CLEAR

Real Estate Investment and Development Consultancy.

Phase 1 Geo-Environmental Desk Study

Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA

Cantium Land and Development Ltd

Reference: 250501
Date: May 2025

EXECUTIVE SUMMARY

Scope of Report	This report has been commissioned to assess environmental and geotechnical considerations, predominantly with respect to ground conditions at the site, which will be used to support future planning applications.
Current Use	The site comprises an irregularly shaped parcel of land which is free from above ground development, surfaced by rough grassland / agricultural land. Hedgerows line all boundaries of the site. A drain is noted to run along the southern and eastern boundaries of the site.
Proposed Site Use	No proposed development plans were available at the time of writing this report. However, it is understood that the site is being considered for development to circa 20No. residential dwellings with associated gardens, access roads and infrastructure.
Site History	The site comprised agricultural / undeveloped land from earliest mapping dated 1866 to present day. Features of note in the surrounding area include tile works with associated kilns and a pit (infilled by 1968), allotment gardens, railway lines and associated infrastructure.
Environmental Setting	The northern and western portion of the site is underlain by superficial deposits named Head Deposits (Secondary Undifferentiated Aquifer). Bedrock geology is mapped to be named Mercia Mudstone (Unproductive Strata). The site is not located within a Source Protection Zone. The nearest recorded potable groundwater abstraction lies 969m to the north. Surface water features include a drain along the southern and eastern boundaries, with additional unnamed features located 83m north and 152m south. No active surface water abstractions are recorded within 1 km. The site lies within Flood Zone 1, indicating a low probability of flooding.

Preliminary Contaminated Land Assessment

Human Health	No significant sources of contamination have been identified based on the site's history or current use. Surrounding land use is unlikely to have resulted in significant contamination. In addition, the underlying relatively impermeable superficial deposits would restrict contaminant migration onto the site. However, residual low-level concentrations of pesticides or herbicides may persist due to historical arable land use.
Controlled Waters	A significant source of contamination with potential to migrate to surface water or groundwater features has not been identified based on the site history or current use. Relatively impermeable superficial deposits would restrict contaminant migration.
Ground Gas	No significant ground gas sources have been identified at the site or within 250m of the site. The site is in a lower probability radon area where less than 1% of homes are estimated to be at or above the Action Level. On this basis, ground gas and radon protection measures are not required for new dwellings at the site.

Preliminary Geotechnical Assessment

Shrink Swell Clays	Heave precautions may be required if clay soils are identified on site. Intrusive testing should be undertaken to classify volume change potential and inform future foundation design.
Aggressive Ground Conditions	Superficial and solid geology are not known to be significantly pyritic. Chemical testing in accordance with BRE SD1 should be undertaken to inform suitable concrete classification for design prior to development.
Shallow groundwater	Groundwater was noted within a previous third party report between 0.80m – 1.65m bgl. Consideration should be given to the introduction of temporary groundwater control measures during development.
Abnormal Foundations	A previous third party report indicates medium strength cohesive deposits between 1.55m – 2.60m bgl. Such strata may provide a suitable bearing capacity to support conventional strip / pad type foundations. The geotechnical competency should be confirmed following an intrusive site investigation to allow for detailed foundation design. Where foundations span two different soil matrices, additional reinforcement will be required to mitigate the risk of any potential differential settlement.

Conclusions and Recommendations

Conclusions	The environmental risk arising from the ground condition at the subject site when taking into account the site's current status and usage is **LOW**. For the redevelopment of the site to a residential usage, the potential environmental risk arising from the ground conditions is **LOW**.
Recommendations	A. An intrusive ground investigation should be undertaken by a competent person to validate the preliminary conceptual site model, assess topsoil for pesticide and herbicide residues in proposed garden areas and address geotechnical hazards. B. Construction phase risks to site workers and the environment from potential contamination should be managed through effective RAMS and a Construction Phase Plan (CPP). The Principal Contractor must ensure these documents assess and mitigate contamination risks in line with CDM Regulations. C. A watching brief should be maintained during redevelopment to identify any unexpected contamination. Should any significant contamination be encountered during ground works at the site, work should cease immediately and advice be sought from a suitably qualified environmental consultant.

CONTENTS

Appendices

QUALITY CONTROL

Project Name	Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA
Client Name	Cantium Land and Development Ltd
Project Number	250501
Document Title	Phase 1 Geo-Environmental Desk Study

Version	Date	Prepared By	Approved By
1.0	20/05/2025	Ben Lawry BSc (Hons) FGS	Ben Lawry BSc (Hons) FGS

1. INTRODUCTION

Scope and Objectives

Clear Environmental (Clear) was commissioned by Cantium Land and Development Ltd (the 'Client') to undertake a Phase 1 Geo-Environmental Desk Study (the "Report") for Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA (hereafter referred to as the 'site').

This report has been commissioned to assess environmental and geotechnical considerations, predominantly with respect to ground conditions at the site, which will be used to support future planning applications.

This report presents the findings of a desk study based on the following information:

- Historical uses of the site and surroundings;
- Current use and condition of the site;
- Environmental setting in terms of geology, hydrogeology, hydrology and surrounding land uses, based on publicly available environmental records; and
- A Groundsure Insights Report (GS-HRG-SIT-EEZ-KI7 and GS-T1X-LTT-JR2-6Z8).

This report has been conducted with due regard to the following guidance:

- The National Planning Policy Framework;
- BS5930:2015 (+A1:2020) Code of Practice for Ground Investigations;
- BS10175:2011 (+A2:2017) Investigation of Potentially Contaminated Sites – Code of Practice; and
- Land Contamination Risk Management (LCRM) 2023.

This report presents Clear's observations, findings, and conclusions based on the information available and site conditions as understood at the time of reporting. These findings may be subject to change should material new information become available following the date of issue.

Information provided by third parties has been used in the preparation of this report. While Clear has no reason to doubt the validity of such information (unless otherwise stated), we cannot guarantee its accuracy or completeness.

This report is intended to inform decision-making by identifying potential environmental risks and reducing uncertainty. However, it cannot eliminate all risk or uncertainty regarding ground conditions. Accordingly, no warranty or guarantee is provided, either express or implied, regarding the condition of the site or its suitability for any specific use.

This report has been prepared specifically for the Client. It may not be relied upon by any other party without Clear's prior written agreement, which will typically require the execution of a reliance letter incorporating our standard terms and conditions. Where reliance has been granted to third parties, this will be noted in the report.

Proposed Development

No proposed development plans were available at the time of writing this report. However, it is understood that the site is being considered for development to circa 20No. residential dwellings with associated gardens, access roads and infrastructure.

2.SITE LOCATION, DESCRIPTION & SETTING

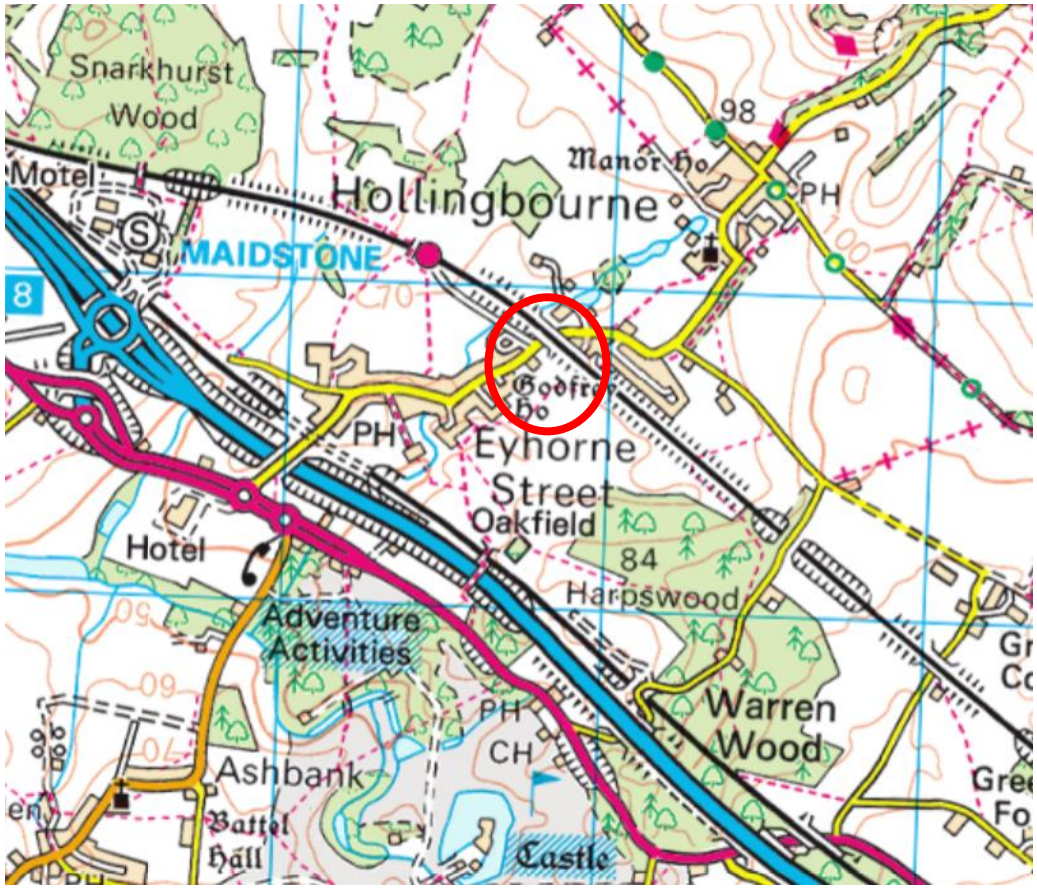


Figure 1: Site Location Plan

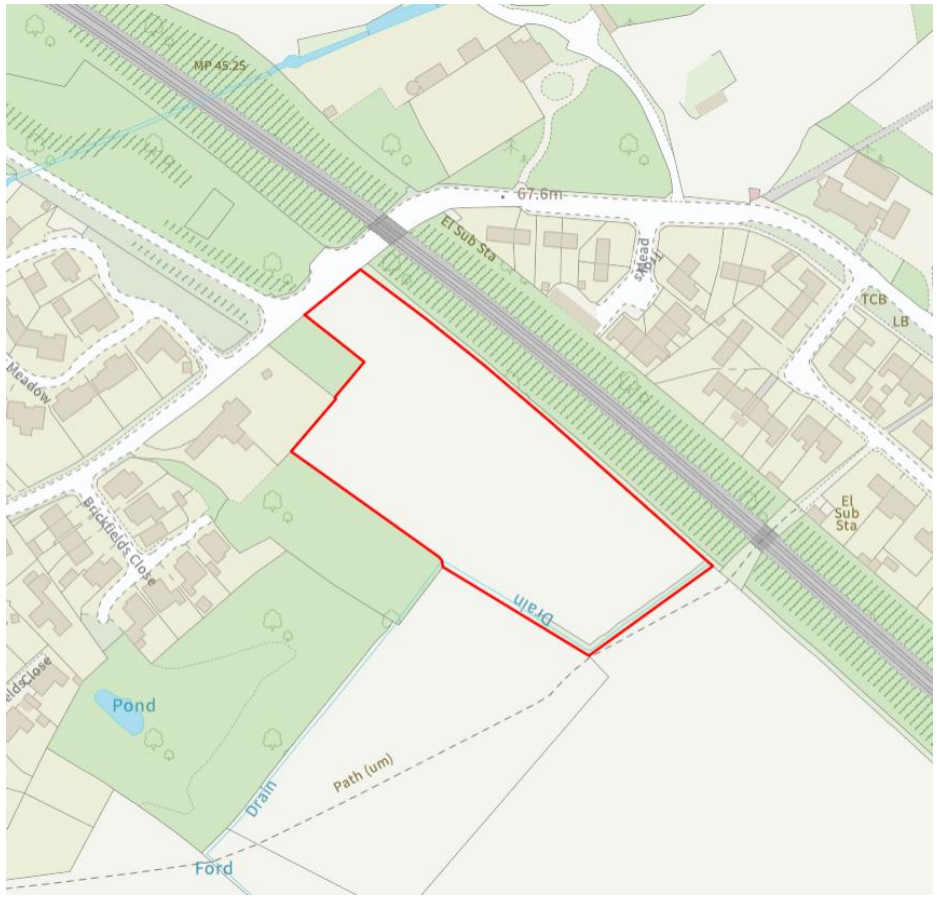


Figure 2: Site Layout Plan

National Grid reference:

583871 154756

Area: 1.25 hectares

Topography

The subject site is generally flat.

Location

The subject site is located south of Eyhorne Street, circa 850m northeast of the M20, providing a link to Maidstone city centre 6km to the northwest. providing a link to London City Centre approximately 12km to the northeast.

Site Description

The site comprises an irregularly shaped parcel of land which is free from above ground development, surfaced by rough grassland / agricultural land. Hedgerows line all boundaries of the site. A drain is noted to run along the southern and eastern boundaries of the site.

Ground levels across the site are generally flat.

A summary of pertinent feature presence which may be of environmental significance are presented below:

Table 1: Site Feature Summary

Asbestos	No above ground development is present at the site, as such, it is unlikely that asbestos containing materials are present.
Above Ground Tanks	None understood to be present.
Below Ground Tanks	None understood to be present.
Chemical Storage	None understood to be present.
Waste Management	No development is present at site therefore no significant waste generation. o evidence suggesting fly-tipping has occurred has been provided to Clear for review.
Invasive Species	Although no invasive plant survey has been undertaken at the site, based on available information, none of these plants are known to present on the site.

Surrounding Land Use

The below table summarises the surrounding land use:

Table 2: Surrounding Land Use

Direction from site	Land Use
North	A railway line is present adjacent to the north of the site, beyond which residential properties are noted from 30m north.
East	Agricultural land lies to the east.
South	Agricultural / woodland lies to the southeast. Residential properties are present adjacent to the southwest.
West	Residential properties are present to the west, beyond which lies agricultural land.

Planning Records

Maidstone Borough Council Planning Portal has been searched for relevant records. No planning applications were identified relating to the subject site.

Regulatory Consultation

Based on available information, we understand the site is not currently listed as Contaminated Land under the EPA 1990 and it is unlikely that the site would be investigated under the Contaminated Land Regime.

Unexploded Ordnance

Following a review of a Zetica Unexploded Bomb Risk Map, the site has been identified as a Moderate risk. Prior to any significant intrusive ground works being undertaken, a site-specific desk based unexploded ordnance risk assessment report should be commissioned. Please refer to Appendix II for a copy of the Zetica Map.

3. PREVIOUS REPORTS

A Soakage Testing report was provided for review, undertaken by Ground and Environmental Services Limited at the subject site (reference: 13479, dated 6 May 2025). The following geo-environmentally pertinent information was noted:

Table 3: Summary of Third-Party Soakage Testing Report

Factor	Summary
Scope	Five window sample boreholes were excavated to depths of 2.30m - 3.00m below ground level (bgl). Falling head soakage testing was carried out in all window sample holes.
Ground Conditions	Topsoil was encountered within all exploratory holes to 0.50 – 0.70m bgl comprising sandy clayey silty with rare brick and carbon fragments. Deposits considered to be representative of superficial geology by Clear were encountered in all exploratory holes. Generally comprising soft to firm silty clay with varying secondary granular constituents (sand and gravel) to depths of 1.55 – 2.60m bgl. A silty sand band was encountered within WS5 between 0.75m – 1.00m bgl. Deposits considered to be representative of completely weathered bedrock by Clear were encountered within all holes. Generally comprising firm (medium strength) very silty clay. Groundwater was noted between 0.80m – 1.65m bgl.
Visual / Olfactory Evidence of Contamination	No visual or olfactory evidence of contamination required.
Infiltration Rates	Results indicate a wide variation in infiltration potential across the site: • Negligible infiltration potential was recorded at WS1, WS3, and WS4, with very low infiltration rates of approximately 1×10^{-8} m/s. • WS2 showed good infiltration potential, with rates ranging from 6.9×10^{-4} to 1×10^{-3} m/s, consistently influenced by a perched water level at 0.8 m depth. • WS5 indicated moderate infiltration potential, with an infiltration rate of 2.13×10^{-5} m/s observed above a groundwater level at 1.65 m.

No additional previous reports were made available for review or identified on the planning portal relating to the subject site during the compilation of this report.

4. GEO-ENVIRONMENTAL SETTING

Geology

The following information has been reviewed:

- The British Geological Survey (BGS) geological map, scale 1:63,360/1:50,000, 288, Maidstone;
- The BGS website;
- The BGS historic boreholes with reference: TQ85SW28 (Appendix II);
- Soakage Testing report undertaken by Ground and Environmental Services Limited at the subject site (reference: 13479, dated 6 May 2025); and,
- The Groundsure Insights Report (Appendix II).

Based on the above information, the northern and western portion of the site is underlain by superficial deposits named Head Deposits comprising clay, silt, sand and gravel, over bedrock geology of the Gault Formation, comprising mudstone. The anticipated site geology is summarised in the table below.

Table 4: Summary of Anticipated Geology

Strata	Depth to Top of Strata (m bgl)	Thickness	Typical Description
Topsoil	Ground Level	0.50 – 0.70	Soft (low strength) dark brown sandy clayey silt,
Head Deposits	0.50 – 0.70	0.90 – 1.90m	Soft to firm (low strength) light greyish / orangish brown silty clay / gravelly silty clay.
Mercia Mudstone	1.55 – 2.60m	c.55m	Firm (medium strength) brownish grey with orange very silty CLAY.

Hydrogeology

The Groundsure Insights Report records the following hydrogeological information for the site:

Table 5: Summary of Hydrogeology

Geology	Geological Description	Aquifer Status	Aquifer Description
Head Deposits	Clay, silt, sand and gravel	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
Gault Formation	Mudstone	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

The site is not recorded to be within a Source Protection Zone.

One potable groundwater abstraction licence is recorded 969m north of the site (ref: 9/40/03/0555/G).

Hydrology

The nearest surface water feature is a drain present along the southern and eastern boundary. Additional unnamed surface water features are present 83m north and 152m south.

There is no active surface water abstraction within over 1km of the site.

The site is designated as being in a Flood Zone 1 (low probability) according to the Flood Map for Planning.

Mining and Extraction

The Groundsure Insights Report indicates that the site is not within an area that may be affected by coal mining. Therefore, a Coal Mining Risk Assessment is not required.

Surface ground workings are recorded as follows:

Table 6: Summary of Surface Ground Workings

Land Use	Distance and Direction	Date	Potential to impact the site
Unspecified Ground Workings	82m northwest	1955	No Infilled land can result in ground gas generation through degradation of organic matter within the fill. However, due to the time which has elapsed (70 years +) any gas generation is likely to have peaked and be minimal. Relatively impermeable Mercia Mudstone deposits would restrict residual ground gas migration onto the subject site.
Brick and Tile Works	116m southwest	1909	
Unspecified Pit	124m southwest	1955	
Unspecified Pit	125m southwest	1955	
Unspecified Pit	128m southwest	1909	
Unspecified Pit	145m west	1895	

Ground Stability

The Groundsure Report indicates the follow ground stability hazards at the site:

Table 7: Summary of Ground Stability

Hazard	Risk Classification
Shrink Swell Clays	Moderate
Running Sands	Very Low
Compressible Deposits	Negligible
Collapsible Deposits	Very Low
Landslides	Very Low
Ground Dissolution of Soluble Rocks	Negligible

Radon

The Groundsure Insights Report records indicate that the site is in a lower probability radon area where less than 1% of homes are estimated to be at or above the Action Level. On this basis, radon protection measures are not required for new dwellings at the site.

Sensitive Site Designations

The site is recorded to be within the Maidstone groundwater Nitrate Vulnerable Zone. The Hollingbourne Downs Site of Special Scientific Interest (SSSI) is located 125m northeast of the site.

Environmental Sensitivity

Based on available information the site is considered to be located within an area of Moderate environmental sensitivity.

5. SITE HISTORY

Detailed historical maps and aerial photographs of the site and surrounding area, provided as part of the Groundsure Insights Report (Appendix I), have been reviewed as part of this report. This process has been undertaken to identify any former land uses at the site and within the surrounding area that may have geo-environmental implications for the proposed development.

The findings are summarised in the table below. Only features within 250m radius of the site boundaries are presented and discussed. Any distances quoted for features remote from the site have been scaled from the maps and are approximate. Other information sources available in the public domain have also been reviewed to support this assessment, including the Historic England online Aerial Photo Explorer and historical aerial photographs available on Google Earth.

Table 8: Summary of Historical Mapping

Source	Site	Surroundings
Pre 1866 – pre 1897	The site comprised agricultural / undeveloped land.	Surrounding land largely comprised agricultural land from earliest available mapping dated 1866. A ***Tile Works*** was denoted 120m southwest. t Godfrey House and a pond were denoted 20m west.
Pre 1897 – pre 1968	No significant changes to site layout.	A ***railway line*** and associated embankment was denoted adjacent to the north of the site. ***Railway sidings*** and a crane were denoted 150m northwest. Sidings no longer denoted by 1908. A ***pump house*** was denoted 90m north with associated ***tanks***. ***Kilns*** and a ***pit*** were denoted 120m southwest associated with the ***Tile Works***. ***Allotment Gardens*** were denoted 50m north. Fishery ponds associated with Snakebrook were denoted 130m north.
Pre 1968 – Pre 1986	No significant changes to site layout.	***Allotment gardens*** were redeveloped to residential dwellings. Tile works, kilns and pit no longer denoted with the pit suspected to have been infilled and the land redeveloped to a residential property denoted Claygate with a tennis court. A ***commercial property*** was developed 30m west.
Pre 1986 – pre 1999	No significant changes to site layout.	An ***electrical substation*** was denoted 50m north.
Pre 1999 - present	No significant changes to site layout.	Residential development occurred 60m west and 40m southwest denoting surrounding land in its current layout by mapping dated 2025.

6. ENVIRONMENTAL DESIGNATIONS AND DATA

Regulatory Data

Regulatory data from the Groundsure Insights Report, presented in **Appendix II** (from within 250m of the site boundary) has been summarised in the table below.

Table 9: Summary of Environmental Regulatory Database Review

Item	Distance and Direction	Details	Potential to Impact the site
Waste and Landfill			
No relevant records identified			
Industrial Land Use			
No relevant records identified			
Environmental Permits			
Waste Exemption	112m north	Use of waste in construction (ref: WEX168527)	No
Waste Exemption	112m north	Use of waste in construction (ref: WEX170351)	No
Pollution Incidents			
No relevant records identified			
Agency and Hydrogeological			
No relevant records identified			
Register of Hazardous Substance Use			
No relevant records identified			

7. PRELIMINARY CONCEPTUAL SITE MODEL AND RISK ASSESSMENT

To qualitatively assess the risk posed by potential land contamination to the proposed development, an initial Conceptual Site Model (CSM) and Preliminary Risk Assessment (PRA) have been prepared. The CSM identifies potential contaminant sources, pathways, and receptors, enabling evaluation of potentially complete contaminant linkages. The risk assessment approach adopted aligns with Land Contamination Risk Management (LCRM) guidance. The PRA assessment matrix used in this report is included in **Appendix III**.

Should any changes occur to the proposed development or new information become available, the PRA must be updated accordingly.

Potential Contaminants of Concern

Potential contamination sources identified through this assessment are summarised below. Off-site sources within 250m have been considered. Relevant ground gas sources within 250m are also considered.

Residential, retail, office, and general commercial land uses (non-industrial) have not been considered contamination sources unless explicitly stated. Naturally occurring radon is discussed separately in Section 4.

Historical records may not detail every potential contamination source, therefore additional unidentified sources may exist.

The table below summarises the potential on and off-sire contamination sources identified:

Table 10: Potential Contaminant Sources

Source Location	Identified Potential Sources	Contaminants of Concern
On-Site	• Made Ground associated with general agricultural activities.	Heavy metals, PAHs, TPH, Herbicides, Pesticides, Nitrates.
Off-Site	• Railway line construction (embankment) and maintenance. • Historical and current commercial / industrial land uses including a Tile Works and substation.	Heavy metals, PAHs, TPH, PCBs, asbestos, herbicides.

Key:
TPH – Total Petroleum Hydrocarbons; PAH – Polycyclic Aromatic Hydrocarbons; PCBs – Polychlorinated Biphenyls.

The site appears to have been open fields throughout its history and so is assumed to have been used for farming. Farming activities may have left residual contaminants including herbicides, pesticides, and heavy metals from fertilisers. In addition, if farming vehicles were used and maintained on site, there may be localised areas of petroleum hydrocarbon contamination.

A railway is present adjacent to the north of the site. Railway land can be a potential source of contamination, from spillages of fuel/oils along the tracks, ash and creosote associated with the track construction, and herbicides sprayed along the trackside to control vegetation.

Potential Pathways

Based on the information presented in this report the following potentially active pathways have been identified.

Table 11: Potential Contaminant Pathways

Pathway Category	Identified Pathways
On-Site Human Health	Dermal contact/ingestion of soils, inhalation of ground gas/soil vapours/dust, consumption of contaminated water.
Off-Site Human Health	Inhalation of wind-blown dust, shallow lateral migration via groundwater causing direct contact/ingestion/inhalation, migration and accumulation of ground gases/vapours.
On-Site Buildings and Structures	Contact with aggressive ground or impacted soils, accumulation and ignition of gases/vapours.
Off-Site Buildings and Structures	Migration via groundwater affecting structures, accumulation and ignition of ground gases/vapours.
Controlled Waters	Leaching/percolation from unsaturated zones, migration via saturated zones, vertical/lateral migration of contaminants, preferential pathways from foundations.
Sensitive Ecology (Flora and Fauna)	Ingestion/dermal contact/inhalation/root uptake on-site, off-site migration via groundwater pathways.

Potential Receptors

Based on the information presented in this report the following receptors have been identified.

Table 12: Potential Contaminant Receptors

Receptor Category	Identified Receptors
Human Health	Future residents, maintenance workers, off-site commercial and residential users.
Controlled Waters	Surface waters (drain present along the southern and eastern boundary. Additional unnamed surface water features are present 83m north and 152m south), Groundwater (Secondary Undifferentiated superficial Aquifer and Unproductive bedrock Aquifer)
Buildings and Structures	On-site and off-site buildings and structures
Ecology	Flora and fauna in soft landscaped areas

Risks to site workers and the environment (from potential land contamination) during the construction phase of the proposed redevelopment can be appropriately managed by successful implementation of construction phase risk assessments and method statements (RAMS). The associated construction phase risks from potential contamination are not considered further in this document but should be appropriately considered and mitigated by the Principal Contractor in their preparation and implementation of construction phase RAMS and Construction Phase Plan (CPP).

Summary of Potential Contaminant Linkages

The table below summarises potential contaminant linkages based on the initial CSM and PRA performed in accordance with CIRIA C552: Contaminated Land Risk Assessment guidelines (Rudland et al., 2001). Qualitative risk classifications are provided (see Appendix III). Where no linkage exists, a Very Low classification is assigned.

