	1:2,500	1984	8
Large-Scale National Grid Data	1:2,500	1993	9
Historical Aerial Photography	1:2,500	1999	10

Historical Map - Segment A13



Order Details

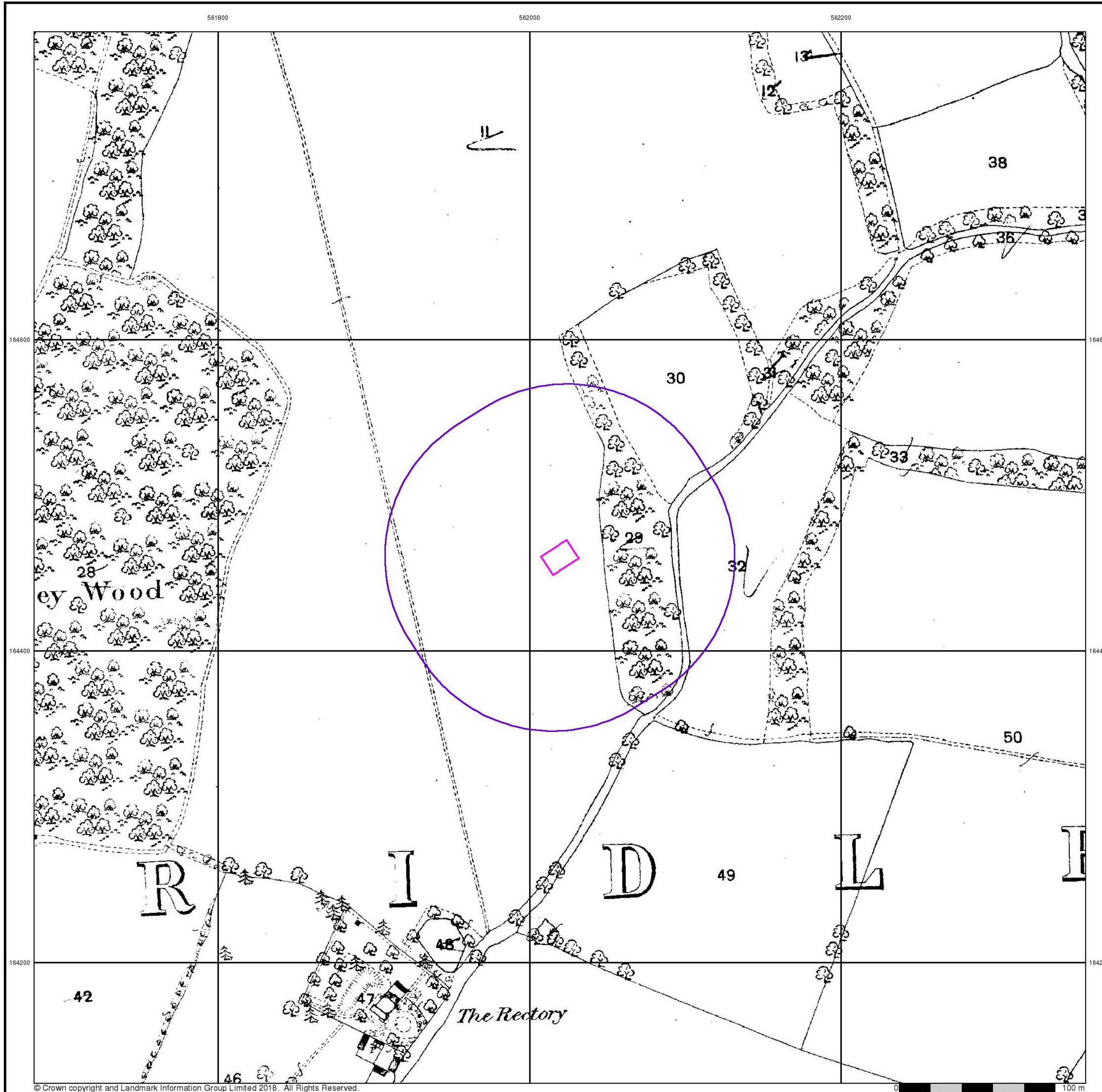
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 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 100

Site Details

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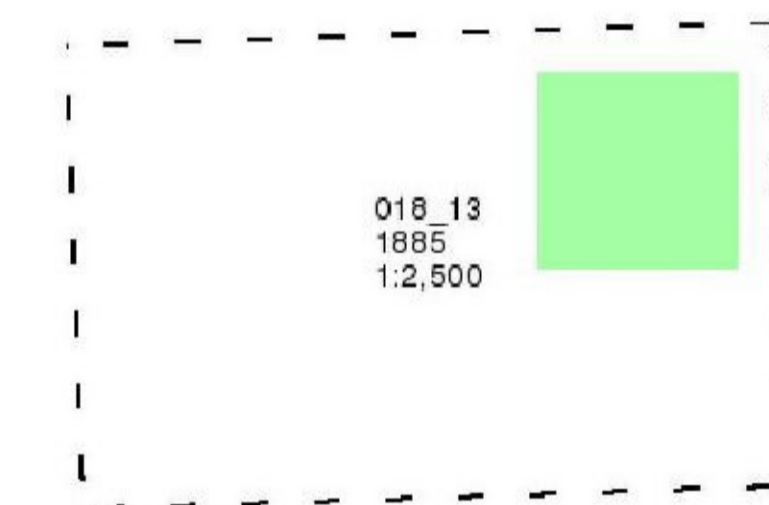
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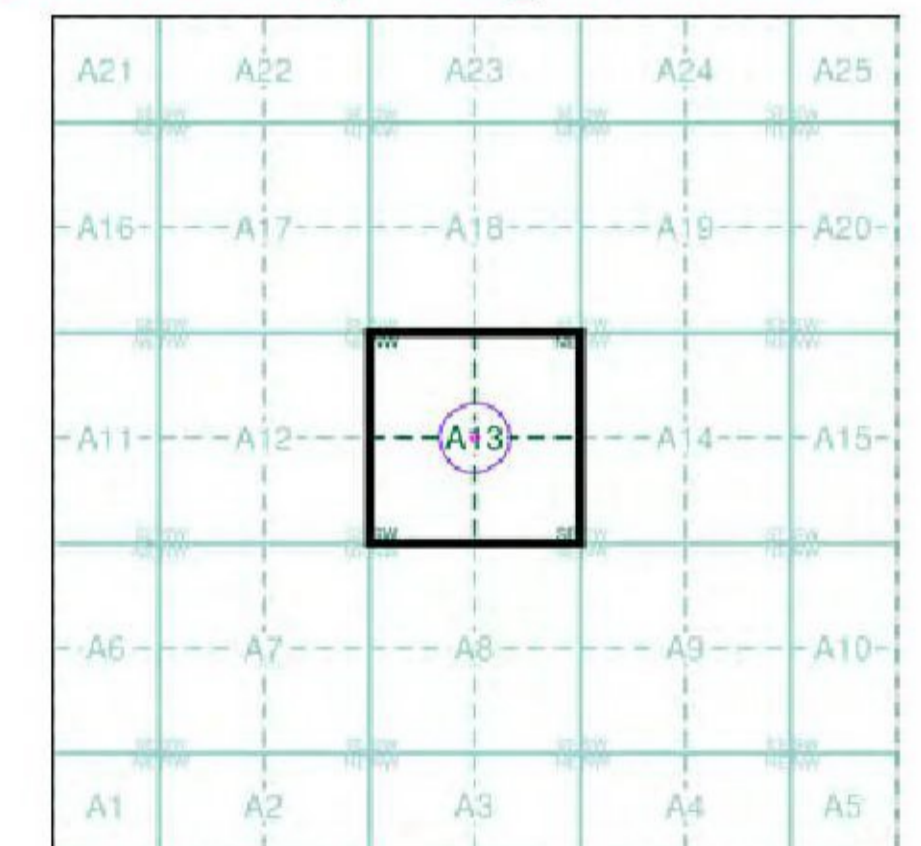
Kent
Published 1885
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

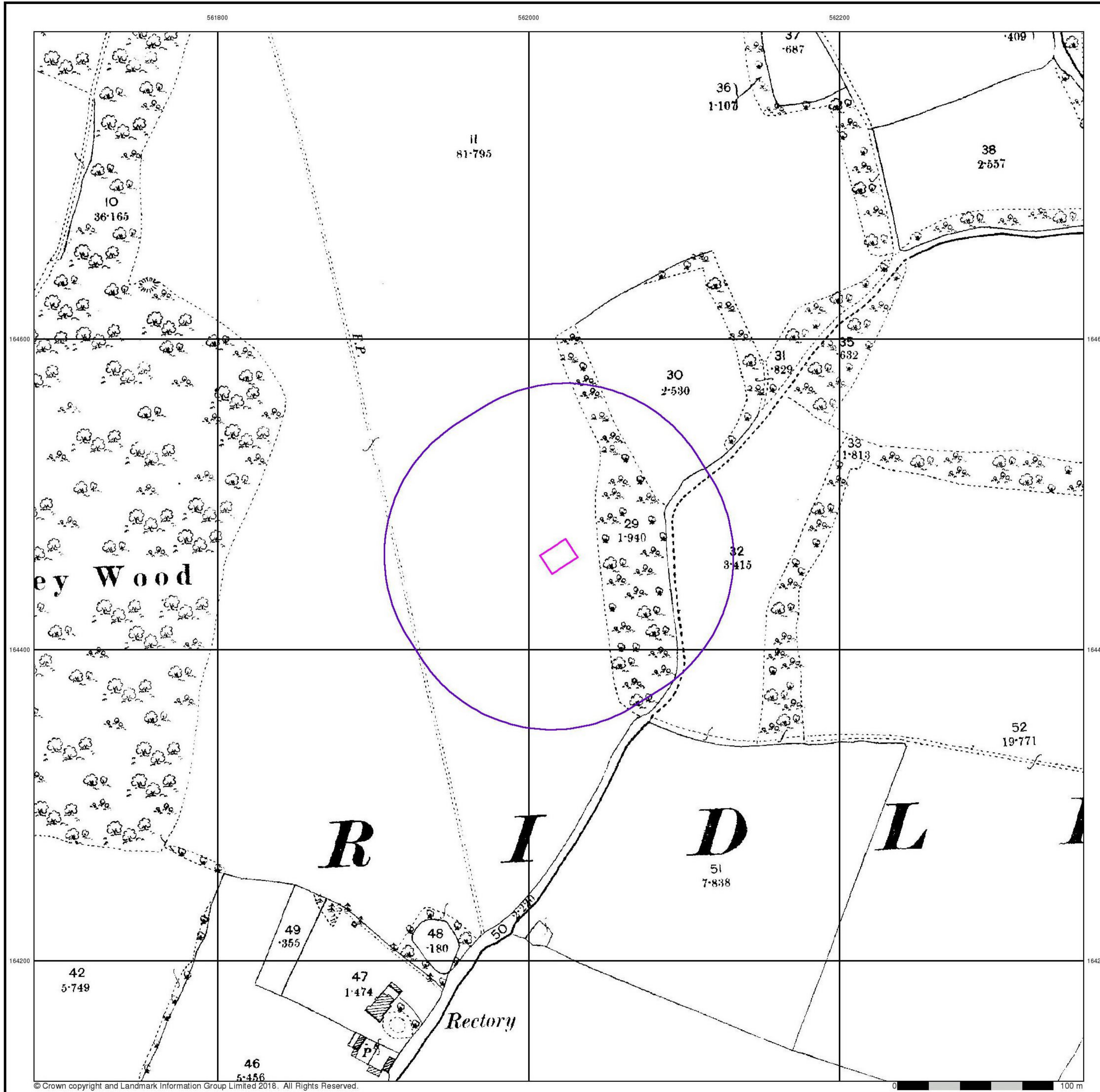
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Site Details

