THE FLOUR MILL, ASHFORD, KENT

Phase 1 Contaminated Land Assessment – Volume 1 of 2

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Phase 1 Contaminated Land Assessment

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Revision	Amendment Details	Revision Prepared By	Revision Approved By

1.0 INTRODUCTION

Brief

1.1 Create Consulting Engineers Ltd has been commissioned by Oliver Davis Homes (the 'Client') to provide a Phase 1 Contaminated Land Assessment to support a planning application for the conversion of The Flour Mill, Ashford, Kent to residential use and for development of adjacent land (the 'Site').

Development Proposal

1.2 A planning application (ref. 21/02216/AS) has been submitted for: '*Redevelopment comprising the conversion of the existing Flour Mill, demolition of existing structures, and the erection of four ancillary blocks to provide a total of no. 53 apartments (Use Class C3), ancillary residential facilities (including residents' gym and 'super lounge'), 1 x office (Use Class E(g)(i)), retained access from East Hill, parking, and associated landscaping and infrastructure*'.

1.3 Architect drawings of the proposed Site layout and schematic of the proposed development are presented as Figures 1.1 and 1.2, respectively.

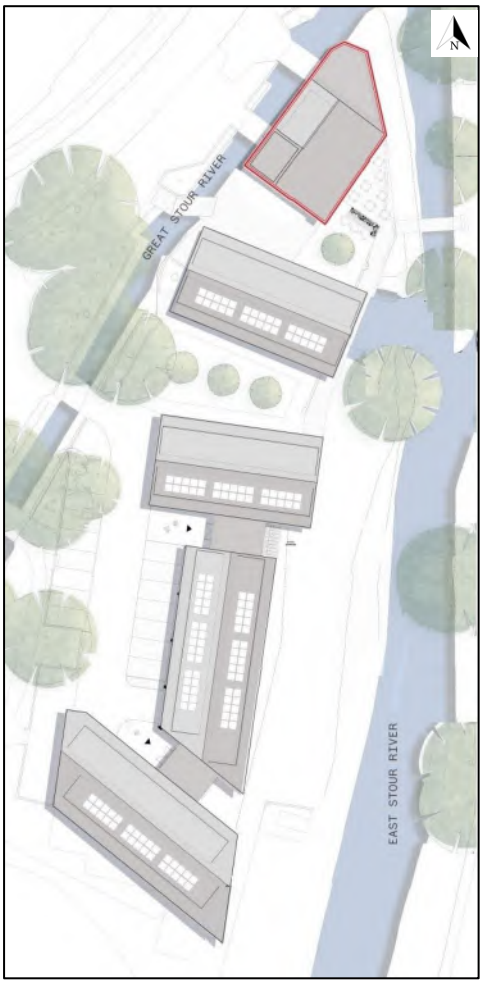

Figure 1.1: Proposed Site Layout (Hollaway Studio)

Figure 1.2: Architects Conceptual Layout Image (Hollaway Studio)

Objective

1.4 To undertake a contaminated land assessment comprising a desk study review of existing information relating to the Site and surrounding area, in accordance with best practice and planning guidance such as that set out in the National Planning Policy Framework, 2019 and the Environment Agency's Land Contamination Risk Management guidance, 2020.

Scope of Works

1.5 The scope of works for this study comprises a review of the following information sources:

- British Geological Survey online mapping data;
- Environment Agency online mapping data;
- Groundsure Enviro and Geo Insight reports (Appendix B);
- Available historical Ordnance Survey mapping (Appendix C);
- Web searches related to the site and surrounding area; and
- Google Earth imagery.

1.6 A Conceptual Site Model (CSM) will then be developed based on the findings of the assessment and potential risks in the context of the proposed acquisition and/or development undertaken using the source-pathway-receptor approach.

1.7 A Site reconnaissance survey was undertaken to assess the Site condition and surrounding land uses and a photographic record is provided in Appendix A.

Constraints and Limitations

1.8 The copyright of this report is vested in Create Consulting Engineers Ltd and the Client, Oliver Davis Homes. The Client, or their appointed representatives, may copy the report for purposes in connection with the development described herein. It shall not be copied by any other party or used for any other purposes without the written consent of Create Consulting Engineers Ltd or the Client.

1.9 Create Consulting Engineers Ltd accepts no responsibility whatsoever to other parties to whom this report, or any part thereof, is made known. Any such other parties rely upon the report at their own risk.

1.10 Create Consulting Engineers Ltd has endeavoured to assess all information provided to them during this appraisal. Should additional information become available which may affect the opinions expressed in this report, Create Consulting reserves the right to review this information and, if warranted, to modify the opinions presented in the report accordingly.

1.11 The report summarises information from a number of external sources and is unable to offer any guarantees or warranties for the completeness or accuracy of information relied upon.

Information from third parties has not been verified by Create Consulting Engineers Ltd unless otherwise stated in this report.

1.12 It should be noted that the risks which are identified in this report are perceived risks based on the available information at the time of writing and that the actual risks associated can only be assessed following a physical investigation of the Site.

1.13 The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the Site.

2.0 SOURCES OF INFORMATION

2.1 The information contained in this report is based on a review of readily available information pertaining to the Site.

Records Review

2.2 Key reports, drawings and accessed websites pertaining to this assessment are detailed in Table 2.1 below.

Document/Website	Author/Publisher	Date / reference
Site Location Plan	Hallaway Studio Architects	20.068.001 rev A
Design and Access plan	Hollaway Studio Architects	Dated 2021
Flood Maps, Groundwater Mapping, landfill Sites, pollution incidents, reservoir flood map and nitrate vulnerable zones – https://flood-map-for-planning.service.gov.uk/	UK Government	Accessed February 2022
River basin maps: https://environment.data.gov.uk/catchment-planning	Environment Agency	Accessed February 2022
BGS Geology of Britain Viewer - https://mapapps.bgs.ac.uk/geologyofbritain	British Geological Survey	Accessed February 2022
BGS Geoindex – Geology and borehole records - www.bgs.ac.uk/geoindex	British Geological Survey	Accessed February 2022
Public Health England Radon Map of UK (UKRadon.org, 2019)	Public Health England	Accessed February 2022
Groundsure Geo Enviro Insight Report (GS-8512735)	Groundsure Ltd	10th February 2022
Historical Ordnance Survey Maps (GS-8512735)	Groundsure Ltd	10th February 2022
Heritage Statement	iceni	December 2021
Flood Risk Assessment	Create Consulting Engineers	GB/VL/P20-2206/02 (dated December 2021)
Google Maps & Google Earth	Google	Accessed February 2022
Zetica UXO interactive database: https://zeticauxo.com	Zetica	Accessed February 2022

Table 2.1: Key Information Sources

3.0 SITE LOCATION AND DESCRIPTION

Site Location

3.1 The Site is located northeast of Ashford town centre and approximately 580m north of Ashford International train station. The nearest postcode is TN24 8PA and the Site can be centred on national grid reference 601531.7, 142765.0.

3.2 The Site location is presented within Figure 3.1, below.

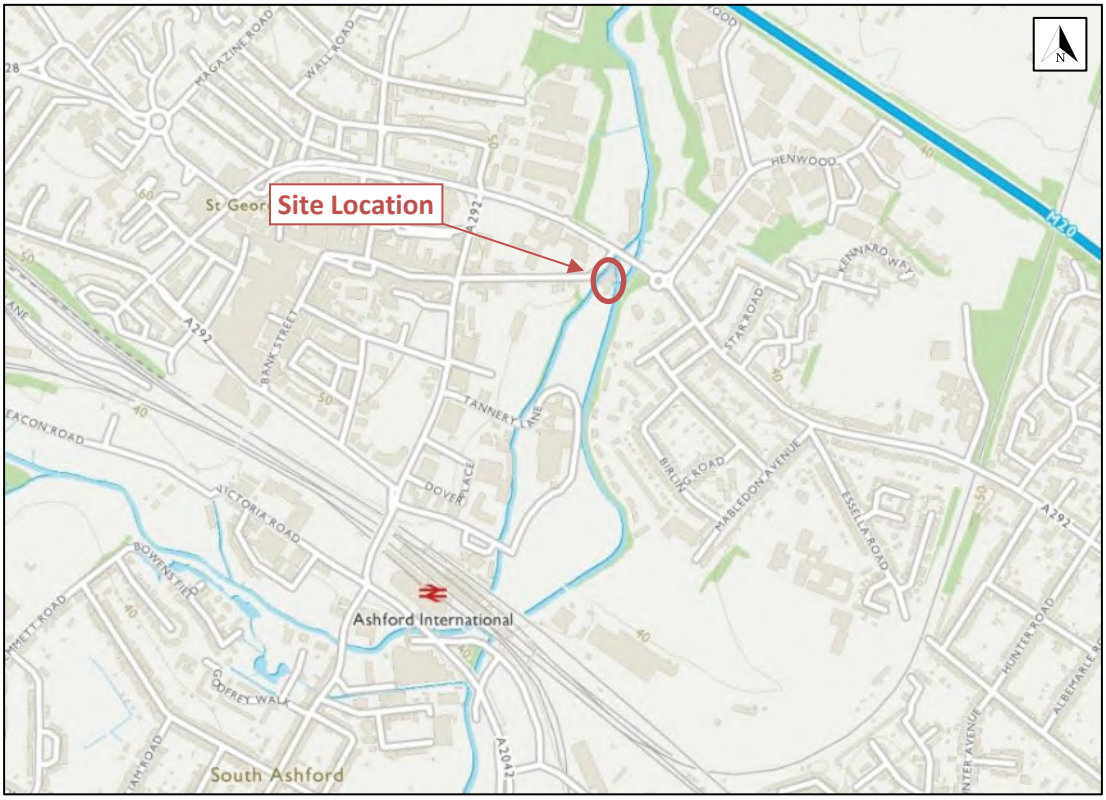

Figure 3.1: Site Location Plan (Ordnance Survey, 2022)

Site Description

3.3 A Site Walkover Survey was undertaken on 10 February 2022, within accessible areas of the Site, as detailed in the following paragraphs. Photographs taken during the site walkover survey are presented as Plates P1 to P18 in Appendix A.

3.4 The Site comprised two parcels of land. The main Site was irregular in shape, approximately 0.5Ha in plan area and included the former Mill buildings, Great Stour river and hardstanding for access and car parking. The second area of the Site comprised a triangular island, was approximately 0.063Ha in plan area and covered in vegetation. The two areas were separated by the East Stour river, with a footbridge joining the two areas of the Site. Figure 3.2, below, provides an overview of the Site layout.

Figure 3.2: Existing Site Layout Plan (Planning Portal)

3.5 The triangular island was bound to the north by Mace Lane (A292), and to the east and west by the East Stour river. This section of the Site was secured by a dilapidated fence and was covered with rough grass, reeds, brambles and bushes, with mature trees around the edges. Tree stumps and a couple of piles of builder's rubble were also noted (see plates P1 and P2).

3.6 Located in the main section of the Site, the former Mill comprised a five-storey brick building with seven storey tower (see plate P3). The former warehouse section of the mill was a two-storey brick building adjoining the south of the Mill building. This building is understood to have been gutted during a fire in 1974 (see iceni Heritage Statement), with only the side walls surviving and no original features remain within the building. The former warehouse now has a domed metal roof and is clad in wood along its southern end (see plate P4). The northern end of the warehouse building has a two-storey extension (also adjoining the main Mill building), which was clad in white wood (see plate P5). There was a partial basement beneath the warehouse, which due to surface water ingress was flooded at the time of inspection and hence, only viewed from the stairwell (see plate P6). The northern section of the former mill building was subject to water damage (see plate P7).

3.7 The 1980's extensions to the west and south of the original building are of brick construction, (see plates P4 and P10). From 1981 to 2011, the Mill was used as a nightclub and with the exception of securing the building, has not been used since (see plates P8 and P9).

3.8 The Great Stour river was located within the western boundary, with the East Stour river located along the eastern boundary. These rivers converge at the northern tip of the Site (see

plate P11). The two rivers are joined by a man-made channel, which passes beneath the former warehouse building, with flow controlled by a sluice gate (see plate P12). Plate P16 shows the channel confluence with the East Stour. South of the mill, the Great Stour is confined by gabions, covered with paving slabs (see plate P13). Proximal to the building, the Great Stour is confined by brick structures (see plate P14). Along this section, there are three footbridges crossing from East Hill (see plate P14). Figure 3.3, below, provides a schematic of Site features.

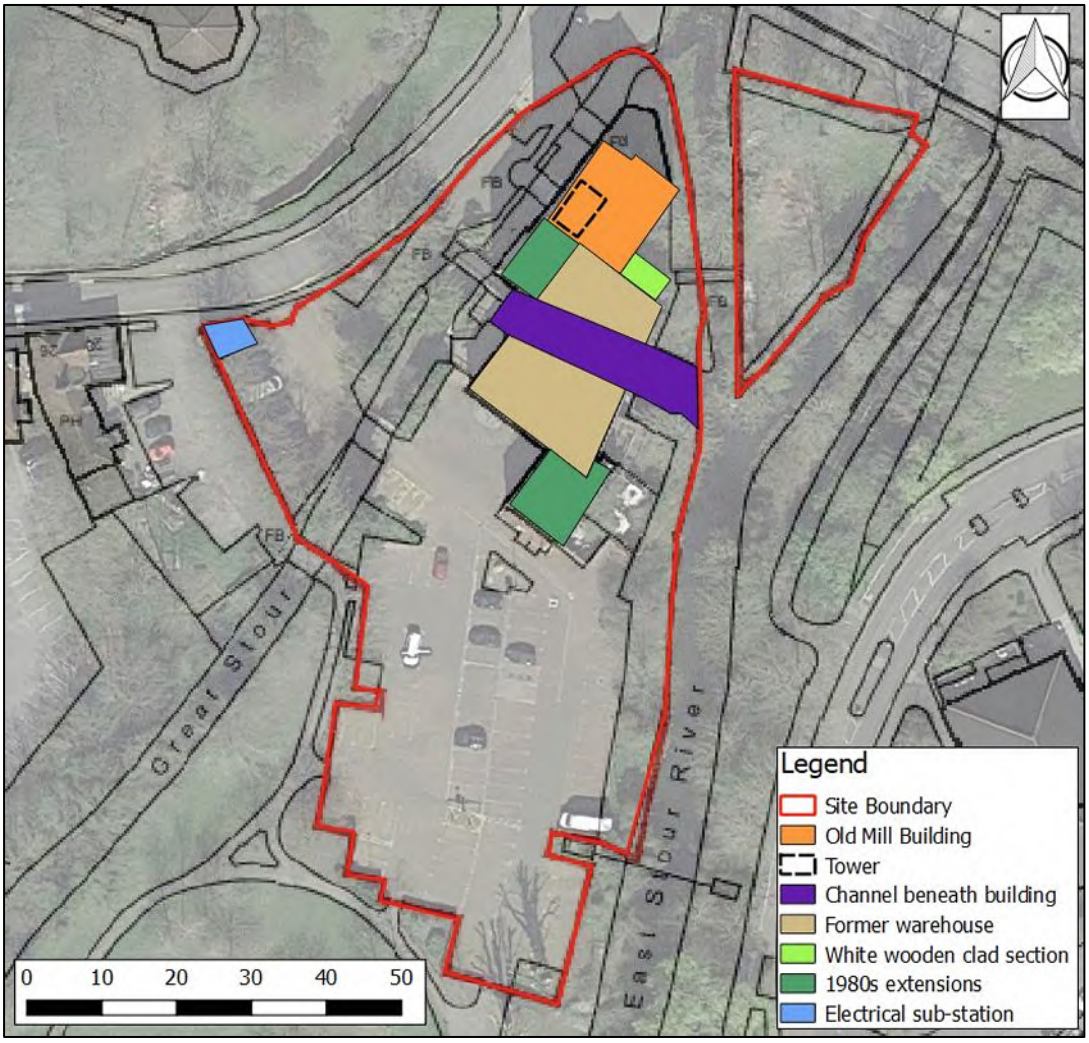

Figure 3.3: Schematic Detailing Site Features

3.9 The banks of the East Stour are heavily overgrown and appear to slope relatively gently up towards the Site (see plates P15 and P16).

3.10 The southern section of the Site was predominantly given over to a brick paved Council car park, with access off East Hill (see plates P17 and P18). There are several small planters within the southern section of the Site and the boundary with the East Stour river is vegetated with dense reeds/brambles and mature trees (see plates P15 and P16). An electrical sub-station was located within the western corner of the Site, at the junction with the access road and East Hill (see plate P18).

3.11 There was no evidence of any mobile contaminants stored or used within the Site boundary.

Surrounding Land Use

3.12 The Site is bound to the south by parkland; to the west by The Star Inn and Ashford School land; to the northwest by East Hill, with Ashford School beyond; to the north by Mace Lane (A292), with parkland and commercial land beyond; and to the east by the East Stour, with green space, a Tesco Express and doctor's surgery beyond. A major sewer crosses the East Stour proximal to the site's southeast corner.

3.13 The current surrounding land uses are illustrated in Figure 3.4, below.

Figure 3.4: Surrounding Land Use

4.0 ENVIRONMENTAL SETTING

Geology

4.1 Reference has been made to the British Geological Survey (BGS) 1:50,000 map of the area (Sheet 289, Canterbury), solid and drift edition, dated 1982, which indicates the majority of the Site is underlain by superficial deposits of 'Alluvium'. The Alluvium and western tip of the Site are indicated to be underlain by solid strata of the Atherfield Clay Formation, which is underlain by the Hythe Formation. The thickness of the Alluvium and depth to the Hythe Formation is not known.

4.2 The BGS Lexicon of Named Rock Units indicates the Alluvium comprises clay, silt, sand and gravel; while the Atherfield Clay Formation is indicated to comprise a sandy Mudstone; and the Hythe Formation is indicated to comprise interbedded sandstone and limestone.

4.3 There are no faults indicated within influencing distance of the Site. The nearest recorded fault is located 420m north of the Site, of east-west strike, with downthrow to the north.

4.4 A single BGS borehole record (TR04SW631), located adjacent to the Site's southern boundary confirmed the presence of Alluvium, recording Topsoil to 0.40m; firm brown mottled grey clay to 1.10m; then sand and gravel to 3.0m where the exploratory hole was terminated.

4.5 The Site in relation to the indicated geological conditions is presented within Figure 4.1, below.

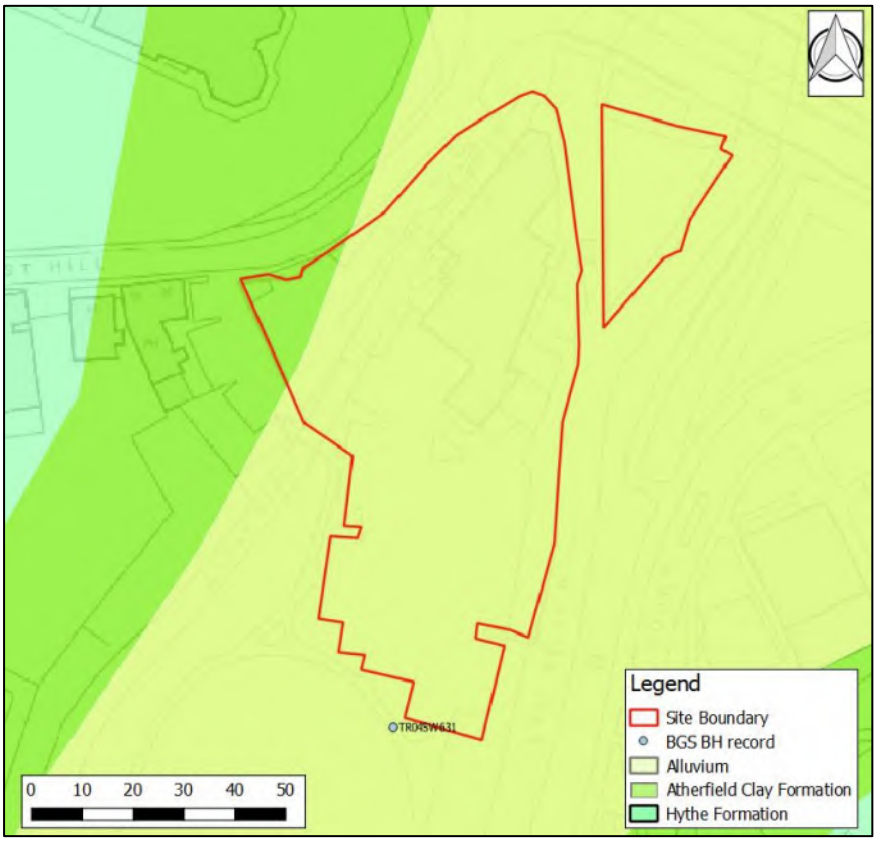

Figure 4.1: Site Geology

4.6 The environmental database reports (Appendix B) provide data on coal and non-coal mining areas and potential ground stability hazards for the UK that may affect the Site. The mining and potential ground stability hazards identified are summarised in Table 4.1 below.

Details	On-Site	Reasoning	Risk
Subsidence from shrinking and swelling clays	No	Granular Alluvium horizons are not susceptible to shrinking and swelling	Very low
Subsidence from running sands	Yes	The granular Alluvium represents a low risk	Low
Subsidence from compressible deposits	Yes	Cohesive horizons and any organic deposits within the Alluvium may compress	Moderate
Subsidence from collapsible deposits	No	The Alluvium and underlying Atherfield Clay are not susceptible to collapse	Very Low
Subsidence as a result of landslides	No	Based on the topography and geology at the Site, landslides are not anticipated	Very low
Subsidence as a result of dissolution of soluble rocks	No	The underlying geology is not susceptible to dissolution	Negligible
Coal Mining Affected Area	No	The Site is not within an area subject to below ground coal mining	No hazard
Non-Coal Mining Affected Area	No	There is potential for sands from the Alluvium to have been excavated at the Site	Moderate
Brine affected area	No	Based on the Site geology, brine works are not anticipated within the vicinity of the Site	No hazard

Table 4.1: Mining and Potential Ground Stability Hazards

4.7 There are no surface workings or artificial ground recorded within the Site boundary.

4.8 Reference has been made to the Public Health England UK maps of radon, which characterise the Site as being within a lower probability area, where less than 1% of properties are estimated to be at or above the action level (see Figure 4.2, below). Therefore, it can be considered that no radon protective measures are required for the proposed development.