Table 13: Potential Contaminant Linkages

Potential Contaminant Source	Potential Pathway	Potential Receptor	Potential Contaminant Linkage	Risk Level Classification
On-site - Made Ground (if Present)	Direct contact with soil	Human health of proposed site end users	Yes However, a significant source of contamination has not been identified based on the site's historical or current use. However, residual low-level concentrations of pesticides or herbicides may persist due to historical arable use with the potential to form viable pathways within areas of future gardens.	Low
	Inhalation of windblown soil			Low
	Ingestion of soil			Low
	Impact to water supply pipes and ingestion			Low
	Ground gas and vapour generation and inhalation		No No significant sources of ground gas have been identified at the subject site.	Very Low
	Inhalation of windblown soil from the site	Off-site human health	Yes However, the site is not considered as a significant source of windblown soils.	Very Low
	Off-site migration and direct contact with impacted soil		Yes Domestic gardens with open ground are present in the near site vicinity, but the site history indicates that contamination with significant potential to migrate off-site is unlikely to be present.	Low
	Off-site migration and ingestion of impacted soil			Low
	Impact to water supply pipes and ingestion			Low

Potential Contaminant Source	Potential Pathway	Potential Receptor	Potential Contaminant Linkage	Risk Level Classification
On-site - Made Ground (if Present)	Ground gas and vapour generation, off-site migration and inhalation		No No significant potential sources of ground gas or vapours has been identified at the subject site.	Very Low
	Direct Contact	On-site buildings / structures (proposed)	Yes Structures may be constructed in impacted soils or be subjected to sulphate "attack". Testing should be undertaken to determine suitable future concrete classification in accordance with BRE SD1.	Low
	Migration followed by ignition of ground gas / soil vapours		No No significant potential sources of ground gas or vapours has been identified at the subject site.	Very Low
	Off-site migration followed by direct contact	Off-site buildings / structures	Yes However, based on the site history it is unlikely that gross contamination is present with the potential to migrate off-site and impact nearby structures.	Low
	Off-site migration followed by ignition of ground gas / soil vapours		No No significant potential sources of ground gas or vapours has been identified at the subject site.	Very Low
	On-site ingestion / dermal contact / inhalation / root uptake	Flora and fauna in proposed soft-landscaped areas at the sit	Yes No significant sources of contamination have been identified with the potential to impact flora and fauna. No evidence of vegetation die back is noted at the site.	Low
	Off-site migration at shallow depth followed by ingestion / dermal contact/ inhalation / root uptake		Yes No significant sources of contamination have been identified with the potential to impact flora and fauna.	Low
	Lateral and horizontal migration of mobile contaminants to surface water	Surface Water	Yes However, a significant source of contamination with potential to migrate to surface water features has not been identified based on the site history or current use. Relatively impermeable superficial deposits would restrict contaminant migration.	Low

Potential Contaminant Source	Potential Pathway	Potential Receptor	Potential Contaminant Linkage	Risk Level Classification
On-site - Made Ground (if Present)	Lateral and horizontal migration of mobile contaminants via groundwater	Groundwater	Yes However, a significant source contamination with potential to migrate to groundwater has not been identified based on the site history of current use. Relatively impermeable superficial deposits would restrict contaminant migration.	Low
Off-site (railway line and embankment, historical and current commercial / industrial land uses including a tile works and substation)	On-site migration followed by direct contact or ingestion of soil	Human health of proposed site end users	Yes However, a significant source of contamination has not been identified within the surrounding area. Relatively impermeable superficial deposits would restrict contaminant migration onto the subject site.	Low
	Inhalation of windblown soil			Low
	On-site migration followed by impact to water supply pipes and ingestion of the water supply			Low
	Ground gas and vapour generation, on-site migration and inhalation		No No significant potential sources of ground gas have been identified within 250m of the subject site.	Low
	On-site migration followed by direct contact	On-site buildings / structures (proposed)	Yes It is unlikely that gross contamination with potential to damage structures is migrating onto site.	Very Low
	On-site migration followed by ignition of ground gas / vapours		No No significant potential sources of ground gas have been within 250m of the subject site.	Very Low
	On-site ingestion / dermal contact / inhalation / root uptake	On-site buildings / structures (proposed)	Yes The identified potential off-site sources and presence of relatively impermeable superficial deposits would restrict contaminant migration onto the subject site.	Very Low

8. PRELIMINARY GEOTECHNICAL HAZARDS

Based on the available information presented in the preceding sections, the anticipated geotechnical hazards associated with the site are summarised in the table below.

Table 14: Summary of Anticipated Geotechnical Hazards

Ground Stability Hazards	Comments / Hazard Potential	Present on site	
		Potentially	Unlikely
Variable Made ground	Previous investigations do not record Made Ground		✓
Shrink Swell Clays	Moderate. Heave precautions may be required if clay soils are identified on site. Intrusive testing should be undertaken to classify volume change potential and inform future foundation design.	✓	
Running Sands	Very Low		✓
Compressible Deposits	Negligible		✓
Collapsible Deposits	Very Low		✓
Landslides	Very Low		✓
Ground Dissolution of Soluble Rocks	Negligible		✓
Aggressive Ground Conditions	Superficial and solid geology are not known to be significantly pyritic. Chemical testing in accordance with BRE SD1 should be undertaken to inform suitable concrete classification for design prior to development.	✓	
Existing below ground structures	No below ground structures are understood to be present given the lack of historic development.		✓
Shallow groundwater	Groundwater was noted within a previous third party report between 0.80m – 1.65m bgl.	✓	
Flooding	Unlikely to impact the development however should be confirmed through a Flood and Drainage Risk Assessment by a suitably qualified professional.		✓
Slope stability issues	No significant elevation changes are present across the site. However, an embankment of unknown geometry and condition is present to the north of the site. Precautions may be required by the overseeing organisation, Network Rail, if works are proposed in the vicinity of the embankment.		✓

Ground Stability Hazards	Comments / Hazard Potential	Present on site	
		Potentially	Unlikely
Coal Mining	The site is not situated in an area which may be affected by coal mining.		✓
Economic Geology	Mineral extraction is not considered to pose a significant risk to the site.		✓
Abnormal Foundations	Previous third-party reports indicate medium strength cohesive deposits between 1.55m – 2.60m bgl. Such strata may provide a suitable bearing capacity to support convention strip / pad type foundations. The geotechnical competency should be confirmed following an intrusive site investigation to allow for detailed foundation design. Where foundations span two different soil matrices, additional reinforcement will be required to mitigate the risk of any potential differential settlement.		✓

9. CONCLUSIONS AND RECOMMENDATIONS

Scope of Report	This report has been commissioned to assess environmental and geotechnical considerations, predominantly with respect to ground conditions at the site, which will be used to support future planning applications.
Current Use	The site comprises an irregularly shaped parcel of land which is free from above ground development, surfaced by rough grassland / agricultural land. Hedgerows line all boundaries of the site. A drain is noted to run along the southern and eastern boundaries of the site.
Proposed Site Use	No proposed development plans were available at the time of writing this report. However, it is understood that the site is being considered for development to circa 20No. residential dwellings with associated gardens, access roads and infrastructure.
Site History	The site comprised agricultural / undeveloped land from earliest mapping dated 1866 to present day. Features of note in the surrounding area include tile works with associated kilns and a pit (infilled by 1968), allotment gardens, railway lines and associated infrastructure.
Environmental Setting	The northern and western portion of the site is underlain by superficial deposits named Head Deposits (Secondary Undifferentiated Aquifer). Bedrock geology is mapped to be named Mercia Mudstone (Unproductive Strata). The site is not located within a Source Protection Zone. The nearest recorded potable groundwater abstraction lies 969m to the north. Surface water features include a drain along the southern and eastern boundaries, with additional unnamed features located 83m north and 152m south. No active surface water abstractions are recorded within 1 km. The site lies within Flood Zone 1, indicating a low probability of flooding.

Preliminary Contaminated Land Assessment

Human Health	No significant sources of contamination have been identified based on the site's history or current use. Surrounding land use is unlikely to have resulted in significant contamination. In addition, the underlying relatively impermeable superficial deposits would restrict contaminant migration onto the subject site. However, residual low-level concentrations of pesticides or herbicides may persist due to historical arable land use.
Controlled Waters	A significant source of contamination with potential to migrate to surface water or groundwater features has not been identified based on the site history or current use. Relatively impermeable superficial deposits would restrict contaminant migration.
Ground Gas	No significant ground gas sources have been identified at the subject site or within 250m of the site. The site is in a lower probability radon area where less than 1% of homes are estimated to be at or above the Action Level. On this basis, ground gas and radon protection measures are not required for new dwellings at the site.

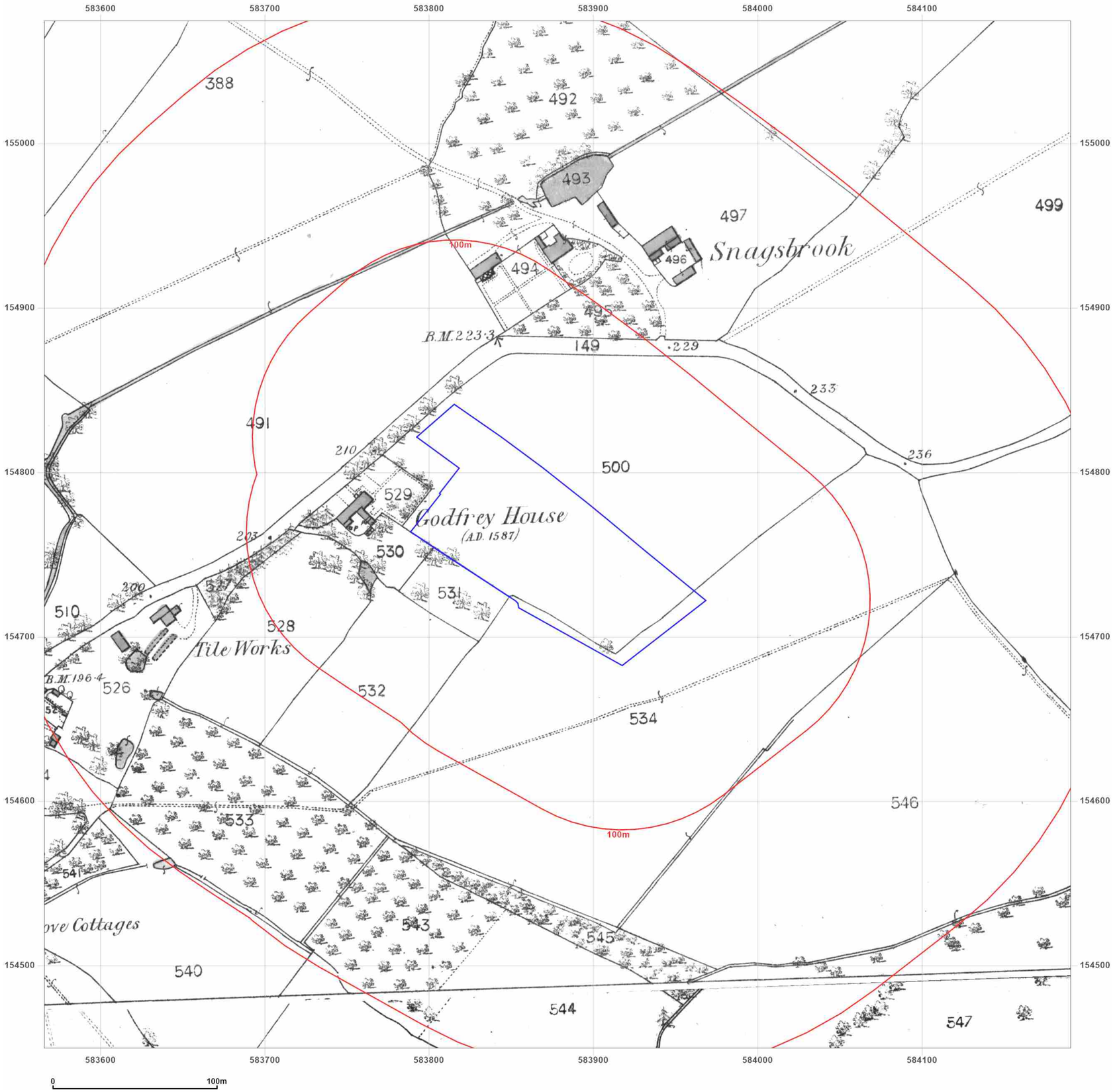
Preliminary Geotechnical Assessment

Shrink Swell Clays	Heave precautions may be required if clay soils are identified on site. Intrusive testing should be undertaken to classify volume change potential and inform future foundation design.
Aggressive Ground Conditions	Superficial and solid geology are not known to be significantly pyritic. Chemical testing in accordance with BRE SD1 should be undertaken to inform suitable concrete classification for design prior to development.
Shallow groundwater	Groundwater was noted within a previous third party report between 0.80m – 1.65m bgl. Consideration should be given to the introduction of temporary groundwater control measures during development.
Abnormal Foundations	Previous third-party reports indicate medium strength cohesive deposits between 1.55m – 2.60m bgl. Such strata may provide a suitable bearing capacity to support convention strip / pad type foundations. The geotechnical competency should be confirmed following an intrusive site investigation to allow for detailed foundation design. Where foundations span two different soil matrices, additional reinforcement will be required to mitigate the risk of any potential differential settlement.

Conclusions and Recommendations

Conclusions	The environmental risk arising from the ground condition at the subject site when taking into account the site's current status and usage is **LOW**. For the redevelopment of the site to a residential usage, the potential environmental risk to arising from the ground conditions is **LOW**.
Recommendations	A. An intrusive ground investigation should be undertaken by a competent person to validate the preliminary conceptual site model, assess topsoil for pesticide and herbicide residues in proposed garden areas and address geotechnical hazards. B. Construction phase risks to site workers and the environment from potential contamination should be managed through effective RAMS and a Construction Phase Plan (CPP). The Principal Contractor must ensure these documents assess and mitigate contamination risks in line with CDM Regulations. C. A watching brief should be maintained during redevelopment to identify any unexpected contamination. Should any significant contamination be encountered during ground works at the site, work should cease immediately and advice be sought from a suitably qualified environmental consultant.

APPENDIX I - HISTORICAL MAPPING



Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA

Client Ref: 250501
Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

Map Name: County Series

Map date: **1867**

Scale: 1:2,500

Printed at: 1:2,500

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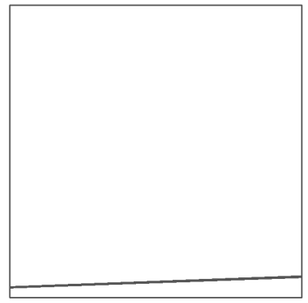

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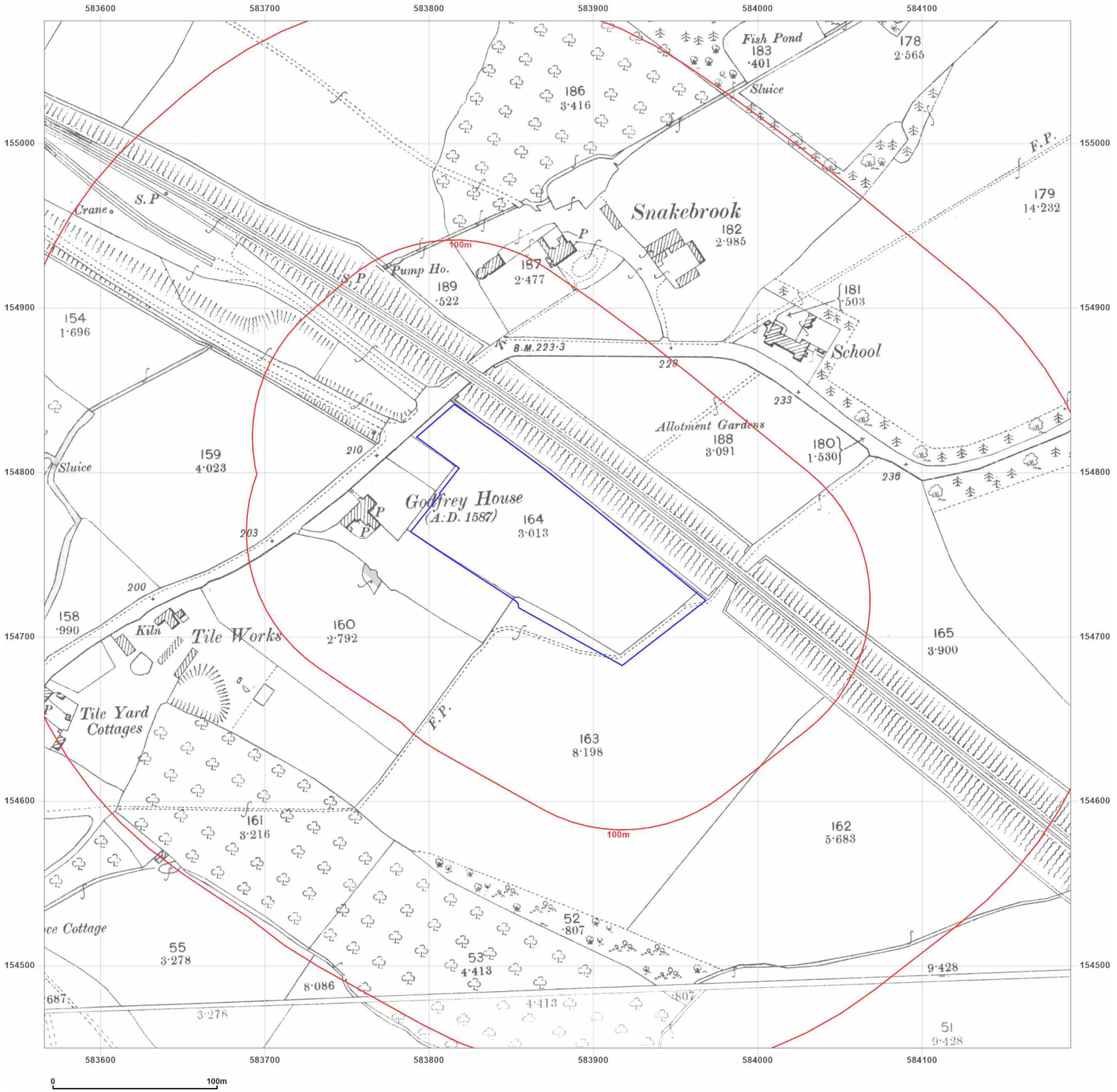

Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA

Client Ref: 250501
Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

Map Name: County Series

Map date: **1897**

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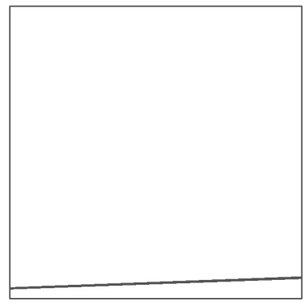

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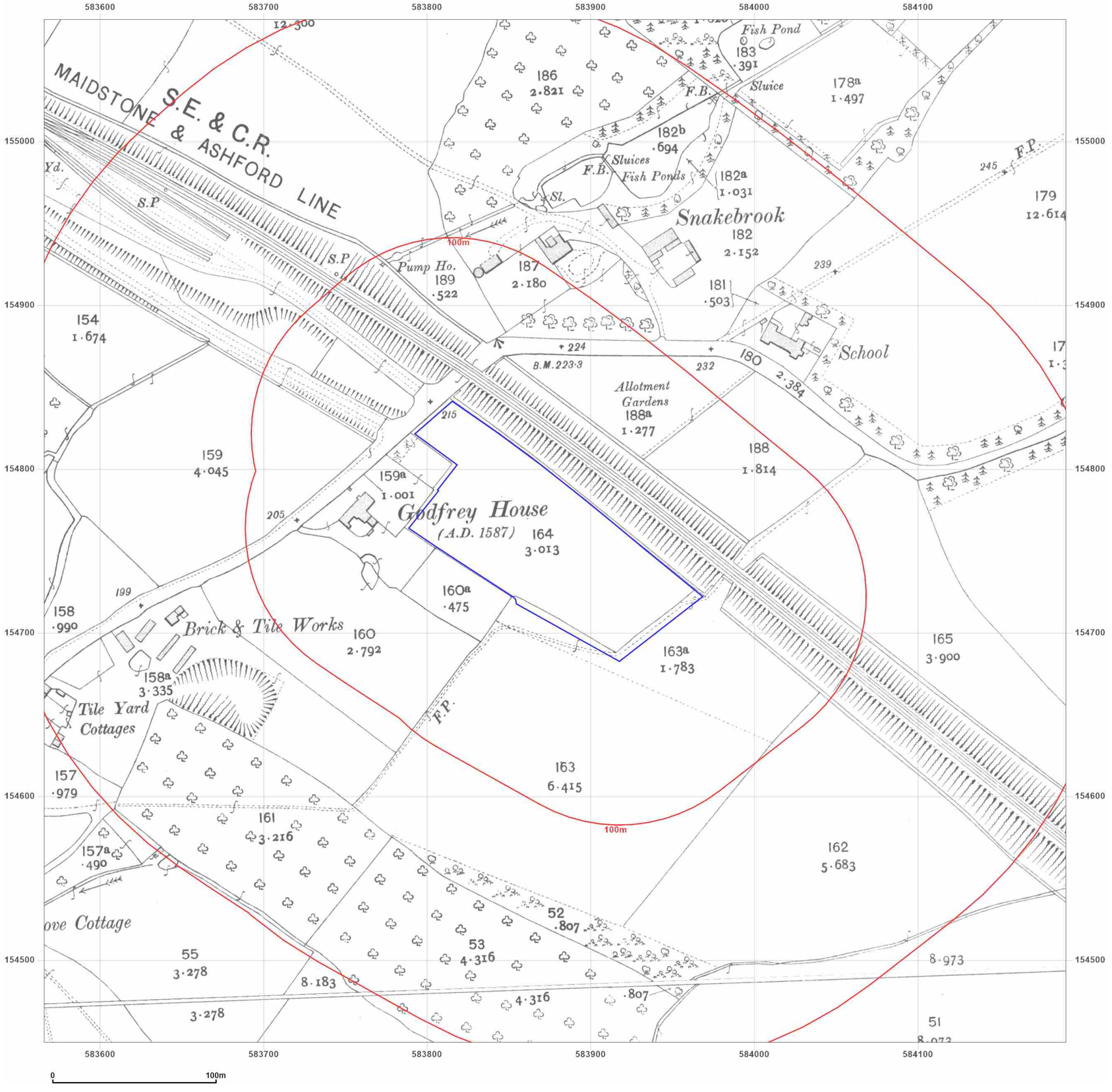

Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA

Client Ref: 250501
Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

Map Name: County Series

Map date: **1908**

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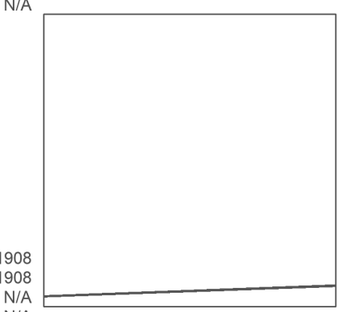

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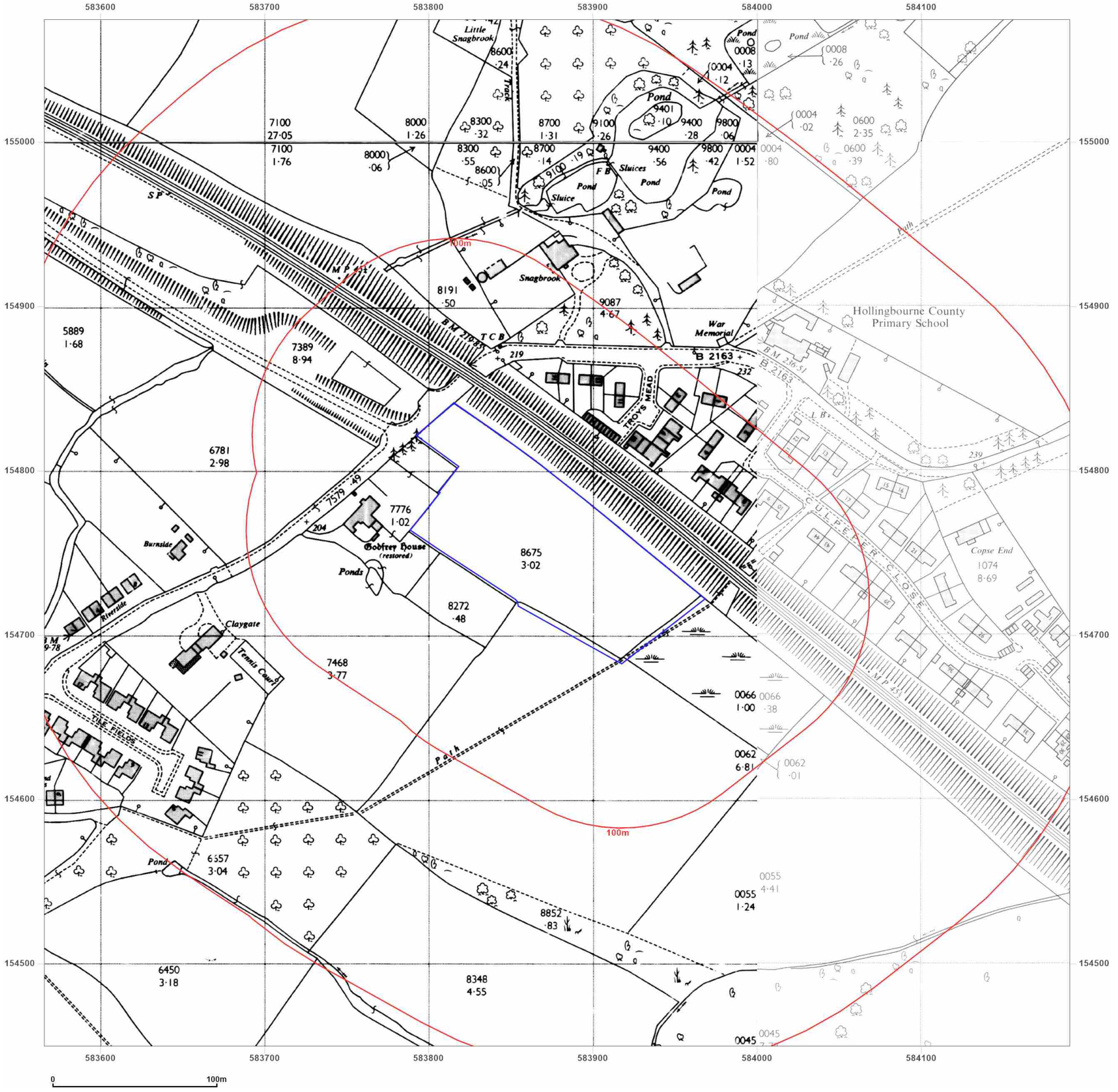

Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA

Client Ref: 250501
Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

Map Name: National Grid

Map date: **1968**

Scale: 1:2,500

Printed at: 1:2,500

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Copyright 1968
Levelled 1951