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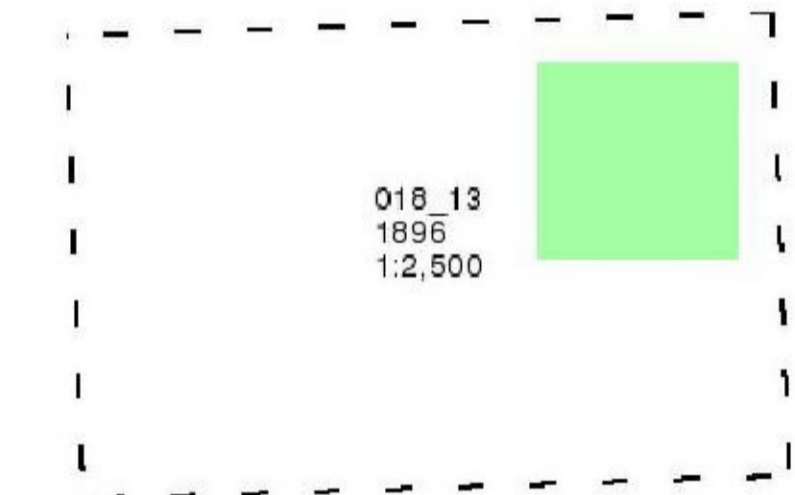
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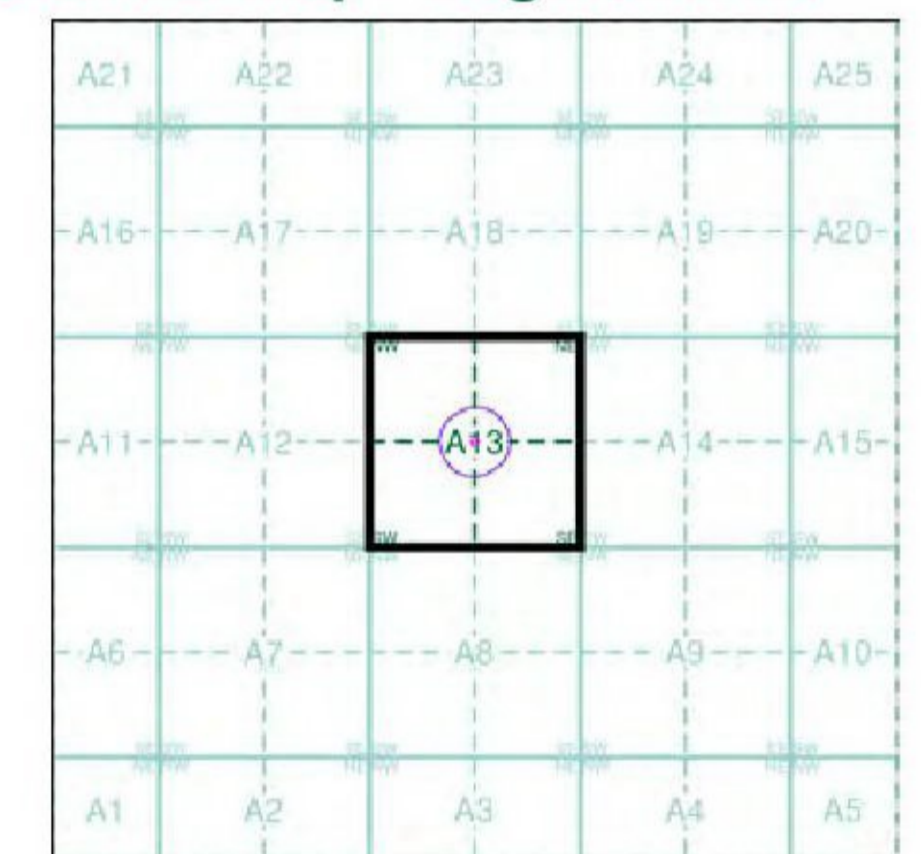
Kent
Published 1896
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