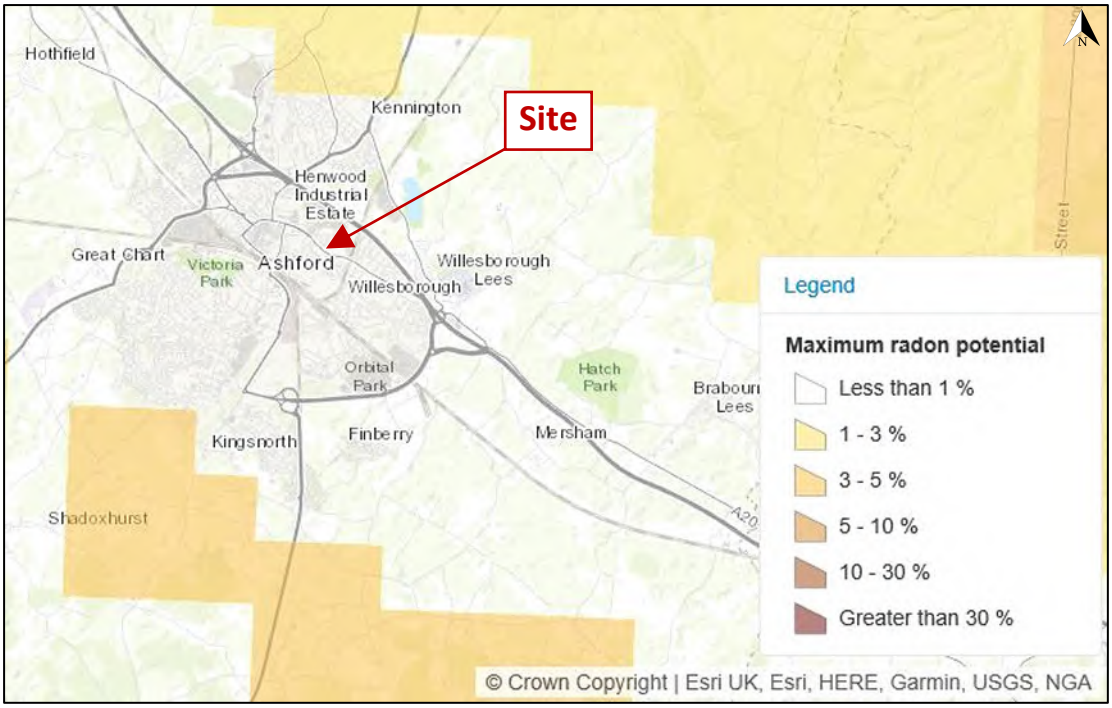

Figure 4.2: Public Health England Radon Map of UK (UKRadon.org, 2021)

Hydrogeology

4.9 The Alluvium deposits are classified as a *Secondary A Aquifer,* of medium vulnerability. The environment Agency classifies a Secondary A Aquifer as: *'permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers*'.

4.10 The underlying Atherfield Clay bedrock is designated as an *Unproductive Aquifer,* of *low vulnerability.* This aquifer has negligible significance to water supply or river base flow.

4.11 The Hythe Formation is classified as a *Principal Aquifer*, of *high* vulnerability. Principal Aquifers are classified by the Environment Agency as: '*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.*'

4.12 The Site is not located within a Source Protection Zone and the nearest active groundwater abstraction is located 648m east, pertaining to a potable water supply.

Hydrology

4.13 There are two water bodies within/adjacent to the Site, the East Stour and Great Stour rivers. Based on the 2019 data, the Great Stour is recorded as having a chemical rating of '*fail*', and ecological rating of '*bad*', with an overall rating of '*bad*'. While the East Stour is has a chemical rating of '*fail*', and ecological rating of '*moderate*', with overall rating of '*moderate*'.

4.14 The Site is located within a Flood Zone 3 area (1% chance of flooding in a year) and records indicate the Site was subject to flooding in November 2000 and February 2001. In addition, the Site is indicated to be at risk from surface water flooding (runoff) and flooding from groundwater (rising water table levels).

4.15 Create Consulting Engineers undertook a Site specific flood risk assessment, GB/VL/P20-2206/02, dated December 2021, which concluded the Site was at a low risk of fluvial flooding if flood mitigation measures were implemented. This assessment was based on there being a medium likelihood of flooding on the Site. However, due to all accommodation being above ground floor level and with appropriate flood mitigation in place, this could be reduced to a low likelihood.

4.16 There are no surface water abstractions located within 500m of the Site.

Ecology

4.17 The Groundsure report indicates there are no wetland sites (Ramsar sites), Special Areas of Conservation (SAC), Special Protection Areas (SPA), designated ancient woodland, biosphere reserves, forest parks, marine conservation zones, green belt, nitrate vulnerable zones, or Areas of Natural Outstanding Beauty (AONB) within 250m of the Site.

4.18 The Site is located within a Local Nature Reserve (LNR): the Ashford Green Corridor is within the Site boundary.

4.19 The Site is located within a Nitrate Vulnerable Zone (NVZ), relating to the Great Stour river.

4.20 The Site is located within a SSSI impact risk zone: these are zones around SSSIs which help to provide an initial assessment of risks posed by a development to a SSSI. However, there are no SSSIs within 2,000m of the Site.

4.21 The Site does not fall within an area classified as 'environmentally sensitive'.

Sensitivity

4.22 The sensitivity of each of the identified receptors is rated depending upon the environmental setting of the Site, the likelihood for pollutant linkages to be present and potential consequence of those potential pollutant linkages. The assessment approach adopted is based on guidance set out in the *Guidance for the Safe Development of Housing on Land Affected by Contamination* (R&D Publication 66, 2008).

4.23 The Site sensitivity with regards to groundwater can be classified as **M1 (moderately high)**, due to the Secondary A Aquifer designation of the underlying Alluvium and direct interaction with the proximal watercourse. A moderately high rating is described as '*Recognised major or minor aquifer, moderately vulnerable, with probable use (either direct or via baseflow to a*

sensitive watercourse). Within formal protection zone or catchment of authorised abstractions for potable or other high quality uses. Minor, short-term releases of contaminants may be tolerable'.

4.24 The Site sensitivity to surface water is designated as **H1 (high)**. This is a reflection of the proximal watercourses, which even though they are of poor quality designation, there is potential for the rapid transmission of pollutants to the watercourse from the Site. A high rating is described as: '*High quality watercourse (GQA A or B) within close proximity (less than 250m) of site or with potential for rapid transmission of pollutants to that watercourse via a fissured aquifer. or interconnected unclassified drain or stream*'.

5.0 SITE HISTORY

5.1 The history of the Site has been assessed by reviewing available Ordnance Survey historical mapping and aerial images. The historical plans which have been reviewed comprised only readily available records and may be limited; however, the information available to date indicates that additional searches are unlikely to add to our understanding of the Site.

5.2 The historical development of the Site is summarised in Table 5.1 below and historical ordnance survey mapping is included in Appendix C .

Map Date	Map Scale	Onsite	Offsite
1871	1:2,500	Great Stour River was located within western boundary and East Stour within eastern boundary, converging within the northern section of the Site. An east-west trending man-made channel joins these two branches of the river. 'Corn Mill' bridges western branch of Great Stour river. Large circular tank located within northern section of Site. Southern and central section of the Site comprise open land, with the exception of an earth embankment adjacent to East Stour river. Earth embankment enters the Site from the South before traversing to the centre of the Site and terminating to the south of the man-made channel. Within the island section of the Site, there are 5No. buildings located along northern boundary and several small structures within the central section of the island.	Located within a rural area, there are several localised residential developments, orchards and open fields within 250m of the Site. The Site was bound to the north by Hythe Road; to the west by East Hill, with residential properties and a public house beyond; to the southwest by terraced houses; to the south by open fields; and to the east by the East Stour, with open fields beyond.
1898	1:2,500	Tank within northern section of Site no-longer detailed. Within the island section of the Site, buildings along the northern boundary redeveloped as 4No. terraced houses. Small structures within central area no-longer detailed.	Localised residential development within 250m of Site.
1907	1:2,500	Site detailed as 'Victoria Flour Mills'. Large building within northern and central section of Site, bridging man-made channel. Buildings within central section of Site and within southwest boundary. Earth embankment now terminates within southern half of Site.	Residential development 100m to 250m SW of Site. Nursery 156m west. Saw mill 230m NE.

Map Date	Map Scale	Onsite	Offsite
1931	1:2,500	No apparent change.	Hosiery Works, 100m SE.
1958	1:1,250	Site detailed as 'Mill'. Isolated structures within southern section of Site.	Warehouses, 12m north. Hosiery Works detailed as 'Factory'.
1960	1:2,500	No apparent change.	No apparent change.
1969-71	1:2,500	No apparent change.	Starch Processing Works with multiple tanks and chimney 24m to 100m east. Electrical sub-stations 26m SE and 44m SE. Stone works 102m east. Depot 134m east. Expansion of warehouses 40m north. Public house and terraced properties 10m west demolished. Public house 12m west. Tank 40m west. Conduit adjacent to SE boundary. Multiple tanks 80m south. New buildings associated with Ashford School 54m west. Road network adjacent to northern boundary widened to the north.
1977-79	1:1,250	Eastern half of Mill building no longer detailed. Terraced houses and all outbuildings within NE (island) section of Site no longer detailed.	Buildings 10m west, associated with Ashford School, no longer detailed.
1987-92	1:1,250	Mill now detailed as 'public house'. Small structures within SW and central areas of Site no longer detailed. Electrical sub-station within western corner of Site. Foot bridge within SE section of Site.	No apparent change.
1992	1:1,250	No apparent change.	Starch Processing Works and associated tanks and chimney, 28m SE, no longer detailed. Works, 80m south, no longer detailed.
1995	1:1,250	Southern section of Site detailed as 'car park'.	No apparent change.
2003	1:1,250	Foot bridge crossing eastern boundary no longer detailed.	No apparent change.

Table 5.1: Historical Site Uses

Heritage Statement, December 2021, iceni.

5.3 A heritage statement produced by iceni details the historic development of the Site and surroundings, recording a water mill has likely been located at the Site since the Middle Ages. However, the surviving buildings date from the late nineteenth and early twentieth centuries.

5.4 The East and Great Stour rivers originally joined further upstream (to the south). However, to improve and regulate the flow of water to East Hill Mill, an artificial cut (the 'Lord's Cut') was made, creating the stretch on the western side, circa end of the fifteenth century. The first known map depicting the Site is the Dury and Andrews 1768-9 map of Kent, which details an L-shaped building over the river Stour.

5.5 Between 1804 and 1871, when the first OS Map of the Site was published, an engine house was built immediately northeast of the mill, making the buildings footprint T-shaped. The 1871 map also shows that a circular tank was located to the rear of the engine house. A row of terraced houses had also been built on the island. By the time of the 1898 OS map, the circular tank was no longer depicted. Around 1901, a flour mill and warehouse had been built on the Site, behind the old wooden mill buildings.

5.6 Analysis of historical photographs indicates the building work were extensions to the existing buildings, rather than demolition and rebuilding work. A bridge was built across the Great Stour. A tower was at the northern end of the mill building.

5.7 The Mill ceased operation in 1972 and the fire of May 1974 destroyed the oldest portions of the mill buildings (which were timber framed) and the Engine House. However, the flour mill, its tower, and the walls of the warehouse were saved. From 1981 until 2011, the Mill was utilised as a nightclub and the building has remained unused since this date.

5.8 Part of the Site is located within the eastern edge of the Ashford Town Centre Conservation Area.

6.0 ENVIRONMENTAL INFORMATION

Publicly Available Information

6.1 Information on potentially significant environmental issues and controls at the Site and surrounding area may be held on public records by regulatory authorities. This information was sourced directly from the regulatory authorities and from the environmental database reports.

6.2 The environmental database reports are provided in Appendix B and a summary is provided in Table 6.1 below:

Public Record	On Site / Off Site	Features
Landfill & Waste Sites (Local Authority & British Geological Survey)	On Site	There are no records of current or historical landfills, or waste treatment, transfer or disposal Sites within the Site boundary.
	Off Site	There are no records of current or historical landfills, or waste treatment, transfer or disposal Sites within 250m of the Site boundary.
Local Authority Searches	On Site	Historical records detail the following land uses at the Site: • Unspecified tank, 1872; • Mill, to 1972; and • Electrical sub-station from 1987.

Public Record	On Site / Off Site	Features
	Off Site	Historical industrial land uses located within a 250m radius of the Site include: • Unspecified factory 14m west; • Unspecified works 17m SE; • Unspecified factory 30m SE; • Unspecified warehouses 49m north; • Nursery 88m north; • Unspecified works 142m NW • Brewery 137m NW; • Industrial estate 139m NW; • Sawmill 143m NW; • Bus depot 185m SW; • Unspecified pits 186m and 201m south; • Unspecified depot 230m NE; and • Unspecified works 231m NE. Electrical substations located within 100m of the Site include: • 27m east (from 1971); and • 83m SE (from 1979). There are no current or historical garages located within 250m of the Site.
Historical Tanks	On Site	An unspecified tank was recorded within the northern section of the Site between 1871 and 1898.
	Off Site	There are multiple historical tanks recorded within a 100m radius of the Site, including: • 25m east; • 41m SW; • 47m east (multiple tanks); • 62m SE; • 64m SE; • 70m east (multiple tanks); • 79m east (multiple tanks); • 80m south (multiple tanks); and • 91m SE.
Environmental Permits (Environment Agency and Local Authority)	On Site	There are no records of any environmental permits or licenses within the Site boundary.
	Off Site	There is a single licensed industrial activity: Part A(1) and IPC within 250m of the Site: • Alpha Fry Ltd, which producer of inorganic chemicals, which uses halogens. There are no licensed pollutant release (Part A(2)/B) licences within 250m of the Site.

Public Record	On Site / Off Site	Features
Pollution Incidents	On Site	There are no records of pollution incidents within the Site boundary.
	Off Site	There are 3No. recorded pollution incidents within 250m of the Site: • 62m south, March 2003, 'other pollutant', category 4 (no impact); • 66m SW, June 2003, 'inert material', category 4 (no impact); and • 85m north, July 2001, 'crude sewage', category 3 (minor impact to water).
Petrol Stations	On Site	None recorded
	Off Site	There are no records of any petrol stations within 250m of the Site.

Table 6.1: Publicly Recorded Information

Regulatory Correspondence

6.3 Correspondence with the local authority and Environment Agency are still pending. This report will be updated upon receipt.

Unexploded Ordnance (UXO) Risk

6.4 Review of publicly available UXO risk maps indicates the Site is of '*moderate*' risk from World War II bombs, as detailed within the Zetica interactive map, presented as Figure 6.1, below.

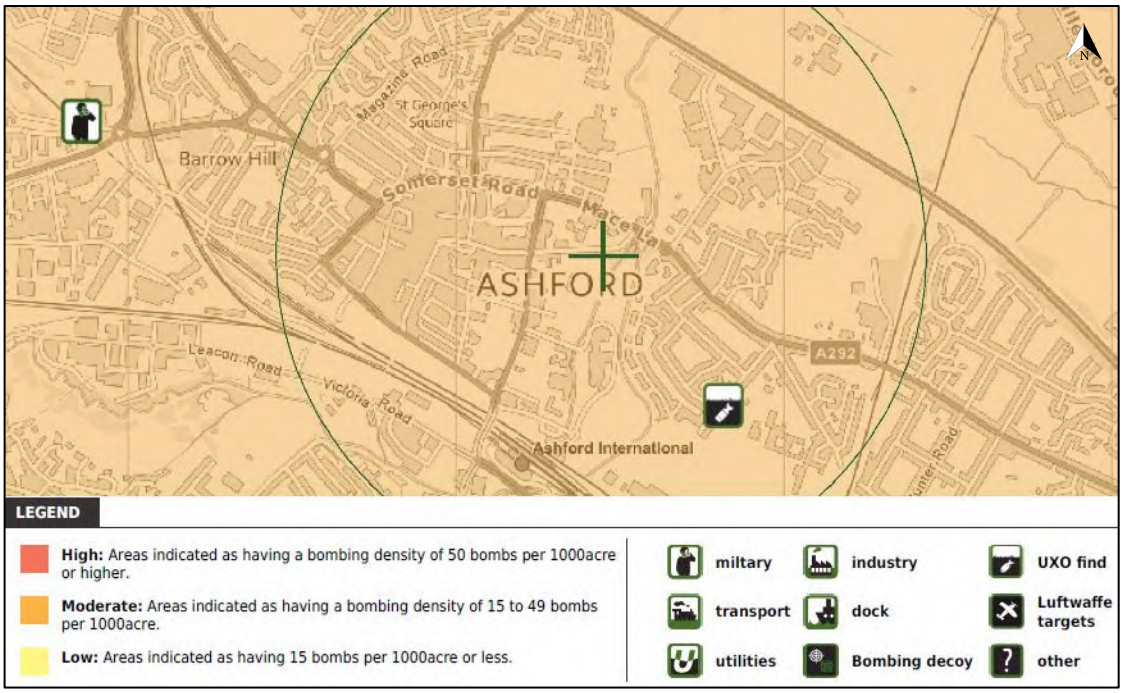

Figure 6.1: UXO Risk Map (Zetica)

7.0 PRELIMINARY RISK ASSESSMENT

7.1 In accordance with guidance outlined by DEFRA and the Environment Agency's Land Contamination Risk Management (LCRM) guidance (2020), a Preliminary Risk Assessment (PRA) has been formulated for the Site. A preliminary Conceptual Site Model (CSM) has been developed using potential source-pathway-receptor linkages using a combination of the likelihood of a pollution event to occur, taking account of the presence of a hazard (or source) and integrity of a pathway, versus the consequence of a pollution occurrence, which is essentially a measure of the severity of a hazard to an identified receptor (such as future sensitive end-users).

7.2 The presence of contamination (as a potential hazard) does not necessarily mean that there is a risk. It is the exposure pathway and the quantity of contamination that reaches the receptor which may determine the effect on a receptor.

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

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

7.4 The magnitude of consequence (severity) and likelihood (probability) is defined in the CIRIA guidance, together with examples. The two classifications are then compared to obtain an estimation of risk for each pollution linkage, ranging from "very high risk" to "very low risk" (Appendix E). A description of the risks and likely actions are as follows:

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 to a designated receptor is currently happening.

If this risk is realised, it is likely to result in significant environmental and financial liability to current and/or future Site owners/occupiers. Urgent investigation (if not already undertaken) and remediation is likely to be required.

High Risk: Harm is likely to arise to a designated receptor from an identified hazard.

If risk is realised, it is likely to present a sizeable environmental and financial liability to current and/or future Site owners/occupiers. Urgent investigation is required and remediation work may be necessary in the short term and likely over the longer term.

Moderate Risk: It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely the harm would be relatively mild.

Investigation is normally required to clarify the risk and determine the potential environmental liability. Some remedial works may be required over the longer term.

Low Risk: It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.

Limited investigation may be recommended to clarify the risk, dependant on the sensitivity of the receptor and view point of those of interest. Any remedial works are likely to be fairly limited.

Very Low Risk: There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is likely to be mild or minor.

7.5 The benefit of estimating the risk in this way is that it can be revised after each investigation phase as the CSM and corresponding pollution linkages are refined.

7.6 This PRA is based on the proposed end-use as '*residential with communal landscaped areas*' and the results of this risk assessment are presented in Table 7.1, overleaf. Should the development proposal change, then the risk assessment should be revised accordingly.

Source	Pollutant	Pathway	Receptor	Likelihood of Occurrence	Consequence (severity)	Potential Risk	Comment	Residual Risk
Historical Site use as the Mill with Engine room and the fire of 1974 and redevelopment of Site	Potential Asbestos-Containing Materials (ACMs)	Exposure to asbestos fibres from ACMs present within Site buildings	Future Site users	Unlikely	Medium	Low	Any ACMs within Site soils would be removed during earthworks or covered with buildings and hardstanding.	Low
		Inhalation/ingestion of harmful fibres during enabling works. Exposure likely to be short term and use of appropriate PPE and an awareness of the hazards would lower the risk.	Construction, demolition and ground workers	Low Likelihood	Severe	Moderate	Standard PPE during construction process would mitigate potential exposure risk.	Low
	Metals, hydrocarbons, volatiles, and asbestos in soils associated with site use and poor quality Made Ground associated with historical Site development.	Direct exposure, inhalation or ingestion of contaminated soils, dust or vapours during construction or in soft landscaped areas	Future Site Users	Likely	Medium	Moderate	Intrusive investigation to assess presence of contamination. Remediation through engineered capping or excavation. Specific capping design would be based on contaminant type and concentration (if any) ascertained by further testing.	Low
		Direct contact and ingestion of contamination in shallow soils during enabling works. Exposure likely to be short term and use of appropriate PPE and an awareness of the hazards would lower the risk.	Construction, demolition and ground workers	Low Likelihood	Mild	Low	No action required; standard PPE during construction process would mitigate any potential exposure risk.	-
		Migration of any contaminants within infill materials via leaching / lateral migration down hydraulic gradient.	Controlled waters (groundwater)	Low Likelihood	Medium	Moderate / Low	Site investigation to assess presence of contamination.	Low
		Migration of any contaminants within infill materials via leaching / lateral migration down hydraulic gradient.	Controlled waters (surface water)	Low Likelihood	Medium	Moderate / Low	Site investigation to assess presence of contamination. Remediation through removal or treatment based on contaminant type and risk posed.	Low
		Impact on foundations and permeation of water supply pipes by organic contaminants present in the underlying ground	Buildings and services (water supply)	Low Likelihood	Medium	Moderate / Low	Site Investigation required to fully quantify risk to supply pipes and to determine concrete classification for foundations.	Low
	Ground gas (methane and carbon dioxide)	Possible migration of ground gas contaminants from underlying soils. Inhalation of harmful (asphyxiant) ground gases or accumulation of explosive gases.	Future Occupants	Low Likelihood	Medium	Moderate / Low	Site investigation to assess Site ground gas regime and installation of mitigation measures if required.	Low
			Construction, demolition and ground workers	Unlikely	Mild	Very Low	No action necessary.	-
Radon Gas	Radon	Possible harm from radon gas	Future Site Occupants	Unlikely	Medium	Low	Site is not in a Radon affected area. No action required or protection measures needed for future development.	-
World War 2 Bombs	Unexploded Ordnance (UXO)	Direct contact and explosion during below ground works, excavation and services/ foundation formation	Enabling / Construction Workers	Low Likelihood	Severe	Moderate	Preliminary UXO indicates moderate risk of UXO. Detailed desk study recommended prior to breaking ground.	Low

Table 7.1: Preliminary Risk Assessment

8.0 CONCLUSIONS & RECOMMENDATIONS

Conclusions

8.1 The Site is located northeast of Ashford town centre, and the proposed development is for the redevelopment of the existing mill building for residential use and for four apartment blocks to create 53No. residential dwellings, office space and communal space for residents.