Surveyed 1967
Revised 1967
Edition N/A
Copyright 1968
Levelled 1951

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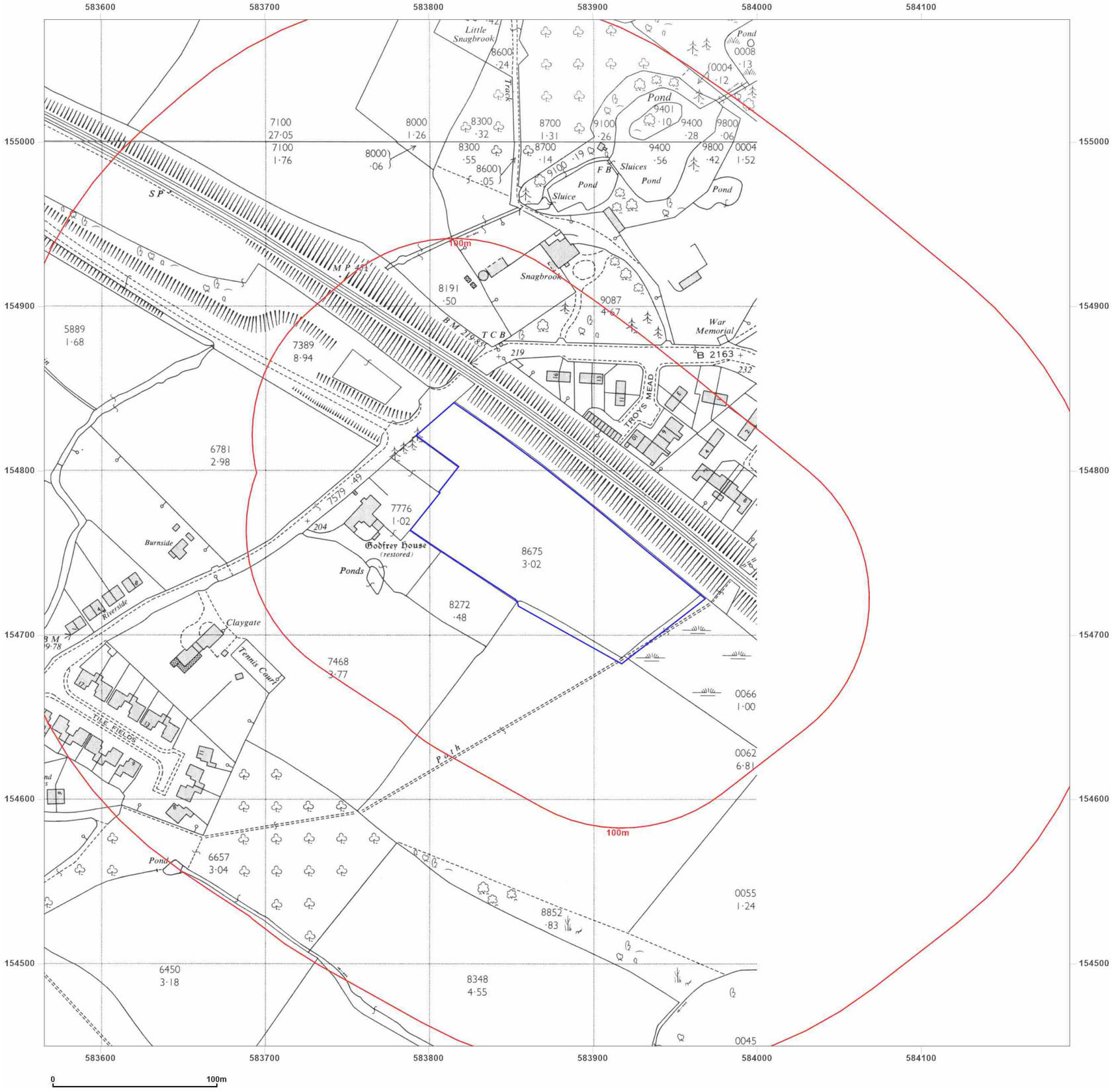

Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA

Client Ref: 250501
Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

Map Name: National Grid

Map date: **1968**

Scale: 1:2,500

Printed at: 1:2,500

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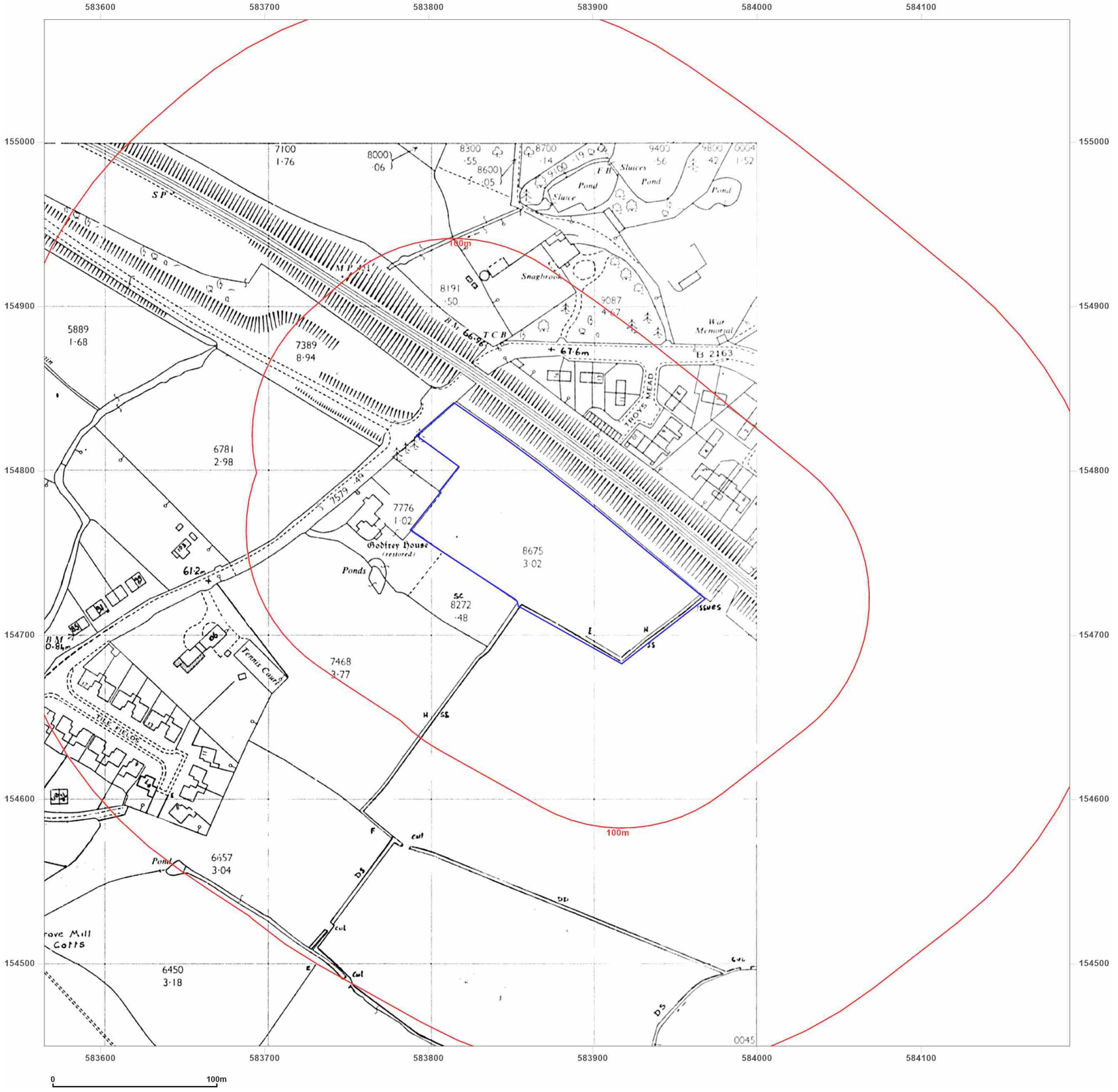

Groundsure INSIGHTS

Site Details:

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Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

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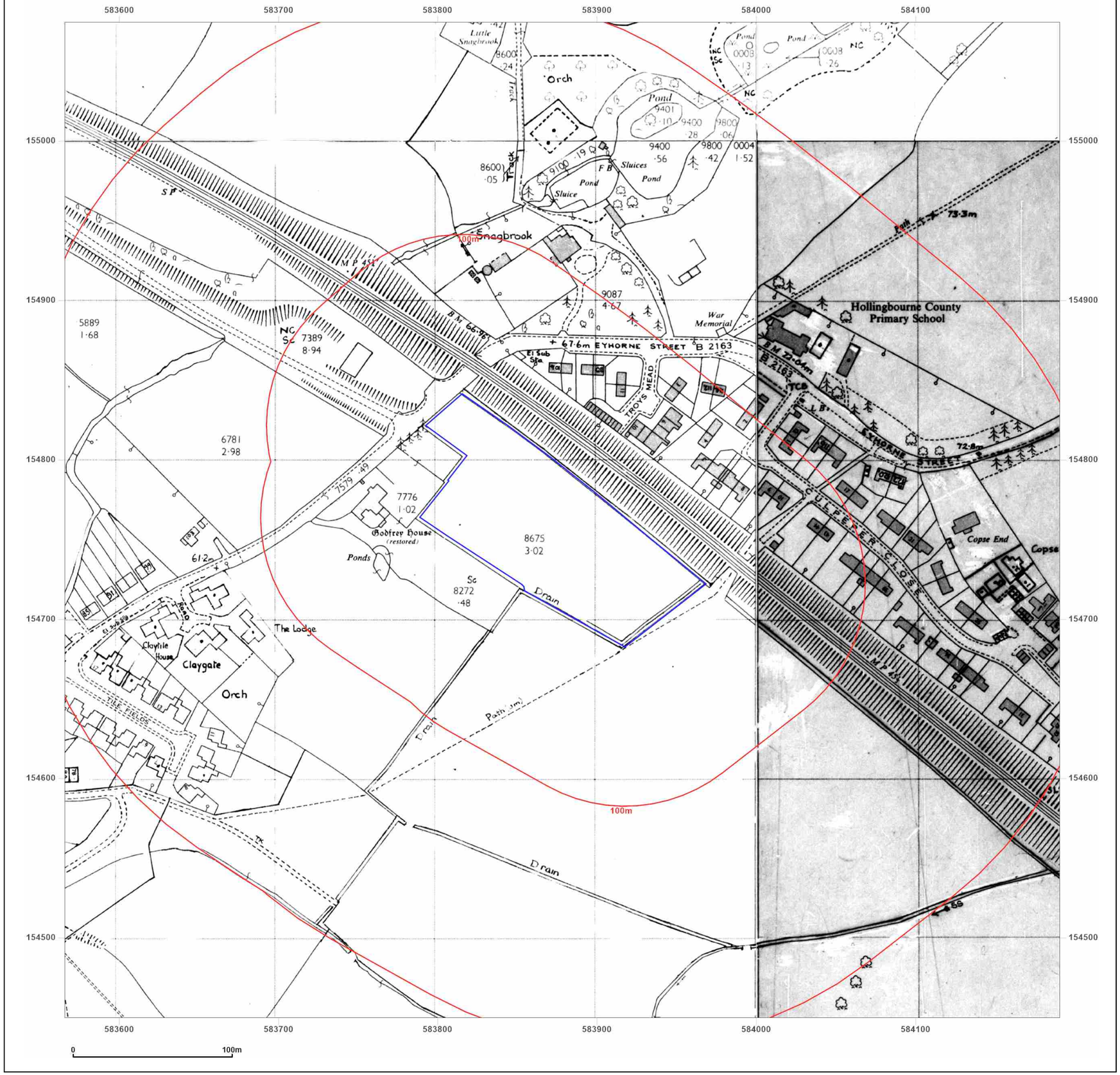

Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street,
Hollingbourne, Maidstone ME17
1UA

Client Ref: 250501
Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

Map Name: National Grid

Map date: **1986-1989**

Scale: 1:2,500

Printed at: 1:2,500

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Levelled 1977

Surveyed 1977
Revised 1986
Edition N/A
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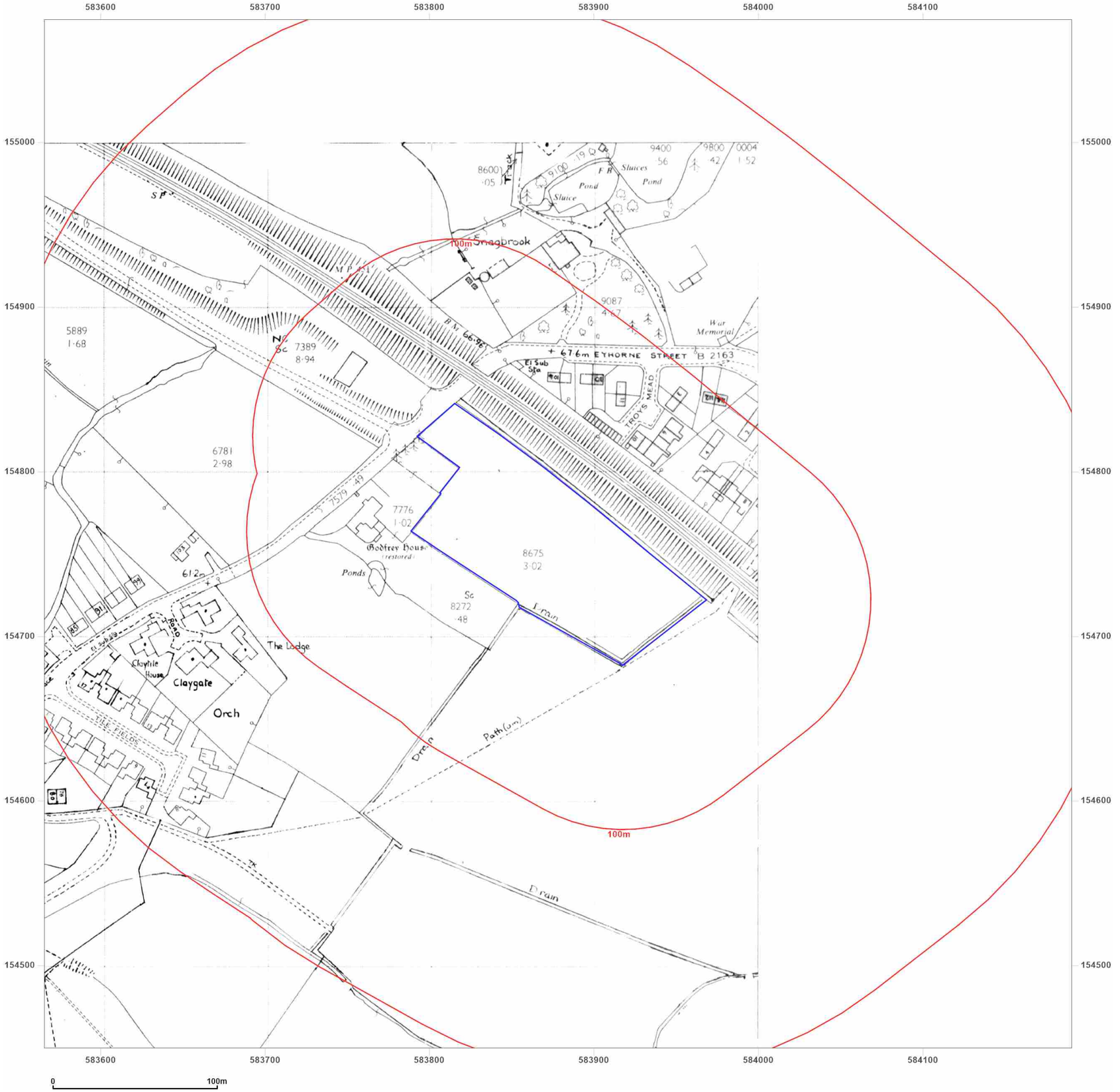

Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street,
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1UA

Client Ref: 250501
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Grid Ref: 583878, 154762

Map Name: National Grid

Map date: **1991**

Scale: 1:2,500

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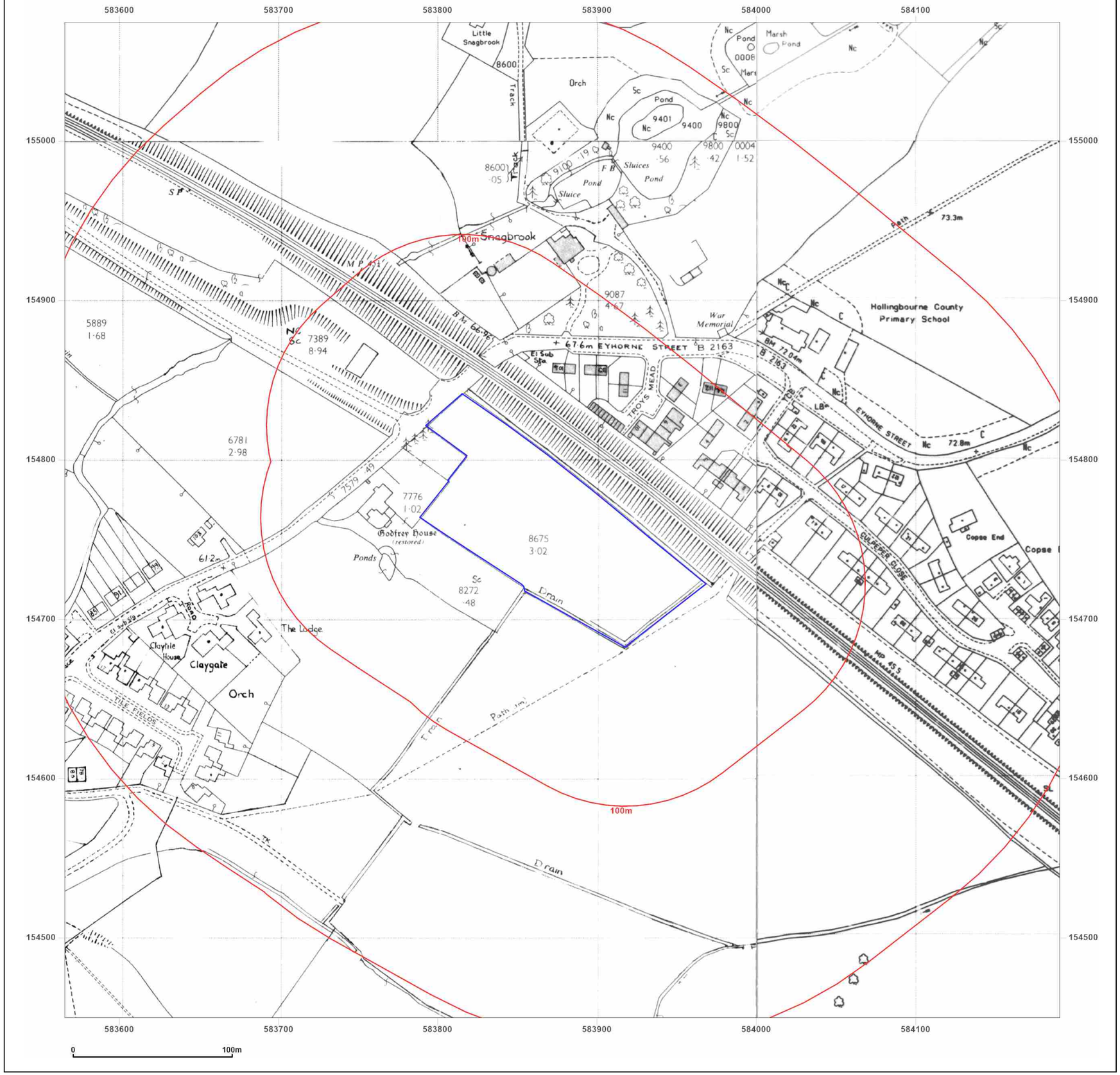

Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street,
Hollingbourne, Maidstone ME17
1UA

Client Ref: 250501
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Grid Ref: 583878, 154762

Map Name: National Grid

Map date: **1989-1993**

Scale: 1:2,500

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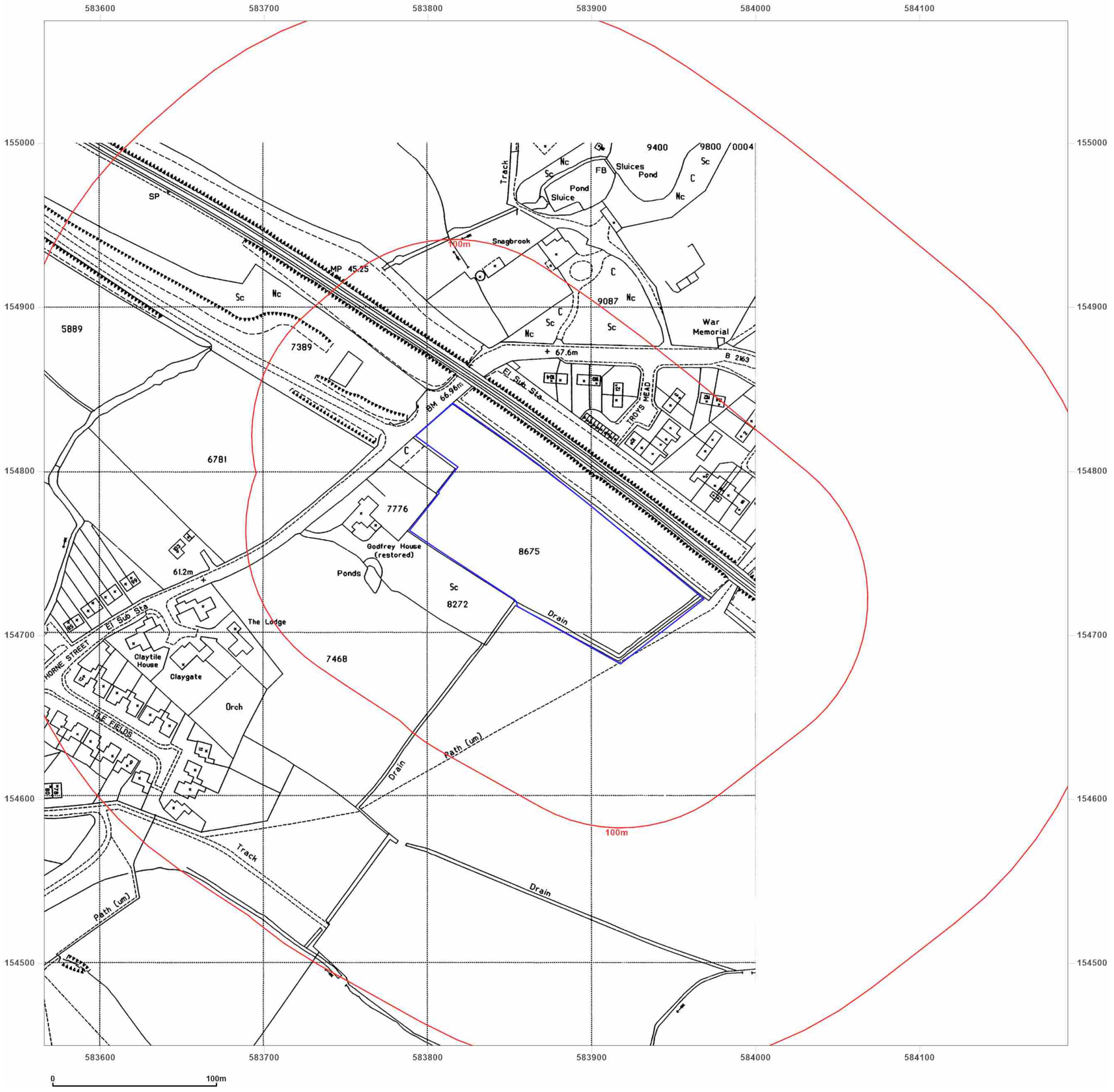

Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street,
Hollingbourne, Maidstone ME17
1UA

Client Ref: 250501
Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

Map Name: National Grid

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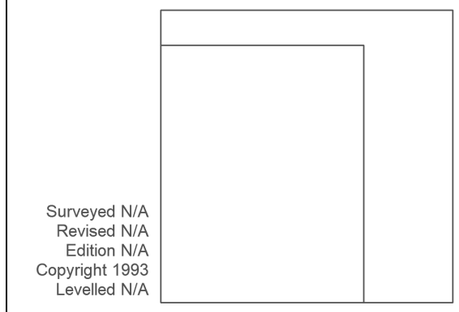

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Site Details:

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Client Ref: 250501
Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

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

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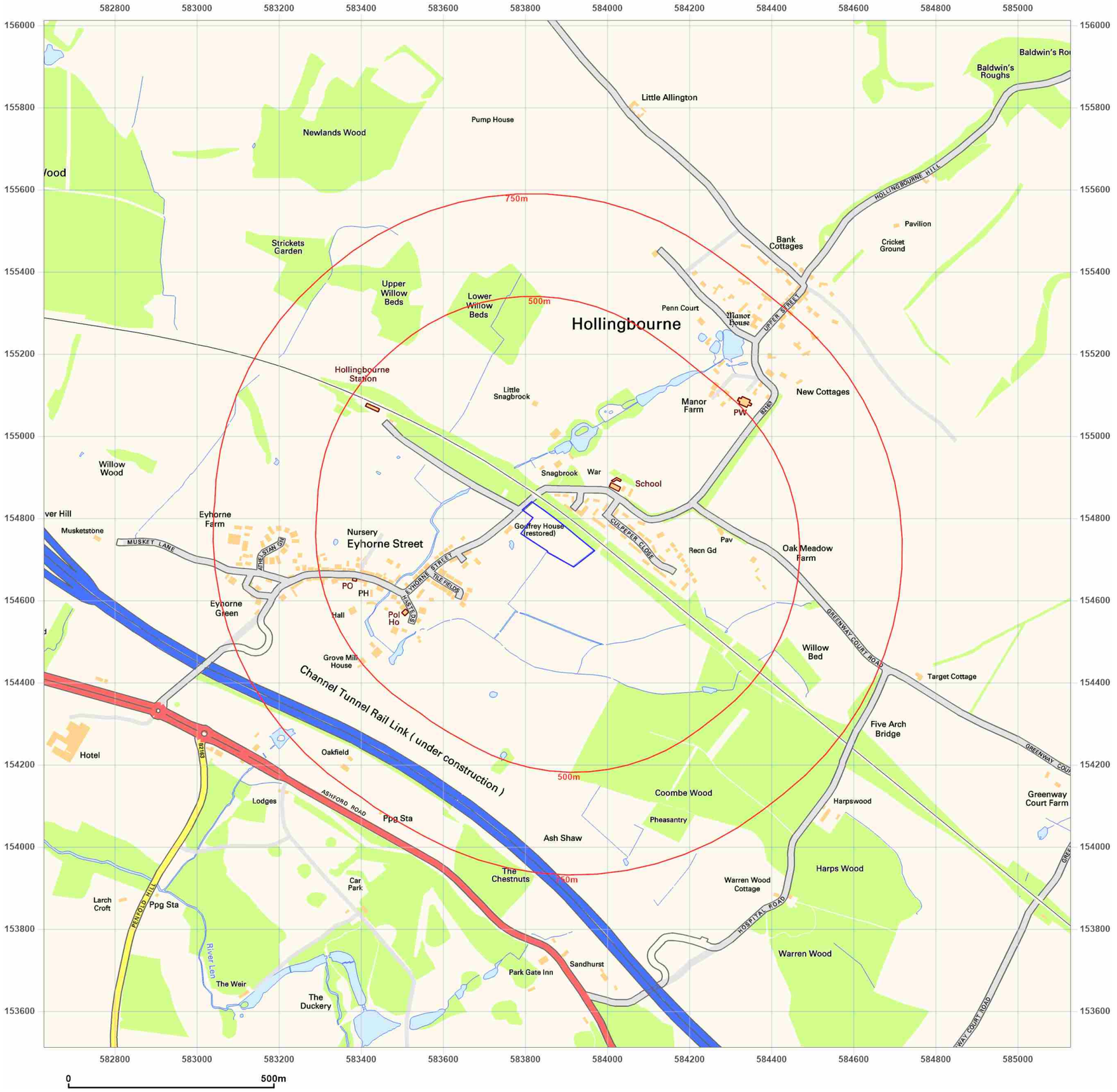

Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA

Client Ref: 250501
Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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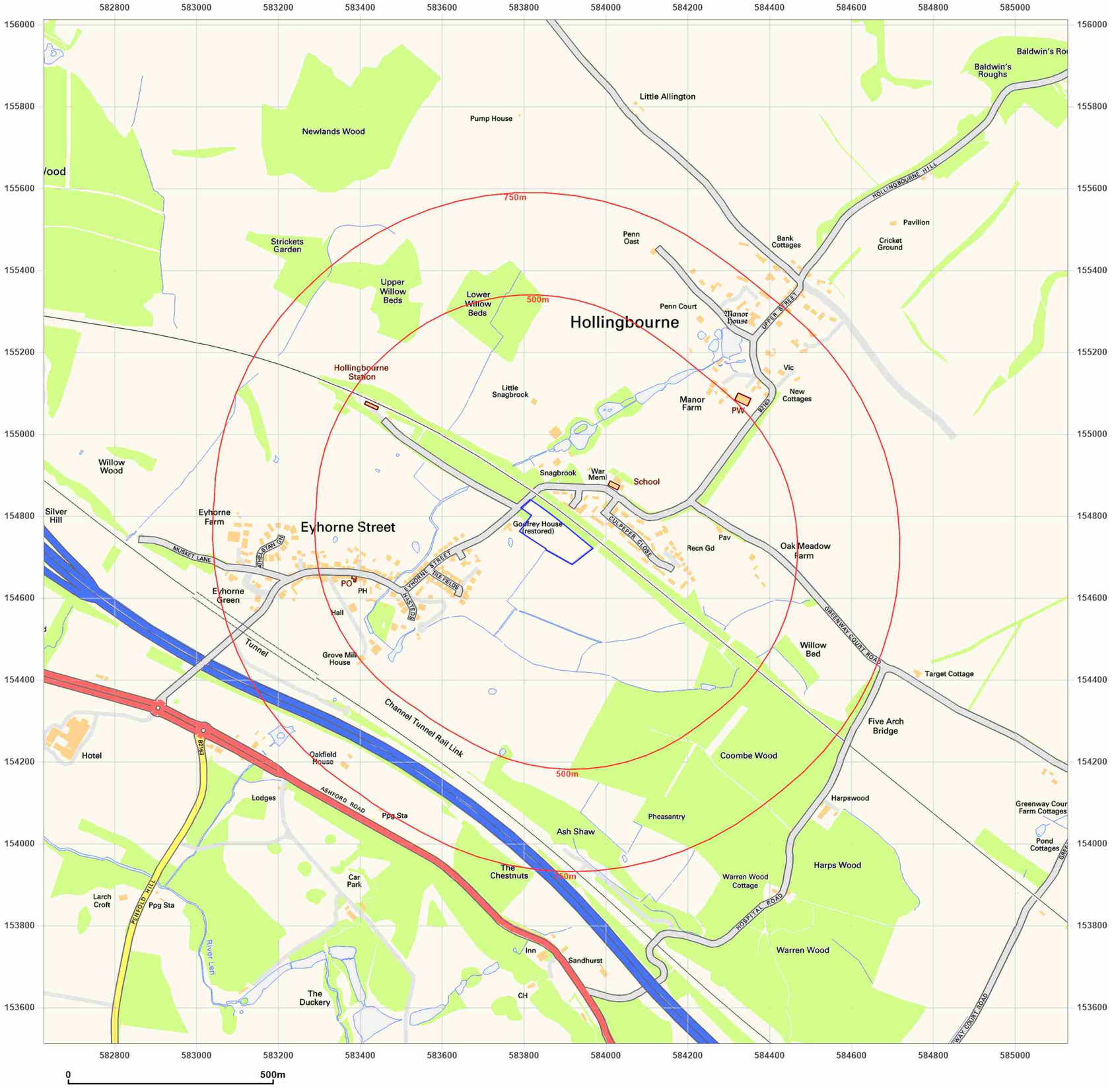

Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA

Client Ref: 250501
Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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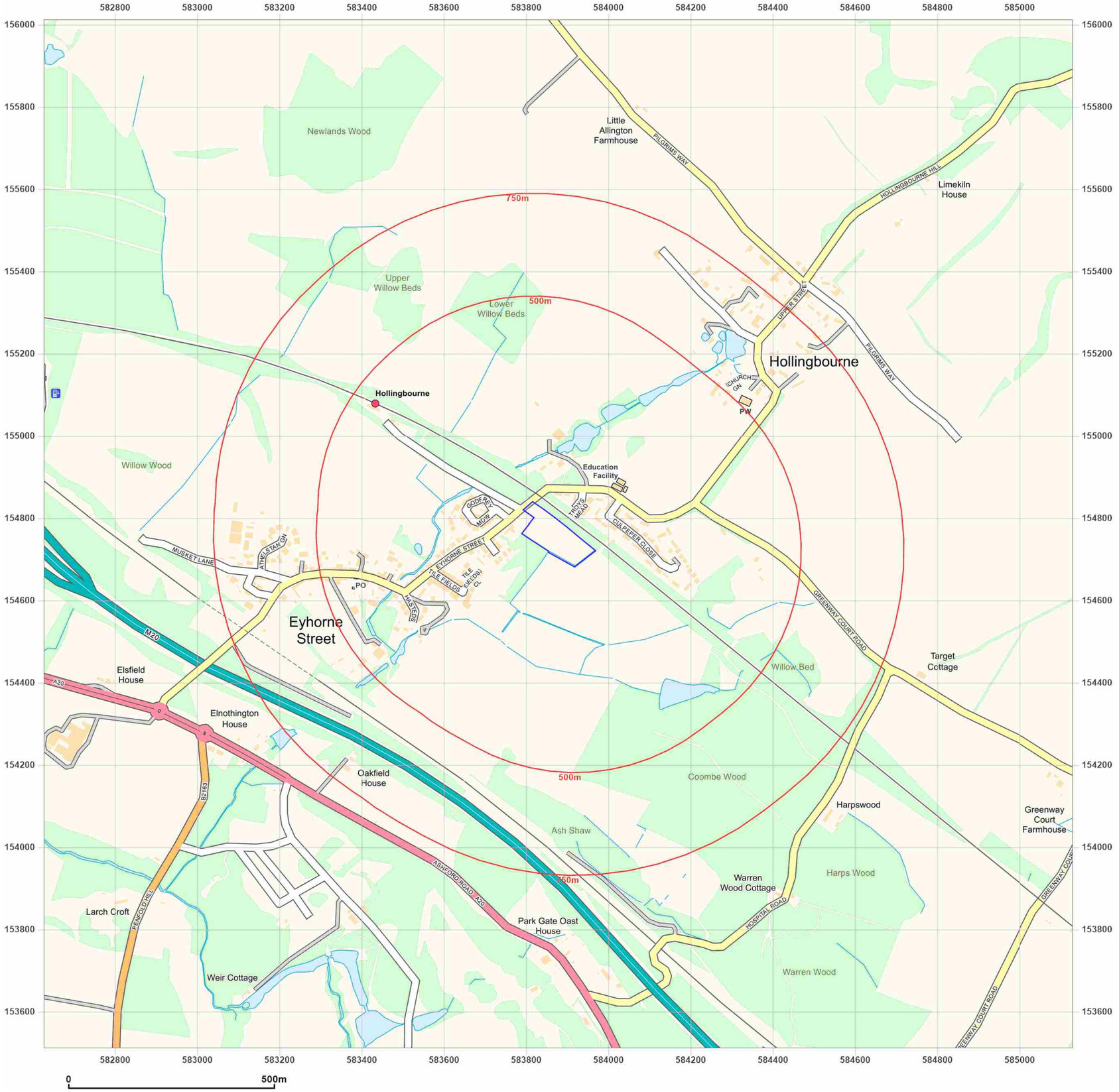

Groundsure INSIGHTS

Site Details:

Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA

Client Ref: 250501
Report Ref: GS-T1X-LTT-JR2-6Z8
Grid Ref: 583878, 154762

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

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APPENDIX II – SUPPORTING INFORMATION

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UA

Order Details

Date: 15/05/2025

Your ref: 250501

Our Ref: GS-HRG-SIT-EEZ-KI7

Site Details

Location: 583871 154756

Area: 1.25 ha

Authority: Maidstone Borough Council ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	1	7	27	-
17 >	1.2 >	Historical tanks >	0	0	3	0	-
17 >	1.3 >	Historical energy features >	0	1	2	0	-
18	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	1	11	34	-
21 >	2.2 >	Historical tanks >	0	0	7	0	-
22 >	2.3 >	Historical energy features >	0	4	4	0	-
22	2.4	Historical petrol stations	0	0	0	0	-
23	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
24	3.1	Active or recent landfill	0	0	0	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
25	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
25	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
25	3.5	Historical waste sites	0	0	0	0	-
25	3.6	Licensed waste sites	0	0	0	0	-
25 >	3.7 >	Waste exemptions >	0	0	2	19	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	1	2	-	-
29	4.2	Current or recent petrol stations	0	0	0	0	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
29	4.5	Sites determined as Contaminated Land	0	0	0	0	-

29	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
31	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.15	Pollutant release to public sewer	0	0	0	0	-
31	4.16	List 1 Dangerous Substances	0	0	0	0	-
32	4.17	List 2 Dangerous Substances	0	0	0	0	-
32 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	3	-
32	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
33	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
34 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
36 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
38 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	4
42 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	5
43 >	**5.8 >**	**Potable abstractions >**	0	0	0	0	4
44 >	**5.9 >**	**Source Protection Zones >**	0	0	1	0	-
44 >	**5.10 >**	**Source Protection Zones (confined aquifer) >**	0	0	1	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
46 >	**6.1 >**	**Water Network (OS MasterMap) >**	2	1	28	-	-

49 >	6.2 >	Surface water features >	1	0	13	-	-
49 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
50 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
50	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	2
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
59 >	10.7 >	Designated Ancient Woodland >	0	0	0	3	25
60	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
61	10.10	Marine Conservation Zones	0	0	0	0	0
61	10.11	Green Belt	0	0	0	0	0
61	10.12	Proposed Ramsar sites	0	0	0	0	0

61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
62	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	2
63 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
64 >	10.18 >	SSSI Units >	0	0	0	0	10
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68	11.1	World Heritage Sites	0	0	0	-	-
69 >	11.2 >	Area of Outstanding Natural Beauty >	0	1	0	-	-
69	11.3	National Parks	0	0	0	-	-
69 >	11.4 >	Listed Buildings >	0	1	2	-	-
70	11.5	Conservation Areas	0	0	0	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
72	12.2	Open Access Land	0	0	0	-	-
73	12.3	Tree Felling Licences	0	0	0	-	-
73	12.4	Environmental Stewardship Schemes	0	0	0	-	-
73 >	12.5 >	Countryside Stewardship Schemes >	0	0	2	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	13.1 >	Priority Habitat Inventory >	0	2	3	-	-
75	13.2	Habitat Networks	0	0	0	-	-
75	13.3	Open Mosaic Habitat	0	0	0	-	-
75	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
76 >	14.1 >	10k Availability >	Identified (within 500m)				
77	14.2	Artificial and made ground (10k)	0	0	0	0	-
78	14.3	Superficial geology (10k)	0	0	0	0	-

78	14.4	Landslip (10k)	0	0	0	0	-
79	14.5	Bedrock geology (10k)	0	0	0	0	-
79	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
80 >	**15.1 >**	**50k Availability >**	Identified (within 500m)				
81	15.2	Artificial and made ground (50k)	0	0	0	0	-
81	15.3	Artificial ground permeability (50k)	0	0	-	-	-
82 >	**15.4 >**	**Superficial geology (50k) >**	1	0	0	0	-
83 >	**15.5 >**	**Superficial permeability (50k) >**	Identified (within 50m)				
83	15.6	Landslip (50k)	0	0	0	0	-
83	15.7	Landslip permeability (50k)	None (within 50m)				
84 >	**15.8 >**	**Bedrock geology (50k) >**	1	0	1	2	-
85 >	**15.9 >**	**Bedrock permeability (50k) >**	Identified (within 50m)				
85 >	**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
86	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	**Natural ground subsidence >**					
87 >	**17.1 >**	**Shrink swell clays >**	Moderate (within 50m)				
88 >	**17.2 >**	**Running sands >**	Very low (within 50m)				
90 >	**17.3 >**	**Compressible deposits >**	Negligible (within 50m)				
91 >	**17.4 >**	**Collapsible deposits >**	Very low (within 50m)				
92 >	**17.5 >**	**Landslides >**	Very low (within 50m)				
93 >	**17.6 >**	**Ground dissolution of soluble rocks >**	Negligible (within 50m)				
Page	Section	**Mining and ground workings >**	On site	0-50m	50-250m	250-500m	500-2000m
95 >	**18.1 >**	**BritPits >**	0	0	1	0	-
96 >	**18.2 >**	**Surface ground workings >**	0	0	14	-	-
97	18.3	Underground workings	0	0	0	0	0
97	18.4	Underground mining extents	0	0	0	0	-
97	18.5	Historical Mineral Planning Areas	0	0	0	0	-

97 >	18.6 >	Non-coal mining >	0	0	1	2	0
98	18.7	JPB mining areas	None (within 0m)				
98	18.8	The Coal Authority non-coal mining	0	0	0	0	-
98 >	18.9 >	Researched mining >	0	0	0	1	-
99	18.10	Mining record office plans	0	0	0	0	-
99	18.11	BGS mine plans	0	0	0	0	-
99	18.12	Coal mining	None (within 0m)				
99	18.13	Brine areas	None (within 0m)				
99	18.14	Gypsum areas	None (within 0m)				
100	18.15	Tin mining	None (within 0m)				
100	18.16	Clay mining	None (within 0m)				

Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
101	19.1	Natural cavities	0	0	0	0	-
101	19.2	Mining cavities	0	0	0	0	0
101	19.3	Reported recent incidents	0	0	0	0	-
101	19.4	Historical incidents	0	0	0	0	-

Page	Section	Radon >
103 >	20.1 >	Radon >	Less than 1% (within 0m)

Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
105 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	1	-	-	-
105	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
105	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
106	22.1	Underground railways (London)	0	0	0	-	-
106	22.2	Underground railways (Non-London)	0	0	0	-	-
107	22.3	Railway tunnels	0	0	0	-	-
107 >	22.4 >	Historical railway and tunnel features >	0	1	5	-	-
107	22.5	Royal Mail tunnels	0	0	0	-	-
108	22.6	Historical railways	0	0	0	-	-

108 >	**22.7 >**	**Railways >**	0	11	0	-	-
108	22.8	Crossrail 2	0	0	0	0	-
109	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 03/07/2023

Site Area: 1.25ha

Recent site history - 2020 aerial photograph

Capture Date: 08/04/2020

Site Area: 1.25ha

Recent site history - 2012 aerial photograph

Capture Date: 25/05/2012

Site Area: 1.25ha

Recent site history - 2008 aerial photograph

Capture Date: 20/09/2008

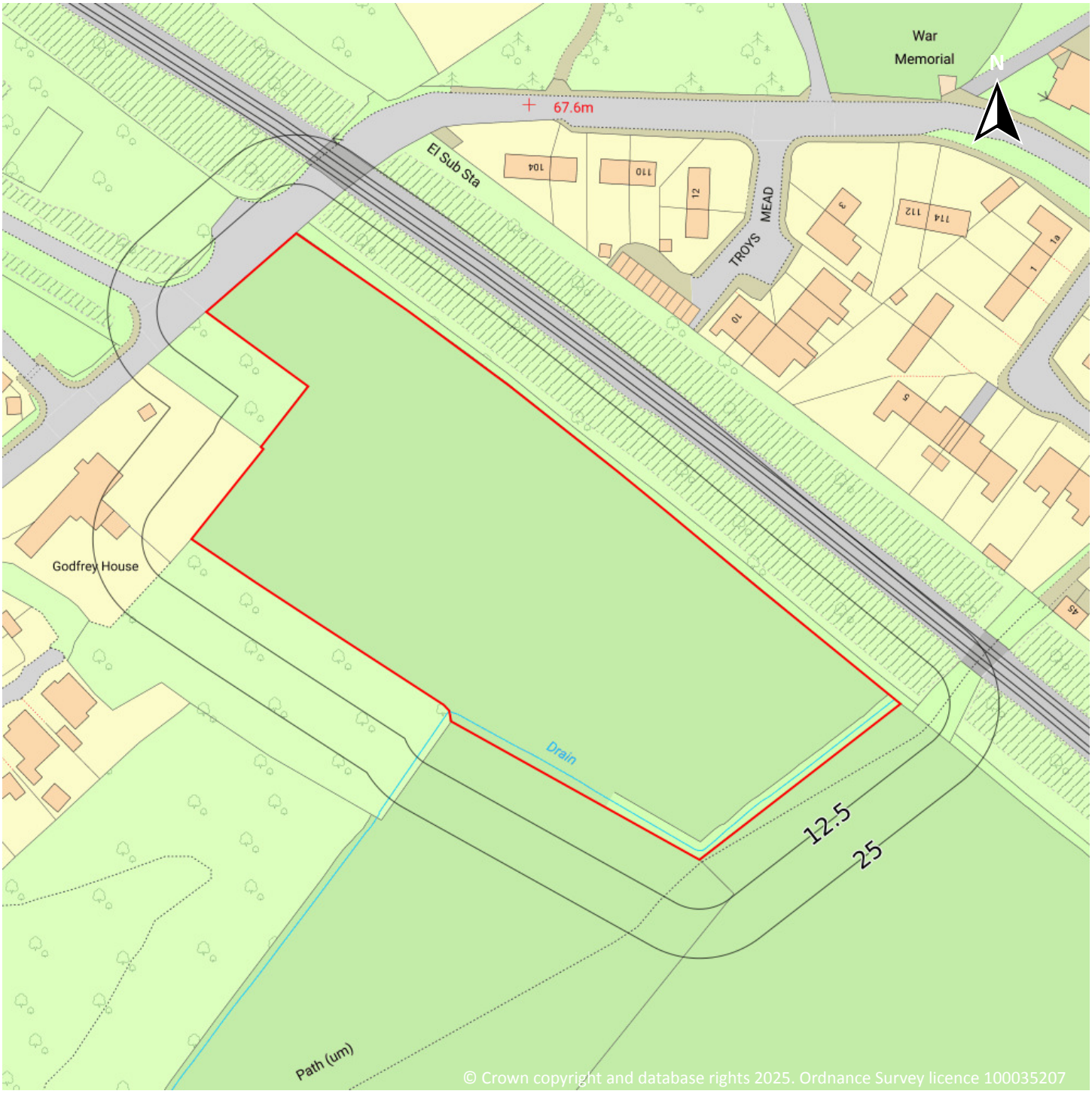
Site Area: 1.25ha

Recent site history - 1999 aerial photograph

Capture Date: 26/06/1999

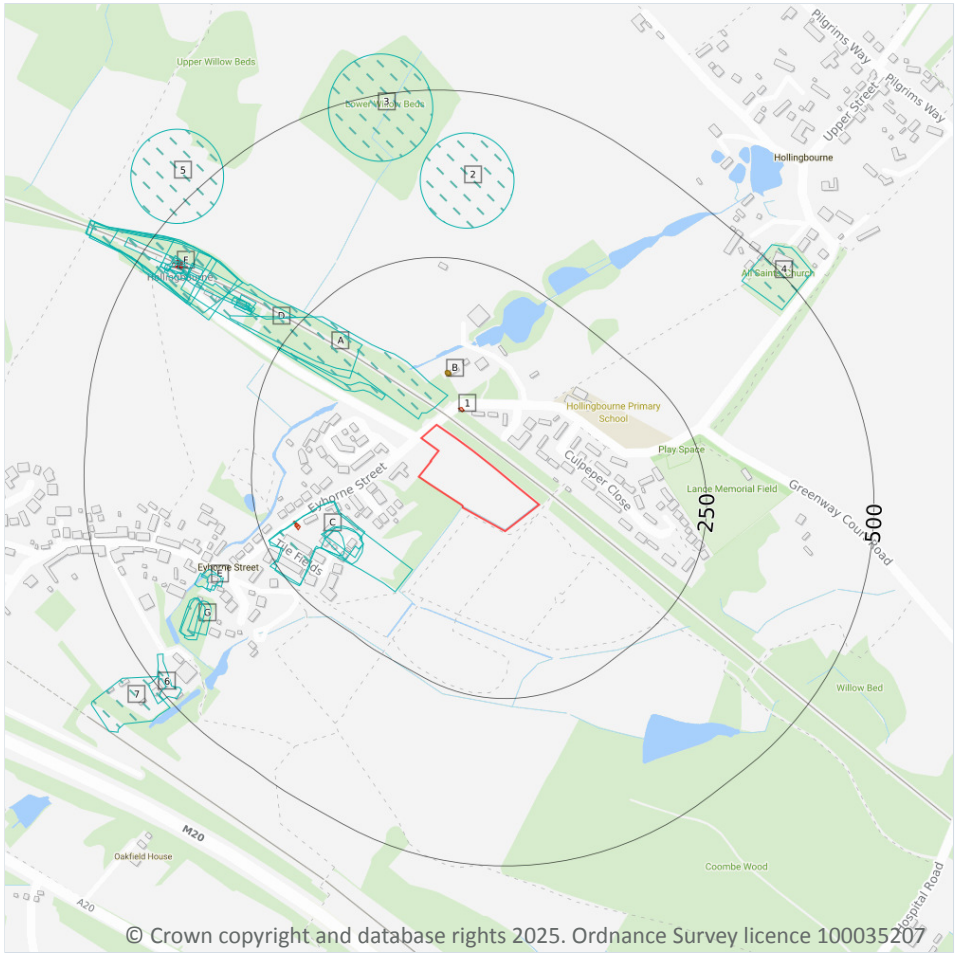
Site Area: 1.25ha

OS MasterMap site plan



Site Area: 1.25ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	35

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	23m NW	Railway Sidings	1955	2243452

ID	Location	Land use	Dates present	Group ID
A	82m NW	Unspecified Ground Workings	1955	2164918
C	115m SW	Tile Works	1866 - 1895	2295530
C	116m SW	Brick and Tile Works	1909	2160199
C	124m SW	Unspecified Pit	1909 - 1955	2294320
C	125m SW	Unspecified Pit	1955	2257516
D	139m NW	Railway Sidings	1895 - 1909	2209250
C	145m W	Unspecified Pit	1895	2204670
D	259m NW	Railway Sidings	1967	2319922
2	296m N	Unspecified Beds	1969 - 1988	2282787
D	314m NW	Railway Sidings	1961	2292783
D	314m NW	Railway Building	1895	2203554
D	317m NW	Goods Shed	1909	2325355
D	318m NW	Railway Building	1969	2329834
D	323m NW	Goods Shed	1961 - 1967	2241175
E	329m W	Disused Corn Mill	1895	2160887
E	332m W	Corn Mill	1866	2161244
F	354m NW	Cuttings	1988	2219095
F	361m NW	Cuttings	1895	2329358
G	366m SW	Unspecified Pit	1969 - 1991	2276074
G	374m SW	Unspecified Pit	1909 - 1955	2205578
G	375m SW	Unspecified Pit	1955	2277015
F	398m NW	Cuttings	1909	2275438
3	401m N	Unspecified Beds	1967	2184916
F	404m NW	Cuttings	1967	2286142
F	408m NW	Railway Station	1961	2253808
F	423m NW	Railway Station	1895 - 1909	2256878
F	426m NW	Railway Station	1969 - 1988	2256191
F	434m NW	Railway Station	1967	2296393

ID	Location	Land use	Dates present	Group ID
4	451m NE	Grave Yard	1866	2166151
F	453m NW	Railway Building	1909	2195534
5	465m NW	Unspecified Beds	1969 - 1988	2326176
6	465m SW	Corn Mill	1866	2161243
F	467m NW	Cuttings	1961	2308683
7	489m SW	Unspecified Mill	1895	2173429

This data is sourced from Ordnance Survey / Groundsure.

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	75m N	Unspecified Tank	1977 - 1991	419782
B	76m N	Unspecified Tank	1993	402878
B	76m N	Unspecified Tank	1908 - 1968	423103

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**3**

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'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
1	38m N	Electricity Substation	1989 - 1993	312079
C	192m W	Electricity Substation	1989 - 1991	307954
C	193m W	Electricity Substation	1993	302738

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.

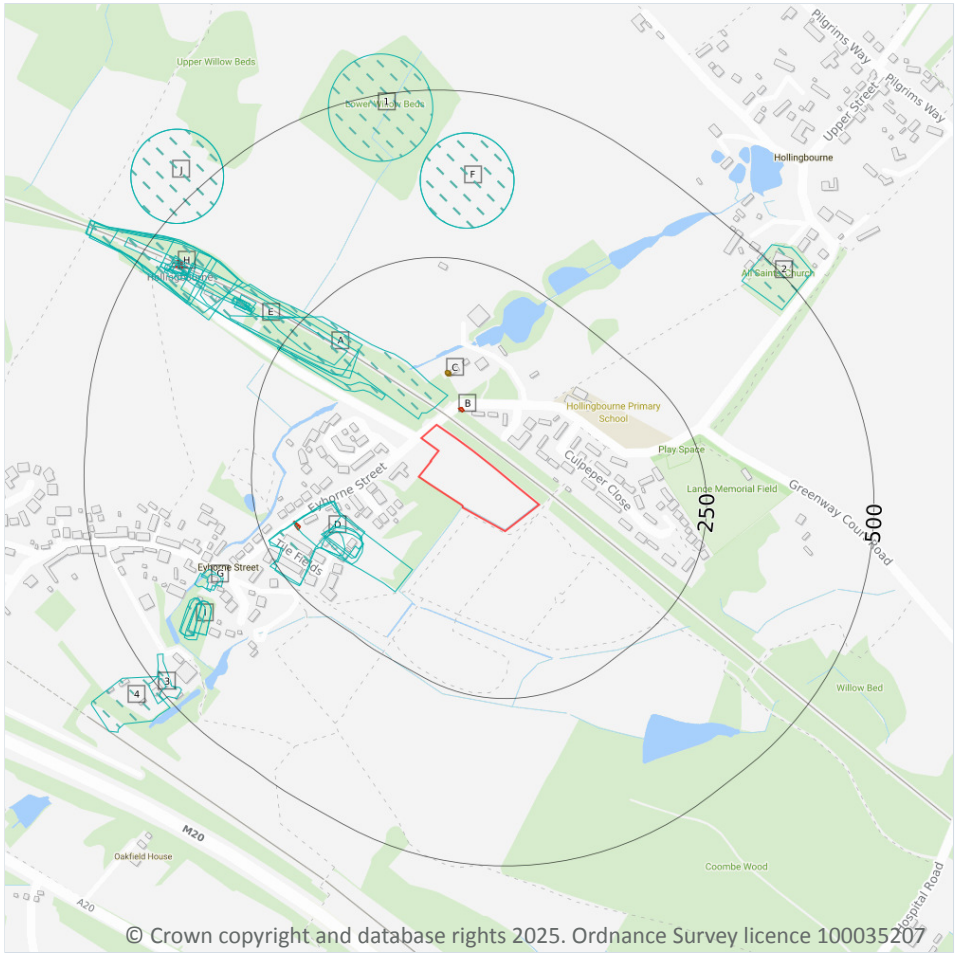
1.6 Historical military land

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

Historical energy features

2.1 Historical industrial land uses

Records within 500m	46

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
A	23m NW	Railway Sidings	1955	2243452
A	82m NW	Unspecified Ground Workings	1955	2164918
D	115m SW	Tile Works	1895	2295530

ID	Location	Land Use	Date	Group ID
D	116m SW	Brick and Tile Works	1909	2160199
D	124m SW	Unspecified Pit	1955	2294320
D	125m SW	Unspecified Pit	1955	2257516
D	128m SW	Unspecified Pit	1909	2294320
D	130m W	Tile Works	1866	2295530
E	139m NW	Railway Sidings	1895	2209250
D	145m W	Unspecified Pit	1895	2204670
E	151m NW	Railway Sidings	1909	2209250
E	169m NW	Railway Sidings	1955	2243452
E	259m NW	Railway Sidings	1967	2319922
F	296m N	Unspecified Beds	1969	2282787
F	296m N	Unspecified Beds	1988	2282787
E	314m NW	Railway Sidings	1961	2292783
E	314m NW	Railway Building	1895	2203554
E	317m NW	Goods Shed	1909	2325355
E	318m NW	Railway Building	1969	2329834
E	323m NW	Goods Shed	1967	2241175
E	325m NW	Goods Shed	1961	2241175
G	329m W	Disused Corn Mill	1895	2160887
G	332m W	Corn Mill	1866	2161244
H	354m NW	Cuttings	1988	2219095
H	361m NW	Cuttings	1895	2329358
I	366m SW	Unspecified Pit	1991	2276074
I	366m SW	Unspecified Pit	1969	2276074
I	374m SW	Unspecified Pit	1909	2205578
I	375m SW	Unspecified Pit	1955	2277015
I	376m SW	Unspecified Pit	1955	2205578
H	398m NW	Cuttings	1909	2275438