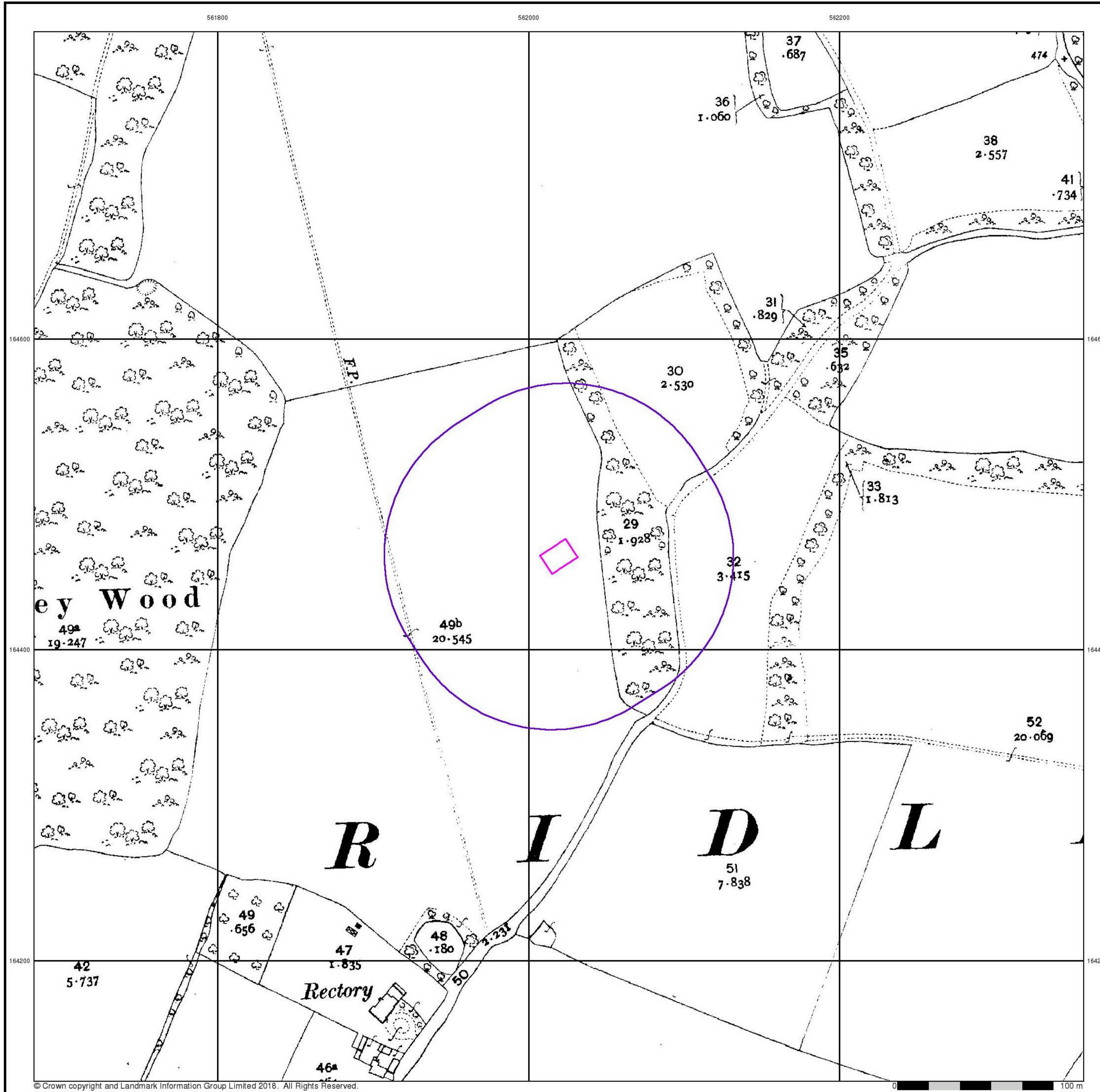
Historical Map - Segment A13



Order Details
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Site Details
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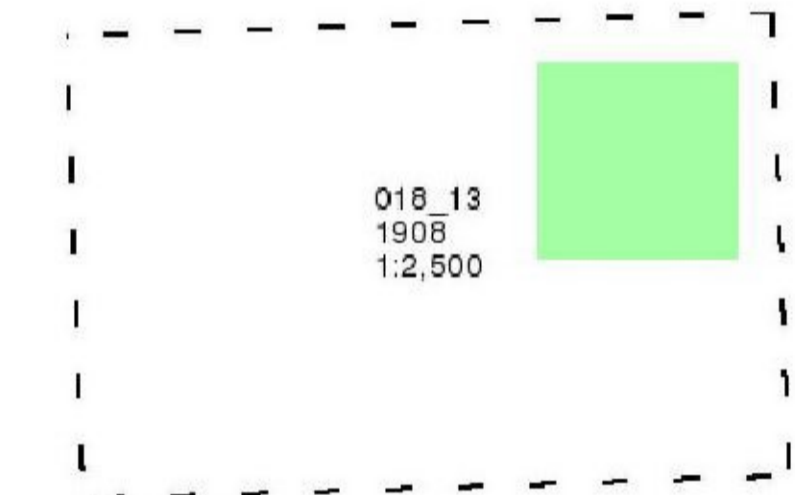
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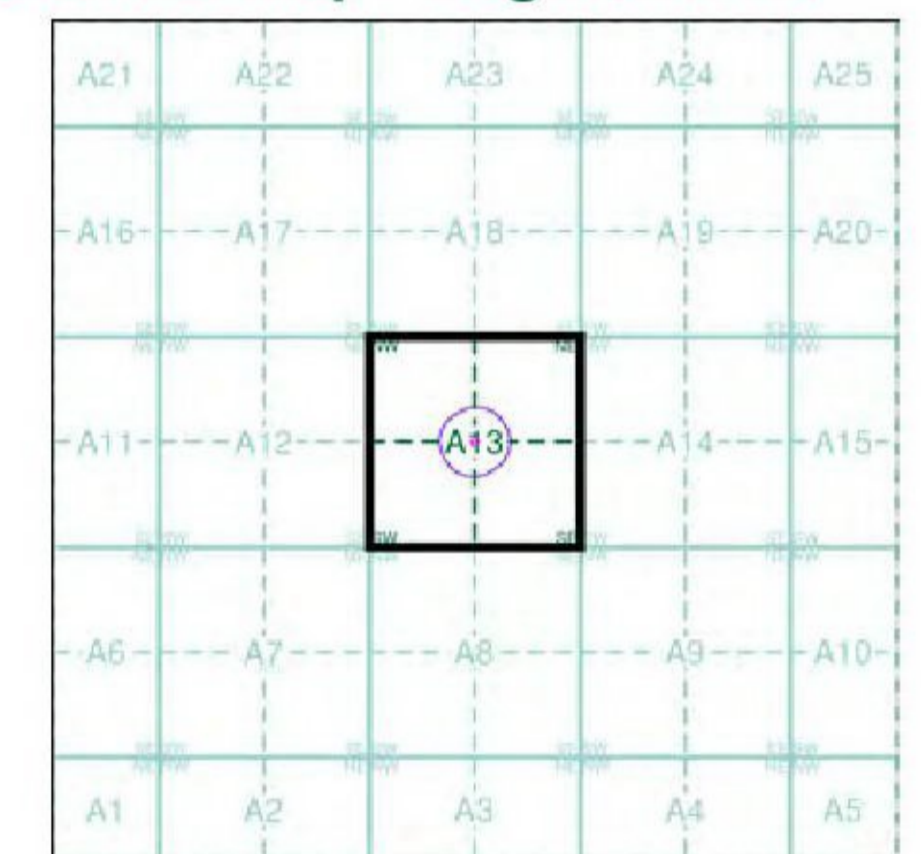
Kent
Published 1908
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



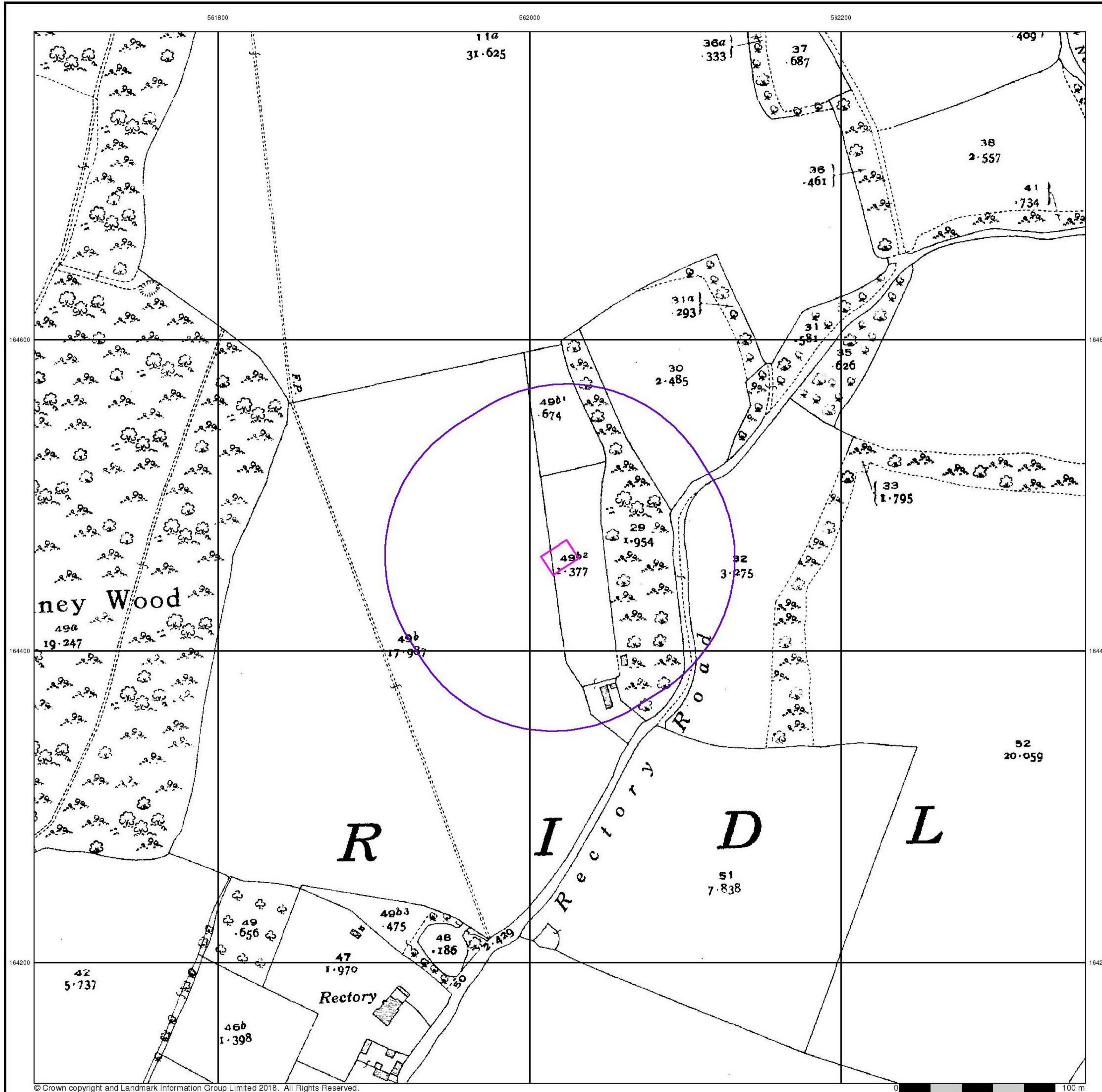
Historical Map - Segment A13



Order Details
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 Search Buffer (m): 100

Site Details
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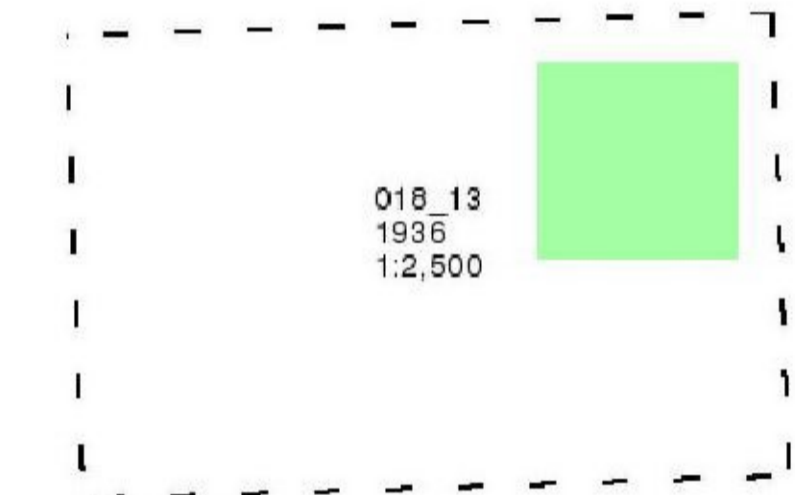
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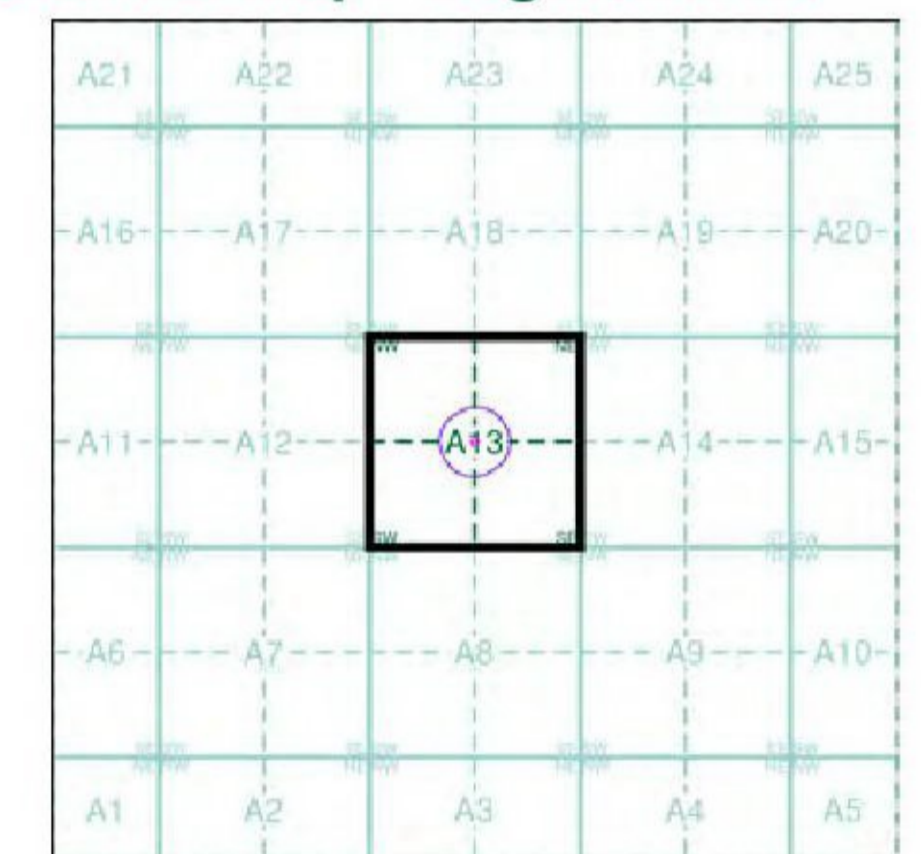
Kent
Published 1936
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