8.2 The Site comprises two parcels of land: the main Site, which is approximately 0.5Ha in plan area; and a triangular island, which is approximately 0.063Ha in plan area. The Great Stour river flows north within the main Site's western boundary. The East Stour forms the eastern boundary of the man Site, dividing the two Sites. The two rivers join at the northern end of the Site. A man-made channel controlled by a sluice gate flows beneath the warehouse building from the Great Stour to the East Stour.

8.3 The island section of the Site is clear of structures, while the main Site is occupied by the former mill buildings. The mill ceased operations in 1972 and was gutted by fire in 1974, with only the four storey brick building and tower, along with the warehouse walls surviving. Following refurbishment and an extension in 1981, the Site was operated as a nightclub until 2011 and has remained unused since. The southern section of the Site is utilised as a car park.

8.4 The Site is located in a mixed residential and commercial area, which includes green space.

8.5 The Site is underlain by superficial deposits of Alluvium and solid strata of the Atherfield Clay Formation, a sandy mudstone. The Alluvium is classified as a Secondary A Aquifer of medium vulnerability, while the Atherfield Clay is classified as an unproductive aquifer, of low vulnerability.

8.6 The Water Framework Directive has classified the Great Stour with an overall rating of '*bad*', and the East Stour with an overall rating of '*moderate*'.

8.7 A site specific flood risk assessment for the Site concluded there was a '*low*' likelihood of flooding at the Site if appropriate flood mitigation measures were implemented.

8.8 The environmental sensitivity of the Site is considered to be **moderately high** with respect to groundwater and **high** with respect to surface water.

8.9 Based on the findings of the Phase 1 Contaminated Land Assessment, potential pollutant linkages have been identified associated with the future development and change of use of the Site:

- Potential asbestos containing materials (ACM) within the Site buildings;

- Potential pollutants arising from historical former site uses as a Mill and the building fire in 1974, and any poor quality Made Ground underneath the Site that could impact on areas of soft landscaping and future end-users;
- Potential pollutants associated with historical adjacent and nearby industrial site uses including a Starch Processing Works to the east;
- Potential for poor quality Made Ground to impact on services (water supply);
- Potential for Made Ground and Site soils to impact upon concrete foundations;
- Potential presence of Radon Gas; and
- Potential presence of Unexploded Ordnance (UXO) beneath the Site.

8.10 The potential presence of contamination arising from the historical/current use of the Site and surrounding area is considered to be of likely and to pose a **moderate** risk to future end-users and a **low to moderate risk** to buildings and services.

8.11 The risk to end-users from the presence of ground gas on Site is considered to be **low to moderate** due to the Alluvium presenting a potential ground gas source at the Site.

8.12 The potential risk to construction workers is considered to be **low** with respect to Made Ground although **moderate** with respect to asbestos-containing soils (ACSs) wit protective equipment recommended for any ground works.

8.13 The potential risk posed to groundwater and surface waters is considered to be **moderate to low** due to proximity to surface watercourses.

8.14 The potential risk posed by Unexploded Ordnance (UXO) has been assessed as **moderate**.

8.15 The potential risk posed by Radon Gas to future residents is considered to be **very low**.

Recommendations

8.16 There is potential for ground contamination to impact upon future Site users, environmental (controlled water) receptors and buildings/water supply pipes. It is recommended that a site investigation and contamination assessment is undertaken, targeting former operational areas of the mill and fire of 1974 as well as proposed soft landscaped areas and water supply routes, assessing any Made Ground present for contaminants.

8.17 If contamination is identified, remediation or mitigation measures may then be necessary in order to enable residential end use.

8.18 A UXO desk study should be undertaken prior to commencing any intrusive works, including the site investigation.

8.19 A ground investigation is also recommended to help determine geotechnical parameters for foundation and pavement design for the proposed development.

9.0 REFERENCES

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V. DEFRA. 2011. Guidelines for Environmental Risk Assessment and Management – Green Leaves III. November 2011.

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XII. Ministry FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT. 2018. National Planning Policy Framework. February 2019.

XIII. UKRADON.ORG. 2019. UK maps of Radon available at https://www.ukradon.org/

APPENDICES

APPENDIX A

SITE PHOTOGRAPHS

Plate P1: Looking south across the island	Plate P2: Looking west across the island
	
Plate P3: Western aspect from East Hill	**Plate P4: Former warehouse building**
	
Plate P5: Wood clad extension to northern end of former warehouse building	**Plate P6: Flooded basement area**
	

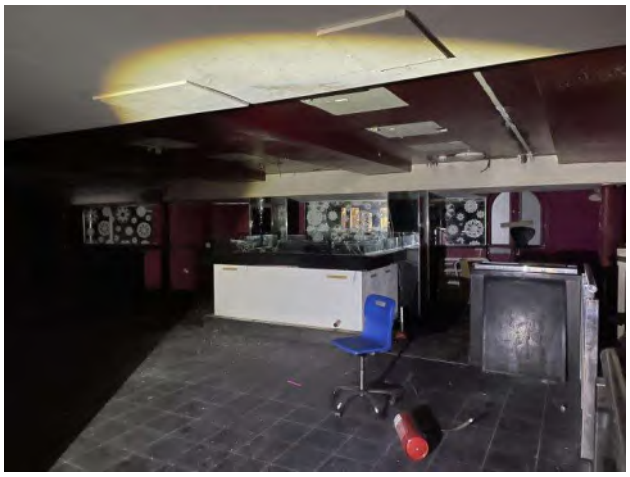
Plate P7: Water damage within northern section of mill building	Plate P8: Ground floor of nightclub - looking north within former warehouse building
	
Plate P9: Ground floor of nightclub within former warehouse building	**Plate P10: 1980s extension to former warehouse building**
	

Plate P11: Convergence of Great Stour and East Stour rivers at northern tip of Site	Plate P12: Sluice gates from East Stour river
	
Plate P13: Gabion walls along Great Stour, south of mill buildings	**Plate P14: Footbridges crossing Great Stour**
	

Plate P15: View north along East Stour towards Mace Lane (A292)	Plate P16: View south along East Stour. Note channel entering East Stour from right of picture
	
Plate P17: View north over carpar area	**Plate P18: Bridge over Great Stour and access off East Hill. Sub-station is located at the junction within wood hoarding**
	

APPENDIX B

ENVIRONMENTAL DATABASE REPORT

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

THE FLOUR MILL, ASHFORD, TN24 8PA

Order Details

Date: 10/02/2022

Your ref: 2206

Our Ref: GS-8512735

Client: Create Consulting Engineers Ltd

Site Details

Location: 601510 142791

Area: 0.57 ha

Authority: Ashford Borough Council

Contact us with any questions at:
info@groundsure.com
08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	1.1	Historical industrial land uses	6	6	25	59	-
18	1.2	Historical tanks	1	7	28	23	-
21	1.3	Historical energy features	1	1	5	25	-
22	1.4	Historical petrol stations	0	0	0	0	-
22	1.5	Historical garages	0	0	0	10	-
23	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
24	2.1	Historical industrial land uses	6	9	30	76	-
29	2.2	Historical tanks	1	8	52	39	-
33	2.3	Historical energy features	2	4	16	58	-
36	2.4	Historical petrol stations	0	0	0	0	-
36	2.5	Historical garages	0	0	0	18	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
38	3.1	Active or recent landfill	0	0	0	0	-
38	3.2	Historical landfill (BGS records)	0	0	0	0	-
39	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
39	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
39	3.5	Historical waste sites	0	0	0	0	-
39	3.6	Licensed waste sites	0	0	0	6	-
41	3.7	Waste exemptions	0	0	0	12	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
43	4.1	Recent industrial land uses	1	0	24	-	-
45	4.2	Current or recent petrol stations	0	0	0	1	-
45	4.3	Electricity cables	0	0	0	0	-
46	4.4	Gas pipelines	0	0	0	0	-
46	4.5	Sites determined as Contaminated Land	0	0	0	0	-

46	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
46	4.7	Regulated explosive sites	0	0	0	0	-
46	4.8	Hazardous substance storage/usage	0	0	0	0	-
47	**4.9**	**Historical licensed industrial activities (IPC)**	0	0	2	0	-
47	**4.10**	**Licensed industrial activities (Part A(1))**	0	0	6	0	-
48	**4.11**	**Licensed pollutant release (Part A(2)/B)**	0	0	0	5	-
49	4.12	Radioactive Substance Authorisations	0	0	0	0	-
49	**4.13**	**Licensed Discharges to controlled waters**	0	5	5	10	-
53	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
53	4.15	Pollutant release to public sewer	0	0	0	0	-
53	4.16	List 1 Dangerous Substances	0	0	0	0	-
53	4.17	List 2 Dangerous Substances	0	0	0	0	-
53	**4.18**	**Pollution Incidents (EA/NRW)**	0	0	3	5	-
54	4.19	Pollution inventory substances	0	0	0	0	-
55	4.20	Pollution inventory waste transfers	0	0	0	0	-
55	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
56	**5.1**	**Superficial aquifer**	Identified (within 500m)				
58	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
60	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
61	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
62	5.5	Groundwater vulnerability- local information	None (within 0m)				
63	**5.6**	**Groundwater abstractions**	0	0	0	3	4
65	**5.7**	**Surface water abstractions**	0	0	0	0	2
66	**5.8**	**Potable abstractions**	0	0	0	3	1
67	**5.9**	**Source Protection Zones**	0	0	3	7	-
68	**5.10**	**Source Protection Zones (confined aquifer)**	0	0	1	1	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
69	**6.1**	**Water Network (OS MasterMap)**	5	4	6	-	-

71	6.2	Surface water features	1	1	2	-	-
71	6.3	WFD Surface water body catchments	2	-	-	-	-
71	6.4	WFD Surface water bodies	1	1	0	-	-
72	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
73	7.1	Risk of flooding from rivers and the sea	High (within 50m)				
74	7.2	Historical Flood Events	0	2	4	-	-
74	7.3	Flood Defences	0	0	0	-	-
75	7.4	Areas Benefiting from Flood Defences	2	4	17	-	-
76	7.5	Flood Storage Areas	0	0	0	-	-
77	7.6	Flood Zone 2	Identified (within 50m)				
78	7.7	Flood Zone 3	Identified (within 50m)				
Page	Section	Surface water flooding					
79	8.1	Surface water flooding	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
81	9.1	Groundwater flooding	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
82	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
83	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
83	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
83	10.4	Special Protection Areas (SPA)	0	0	0	0	0
83	10.5	National Nature Reserves (NNR)	0	0	0	0	0
84	10.6	Local Nature Reserves (LNR)	1	2	0	1	12
84	10.7	Designated Ancient Woodland	0	0	0	0	0
85	10.8	Biosphere Reserves	0	0	0	0	0
85	10.9	Forest Parks	0	0	0	0	0
85	10.10	Marine Conservation Zones	0	0	0	0	0
85	10.11	Green Belt	0	0	0	0	0
85	10.12	Proposed Ramsar sites	0	0	0	0	0

86	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
86	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
86	10.15	Nitrate Sensitive Areas	0	0	0	0	0
86	**10.16**	**Nitrate Vulnerable Zones**	1	1	0	0	0
88	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
89	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
90	11.1	World Heritage Sites	0	0	0	-	-
91	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
91	11.3	National Parks	0	0	0	-	-
91	**11.4**	**Listed Buildings**	0	3	9	-	-
92	**11.5**	**Conservation Areas**	1	0	0	-	-
92	11.6	Scheduled Ancient Monuments	0	0	0	-	-
93	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
94	**12.1**	**Agricultural Land Classification**	Urban (within 250m)				
95	12.2	Open Access Land	0	0	0	-	-
95	12.3	Tree Felling Licences	0	0	0	-	-
95	12.4	Environmental Stewardship Schemes	0	0	0	-	-
95	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
96	13.1	Priority Habitat Inventory	0	0	0	-	-
96	13.2	Habitat Networks	0	0	0	-	-
96	13.3	Open Mosaic Habitat	0	0	0	-	-
96	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
97	**14.1**	**10k Availability**	Identified (within 500m)				
98	14.2	Artificial and made ground (10k)	0	0	0	0	-
99	**14.3**	**Superficial geology (10k)**	1	0	1	2	-

100	14.4	Landslip (10k)	0	0	0	0	-
101	**14.5**	**Bedrock geology (10k)**	1	1	3	0	-
102	**14.6**	**Bedrock faults and other linear features (10k)**	0	0	0	1	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
103	**15.1**	**50k Availability**	Identified (within 500m)				
104	15.2	Artificial and made ground (50k)	0	0	0	0	-
104	15.3	Artificial ground permeability (50k)	0	0	-	-	-
105	**15.4**	**Superficial geology (50k)**	1	0	1	3	-
106	**15.5**	**Superficial permeability (50k)**	Identified (within 50m)				
106	15.6	Landslip (50k)	0	0	0	0	-
106	15.7	Landslip permeability (50k)	None (within 50m)				
107	**15.8**	**Bedrock geology (50k)**	1	1	3	0	-
108	**15.9**	**Bedrock permeability (50k)**	Identified (within 50m)				
108	**15.10**	**Bedrock faults and other linear features (50k)**	0	0	0	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
109	**16.1**	**BGS Boreholes**	0	1	6	-	-
Page	Section	Natural ground subsidence					
111	**17.1**	**Shrink swell clays**	Very low (within 50m)				
112	**17.2**	**Running sands**	Low (within 50m)				
114	**17.3**	**Compressible deposits**	Moderate (within 50m)				
116	**17.4**	**Collapsible deposits**	Very low (within 50m)				
118	**17.5**	**Landslides**	Very low (within 50m)				
119	**17.6**	**Ground dissolution of soluble rocks**	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
121	18.1	Natural cavities	0	0	0	0	-
122	18.2	BritPits	0	0	0	0	-
122	**18.3**	**Surface ground workings**	0	0	7	-	-
122	18.4	Underground workings	0	0	0	0	0
123	18.5	Historical Mineral Planning Areas	0	0	0	0	-

123	**18.6**	**Non-coal mining**	0	1	1	0	0
123	18.7	Mining cavities	0	0	0	0	0
124	18.8	JPB mining areas	None (within 0m)				
124	18.9	Coal mining	None (within 0m)				
124	18.10	Brine areas	None (within 0m)				
124	18.11	Gypsum areas	None (within 0m)				
124	18.12	Tin mining	None (within 0m)				
125	18.13	Clay mining	None (within 0m)				

Page	Section	Radon					
126	**19.1**	**Radon**	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
127	**20.1**	**BGS Estimated Background Soil Chemistry**	4	2	-	-	-
127	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
128	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
129	21.1	Underground railways (London)	0	0	0	-	-
129	21.2	Underground railways (Non-London)	0	0	0	-	-
129	21.3	Railway tunnels	0	0	0	-	-
129	21.4	Historical railway and tunnel features	0	0	0	-	-
129	21.5	Royal Mail tunnels	0	0	0	-	-
130	21.6	Historical railways	0	0	0	-	-
130	21.7	Railways	0	0	0	-	-
130	21.8	Crossrail 1	0	0	0	0	-
130	21.9	Crossrail 2	0	0	0	0	-
130	21.10	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 01/06/2019

Site Area: 0.57ha

Recent site history - 2018 aerial photograph

Capture Date: 08/08/2018

Site Area: 0.57ha

Recent site history - 2012 aerial photograph

Capture Date: 27/05/2012

Site Area: 0.57ha

Recent site history - 2006 aerial photograph

Capture Date: 30/06/2006

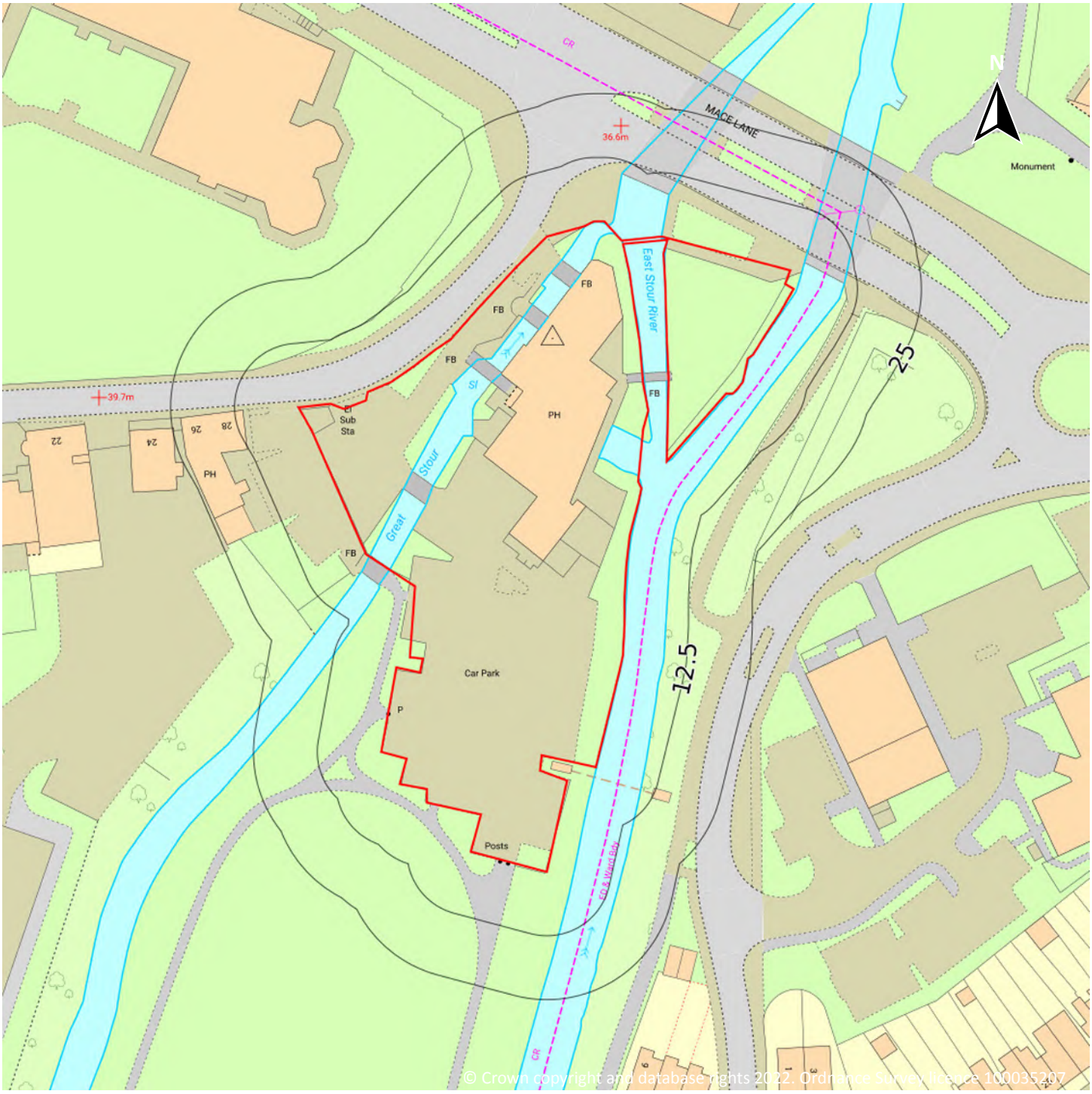
Site Area: 0.57ha

Recent site history - 1999 aerial photograph

Capture Date: 31/07/1999

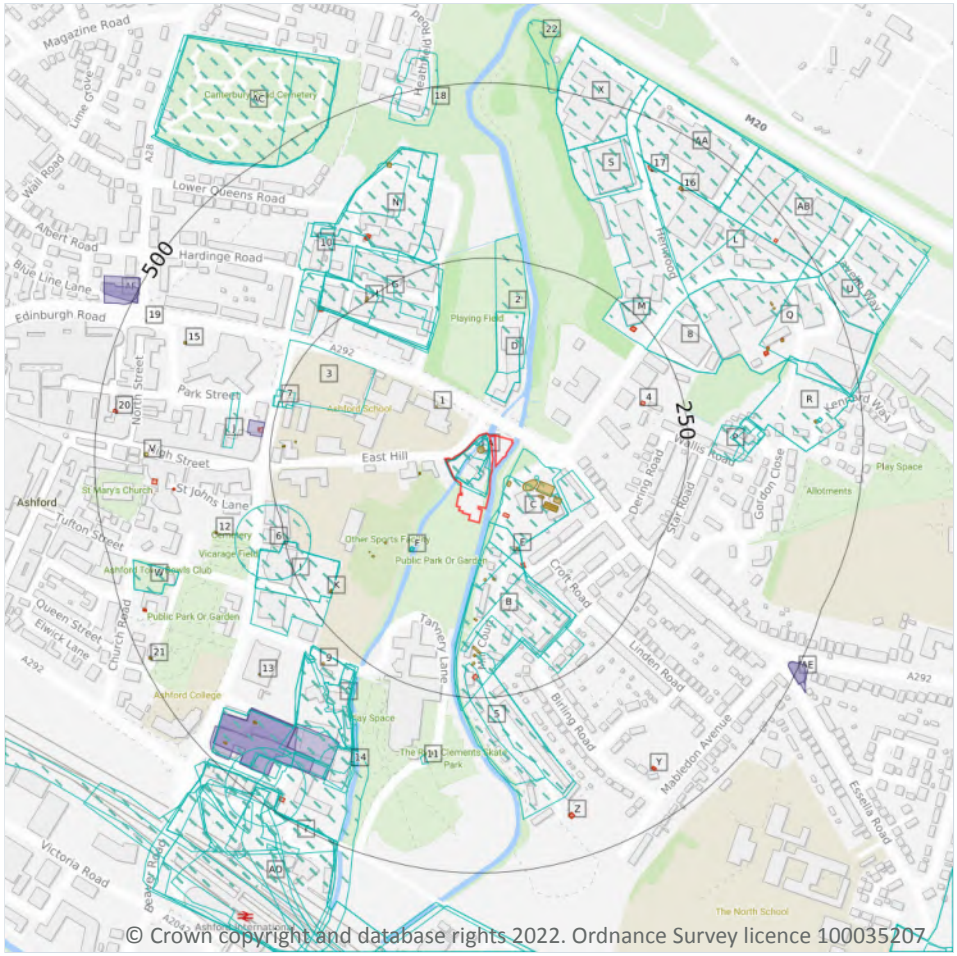
Site Area: 0.57ha

OS MasterMap site plan



Site Area: 0.57ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	96

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 14**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Tank**	**1872**	**2347969**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Mills**	**1938**	**2353823**
A	**On site**	**Unspecified Mill**	**1872**	**2357692**
A	**On site**	**Unspecified Mill**	**1955**	**2358078**
A	**On site**	**Unspecified Mills**	**1931**	**2363062**
A	**On site**	**Unspecified Mills**	**1906**	**2364700**
B	14m E	Unspecified Factory	1972	2356554
C	14m E	Unspecified Works	1972	2360738
C	17m SE	Unspecified Works	1984 - 1993	2356517
B	30m SE	Unspecified Factory	1984 - 1993	2363207
D	49m N	Unspecified Warehouses	1972	2355713
D	49m N	Unspecified Warehouses	1984 - 1993	2359158
C	51m SE	Unspecified Tank	1993	2347967
C	51m SE	Unspecified Tank	1984	2347970
B	65m SE	Unspecified Factory	1955	2364937
C	82m SE	Corn Mill	1896	2350624
F	83m SW	Boat House	1931	2353257
F	84m SW	Boat House	1906	2352461
F	84m SW	Boat House	1938	2353327
2	88m N	Nursery	1931 - 1938	2364229
B	96m SE	Hosiery Works	1931 - 1938	2358938
3	137m NW	Brewery	1896	2362150
G	139m NW	Industrial Estate	1984 - 1993	2364662
H	142m NW	Unspecified Works	1955	2348305
H	143m NW	Sawmill	1938	2360365
H	147m NW	Sawmill	1931	2363189
I	185m SW	Bus Depot	1984 - 1993	2353485
I	185m SW	Bus Depot	1972	2365463
I	185m SW	Bus Depot	1955	2362828