ID	Location	Land Use	Date	Group ID
1	401m N	Unspecified Beds	1967	2184916
H	404m NW	Cuttings	1967	2286142
H	408m NW	Railway Station	1961	2253808
H	423m NW	Railway Station	1895	2256878
H	426m NW	Railway Station	1969	2256191
H	426m NW	Railway Station	1988	2256191
H	427m NW	Railway Station	1909	2256878
H	434m NW	Railway Station	1967	2296393
2	451m NE	Grave Yard	1866	2166151
H	453m NW	Railway Building	1909	2195534
3	465m SW	Corn Mill	1866	2161243
J	465m NW	Unspecified Beds	1969	2326176
J	465m NW	Unspecified Beds	1988	2326176
H	467m NW	Cuttings	1961	2308683
4	489m SW	Unspecified Mill	1895	2173429

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**7**

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 19 >**

ID	Location	Land Use	Date	Group ID
C	75m N	Unspecified Tank	1977	419782
C	75m N	Unspecified Tank	1989	419782
C	75m N	Unspecified Tank	1989	419782
C	75m N	Unspecified Tank	1991	419782
C	76m N	Unspecified Tank	1993	402878

ID	Location	Land Use	Date	Group ID
C	76m N	Unspecified Tank	1968	423103
C	77m N	Unspecified Tank	1908	423103

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**8**

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
B	38m N	Electricity Substation	1989	312079
B	38m N	Electricity Substation	1989	312079
B	38m N	Electricity Substation	1991	312079
B	38m N	Electricity Substation	1993	312079
D	192m W	Electricity Substation	1989	307954
D	192m W	Electricity Substation	1989	307954
D	192m W	Electricity Substation	1991	307954
D	193m W	Electricity Substation	1993	302738

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	21

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 24 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	112m N	115, Eyhorne Street, Hollingbourne, Maidstone, Me17 1ua	WEX168527	Using waste exemption	On a farm	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
A	112m N	115, Eyhorne Street, Hollingbourne, Maidstone, Me17 1ua	WEX170351	Using waste exemption	On a farm	Use of waste in construction
B	455m SW	Grove Mill Farm Hollingbourne Kent Me171tt	EPR/ME5489VM/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
B	455m SW	Grove Mill Farm Hollingbourne Kent Me171tt	EPR/ME5489VM/A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	455m SW	Grove Mill Farm Hollingbourne Kent Me171tt	EPR/ME5489VM/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
B	455m SW	Grove Mill Farm Hollingbourne Kent Me171tt	EPR/ME5489VM/A001	Disposing of waste exemption	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	455m SW	Grove Mill Farm Hollingbourne Kent Me171tt	EPR/ME5489VM/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
B	455m SW	Grove Mill Farm Hollingbourne Kent Me171tt	EPR/ME5489VM/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
C	491m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX074718	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
C	491m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX074718	Disposing of waste exemption	On a farm	Burning waste in the open
C	491m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX074718	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	491m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX074718	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

ID	Location	Site	Reference	Category	Sub-Category	Description
C	491m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX074718	Using waste exemption	On a farm	Use of waste in construction
C	491m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX074718	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
C	492m SW	Grove Mill House, Eyhorne Street, Hollingbourne, Maidstone, Me17 1tt	WEX239891	Using waste exemption	On a farm	Use of waste in construction
C	492m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX220164	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
C	492m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX220164	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	492m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX220164	Using waste exemption	On a farm	Use of waste in construction
C	492m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX220164	Disposing of waste exemption	On a farm	Burning waste in the open
C	492m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX220164	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
C	492m SW	Grove Mill Farm, Hollingbourne, Maidstone, Me17 1tt	WEX220164	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit

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 28 >**

ID	Location	Company	Address	Activity	Category
1	42m N	Electricity Sub Station	Kent, ME17	Electrical Features	Infrastructure and Facilities
2	60m E	Electricity Sub Station	Kent, ME17	Electrical Features	Infrastructure and Facilities
3	194m W	Electricity Sub Station	Kent, ME17	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	3

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 28 >**

ID	Location	Details	
4	299m SW	Incident Date: 15/06/2003 Incident Identification: 165934 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	382m SW	Incident Date: 28/07/2003 Incident Identification: 177361 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
6	450m SW	Incident Date: 01/09/2003 Incident Identification: 186680 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

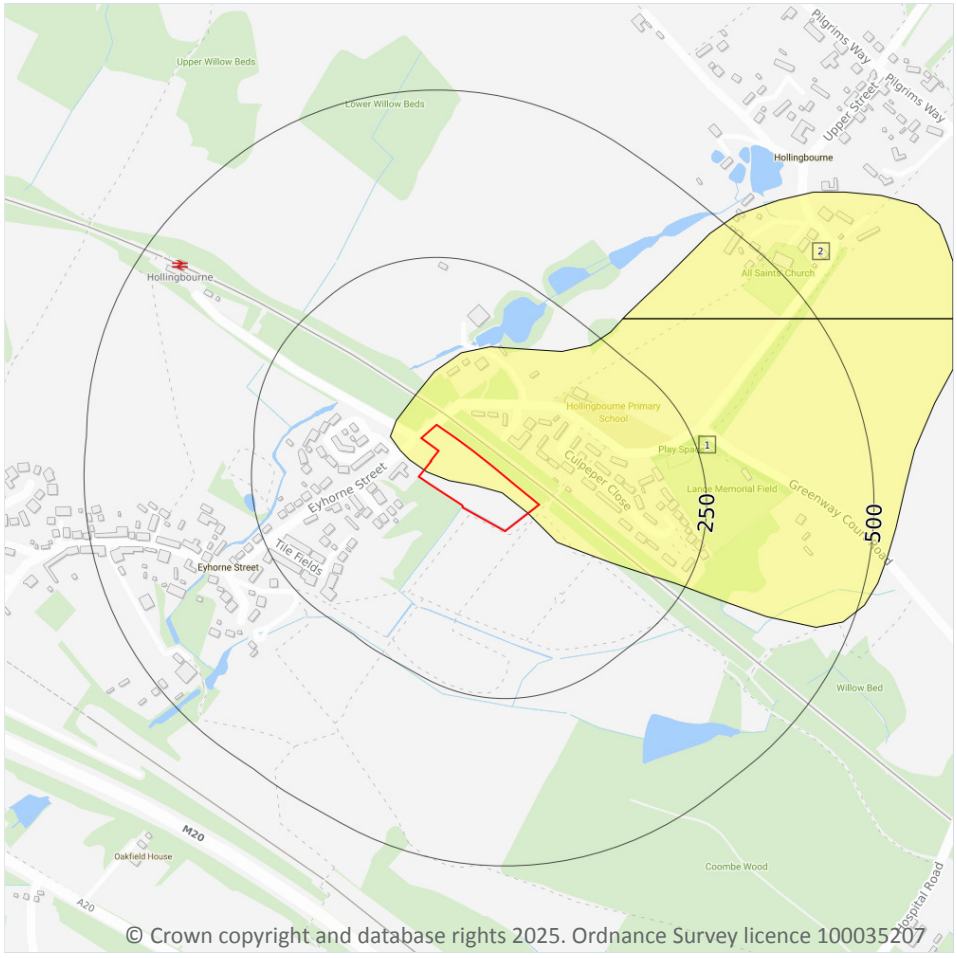
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	2

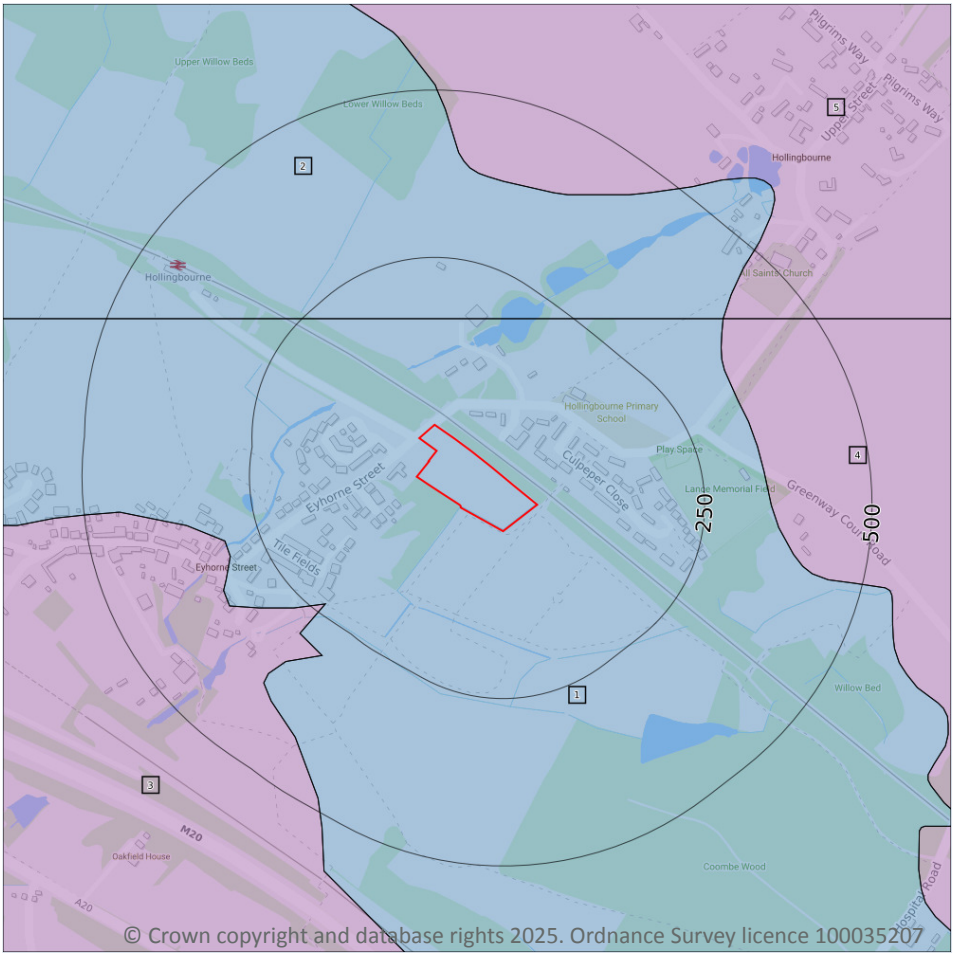
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 34 >**

ID	Location	Designation	Description
1	**On site**	**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**
2	294m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	5

Aquifer status of groundwater held within bedrock geology.

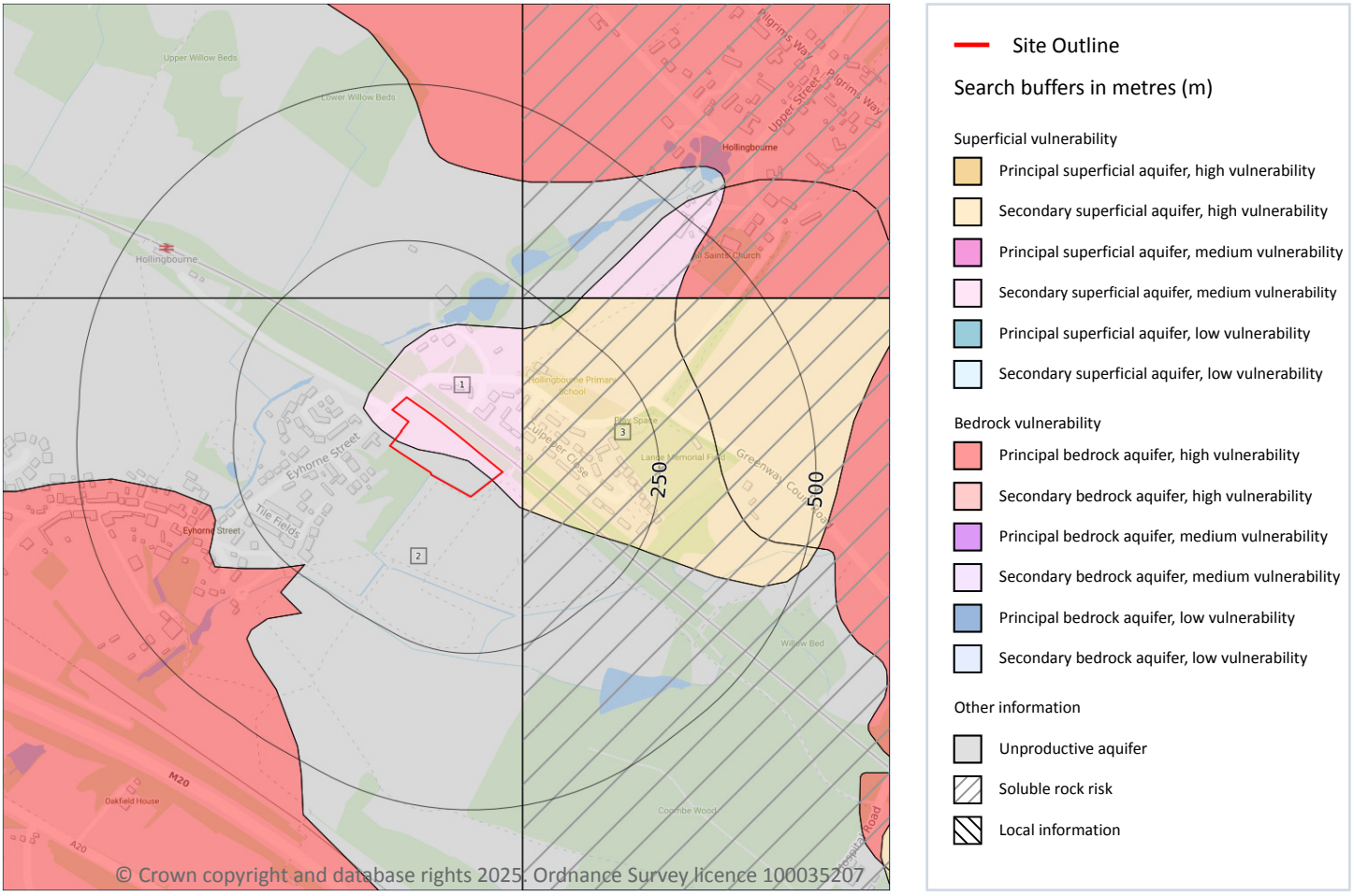
Features are displayed on the Bedrock aquifer map on **page 36 >**

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
2	159m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

ID	Location	Designation	Description
3	234m SW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	338m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
5	378m N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



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 38 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures**
2	**On site**	**Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures**
3	32m E	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

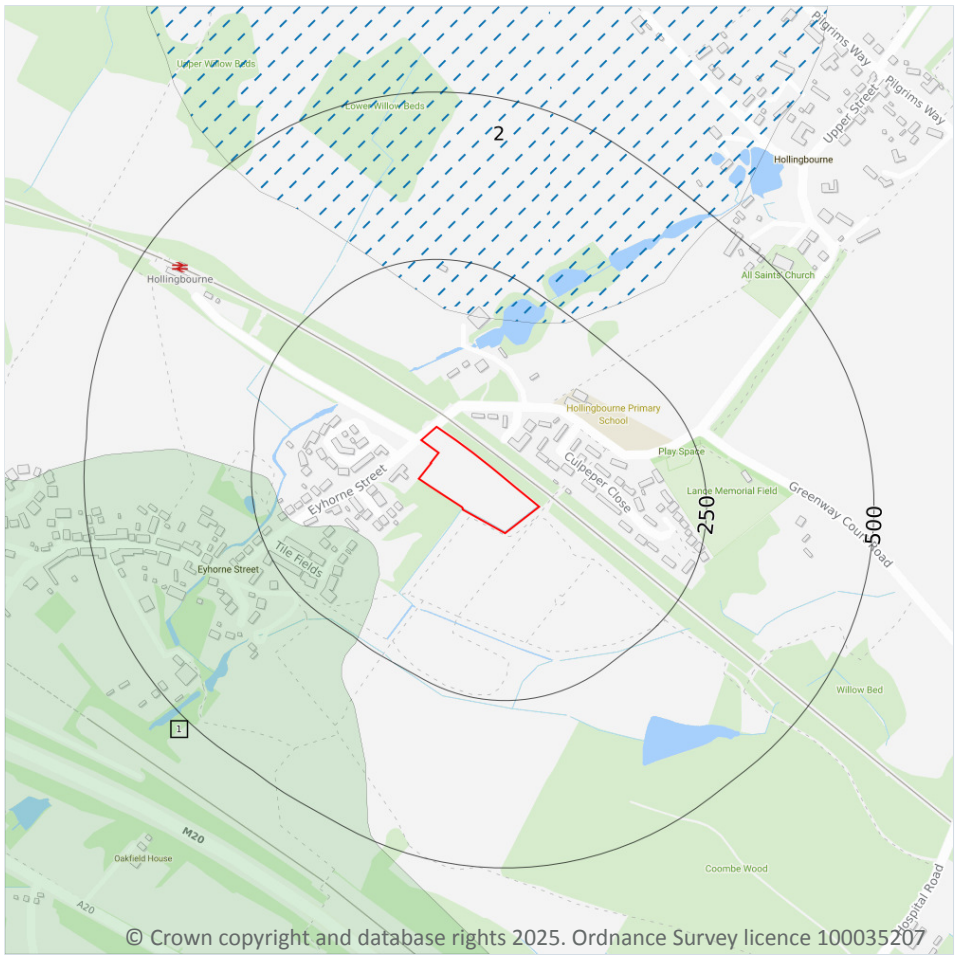
5.5 Groundwater vulnerability- local information

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	4

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 40 >**

ID	Location	Details	
-	969m N	Status: Active Licence No: 9/40/03/0555/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: B11, SATELLITE BOREHOLE TO THURNHAM PS Data Type: Point Name: South East Water Ltd Easting: 583780 Northing: 155810	Annual Volume (m^3): 4320000 Max Daily Volume (m^3): 21000 Original Application No: NPS/WR/005478 Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	1467m SE	Status: Active Licence No: 9/40/03/0555/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE 1 AT GREENAWAY COURT, HARRIETSHAM Data Type: Point Name: South East Water Ltd Easting: 585310 Northing: 154130	Annual Volume (m^3): 4320000 Max Daily Volume (m^3): 21000 Original Application No: NPS/WR/005478 Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	1711m SE	Status: Active Licence No: 9/40/03/0555/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE 2 AT GREENAWAY COURT, HARRIETSHAM Data Type: Point Name: South East Water Ltd Easting: 585510 Northing: 153980	Annual Volume (m^3): 4320000 Max Daily Volume (m^3): 21000 Original Application No: NPS/WR/005478 Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	1768m S	Status: Active Licence No: 02/115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: POINT A, BOREHOLE AT LEEDS CASTLE Data Type: Point Name: Leeds Castle Foundation Easting: 583480 Northing: 152970	Annual Volume (m^3): 32000 Max Daily Volume (m^3): 240 Original Application No: 169/1179 Original Start Date: 14/04/1992 Expiry Date: - Issue No: 100 Version Start Date: 21/04/1994 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	5

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 40 >**

ID	Location	Details	
-	1232m SW	Status: Active Licence No: 9/40/03/0101/SR Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: RIVER LEN AT LEEDS CASTLE Data Type: Line Name: Leeds Castle Foundation Easting: 584000 Northing: 152680	Annual Volume (m^3): 3409.5 Max Daily Volume (m^3): 90.9 Original Application No: WR.1540 Original Start Date: 15/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 06/12/2006 Version End Date: -
-	1387m SW	Status: Active Licence No: SO/040/0007/017 Details: Trickle Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIBUTARY OF THE RIVER LEN AT OLD MILL FARM Data Type: Point Name: W B C F Holdings Ltd Easting: 582616 Northing: 154024	Annual Volume (m^3): 37445 Max Daily Volume (m^3): 360 Original Application No: NPS/WR/038004 Original Start Date: 29/11/2021 Expiry Date: 31/03/2030 Issue No: 2 Version Start Date: 12/10/2022 Version End Date: -
-	1490m S	Status: Active Licence No: 02/106 Details: Horticultural Watering Direct Source: Southern Region Surface Waters Point: POINT C, RIVER LEN AT LEEDS CASTLE (MOAT) Data Type: Point Name: Leeds Castle Foundation Easting: 583690 Northing: 153210	Annual Volume (m^3): 3500 Max Daily Volume (m^3): 28 Original Application No: 169/0983 Original Start Date: 03/10/1991 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1562m S	Status: Active Licence No: 9/40/03/0101/SR Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: THE MOAT AT LEEDS CASTLE Data Type: Point Name: Leeds Castle Foundation Easting: 583670 Northing: 153140	Annual Volume (m^3): 3409.5 Max Daily Volume (m^3): 90.9 Original Application No: WR.1540 Original Start Date: 15/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 06/12/2006 Version End Date: -

ID	Location	Details	
-	1915m S	Status: Active Licence No: 02/106 Details: Horticultural Watering Direct Source: Southern Region Surface Waters Point: POINT B, RIVER LEN AT LEEDS CASTLE Data Type: Point Name: Leeds Castle Foundation Easting: 583700 Northing: 152780	Annual Volume (m^3): 3500 Max Daily Volume (m^3): 28 Original Application No: 169/0983 Original Start Date: 03/10/1991 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	**4**

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 40 >**

ID	Location	Details	
-	969m N	Status: Active Licence No: 9/40/03/0555/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: B11, SATELLITE BOREHOLE TO THURNHAM PS Data Type: Point Name: South East Water Ltd Easting: 583780 Northing: 155810	Annual Volume (m^3): 4320000 Max Daily Volume (m^3): 21000 Original Application No: NPS/WR/005478 Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	1467m SE	Status: Active Licence No: 9/40/03/0555/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE 1 AT GREENAWAY COURT, HARRIETSHAM Data Type: Point Name: South East Water Ltd Easting: 585310 Northing: 154130	Annual Volume (m^3): 4320000 Max Daily Volume (m^3): 21000 Original Application No: NPS/WR/005478 Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -

ID	Location	Details	
-	1711m SE	Status: Active Licence No: 9/40/03/0555/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE 2 AT GREENAWAY COURT, HARRIETSHAM Data Type: Point Name: South East Water Ltd Easting: 585510 Northing: 153980	Annual Volume (m^3): 4320000 Max Daily Volume (m^3): 21000 Original Application No: NPS/WR/005478 Original Start Date: 24/03/1986 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	1768m S	Status: Active Licence No: 02/115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: POINT A, BOREHOLE AT LEEDS CASTLE Data Type: Point Name: Leeds Castle Foundation Easting: 583480 Northing: 152970	Annual Volume (m^3): 32000 Max Daily Volume (m^3): 240 Original Application No: 169/1179 Original Start Date: 14/04/1992 Expiry Date: - Issue No: 100 Version Start Date: 21/04/1994 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m **1**

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 40 >**

ID	Location	Type	Description
1	119m 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 **1**

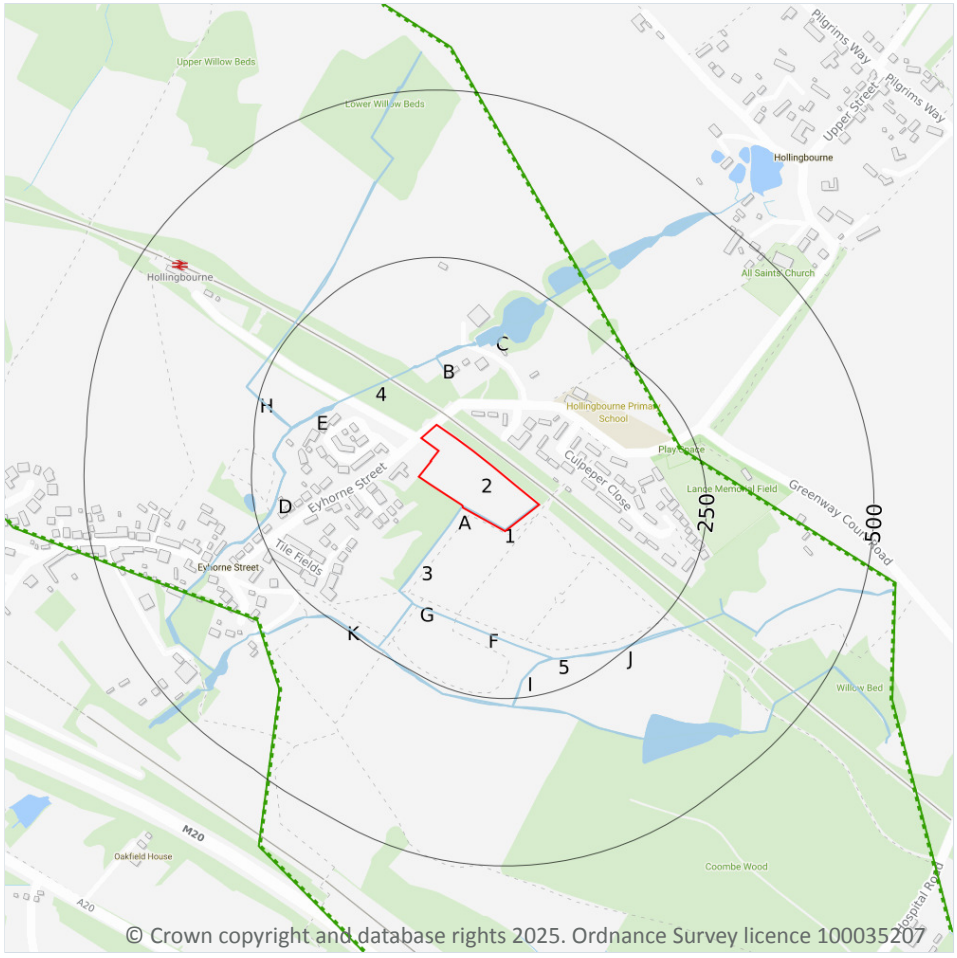
Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

Features are displayed on the Abstractions and Source Protection Zones map on **page 40 >**

ID	Location	Type	Description
2	174m N	2c	Outer 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	31

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 46 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
1	**On site**	**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
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
3	31m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	83m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	91m NW	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
B	91m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	100m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	135m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	136m N	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	152m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	161m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	162m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	162m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	186m N	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
C	187m N	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	195m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	195m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	196m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	202m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	203m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
J	207m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	223m N	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	224m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	228m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	243m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	243m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	244m 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
G	245m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	245m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	245m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	249m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**14**

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 46 >**

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 46 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	**On site**	**River**	**Len**	**GB106040018430**	**Medway Middle**	**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 46 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1103m SW	River	Len	GB106040018430 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	0