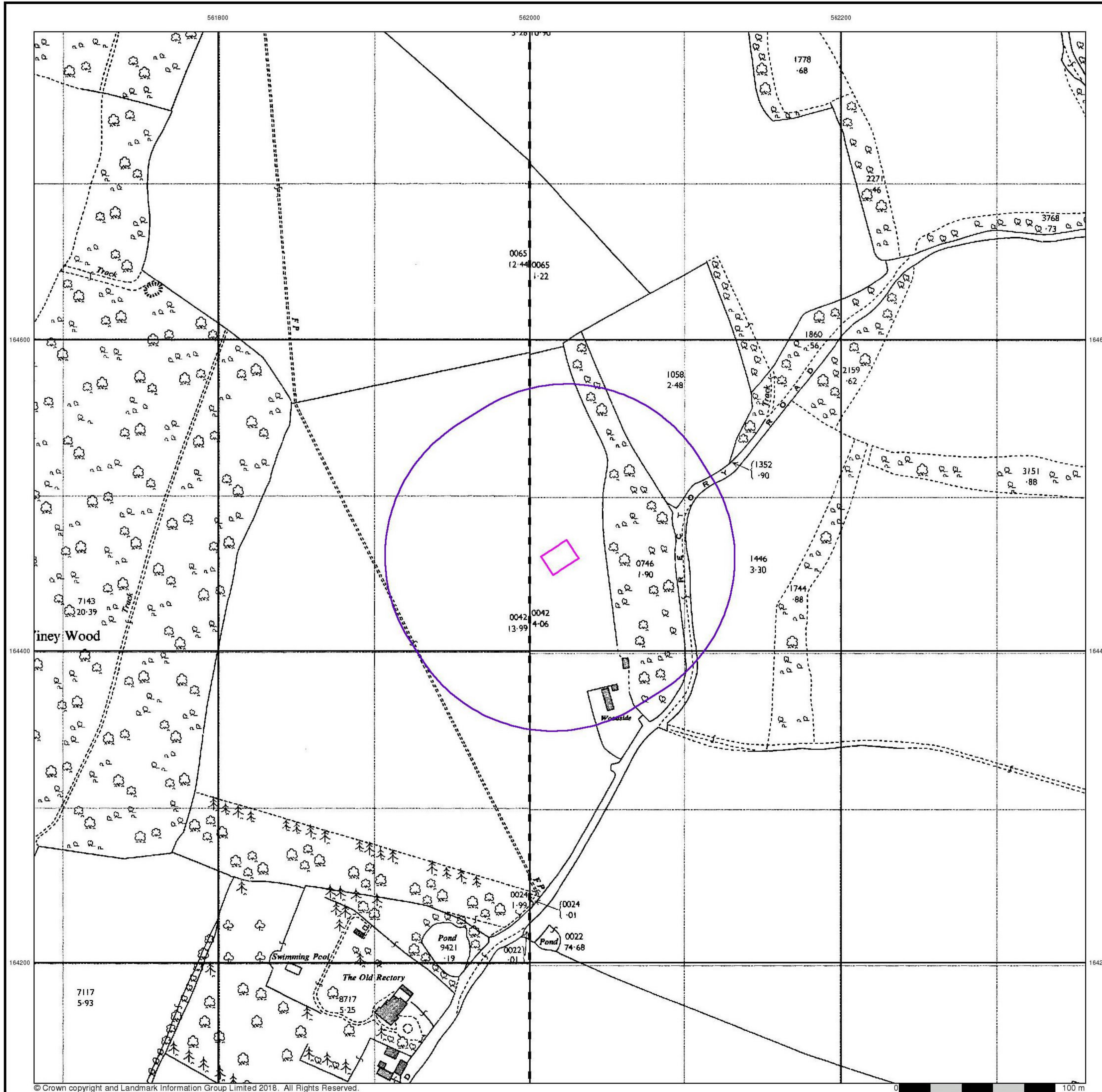


Historical Map - Segment A13



Order Details
 Order Number: 176877836_1_1
 Customer Ref: 2323
 National Grid Reference: 562020, 164460
 Slice: A
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 Search Buffer (m): 100

Site Details
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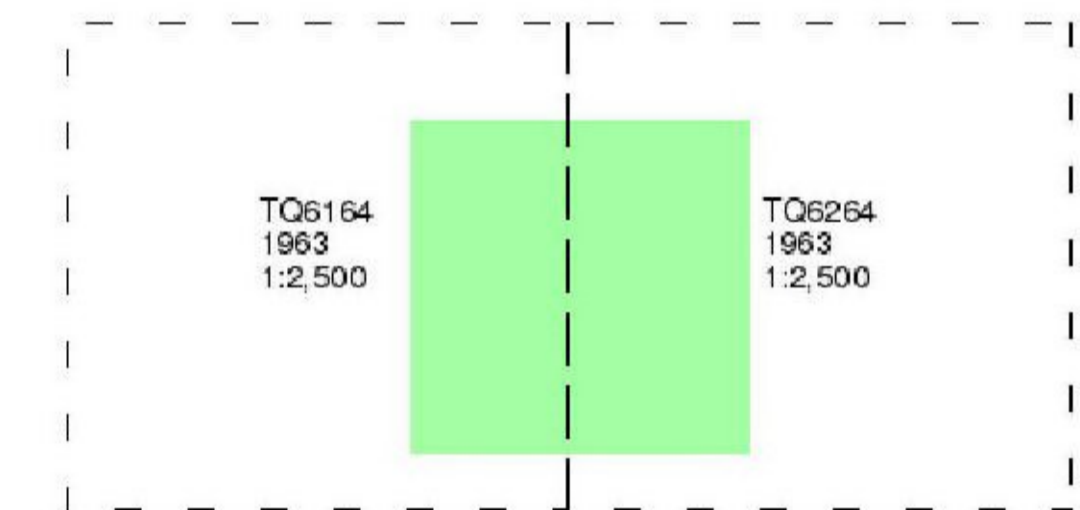
Ordnance Survey Plan

Published 1963

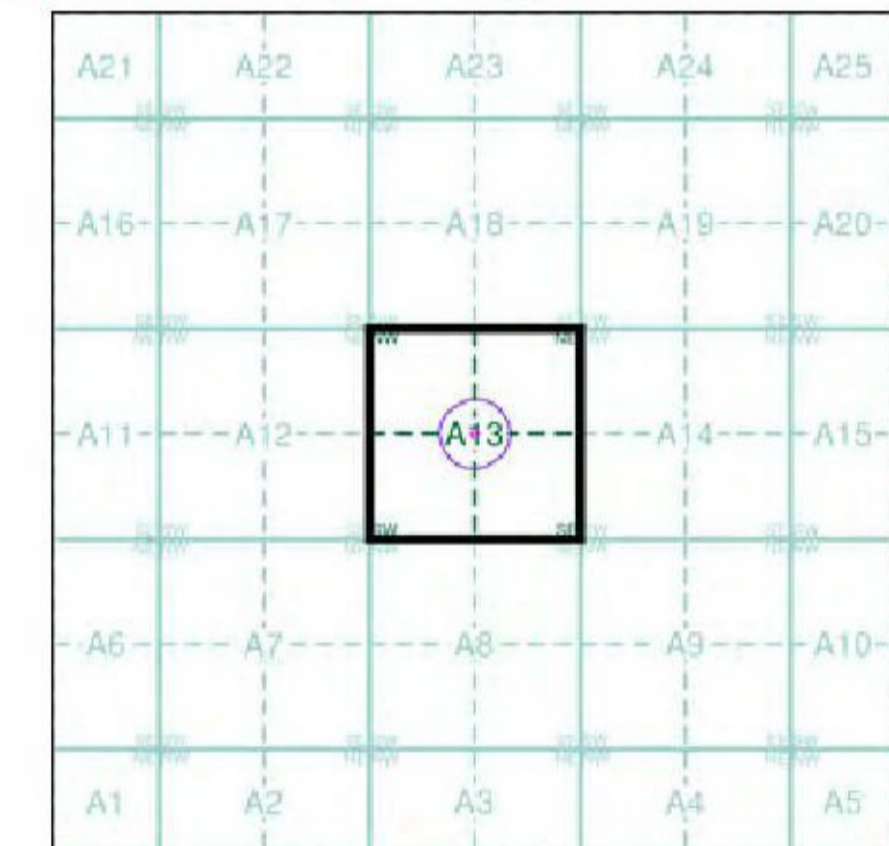
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