ID	Location	Land use	Dates present	Group ID
B	186m S	Unspecified Pit	1906	2345737
5	201m S	Unspecified Pit	1955	2345594
6	212m W	Hospital	1872	2346271
L	215m NE	Industrial Estate	1984 - 1993	2355419
H	222m NW	Sawmill	1906	2351967
M	230m NE	Unspecified Depot	1984	2351840
7	230m W	Brewery	1872	2358101
8	231m NE	Unspecified Works	1984	2348306
N	257m N	Unspecified Works	1984	2355285
N	257m N	Unspecified Works	1955 - 1972	2361101
H	262m NW	Nursery	1906	2348422
O	263m SW	Tannery	1896 - 1906	2360597
O	266m SW	Tannery	1938	2359571
N	270m N	Unspecified Works	1993	2356260
O	270m SW	Unspecified Warehouses	1955	2364770
O	271m SW	Unspecified Warehouses	1984 - 1993	2352236
O	271m SW	Unspecified Warehouses	1972	2357119
P	282m E	Water Works	1984 - 1993	2355758
O	285m SW	Tannery	1931	2361885
O	297m SW	Brewery	1896 - 1906	2355353
J	302m W	Smithy	1896	2348572
P	310m E	Water Works	1931	2363001
10	314m NW	Hospital	1896 - 1906	2361212
P	316m E	Water Works	1972	2365215
Q	318m NE	Unspecified Factory	1984	2355342
O	318m SW	Tannery	1872	2354166
L	325m NE	Unspecified Works	1984	2364097
L	332m NE	Unspecified Works	1972	2357294

ID	Location	Land use	Dates present	Group ID
N	332m N	Printing Works	1931 - 1938	2352073
R	337m E	Water Works	1896 - 1906	2355822
R	337m E	Water Works	1938	2362829
11	340m S	Boat House	1931 - 1938	2352275
S	361m N	Unspecified Works	1984	2360125
O	363m SW	Unspecified Commercial/Industrial	1931	2363205
T	371m SW	Unspecified Mill	1955	2347361
S	372m N	Unspecified Works	1972	2358384
U	377m E	Unspecified Factory	1972	2363811
14	383m SW	Boat House	1906	2351495
W	407m W	Police Station	1984 - 1993	2359538
W	407m W	Police Station	1972	2364958
X	419m N	Unspecified Factory	1984	2355877
X	419m N	Unspecified Factory	1972	2360312
O	424m SW	Corn Mill	1872	2350623
R	432m E	Unspecified Tank	1931	2352497
R	436m E	Unspecified Tank	1896 - 1906	2355644
R	436m E	Unspecified Tank	1938	2357436
AA	437m NE	Unspecified Factory	1972	2361935
AA	437m NE	Unspecified Factory	1984	2364295
O	438m SW	Brewery	1872	2350576
AB	442m NE	Unspecified Warehouses	1984	2347837
18	447m N	Cuttings	1872	2347595
AC	471m NW	Cemetery	1896 - 1938	2359123
AC	471m NW	Cemetery	1984 - 1993	2361435
AC	471m NW	Cemetery	1955 - 1972	2365085
T	472m SW	Railway Sidings	1931 - 1938	2364610
T	474m SW	Unspecified Commercial/Industrial	1993	2364824

ID	Location	Land use	Dates present	Group ID
T	475m SW	Unspecified Commercial/Industrial	1972	2358590
T	475m SW	Unspecified Commercial/Industrial	1984	2364001
AD	475m SW	Railway Sidings	1984 - 1993	2356248
AD	475m SW	Railway Sidings	1972	2357789
AC	479m NW	Cemetery	1872	2353711
T	482m SW	Railway Sidings	1872 - 1906	2358945
T	482m SW	Railway Sidings	1938	2360845
AD	492m SW	Railway Sidings	1955	2354590
U	493m NE	Unspecified Works	1984	2356230
22	494m N	Unspecified Heap	1993	2351240
T	495m SW	Coal Yard	1872	2349840

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**59**

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 14**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Tank**	**1871**	**421923**
C	25m E	Unspecified Tank	1971 - 1979	423933
A	41m SW	Unspecified Tank	1987	423537
A	41m SW	Unspecified Tank	1979	424838
A	41m SW	Unspecified Tank	1979	425776
A	41m SW	Unspecified Tank	1971	424393
A	41m SW	Unspecified Tank	1982	423539

ID	Location	Land use	Dates present	Group ID
C	47m E	Tanks	1991	421370
C	62m SE	Unspecified Tank	1979 - 1991	423473
E	64m SE	Unspecified Tank	1971 - 1991	425713
C	70m E	Tanks	1971 - 1991	425904
1	71m NW	Tank or Trough	1871	423237
C	79m E	Tanks	1991	423849
C	79m E	Tanks	1971	423894
C	80m E	Tanks	1979 - 1991	424979
E	80m S	Unspecified Tank	1971 - 1991	424376
E	82m S	Unspecified Tank	1971 - 1991	425174
C	91m SE	Unspecified Tank	1971 - 1991	425261
F	112m SW	Unspecified Tank	1898 - 1931	424640
B	136m S	Unspecified Tank	1971 - 1991	424579
F	137m SW	Unspecified Tank	1898 - 1907	423597
F	140m SW	Tank or Trough	1871	423229
B	177m S	Tanks	1979 - 1991	424653
B	188m S	Unspecified Tank	1971	421933
B	188m S	Tanks	1979 - 1991	425154
B	199m S	Tanks	1979	421372
J	213m W	Tank or Trough	1871	423228
K	213m SW	Unspecified Tank	1958 - 1987	425666
K	214m SW	Unspecified Tank	1958	425678
J	229m W	Unspecified Tank	1987	423397
J	229m W	Unspecified Tank	1979	424662
J	229m W	Unspecified Tank	1979	425694
J	230m W	Unspecified Tank	1982	424829
J	230m W	Unspecified Tank	1971	424496
J	230m W	Unspecified Tank	1996	424301

ID	Location	Land use	Dates present	Group ID
H	249m NW	Tanks	1907	421369
9	290m SW	Unspecified Tank	1907	421932
12	341m W	Unspecified Tank	1971	421949
13	367m SW	Unspecified Tank	1907	421931
Q	385m E	Unspecified Tank	1995 - 1999	425482
N	403m N	Tanks	1987 - 1997	425080
15	404m NW	Unspecified Tank	1958 - 1971	423604
Q	408m E	Unspecified Tank	1995 - 1999	424952
Q	416m NE	Unspecified Tank	1986	421925
Q	417m NE	Tanks	1986	421342
O	418m SW	Unspecified Tank	1994	424556
O	418m SW	Unspecified Tank	1993	424872
O	418m SW	Unspecified Tank	1996	425759
O	418m SW	Unspecified Tank	1996	425861
O	419m SW	Unspecified Tank	1985	423711
O	419m SW	Unspecified Tank	1985	424174
O	419m SW	Unspecified Tank	1977	424862
O	419m SW	Unspecified Tank	1967	425297
V	424m W	Unspecified Tank	1979 - 1987	424267
16	430m NE	Tanks	1986	421341
R	431m E	Unspecified Tank	1898 - 1933	424986
O	468m SW	Unspecified Tank	1977 - 1985	424303
19	470m NW	Unspecified Tank	1871	421950
21	485m SW	Unspecified Tank	1979 - 1996	423895

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	32

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 14**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Electricity Substation**	**1987 - 1996**	**301389**
C	27m E	Electricity Substation	1971 - 1995	301714
E	83m SE	Electricity Substation	1971 - 1999	302469
4	190m E	Electricity Substation	1979 - 1999	302085
B	216m S	Electricity Substation	1971 - 1979	301578
M	230m NE	Electricity Substation	1971 - 1991	301451
M	231m NE	Electricity Substation	1995 - 1999	301419
J	263m W	Electricity Substation	1971 - 1987	301278
J	268m W	Electricity Substation	1996	302677
H	273m NW	Electricity Substation	1997	302773
H	274m NW	Electricity Substation	1987	300918
H	274m NW	Electricity Substation	1984	302979
G	320m NW	Electricity Substation	1969 - 1984	302031
G	320m NW	Electricity Substation	1987	302643
G	320m NW	Electricity Substation	1997	301948
Q	379m E	Electricity Substation	1995	301585
Q	380m E	Electricity Substation	1979 - 1991	301522
Q	386m E	Electricity Substation	1979 - 1991	302882
V	387m W	Electricity Substation	1979 - 1996	301357
V	388m W	Electricity Substation	1971 - 1982	301936
Q	409m E	Electricity Substation	1979 - 1991	301756

ID	Location	Land use	Dates present	Group ID
V	412m W	Electricity Substation	1982 - 1996	301700
Y	427m SE	Electricity Substation	1979 - 1992	302363
Y	428m SE	Electricity Substation	1971 - 1996	302173
17	433m NE	Electricity Substation	1986	300331
Z	434m S	Electricity Substation	1971 - 1992	301338
Z	435m S	Electricity Substation	1993 - 1996	301972
W	466m W	Electricity Substation	1979 - 1987	301493
W	467m W	Electricity Substation	1996	300904
AB	469m NE	Electricity Substation	1986	300299
20	472m W	Electricity Substation	1971 - 1996	302444
O	477m SW	Electricity Substation	1977 - 1996	301483

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	10

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'.

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
J	262m W	Garage	1958	89322
O	367m SW	Garage	1958	89495
O	384m SW	Garage	1993 - 1996	89424
O	385m SW	Garage	1985	88816
O	385m SW	Garage	1967 - 1977	89494
AE	485m SE	Garage	1958 - 1993	89307
AE	486m SE	Garage	1992	88970
AF	492m NW	Garage	1958	89179
AF	493m NW	Garage	1969	88881
AF	497m NW	Garage	1997	88867

This data is sourced from Ordnance Survey / Groundsure.

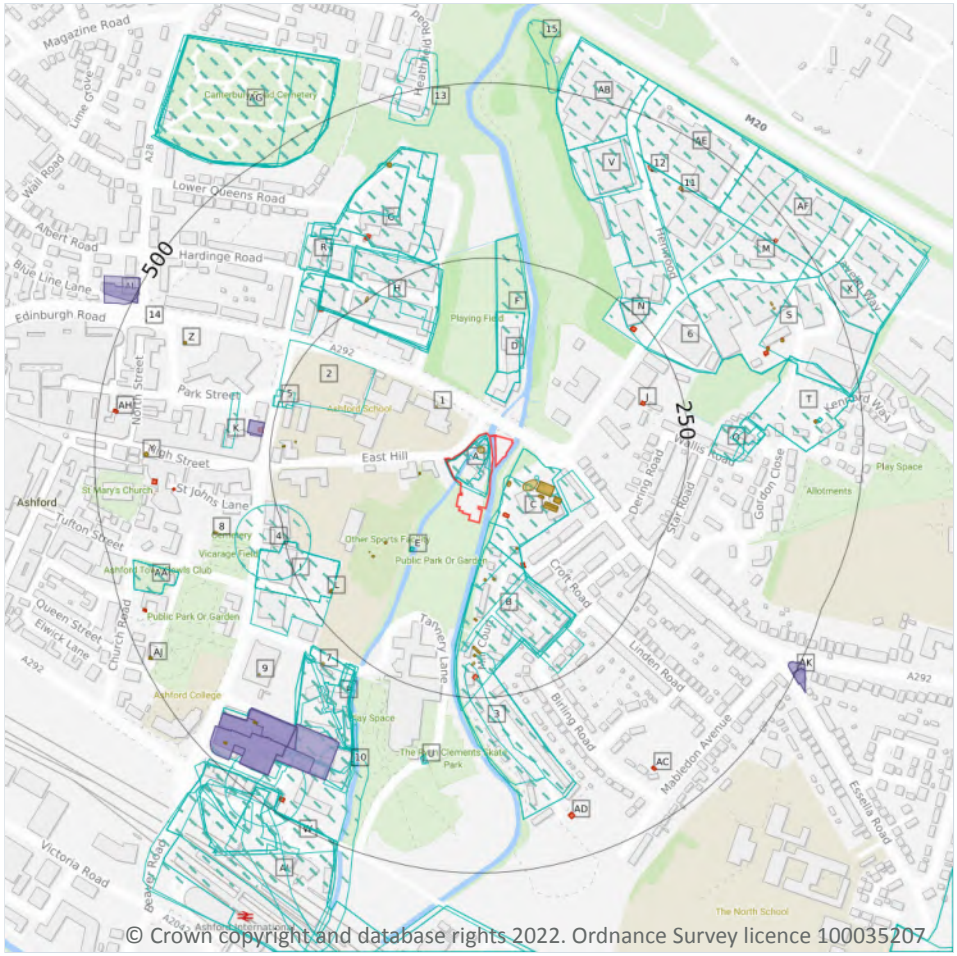
1.6 Historical military land

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



2.1 Historical industrial land uses

Records within 500m	121

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 24**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Mills**	**1938**	**2353823**
A	**On site**	**Unspecified Mills**	**1906**	**2364700**
A	**On site**	**Unspecified Tank**	**1872**	**2347969**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Mill**	**1872**	**2357692**
A	**On site**	**Unspecified Mills**	**1931**	**2363062**
A	**On site**	**Unspecified Mill**	**1955**	**2358078**
B	14m E	Unspecified Factory	1972	2356554
C	14m E	Unspecified Works	1972	2360738
C	17m SE	Unspecified Works	1993	2356517
C	17m SE	Unspecified Works	1984	2356517
B	30m SE	Unspecified Factory	1993	2363207
B	30m SE	Unspecified Factory	1984	2363207
D	49m N	Unspecified Warehouses	1993	2359158
D	49m N	Unspecified Warehouses	1984	2359158
D	49m N	Unspecified Warehouses	1972	2355713
C	51m SE	Unspecified Tank	1993	2347967
C	51m SE	Unspecified Tank	1984	2347970
B	65m SE	Unspecified Factory	1955	2364937
C	82m SE	Corn Mill	1896	2350624
E	83m SW	Boat House	1931	2353257
E	84m SW	Boat House	1938	2353327
E	84m SW	Boat House	1906	2352461
F	88m N	Nursery	1938	2364229
F	90m N	Nursery	1931	2364229
B	96m SE	Hosiery Works	1938	2358938
B	104m SE	Hosiery Works	1931	2358938
2	137m NW	Brewery	1896	2362150
G	139m NW	Industrial Estate	1993	2364662
H	140m NW	Industrial Estate	1984	2364662
H	142m NW	Unspecified Works	1955	2348305
H	143m NW	Sawmill	1938	2360365

ID	Location	Land Use	Date	Group ID
H	147m NW	Sawmill	1931	2363189
I	185m SW	Bus Depot	1993	2353485
I	185m SW	Bus Depot	1984	2353485
I	185m SW	Bus Depot	1972	2365463
I	185m SW	Bus Depot	1955	2362828
B	186m S	Unspecified Pit	1906	2345737
3	201m S	Unspecified Pit	1955	2345594
4	212m W	Hospital	1872	2346271
M	215m NE	Industrial Estate	1993	2355419
H	222m NW	Sawmill	1906	2351967
M	229m NE	Industrial Estate	1984	2355419
N	230m NE	Unspecified Depot	1984	2351840
5	230m W	Brewery	1872	2358101
6	231m NE	Unspecified Works	1984	2348306
O	257m N	Unspecified Works	1984	2355285
O	257m N	Unspecified Works	1972	2361101
O	257m N	Unspecified Works	1955	2361101
H	262m NW	Nursery	1906	2348422
P	263m SW	Tannery	1896	2360597
P	266m SW	Tannery	1938	2359571
P	266m SW	Tannery	1906	2360597
O	270m N	Unspecified Works	1993	2356260
P	270m SW	Unspecified Warehouses	1955	2364770
P	271m SW	Unspecified Warehouses	1984	2352236
P	271m SW	Unspecified Warehouses	1972	2357119
P	276m SW	Unspecified Warehouses	1993	2352236
Q	282m E	Water Works	1993	2355758
Q	282m E	Water Works	1984	2355758

ID	Location	Land Use	Date	Group ID
P	285m SW	Tannery	1931	2361885
P	297m SW	Brewery	1906	2355353
K	302m W	Smithy	1896	2348572
Q	310m E	Water Works	1931	2363001
R	314m NW	Hospital	1896	2361212
P	315m SW	Brewery	1896	2355353
R	315m NW	Hospital	1906	2361212
Q	316m E	Water Works	1972	2365215
S	318m NE	Unspecified Factory	1984	2355342
P	318m SW	Tannery	1872	2354166
M	325m NE	Unspecified Works	1984	2364097
M	332m NE	Unspecified Works	1972	2357294
O	332m N	Printing Works	1938	2352073
O	333m N	Printing Works	1931	2352073
T	337m E	Water Works	1938	2362829
T	337m E	Water Works	1906	2355822
T	337m E	Water Works	1896	2355822
U	340m S	Boat House	1931	2352275
U	343m S	Boat House	1938	2352275
V	361m N	Unspecified Works	1984	2360125
P	363m SW	Unspecified Commercial/Industrial	1931	2363205
W	371m SW	Unspecified Mill	1955	2347361
V	372m N	Unspecified Works	1972	2358384
X	377m E	Unspecified Factory	1972	2363811
10	383m SW	Boat House	1906	2351495
AA	407m W	Police Station	1993	2359538
AA	407m W	Police Station	1984	2359538
AA	407m W	Police Station	1972	2364958

ID	Location	Land Use	Date	Group ID
AB	419m N	Unspecified Factory	1984	2355877
AB	419m N	Unspecified Factory	1972	2360312
P	424m SW	Corn Mill	1872	2350623
T	432m E	Unspecified Tank	1931	2352497
T	436m E	Unspecified Tank	1938	2357436
T	436m E	Unspecified Tank	1906	2355644
T	436m E	Unspecified Tank	1896	2355644
AE	437m NE	Unspecified Factory	1984	2364295
AE	437m NE	Unspecified Factory	1972	2361935
P	438m SW	Brewery	1872	2350576
AF	442m NE	Unspecified Warehouses	1984	2347837
13	447m N	Cuttings	1872	2347595
AG	471m NW	Cemetery	1938	2359123
AG	471m NW	Cemetery	1906	2359123
AG	471m NW	Cemetery	1896	2359123
AG	471m NW	Cemetery	1931	2359123
AG	471m NW	Cemetery	1993	2361435
AG	471m NW	Cemetery	1984	2361435
AG	471m NW	Cemetery	1972	2365085
AG	471m NW	Cemetery	1955	2365085
W	472m SW	Railway Sidings	1931	2364610
W	474m SW	Unspecified Commercial/Industrial	1993	2364824
W	475m SW	Unspecified Commercial/Industrial	1984	2364001
W	475m SW	Unspecified Commercial/Industrial	1972	2358590
AI	475m SW	Railway Sidings	1984	2356248
AI	475m SW	Railway Sidings	1972	2357789
AG	479m NW	Cemetery	1872	2353711
W	482m SW	Railway Sidings	1938	2360845

ID	Location	Land Use	Date	Group ID
W	482m SW	Railway Sidings	1906	2358945
W	482m SW	Railway Sidings	1896	2358945
AI	492m SW	Railway Sidings	1955	2354590
X	493m NE	Unspecified Works	1984	2356230
15	494m N	Unspecified Heap	1993	2351240
W	495m SW	Coal Yard	1872	2349840

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**100**

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 24**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Tank**	**1871**	**421923**
C	25m E	Unspecified Tank	1979	423933
C	25m E	Unspecified Tank	1971	423933
A	41m SW	Unspecified Tank	1979	425776
A	41m SW	Unspecified Tank	1979	424838
A	41m SW	Unspecified Tank	1987	423537
A	41m SW	Unspecified Tank	1982	423539
A	41m SW	Unspecified Tank	1971	424393
C	47m E	Tanks	1991	421370
C	62m SE	Unspecified Tank	1979	423473
C	62m SE	Unspecified Tank	1991	423473
C	64m SE	Unspecified Tank	1979	425713
C	64m SE	Unspecified Tank	1991	425713
C	64m SE	Unspecified Tank	1971	425713

ID	Location	Land Use	Date	Group ID
C	70m E	Tanks	1979	425904
C	70m E	Tanks	1991	425904
C	71m E	Tanks	1971	425904
1	71m NW	Tank or Trough	1871	423237
C	79m E	Tanks	1991	423849
C	79m E	Tanks	1971	423894
C	80m E	Tanks	1979	424979
C	80m E	Tanks	1991	424979
C	80m S	Unspecified Tank	1971	424376
C	81m S	Unspecified Tank	1979	424376
C	81m S	Unspecified Tank	1991	424376
C	82m S	Unspecified Tank	1971	425174
C	82m S	Unspecified Tank	1979	425174
C	82m S	Unspecified Tank	1991	425174
C	91m SE	Unspecified Tank	1979	425261
C	91m SE	Unspecified Tank	1991	425261
C	92m SE	Unspecified Tank	1971	425261
E	112m SW	Unspecified Tank	1898	424640
E	112m SW	Unspecified Tank	1907	424640
E	112m SW	Unspecified Tank	1931	424640
B	136m S	Unspecified Tank	1971	424579
B	137m S	Unspecified Tank	1979	424579
B	137m S	Unspecified Tank	1991	424579
E	137m SW	Unspecified Tank	1898	423597
E	137m SW	Unspecified Tank	1907	423597
E	140m SW	Tank or Trough	1871	423229
B	177m S	Tanks	1979	424653
B	177m S	Tanks	1991	424653

