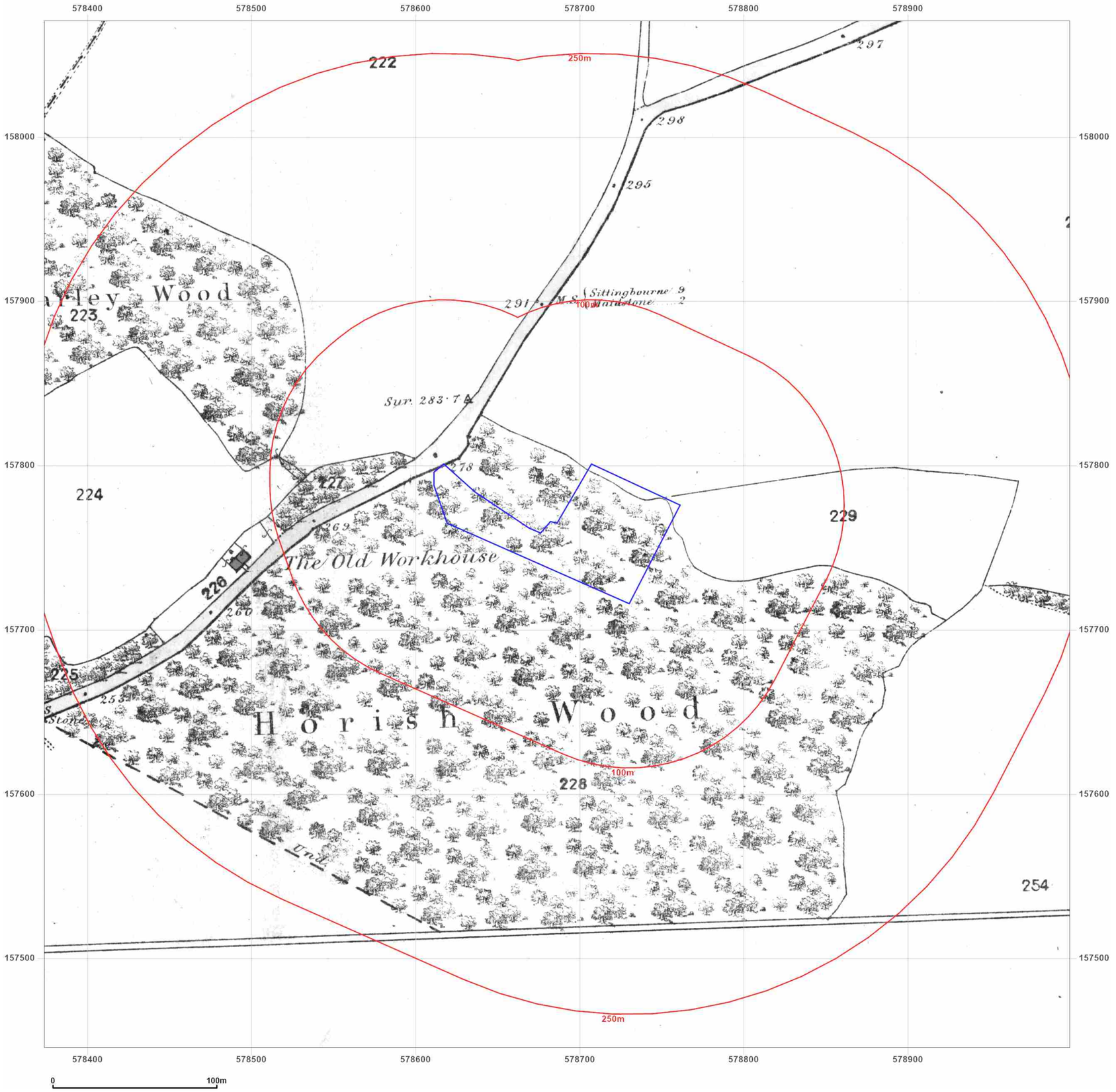


Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series

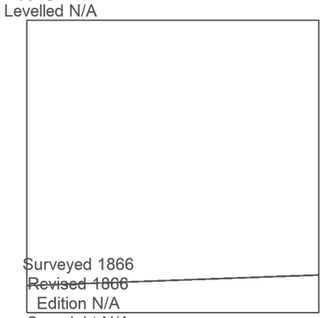
Map date: **1866**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1866
Revised 1866
Edition N/A
Copyright N/A
Levelled N/A



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Production date: 12 February 2021

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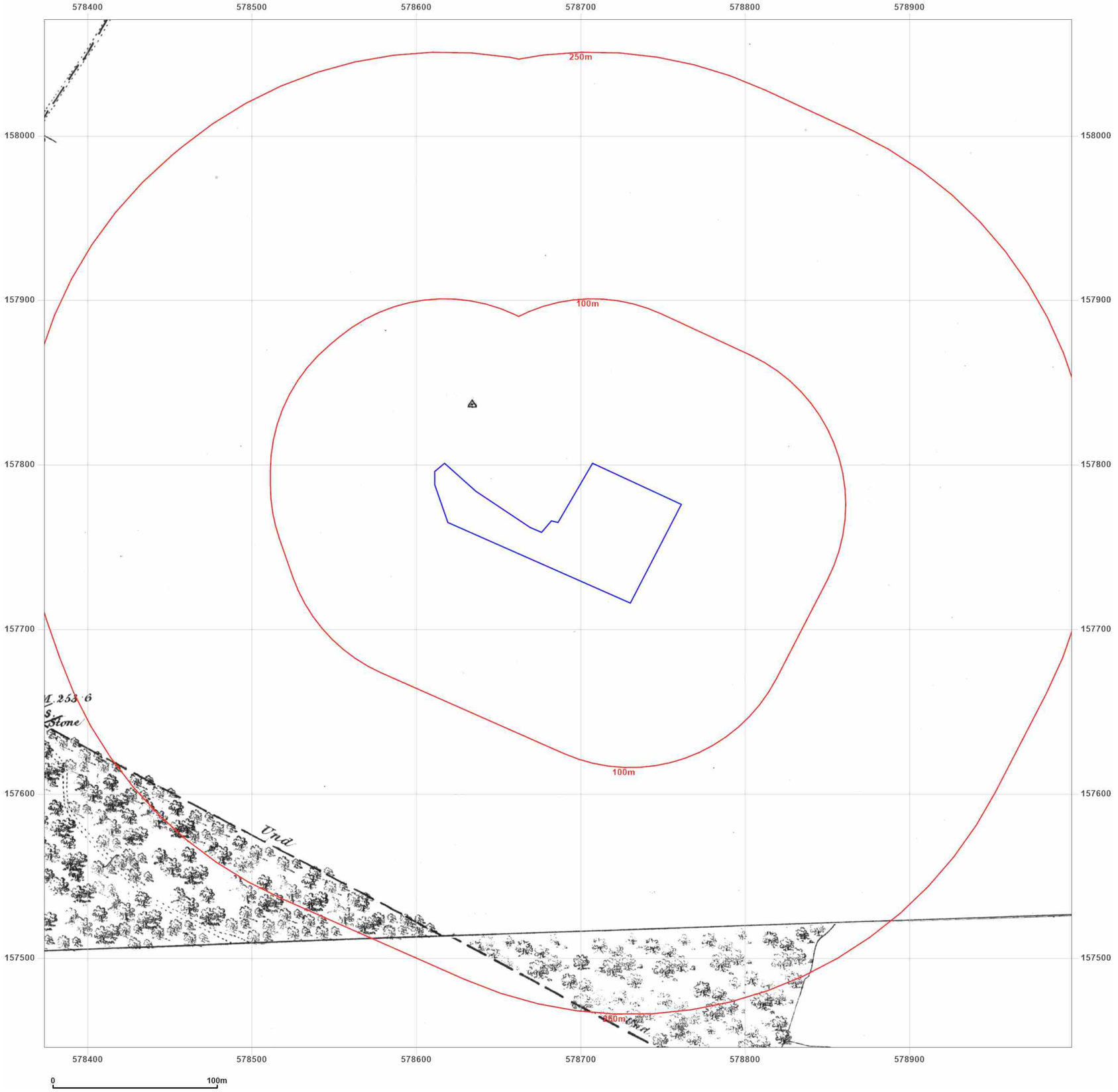

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series

Map date: **1866-1867**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1867
Revised 1867
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1866
~~Revised 1866~~
Edition N/A
Copyright N/A
Levelled N/A

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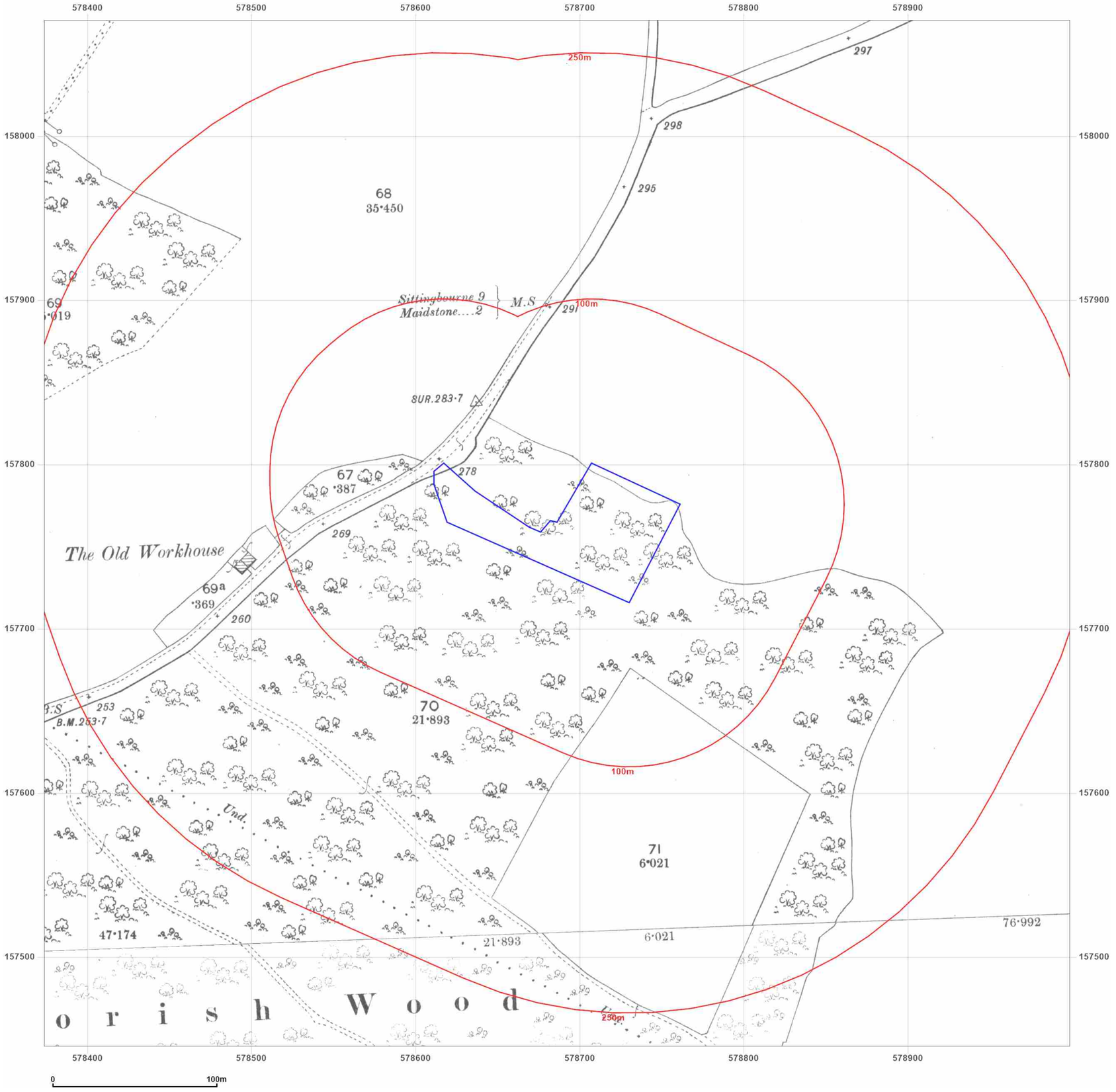

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series

Map date: **1897**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1897
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1897
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

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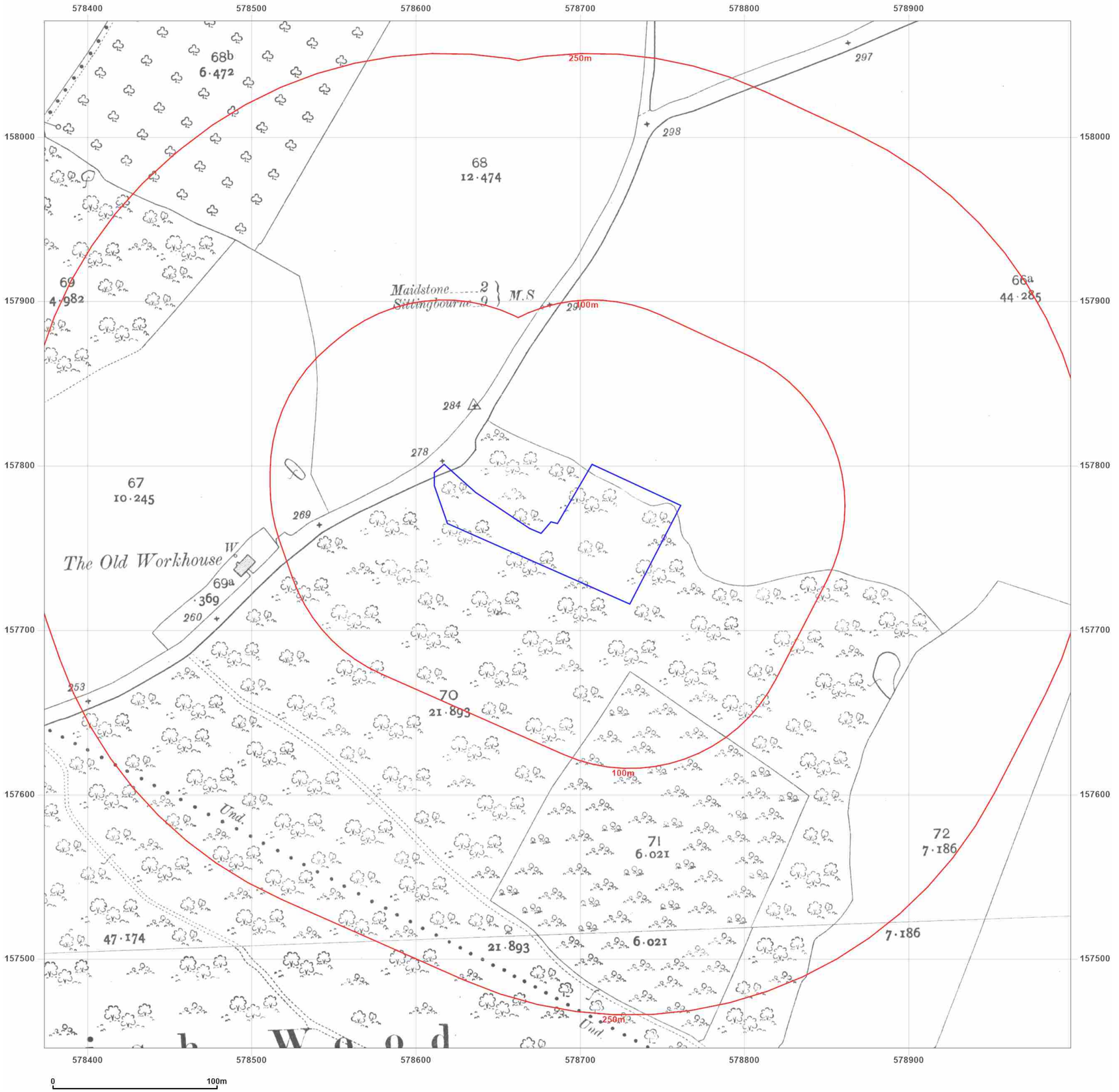

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series

Map date: **1908**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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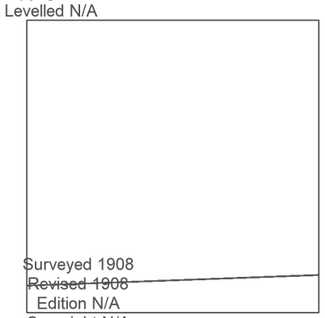
Surveyed 1908
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A



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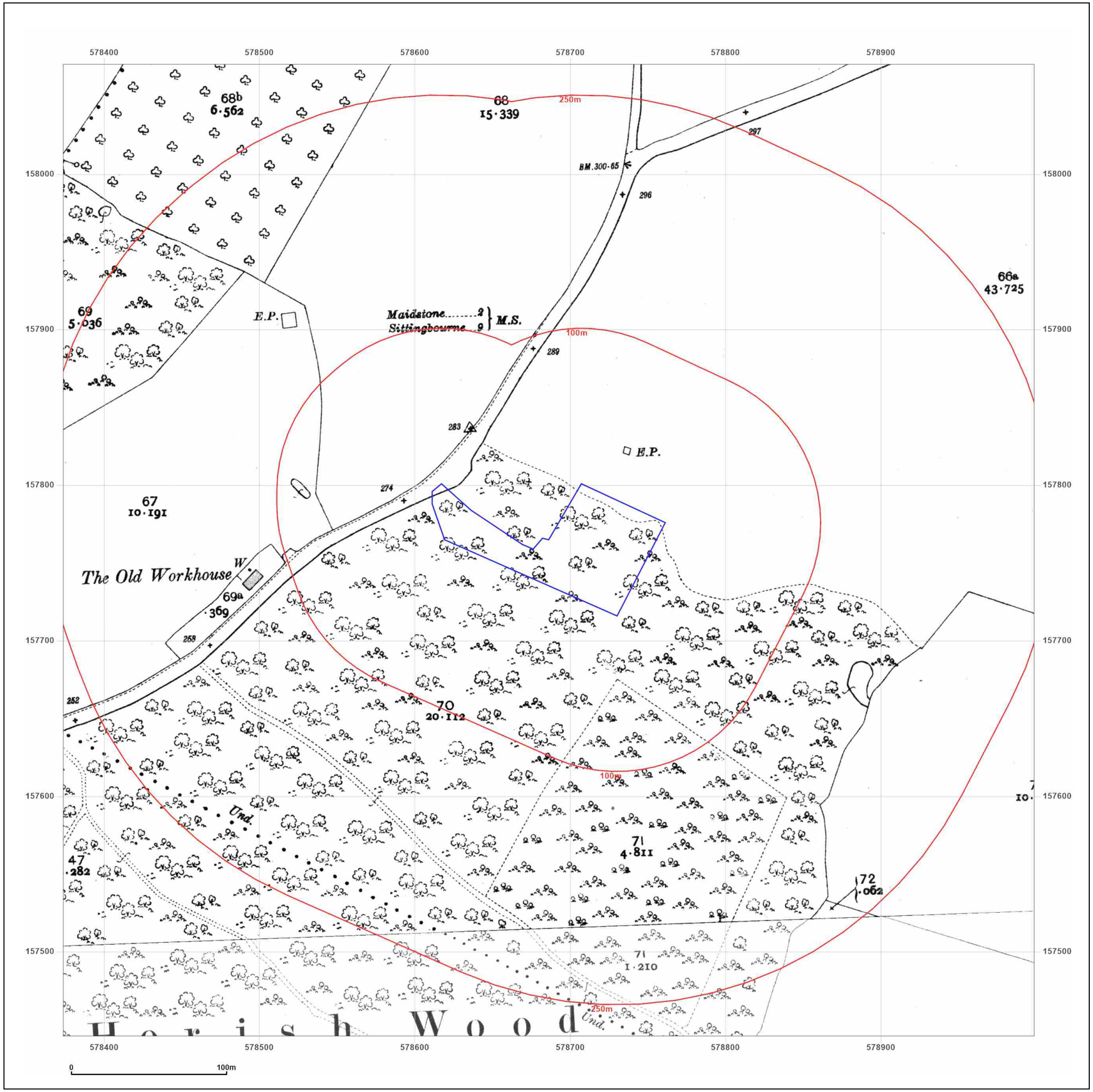

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series
Map date: 1931
Scale: 1:2,500
Printed at: 1:2,500

N
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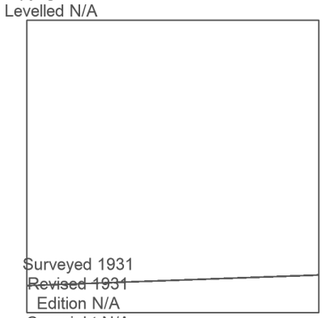
Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1931
~~Revised 1931~~
Edition N/A
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Levelled N/A

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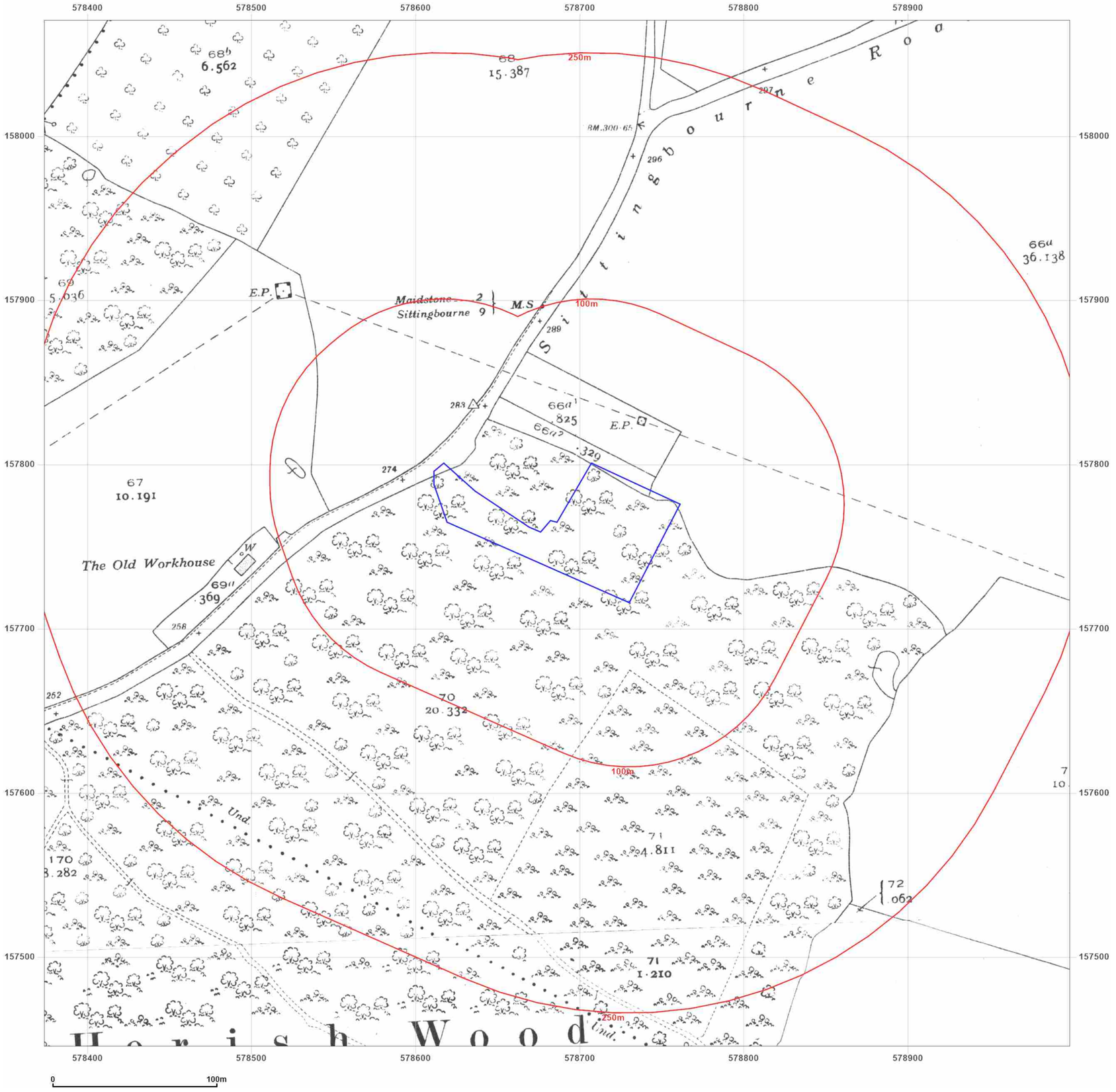

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series

Map date: **1937-1938**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1938
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1937
~~Revised 1937~~
Edition N/A
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Levelled N/A