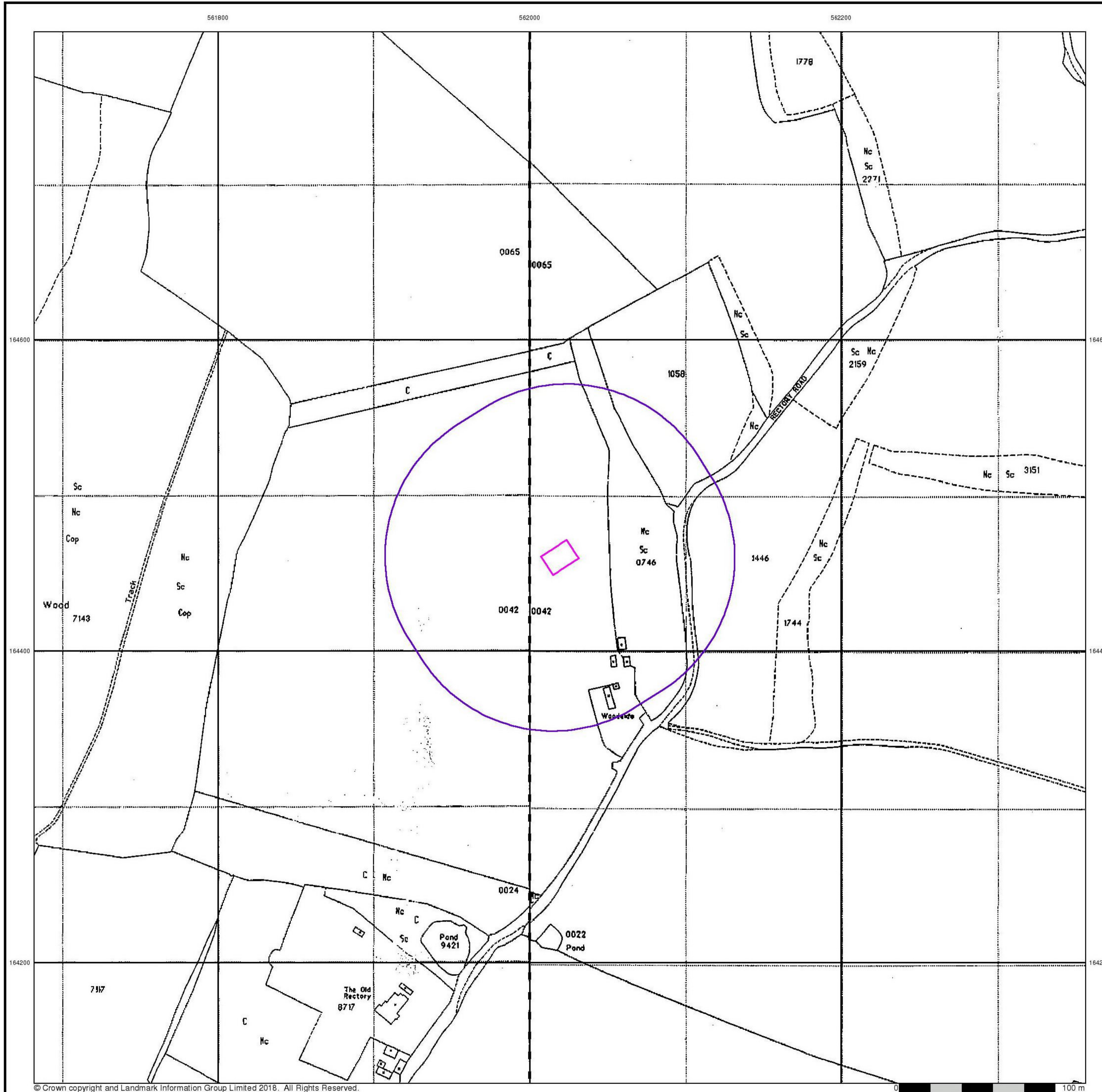
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 National Grid Reference: 562020, 164460
 Slice: A
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0 100 m



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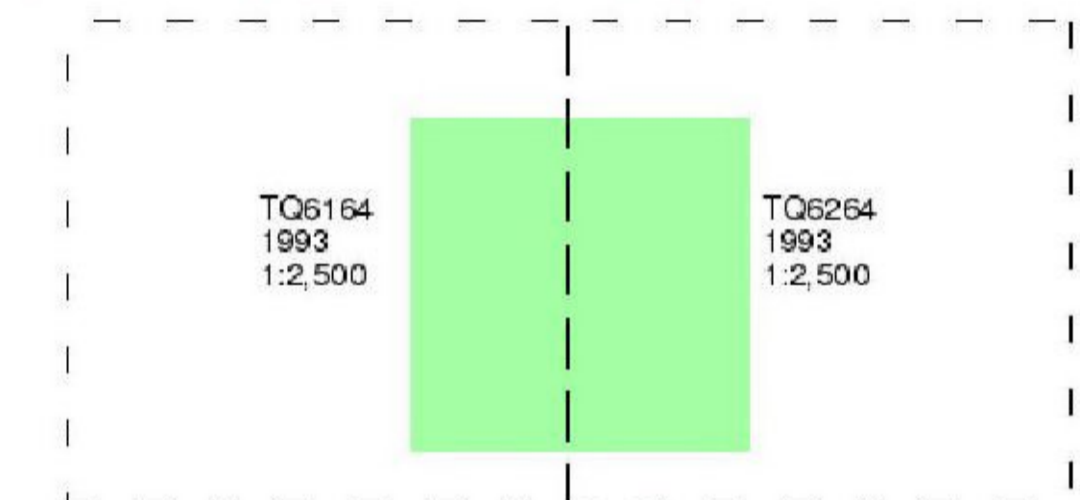
Large-Scale National Grid Data

Published 1993

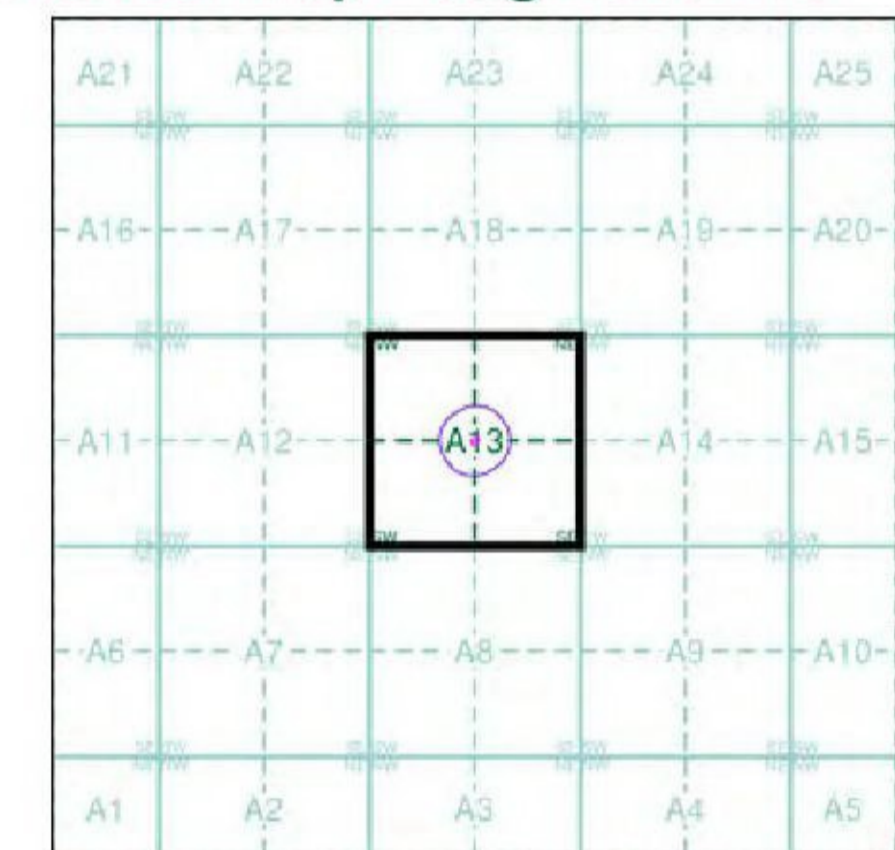
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 176877836_1_1
 Customer Ref: 2323
 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 100

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561800 562000 562200



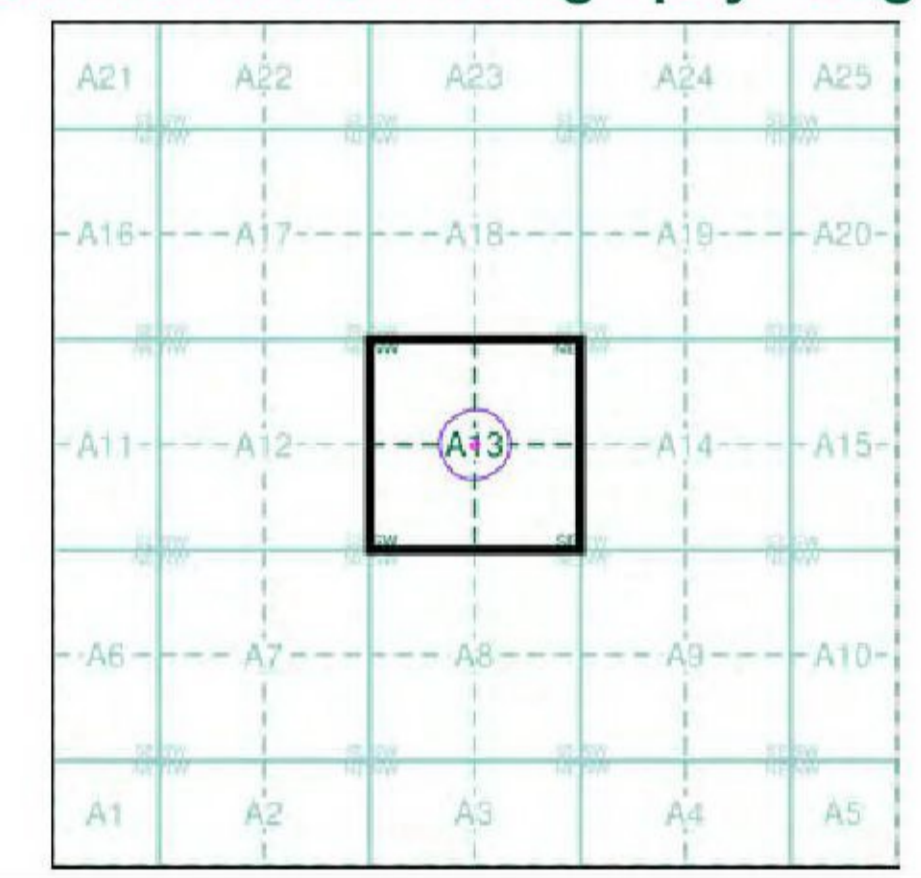
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Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 176877836_1_1
 Customer Ref: 2323
 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 100

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

- Gravel Pit
- Sand Pit
- Other Pits
- Quarry
- Shingle
- Orchard
- Osiers
- Reeds
- Marsh
- Mixed Wood
- Deciduous
- Brushwood
- Fir
- Furze
- Rough Pasture
- Arrow denotes flow of water
- Trigonometrical Station
- Site of Antiquities
- Bench Mark
- Pump, Guide Post, Signal Post
- Well, Spring, Boundary Post
- 285** Surface Level
- Sketched Contour
- Instrumental Contour
- Main Roads
- Minor Roads
- Sunken Road
- Raised Road
- Road over Railway
- Railway over River
- Railway over Road
- Level Crossing
- Road over River or Canal
- Road over Stream
- Road over Stream
- County Boundary (Geographical)
- County & Civil Parish Boundary
- Administrative County & Civil Parish Boundary
- Co. Boro. Bdy. County Borough Boundary (England)
- Co. Burgh Bdy. County Burgh Boundary (Scotland)
- R.D. Bdy. Rural District Boundary
- Civil Parish Boundary