ID	Location	Land Use	Date	Group ID
B	188m S	Unspecified Tank	1971	421933
B	188m S	Tanks	1979	425154
B	188m S	Tanks	1991	425154
B	199m S	Tanks	1979	421372
K	213m W	Tank or Trough	1871	423228
L	213m SW	Unspecified Tank	1979	425666
L	213m SW	Unspecified Tank	1979	425666
L	213m SW	Unspecified Tank	1987	425666
L	214m SW	Unspecified Tank	1982	425666
L	214m SW	Unspecified Tank	1971	425666
L	214m SW	Unspecified Tank	1958	425666
L	214m SW	Unspecified Tank	1958	425678
K	229m W	Unspecified Tank	1979	425694
K	229m W	Unspecified Tank	1979	424662
K	229m W	Unspecified Tank	1987	423397
K	230m W	Unspecified Tank	1982	424829
K	230m W	Unspecified Tank	1971	424496
K	230m W	Unspecified Tank	1996	424301
H	249m NW	Tanks	1907	421369
7	290m SW	Unspecified Tank	1907	421932
8	341m W	Unspecified Tank	1971	421949
9	367m SW	Unspecified Tank	1907	421931
S	385m E	Unspecified Tank	1995	425482
S	385m E	Unspecified Tank	1999	425482
O	403m N	Tanks	1987	425080
O	403m N	Tanks	1997	425080
Z	404m NW	Unspecified Tank	1958	423604
Z	404m NW	Unspecified Tank	1971	423604

ID	Location	Land Use	Date	Group ID
Z	404m NW	Unspecified Tank	1958	423604
S	408m E	Unspecified Tank	1995	424952
S	408m E	Unspecified Tank	1999	424952
S	416m NE	Unspecified Tank	1986	421925
S	417m NE	Tanks	1986	421342
P	418m SW	Unspecified Tank	1994	424556
P	418m SW	Unspecified Tank	1996	425861
P	418m SW	Unspecified Tank	1996	425759
P	418m SW	Unspecified Tank	1993	424872
P	419m SW	Unspecified Tank	1985	423711
P	419m SW	Unspecified Tank	1985	424174
P	419m SW	Unspecified Tank	1967	425297
P	419m SW	Unspecified Tank	1977	424862
Y	424m W	Unspecified Tank	1979	424267
Y	424m W	Unspecified Tank	1979	424267
Y	424m W	Unspecified Tank	1987	424267
Y	424m W	Unspecified Tank	1982	424267
11	430m NE	Tanks	1986	421341
T	431m E	Unspecified Tank	1898	424986
T	431m E	Unspecified Tank	1907	424986
T	431m E	Unspecified Tank	1933	424986
P	468m SW	Unspecified Tank	1985	424303
P	468m SW	Unspecified Tank	1985	424303
P	469m SW	Unspecified Tank	1977	424303
14	470m NW	Unspecified Tank	1871	421950
AJ	485m SW	Unspecified Tank	1979	423895
AJ	485m SW	Unspecified Tank	1979	423895
AJ	485m SW	Unspecified Tank	1987	423895

ID	Location	Land Use	Date	Group ID
AJ	485m SW	Unspecified Tank	1996	423895
AJ	486m SW	Unspecified Tank	1982	423895

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**80**

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 24**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Electricity Substation**	**1987**	**301389**
A	**On site**	**Electricity Substation**	**1996**	**301389**
C	27m E	Electricity Substation	1979	301714
C	27m E	Electricity Substation	1991	301714
C	27m E	Electricity Substation	1995	301714
C	27m SE	Electricity Substation	1971	301714
C	83m SE	Electricity Substation	1979	302469
C	83m SE	Electricity Substation	1991	302469
C	83m SE	Electricity Substation	1995	302469
C	83m SE	Electricity Substation	1999	302469
C	84m SE	Electricity Substation	1971	302469
J	190m E	Electricity Substation	1979	302085
J	190m E	Electricity Substation	1991	302085
J	191m E	Electricity Substation	1995	302085
J	191m E	Electricity Substation	1999	302085
B	216m S	Electricity Substation	1979	301578
B	216m S	Electricity Substation	1971	301578
N	230m NE	Electricity Substation	1979	301451

ID	Location	Land Use	Date	Group ID
N	230m NE	Electricity Substation	1991	301451
N	231m NE	Electricity Substation	1995	301419
N	231m NE	Electricity Substation	1999	301419
N	231m NE	Electricity Substation	1971	301451
K	263m W	Electricity Substation	1979	301278
K	263m W	Electricity Substation	1979	301278
K	263m W	Electricity Substation	1987	301278
K	264m W	Electricity Substation	1982	301278
K	264m W	Electricity Substation	1971	301278
K	268m W	Electricity Substation	1996	302677
H	273m NW	Electricity Substation	1997	302773
H	274m NW	Electricity Substation	1987	300918
H	274m NW	Electricity Substation	1984	302979
G	320m NW	Electricity Substation	1969	302031
G	320m NW	Electricity Substation	1984	302031
G	320m NW	Electricity Substation	1987	302643
G	320m NW	Electricity Substation	1997	301948
S	379m E	Electricity Substation	1995	301585
S	380m E	Electricity Substation	1979	301522
S	380m E	Electricity Substation	1991	301522
S	386m E	Electricity Substation	1979	302882
S	386m E	Electricity Substation	1991	302882
Y	387m W	Electricity Substation	1979	301357
Y	387m W	Electricity Substation	1979	301357
Y	387m W	Electricity Substation	1987	301357
Y	388m W	Electricity Substation	1982	301936
Y	388m W	Electricity Substation	1971	301936
Y	388m W	Electricity Substation	1996	301357

ID	Location	Land Use	Date	Group ID
S	409m E	Electricity Substation	1979	301756
S	409m E	Electricity Substation	1991	301756
Y	412m W	Electricity Substation	1982	301700
Y	412m W	Electricity Substation	1996	301700
Y	413m W	Electricity Substation	1987	301700
AC	427m SE	Electricity Substation	1979	302363
AC	427m SE	Electricity Substation	1992	302363
AC	428m SE	Electricity Substation	1971	302173
AC	428m SE	Electricity Substation	1993	302173
AC	428m SE	Electricity Substation	1996	302173
12	433m NE	Electricity Substation	1986	300331
AD	434m S	Electricity Substation	1979	301338
AD	434m S	Electricity Substation	1992	301338
AD	434m S	Electricity Substation	1971	301338
AD	435m S	Electricity Substation	1993	301972
AD	435m S	Electricity Substation	1996	301972
AA	466m W	Electricity Substation	1979	301493
AA	466m W	Electricity Substation	1979	301493
AA	466m W	Electricity Substation	1987	301493
AA	467m W	Electricity Substation	1996	300904
AA	467m W	Electricity Substation	1982	301493
AF	469m NE	Electricity Substation	1986	300299
AH	472m W	Electricity Substation	1982	302444
AH	472m W	Electricity Substation	1971	302444
AH	472m W	Electricity Substation	1979	302444
AH	472m W	Electricity Substation	1979	302444
AH	472m W	Electricity Substation	1987	302444
AH	472m W	Electricity Substation	1996	302444

ID	Location	Land Use	Date	Group ID
P	477m SW	Electricity Substation	1994	301483
P	477m SW	Electricity Substation	1996	301483
P	477m SW	Electricity Substation	1996	301483
P	477m SW	Electricity Substation	1993	301483
P	477m SW	Electricity Substation	1985	301483
P	477m SW	Electricity Substation	1977	301483

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	**18**

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'.

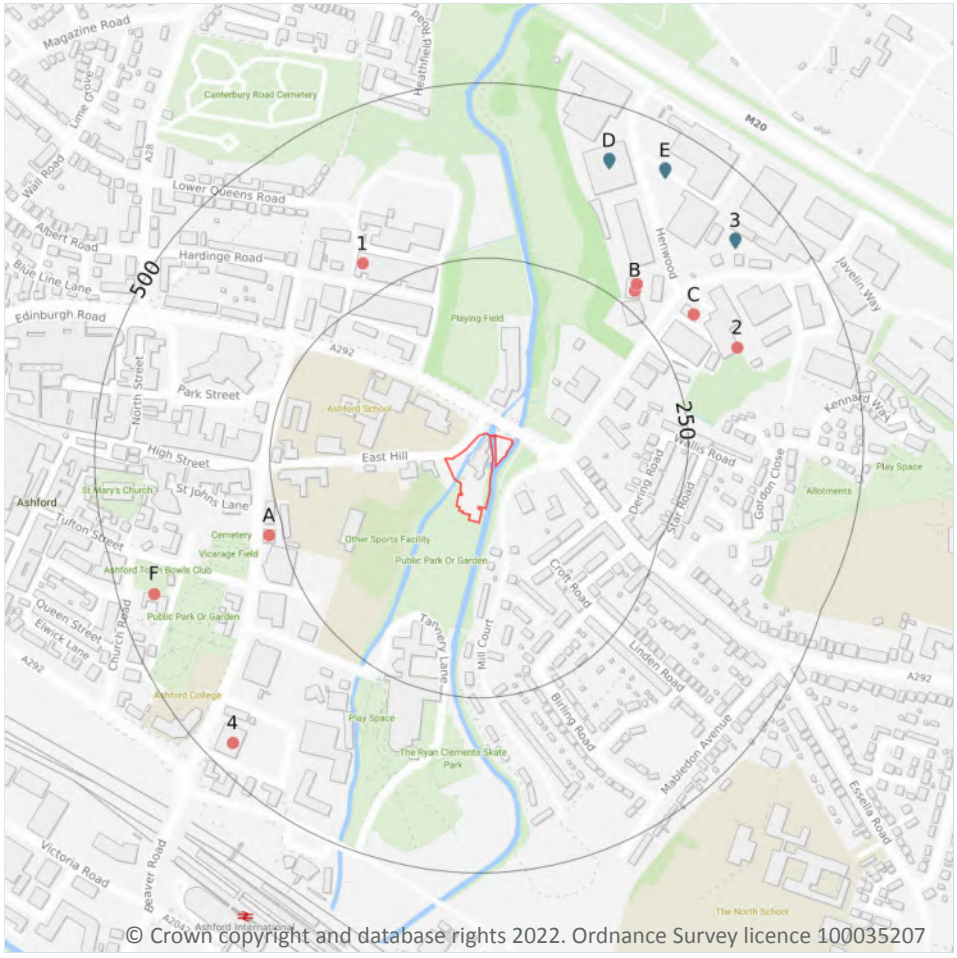
Features are displayed on the Past land use - un-grouped map on **page 24**

ID	Location	Land Use	Date	Group ID
K	262m W	Garage	1958	89322
K	263m W	Garage	1958	89322
P	367m SW	Garage	1958	89495
P	368m SW	Garage	1958	89495
P	384m SW	Garage	1994	89424
P	384m SW	Garage	1996	89424
P	385m SW	Garage	1985	88816

ID	Location	Land Use	Date	Group ID
P	385m SW	Garage	1977	89494
P	406m SW	Garage	1967	89494
P	415m SW	Garage	1996	89424
P	415m SW	Garage	1993	89424
AK	485m SE	Garage	1993	89307
AK	486m SE	Garage	1992	88970
AL	492m NW	Garage	1958	89179
AL	493m NW	Garage	1969	88881
AK	496m SE	Garage	1958	89307
AK	497m SE	Garage	1958	89307
AL	497m NW	Garage	1997	88867

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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	6

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

Features are displayed on the Waste and landfill map on **page 38**

ID	Location	Details		
D	421m N	Site Name: Autoeconomics Site Address: Unit 18, Henwood Ind Est, Ashford, Kent, TN24 8DH Correspondence Address: -	Type of Site: 75kte Vehicle Depollution Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: AUT019 EPR reference: EA/EPR/SP3295VR/A001 Operator: Auto Economics Ltd Waste Management licence No: 102339 Annual Tonnage: 74999	Issue Date: 17/01/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
D	421m N	Site Name: Autoeconomics Site Address: Unit 18, Henwood Ind Est, Ashford, Kent, TN24 8DH Correspondence Address: -	Type of Site: 75kte Vehicle Depollution Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: AUT019 EPR reference: EA/EPR/SP3295VR/A001 Operator: Autoeconomics Ltd Waste Management licence No: 102339 Annual Tonnage: 74999	Issue Date: 17/01/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
D	421m N	Site Name: Autoeconomics Site Address: Unit 18, Henwood Ind Est, Ashford, Kent, TN24 8DH Correspondence Address: -	Type of Site: 75kte Vehicle Depollution Facility Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: AUT019 EPR reference: EA/EPR/SP3295VR/A001 Operator: Autoeconomics Ltd Waste Management licence No: 102339 Annual Tonnage: 74999	Issue Date: 17/01/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
3	425m NE	Site Name: Alpha Fry @ Henwood Industrial Estate, Ashford Site Address: Units 5-6 Henwood Industrial Estate, Plot 16, Hythe Road, Ashford, Kent, TN24 8DH Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ALP001 EPR reference: EA/EPR/SP3798HY/S002 Operator: Alpha Fry Ltd Waste Management licence No: 10314 Annual Tonnage: 0	Issue Date: 30/09/2004 Effective Date: - Modified: - Surrendered Date: Jan 6 2010 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered
E	441m NE	Site Name: Mobile Plant Site Address: Mobile Plan Correspondence Address: -	Type of Site: Mobile Plant Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DDS001 EPR reference: EA/EPR/ZP3494VM/A001 Operator: Aircraft Salvage & Disposal Limited Waste Management licence No: 102907 Annual Tonnage: 300000	Issue Date: 02/09/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
E	441m NE	Site Name: Mobile Plant Site Address: Mobile Plan Correspondence Address: -	Type of Site: Mobile Plant Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DDS001 EPR reference: EA/EPR/ZP3494VM/A001 Operator: Aircraft Salvage & Disposal Limited Waste Management licence No: 102907 Annual Tonnage: 300000	Issue Date: 02/09/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m	**12**

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.

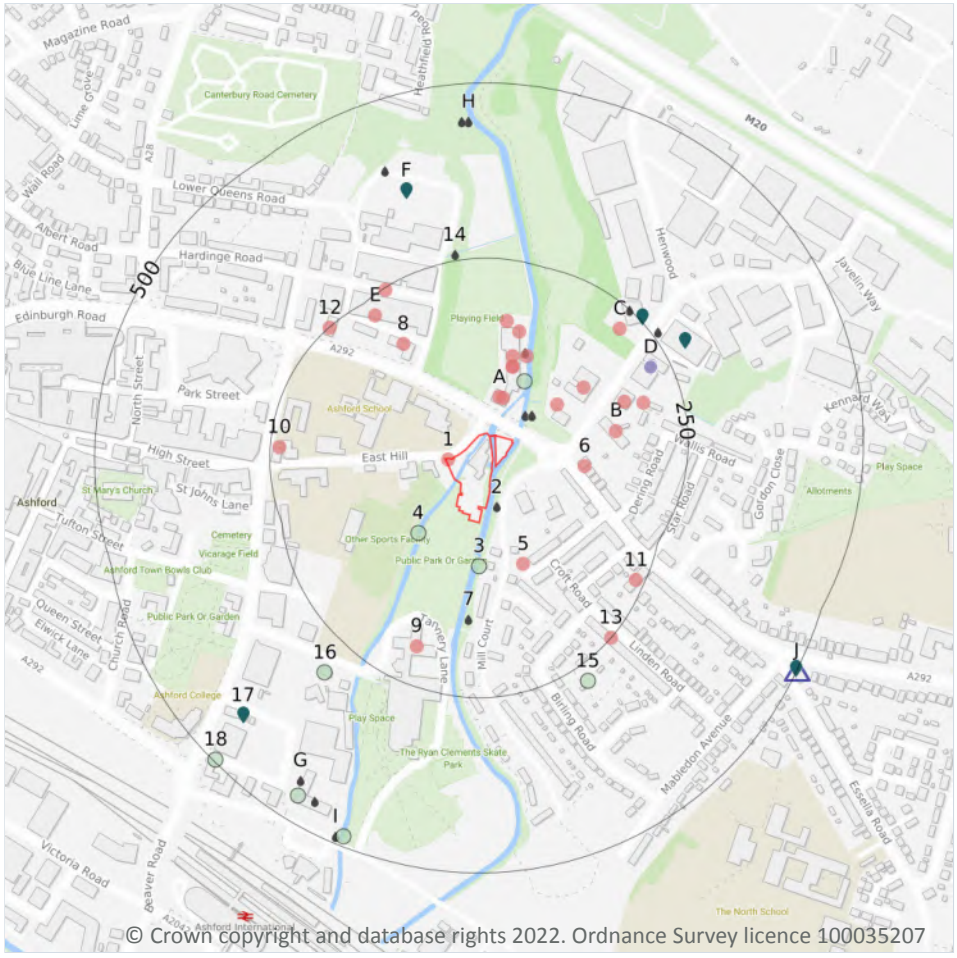
Features are displayed on the Waste and landfill map on **page 38**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	271m W	STOURSIDE PLACE 35-41, STATION ROAD, ASHFORD, TN23 1PP	WEX094333	Treating waste exemption	Not on a farm	Recovery of scrap metal
A	271m W	STOURSIDE PLACE 35-41, STATION ROAD, ASHFORD, TN23 1PP	WEX094842	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	275m NE	Unit 6 Kingfisher Business Centre Henwood ASHFORD Kent TN24 8DG	EPR/YH0414RD/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
B	284m NE	Unit 6 Kingfisher Business Centre Henwood ASHFORD Kent TN24 8DG	EPR/WE5080CW/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
B	284m NE	Unit 6 Kingfisher Business Centre Henwood ASHFORD Kent TN24 8DG	EPR/WE5080CW/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
1	296m NW	Unit B&E, Invicta Site, Mace Lane, Ashford, TN24 8EP	WEX170865	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)

ID	Location	Site	Reference	Category	Sub-Category	Description
C	314m NE	Unit B, St James Business Park, Henwood, Ashford, TN24 8DH	WEX132305	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
C	314m NE	Unit B, St James Business Park, Henwood, Ashford, TN24 8DH	WEX132305	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
2	346m E	Orchard House Henwood ASHFORD Kent TN24 8DH	EPR/YH0110YZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
F	450m W	Lesley Chalk House Kent, TN23 1RA	EPR/RE5381LU /A001	Treating waste exemption	Non-Agricultural Waste Only	Aerobic composting and associated prior treatment
F	450m W	Lesley Chalk House Kent, TN23 1RA	EPR/RE5381LU /A001	Using waste exemption	Non-Agricultural Waste Only	Spreading waste on non-agricultural land to confer benefit
4	464m SW	711, Bir Lane, Kent Science Park, Sittingbourne, ME9 8BZ	WEX092875	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

- Recent industrial land uses
- Current or recent petrol stations
- Historical licensed industrial activities
- Part A(1) industrial activities
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	25

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 43**

ID	Location	Company	Address	Activity	Category
1	**On site**	**Electricity Sub Station**	**Kent, TN24**	**Electrical Features**	**Infrastructure and Facilities**
A	54m N	Exclusive Car Sales	Unit 1 Riverside Business Park, Mace Lane, Ashford, Kent, TN24 8PE	Secondhand Vehicles	Motoring
A	55m N	Heritage Upholstery	Unit 1/a Riverside Business Park, Mace Lane, Ashford, Kent, TN24 8PE	Furniture	Consumer Products

ID	Location	Company	Address	Activity	Category
A	82m NE	Electricity Sub Station	Kent, TN24	Electrical Features	Infrastructure and Facilities
5	86m SE	Electricity Sub Station	Kent, TN24	Electrical Features	Infrastructure and Facilities
A	101m N	T C T M O T Ltd	Unit 4 Riverside Business Park, Mace Lane, Ashford, Kent, TN24 8PE	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	101m N	Tct	Unit 4 Riverside Business Park, Mace Lane, Ashford, Kent, TN24 8PE	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	108m E	Dalziel Ltd	Unit 2 Vanguard Industrial Estate, Henwood, Ashford, Kent, TN24 8DH	Milling, Refining and Food Additives	Foodstuffs
A	116m N	East Kent Components Ltd	Unit 5 Riverside Business Park, Mace Lane, Ashford, Kent, TN24 8PE	Vehicle Parts and Accessories	Motoring
A	121m N	Outfall	Kent, TN24	Waste Storage, Processing and Disposal	Infrastructure and Facilities
A	126m NE	Ashford Fire Station	Henwood, Ashford, Kent, TN24 8YF	Fire Brigade Stations	Central and Local Government
B	148m E	ATS Euromaster Ltd	Henwood, Ashford, Kent, TN24 8DH	Vehicle Parts and Accessories	Motoring
A	152m N	Pit Stop Garage	Unit 7 Riverside Business Park, Mace Lane, Ashford, Kent, TN24 8PE	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	163m N	Riverside Business Park	Kent, TN24	Business Parks and Industrial Estates	Industrial Features
B	169m E	Airclean	Henwood House, Henwood, Ashford, Kent, TN24 8DH	Air and Water Filtration	Industrial Products
8	170m NW	Kwik-Fit (GB) Limited	Industrial Estate, Mace Lane, Ashford, Kent, TN24 8PE	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	195m E	Electricity Sub Station	Kent, TN24	Electrical Features	Infrastructure and Facilities
9	195m S	Chapel Down Group Plc	Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL	Food and Beverage Industry Machinery	Industrial Products
C	221m NE	Electricity Sub Station	Kent, TN24	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
E	227m NW	Cooper Vision Ltd	Unit 3-11 Mace Industrial Estate, Mace Lane, Ashford, Kent, TN24 8EP	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
10	237m W	Tank	Kent, TN24	Tanks (Generic)	Industrial Features
11	238m SE	The Sleep Store & More	98-100, Hythe Road, Ashford, Kent, TN24 8PR	Beds and Bedding	Consumer Products
E	247m NW	Mace Industrial Estate	Kent, TN24	Business Parks and Industrial Estates	Industrial Features
12	249m NW	HSS Hire Service Group Ltd	Industrial Estate, Mace Lane, Ashford, Kent, TN24 8PE	Construction and Tool Hire	Hire Services
13	249m SE	King Fisher Blinds	19, Linden Road, Ashford, Kent, TN24 8BT	Curtains and Blinds	Consumer Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 43**

ID	Location	Company	Address	LPG	Status
J	500m SE	ESSO	Hythe Road, Essella Road, Ashford, Kent, TN24 8AH	No	Open

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	2

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.