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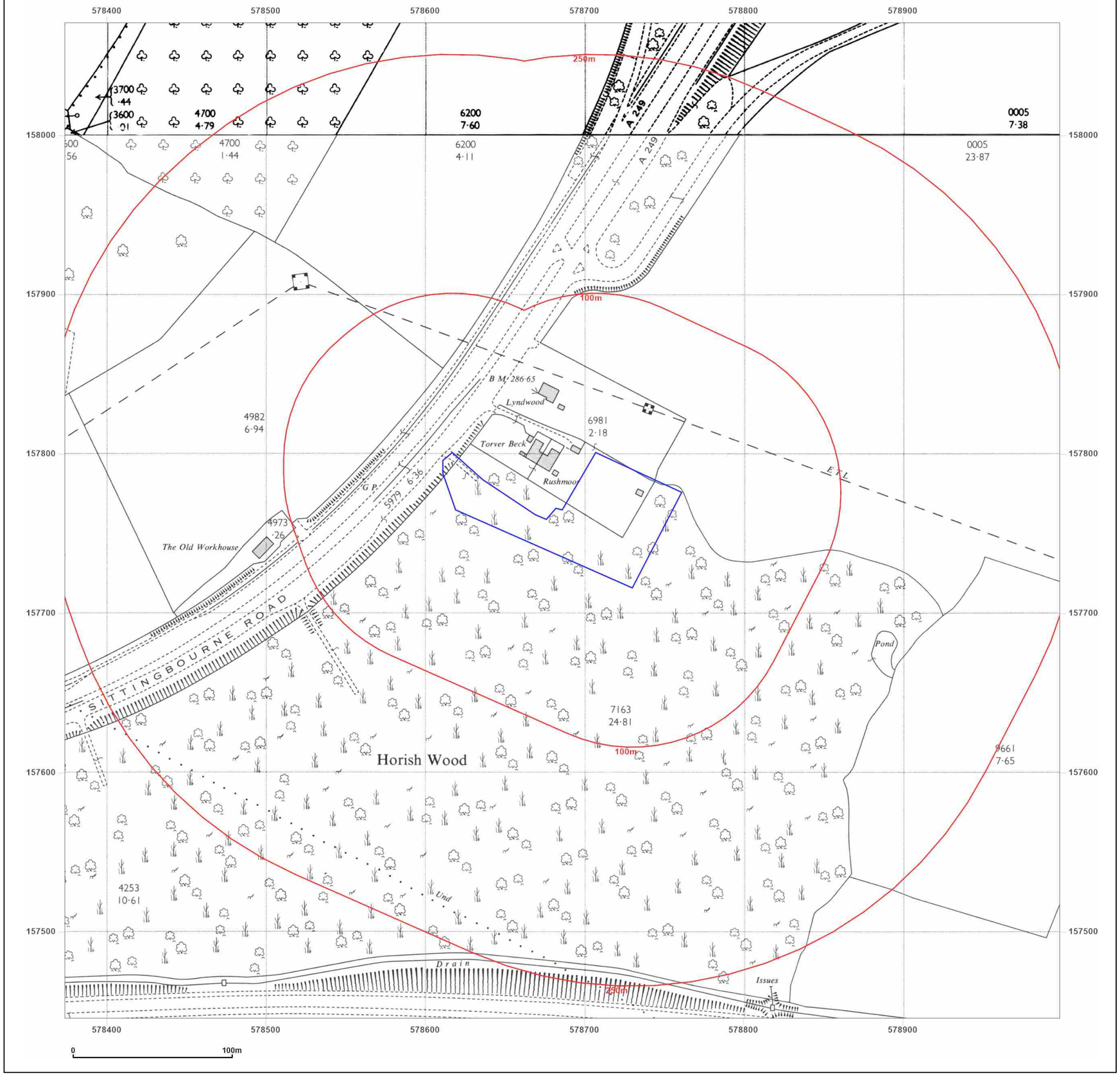

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: National Grid

Map date: **1965**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1965
Revised 1965
Edition N/A
Copyright 1966
Levelled 1956

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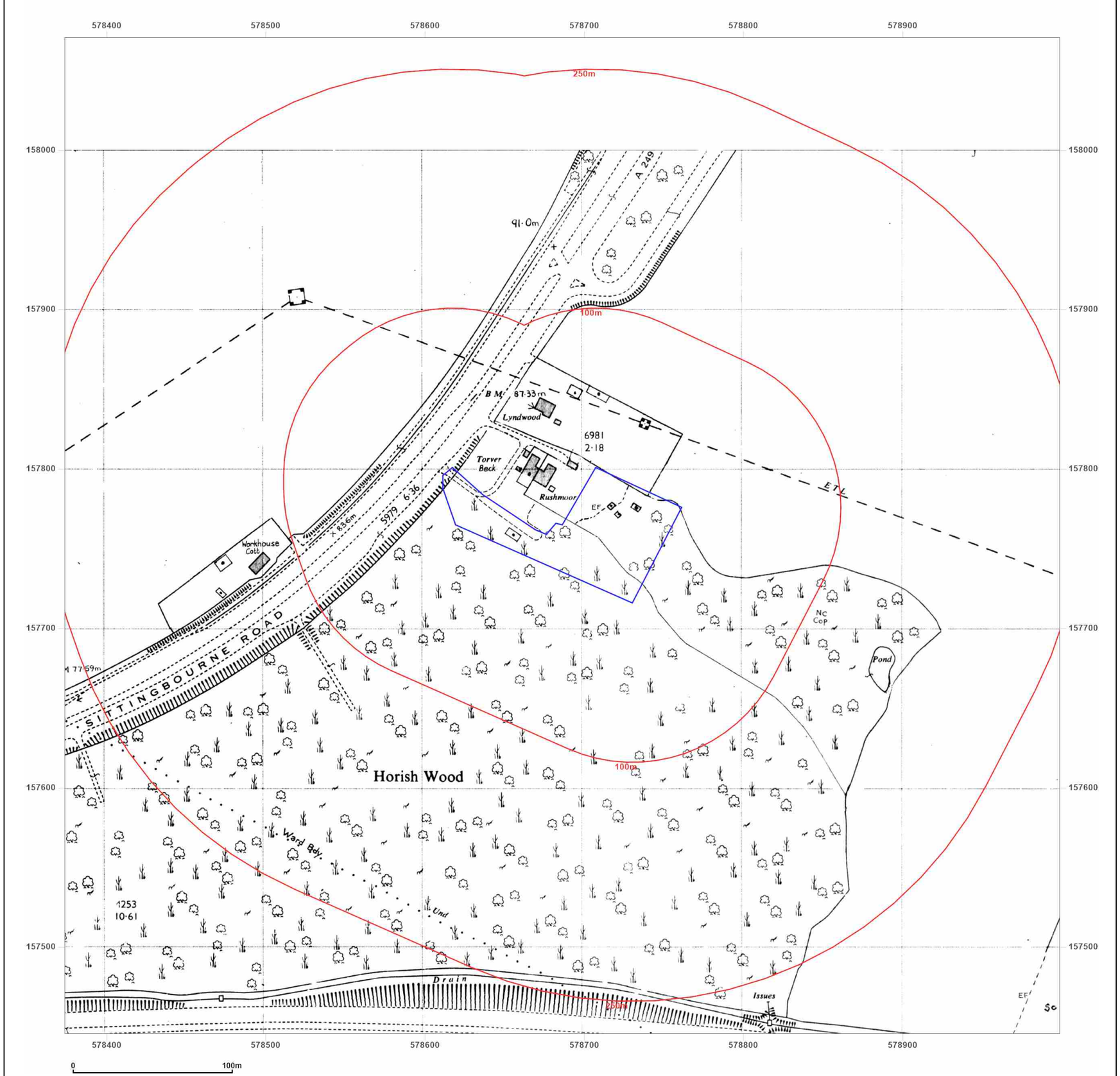

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: National Grid

Map date: **1989**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1977
Revised 1989
Edition N/A
Copyright 1989
Levelled 1977

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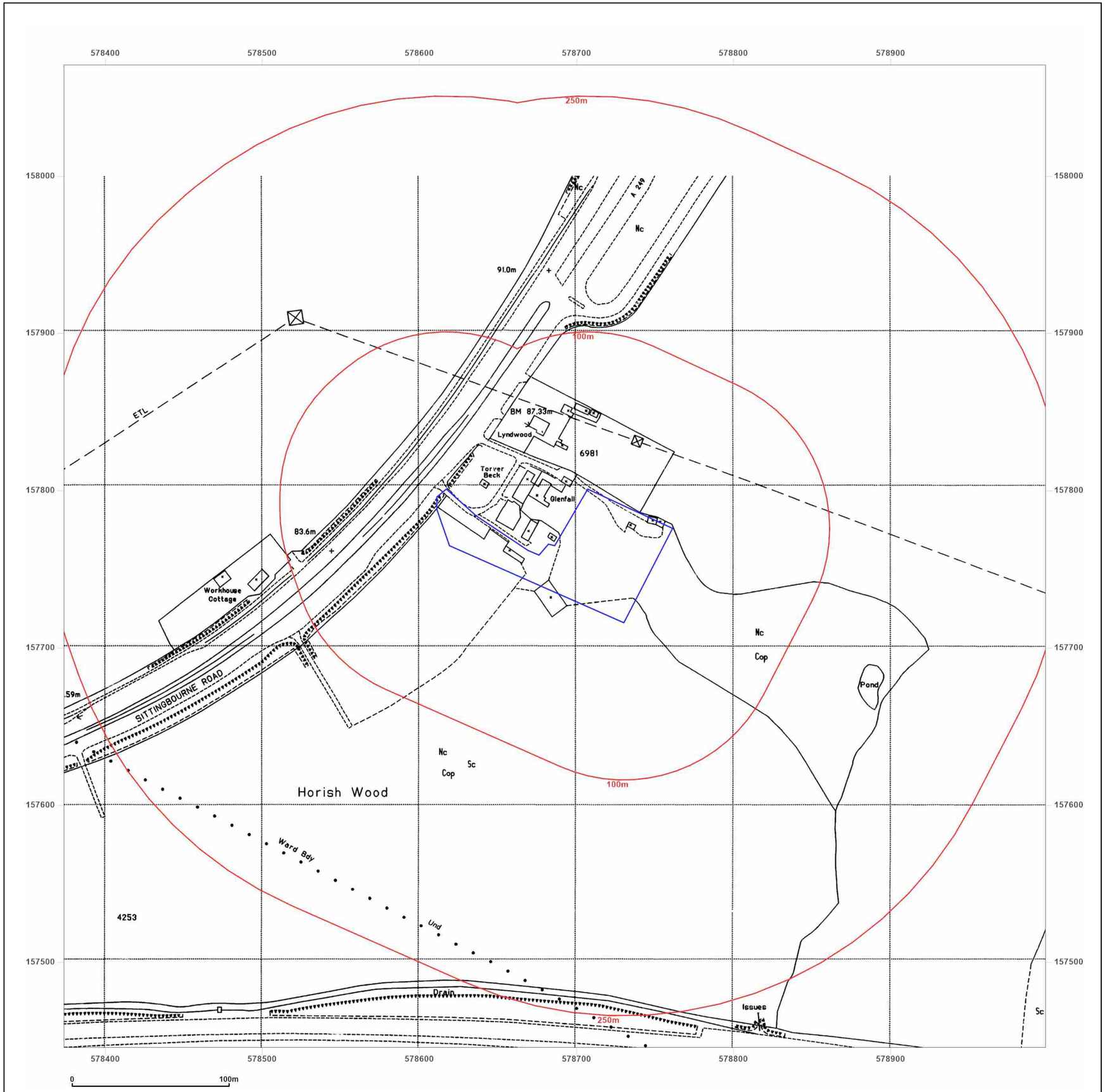

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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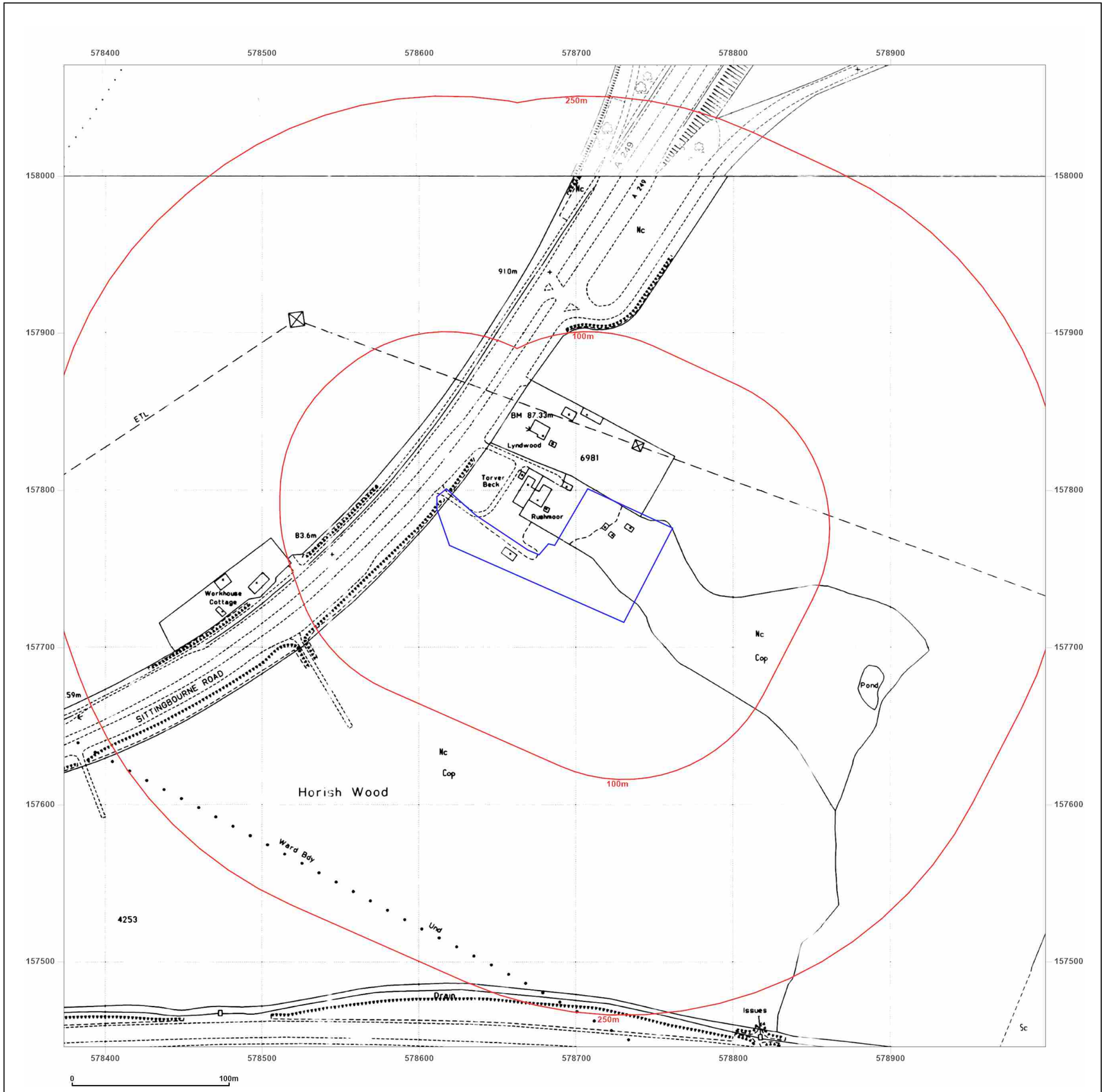

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: National Grid

Map date: **1989-1993**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1977
Revised 1989
Edition N/A
Copyright 1989
Levelled 1977

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

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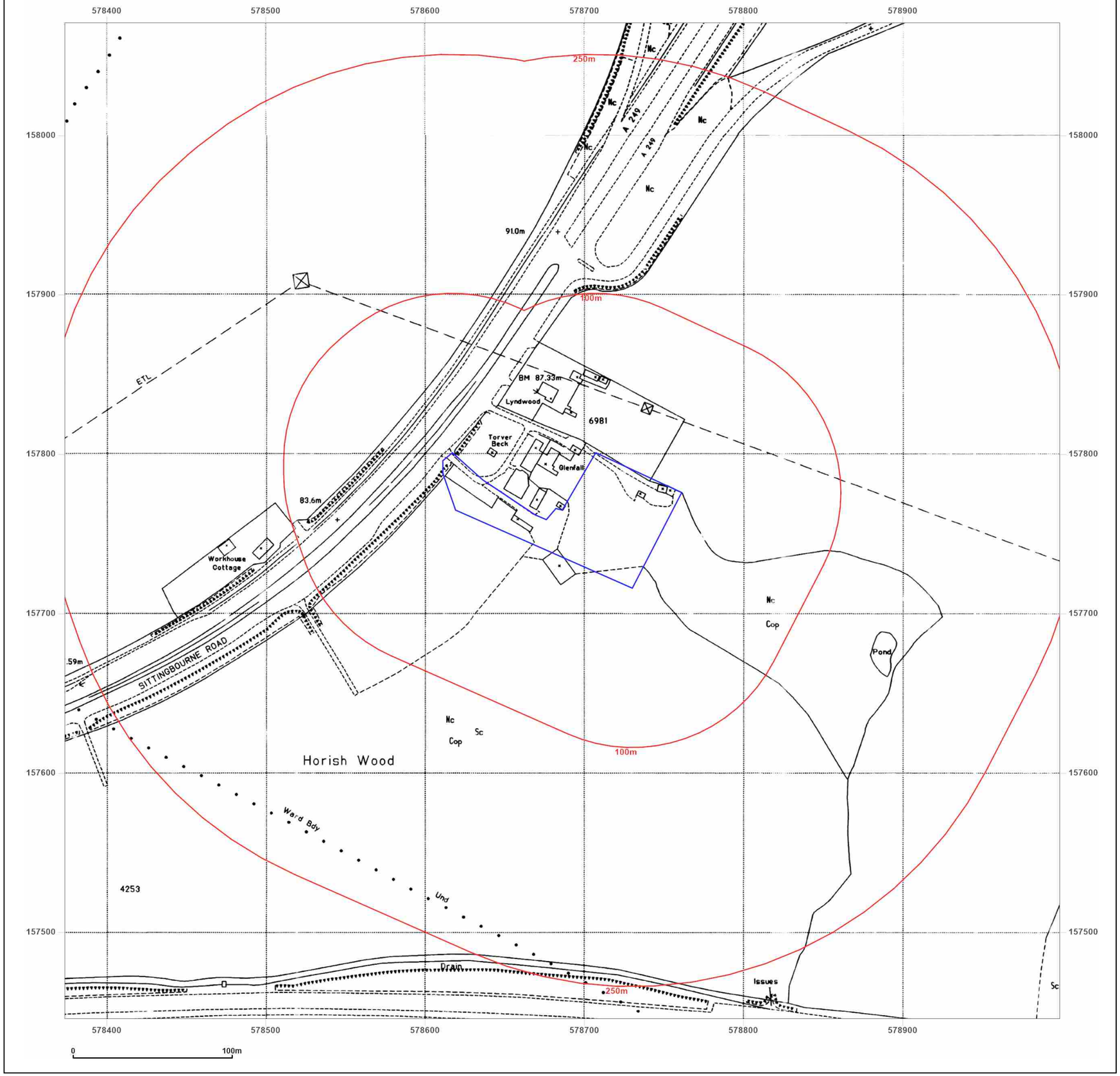

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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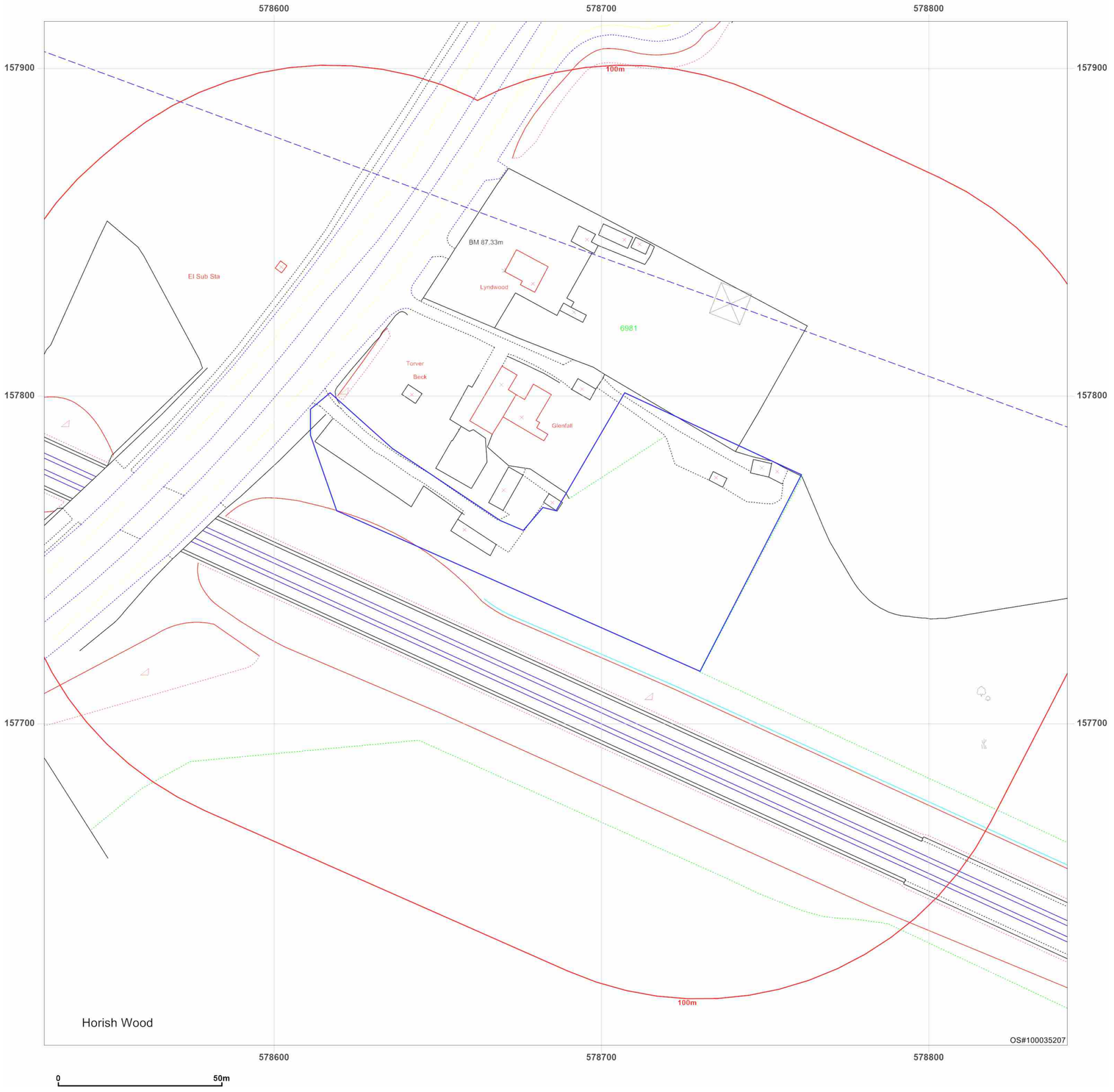

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
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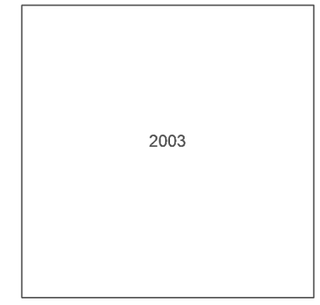

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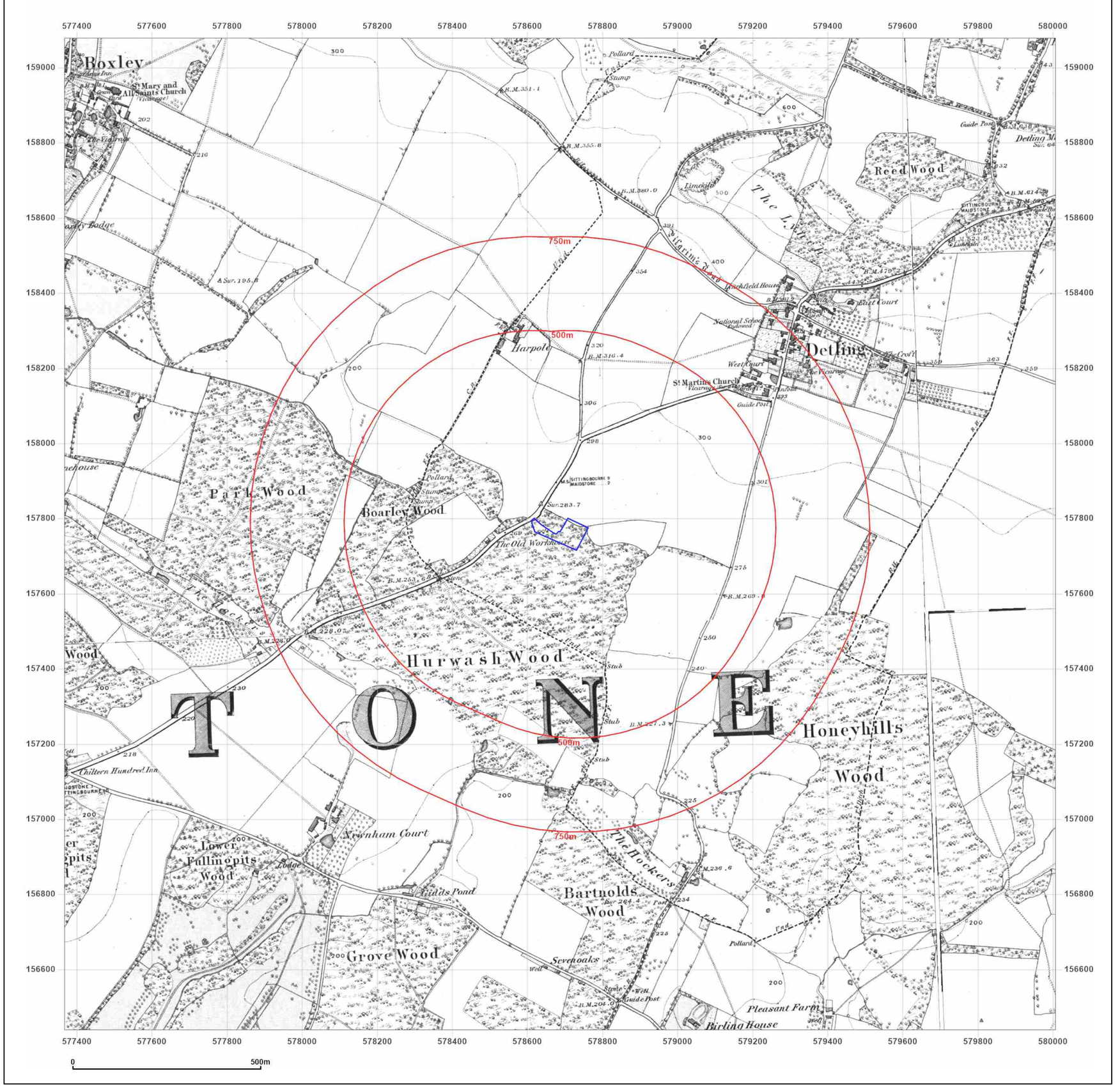