Ordnance Survey Plan 1:10,000

- Chalk Pit, Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Lake, Loch or Pond
- Dunes
- Boulders
- Coniferous Trees
- Non-Coniferous Trees
- Orchard
- Scrub
- Coppice
- Bracken
- Heath
- Rough Grassland
- Marsh
- Reeds
- Saltings
- Building
- Glasshouse
- Sloping Masonry
- Pylon
- Electricity Transmission Line
- Pole
- Cutting
- Embankment
- Standard Gauge Multiple Track
- Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge
- Geographical County
- Administrative County, County Borough or County of City
- Municipal Borough, Urban or Rural District, Burgh or District Council
- Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
- Civil Parish
Shown alternately when coincidence of boundaries occurs
- BP, BS Boundary Post or Stone
- Ch Church
- CH Club House
- F E Sta Fire Engine Station
- FB Foot Bridge
- Fn Fountain
- GP Guide Post
- MP Mile Post
- MS Mile Stone
- Pol Sta Police Station
- PO Post Office
- PC Public Convenience
- PH Public House
- SB Signal Box
- Spr Spring
- TCB Telephone Call Box
- TCP Telephone Call Post
- W Well

1:10,000 Raster Mapping

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

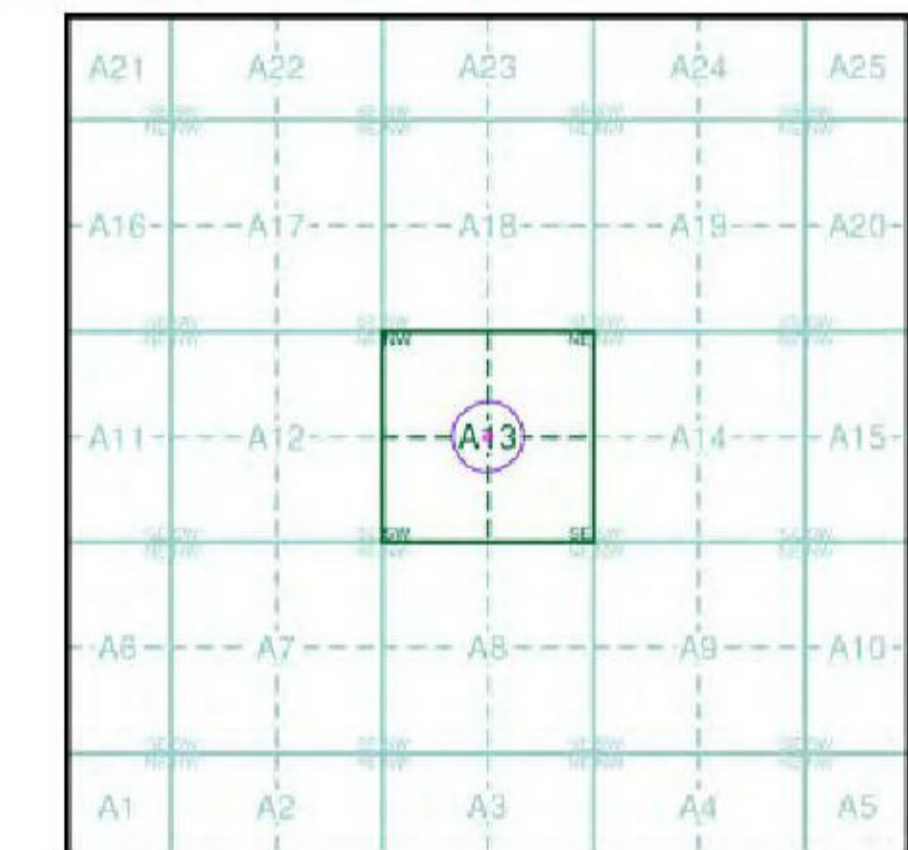


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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Kent	1:10,560	1869 - 1870	2
Kent	1:10,560	1897 - 1898	3
Kent	1:10,560	1909	4
Kent	1:10,560	1909	5
Kent	1:10,560	1909	6
Kent	1:10,560	1936	7
Kent	1:10,560	1936	8
Historical Aerial Photography	1:10,560	1947	9
Ordnance Survey Plan	1:10,000	1961	10
Ordnance Survey Plan	1:10,000	1965 - 1967	11
Ordnance Survey Plan	1:10,000	1975 - 1978	12
Ordnance Survey Plan	1:10,000	1981	13
10K Raster Mapping	1:10,000	1999	14
10K Raster Mapping	1:10,000	2006	15
VectorMap Local	1:10,000	2018	16

Historical Map - Slice A



Order Details

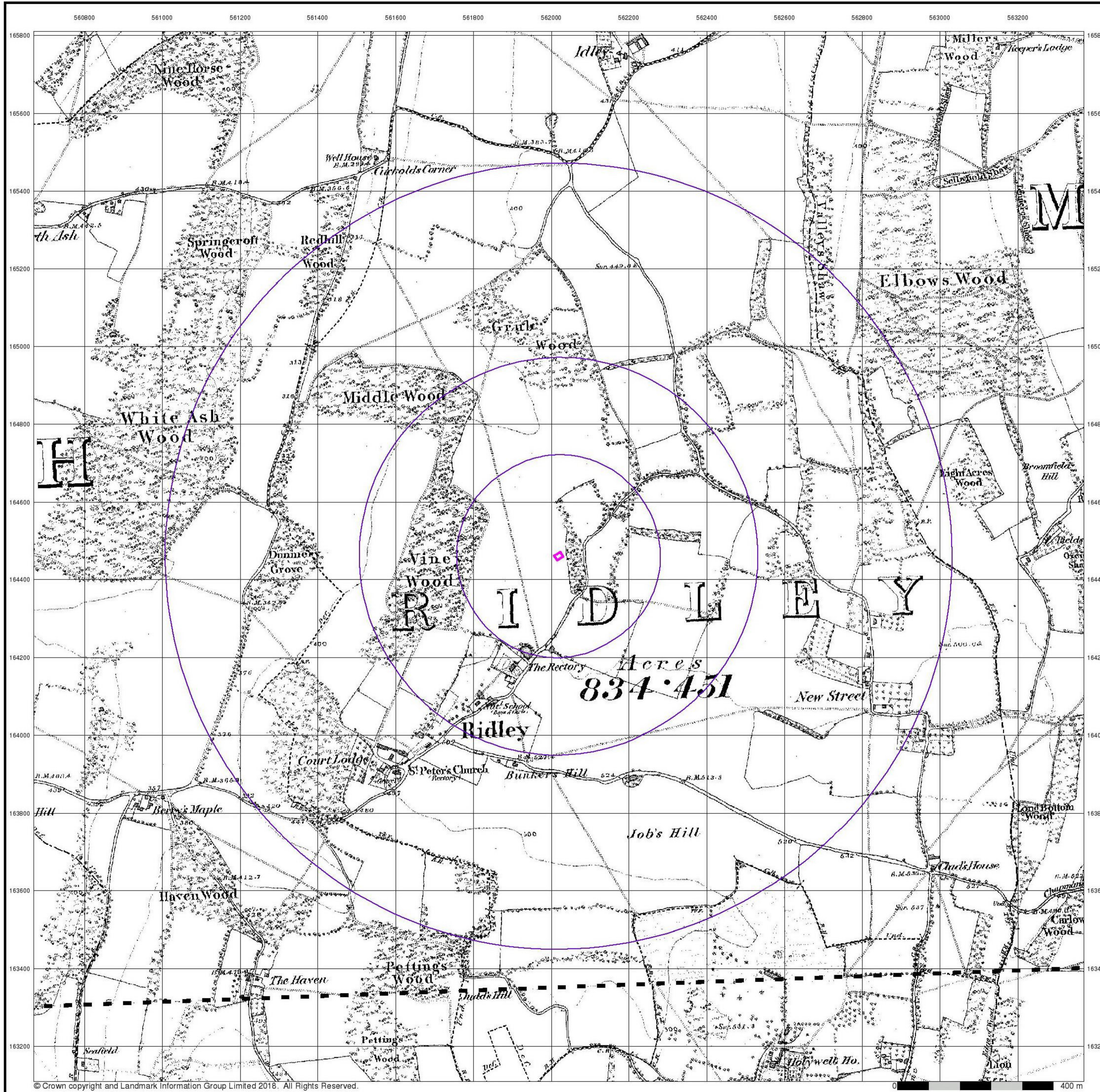
Order Number: 176877836_1_1
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 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 1000

Site Details

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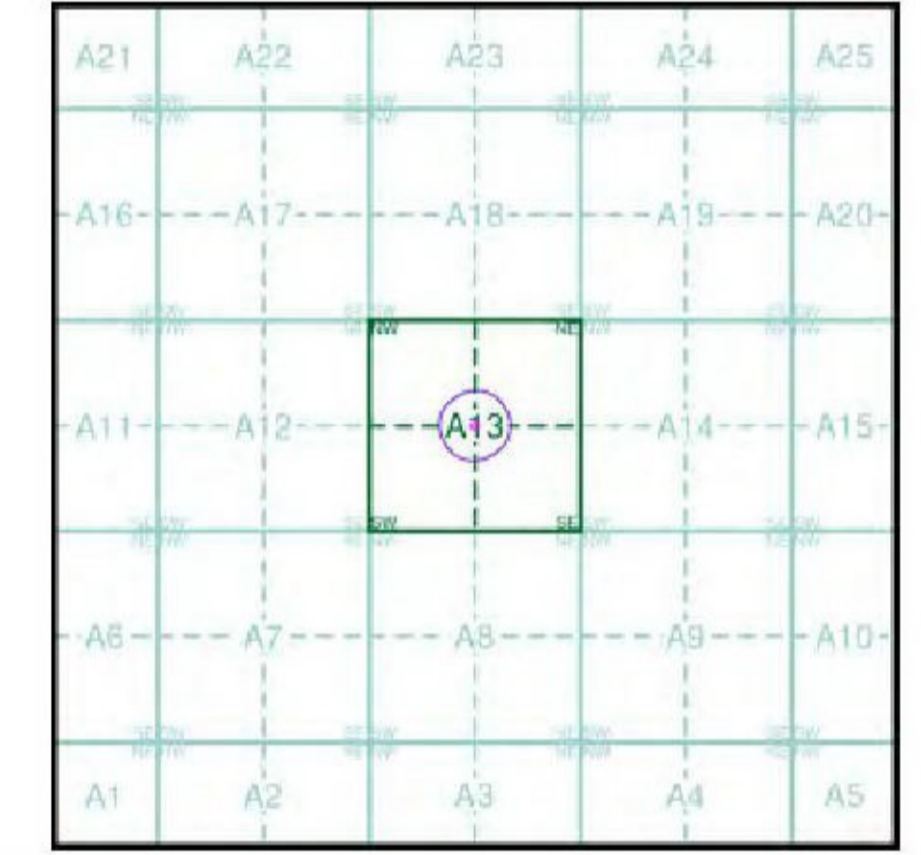
Kent
Published 1869 - 1870
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