Features are displayed on the Current industrial land use map on **page 43**

ID	Location	Details	
D	223m NE	Operator: Alpha Metals Ltd Address: Henwood Industrial Estate, Hythe Road, Ashford, Kent, TN24 8DR Process: Processes Involving Halogens Permit Number: AN0576	Original Permit Number: IPCAPP Date Approved: 22-6-1994 Effective Date: 22-6-1994 Status: Superseded By Variation
D	223m NE	Operator: Alpha Metals Ltd Address: Henwood Industrial Estate, Hythe Road, Ashford, Kent, TN24 8DR Process: Processes Involving Halogens Permit Number: BC8490	Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Revoked - Now Ippc

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	6

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

Features are displayed on the Current industrial land use map on **page 43**

ID	Location	Details	
D	223m NE	Operator: ALPHA FRY LIMITED Installation Name: ASHFORD CHEMICAL FLUX MANUFACTURER Process: ASSOCIATED PROCESS Permit Number: LP3538KG Original Permit Number: WP3739SK	EPR Reference: - Issue Date: - Effective Date: 12/04/2011 Last date noted as effective: 01/10/2021 Status: SURRENDER EFFECTIVE
D	223m NE	Operator: ALPHA FRY LIMITED Installation Name: ASHFORD CHEMICAL FLUX MANUFACTURER Process: INORGANIC CHEMICALS; USING HALOGENS ETC IF RELEASE TO AIR/WATER (UNLESS OTHERWISE PRESCRIBED) (UNLESS CHLORINATION OF WATER) Permit Number: LP3538KG Original Permit Number: WP3739SK	EPR Reference: - Issue Date: - Effective Date: 12/04/2011 Last date noted as effective: 01/10/2021 Status: SURRENDER EFFECTIVE

ID	Location	Details	
D	223m NE	Operator: ALPHA FRY LIMITED Installation Name: ASHFORD CHEMICAL FLUX MANUFACTURER Process: INORGANIC CHEMICALS; USING HALOGENS ETC IF RELEASE TO AIR/WATER (UNLESS OTHERWISE PRESCRIBED) (UNLESS CHLORINATION OF WATER) Permit Number: LP3538KG Original Permit Number: WP3739SK	EPR Reference: - Issue Date: - Effective Date: 12/04/2011 Last date noted as effective: 01/10/2021 Status: SURRENDER EFFECTIVE
D	223m NE	Operator: ALPHA FRY LIMITED Installation Name: ASHFORD CHEMICAL FLUX MANUFACTURER Process: ASSOCIATED PROCESS Permit Number: WP3739SK Original Permit Number: WP3739SK	EPR Reference: - Issue Date: 19/07/2005 Effective Date: 19/07/2005 Last date noted as effective: 01/10/2021 Status: SUPERCEDED
D	223m NE	Operator: ALPHA FRY LIMITED Installation Name: ASHFORD CHEMICAL FLUX MANUFACTURER Process: INORGANIC CHEMICALS; USING HALOGENS ETC IF RELEASE TO AIR/WATER (UNLESS OTHERWISE PRESCRIBED) (UNLESS CHLORINATION OF WATER) Permit Number: WP3739SK Original Permit Number: WP3739SK	EPR Reference: - Issue Date: 19/07/2005 Effective Date: 19/07/2005 Last date noted as effective: 01/10/2021 Status: SUPERCEDED
D	223m NE	Operator: ALPHA FRY LIMITED Installation Name: ASHFORD CHEMICAL FLUX MANUFACTURER Process: INORGANIC CHEMICALS; USING HALOGENS ETC IF RELEASE TO AIR/WATER (UNLESS OTHERWISE PRESCRIBED) (UNLESS CHLORINATION OF WATER) Permit Number: WP3739SK Original Permit Number: WP3739SK	EPR Reference: - Issue Date: 19/07/2005 Effective Date: 19/07/2005 Last date noted as effective: 01/10/2021 Status: SUPERCEDED

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

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

Records within 500m	**5**

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.

Features are displayed on the Current industrial land use map on **page 43**

ID	Location	Address	Details	
C	255m NE	Kenhire Ltd, Henwood Industrial Estate, Ashford, Kent, TN24 8DX	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No enforcements notified Date of enforcement: No enforcements notified Comment: No enforcements notified
C	284m NE	Caffyns, Henwood Ind Est, Ashford, TN24 8DH	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No enforcements notified Date of enforcement: No enforcements notified Comment: No enforcements notified
F	364m N	Headley Bros Limited, The Invicta Press, Queens Road, Ashford, Kent, TN24 8HH	Process: Printing Status: Historical Permit Permit Type: Part B	Enforcement: No enforcements notified Date of enforcement: No enforcements notified Comment: No enforcements notified
17	424m SW	Crouchs Garage, Station Rd, Ashford, Kent, TN24 9DG	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No enforcements notified Date of enforcement: No enforcements notified Comment: No enforcements notified
J	497m SE	East Stour Filling Station (Murco Petroleum Ltd), Hythe Road, Ashford, Kent, TN24 8AH	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No enforcements notified Date of enforcement: No enforcements notified Comment: No enforcements notified

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	**20**

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

Features are displayed on the Current industrial land use map on **page 43**

ID	Location	Address	Details	
2	14m E	TENSTAR PRODUCTS LTD, RHM SITE PO BOX 527, ASHFORD, KENT	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02379 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 22/06/1989 Effective Date: 22/06/1989 Revocation Date: 01/04/1992
A	38m NE	MARTYRS FIELD CSO, MARTYRS FIELD PUBLIC PARK, MACE LANE, ADJ. TO ROAD BRIDGE, ASHFORD, KENT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00390 Permit Version: 4 Receiving Water: THE EAST STOUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 27/03/2002 Effective Date: 27/03/2002 Revocation Date: -
A	43m NE	MARTYRS FIELD CSO, MARTYRS FIELD PUBLIC PARK, MACE LANE, ADJ. TO ROAD BRIDGE, ASHFORD, KENT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00390 Permit Version: 1 Receiving Water: THE EAST STOUR	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 13/09/1989 Effective Date: 13/09/1989 Revocation Date: 14/07/1993
A	43m NE	MARTYRS FIELD CSO, MARTYRS FIELD PUBLIC PARK, MACE LANE, ADJ. TO ROAD BRIDGE, ASHFORD, KENT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00390 Permit Version: 2 Receiving Water: THE EAST STOUR	Status: REVISED CONSENT, BY APPLICATION (WRA 91, SECTION 34(2)) Issue date: 15/07/1993 Effective Date: 15/07/1993 Revocation Date: 29/06/1995
A	43m NE	MARTYRS FIELD CSO, MARTYRS FIELD PUBLIC PARK, MACE LANE, ADJ. TO ROAD BRIDGE, ASHFORD, KENT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00390 Permit Version: 3 Receiving Water: THE EAST STOUR	Status: REVISED CONSENT, BY APPLICATION (WRA 91, SECTION 34(2)) Issue date: 30/06/1995 Effective Date: 30/06/1995 Revocation Date: 26/03/2002
A	124m N	CASTLE STREET CSO, CASTLE STREET, ASHFORD, KENT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00906 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 18/05/1999 Effective Date: 18/05/1999 Revocation Date: -
A	124m N	SOMERSET ROAD ASHFORD CSO, WELLESLY ROAD, ASHFORD, KENT, TN24 8EW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00911 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 18/05/1999 Effective Date: 18/05/1999 Revocation Date: 10/12/2020

ID	Location	Address	Details	
A	124m N	SOMERSET ROAD ASHFORD CSO, WELLESLY ROAD, ASHFORD, KENT, TN24 8EW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00911 Permit Version: 2 Receiving Water: RIVER GREAT STOUR	Status: VARIED UNDER EPR 2010 Issue date: 11/12/2020 Effective Date: 11/12/2020 Revocation Date: -
7	139m S	TENSTAR PRODUCTS LTD, RHM SITE PO BOX 527, ASHFORD, KENT	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02379 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 22/06/1989 Effective Date: 22/06/1989 Revocation Date: 01/04/1992
C	248m NE	KENHIRE LTD., HENWOOD INDUSTRIAL EST, ASHFORD, KENT, TN24 8FL	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P01287 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 04/11/1987 Effective Date: 04/11/1987 Revocation Date: -
C	258m NE	HENWOOD BUSINESS CENTRE, PLOT 4, HENWOOD, ASHFORD KENT	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02313 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 10/05/1989 Effective Date: 10/05/1989 Revocation Date: 31/03/1997
14	258m N	HEADLEY BROTHERS LTD, THE INVICTA PRESS QUEENS ROAD, ASHFORD, KENT, TN24 8HH	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: P21204 Permit Version: 1 Receiving Water: TRIBUTARY OF THE GREAT STOUR	Status: REVOKED - UNSPECIFIED Issue date: 07/09/2006 Effective Date: 07/09/2006 Revocation Date: 07/04/2017
F	400m N	HEADLEY BROTHERS, LOWER QUEENS RD, ASHFORD, KENT	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: P09248 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: REVOKED - UNSPECIFIED Issue date: 31/10/2000 Effective Date: 31/10/2000 Revocation Date: 18/04/2017
G	443m SW	DAVIS TIMBER YARD, DOVER PLACE, ASHFORD, KENT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: W02505 Permit Version: 1 Receiving Water: GREAT STOUR	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/12/1976 Effective Date: 14/12/1976 Revocation Date: 26/04/2002

ID	Location	Address	Details	
H	445m N	68 QUEENS ROAD CSO, QUEENS ROAD, ASHFORD, KENT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A01153 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 27/03/2002 Effective Date: 27/03/2002 Revocation Date: -
H	445m N	QUEENS ROAD CSO (R/O HEDLEYS), QUENS ROAD, ASHFORD, KENT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00913 Permit Version: 1 Receiving Water: THE GREAT STOUR	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 18/05/1999 Effective Date: 18/05/1999 Revocation Date: 26/03/2002
H	445m N	QUEENS ROAD CSO (R/O HEDLEYS), QUENS ROAD, ASHFORD, KENT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00913 Permit Version: 2 Receiving Water: THE GREAT STOUR	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 27/03/2002 Effective Date: 27/03/2002 Revocation Date: -
H	445m N	QUEENS ROAD ASHFORD, REDINGTON CSO, 100 LOWER QUEENS ROAD, ASHFORD, KENT, TN24 8HE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A01461 Permit Version: 1 Receiving Water: THE GREAT STOUR	Status: REVOKED UNDER EPR 2010 Issue date: 29/08/2008 Effective Date: 29/08/2008 Revocation Date: 09/06/2015
G	458m SW	DOVER PLACE, ASHFORD, KENT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00389 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 01/04/1991 Effective Date: 01/04/1991 Revocation Date: 05/03/1993
I	490m SW	DOVER PLACE CSO, ASHFORD, KENT, DOVER PLACE CSO, DOVER PLACE, ASHFORD, KENT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A01152 Permit Version: 1 Receiving Water: THE GREAT STOUR	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 26/03/2003 Effective Date: 01/04/2003 Revocation Date: -

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	8

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 43**

ID	Location	Details	
3	62m S	Incident Date: 03/03/2003 Incident Identification: 140620 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	66m SW	Incident Date: 19/06/2003 Incident Identification: 167116 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	85m N	Incident Date: 10/07/2001 Incident Identification: 15377 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
15	274m SE	Incident Date: 23/04/2002 Incident Identification: 74093 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
16	299m SW	Incident Date: 21/08/2002 Incident Identification: 102094 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
G	463m SW	Incident Date: 04/11/2002 Incident Identification: 118748 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
I	485m S	Incident Date: 27/10/2001 Incident Identification: 39681 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
18	496m SW	Incident Date: 13/06/2003 Incident Identification: 165673 Pollutant: Inert Materials and Wastes Pollutant Description: Mineral Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) 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.

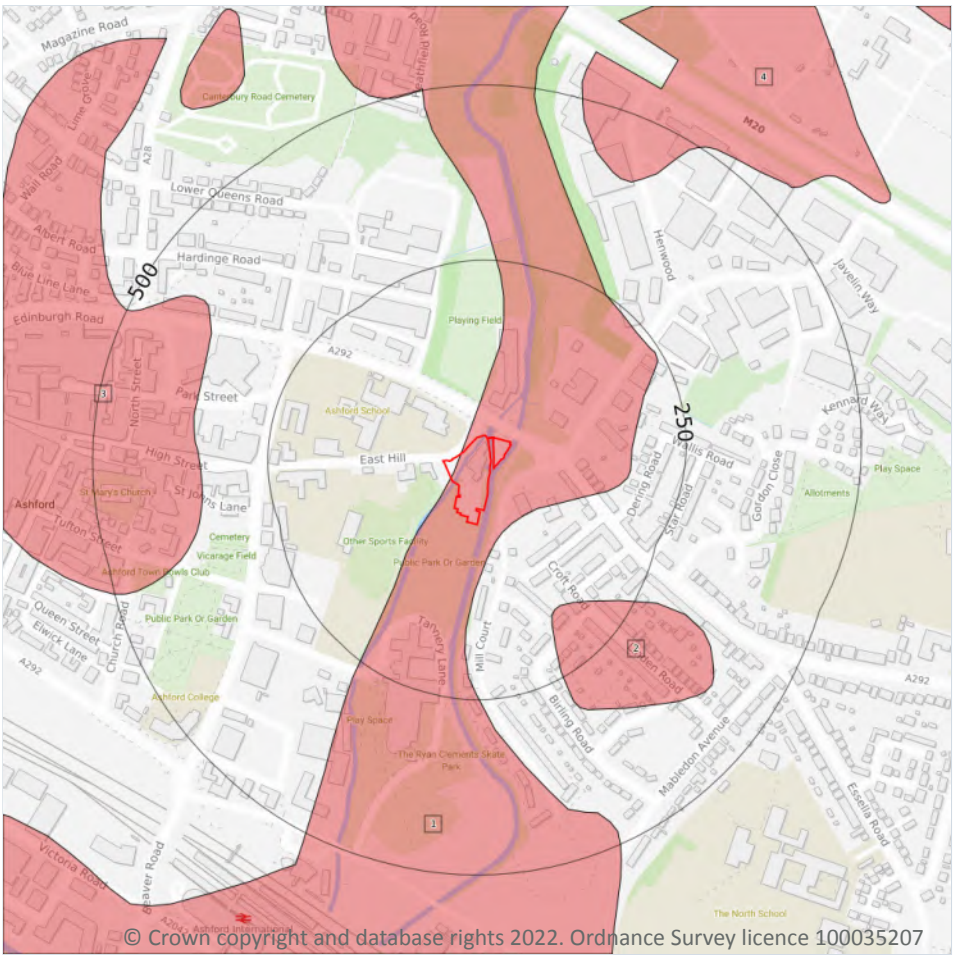
4.21 Pollution inventory radioactive waste

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	4

Aquifer status of groundwater held within superficial geology.

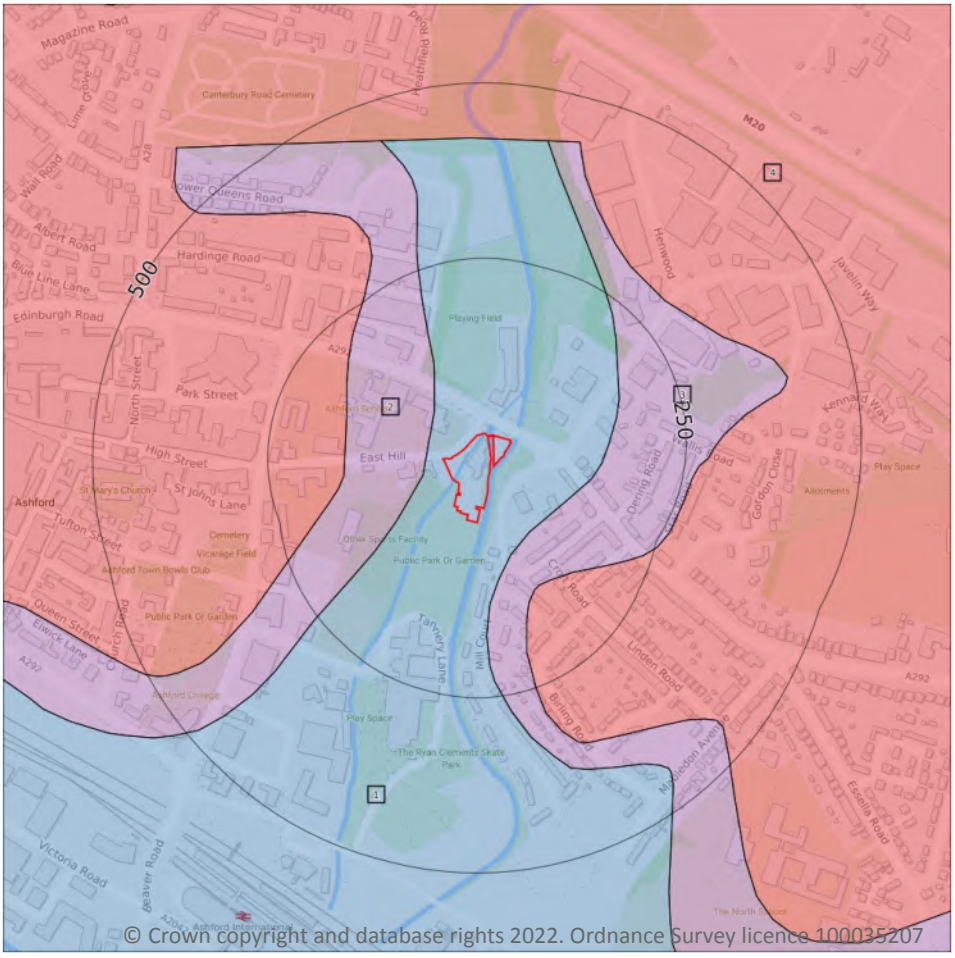
Features are displayed on the Hydrogeology map on **page 56**

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

ID	Location	Designation	Description
3	346m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	408m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	4

Aquifer status of groundwater held within bedrock geology.

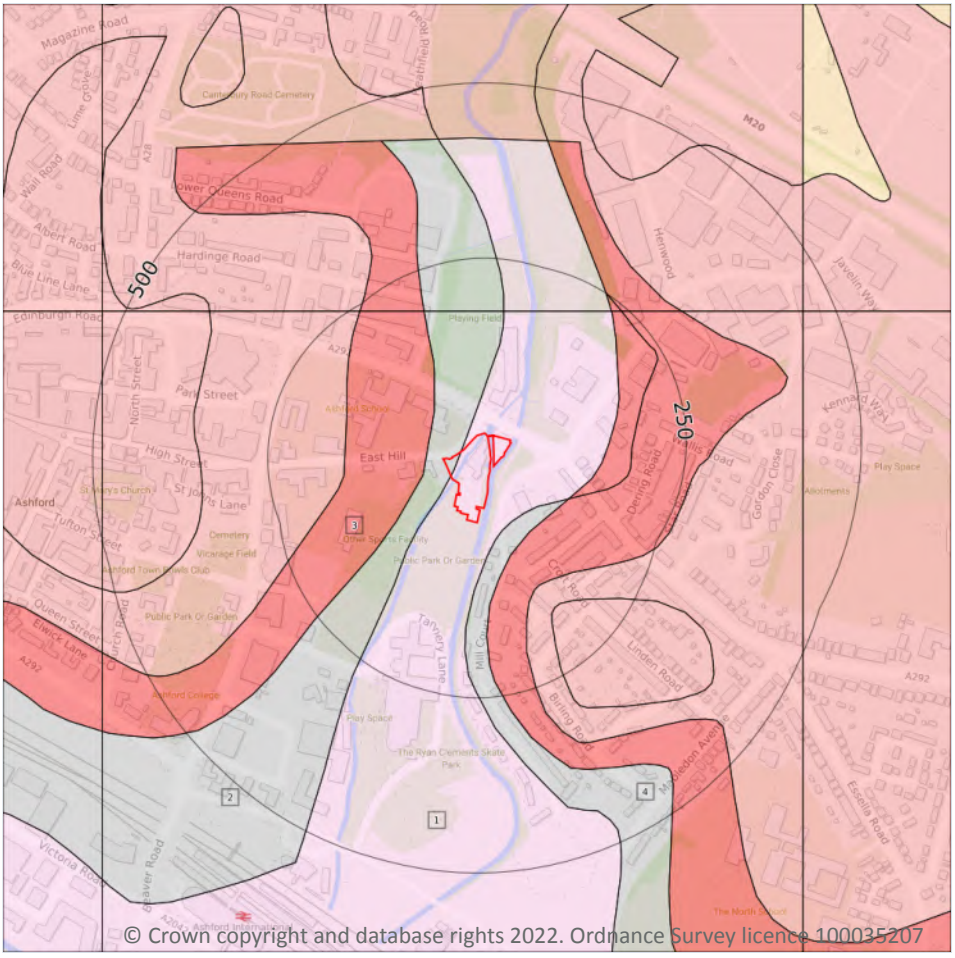
Features are displayed on the Bedrock aquifer map on **page 58**

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	24m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Location	Designation	Description
3	66m SE	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	126m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	4

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

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

Features are displayed on the Groundwater vulnerability map on **page 60**

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: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: Medium**	**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: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Medium**	**Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures**
3	24m W	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Medium	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
4	35m SE	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Medium	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.