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series

Map date: **1865-1867**

Scale: 1:10,560

Printed at: 1:10,560

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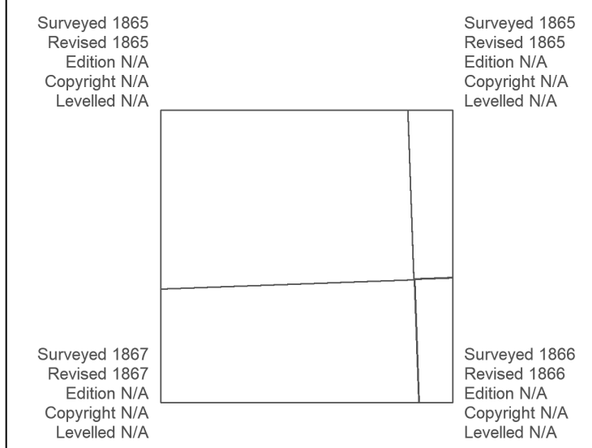

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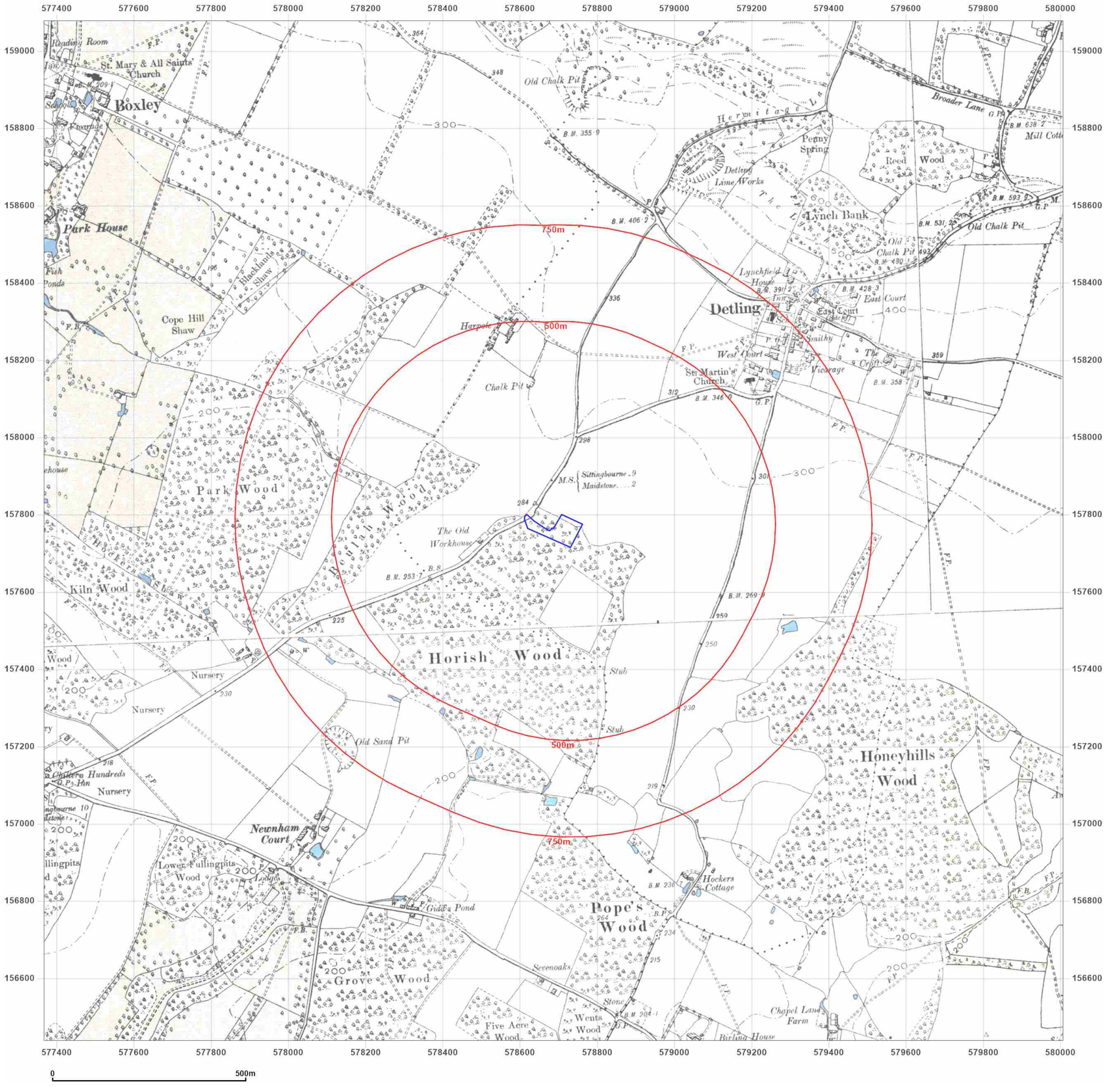

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series

Map date: **1895-1896**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1865
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1866
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

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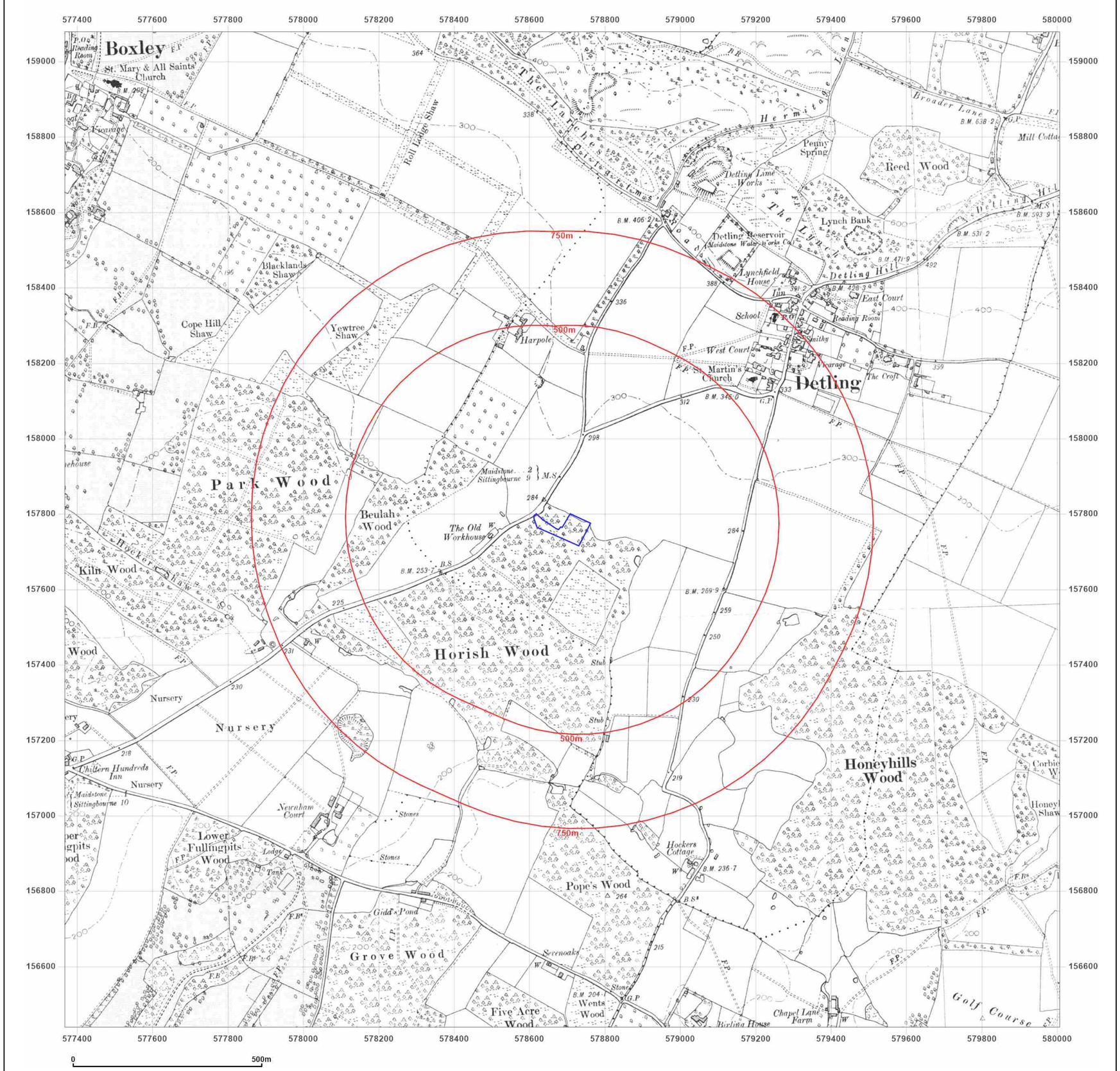

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series

Map date: **1906-1909**

Scale: 1:10,560

Printed at: 1:10,560

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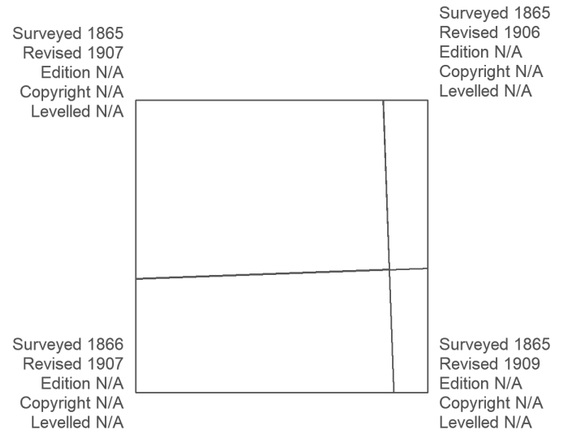

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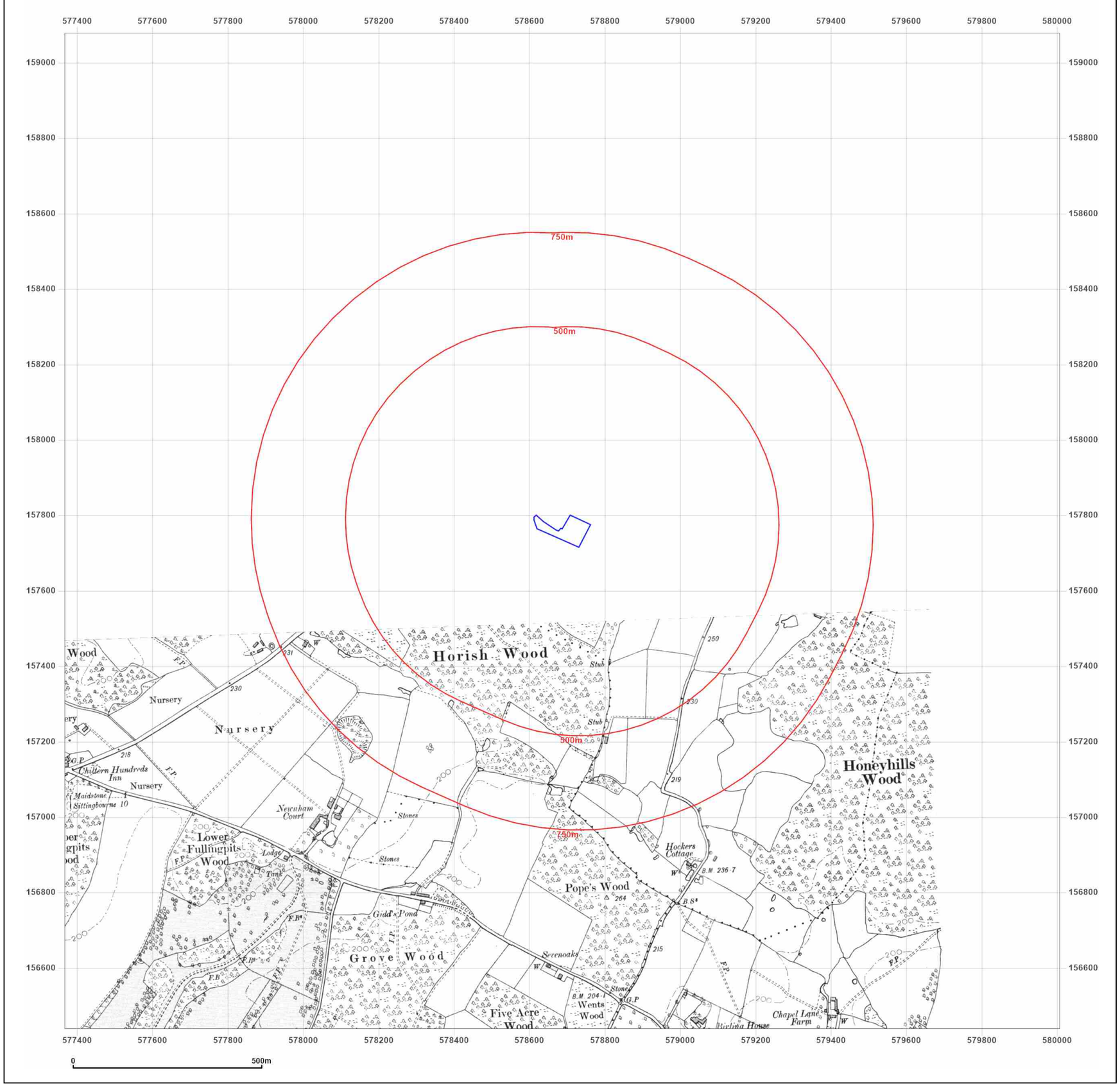

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series
Map date: **1909**
Scale: 1:10,560
Printed at: 1:10,560

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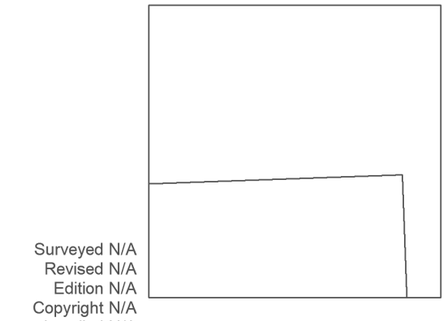

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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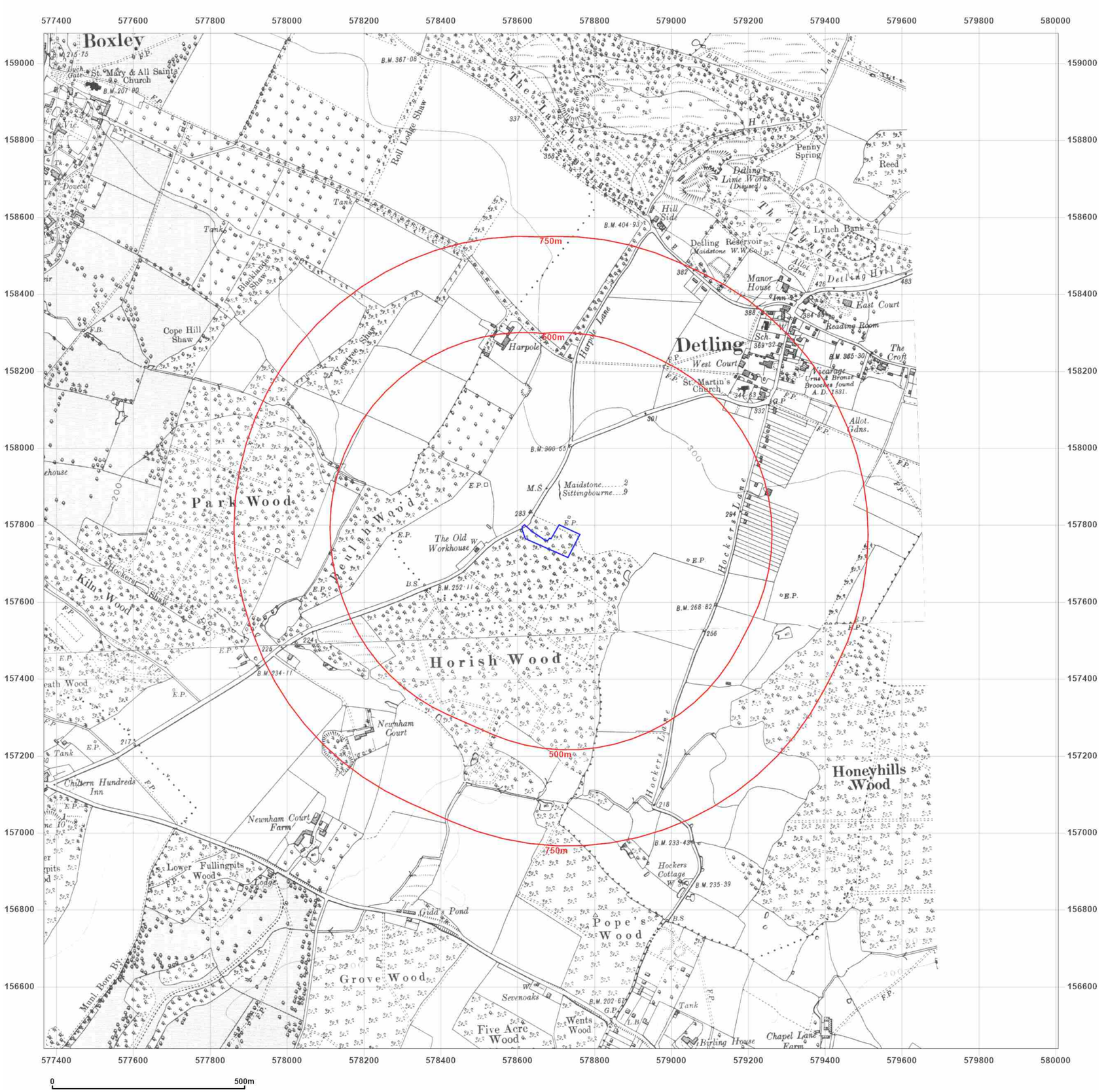

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series

Map date: **1931-1933**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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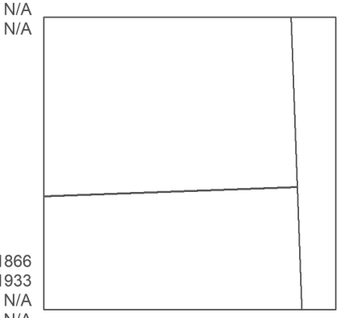
Surveyed 1865
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1866
Revised 1933
Edition N/A
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Levelled N/A

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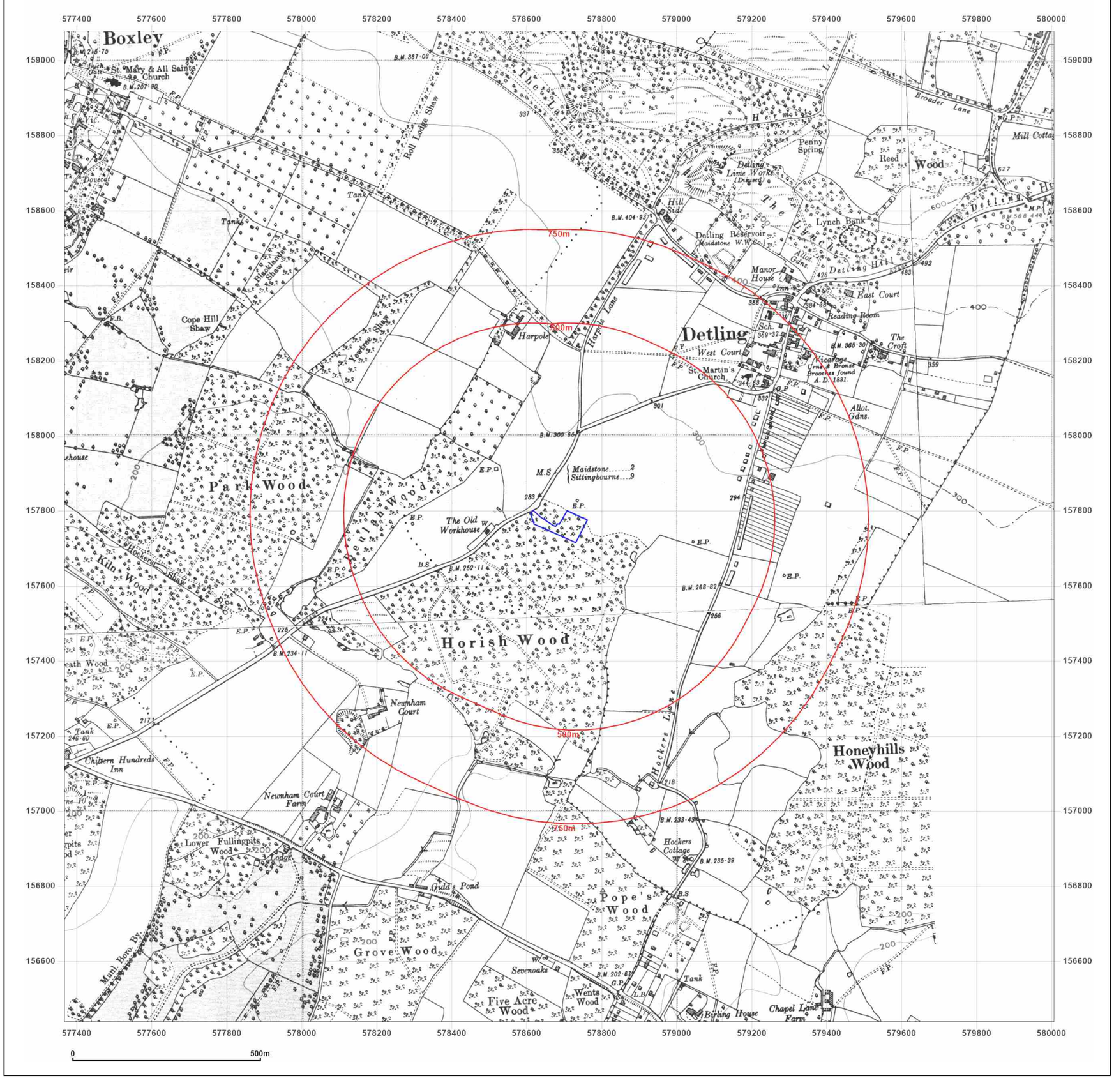

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Site Details:

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DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series

Map date: **1938-1939**

Scale: 1:10,560

Printed at: 1:10,560

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Edition 1938
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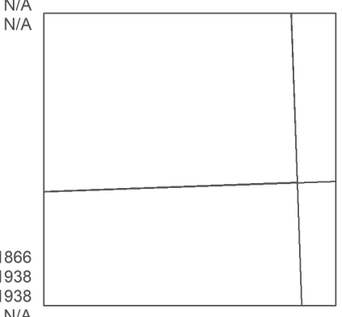