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

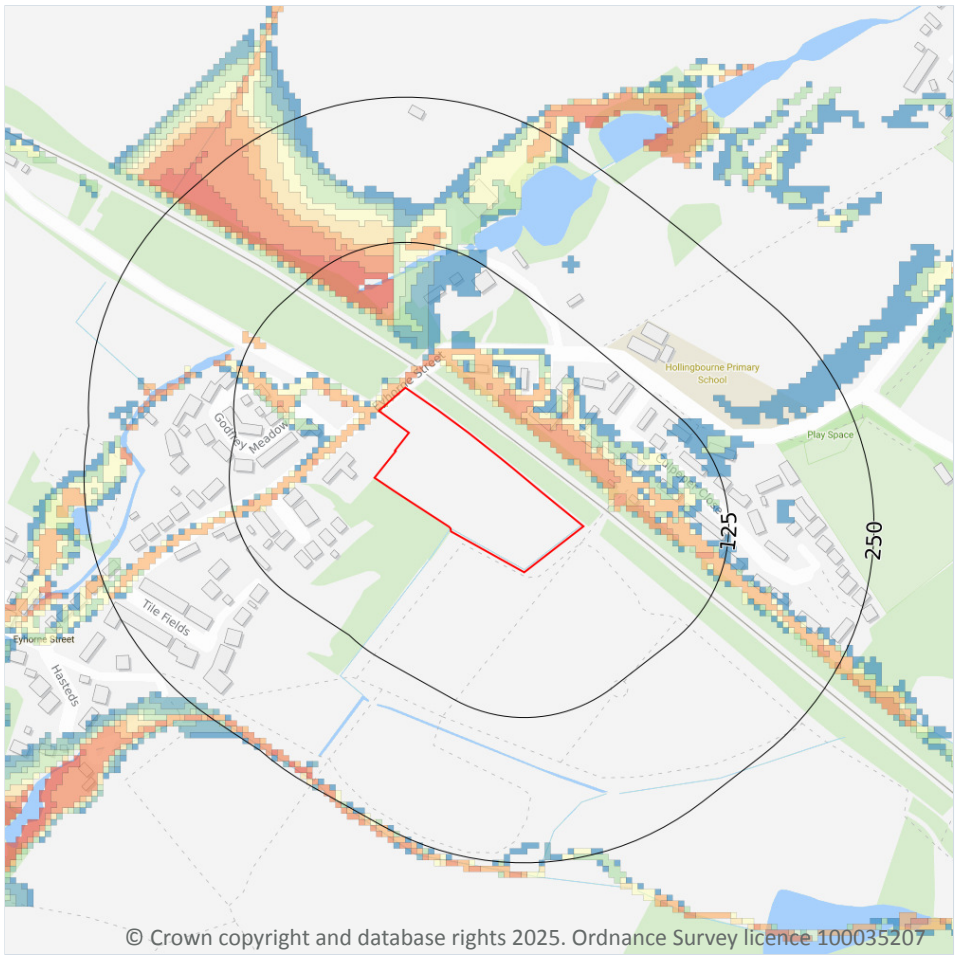
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



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	**1 in 30 year, 0.1m - 0.3m**
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 54 >**

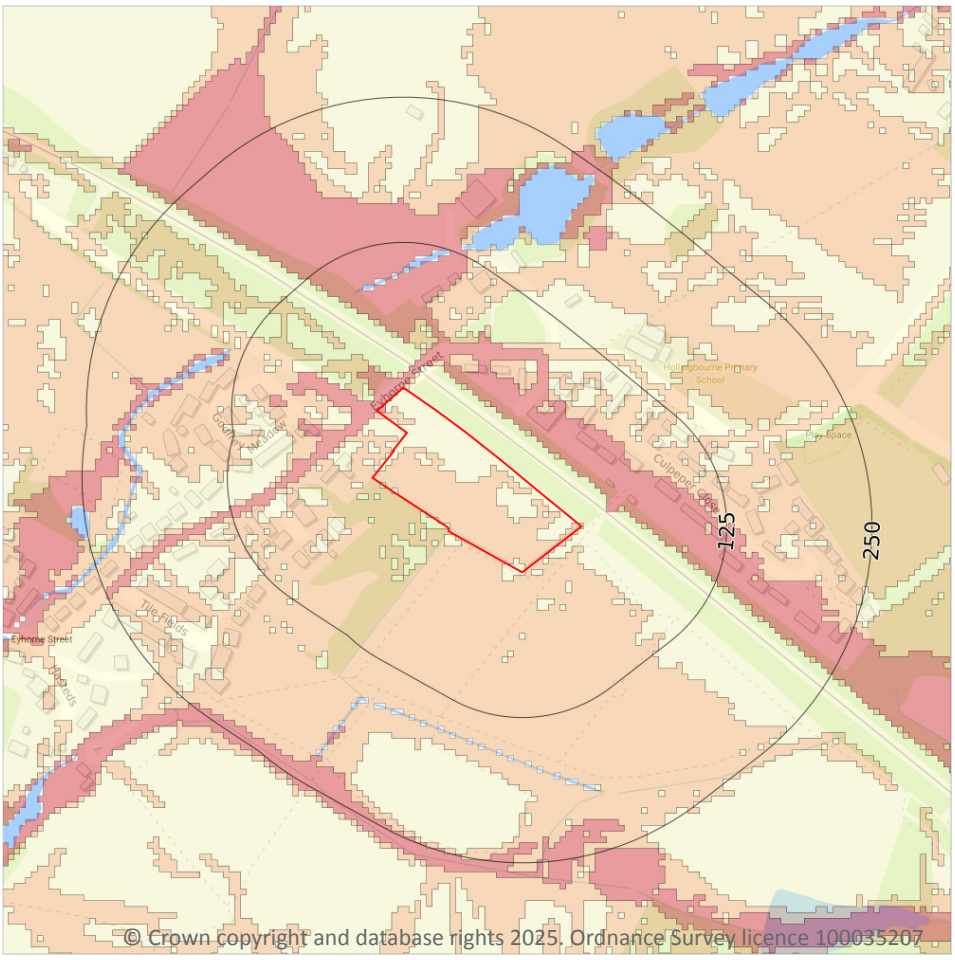
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

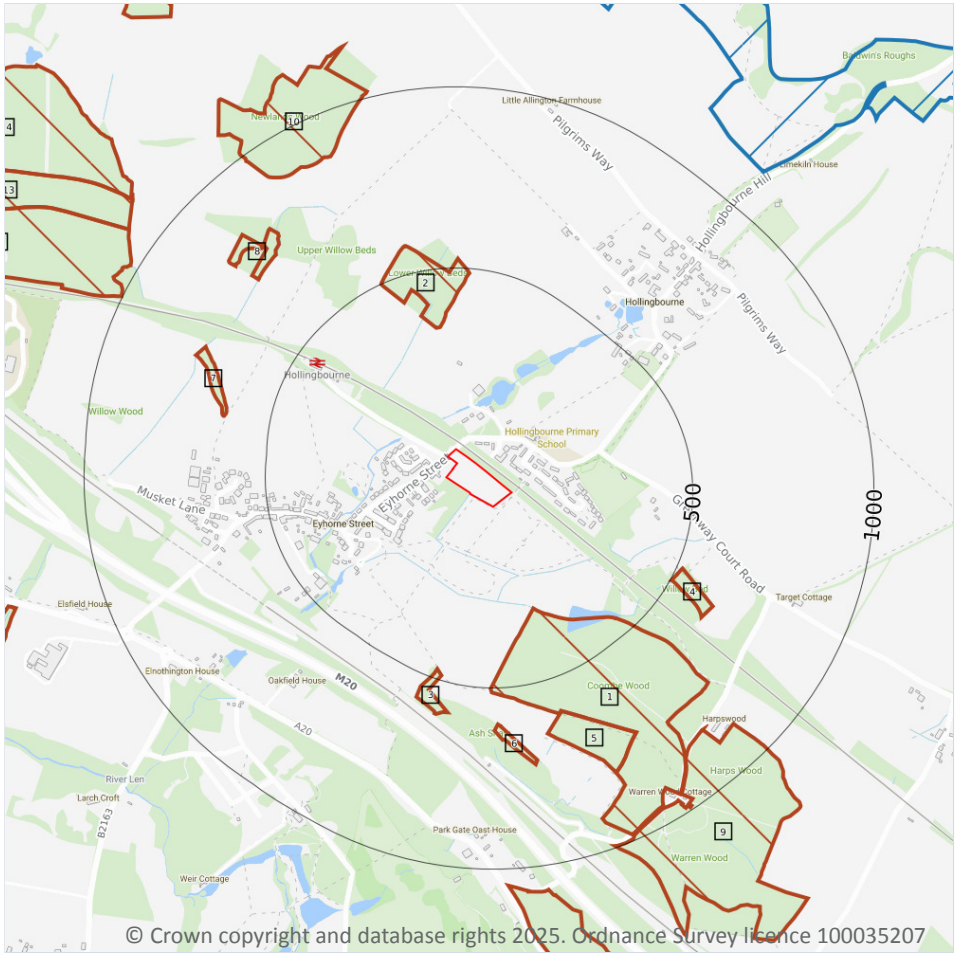
Highest risk on site	**High**
Highest risk within 50m	**High**

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 56 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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 57 >**

ID	Location	Name	Data source
15	1125m NE	Hollingbourne Downs SSSI	Natural England

ID	Location	Name	Data source
-	1390m NE	Hollingbourne Downs SSSI	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	28

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 57 >**

ID	Location	Name	Woodland Type
1	301m SE	Harps/warren Wood	Ancient Replanted Woodland
2	339m N	Unknown	Ancient & Semi-Natural Woodland
3	473m S	Unknown	Ancient & Semi-Natural Woodland
4	503m SE	Unknown	Ancient & Semi-Natural Woodland
5	593m S	Harps/warren Wood	Ancient & Semi-Natural Woodland
6	600m S	Chestnut Plantation	Ancient & Semi-Natural Woodland
7	623m W	Unknown	Ancient & Semi-Natural Woodland
8	715m NW	Unknown	Ancient & Semi-Natural Woodland
9	841m SE	Harps/warren Wood	Ancient & Semi-Natural Woodland
10	878m NW	Newlands Wood	Ancient & Semi-Natural Woodland
11	1003m NW	Snarkhurst Wood	Ancient & Semi-Natural Woodland
12	1046m S	Warren Woodbrickhouse Wood	Ancient & Semi-Natural Woodland
13	1080m NW	Snockhurst	Ancient & Semi-Natural Woodland
14	1122m NW	Snarkhurst Wood	Ancient & Semi-Natural Woodland
16	1242m W	Unknown	Ancient & Semi-Natural Woodland
18	1430m NW	Partridge Bank	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1527m E	High Wood	Ancient & Semi-Natural Woodland
-	1544m E	High Wood	Ancient & Semi-Natural Woodland
-	1691m NE	High Wood	Ancient & Semi-Natural Woodland
-	1762m SE	Goddington Wood	Ancient & Semi-Natural Woodland
-	1857m NW	Unknown	Ancient & Semi-Natural Woodland
-	1891m N	Unknown	Ancient & Semi-Natural Woodland
-	1909m SE	Unknown	Ancient & Semi-Natural Woodland
-	1915m W	Unknown	Ancient & Semi-Natural Woodland
-	1918m N	Crabtree/stubs Woods	Ancient & Semi-Natural Woodland
-	1974m N	Unknown	Ancient & Semi-Natural Woodland
-	1988m W	Unknown	Ancient & Semi-Natural Woodland
-	1992m W	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

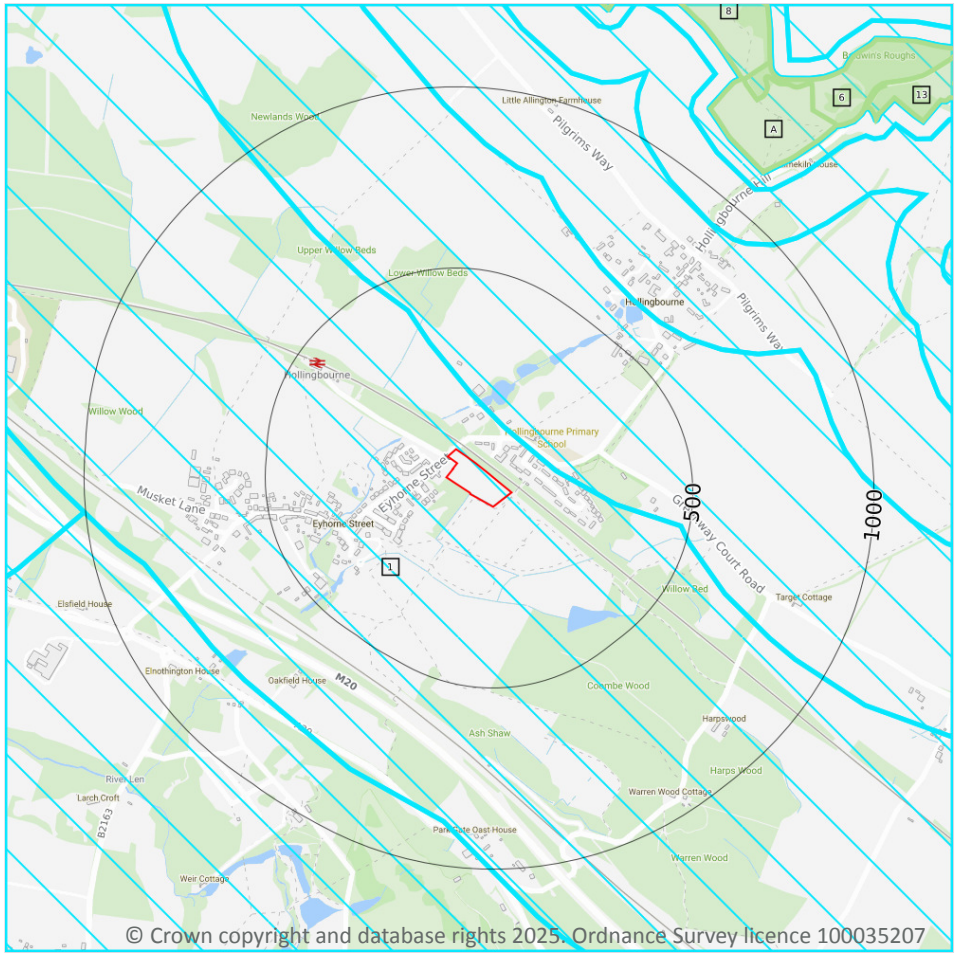
Records within 2000m	4

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**	**64**	**Existing**
124m E	Maidstone	Groundwater	64	Existing
1141m N	Maidstone	Groundwater	64	Existing
1174m N	Maidstone	Groundwater	64	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 63 >**

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 & digestate stores > 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 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**10**

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 63 >**

ID: A
Location: 1125m NE
SSSI name: Hollingbourne Downs
Unit name: Hollingbourne Hill
Broad habitat: Calcareous Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	11/02/2021
Vascular plant assemblage	Favourable	26/07/2021

ID: 6
Location: 1269m NE
SSSI name: Hollingbourne Downs
Unit name: Baldwins Rough
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	26/07/2021
Lowland mixed deciduous woodland	Favourable	26/07/2021
Vascular plant assemblage	Favourable	26/07/2021

ID: 7
Location: 1285m N
SSSI name: Hollingbourne Downs
Unit name: Parkers Rough
Broad habitat: Calcareous Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	11/02/2021

ID: 8
Location: 1290m NE
SSSI name: Hollingbourne Downs
Unit name: Little Allington
Broad habitat: Calcareous Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	11/02/2021

ID: -
Location: 1384m N
SSSI name: Hollingbourne Downs
Unit name: Edens Hole
Broad habitat: Calcareous Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Favourable	26/07/2021

ID: -
Location: 1390m NE
SSSI name: Hollingbourne Downs
Unit name: Frogs Hole South
Broad habitat: Calcareous Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	13/08/2020

ID: -
Location: 1400m E
SSSI name: Hollingbourne Downs
Unit name: High Wood And The Warren
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland beech and yew woodland	Unfavourable - No change	26/07/2021
Lowland mixed deciduous woodland	Unfavourable - No change	13/08/2020

ID: 13
Location: 1439m NE
SSSI name: Hollingbourne Downs
Unit name: Eastern Chalkpit
Broad habitat: Calcareous Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	13/08/2020
Lowland mixed deciduous woodland	Favourable	13/08/2020
Vascular plant assemblage	Favourable	26/07/2021

ID: -
Location: 1538m N
SSSI name: Hollingbourne Downs
Unit name: Parkers Rough Scrub
Broad habitat: Calcareous Grassland - Lowland
Condition: Favourable
Reportable features:

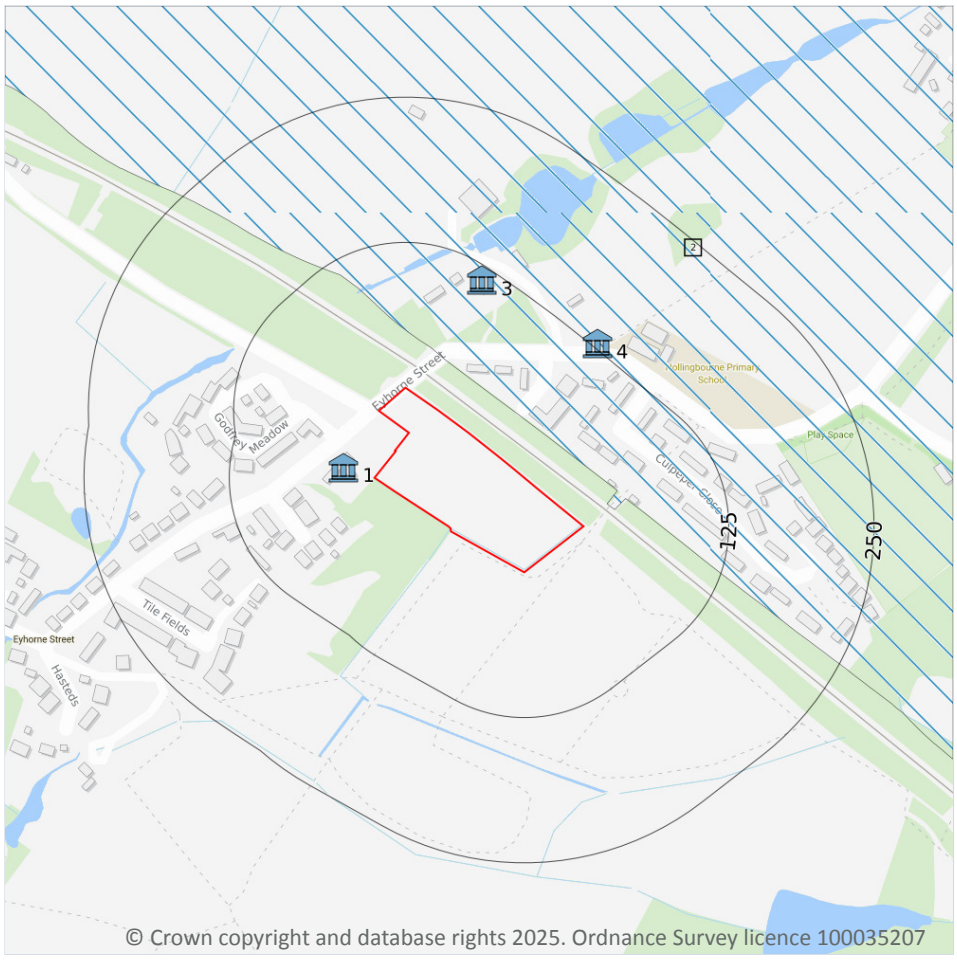
Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Favourable	06/08/2020

ID: -
Location: 1664m NE
SSSI name: Hollingbourne Downs
Unit name: Frogshole North
Broad habitat: Calcareous Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	13/08/2020

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 68 >**

ID	Location	NAME	Data Source
2	28m E	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	3

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.

Features are displayed on the Visual and cultural designations map on **page 68 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	28m W	Godfrey House	II*	1054873	20/10/1952
3	114m N	Snagbrook	II	1344359	21/10/1986

ID	Location	Name	Grade	Reference Number	Listed date
4	129m NE	Hollingbourne War Memorial	II	1415052	13/06/2013

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

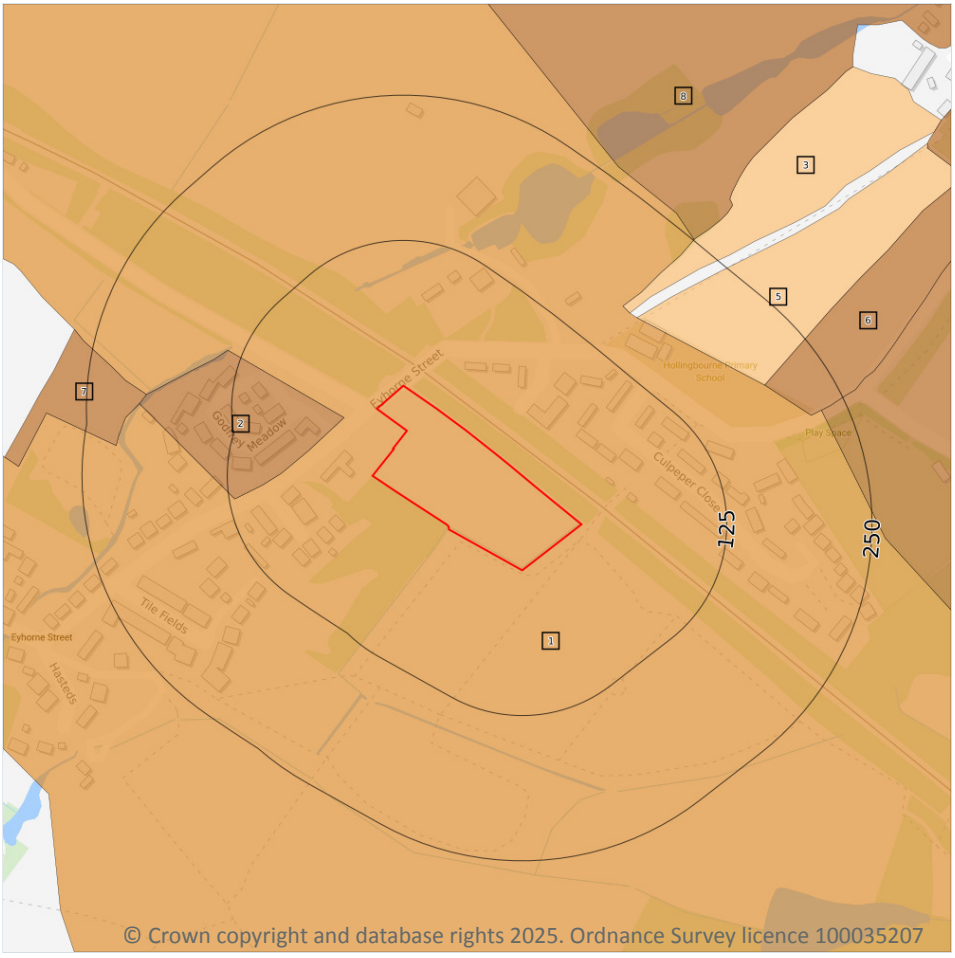
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	7

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 71 >**

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

ID	Location	Classification	Description
2	29m NW	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.
3	167m NE	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
5	168m NE	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
6	198m E	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
7	199m W	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
8	229m E	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

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. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	2

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.

Location	Reference	Scheme	Start Date	End Date
135m NW	1437510	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027
168m NE	326531	Countryside Stewardship (Higher Tier)	01/01/2017	31/12/2026

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 74 >**

ID	Location	Main Habitat	Other habitats
1	10m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	41m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	52m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	89m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	242m N	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.

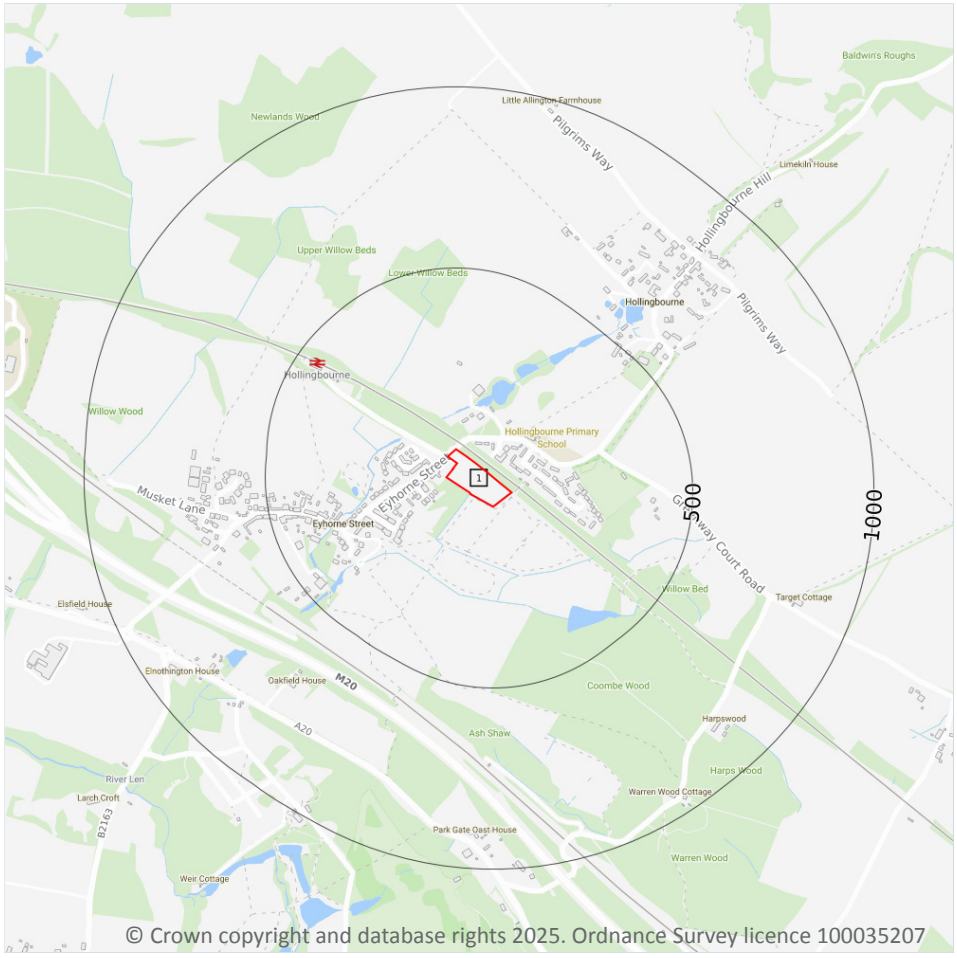
13.4 Limestone Pavement Orders

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



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 76 >**

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.

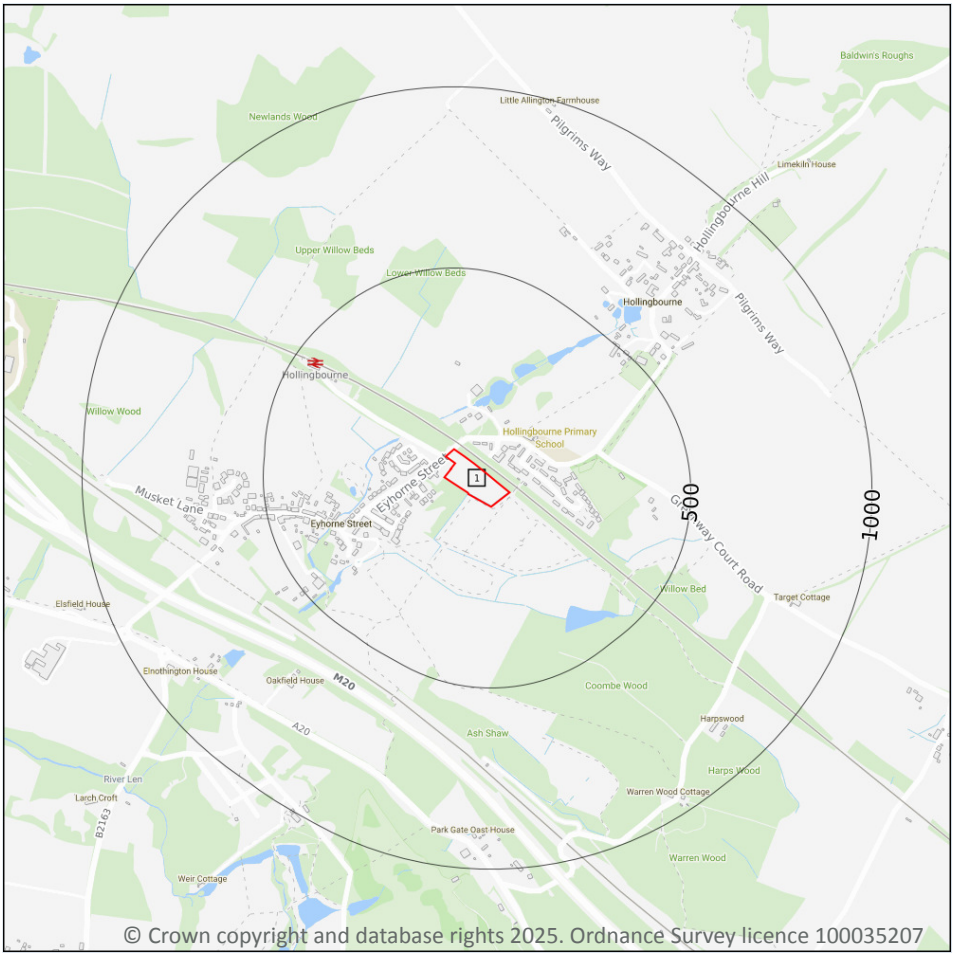
14.6 Bedrock faults and other linear features (10k)

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 80 >**

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.