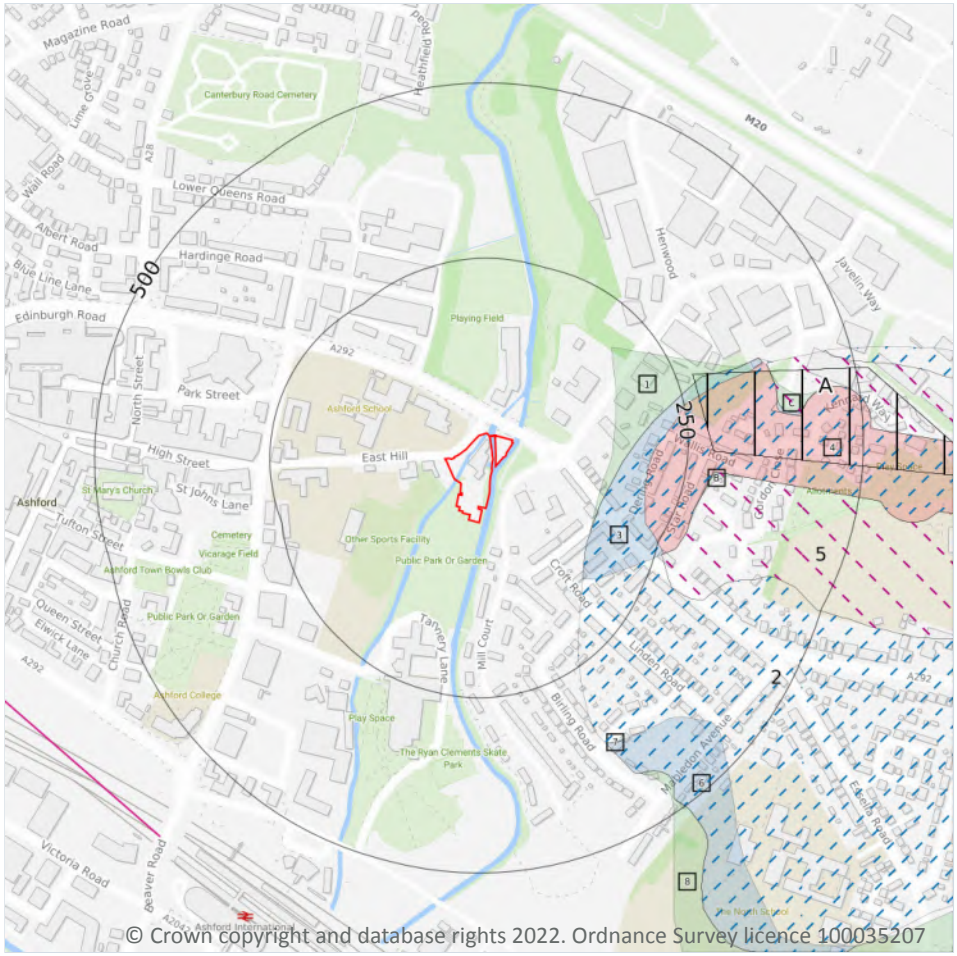
5.5 Groundwater vulnerability- local information

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	7

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 63**

ID	Location	Details	
A	272m E	Status: Historical Licence No: 9/40/04/0270/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT HENWOOD PS Data Type: Poly4 Name: Mid Kent Water Plc Easting: 601840 Northing: 142910	Annual Volume (m^3): 227300 Max Daily Volume (m^3): 2273 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 01/12/2006 Version End Date: -
A	272m E	Status: Historical Licence No: 9/40/04/0270/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE AT HENWOOD PS - (TR 02234 42763) Data Type: Poly4 Name: South East Water Limited Easting: 601840 Northing: 142910	Annual Volume (m^3): 227300 Max Daily Volume (m^3): 2273 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
A	272m E	Status: Historical Licence No: 9/40/04/0270/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE AT HENWOOD PS Data Type: Poly4 Name: South East Water Limited Easting: 601840 Northing: 142910	Annual Volume (m^3): 227300 Max Daily Volume (m^3): 2273 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
9	631m SW	Status: Historical Licence No: 11/059 Details: Dust suppression Direct Source: Southern Region Groundwater Point: POINTS A-B, CHART ROAD TO BEAVER BRIDGE, ASHFORD. Data Type: Line Name: Kvaerner Construction Ltd. Easting: 600060 Northing: 143140	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: 31/10/2002 Issue No: 100 Version Start Date: 03/08/1999 Version End Date: -
-	648m E	Status: Active Licence No: 9/40/04/0278/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: ADITS AT HENWOOD Data Type: Point Name: South East Water Ltd Easting: 602231 Northing: 142776	Annual Volume (m^3): 1,422,016.95 Max Daily Volume (m^3): 5,546.12 Original Application No: - Original Start Date: 29/09/1966 Expiry Date: - Issue No: 103 Version Start Date: 13/02/2013 Version End Date: -

ID	Location	Details	
-	1791m NE	Status: Historical Licence No: 9/40/04/0418/G Details: Mineral Washing Direct Source: Southern Region Groundwater Point: POINT A, GRAVEL EXCAVATION AT CONNINGBROOK QUARRY Data Type: Point Name: Brett Aggregates Limited Easting: 603060 Northing: 143830	Annual Volume (m^3): 755,068 Max Daily Volume (m^3): 3,928 Original Application No: - Original Start Date: 18/12/1978 Expiry Date: - Issue No: 101 Version Start Date: 12/12/2006 Version End Date: -
-	1940m SE	Status: Historical Licence No: 11/058 Details: Dust suppression Direct Source: Southern Region Groundwater Point: POINT B, NR. CROW CORNER, WILESBOROUGH, ASHFORD. Data Type: Point Name: Kvaerner Construction Ltd. Easting: 602650 Northing: 141110	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: 31/10/2002 Issue No: 100 Version Start Date: 23/07/1999 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**2**

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 63**

ID	Location	Details	
-	1301m NE	Status: Historical Licence No: 9/40/04/0138/SR Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: POINTS A-B, RIVER GREAT STOUR AT HINXHILL Data Type: Line Name: Mitchell Brothers T/A W J Mitchell Easting: 602690 Northing: 143500	Annual Volume (m^3): 11024 Max Daily Volume (m^3): 366 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 01/12/2006 Version End Date: -

ID	Location	Details	
-	1740m SE	Status: Historical Licence No: 11/057 Details: Dust suppression Direct Source: Southern Region Surface Waters Point: POINT A, AYLESFORD STREAM, ASHFORD, KENT. Data Type: Point Name: Kvaerner Construction Ltd. Easting: 602500 Northing: 141250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: 31/10/2002 Issue No: 100 Version Start Date: 23/07/1999 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 63**

ID	Location	Details	
A	272m E	Status: Historical Licence No: 9/40/04/0270/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT HENWOOD PS Data Type: Poly4 Name: Mid Kent Water Plc Easting: 601840 Northing: 142910	Annual Volume (m^3): 227300 Max Daily Volume (m^3): 2273 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 01/12/2006 Version End Date: -
A	272m E	Status: Historical Licence No: 9/40/04/0270/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE AT HENWOOD PS - (TR 02234 42763) Data Type: Poly4 Name: South East Water Limited Easting: 601840 Northing: 142910	Annual Volume (m^3): 227300 Max Daily Volume (m^3): 2273 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -

ID	Location	Details	
A	272m E	Status: Historical Licence No: 9/40/04/0270/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE AT HENWOOD PS Data Type: Poly4 Name: South East Water Limited Easting: 601840 Northing: 142910	Annual Volume (m^3): 227300 Max Daily Volume (m^3): 2273 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 27/10/2010 Version End Date: -
-	648m E	Status: Active Licence No: 9/40/04/0278/GR Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: ADITS AT HENWOOD Data Type: Point Name: South East Water Ltd Easting: 602231 Northing: 142776	Annual Volume (m^3): 1,422,016.95 Max Daily Volume (m^3): 5,546.12 Original Application No: - Original Start Date: 29/09/1966 Expiry Date: - Issue No: 103 Version Start Date: 13/02/2013 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	**10**

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 63**

ID	Location	Type	Description
1	140m E	3	Total catchment
3	151m SE	2	Outer catchment
4	197m E	1	Inner catchment
B	280m E	3	Total catchment
B	285m E	2	Outer catchment
6	363m SE	2	Outer catchment
7	365m SE	3	Total catchment
C	380m E	3	Total catchment
C	380m E	2	Outer catchment
8	426m SE	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	**2**

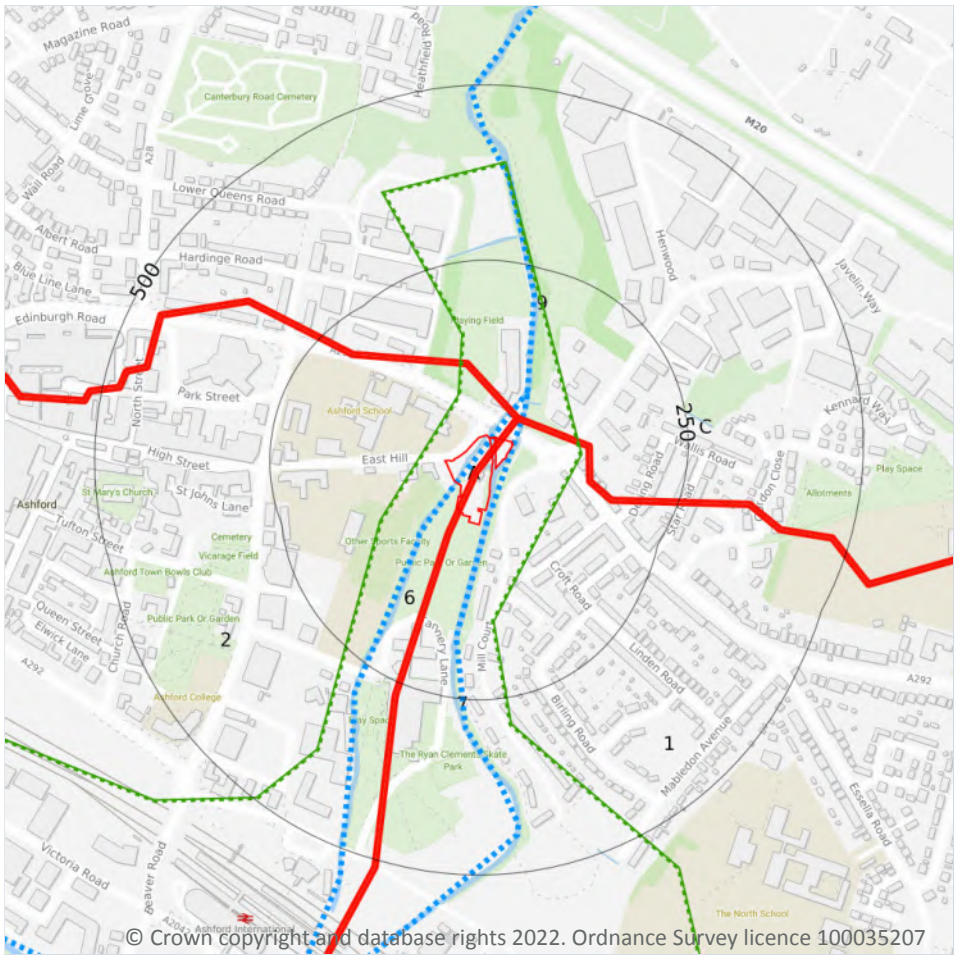
Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

Features are displayed on the Abstractions and Source Protection Zones map on **page 63**

ID	Location	Type	Description
2	151m SE	2c	Outer catchment within confined aquifer
5	259m E	1c	Inner catchment within confined aquifer

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	15

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 69**

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)**	**Great Stour**

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)**	**Great Stour**
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**Great Stour**
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**Great Stour**
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**East Stour River**
A	2m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	East Stour River
6	3m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Great Stour
7	3m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	East Stour River
A	4m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Great Stour
A	60m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	East Stour River
A	60m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	69m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Great Stour
A	127m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
9	128m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Great Stour

ID	Location	Type of water feature	Ground level	Permanence	Name
C	245m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	4

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 69**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	2

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 69**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**East Stour**	**GB107040019640**	**Stour Upper**	**Stour**
2	**On site**	**River**	**Upper Great Stour**	**GB107040019660**	**Stour Upper**	**Stour**

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

6.4 WFD Surface water bodies

Records identified	2

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 69**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
3	**On site**	**River**	**Upper Great Stour**	**GB107040019660**	**Bad**	**Fail**	**Bad**	**2019**
5	1m E	River	East Stour	GB107040019640	Moderate	Fail	Moderate	2019

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

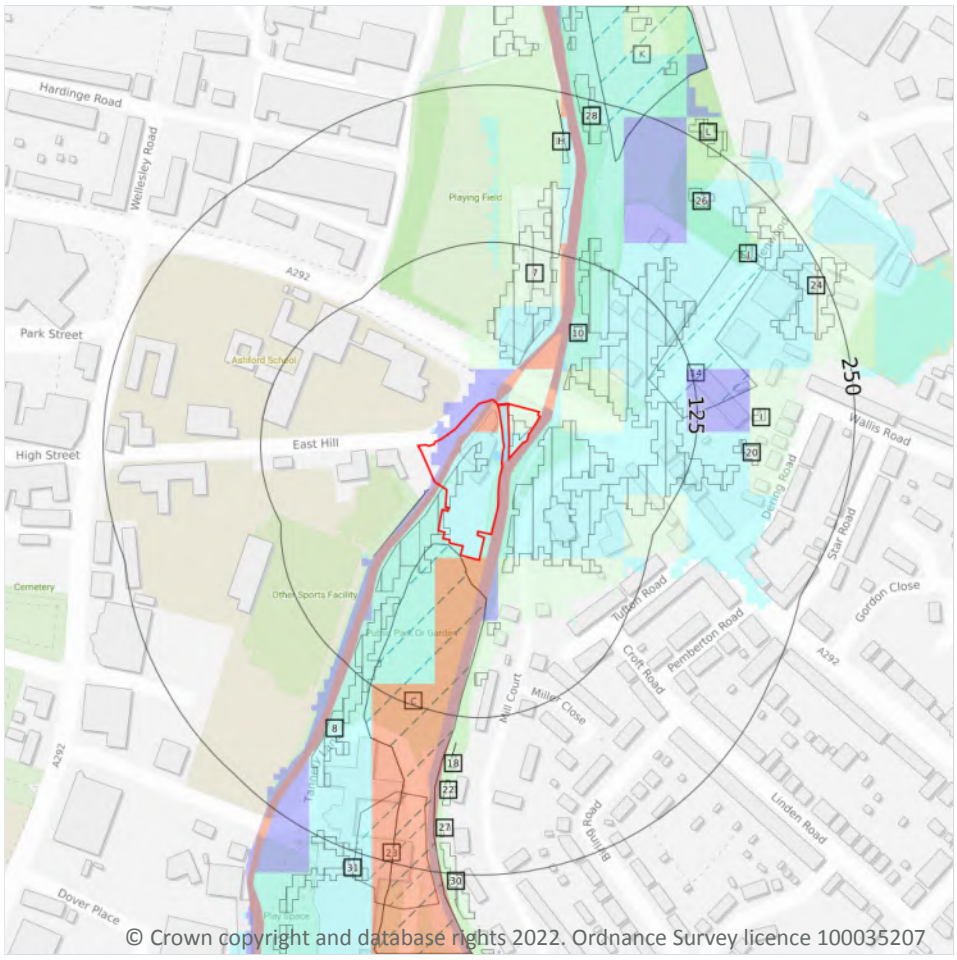
6.5 WFD Groundwater bodies

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



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	11

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).

Features are displayed on the River and coastal flooding map on **page 73**

Distance	Flood risk category
On site	**High**
0 - 50m	High

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

7.2 Historical Flood Events

Records within 250m	**6**

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.

Features are displayed on the River and coastal flooding map on **page 73**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
C	1m SW	07309a200_Nov2000_Upper_Stour	2000-11-05 2000-11-08	Main river	Channel capacity exceeded (no raised defences)	Fluvial
C	1m SW	07309a200feo_Upper_Stour	2001-02-11 2001-02-11	Main river	Channel capacity exceeded (no raised defences)	Fluvial
14	91m E	07311a200_Sept1973_Ashford_Great Stour	1973-09-21 1973-09-21	Main river	Channel capacity exceeded (no raised defences)	Fluvial
23	193m S	07311a200_Sept1973_Ashford_Great Stour	1973-09-21 1973-09-21	Main river	Channel capacity exceeded (no raised defences)	Fluvial
K	208m N	07309a200_Nov2000_Upper_Stour	2000-11-05 2000-11-08	Main river	Channel capacity exceeded (no raised defences)	Fluvial
K	208m N	07309a200feo_Upper_Stour	2001-02-11 2001-02-11	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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	23

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.

Features are displayed on the River and coastal flooding map on **page 73**

ID	Location	
A	**On site**	**Area benefiting from flood defences**
B	**On site**	**Area benefiting from flood defences**
B	8m SW	Area benefiting from flood defences
D	9m E	Area benefiting from flood defences
7	31m N	Area benefiting from flood defences
E	50m S	Area benefiting from flood defences
8	58m SW	Area benefiting from flood defences
10	64m NE	Area benefiting from flood defences
F	90m S	Area benefiting from flood defences
18	146m S	Area benefiting from flood defences
20	155m E	Area benefiting from flood defences
I	168m E	Area benefiting from flood defences
22	176m S	Area benefiting from flood defences
24	196m E	Area benefiting from flood defences
H	196m N	Area benefiting from flood defences
J	201m NE	Area benefiting from flood defences
26	205m NE	Area benefiting from flood defences
27	211m S	Area benefiting from flood defences
J	212m NE	Area benefiting from flood defences
28	216m N	Area benefiting from flood defences
30	226m S	Area benefiting from flood defences
L	243m NE	Area benefiting from flood defences

ID	Location	
31	244m SW	Area benefiting from flood defences

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

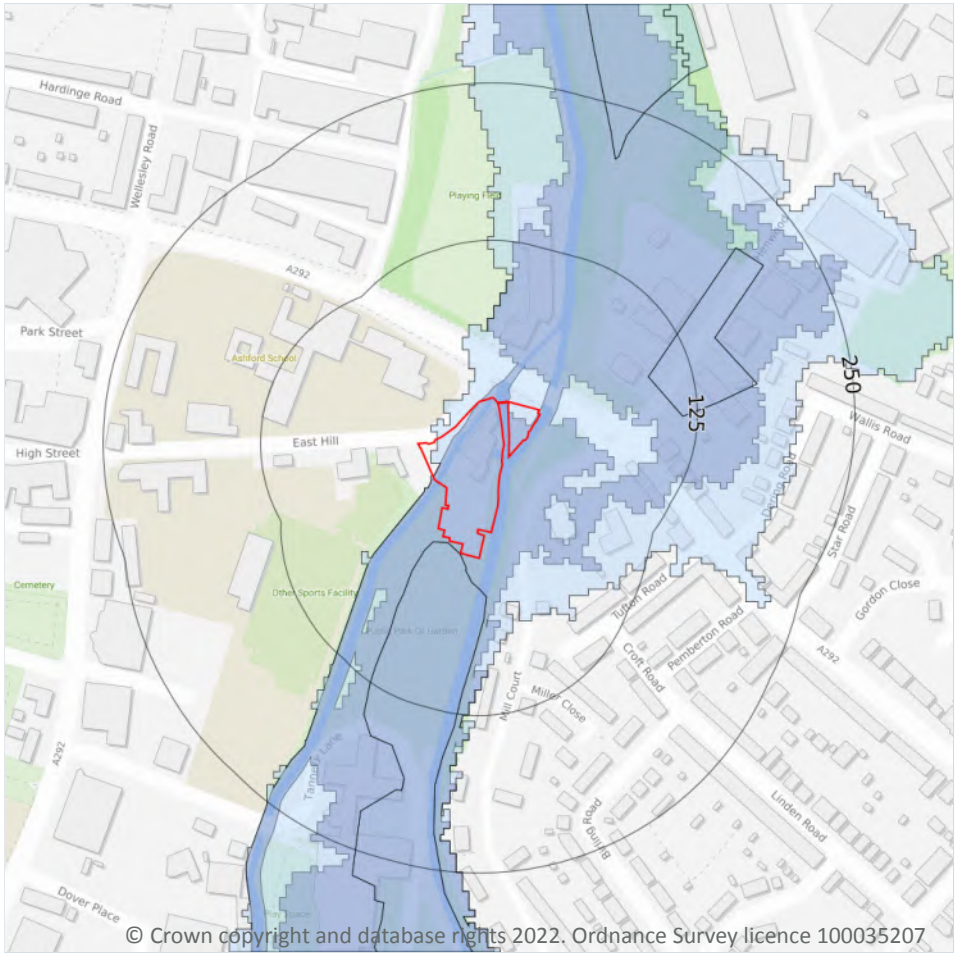
7.5 Flood Storage Areas

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



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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.