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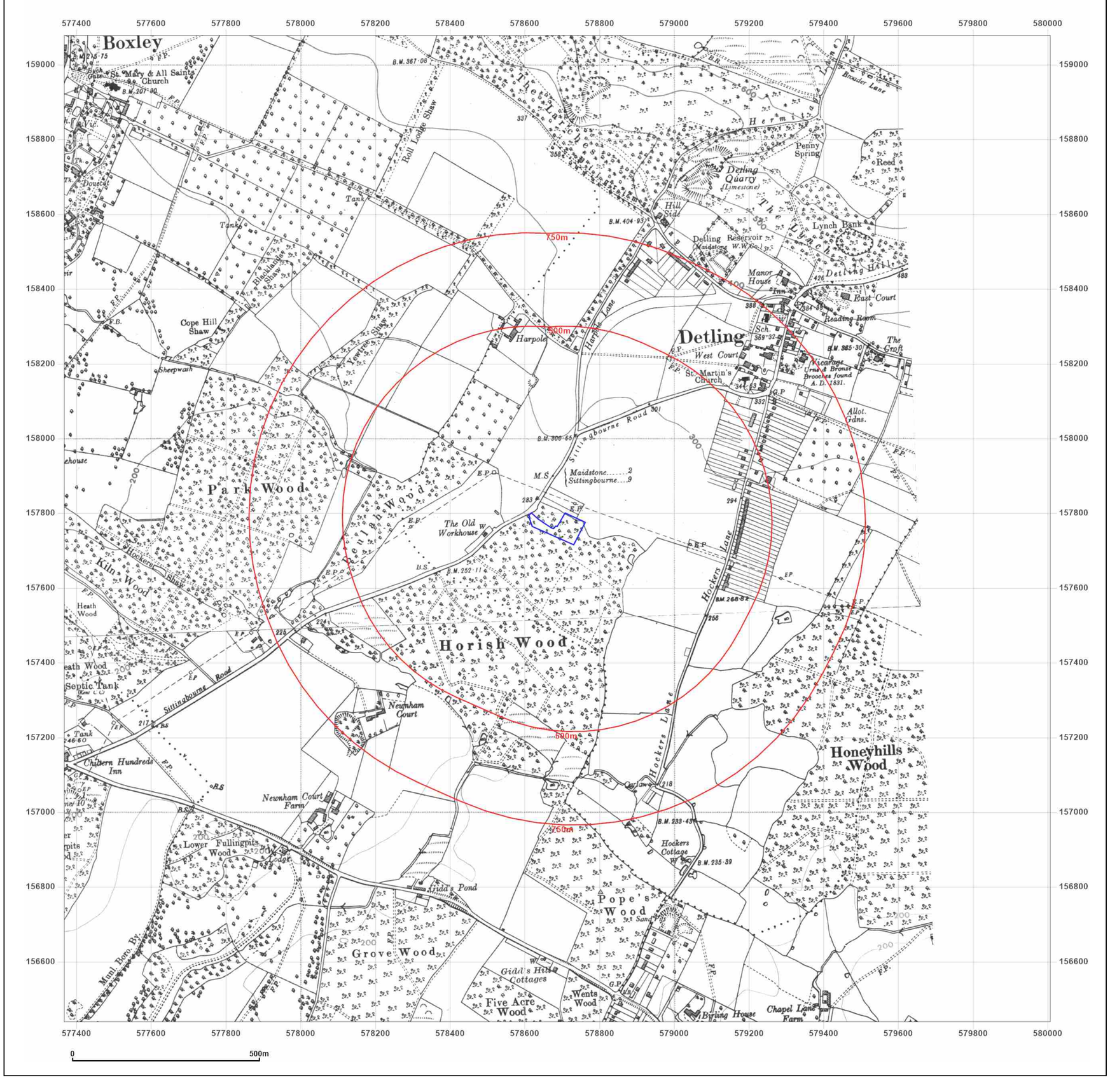

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: County Series

Map date: **1947**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1865
Revised 1947
Edition N/A
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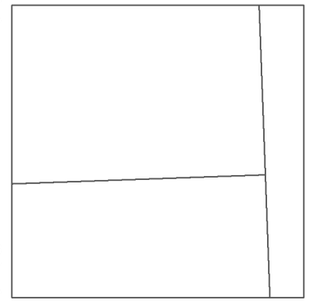

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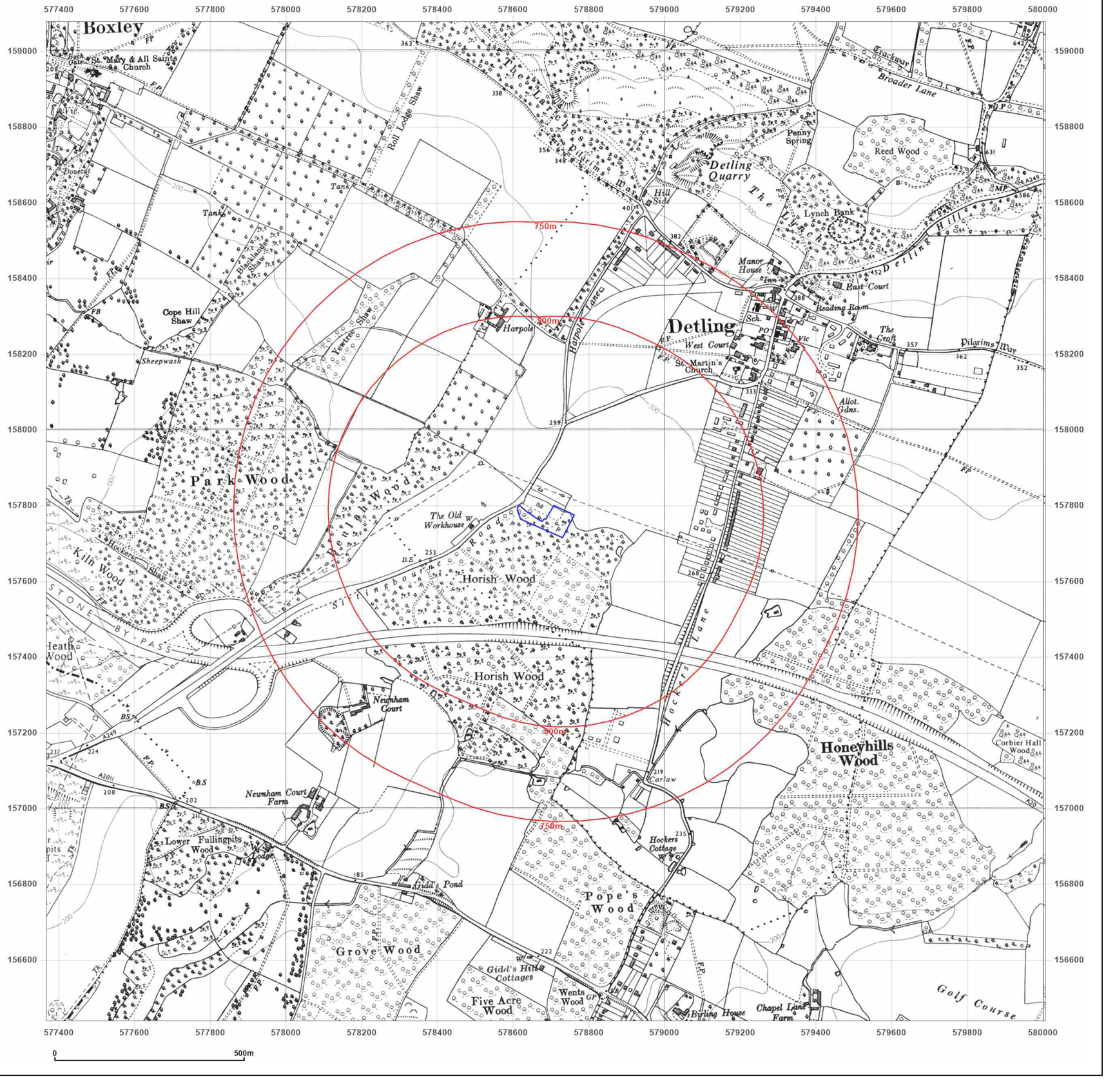

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: Provisional

Map date: **1961**

Scale: 1:10,560

Printed at: 1:10,560

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Revised 1960
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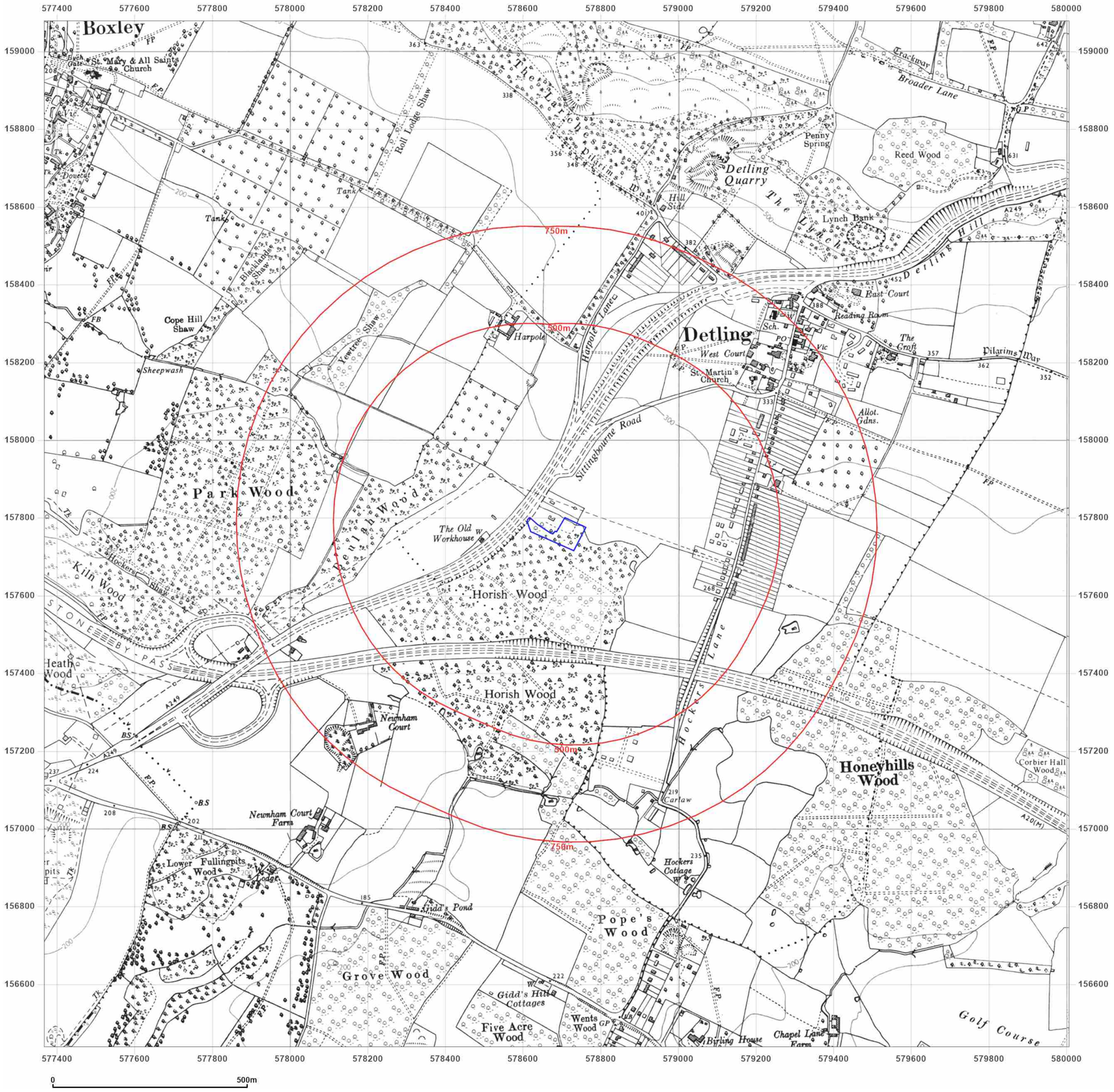

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: Provisional
Map date: **1963-1967**
Scale: 1:10,560
Printed at: 1:10,560

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Revised 1963
Edition 1961
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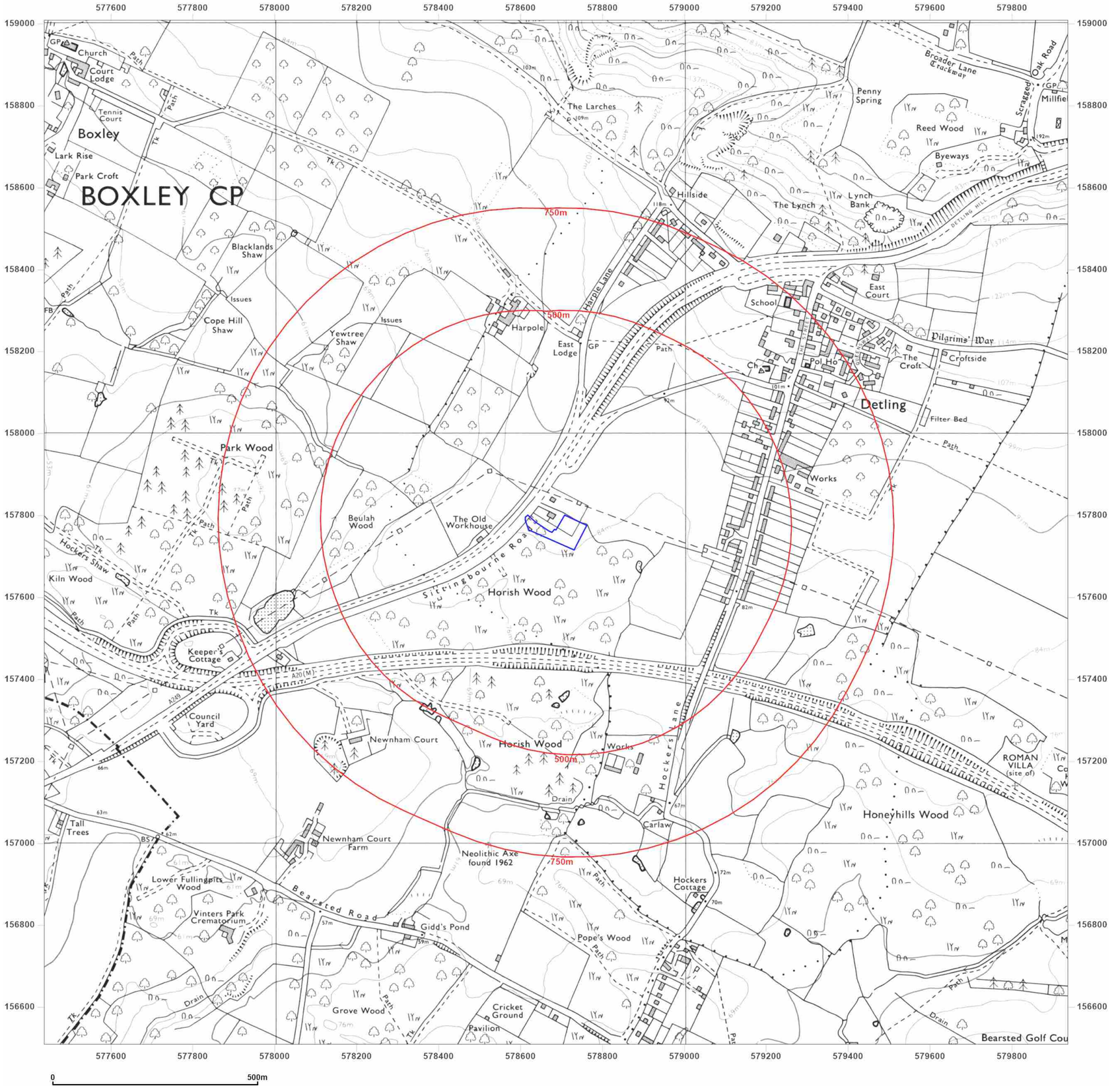

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: National Grid

Map date: **1971**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1971
Revised 1971
Edition N/A
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Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: National Grid

Map date: **1980**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1977
Revised 1980
Edition N/A
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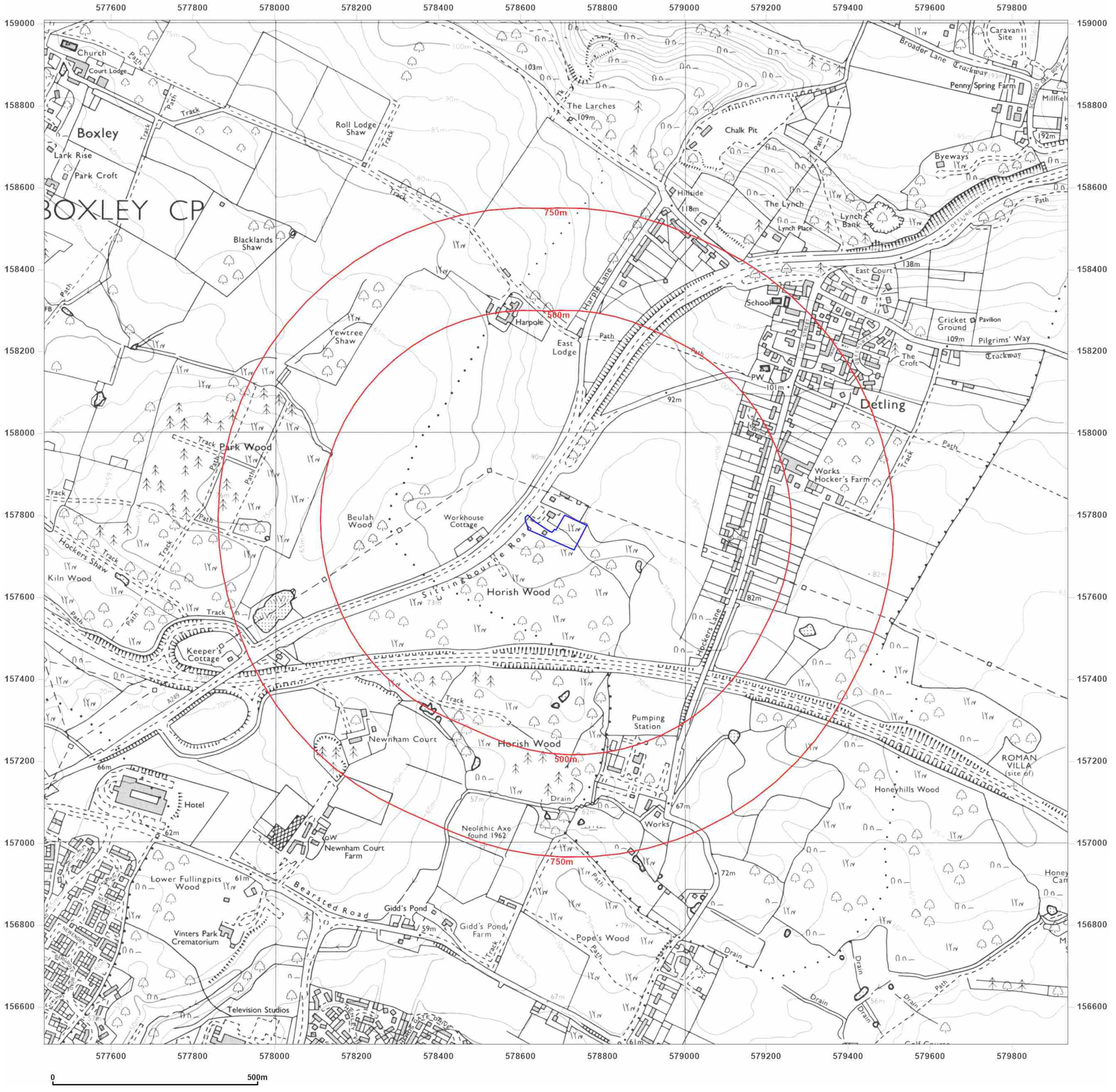

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: National Grid

Map date: **1991**

Scale: 1:10,000

Printed at: 1:10,000

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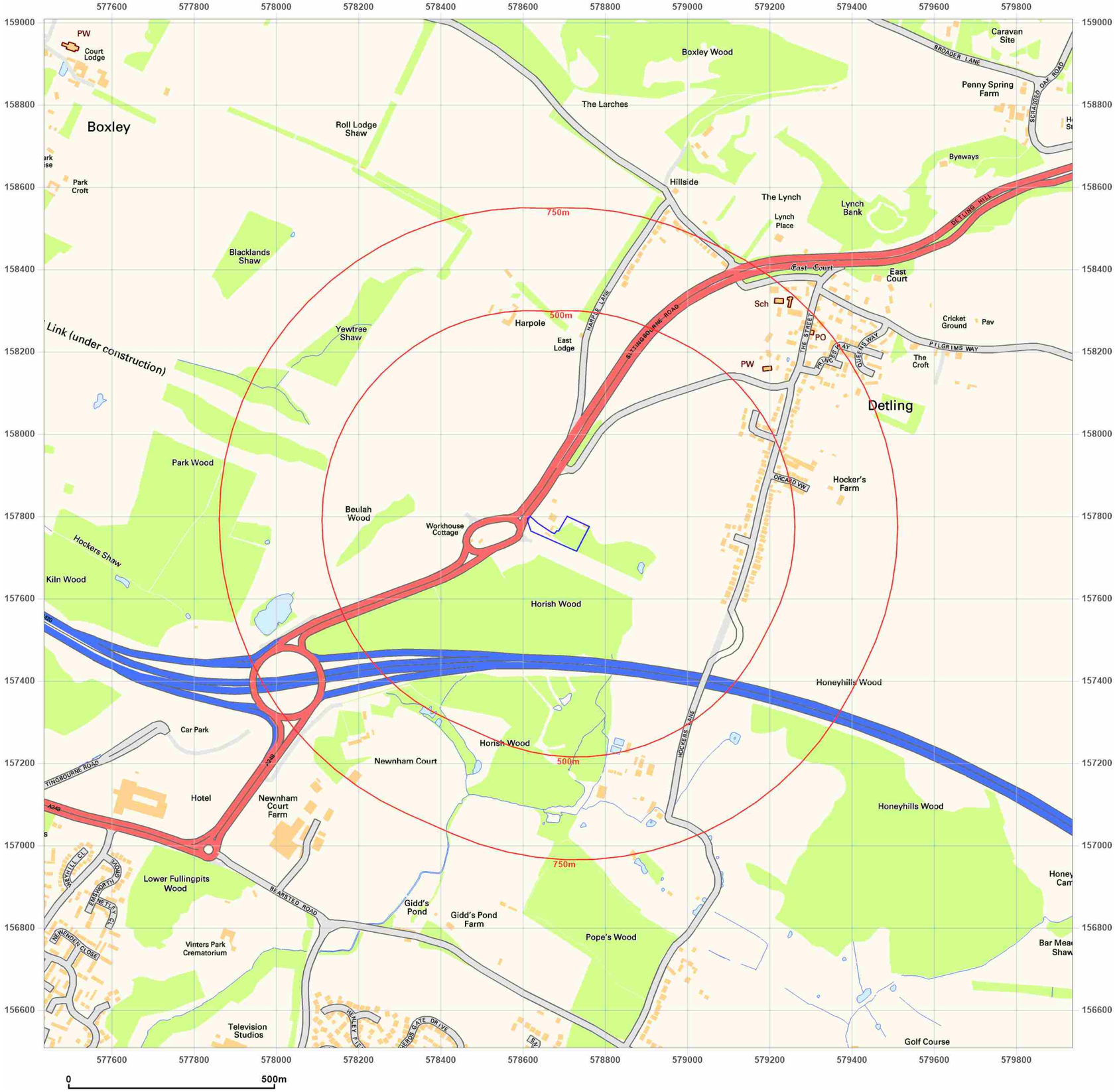

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: National Grid
Map date: **2001**
Scale: 1:10,000
Printed at: 1:10,000

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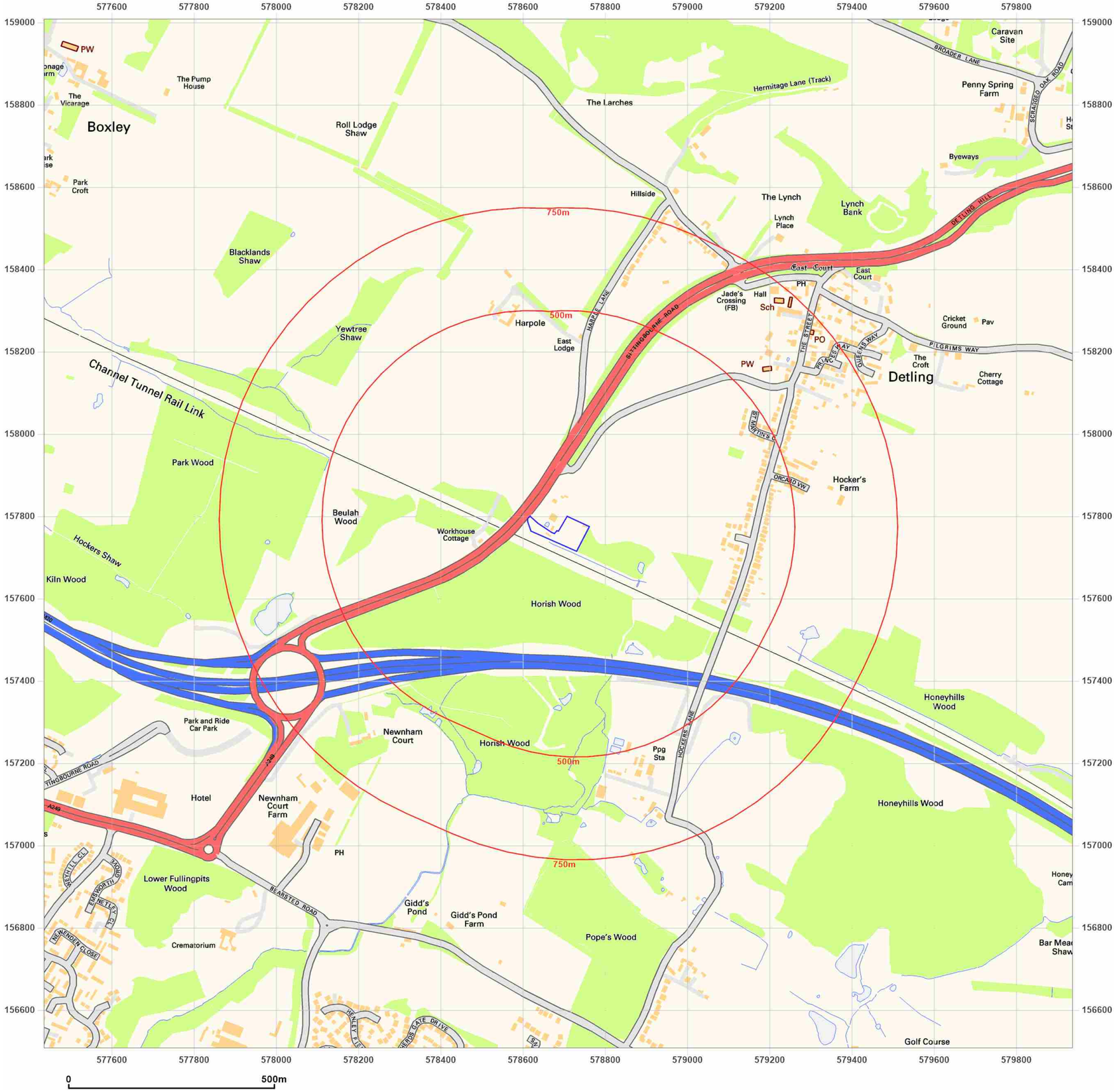