01800	1869	1:10,560
03000	1870	1:10,560

Historical Map - Slice A



Order Details

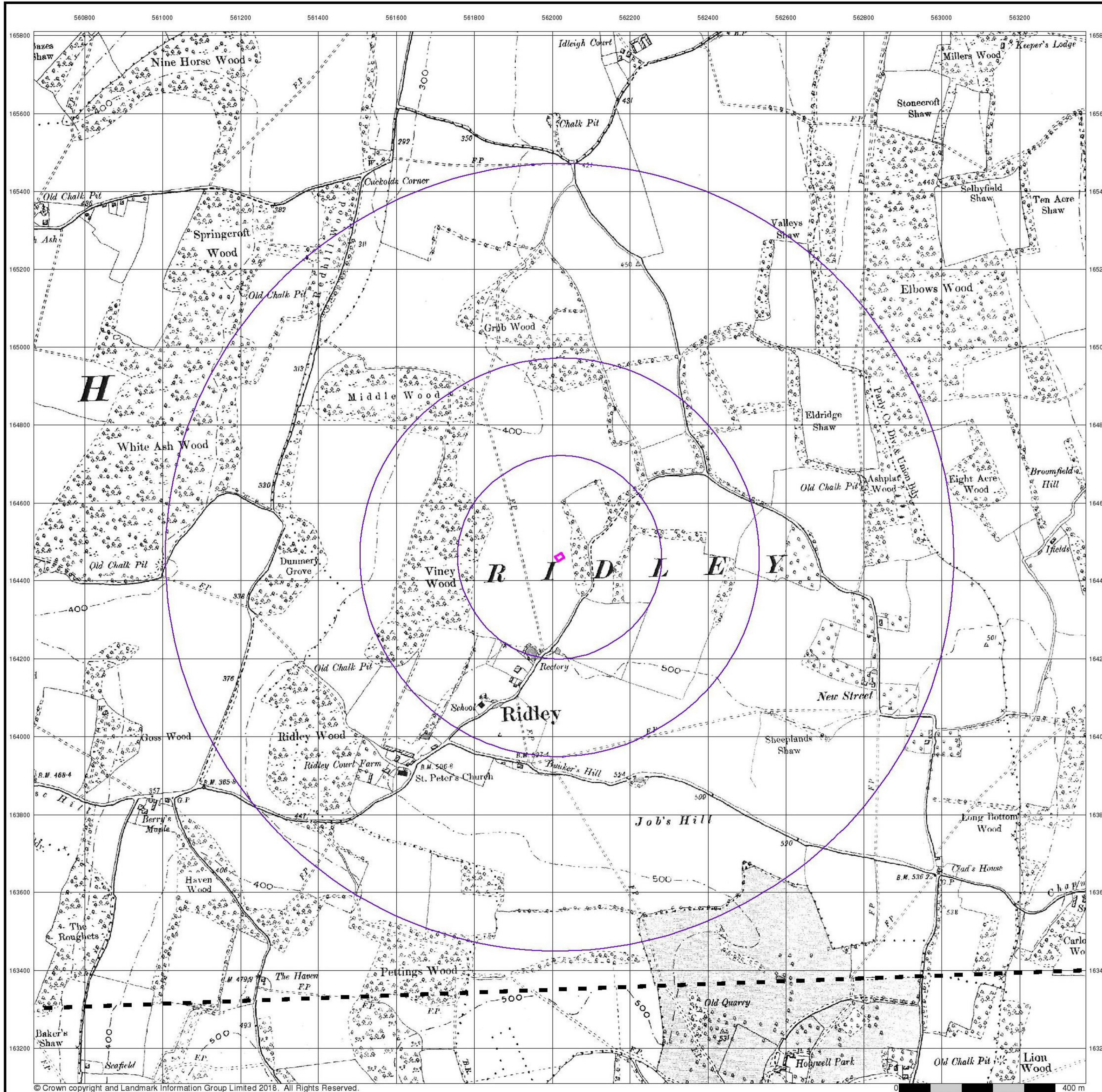
Order Number: 176877836_1_1
 Customer Ref: 2323
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Kent

Published 1897 - 1898

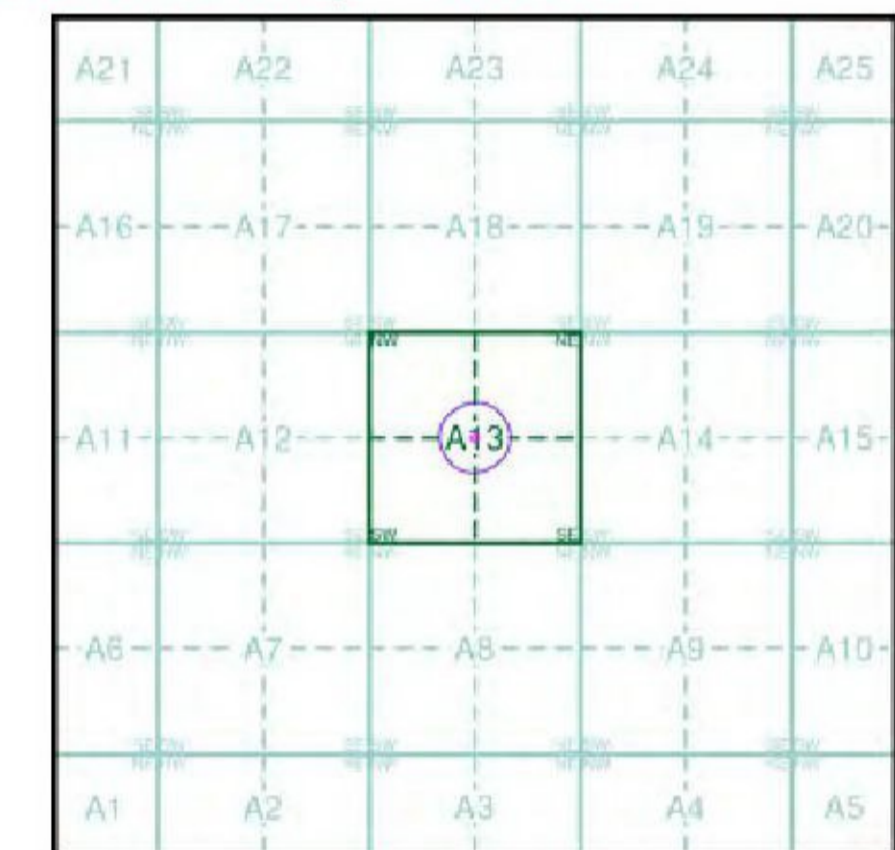
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