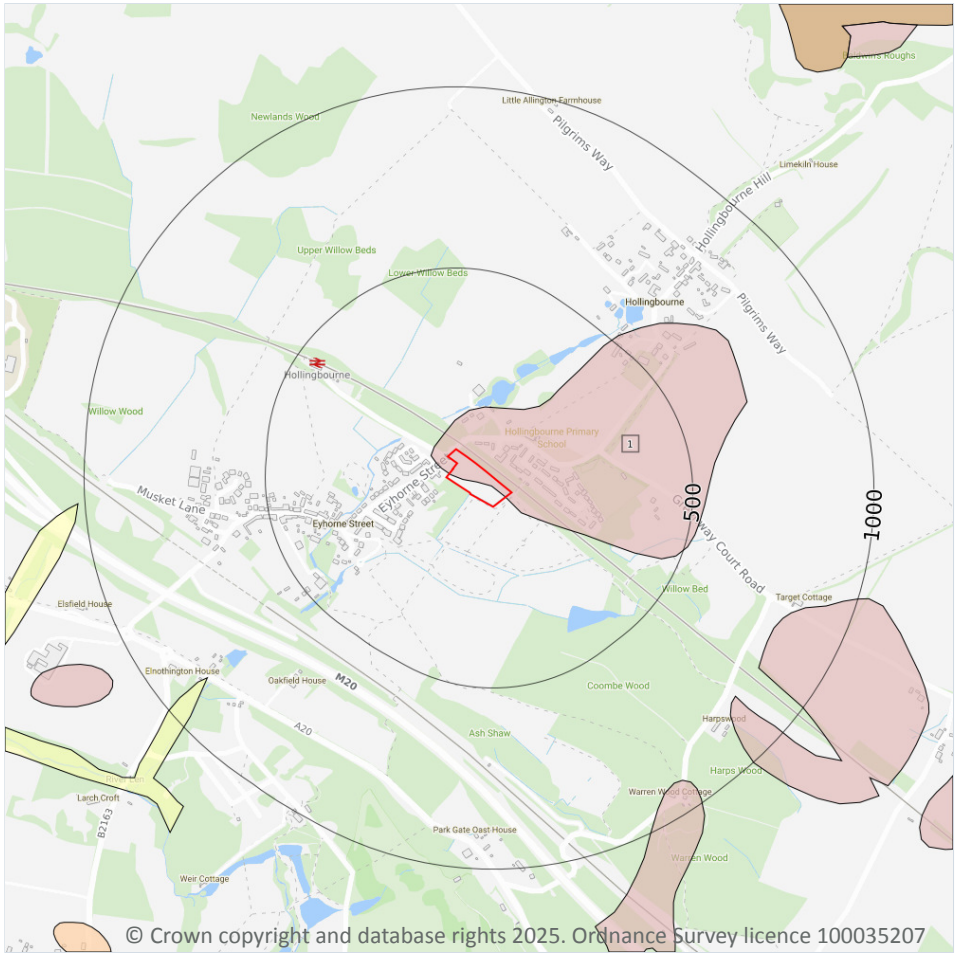
15.3 Artificial ground permeability (50k)

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 82 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**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
On site	**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.

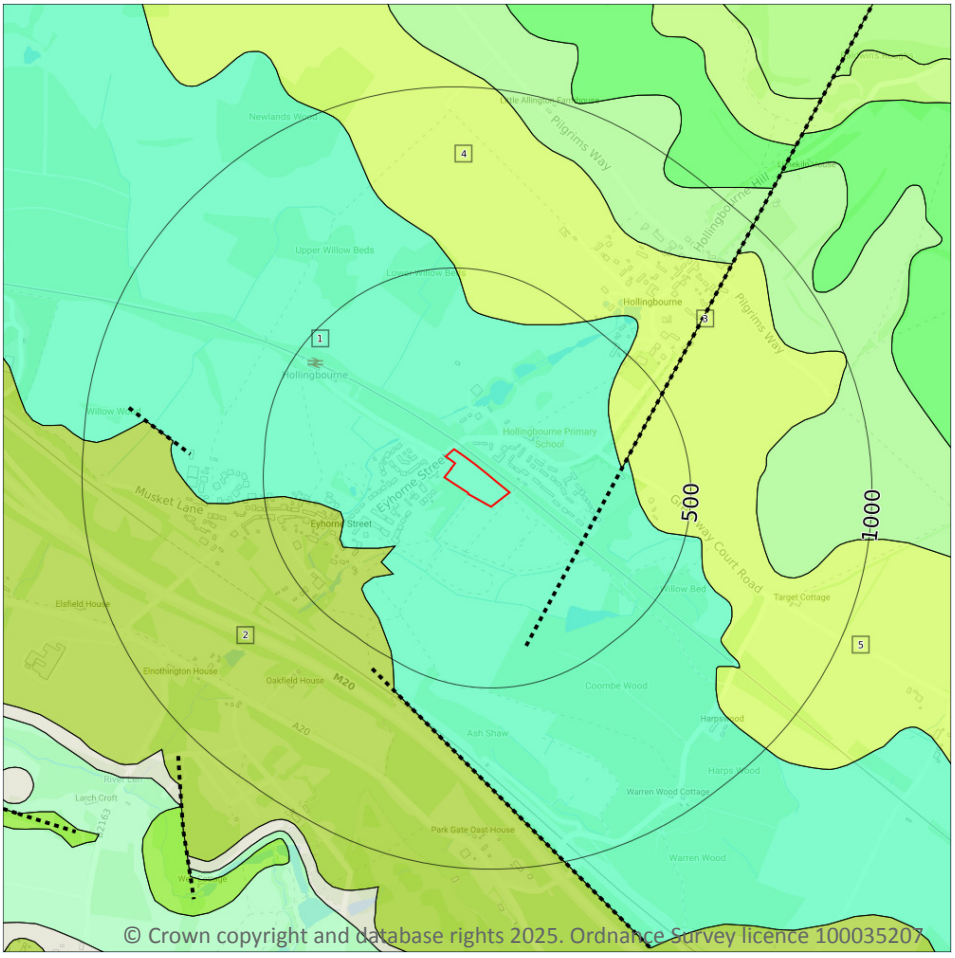
15.7 Landslip permeability (50k)

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 **4**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 84 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**GLT-MDST**	**GAULT FORMATION - MUDSTONE**	**ALBIAN**
2	234m SW	FO-SDST	FOLKESTONE FORMATION - SANDSTONE	APTIAN
4	314m E	WMCH-CHLK	WEST MELBURY MARLY CHALK FORMATION - CHALK	CENOMANIAN

ID	Location	LEX Code	Description	Rock age
5	339m E	WMCH-CHLK	WEST MELBURY MARLY CHALK FORMATION - CHALK	CENOMANIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock 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 bedrock (the zone between the land surface and the water table).

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	**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 84 >**

ID	Location	Category	Description
3	241m SE	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

16 Boreholes

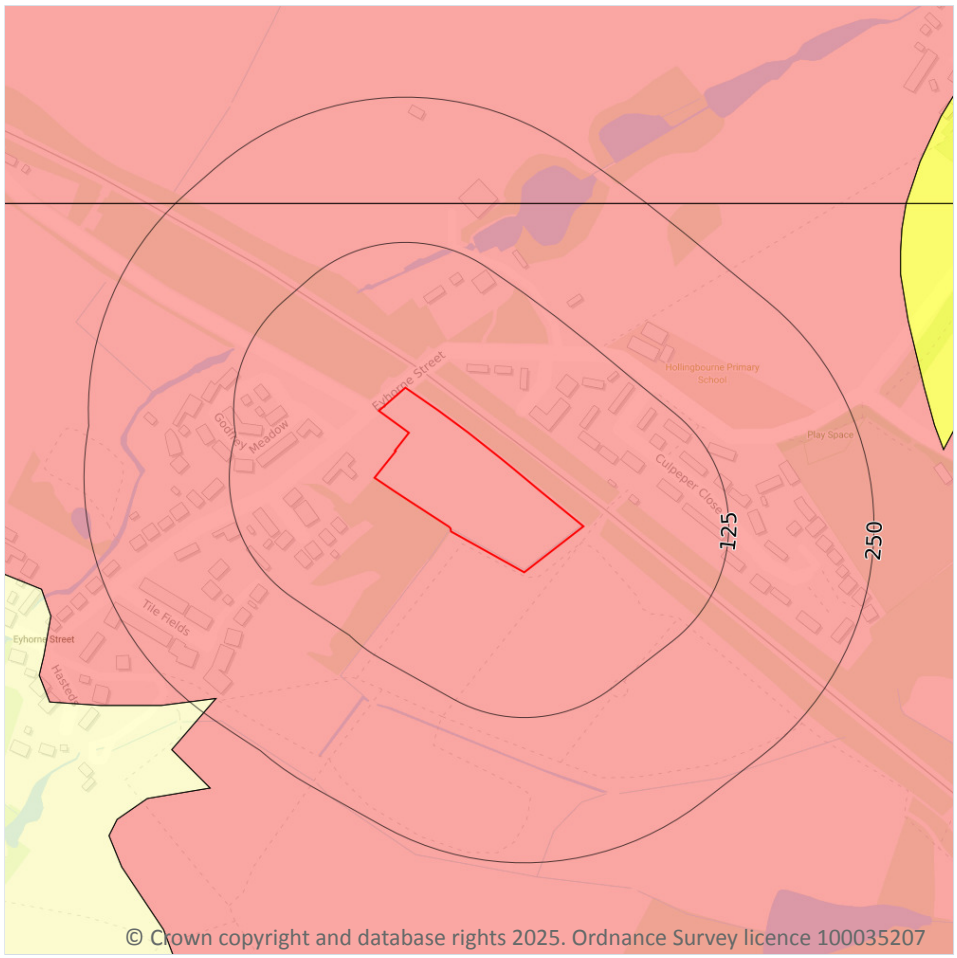
16.1 BGS Boreholes

Records within 250m	0

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

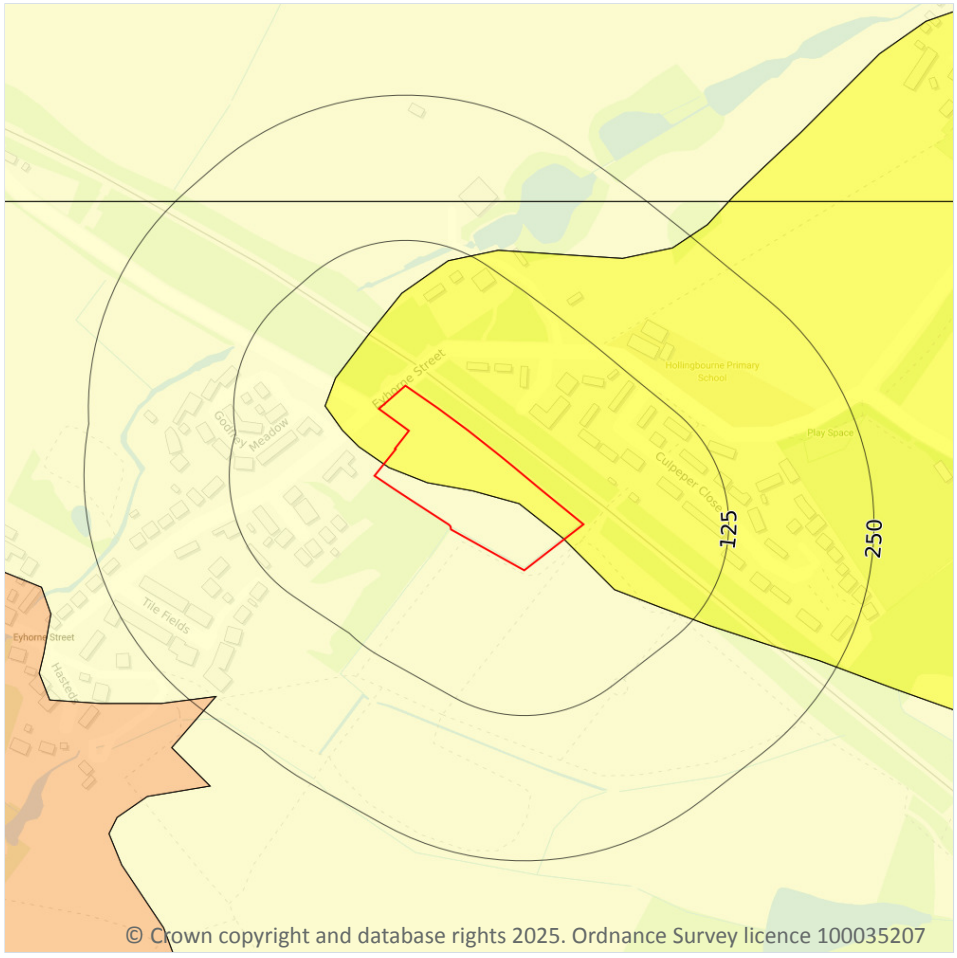
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 87 >**

Location	Hazard rating	Details
On site	**Moderate**	**Ground conditions predominantly high plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	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.

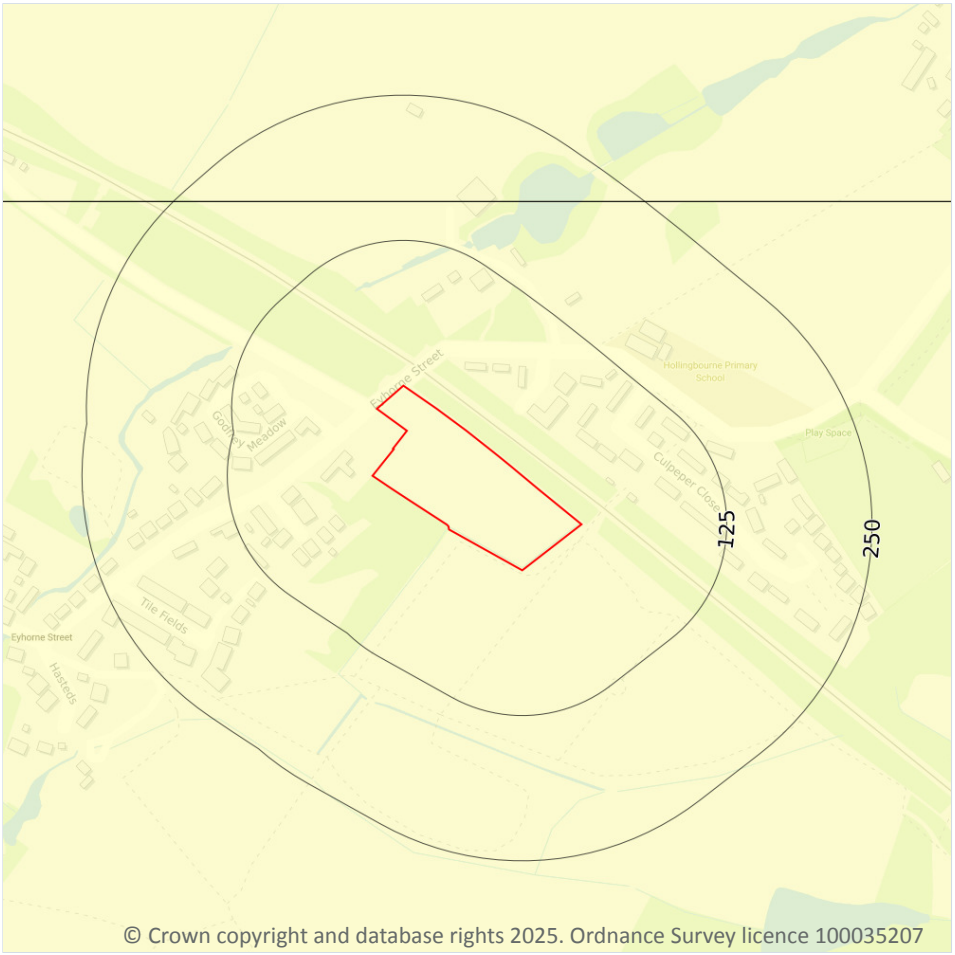
Features are displayed on the Natural ground subsidence - Running sands map on **page 88 >**

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
On site	**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



17.3 Compressible deposits

Records within 50m	1

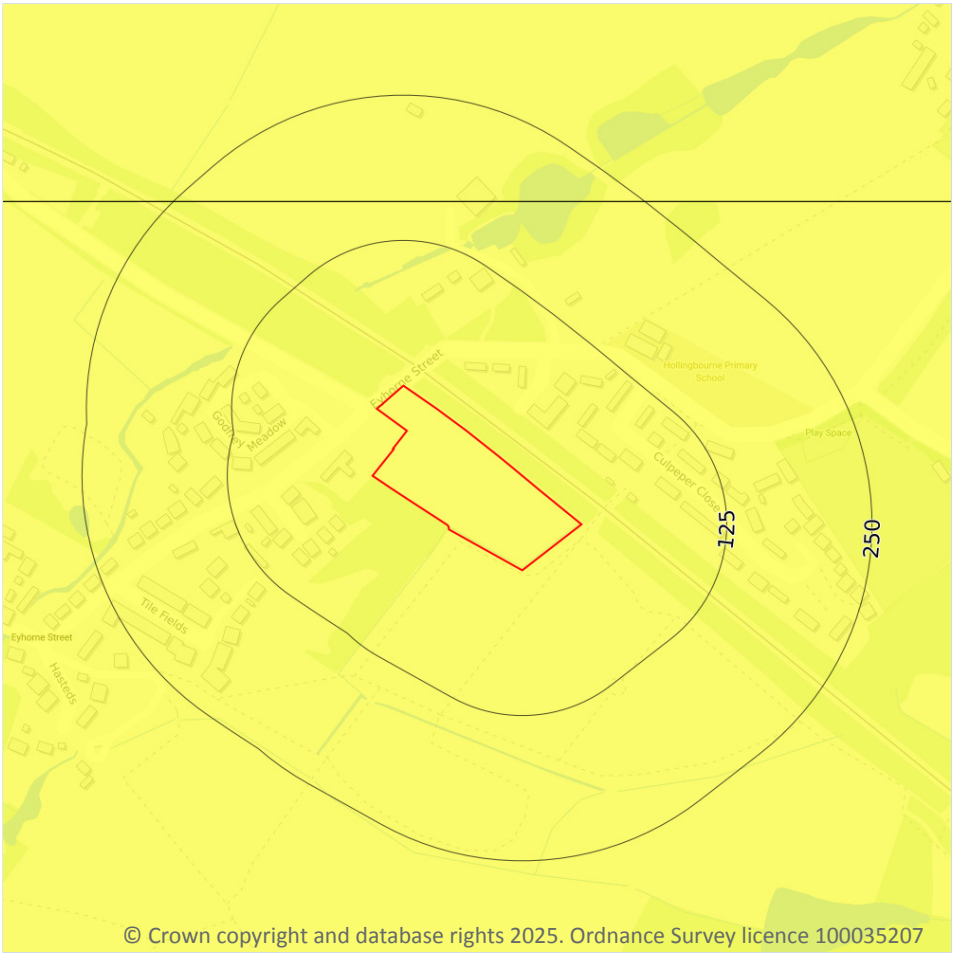
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 90 >**

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

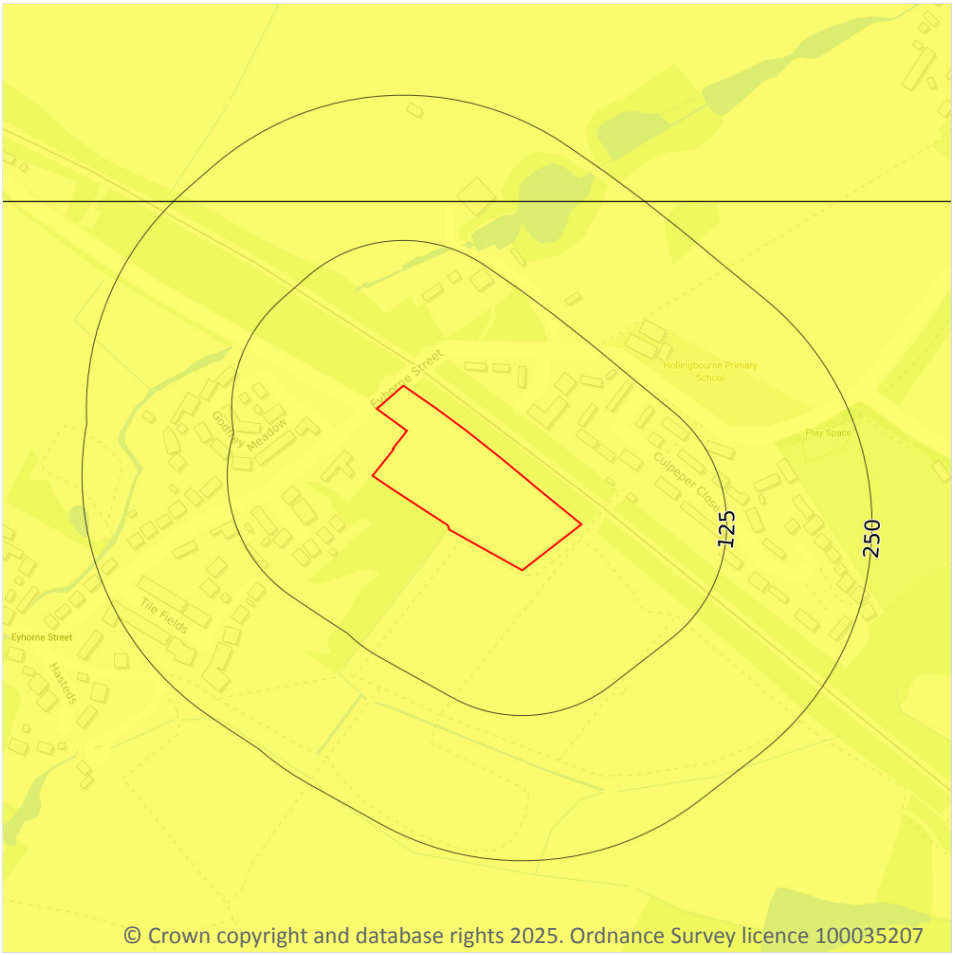
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 91 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

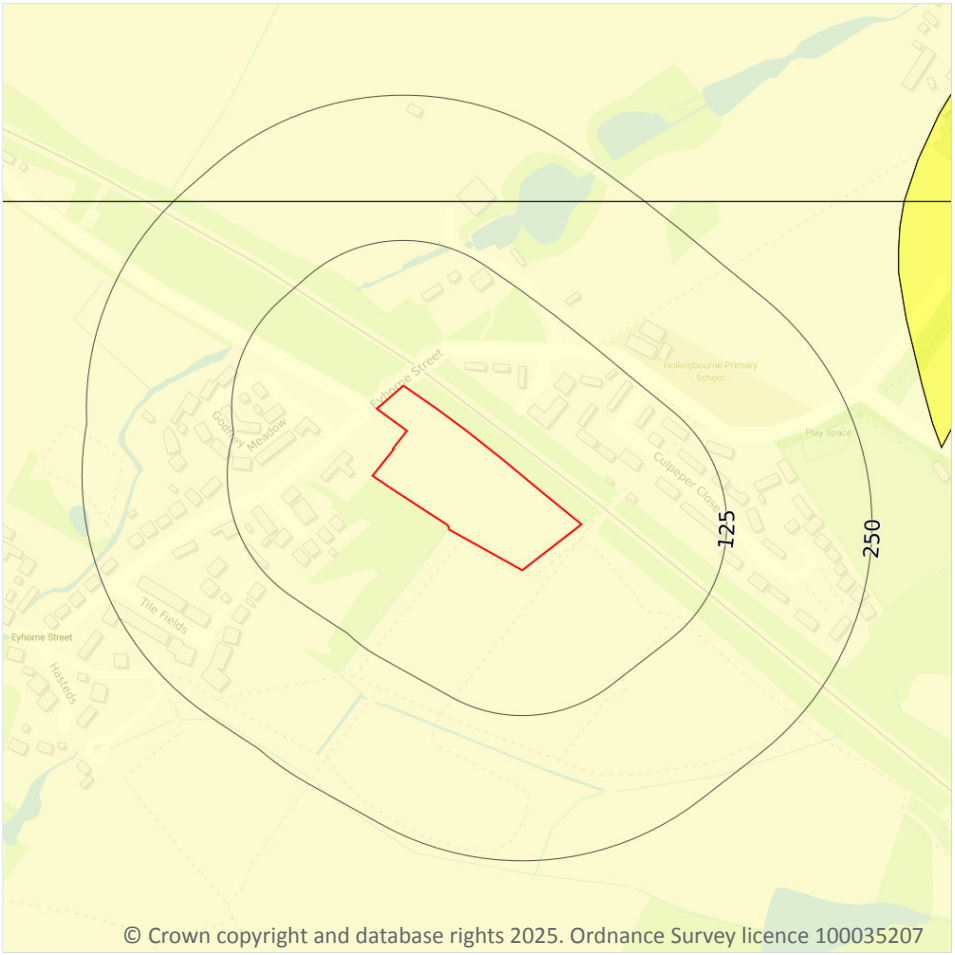
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 92 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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	1