Groundsure INSIGHTS

Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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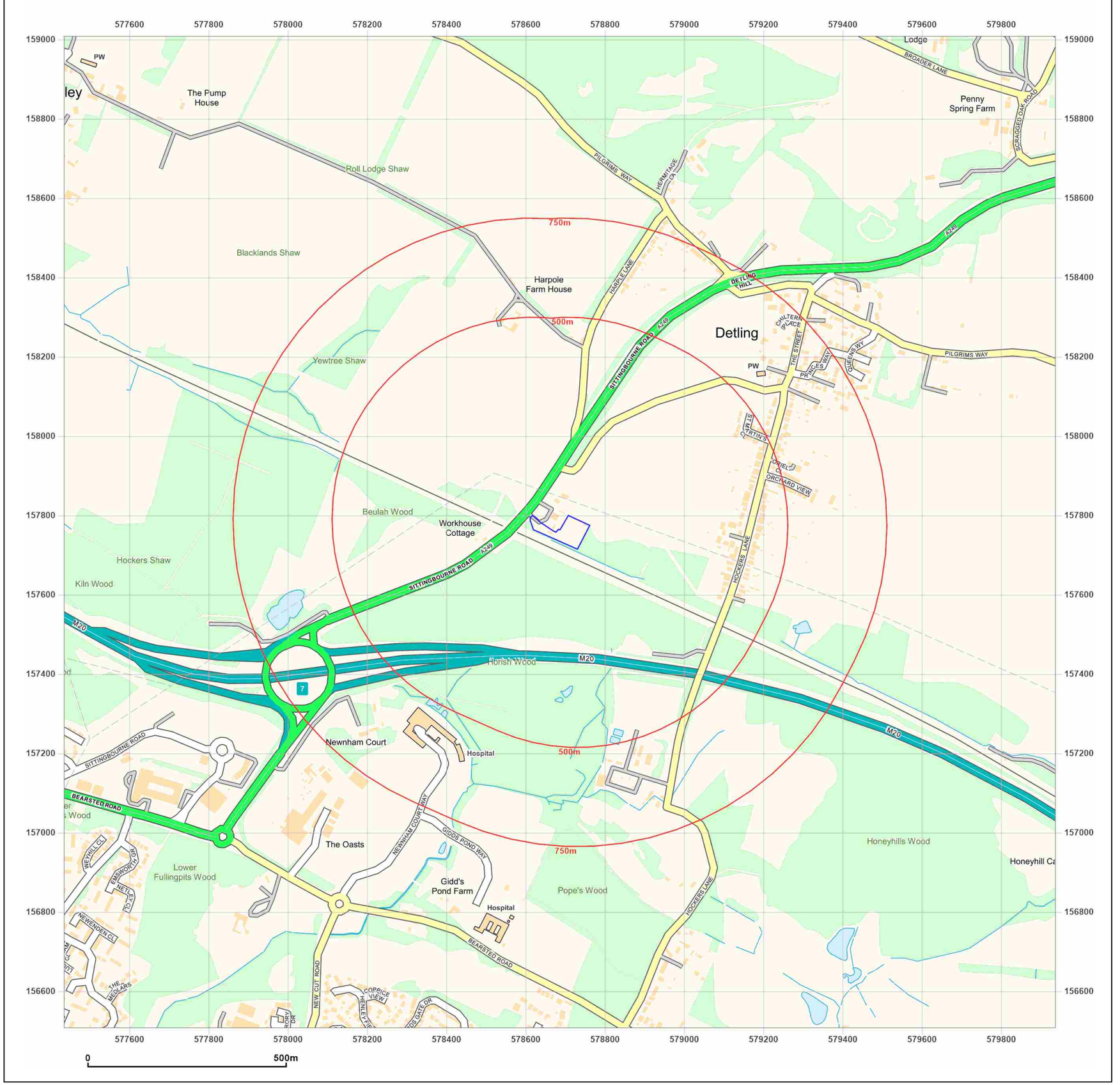

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Site Details:

WINDY BOTTOM,
SITTINGBOURNE ROAD,
DETLING, ME14 3ES

Client Ref: Fastlay_Services_Ltd
Report Ref: GS-7573402
Grid Ref: 578686, 157758

Map Name: National Grid
Map date: **2021**
Scale: 1:10,000
Printed at: 1:10,000

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2021

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WINDY BOTTOM, SITTINGBOURNE ROAD, DETLING, ME14 3ES

Order Details

Date: 12/02/2021

Your ref: Fastlay_Services_Ltd

Our Ref: GS-7573403

Client: Paul Downing Ltd

Site Details

Location: 578725 157745

Area: 0.58 ha

Authority: Maidstone Borough Council

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Summary of findings p. 2

OS MasterMap site plan p.12

Aerial image p. 8

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Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	**1.1**	**Historical industrial land uses**	0	0	12	13	-
15	**1.2**	**Historical tanks**	0	0	0	1	-
15	1.3	Historical energy features	0	0	0	0	-
15	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
16	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
17	**2.1**	**Historical industrial land uses**	0	0	14	15	-
19	**2.2**	**Historical tanks**	0	0	0	3	-
19	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
19	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
20	3.1	Active or recent landfill	0	0	0	0	-
20	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
21	3.5	Historical waste sites	0	0	0	0	-
21	3.6	Licensed waste sites	0	0	0	0	-
21	**3.7**	**Waste exemptions**	0	0	2	2	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
23	**4.1**	**Recent industrial land uses**	0	2	1	-	-
24	4.2	Current or recent petrol stations	0	0	0	0	-
24	4.3	Electricity cables	0	0	0	0	-
24	4.4	Gas pipelines	0	0	0	0	-
24	4.5	Sites determined as Contaminated Land	0	0	0	0	-

24	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
25	4.7	Regulated explosive sites	0	0	0	0	-
25	4.8	Hazardous substance storage/usage	0	0	0	0	-
25	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
25	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
25	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
26	4.12	Radioactive Substance Authorisations	0	0	0	0	-
26	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
26	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
26	4.15	Pollutant release to public sewer	0	0	0	0	-
26	4.16	List 1 Dangerous Substances	0	0	0	0	-
27	4.17	List 2 Dangerous Substances	0	0	0	0	-
27	**4.18**	**Pollution Incidents (EA/NRW)**	0	1	0	1	-
27	4.19	Pollution inventory substances	0	0	0	0	-
28	4.20	Pollution inventory waste transfers	0	0	0	0	-
28	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
29	**5.1**	**Superficial aquifer**	Identified (within 500m)				
30	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
31	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
32	**5.4**	**Groundwater vulnerability- soluble rock risk**	Identified (within 0m)				
32	5.5	Groundwater vulnerability- local information	None (within 0m)				
34	**5.6**	**Groundwater abstractions**	0	0	0	1	7
36	**5.7**	**Surface water abstractions**	0	0	0	0	3
37	**5.8**	**Potable abstractions**	0	0	0	1	7
39	**5.9**	**Source Protection Zones**	0	0	2	3	-
40	**5.10**	**Source Protection Zones (confined aquifer)**	1	0	1	1	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
41	**6.1**	**Water Network (OS MasterMap)**	0	1	5	-	-

42	6.2	Surface water features	0	1	1	-	-
42	6.3	WFD Surface water body catchments	1	-	-	-	-
43	6.4	WFD Surface water bodies	0	0	0	-	-
43	6.5	WFD Groundwater bodies	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
44	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
44	7.2	Historical Flood Events	0	0	0	-	-
44	7.3	Flood Defences	0	0	0	-	-
44	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
45	7.5	Flood Storage Areas	0	0	0	-	-
46	7.6	Flood Zone 2	None (within 50m)				
46	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding	
47	8.1	Surface water flooding	1 in 30 year, 0.3m - 1.0m (within 50m)

Page	Section	Groundwater flooding	
49	9.1	Groundwater flooding	High (within 50m)

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
50	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	2
51	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	10.3	Special Areas of Conservation (SAC)	0	0	0	0	2
52	10.4	Special Protection Areas (SPA)	0	0	0	0	0
52	10.5	National Nature Reserves (NNR)	0	0	0	0	0
52	10.6	Local Nature Reserves (LNR)	0	0	0	0	1
52	10.7	Designated Ancient Woodland	0	2	0	4	36
54	10.8	Biosphere Reserves	0	0	0	0	0
54	10.9	Forest Parks	0	0	0	0	0
55	10.10	Marine Conservation Zones	0	0	0	0	0
55	10.11	Green Belt	0	0	0	0	0
55	10.12	Proposed Ramsar sites	0	0	0	0	0

55	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
55	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
56	10.15	Nitrate Sensitive Areas	0	0	0	0	0
56	**10.16**	**Nitrate Vulnerable Zones**	1	0	0	0	0
57	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
58	**10.18**	**SSSI Units**	0	0	0	0	7
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
62	11.1	World Heritage Sites	0	0	0	-	-
63	**11.2**	**Area of Outstanding Natural Beauty**	1	0	0	-	-
63	11.3	National Parks	0	0	0	-	-
63	11.4	Listed Buildings	0	0	0	-	-
64	**11.5**	**Conservation Areas**	1	0	0	-	-
64	11.6	Scheduled Ancient Monuments	0	0	0	-	-
64	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	**12.1**	**Agricultural Land Classification**	Grade 3 (within 250m)				
66	12.2	Open Access Land	0	0	0	-	-
66	12.3	Tree Felling Licences	0	0	0	-	-
66	12.4	Environmental Stewardship Schemes	0	0	0	-	-
67	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
68	**13.1**	**Priority Habitat Inventory**	0	3	2	-	-
69	13.2	Habitat Networks	0	0	0	-	-
69	13.3	Open Mosaic Habitat	0	0	0	-	-
69	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
70	**14.1**	**10k Availability**	Identified (within 500m)				
71	14.2	Artificial and made ground (10k)	0	0	0	0	-
72	14.3	Superficial geology (10k)	0	0	0	0	-

72	14.4	Landslip (10k)	0	0	0	0	-
73	14.5	Bedrock geology (10k)	0	0	0	0	-
73	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
74	**15.1**	**50k Availability**	Identified (within 500m)				
75	15.2	Artificial and made ground (50k)	0	0	0	0	-
75	15.3	Artificial ground permeability (50k)	0	0	-	-	-
76	**15.4**	**Superficial geology (50k)**	0	1	0	0	-
77	**15.5**	**Superficial permeability (50k)**	Identified (within 50m)				
77	15.6	Landslip (50k)	0	0	0	0	-
77	15.7	Landslip permeability (50k)	None (within 50m)				
78	**15.8**	**Bedrock geology (50k)**	2	0	1	2	-
79	**15.9**	**Bedrock permeability (50k)**	Identified (within 50m)				
79	**15.10**	**Bedrock faults and other linear features (50k)**	0	0	1	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
80	**16.1**	**BGS Boreholes**	0	5	11	-	-
Page	Section	Natural ground subsidence					
82	**17.1**	**Shrink swell clays**	Moderate (within 50m)				
84	**17.2**	**Running sands**	Very low (within 50m)				
86	**17.3**	**Compressible deposits**	Negligible (within 50m)				
87	**17.4**	**Collapsible deposits**	Very low (within 50m)				
88	**17.5**	**Landslides**	Low (within 50m)				
90	**17.6**	**Ground dissolution of soluble rocks**	Very low (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
92	18.1	Natural cavities	0	0	0	0	-
93	**18.2**	**BritPits**	0	0	0	1	-
93	**18.3**	**Surface ground workings**	0	0	5	-	-
94	18.4	Underground workings	0	0	0	0	0
94	18.5	Historical Mineral Planning Areas	0	0	0	0	-

94	**18.6**	**Non-coal mining**	1	0	0	1	1
95	**18.7**	**Mining cavities**	0	0	0	0	2
95	18.8	JPB mining areas	None (within 0m)				
95	18.9	Coal mining	None (within 0m)				
96	18.10	Brine areas	None (within 0m)				
96	18.11	Gypsum areas	None (within 0m)				
96	18.12	Tin mining	None (within 0m)				
96	18.13	Clay mining	None (within 0m)				

Page	Section	Radon	
97	**19.1**	**Radon**	Between 1% and 3% (within 0m)

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
99	**20.1**	**BGS Estimated Background Soil Chemistry**	1	2	-	-	-
99	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
99	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
100	21.1	Underground railways (London)	0	0	0	-	-
100	21.2	Underground railways (Non-London)	0	0	0	-	-
101	21.3	Railway tunnels	0	0	0	-	-
101	21.4	Historical railway and tunnel features	0	0	0	-	-
101	21.5	Royal Mail tunnels	0	0	0	-	-
101	21.6	Historical railways	0	0	0	-	-
101	**21.7**	**Railways**	0	3	2	-	-
102	21.8	Crossrail 1	0	0	0	0	-
102	21.9	Crossrail 2	0	0	0	0	-
102	21.10	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 14/04/2015

Site Area: 0.58ha

Recent site history - 2012 aerial photograph

Capture Date: 25/05/2012

Site Area: 0.58ha

Recent site history - 2008 aerial photograph

Capture Date: 20/09/2008

Site Area: 0.58ha

Recent site history - 1999 aerial photograph

Capture Date: 26/06/1999

Site Area: 0.58ha

OS MasterMap site plan

Site Area: 0.58ha

1 Past land use

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

1.1 Historical industrial land uses

Records within 500m	25

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	93m W	Unspecified Old Workhouse	1971	2182175

ID	Location	Land use	Dates present	Group ID
A	102m W	Unspecified Old Workhouse	1938	2209391
A	103m W	Unspecified Workhouse	1907 - 1931	2212258
A	103m W	Unspecified Workhouse	1947	2183960
A	103m W	Unspecified Old Workhouse	1895	2217148
A	108m W	Unspecified Old Workhouse	1961	2270979
A	120m W	Old Workhouse	1963	2140733
A	120m W	Unspecified Old Workhouse	1865	2253677
B	238m S	Cuttings	1961	2233193
B	238m S	Cuttings	1971	2235889
B	241m S	Cuttings	1963	2246335
B	246m S	Cuttings	1980 - 1991	2196805
C	333m N	Chalk Pit	1895	2157821
C	333m N	Unspecified Pit	1947	2192897
C	333m N	Unspecified Pit	1907 - 1931	2253272
C	333m N	Unspecified Pit	1963	2252742
C	336m N	Unspecified Ground Workings	1980	2134736
C	336m N	Unspecified Pit	1938	2181193
C	336m N	Unspecified Pit	1938	2184627
C	337m N	Unspecified Pit	1971	2232607
C	337m N	Unspecified Pit	1961	2292483
1	406m SE	Pumping Station	1980 - 1991	2259517
D	484m E	Unspecified Works	1971	2185928
D	484m E	Unspecified Works	1991	2255670
D	484m E	Unspecified Works	1980	2183144

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	1

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
2	469m S	Tanks	1989 - 1993	386620

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

2.1 Historical industrial land uses

Records within 500m	29

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

Features are displayed on the Past land use - un-grouped map on **page 17**

ID	Location	Land Use	Date	Group ID
A	93m W	Unspecified Old Workhouse	1971	2182175
A	102m W	Unspecified Old Workhouse	1938	2209391
A	103m W	Unspecified Old Workhouse	1895	2217148

ID	Location	Land Use	Date	Group ID
A	103m W	Unspecified Workhouse	1947	2183960
A	103m W	Unspecified Workhouse	1931	2212258
A	103m W	Unspecified Workhouse	1907	2212258
A	108m W	Unspecified Old Workhouse	1961	2270979
A	120m W	Old Workhouse	1963	2140733
A	120m W	Unspecified Old Workhouse	1865	2253677
B	238m S	Cuttings	1971	2235889
B	238m S	Cuttings	1961	2233193
B	241m S	Cuttings	1963	2246335
B	246m S	Cuttings	1991	2196805
B	246m S	Cuttings	1980	2196805
C	333m N	Unspecified Pit	1947	2192897
C	333m N	Unspecified Pit	1931	2253272
C	333m N	Unspecified Pit	1907	2253272
C	333m N	Chalk Pit	1895	2157821
C	333m N	Unspecified Pit	1963	2252742
C	336m N	Unspecified Ground Workings	1980	2134736
C	336m N	Unspecified Pit	1938	2184627
C	336m N	Unspecified Pit	1938	2181193
C	337m N	Unspecified Pit	1971	2232607
C	337m N	Unspecified Pit	1961	2292483
D	406m SE	Pumping Station	1991	2259517
D	406m SE	Pumping Station	1980	2259517
F	484m E	Unspecified Works	1971	2185928
F	484m E	Unspecified Works	1991	2255670
F	484m E	Unspecified Works	1980	2183144

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	3

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

Features are displayed on the Past land use - un-grouped map on **page 17**

ID	Location	Land Use	Date	Group ID
E	469m S	Tanks	1989	386620
E	472m S	Tanks	1993	386620
E	472m S	Tanks	1993	386620

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

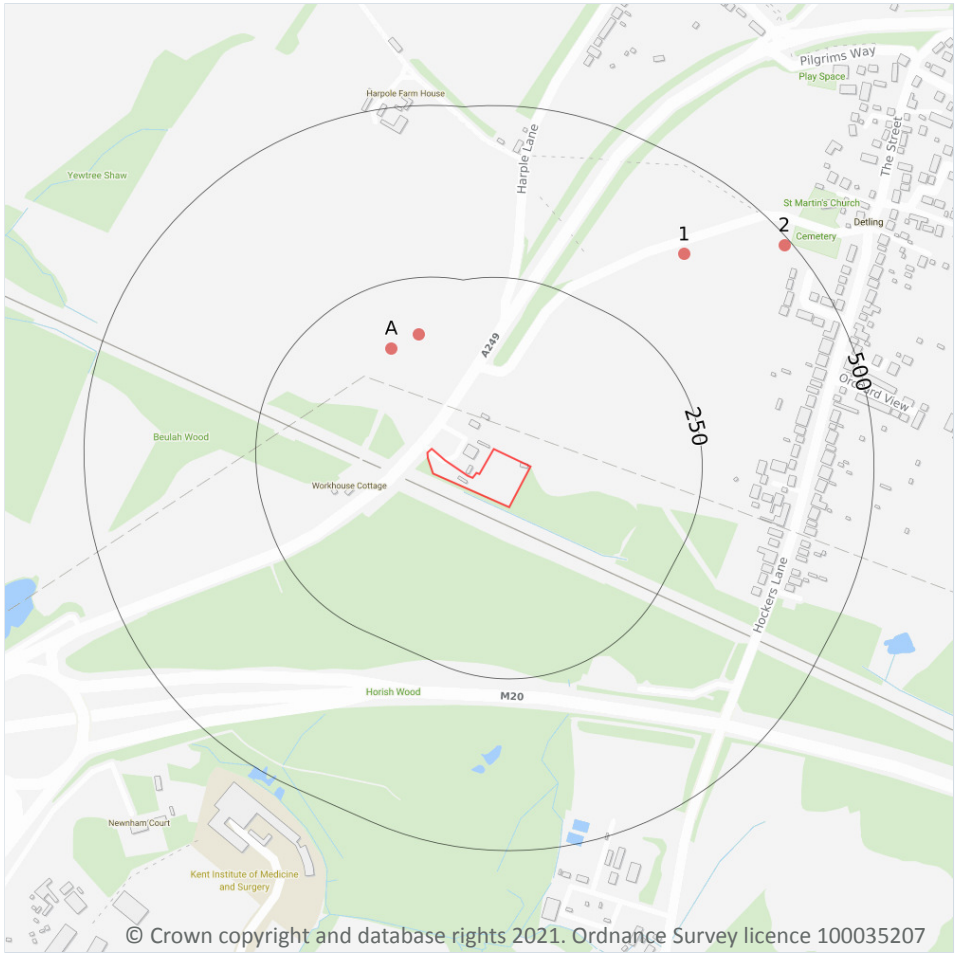
2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	4

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

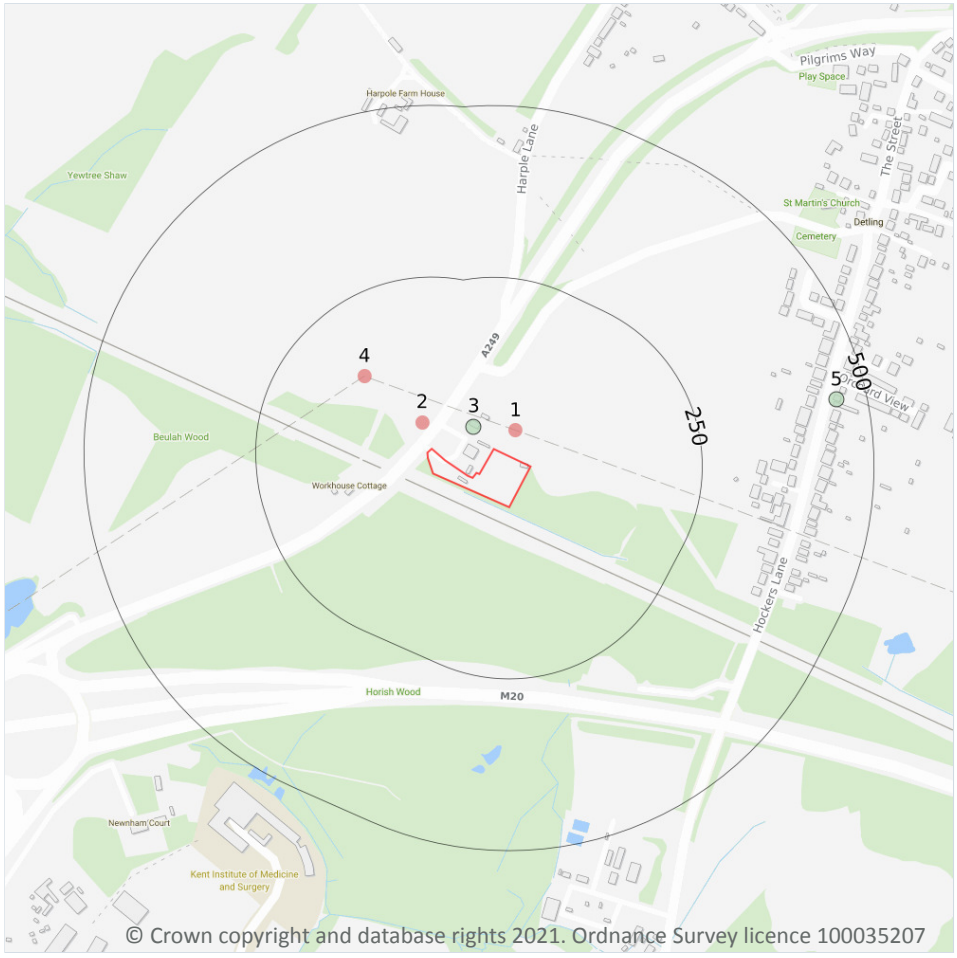
Features are displayed on the Waste and landfill map on **page 20**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	157m N	HOOKS HOLE, CHESTNUT STREET, BORDEN, SITTINGBOURNE, ME9 8DA	WEX110443	Storing waste exemption	On a farm	Storage of sludge

ID	Location	Site	Reference	Category	Sub-Category	Description
A	167m N	HOOKS HOLE CHESTNUT STREET BORDEN SITTINGBOURNE KENT ME9 8DA	EPR/GF0707ED/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of sludge
1	381m NE	HOOKS HOLE, CHESTNUT STREET, BORDEN, SITTINGBOURNE, ME9 8DA	WEX138896	Storing waste exemption	On a farm	Storage of sludge
2	490m NE	-	WEX067673	Storing waste exemption	On a farm	Storage of sludge