018SW	1897	1:10,560
030NW	1898	1:10,560

Historical Map - Slice A



Order Details

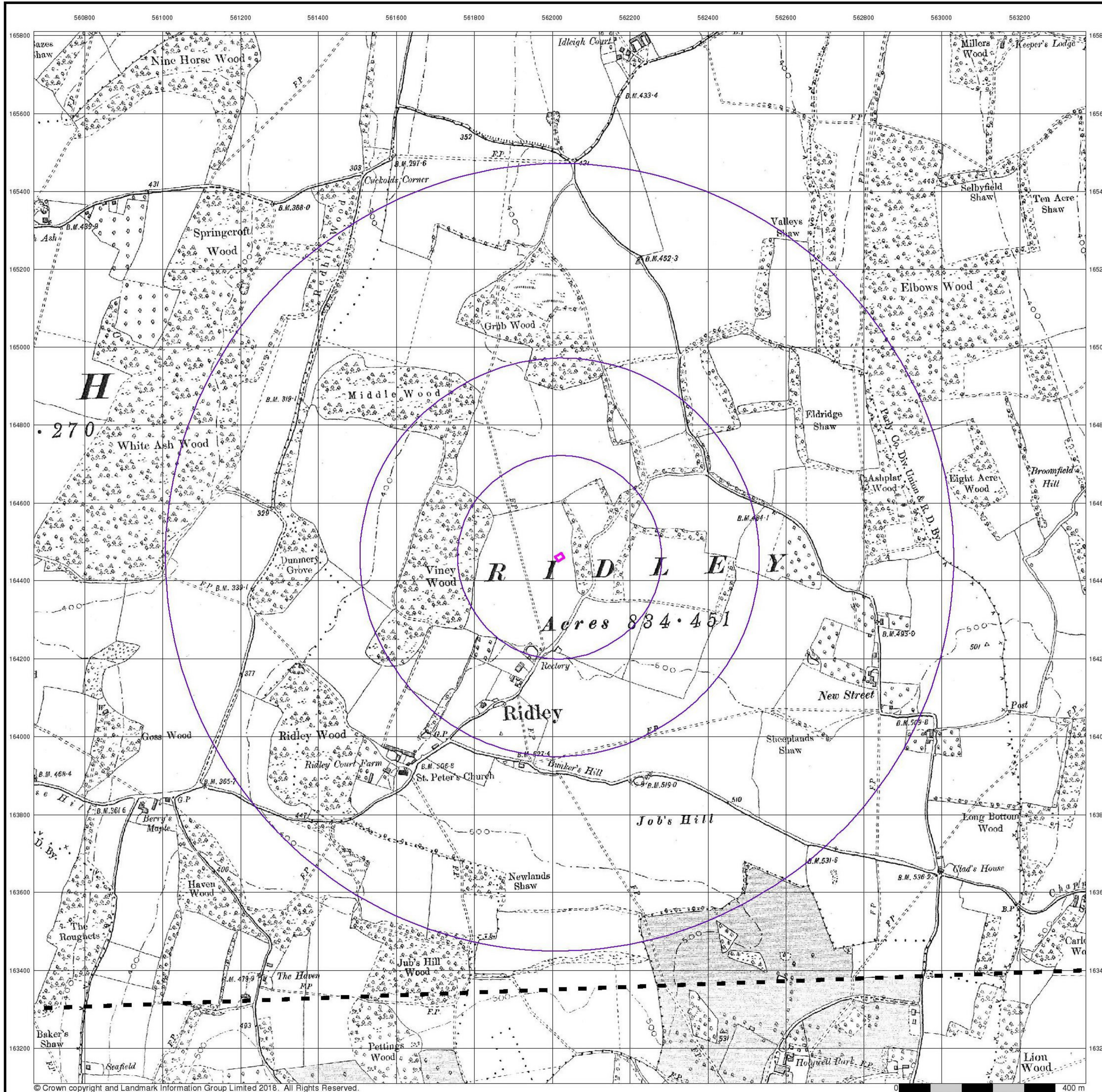
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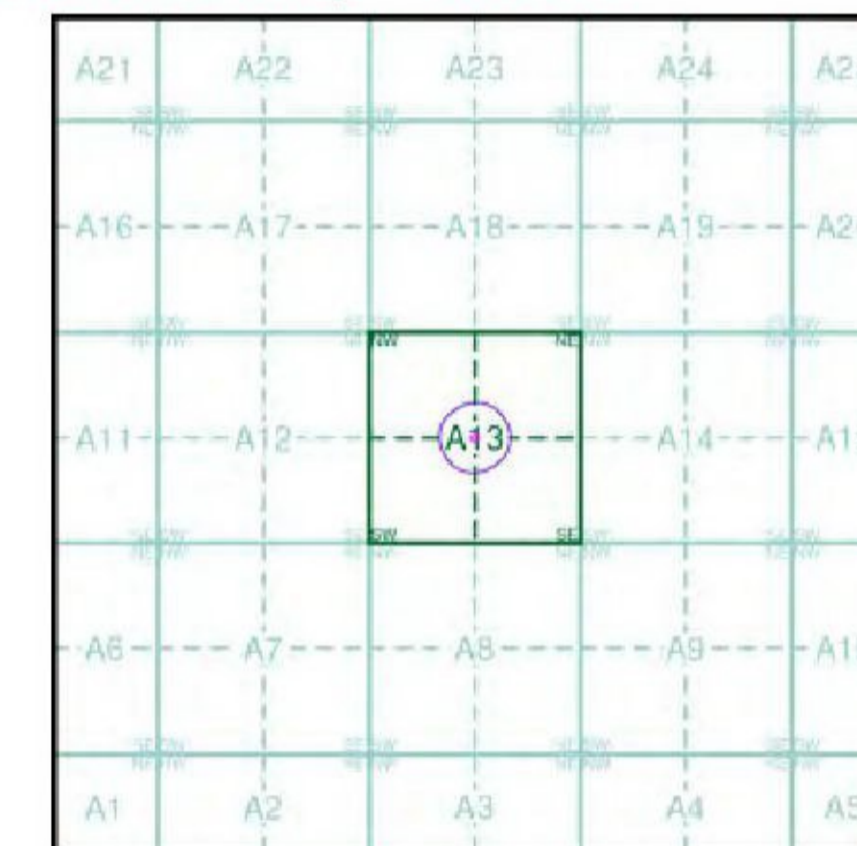
Kent
Published 1909
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

018SW	1909	1:10,560
030NW	1909	1:10,560

Historical Map - Slice A



Order Details

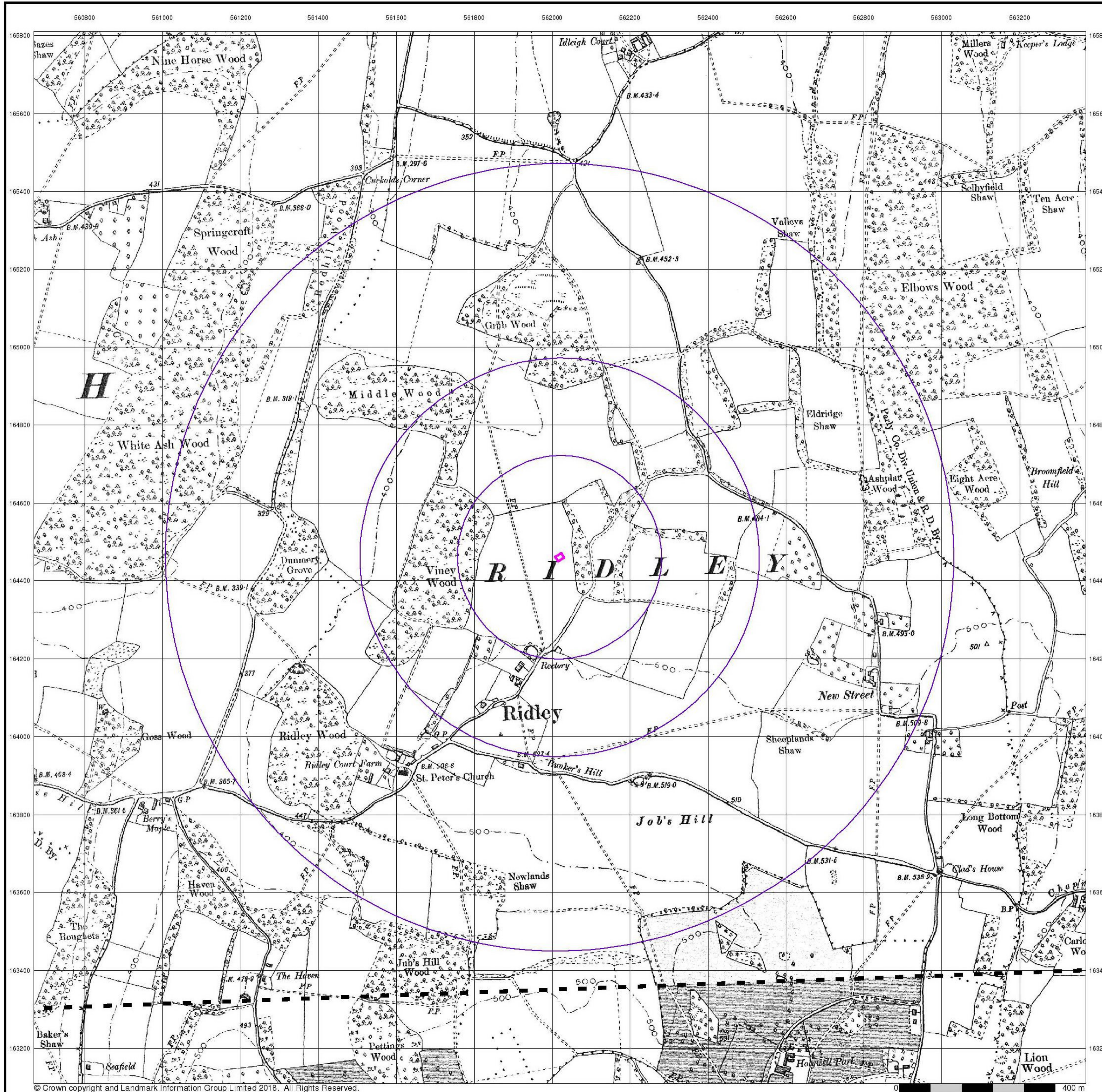
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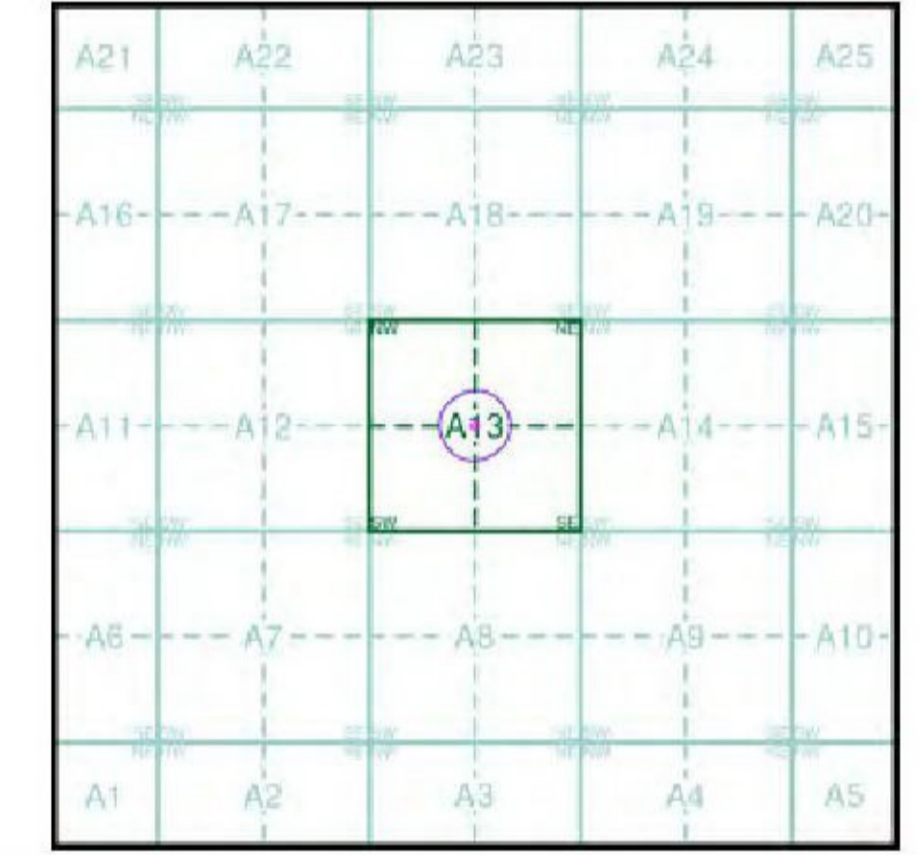
Kent
Published 1909
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

018SW	1909	1:10,560
030NW	1909	1:10,560

Historical Map - Slice A



Order Details

Order Number: 176877836_1_1
 Customer Ref: 2323
 National Grid Reference: 562020, 164460
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 1000

Site Details

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