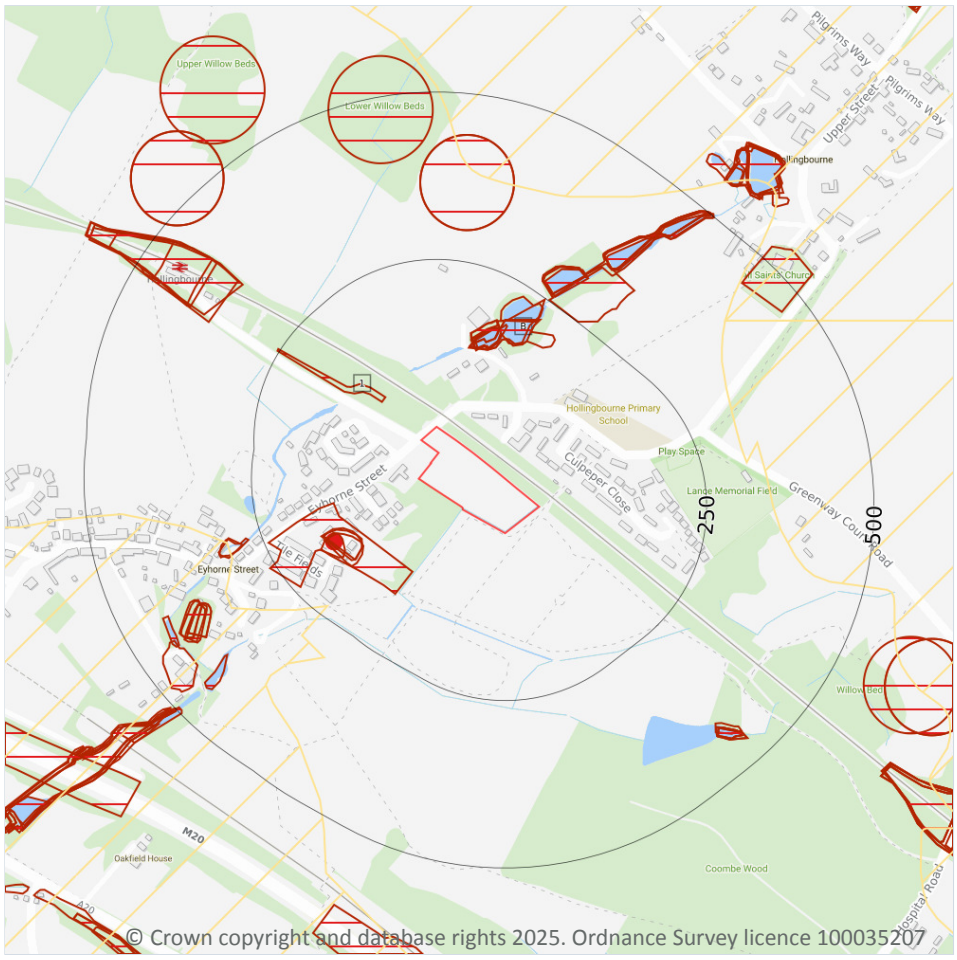
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 93 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	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 and ground workings map on **page 95 >**

ID	Location	Details	Description
A	158m W	Name: Eyhorne Street Brick & Tile Works Address: Eyhorne Street, MAIDSTONE, Kent Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m **14**

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

Features are displayed on the Mining and ground workings map on **page 95 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	82m NW	Unspecified Ground Workings	1955	1:10560
A	116m SW	Brick and Tile Works	1909	1:10560
A	124m SW	Unspecified Pit	1955	1:10560
A	125m SW	Unspecified Pit	1955	1:10560
B	128m N	Ponds	1991	1:10000
A	128m SW	Unspecified Pit	1909	1:10560
B	128m N	Pond	1866	1:10560
B	130m N	Ponds	1969	1:10000
B	131m N	Fish Ponds	1909	1:10560
B	132m N	Pond	1895	1:10560
B	137m N	Pond	1955	1:10560
B	138m N	Pond	1955	1:10560
A	145m W	Unspecified Pit	1895	1:10560
B	185m N	Pond	1988	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	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 and ground workings map on **page 95 >**

ID	Location	Name	Commodity	Class	Likelihood
2	234m SW	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

ID	Location	Name	Commodity	Class	Likelihood
4	314m E	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
5	378m N	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	**0**

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	**0**

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	**1**

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

Location	Mineral type
334m NE	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

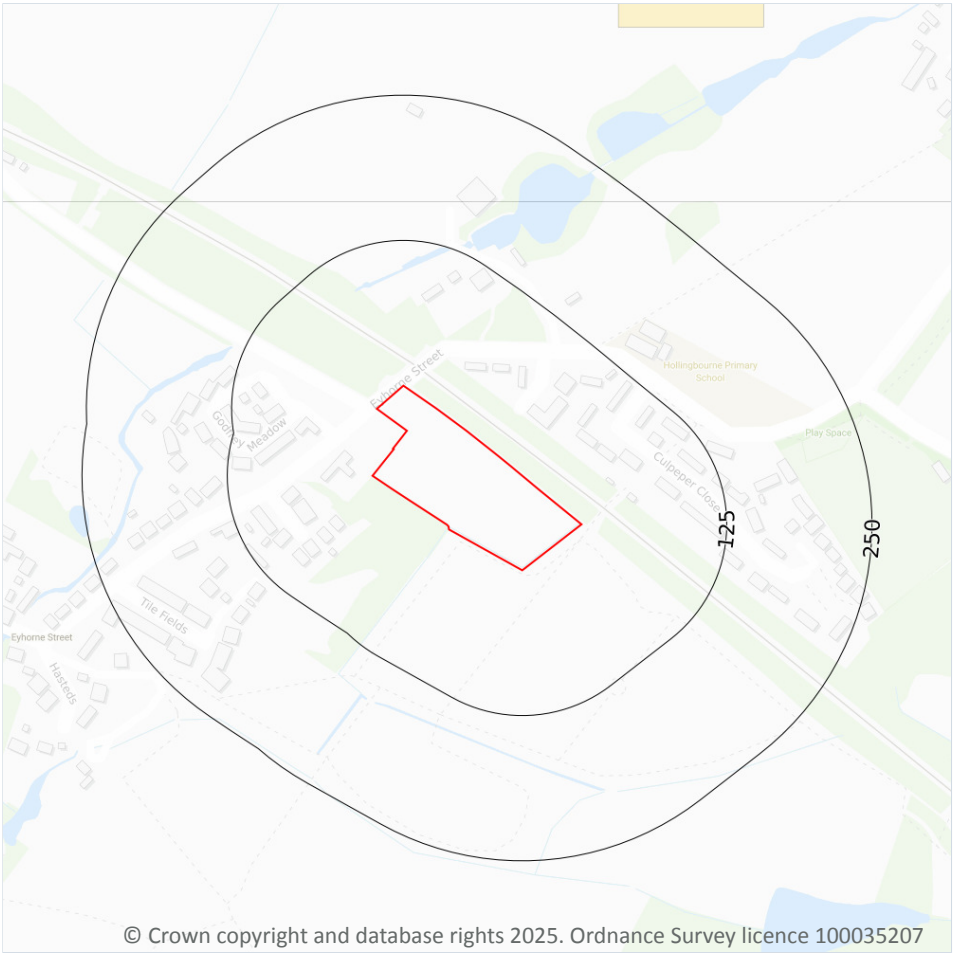
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



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%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 103 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	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 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
32m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

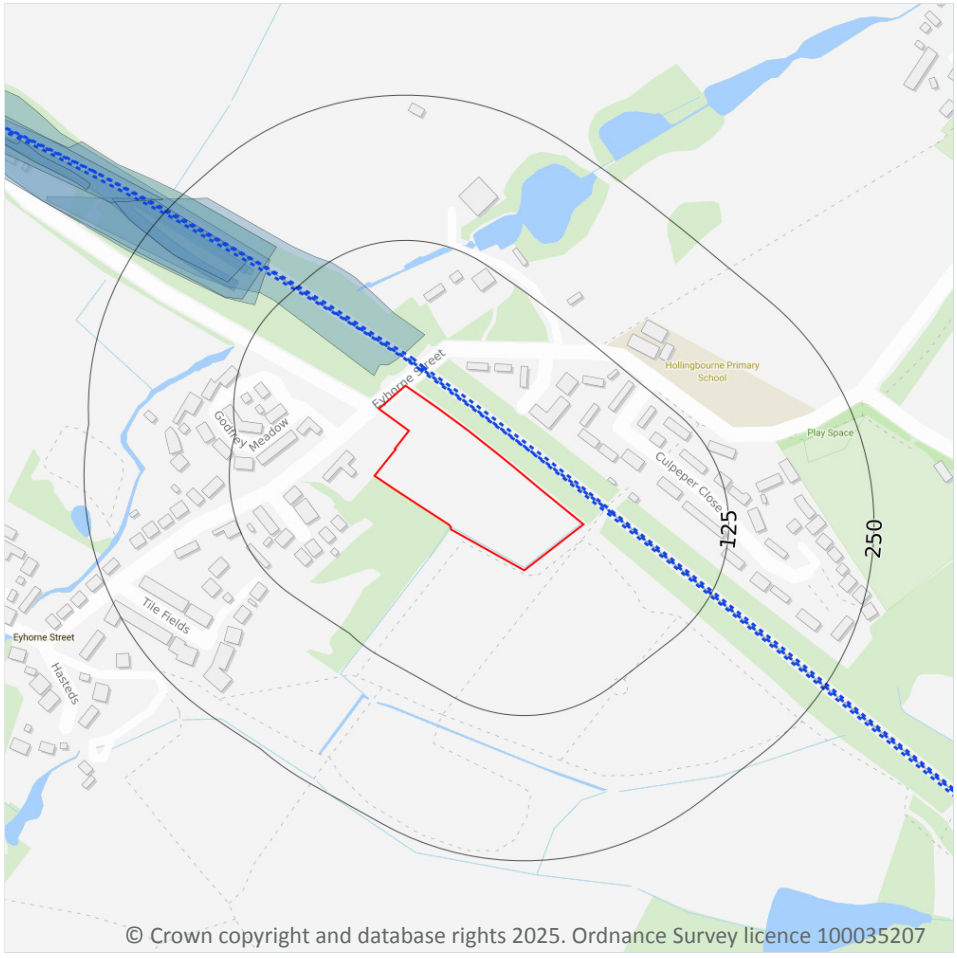
21.3 BGS Measured Urban Soil Chemistry

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.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- 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

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	6

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.

Features are displayed on the Railway infrastructure and projects map on **page 106 >**

Location	Land Use	Year of mapping	Mapping scale
23m NW	Railway Sidings	1955	10560
139m NW	Railway Sidings	1895	10560
151m NW	Railway Sidings	1909	10560
160m NW	Railway Sidings	1897	2500
164m NW	Railway Sidings	1908	2500
169m NW	Railway Sidings	1955	10560

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	11

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 106 >**

Location	Name	Type
18m N	Kent Downs Line	rail
18m N	Not given	Multi Track
19m NW	Kent Downs Line	rail
20m N	Not given	Multi Track
21m NW	Not given	Multi Track
22m N	Kent Downs Line	rail
22m NW	Kent Downs Line	rail
22m N	Kent Downs Line	rail
23m E	Not given	Multi Track
25m NW	Kent Downs Line	rail
26m E	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 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: www.groundsure.com/terms-and-conditions-april-2023/ ↗.

TQ85SW/28 8425 5486 D

GEORGE STOW CO. LTD.

Waterworks Engineers

READING ROAD – HENLEY-on-THAMES. OXON.

288/222

RECORD OF WELL (SHAFT OR BOREHOLE)

Manor Farm Trial Borehole

DATE COMPLETED 3rd September, 1979

TQ 85 SW (8425 5486)

All depths to be measured below Ground Level

Work carried out for Mid Kent Water Company

Locality (Exact Site) Manor Farm, near Hollingbourne, Maidstone County Kent

Level of Ground Surface above Sea Level (O.D.) ..... ft.

Depth of Shaft ..... ft. ..... ins. (106·68 m) Diameter ..... ft. ..... ins.

Depth of Bore 350 ft. ..... ins. Diameter: At Top 2 ins. (50·8 mm) At Bottom 2 ins.

Details of Permanent Lining Tubes

Diameter	Length Inserted		Top At
4 ins. (101 mm)	201 ft. (61·20 m)	Plain ..... ft. Slotted.	1 ft. 6 ins. above/~~below~~ Ground Level
2 " (50·8 mm)	"	" 150 " (45·72 m)	" 200 " ..... below " (60·69 m)
"	"	" ..... "	" ..... " ..... "
"	"	" ..... "	" ..... " ..... "
"	"	" ..... "	" ..... " ..... "

Water Struck at depth of (in ft.) 190 (57·91 m) (29·26 m)

Rest Level of Water ~~above~~/below Ground Level 96 ft. ..... ins.

Yield on 12 Hours test. Pumping 800 Gallons per hour (1·0102 l/s) Date 19th Sept. '79

Pump Water level 100 ft. 6 ins. below Ground Level. (30·63 m)

Time of Recovery Rapid

Headings. Depth below Ground Level .....

Directions and Lengths .....

Remarks .....

Strata by On 1" S.A map 288 & on 6" N.C. Sheet

See back for Strata Record.

BGS ID: 714196 : BGS Reference: TQ85SW28
British National Grid (27700) : 584250,154860

TQ85SW/28

DETAILS OF STRATA 288/222

8425 5486

GEOLOGICAL CLASSIFICATION	NATURE OF STRATA (and any additional remarks)	THICKNESS FEET	THICKNESS INCHES	DEP FEET	DEP
HEAD	Hard Packed Gravel	8	2·44	8	2
	Grey Clay	42	12·80	50	15 2
GAULT CLAY	Hard Grey Clay	140	42·67	190	57 11
FOLKESTONE BEDS	Sand	158	48·15	348	106·01

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23/1/80

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GEORGE STOW CO. LTD.

Waterworks Engineers

288/222

READING ROAD – HENLEY-on-THAMES. OXON.

TQ85/38

RECORD OF WELL (SHAFT OR BOREHOLE)

Manor Farm Trial Borehole

DATE COMPLETED 3rd September, 1979

TQ 85 SW (8425. 5486)

All depths to be measured below Ground Level

Work carried out for Mid Kent Water Company

Locality (Exact Site) Manor Farm, near Hollingbourne, Maidstone County Kent

Level of Ground Surface above Sea Level (O.D.) ..... ft.

Depth of Shaft ..... ft. ..... ins. Diameter..... ft. ..... ins.

Depth of Bore 350 (106·68 m) ft. ..... ins. Diameter: At Top 2 (50·8 mm) ins. At Bottom 2 ins.

Details of Permanent Lining Tubes

Diameter	Length Inserted			Top At	Ground Level
4 (101 mm) ins.	201 (61·26 m) ft.	Plain ..... ft.	Slotted.	1 ft. 6 ins.	~~above~~ ~~below~~
2 (50·8 mm) "	"	" 150 (45·72m) "		" 200 (60·69m) "	below
"	"	"		"	"
"	"	"		"	"
"	"	"		"	"

Water Struck at depth of (in ft.) 190 (57·91 m)

Rest Level of Water ~~below~~ above Ground Level 96 (29·26 m) ft. ..... ins.

Yield on 12 ~~Days~~ Hours test. Pumping 800 (1·0102 l/s) Gallons per hour Date 19th Sept. '79

Pump Water level 100 (30·63 m) ft. 6 ins. below Ground Level.

Time of Recovery Rapid

Headings. Depth below Ground Level .....

Directions and Lengths .....

Remarks .....

Sited by O on 1" site map 288
& on 6" N.G. Sheet

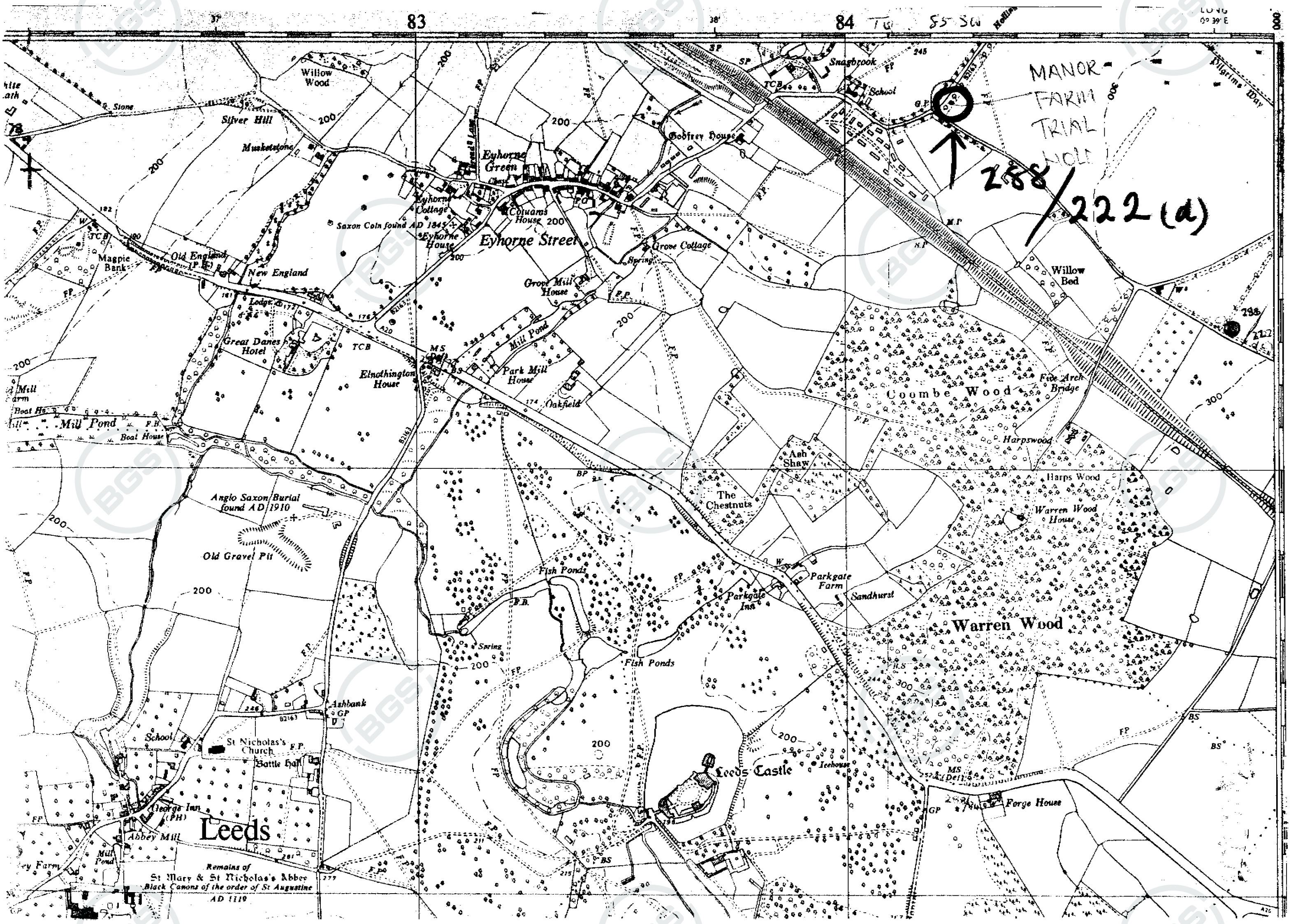
See back for Strata Record.

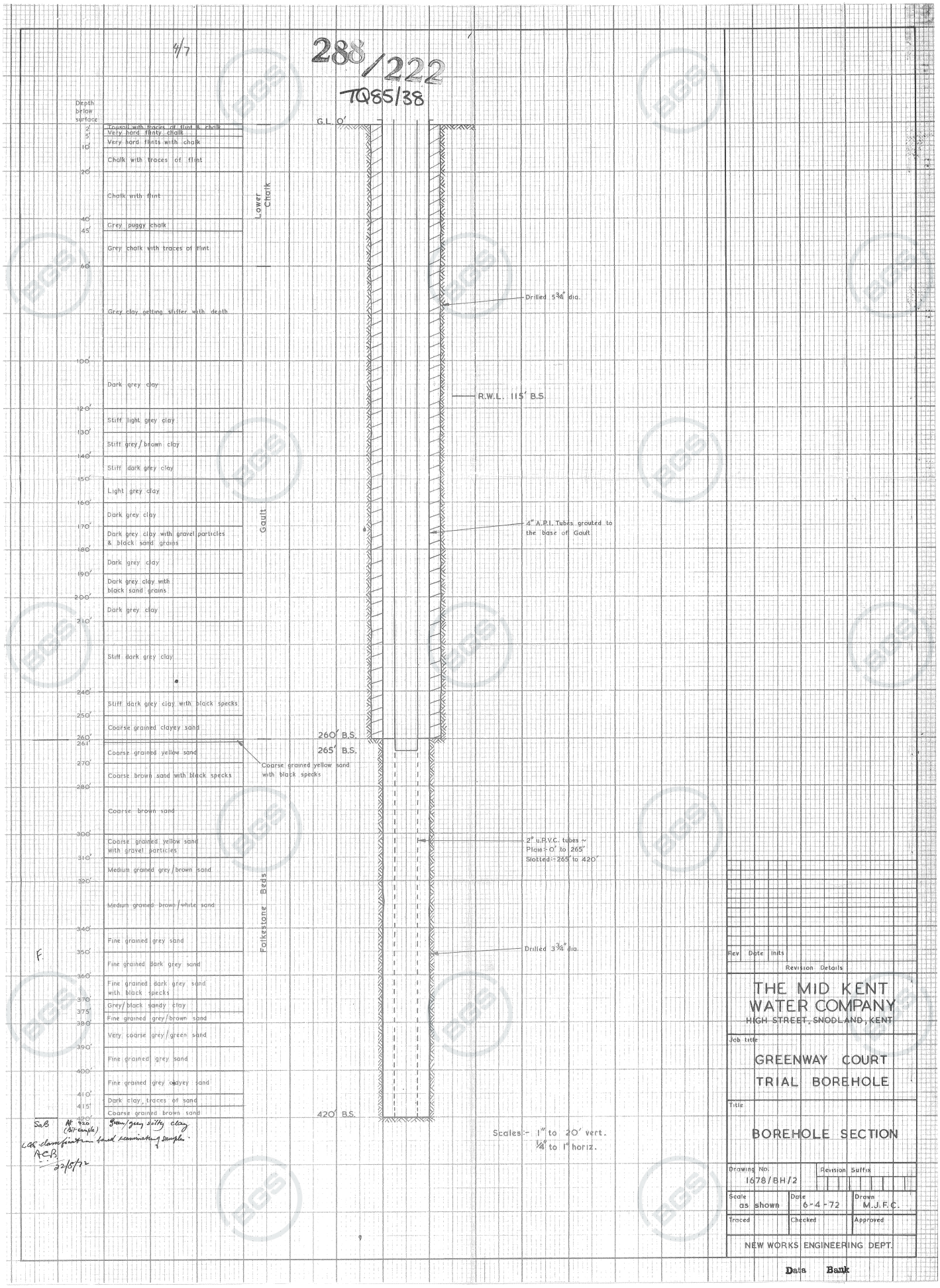
BGS ID: 714196 : BGS Reference: TQ85SW28
British National Grid (27700) : 584250,154860

DETAILS OF STRATA 288/222 :D

GEOLOGICAL CLASSIFICATION	NATURE OF STRATA (and any additional remarks)	THICKNESS FEET	THICKNESS ~~INCHES~~ METRES	DEPTH FEET	DEPTH ~~INCHES~~ METRES
HEAD	Hard Packed Gravel	8	2.44	8	2.44
	Grey Clay	42	12.80	50	15.24
GAULT CLAY	Hard Grey Clay	140	42.67	190	57.91
FOLKESTONE BEDS	Sand	158	48.15	348	106.07

PER. J.L.
23/1/80.


83
84
MANOR FARM TRIAL HOLE
288/222 (d)
Willow Wood
Silver Hill
Musketstone
Snagbrook
School
Godfrey House
Eyhorne Green
Eyhorne Street
Eyhorne Cottage
Eyhorne House
Saxon Coin found AD 1845
Grove Cottage
Grove Mill House
Old England
New England
Magpie Bank
Great Danes Hotel
Elnothington House
Mill Pond
Park Mill House
Oakfield
Willow Bed
Five Arch Bridge
Coombe Wood
Harpswood
Harps Wood
Warren Wood House
Ash Shaw
The Chestnuts
Parkgate Farm
Parkgate Inn
Sandhurst
Warren Wood
Anglo Saxon Burial found AD 1910
Old Gravel Pit
Fish Ponds
Spring
Ashbank
School
St Nicholas's Church
Battle Hall
George Inn (PH)
Abbey Mill
Leeds
Leeds Castle
Icehouse
Forge House
Remains of St Mary & St Nicholas's Abbey
Black Canons of the order of St Augustine
AD 1119
Pilgrims' Way



UNEXPLODED BOMB RISK MAP

SITE LOCATION

Map Centre: 583802,154820

This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

APPENDIX III - DEFINITIONS AND LIMITATIONS

Risk Classification

The qualitative risk assessment presented within this report has been undertaken in line with CIRIA C552: *Contaminated Land Risk Assessment – A Guide to Good Practice* (Rudland et al., 2001). This approach supports the identification and evaluation of potential environmental risks associated with contaminant linkages.

The assessment applies the CIRIA C552 risk categorisation framework to evaluate the significance of potential risks by considering:

- The magnitude of potential consequences, and
- The likelihood of the identified linkage being realised.

Each potential source–pathway–receptor linkage is assessed using this framework to determine an overall risk rating.

Classification of Severity (Consequence)

Potential magnitude takes into account the potential consequences should a complete source–pathway–receptor linkage be present. Potential magnitude is classified in the table below.

Category	Definition
Severe	Acute risks to human health, catastrophic damage to buildings/property, or major pollution to controlled water.
Medium	Chronic risk to human health, pollution of sensitive controlled waters, significant effects on sensitive ecosystems or species, or significant damage to buildings or structures.
Mild	Pollution of non-sensitive waters, or minor damage to buildings or structures.
Minor	Damage to non-sensitive ecosystems or species.

Classification of Likelihood

Potential likelihood takes into account the presence of the hazard and receptor as well as the integrity of the pathway for exposure, i.e., whether a source-pathway-receptor linkage is present or not. Potential likelihood is classified as per the table below:

Category	Definition
High Likelihood	Pollutant linkage may be present and is almost certain to occur in the long term. Or there is evidence of harm to the receptor.
Likely	Pollutant linkage may be present, and it is probable that it will occur over the long term.
Low Likelihood	Pollutant linkage may be present, and there is a possibility that it will occur, although there is no certainty that it will do so.
Unlikely	Pollutant linkage may be present, but it is improbable that it will occur.

Matrix Between Probability and Severity

The potential magnitude of consequence and the potential likelihood of exposure are assessed in accordance with the risk matrix presented below:

		Severity (consequence)			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High Likelihood**	Very High Risk	High Risk	Medium Risk	Low / Medium Risk
	Likely	High Risk	Medium Risk	Low / Medium Risk	Low Risk
	Low likelihood	Medium Risk	Low / Medium Risk	Low Risk	Very Low Risk
	Unlikely	Low / Medium Risk	Low Risk	Very Low Risk	Very Low Risk

Category	Definition
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm is currently occurring. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required. Demonstrable contaminated land situation. Highest threat and liability level. Urgent action recommended.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required, and remedial works may be necessary in the short term and are likely over the longer term. Likely contaminated land situation. Risk assessment and action recommended.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, the likelihood of severe harm is low, or any potential harm is likely to be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and potential liability. Some remedial works may be needed in the longer term. Plausible contaminated land situation. Risk assessment and possible action recommended.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that such harm, if realised, would be mild. Unlikely contaminated land situation. Possible risk assessment and possible action.
Very Low Risk	There is a low possibility that harm could arise to a receptor. If it does, it is not likely to be severe. Negligible risk. No action recommended other than continued vigilance for any changes in site conditions.

Limitations

The recommendations presented in this report represent the professional judgment of Clear Environmental Limited, based on the information available and provided at the time of reporting. These recommendations have been made with the level of skill and care expected of a qualified and experienced environmental consultancy.

Clear Environmental does not provide any warranty or guarantee that the site is free from contamination or other potentially hazardous materials or conditions.

In preparing this report, Clear Environmental has relied on information provided by the client and third parties. Our conclusions, opinions, and recommendations are based on the assumption that the information received is complete and accurate. We cannot be held responsible for the impact of any information that is inaccurate, incomplete, or subsequently found to be incorrect.

This report has been prepared solely for the use of the client and for the specific purpose for which it was commissioned. It is not intended for reliance by any third party without the prior written consent of Clear Environmental. Any unauthorised use of this report is entirely at the user's own risk.

By choosing to use or rely on this report, any third party agrees to indemnify and hold harmless Clear Environmental Limited against any claims, losses, or damages arising from such use.

Due to the evolving regulatory climate specific to Per Fluoro Alkyl Substances (PFAS) Clear makes no representation nor accepts any liability that any or all PFAS issues have been identified and/or revealed to its client through this scope of work.