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 23**

ID	Location	Company	Address	Activity	Category
1	38m NE	Pylon	Kent, ME14	Electrical Features	Infrastructure and Facilities
2	41m N	Electricity Sub Station	Kent, ME14	Electrical Features	Infrastructure and Facilities
4	144m NW	Pylon	Kent, ME14	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	2

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

Features are displayed on the Current industrial land use map on **page 23**

ID	Location	Details	
3	44m NW	Incident Date: 21/11/2001 Incident Identification: 44114 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
5	455m E	Incident Date: 01/09/2001 Incident Identification: 28299 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer

Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	1

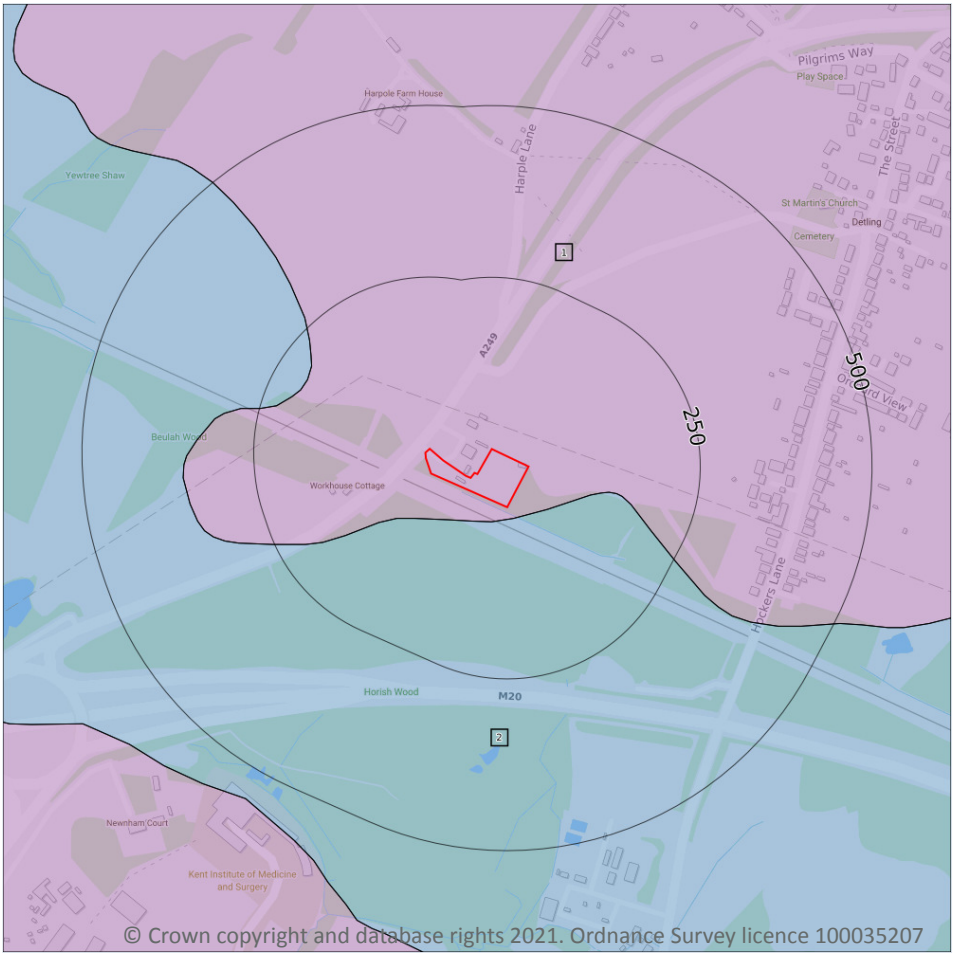
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 29**

ID	Location	Designation	Description
1	49m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	2

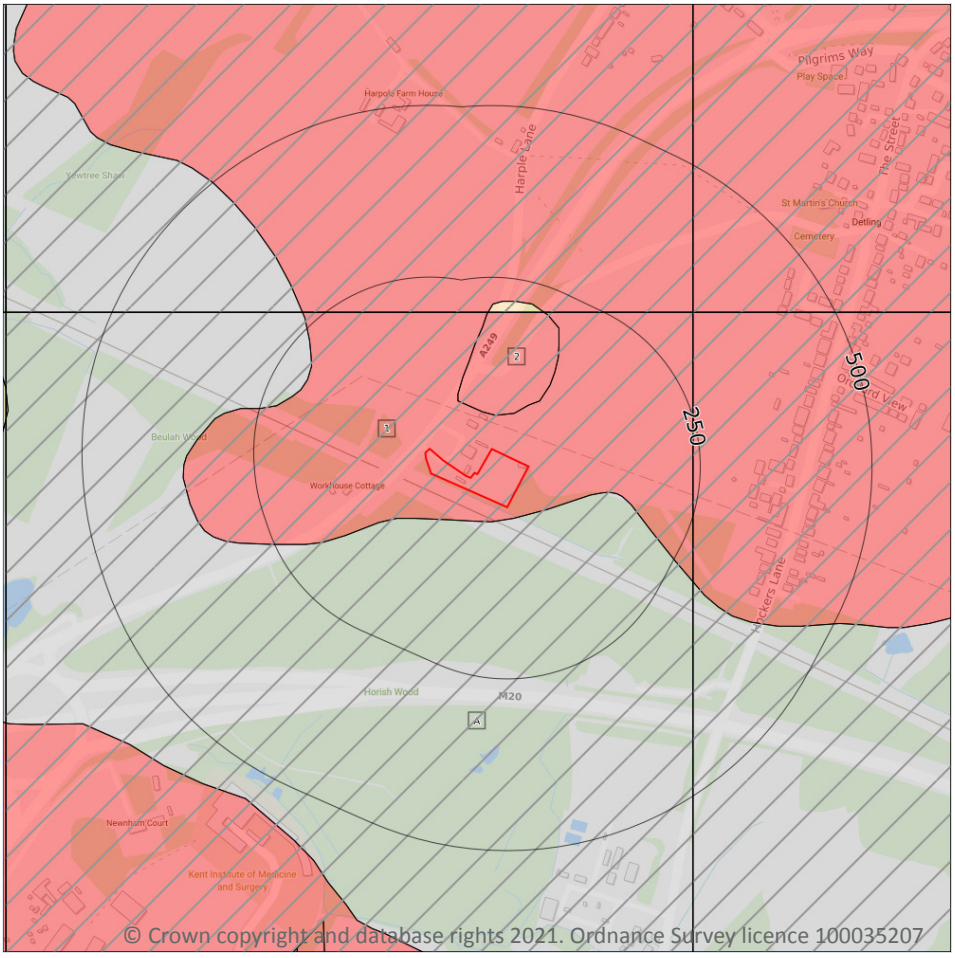
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 30**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	18m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	3

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

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

Features are displayed on the Groundwater vulnerability map on **page 31**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Low Infiltration value: >70% Dilution value: <300mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures**
A	17m S	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
2	49m N	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**1**

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	**Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.**	**2.0%**

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

5.5 Groundwater vulnerability- local information

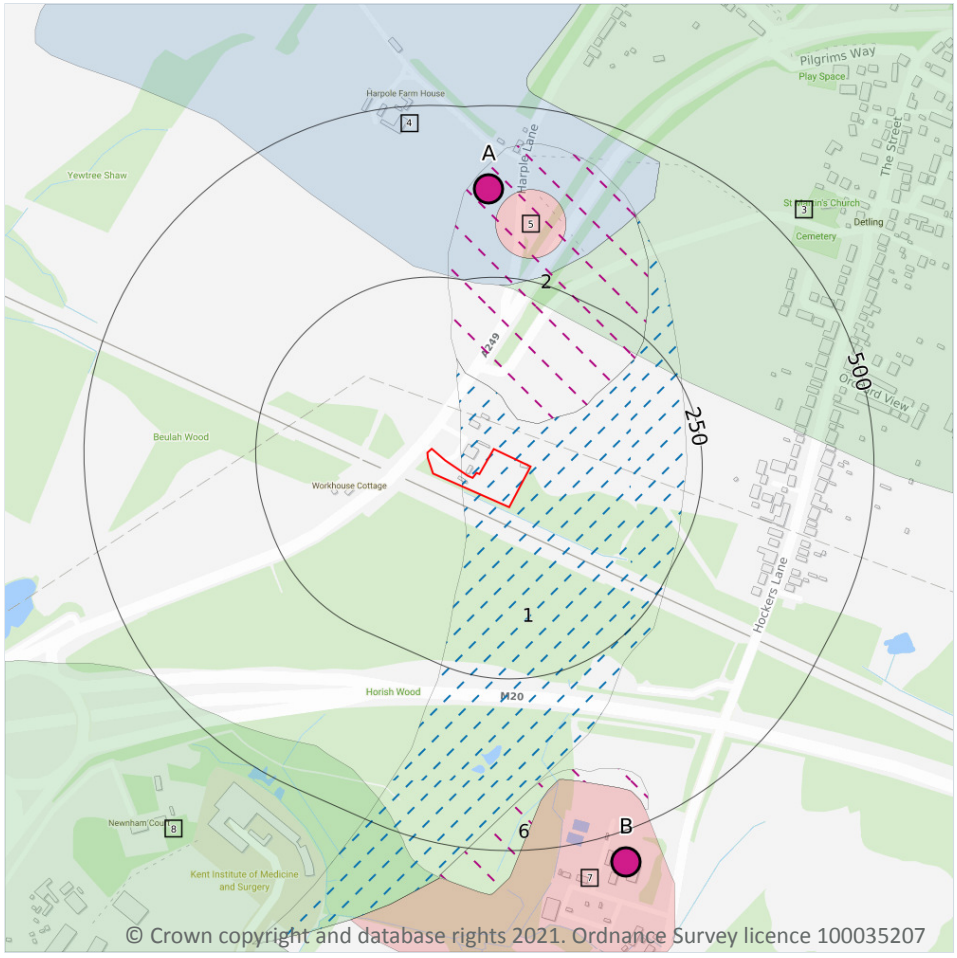
Records on site	**0**

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by

email on enquiries@environment-agency.gov.uk.

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	8

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 34**

ID	Location	Details	
A	379m N	Status: Active Licence No: 9/40/03/0555/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE AT HARPLE LANE, THURNHAM Data Type: Point Name: South East Water Ltd Easting: 578700 Northing: 158180	Annual Volume (m^3): 4,320,000 Max Daily Volume (m^3): 21,000 Original Application No: - Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
B	543m S	Status: Active Licence No: 9/40/03/0555/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE AT HOCKERS LANE PS, THURNHAM Data Type: Point Name: South East Water Ltd Easting: 578900 Northing: 157200	Annual Volume (m^3): 4,320,000 Max Daily Volume (m^3): 21,000 Original Application No: - Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	1797m NW	Status: Active Licence No: 9/40/03/0383/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: AREA OF LAND 1, BOXLEY PS Data Type: Poly4 Name: South East Water Ltd Easting: 577332 Northing: 159488	Annual Volume (m^3): 2,066,684 Max Daily Volume (m^3): 13,320 Original Application No: - Original Start Date: 31/03/1967 Expiry Date: - Issue No: 103 Version Start Date: 13/02/2013 Version End Date: -
-	1893m NW	Status: Historical Licence No: 9/40/03/0383/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: AREA OF LAND 3, BOXLEY PS Data Type: Poly3 Name: South East Water Limited Easting: 577370 Northing: 159330	Annual Volume (m^3): 3,377,678 Max Daily Volume (m^3): 17548 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	1952m NW	Status: Historical Licence No: 9/40/03/0383/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: AREA OF LAND 2, BOXLEY PS Data Type: Poly4 Name: South East Water Limited Easting: 577390 Northing: 159460	Annual Volume (m^3): 3,377,678 Max Daily Volume (m^3): 17548 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -

ID	Location	Details	
-	1952m NW	Status: Active Licence No: 9/40/02/0250/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT BOXLEY PS Data Type: Poly4 Name: South East Water Ltd Easting: 577430 Northing: 159440	Annual Volume (m^3): 4,230,000 Max Daily Volume (m^3): 17,700 Original Application No: - Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	1972m NW	Status: Historical Licence No: 9/40/03/0383/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: AREA OF LAND 3, BOXLEY PS Data Type: Point Name: Mid Kent Water Plc Easting: 577370 Northing: 159330	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 31/03/1967 Version End Date: -
-	1992m NW	Status: Historical Licence No: 9/40/03/0383/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: AREA OF LAND 1, BOXLEY PS Data Type: Poly4 Name: South East Water Limited Easting: 577440 Northing: 159480	Annual Volume (m^3): 3,377,678 Max Daily Volume (m^3): 17548 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**3**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 34**

ID	Location	Details	
-	1195m SE	Status: Active Licence No: 02/121 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: POINT B, TRIBUTARY OF RIVER LEN AT BEARSTED GOLF CLUB Data Type: Point Name: The Trustees Of Bearsted Golf Club Easting: 579250 Northing: 156640	Annual Volume (m^3): 15,000 Max Daily Volume (m^3): 360 Original Application No: - Original Start Date: 14/09/1993 Expiry Date: - Issue No: 101 Version Start Date: 18/10/2006 Version End Date: -
-	1267m SE	Status: Active Licence No: 02/121 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: POINT A, TRIBUTARY OF RIVER LEN AT BEARSTED GOLF CLUB Data Type: Point Name: The Trustees Of Bearsted Golf Club Easting: 579430 Northing: 156660	Annual Volume (m^3): 15,000 Max Daily Volume (m^3): 360 Original Application No: - Original Start Date: 14/09/1993 Expiry Date: - Issue No: 101 Version Start Date: 18/10/2006 Version End Date: -
-	1376m NW	Status: Historical Licence No: 02/140 Details: Dust suppression Direct Source: Southern Region Surface Waters Point: LAKE ON THE BOXLEY STREAM, BOXLEY NR MAIDSTONE, KENT (PT A) Data Type: Point Name: John Jones (Excavation) Ltd. Easting: 577360 Northing: 158370	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/11/1999 Expiry Date: 31/10/2001 Issue No: 1 Version Start Date: 01/11/1999 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	**8**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 34**

ID	Location	Details	
A	379m N	Status: Active Licence No: 9/40/03/0555/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE AT HARPLE LANE, THURNHAM Data Type: Point Name: South East Water Ltd Easting: 578700 Northing: 158180	Annual Volume (m^3): 4,320,000 Max Daily Volume (m^3): 21,000 Original Application No: - Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
B	543m S	Status: Active Licence No: 9/40/03/0555/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE AT HOCKERS LANE PS, THURNHAM Data Type: Point Name: South East Water Ltd Easting: 578900 Northing: 157200	Annual Volume (m^3): 4,320,000 Max Daily Volume (m^3): 21,000 Original Application No: - Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	1797m NW	Status: Active Licence No: 9/40/03/0383/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: AREA OF LAND 1, BOXLEY PS Data Type: Poly4 Name: South East Water Ltd Easting: 577332 Northing: 159488	Annual Volume (m^3): 2,066,684 Max Daily Volume (m^3): 13,320 Original Application No: - Original Start Date: 31/03/1967 Expiry Date: - Issue No: 103 Version Start Date: 13/02/2013 Version End Date: -
-	1893m NW	Status: Historical Licence No: 9/40/03/0383/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: AREA OF LAND 3, BOXLEY PS Data Type: Poly3 Name: South East Water Limited Easting: 577370 Northing: 159330	Annual Volume (m^3): 3,377,678 Max Daily Volume (m^3): 17548 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	1952m NW	Status: Historical Licence No: 9/40/03/0383/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: AREA OF LAND 2, BOXLEY PS Data Type: Poly4 Name: South East Water Limited Easting: 577390 Northing: 159460	Annual Volume (m^3): 3,377,678 Max Daily Volume (m^3): 17548 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -

ID	Location	Details	
-	1952m NW	Status: Active Licence No: 9/40/02/0250/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT BOXLEY PS Data Type: Poly4 Name: South East Water Ltd Easting: 577430 Northing: 159440	Annual Volume (m^3): 4,230,000 Max Daily Volume (m^3): 17,700 Original Application No: - Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	1972m NW	Status: Historical Licence No: 9/40/03/0383/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: AREA OF LAND 3, BOXLEY PS Data Type: Point Name: Mid Kent Water Plc Easting: 577370 Northing: 159330	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 31/03/1967 Version End Date: -
-	1992m NW	Status: Historical Licence No: 9/40/03/0383/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: AREA OF LAND 1, BOXLEY PS Data Type: Poly4 Name: South East Water Limited Easting: 577440 Northing: 159480	Annual Volume (m^3): 3,377,678 Max Daily Volume (m^3): 17548 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	**5**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 34**

ID	Location	Type	Description
3	216m NE	3	Total catchment
4	239m N	2	Outer catchment
5	282m N	1	Inner catchment
7	403m S	1	Inner catchment
8	431m SW	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	**3**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 34**

ID	Location	Type	Description
1	**On site**	**2c**	**Outer catchment within confined aquifer**
2	54m NE	1c	Inner catchment within confined aquifer
6	391m S	1c	Inner catchment within confined aquifer

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

6 Hydrology

Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	**6**

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

Features are displayed on the Hydrology map on **page 41**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	6m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
C	166m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	170m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	170m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	170m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	171m SE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	2

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

Features are displayed on the Hydrology map on **page 41**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 41**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River WB catchment**	**Len**	**GB106040018430**	**Middle Medway**	**Medway**

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

6.4 WFD Surface water bodies

Records identified	**1**

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

Features are displayed on the Hydrology map on **page 41**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2613m SW	River	Len	GB106040018430	Moderate	Good	Moderate	2016

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

6.5 WFD Groundwater bodies

Records on site	**1**

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

Features are displayed on the Hydrology map on **page 41**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	**On site**	**North Kent Medway Chalk**	**GB40601G500300**	**Poor**	**Poor**	**Poor**	**2015**

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

7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance).

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 47**

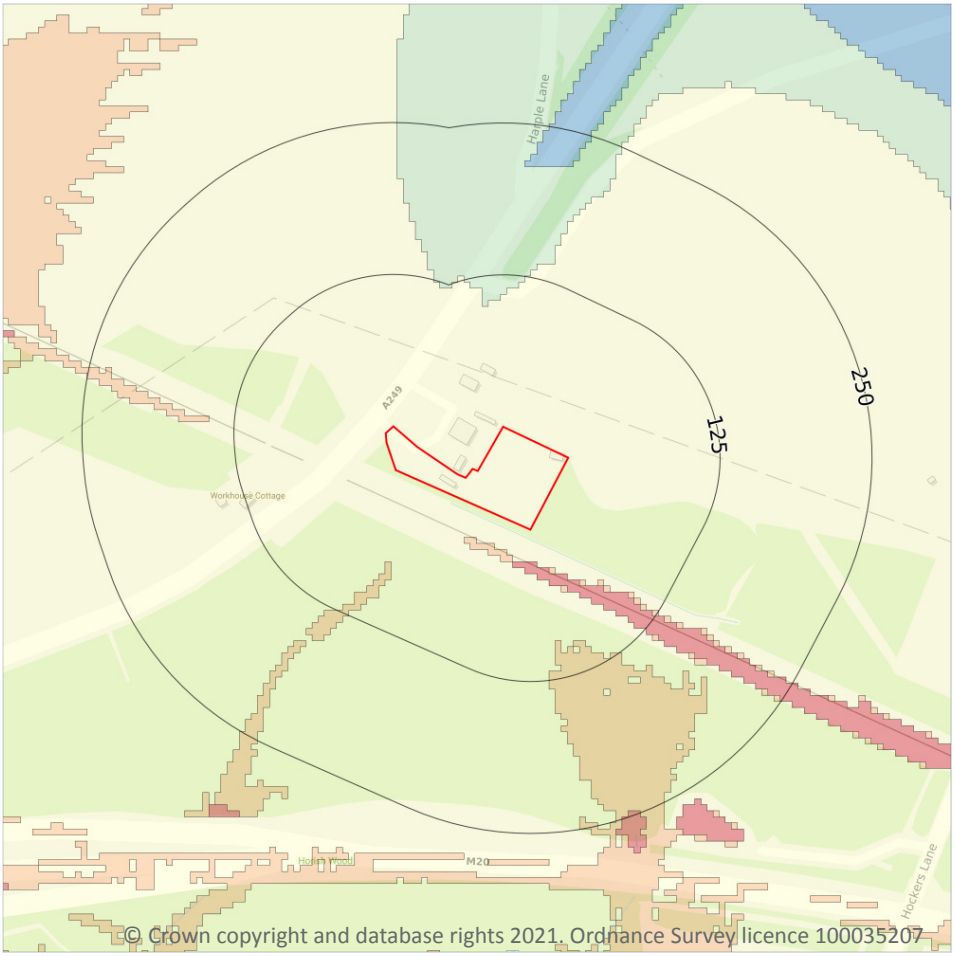
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

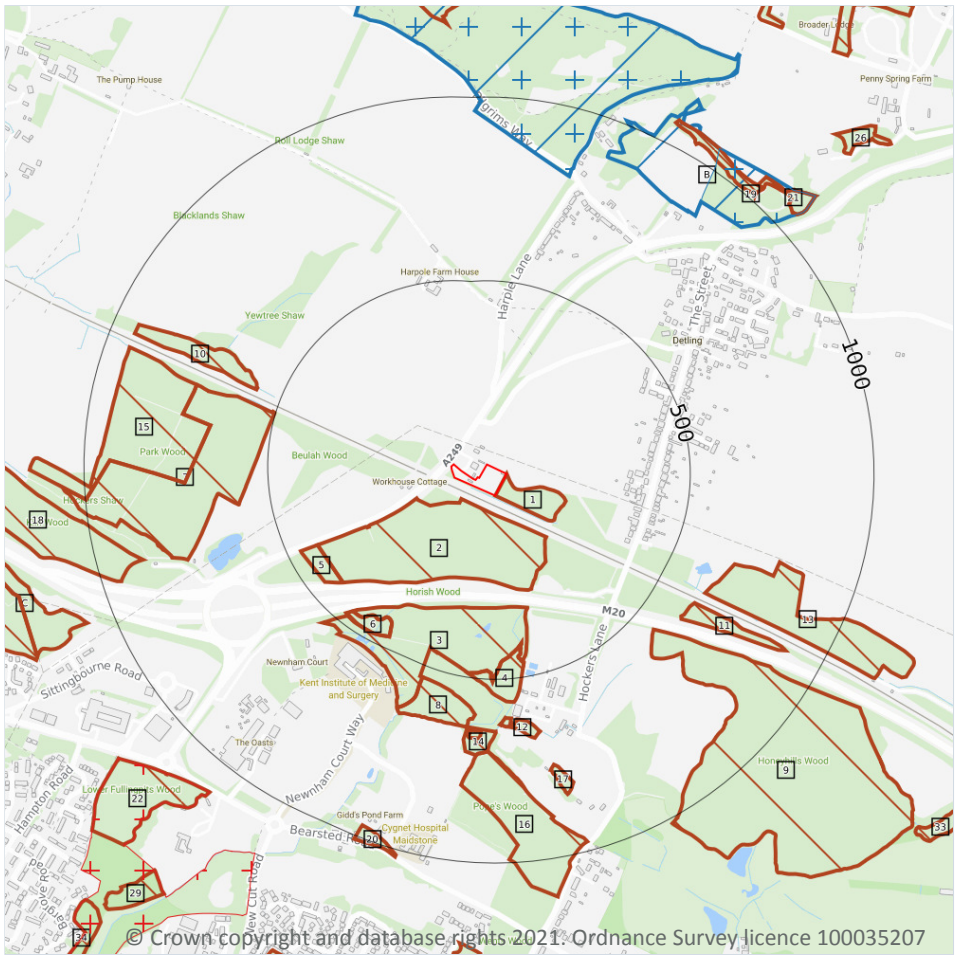
Highest risk on site	**Moderate**
Highest risk within 50m	**High**

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

Features are displayed on the Groundwater flooding map on **page 49**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Special Areas of Conservation (SAC)

Local Nature Reserves (LNR)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	2

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

Features are displayed on the Environmental designations map on **page 50**

ID	Location	Name	Data source
A	816m N	Wouldham to Detling Escarpment	Natural England

ID	Location	Name	Data source
B	866m NE	Wouldham to Detling Escarpment	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	**2**

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

Features are displayed on the Environmental designations map on **page 50**

ID	Location	Name	Features of interest	Habitat description	Data source
A	816m N	North Downs Woodlands	Dry grasslands and scrublands on chalk or limestone; Beech forests on neutral to rich soils; Yew-dominated woodland.	Dry grassland, Steppes; Broad-leaved deciduous woodland; Coniferous woodland	Natural England
19	910m NE	North Downs Woodlands	Dry grasslands and scrublands on chalk or limestone; Beech forests on neutral to rich soils; Yew-dominated woodland.	Dry grassland, Steppes; Broad-leaved deciduous woodland; Coniferous woodland	Natural England

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 50**

ID	Location	Name	Data source
23	1085m SW	Vinters Valley Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	42

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

Features are displayed on the Environmental designations map on **page 50**

ID	Location	Name	Woodland Type
1	0m SE	Horish Wood-North	Ancient & Semi-Natural Woodland
2	45m SW	Popes/horish Woods	Ancient & Semi-Natural Woodland
3	305m S	Popes/horish Woods	Ancient & Semi-Natural Woodland
4	408m S	Popes/horish Woods	Ancient Replanted Woodland
5	411m SW	Unknown	Ancient & Semi-Natural Woodland
6	421m SW	Popes/horish Woods	Ancient Replanted Woodland
7	502m W	Park Wood	Ancient & Semi-Natural Woodland
8	532m S	Popes/horish Woods	Ancient Replanted Woodland
9	564m SE	Honeyhills Wood	Ancient & Semi-Natural Woodland
10	570m W	Park Wood	Ancient Replanted Woodland
11	603m SE	Great Hoar Wood	Ancient & Semi-Natural Woodland
12	605m S	Unknown	Ancient & Semi-Natural Woodland
13	629m SE	North Honeyhills Wood	Ancient & Semi-Natural Woodland
14	634m S	Unknown	Ancient & Semi-Natural Woodland
15	665m W	Park Wood	Ancient Replanted Woodland
16	695m S	Popes/horish Woods	Ancient & Semi-Natural Woodland
17	749m S	Lower Meadow Shaw	Ancient & Semi-Natural Woodland
18	875m W	Park Wood	Ancient & Semi-Natural Woodland
20	967m S	Unknown	Ancient & Semi-Natural Woodland
B	1009m NE	Unknown	Ancient & Semi-Natural Woodland
21	1042m NE	Unknown	Ancient & Semi-Natural Woodland
C	1075m W	Unknown	Ancient & Semi-Natural Woodland
22	1085m SW	Lower Fullingpits Wood	Ancient & Semi-Natural Woodland
24	1200m N	Unknown	Ancient & Semi-Natural Woodland
25	1222m S	Wents/five Acre Woods	Ancient & Semi-Natural Woodland
C	1228m W	Unknown	Ancient Replanted Woodland
26	1269m NE	Read Wood	Ancient & Semi-Natural Woodland
-	1303m N	Boxley Warren	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1321m W	Unknown	Ancient & Semi-Natural Woodland
29	1344m SW	Unknown	Ancient & Semi-Natural Woodland
-	1349m W	Unknown	Ancient & Semi-Natural Woodland
31	1376m SW	Unknown	Ancient & Semi-Natural Woodland
32	1417m NE	Amber Wood	Ancient & Semi-Natural Woodland
33	1462m SE	Unknown	Ancient & Semi-Natural Woodland
34	1522m SW	Unknown	Ancient & Semi-Natural Woodland
-	1603m NE	Unknown	Ancient & Semi-Natural Woodland
-	1700m NW	Unknown	Ancient & Semi-Natural Woodland
-	1707m NE	Unknown	Ancient & Semi-Natural Woodland
-	1709m NE	Unknown	Ancient & Semi-Natural Woodland
-	1717m SE	Unknown	Ancient & Semi-Natural Woodland
-	1764m NW	Park Wood	Ancient & Semi-Natural Woodland
-	1810m N	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

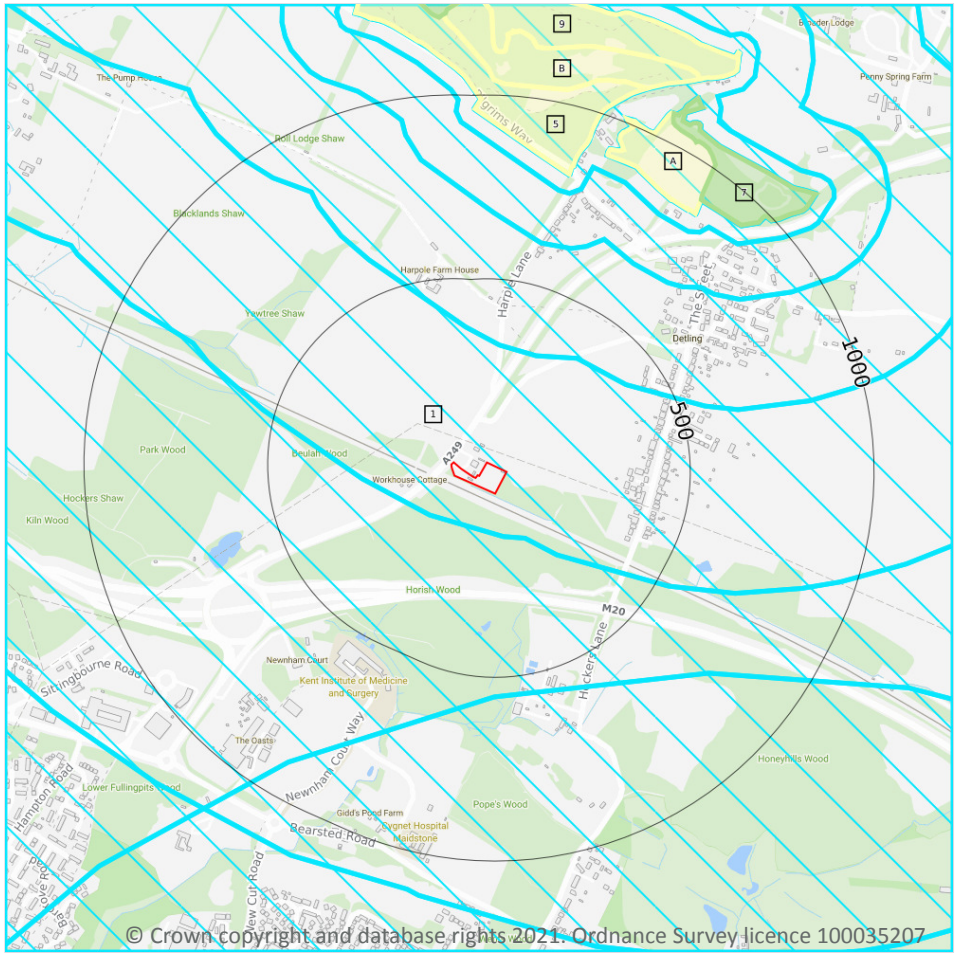
Records within 2000m	1

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

Location	Name	Type	NVZ ID	Status
On site	**Maidstone**	**Groundwater**	**G64**	**Existing**

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

SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 57**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 200m² & manure stores > 250t). Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 500 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream (NB This does not include discharges to mains sewer which are unlikely to pose a risk at this location)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**7**

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

Features are displayed on the SSSI Impact Zones and Units map on **page 57**

ID: 5
Location: 816m N
SSSI name: Wouldham to Detling Escarpment
Unit name: The Larches
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
H6210 Semi-natural dry grasslands and scrubland facies: on calcareous substrates (Festuco-Brometalia), (note that this includes the priority feature important orchid rich sites)	Unfavourable - Recovering	26/03/2009
H9130 Asperulo-Fagetum beech forests	Favourable	26/03/2009
Lowland mixed deciduous woodland	Favourable	01/10/2010
Vascular plant assemblage	Not Recorded	01/01/1900

ID: A
Location: 866m NE
SSSI name: Wouldham to Detling Escarpment
Unit name: The Lynch
Broad habitat: Calcareous Grassland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Unfavourable - Recovering	01/10/2010

ID: 7
Location: 910m NE
SSSI name: Wouldham to Detling Escarpment
Unit name: Lynch Bank
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
H91J0 Taxus baccata woods of the British Isles	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Favourable	01/10/2010

ID: B
Location: 1030m N
SSSI name: Wouldham to Detling Escarpment
Unit name: The Larches
Broad habitat: Calcareous Grassland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
H6210 Semi-natural dry grasslands and scrubland facies: on calcareous substrates (Festuco-Brometalia), (note that this includes the priority feature important orchid rich sites)	Unfavourable - Recovering	11/05/2009
Lowland mixed deciduous woodland	Favourable	01/10/2010
Vascular plant assemblage	Not Recorded	01/01/1900

ID: 9
Location: 1119m N
SSSI name: Wouldham to Detling Escarpment
Unit name: The Larches
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
H6210 Semi-natural dry grasslands and scrubland facies: on calcareous substrates (Festuco-Brometalia), (note that this includes the priority feature important orchid rich sites)	Unfavourable - Recovering	26/03/2009
H9130 Asperulo-Fagetum beech forests	Favourable	26/03/2009
Lowland mixed deciduous woodland	Favourable	01/10/2010
Vascular plant assemblage	Not Recorded	01/01/1900

ID: 11
Location: 1212m N
SSSI name: Wouldham to Detling Escarpment
Unit name: Boxley Wood East
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
H9130 Asperulo-Fagetum beech forests	Not Recorded	01/01/1900
H91J0 Taxus baccata woods of the British Isles	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Favourable	01/10/2010
Vascular plant assemblage	Not Recorded	01/01/1900

ID: -
Location: 1694m NW
SSSI name: Wouldham to Detling Escarpment
Unit name: Boxley Wood West
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
H91J0 Taxus baccata woods of the British Isles	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Favourable	01/10/2010
Vascular plant assemblage	Not Recorded	01/01/1900

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

11 Visual and cultural designations

Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 62**

ID	Location	NAME	Data Source
1	**On site**	**Kent Downs**	**Natural England**

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	0

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

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

11.5 Conservation Areas

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 62**

ID	Location	Name	District	Date of designation
2	**On site**	**The Local Authority for this area have not supplied conservation area data.**		**-**

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

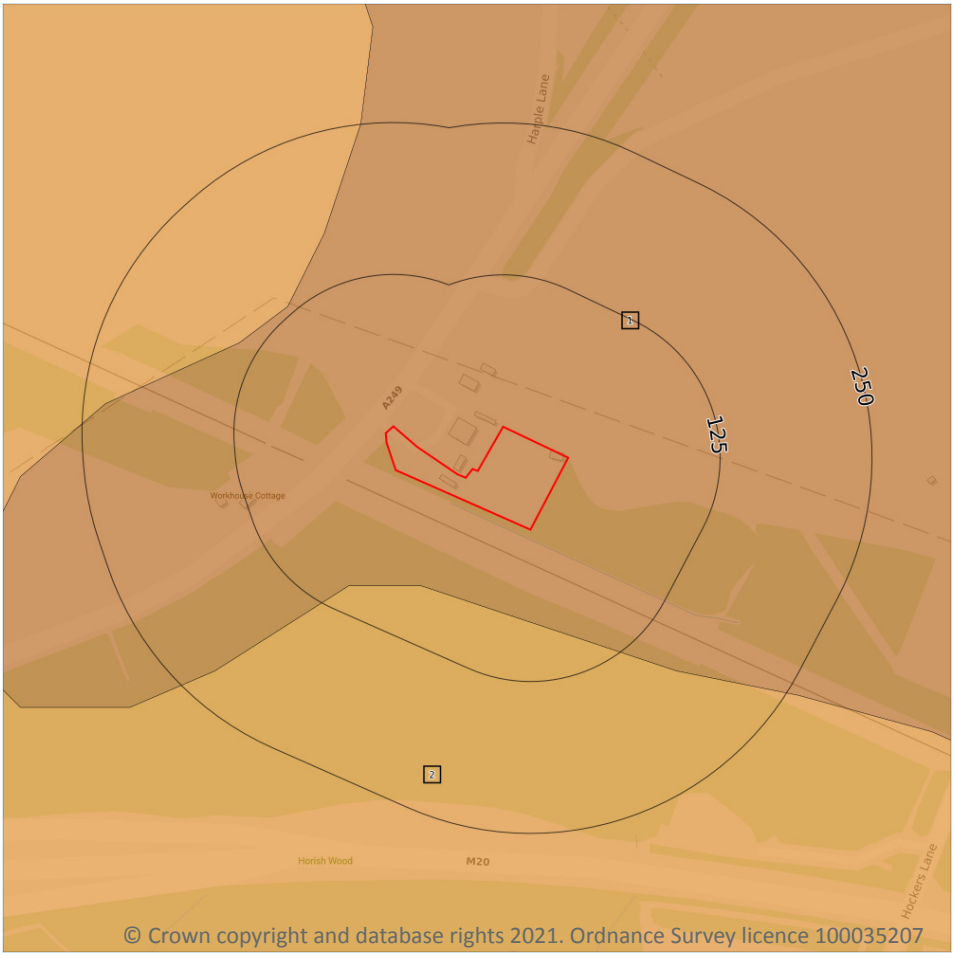
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	2

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

Features are displayed on the Agricultural designations map on **page 65**

ID	Location	Classification	Description
1	**On site**	**Grade 2**	**Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.**
2	72m S	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks
Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	5

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

Features are displayed on the Habitat designations map on **page 68**

ID	Location	Main Habitat	Other habitats
1	0m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	0m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	45m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	150m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	179m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability

Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 70**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**No coverage**	**No coverage**	**No coverage**	**NoCov**

This data is sourced from the British Geological Survey.

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

14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability

Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 74**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**Full**	**EW288_maidstone_v4**

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

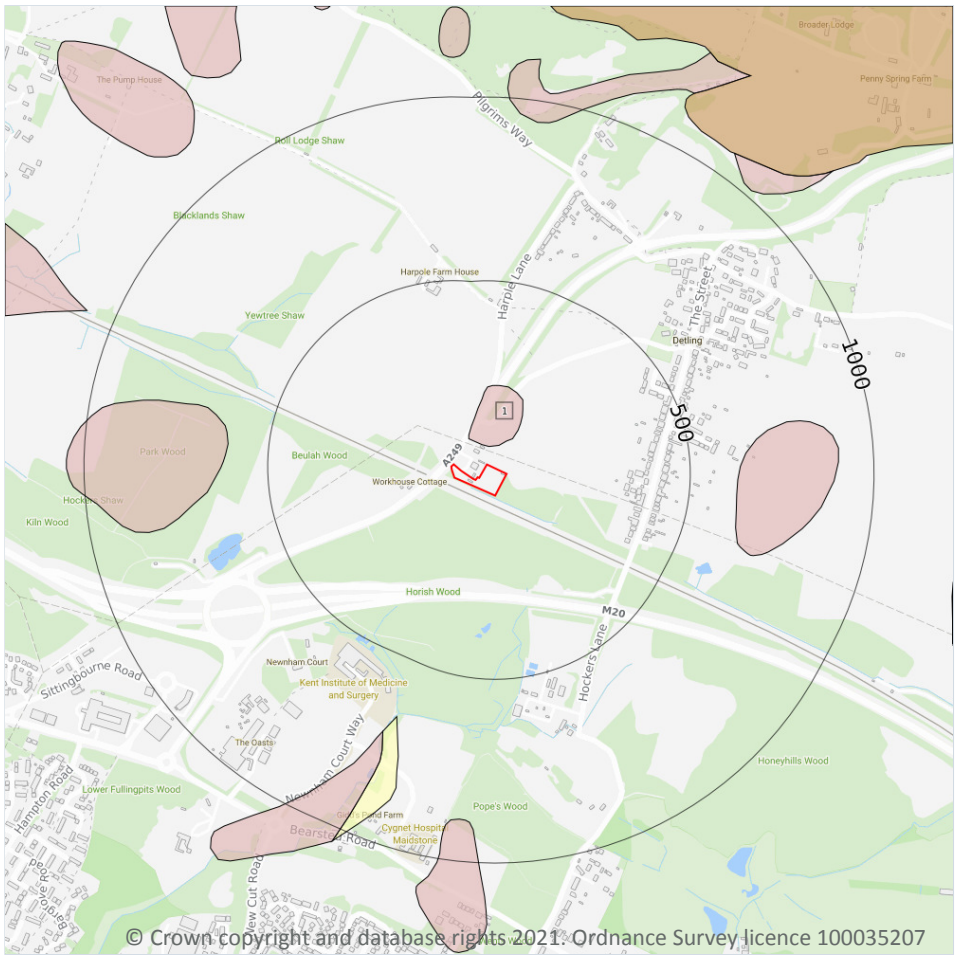
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 76**

ID	Location	LEX Code	Description	Rock description
1	49m N	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

Location	Flow type	Maximum permeability	Minimum permeability
49m N	Mixed	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

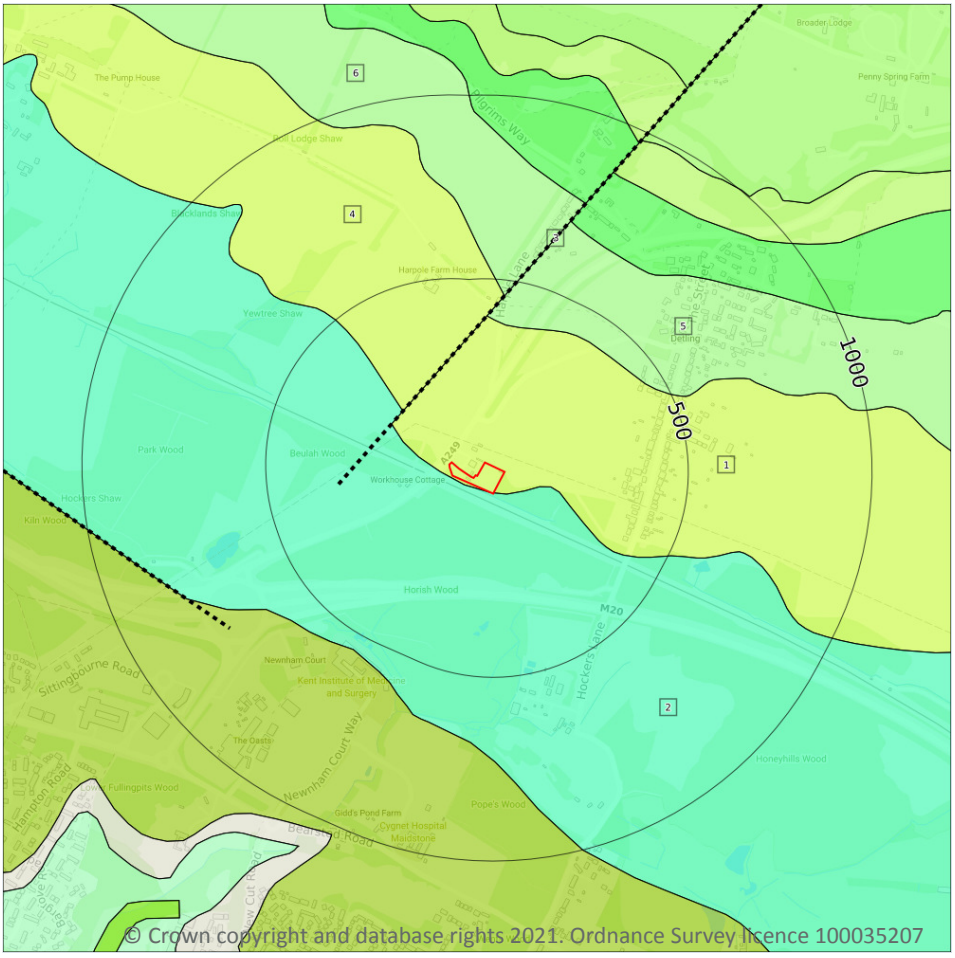
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	5

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 78**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WMCH-CHLK**	**WEST MELBURY MARLY CHALK FORMATION - CHALK**	**CENOMANIAN**
2	**On site**	**GLT-MDST**	**GAULT FORMATION - MUDSTONE**	**ALBIAN**
4	193m NW	WMCH-CHLK	WEST MELBURY MARLY CHALK FORMATION - CHALK	CENOMANIAN

ID	Location	LEX Code	Description	Rock age
5	378m N	ZZCH-CHLK	ZIG ZAG CHALK FORMATION - CHALK	CENOMANIAN
6	457m N	ZZCH-CHLK	ZIG ZAG CHALK FORMATION - CHALK	CENOMANIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	**2**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Low**	**Very Low**
On site	**Fracture**	**Very High**	**High**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	**1**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 78**

ID	Location	Category	Description
3	191m NW	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

16 Boreholes

16.1 BGS Boreholes

Records within 250m	16

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

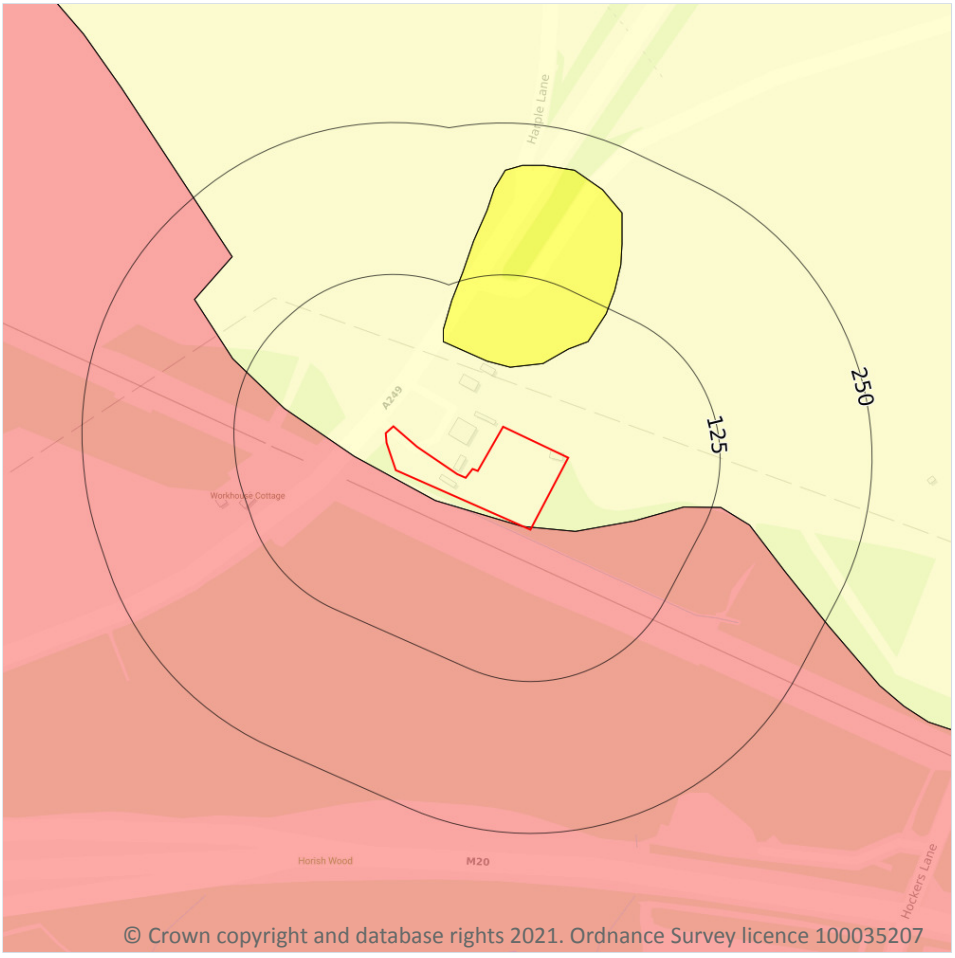
Features are displayed on the Boreholes map on **page 80**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	1m SW	578634 157758	CHANNEL TUNNEL RAIL LINK SA9106	20.0	N	15617336
2	19m SW	578706 157706	CHANNEL TUNNEL RAIL LINK SA9104	15.0	N	15617335
3	33m SW	578641 157720	CHANNEL TUNNEL RAIL LINK OP9102	4.0	N	15616382

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	43m W	578576 157757	UNION R'WAY GROUND INV SA1315	-	Y	N/A
A	43m W	578576 157757	CHANNEL TUNNEL RAIL LINK SA1315	15.01	N	15617322
4	62m SE	578771 157670	CHANNEL TUNNEL RAIL LINK SA9801	10.2	N	15617342
5	89m W	578526 157763	CHANNEL TUNNEL RAIL LINK SA3134	24.81	N	15617329
6	106m W	578507 157817	CHANNEL TUNNEL RAIL LINK SA9800	15.0	N	15617341
7	134m SE	578838 157638	CHANNEL TUNNEL RAIL LINK OP9103	4.0	N	15616383
8	140m W	578480 157740	OLD WORKHOUSE COTTAGE,DETLING	10.13	N	759524
9	164m W	578450 157829	CHANNEL TUNNEL RAIL LINK OP9101	4.1	N	15616381
10	175m W	578436 157783	CHANNEL TUNNEL RAIL LINK OP9100	4.0	N	15616380
B	179m SE	578883 157625	CHANNEL TUNNEL RAIL LINK OP3138	4.11	N	15617303
B	187m SE	578899 157637	CHANNEL TUNNEL RAIL LINK TP9886	4.0	N	15616347
11	230m W	578385 157839	CHANNEL TUNNEL RAIL LINK OP3133	4.11	N	15617302
12	244m S	578686 157476	M20 IMPROVEMENT JCT 5-8 BHE47	10.5	N	759556

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	3

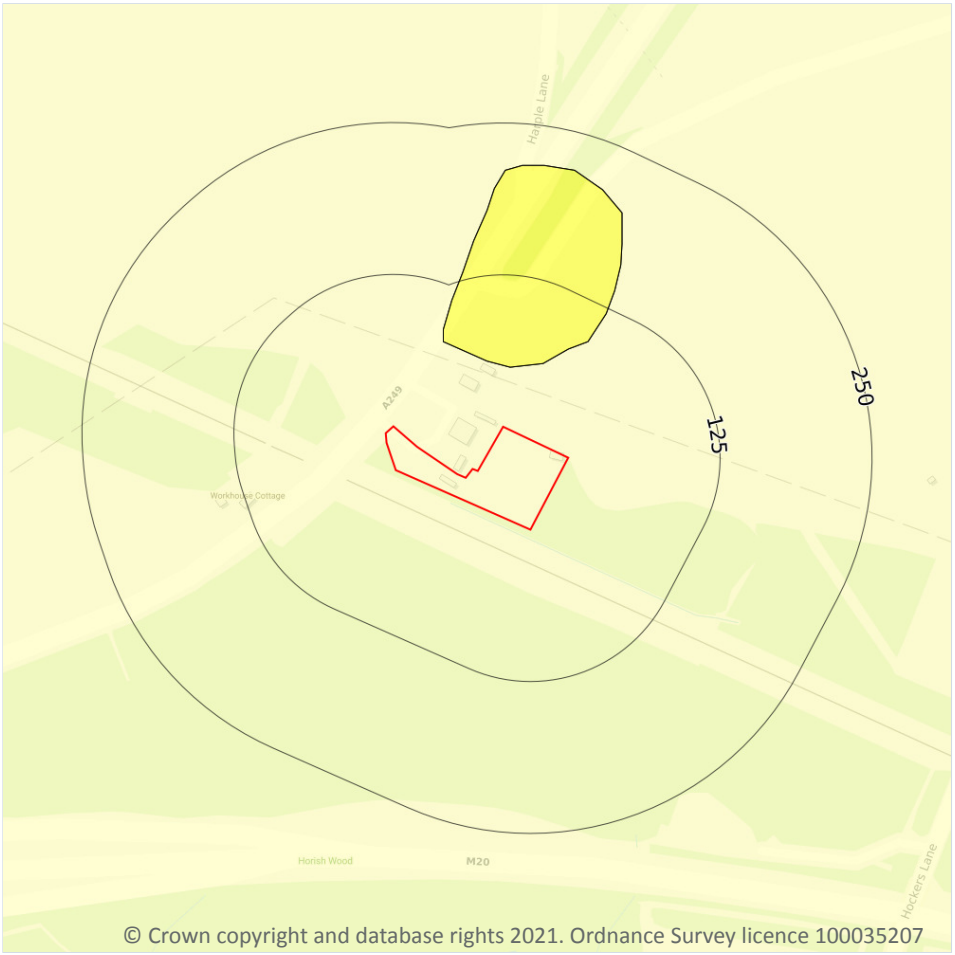
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 82**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
On site	**Moderate**	**Ground conditions predominantly high plasticity.**
49m N	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	2

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

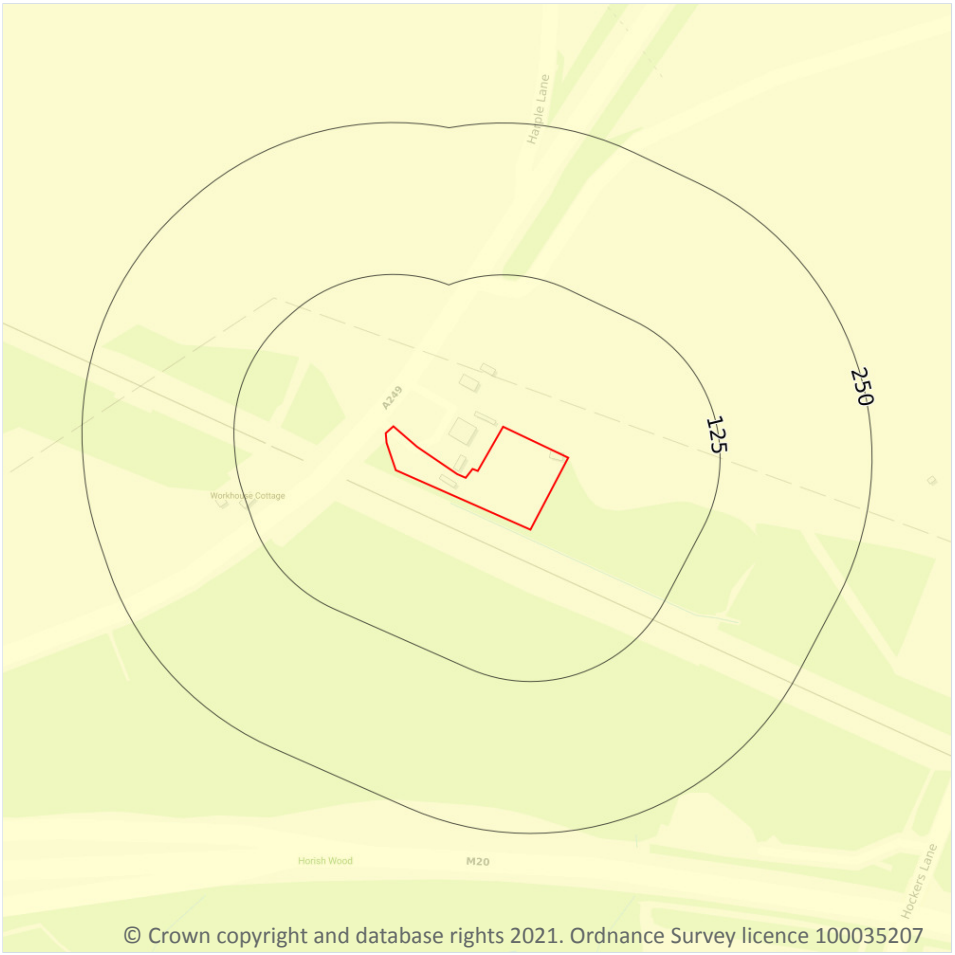
Features are displayed on the Natural ground subsidence - Running sands map on **page 84**

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

Location	Hazard rating	Details
49m N	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

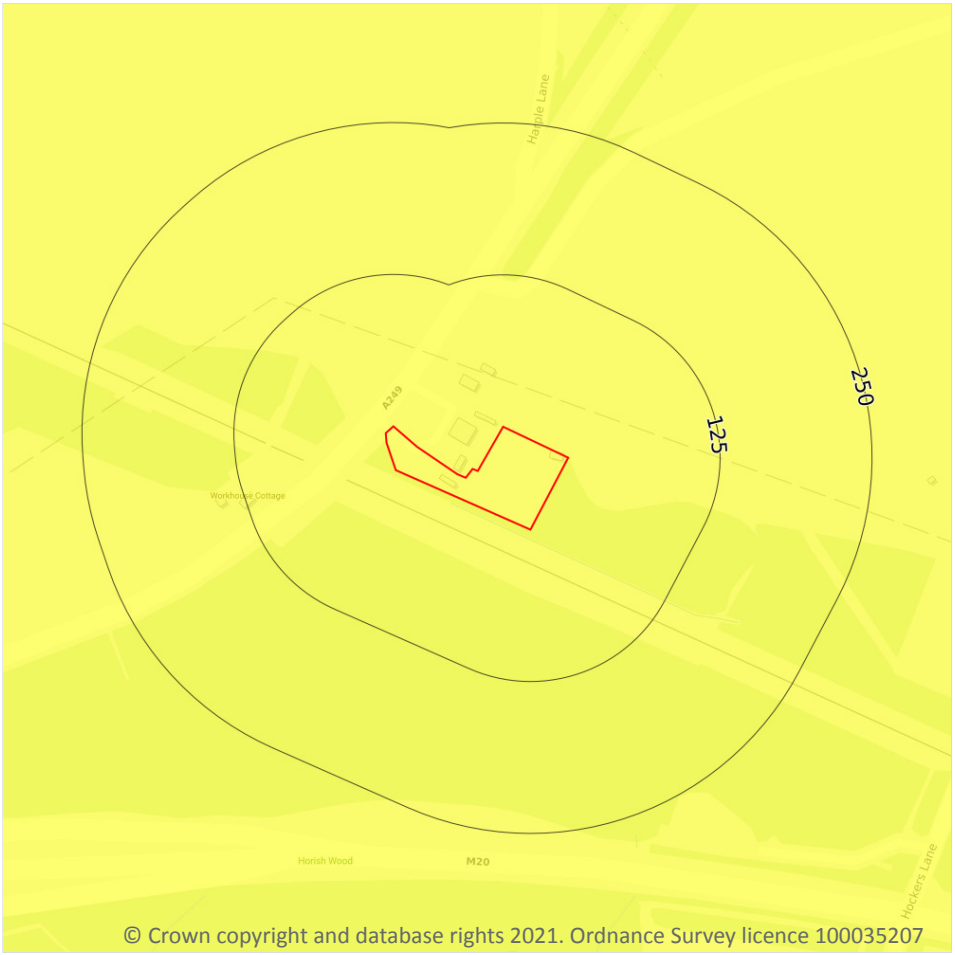
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 86**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

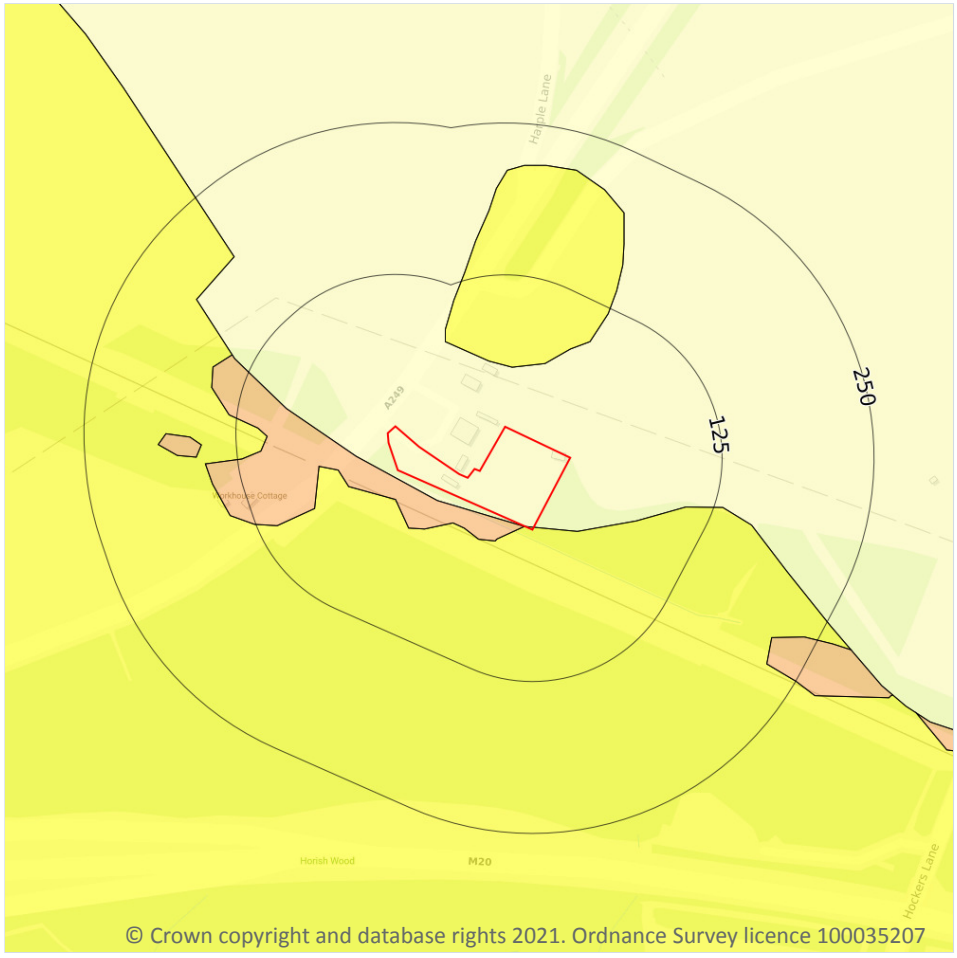
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 87**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	4

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

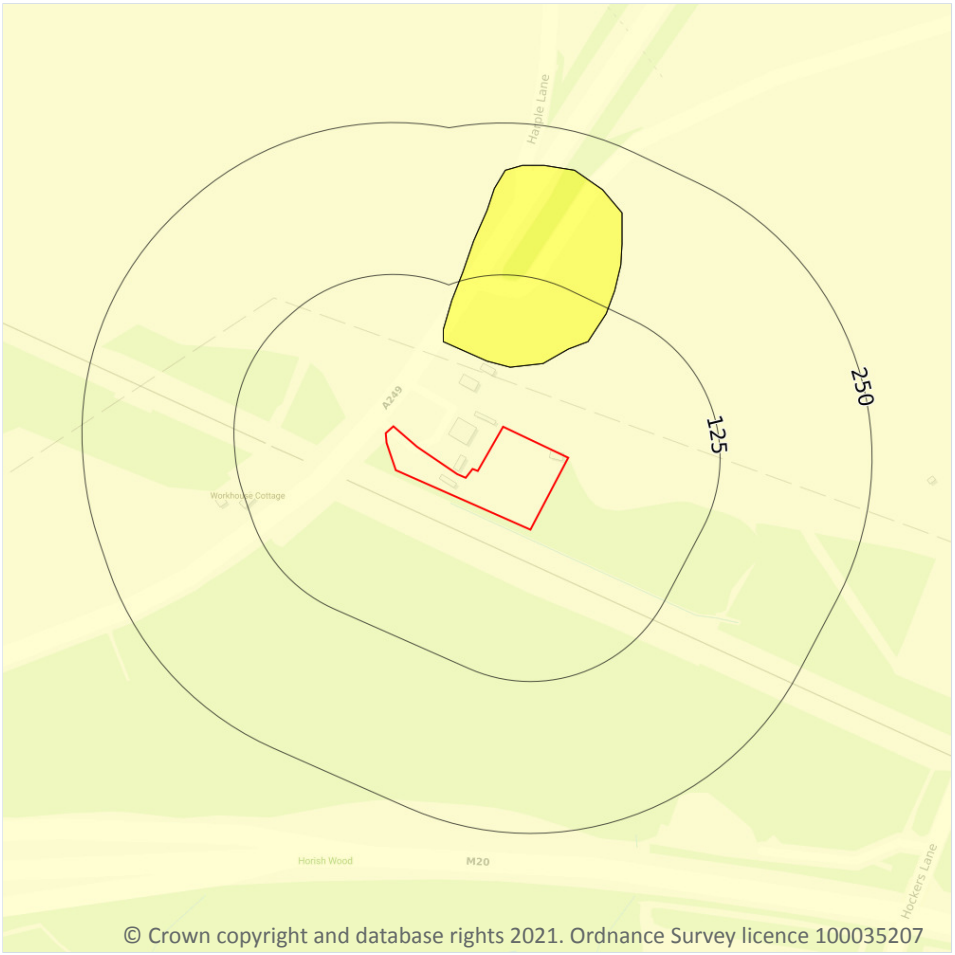
Features are displayed on the Natural ground subsidence - Landslides map on **page 88**

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

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**
0m SW	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.
49m N	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	2

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

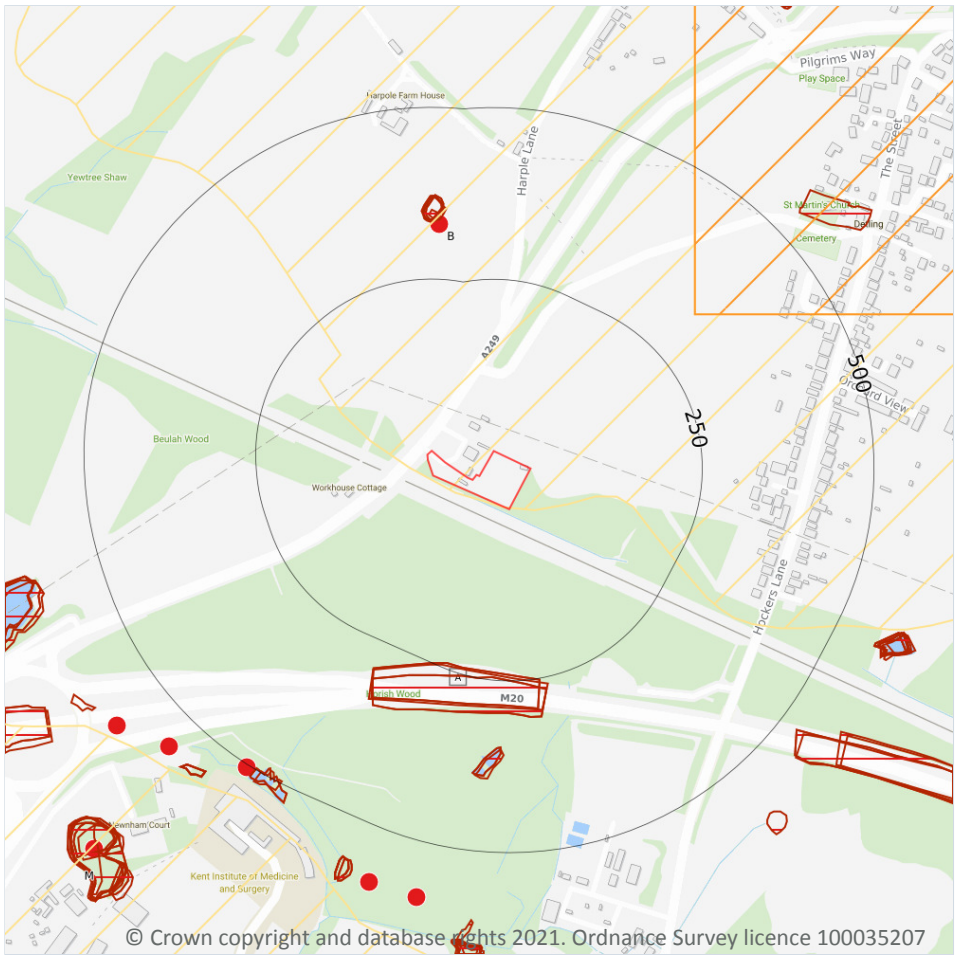
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 90**

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

Location	Hazard rating	Details
49m N	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities



Site Outline

Search buffers in metres (m)

Natural cavities (Area)

Natural cavities (Point)

BritPits

Surface ground workings

Underground workings

Historical Mineral Planning Areas

Mining Cavities

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m	0

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

This data is sourced from Peter Brett Associates (PBA).

18.2 BritPits

Records within 500m	1

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Details	Description
B	329m N	Name: Harpole Chalk Pit Address: Detling, MAIDSTONE, Kent Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	5

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Land Use	Year of mapping	Mapping scale
A	238m S	Cuttings	1971	1:10000
A	238m S	Cuttings	1961	1:10560
A	241m S	Cuttings	1963	1:10560
A	246m S	Cuttings	1991	1:10000
A	246m S	Cuttings	1980	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	3

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Chalk**	**A**	**Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered**
2	328m NE	Not available	Chalk	C	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered
4	545m SW	Not available	Sand	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	2

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Mine Address	Mineral	Data source	Publisher
M	767m SW	The Sand Hole, Maidstone, Kent	Firestone, Freestone, Hearthstone, Honestone, Ragstone, Sandstone, Scythestone, Silver Sand, Whetstone	-	Chelsea Speleological Society
-	968m NE	Detling Adit, Detling, Kent	Chalk	CHALK ADIT AT DETLING	KENT U.RES.GROUP NEWSLETTER,24,1

This data is sourced from Peter Brett Associates (PBA).

18.8 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0

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

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

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

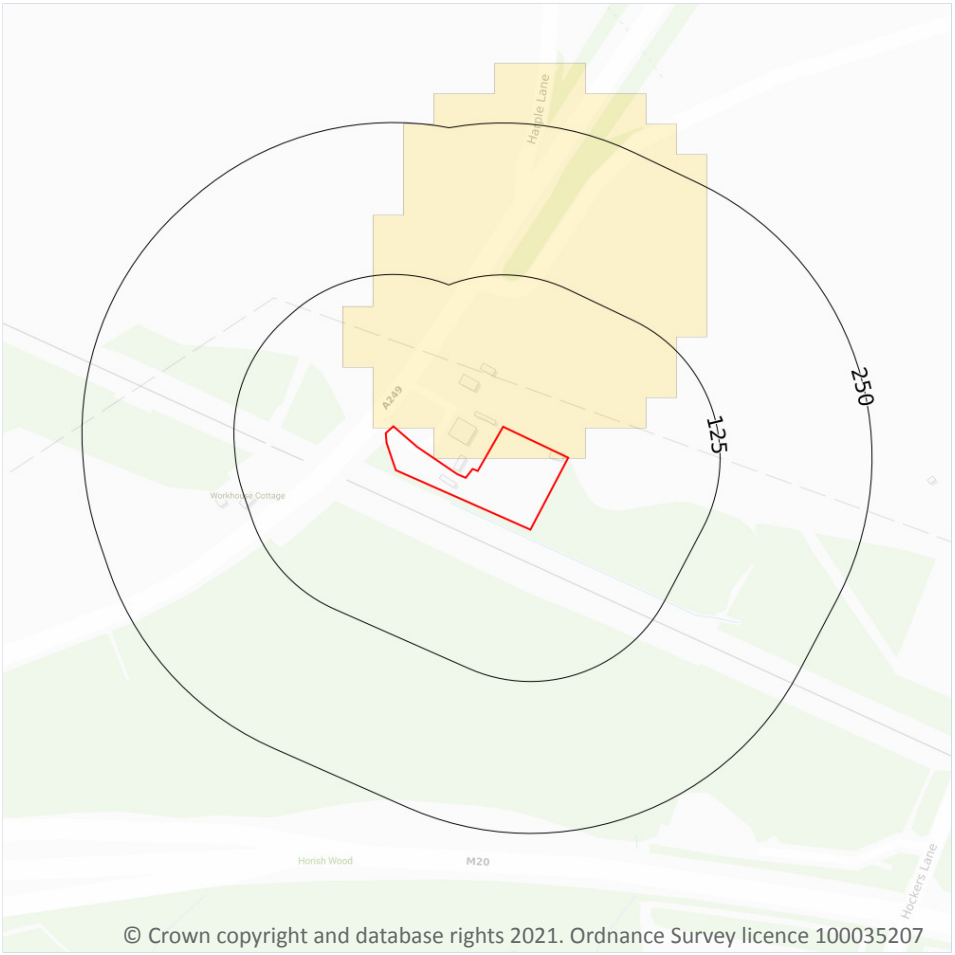
18.13 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

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

19 Radon



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Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

19.1 Radon

Records on site	2

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 97**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Between 1% and 3%**	**None**
On site	**Less than 1%**	**None****

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 mg/kg**
18m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
49m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

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

21.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	5

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

Features are displayed on the Railway infrastructure and projects map on **page 100**

Location	Name	Type
22m SW	High Speed 1	rail
24m SW	Not given	Multi Track
26m SW	High Speed 1	rail
70m W	Not given	Multi Track
99m W	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: https://www.groundsure.com/terms-and-conditions-jan-2020/.

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.

1.0 SITE DETAILS	
Name of the applicant	Fastlay Services Limited
Activity address	WINDY BOTTOM, SITTINGBOURNE ROAD, DETLING, ME14 3ES
National grid reference	TQ 78693 57755

Document reference and dates for Site Condition Report at permit application and surrender	GS-7573403. 12/2/21

Document references for site plans (including location and boundaries)	Site boundary

Note:
In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

2.0 Condition of the land at permit issue		
Environmental setting including: • geology • hydrogeology • surface waters		**Very rural setting off A249 Sittingbourne Rd. No businesses and limited residential within proximity. Ancient woodland bordering site and SSSI within 1KM. Site no within flood zone or SPZ.**
Pollution history including: • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures		**No history of pollution incidents on site since 2001. Two minor incidents in 2001 for water discharge. No nearby surface water features.**
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)		**No history of contamination on site**
Baseline soil and groundwater reference data		**n/a**
Supporting	• Source information identifying environmental setting and pollution	

information	incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

3.0 Permitted activities	
Permitted activities	Storage and treatment of inert waste
Non-permitted activities undertaken	n/a
Document references for: • plan showing activity layout; and • environmental risk assessment.	GS-7573403

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the changes to the permitted activities
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	If yes, list of them
Checklist of supporting information	• Plan showing any changes to the boundary (where relevant) • Description of the changes to the permitted activities (where relevant) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

5.0 Measures taken to protect land	
Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.	
Checklist of supporting information	• Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures

6.0 Pollution incidents that may have had an impact on land, and their remediation	
Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.	
Checklist of supporting information	• Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

7.0 Soil gas and water quality monitoring (where undertaken)	
Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.	
Checklist of supporting information	• **Description of soil gas and/or water monitoring undertaken** • **Monitoring results (including graphs)**

8.0 Decommissioning and removal of pollution risk

Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.

Checklist of supporting information	• **Site closure plan** • **List of potential sources of pollution risk** • **Investigation and remediation reports (where relevant)**

9.0 Reference data and remediation (where relevant)

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state". If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.

Checklist of supporting information	• Land and/or groundwater data collected at application (if collected) • Land and/or groundwater data collected at surrender (where needed) • Assessment of satisfactory state • Remediation and verification reports (where undertaken)

10.0 Statement of site condition

Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:

- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.