Features are displayed on the River and coastal flooding map on **page 73**

Location	Type
On site	**Zone 2 - (Fluvial /Tidal Models)**

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

7.7 Flood Zone 3

Records within 50m	1

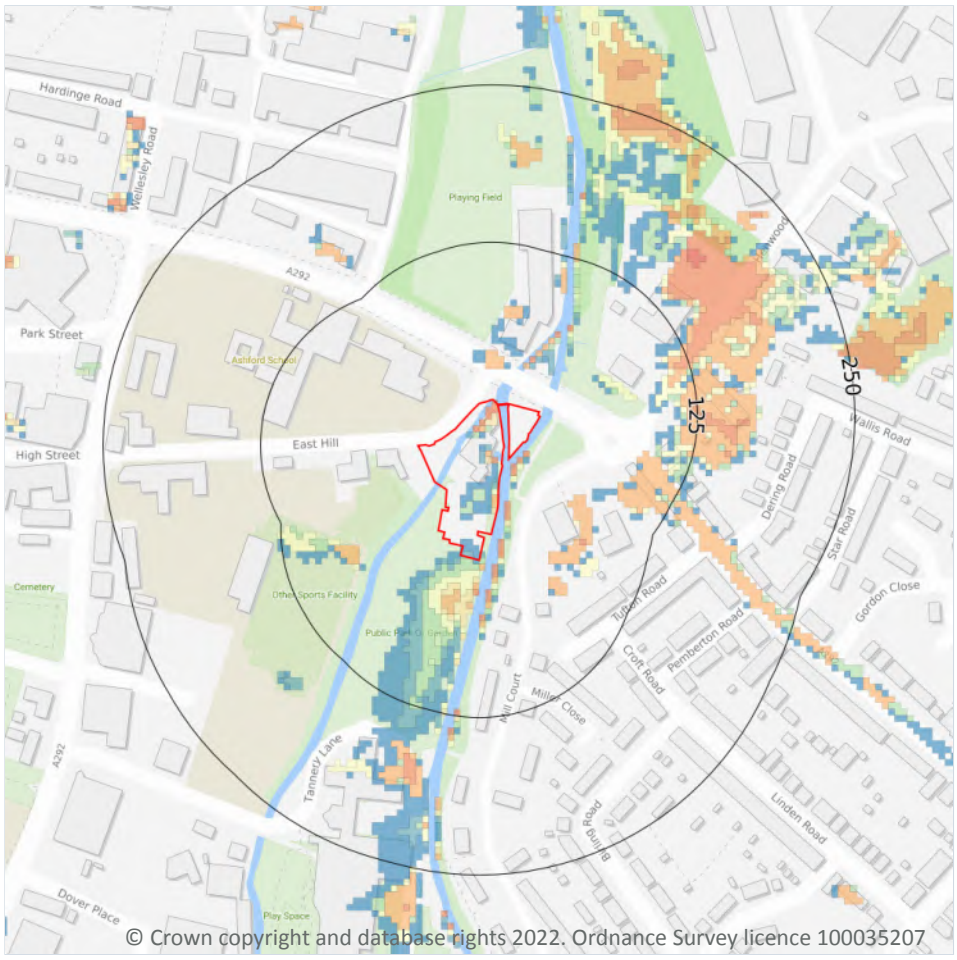
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 73**

Location	Type
On site	**Zone 3 - (Fluvial Models)**

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, 0.3m - 1.0m**
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 79**

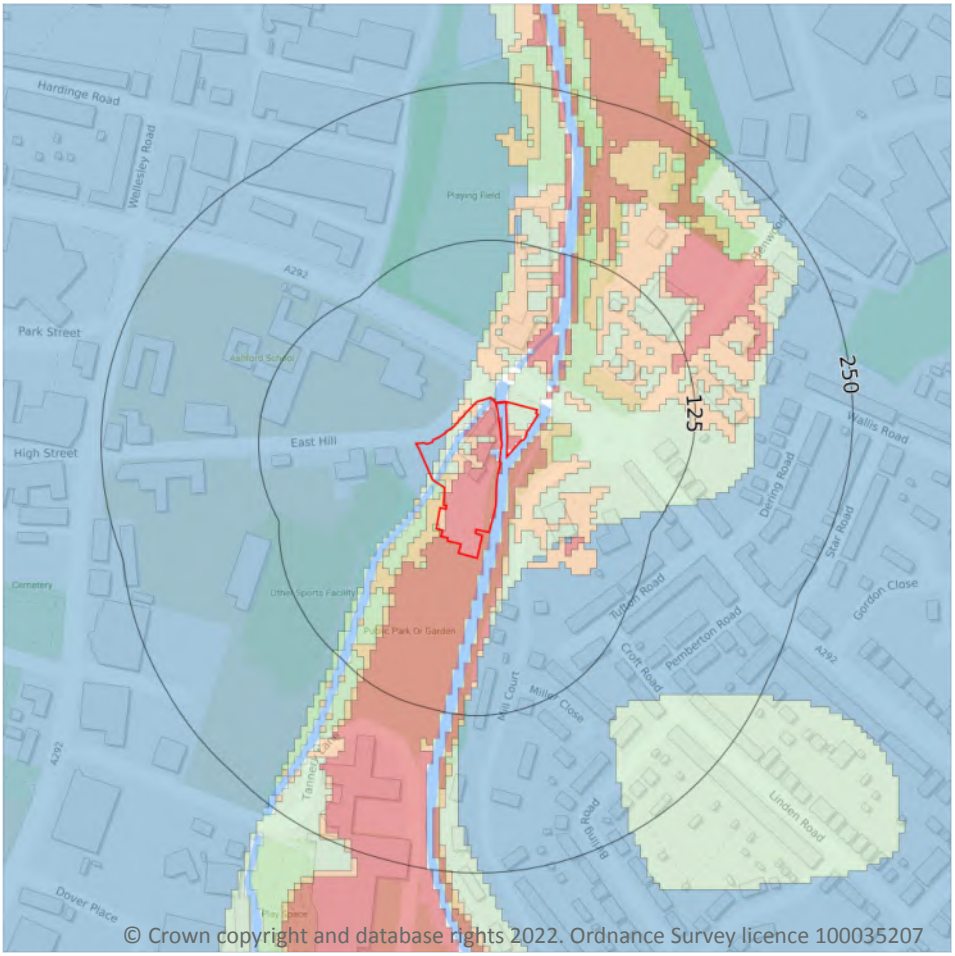
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site	**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 81**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

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Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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.

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	16

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

Features are displayed on the Environmental designations map on **page 82**

ID	Location	Name	Data source
1	**On site**	**Ashford Green Corridors**	**Natural England**
2	3m SW	Ashford Green Corridors	Natural England
3	28m NE	Ashford Green Corridors	Natural England
4	270m SW	Ashford Green Corridors	Natural England
5	514m N	Ashford Green Corridors	Natural England
6	835m SW	Ashford Green Corridors	Natural England
7	886m SW	Ashford Green Corridors	Natural England
8	887m SW	Ashford Green Corridors	Natural England
9	1023m SW	Ashford Green Corridors	Natural England
10	1023m SW	Ashford Green Corridors	Natural England
A	1155m W	Ashford Green Corridors	Natural England
A	1282m W	Ashford Green Corridors	Natural England
-	1549m S	Ashford Green Corridors	Natural England
-	1628m S	Ashford Green Corridors	Natural England
-	1669m SE	Ashford Green Corridors	Natural England
-	1696m S	Ashford Green Corridors	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	2

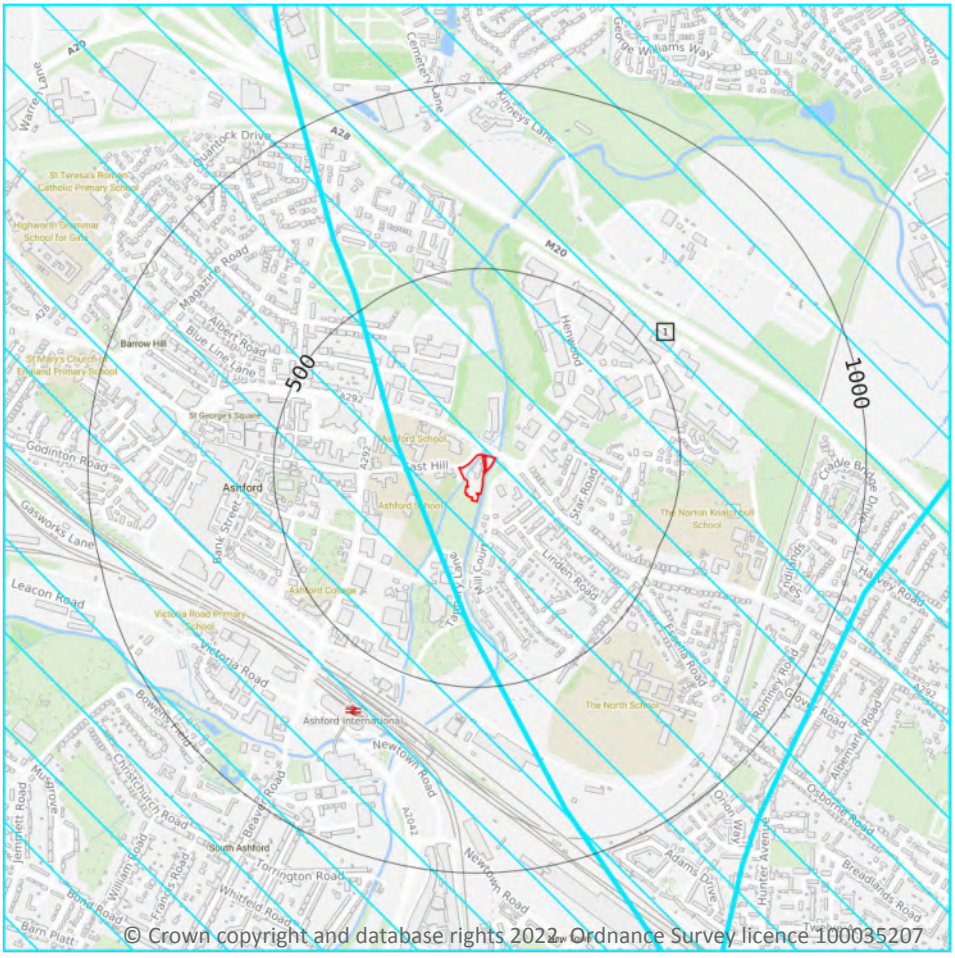
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	**R. GREAT STOUR NVZ**	**Surface Water**	**515**	**Existing**

Location	Name	Type	NVZ ID	Status
24m NW	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 88**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t).** **Combustion - General combustion processes >50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.** **Notes: Stodmarsh nutrient impact area. for new development with overnight accommodation reg 63 of the conservation of habitats and species regulations 2017 must be applied. lpas to refer to natural england's july 2021 nutrient neutrality advice note.**

This data is sourced from Natural England.

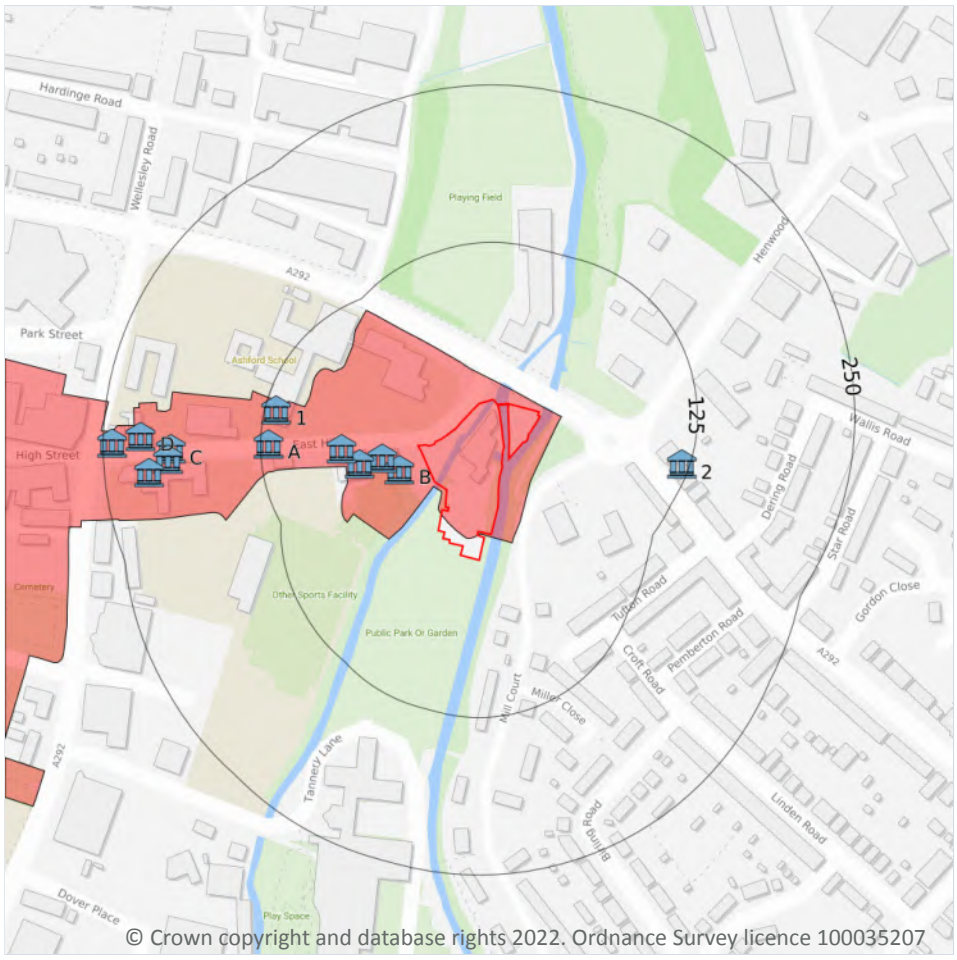
10.18 SSSI Units

Records within 2000m	**0**

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.

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	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	12

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 90**

ID	Location	Name	Grade	Reference Number	Listed date
B	21m SW	The Star Inn, Victoria, Ashford, Kent, TN24	II	1071081	24/09/1951
B	30m W	Northside, Victoria, Ashford, Kent, TN24	II	1362865	24/09/1951
B	49m W	Bridge House, Victoria, Ashford, Kent, TN24	II*	1071079	24/09/1951
B	61m W	Garden Wall To West Of No 22, Victoria, Ashford, Kent, TN24	II	1071080	04/06/1976
1	116m W	11, East Hill, Victoria, Ashford, Kent, TN24	II	1300169	24/09/1951
A	119m W	Wall To South East Of No 11, Victoria, Ashford, Kent, TN24	II	1362808	04/06/1976

ID	Location	Name	Grade	Reference Number	Listed date
2	119m E	The Fox Public House, Furley, Ashford, Kent, TN24	II	1071096	04/06/1976
C	197m W	Wall To South East No 9, Victoria, Ashford, Kent, TN23	II	1071120	04/06/1976
C	199m W	Railings And Wall To East Of No 14, Victoria, Ashford, Kent, TN23	II	1362864	04/06/1976
C	215m W	Nightingale House, Victoria, Ashford, Kent, TN23	II*	1071078	24/09/1951
D	220m W	Brooke Place, Victoria, Ashford, Kent, TN23	II	1362807	24/09/1951
D	243m W	7, East Hill (See Details For Further Address Information), Victoria, Ashford, Kent, TN23	II	1300162	24/09/1951

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

11.5 Conservation Areas

Records within 250m	**1**

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

Features are displayed on the Visual and cultural designations map on **page 90**

ID	Location	Name	District	Date of designation
A	**On site**	**Ashford - Town Centre, Ashford**	**Ashford**	**11/12/1986**

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.

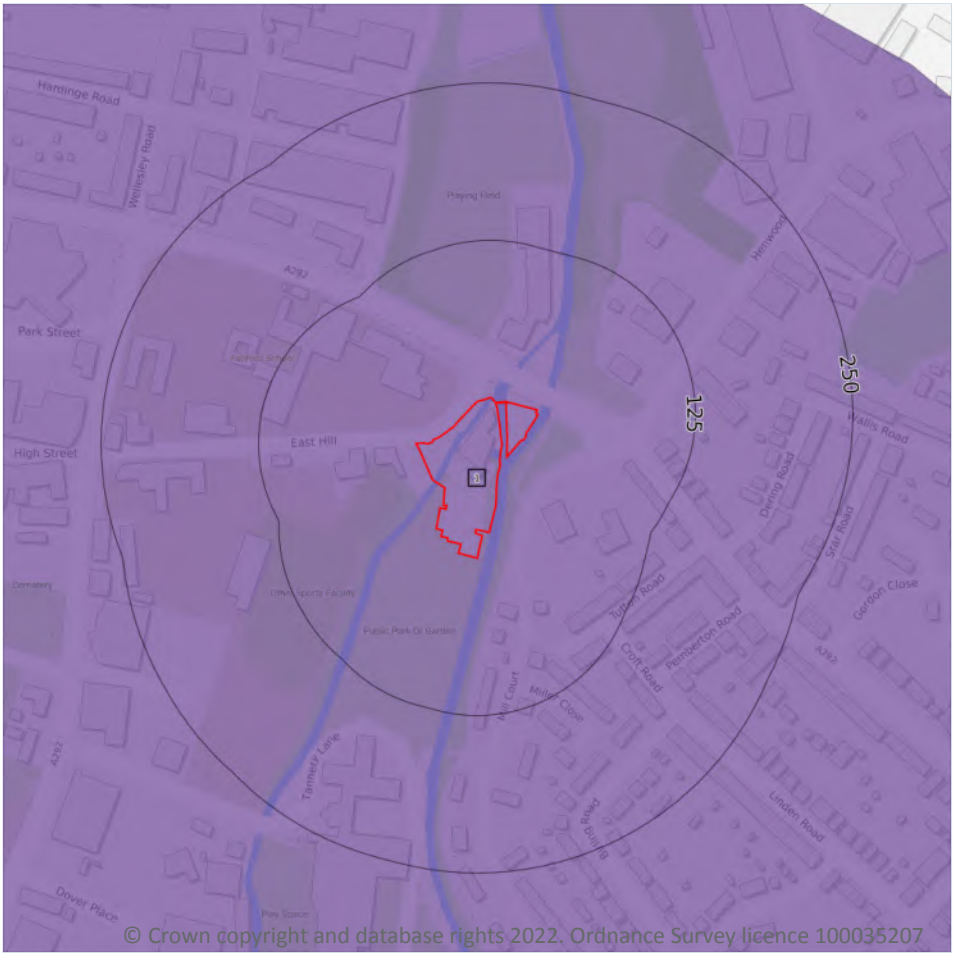
11.7 Registered Parks and Gardens

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	1

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 94**

ID	Location	Classification	Description
1	**On site**	**Urban**	-

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	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

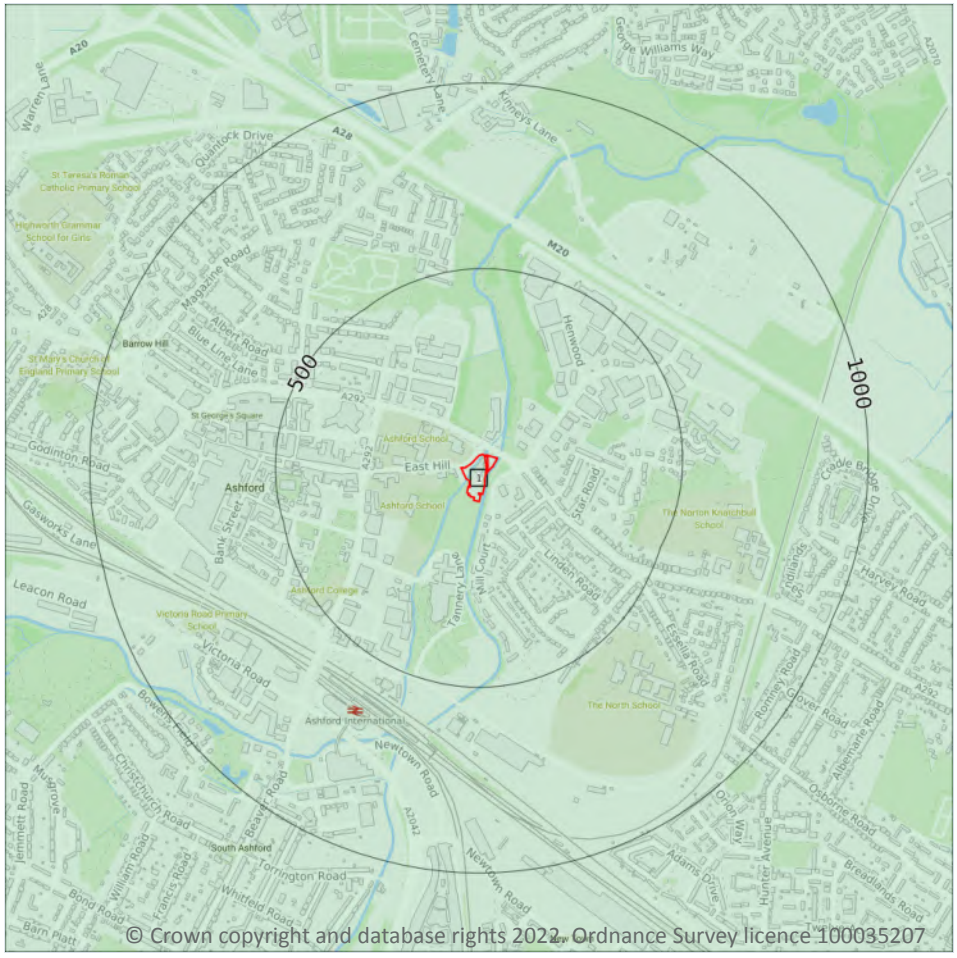
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	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 97**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**TR04SW**

This data is sourced from the British Geological Survey.

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

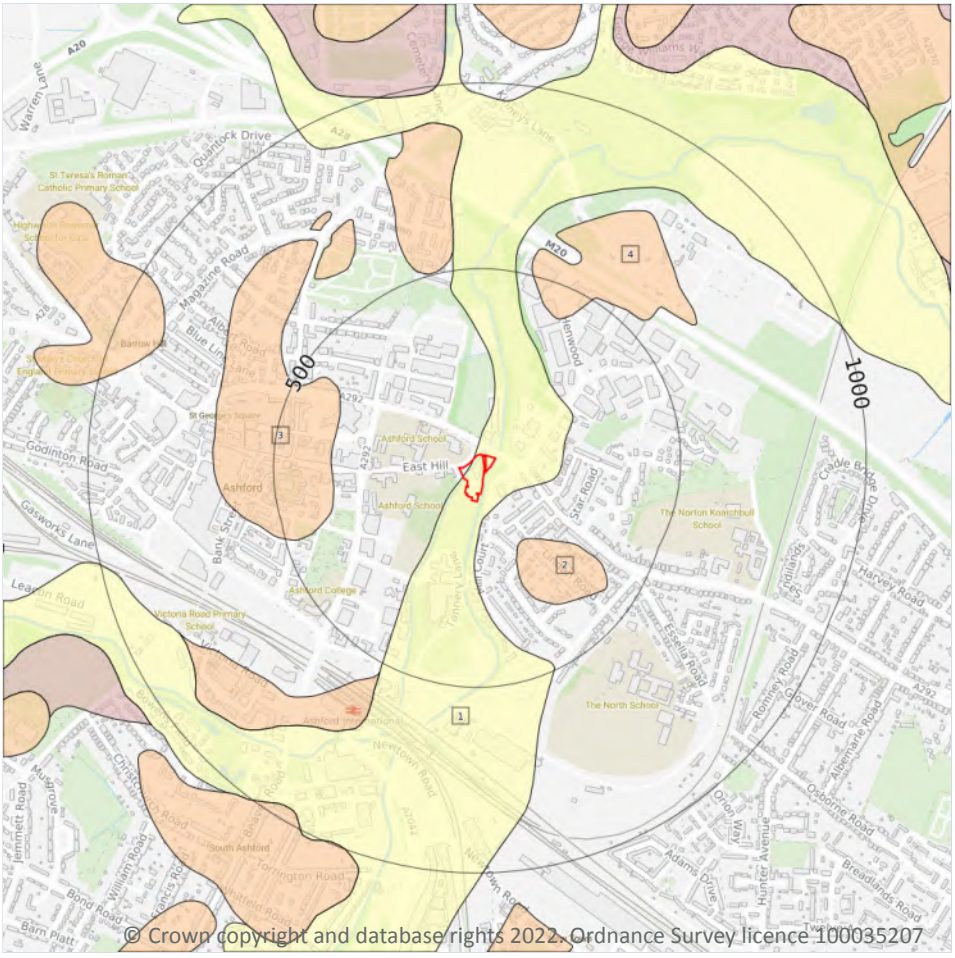
14.2 Artificial and made ground (10k)

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



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **4**

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 99**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ALV-XCZSV**	**Alluvium - Clay, Silt, Sand And Gravel**	**Clay, Silt, Sand And Gravel**
2	159m SE	RTD3-XSV	River Terrace Deposits, 3 - Sand And Gravel	Sand And Gravel
3	341m W	RTD3-XSV	River Terrace Deposits, 3 - Sand And Gravel	Sand And Gravel
4	411m NE	RTD3-XSV	River Terrace Deposits, 3 - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

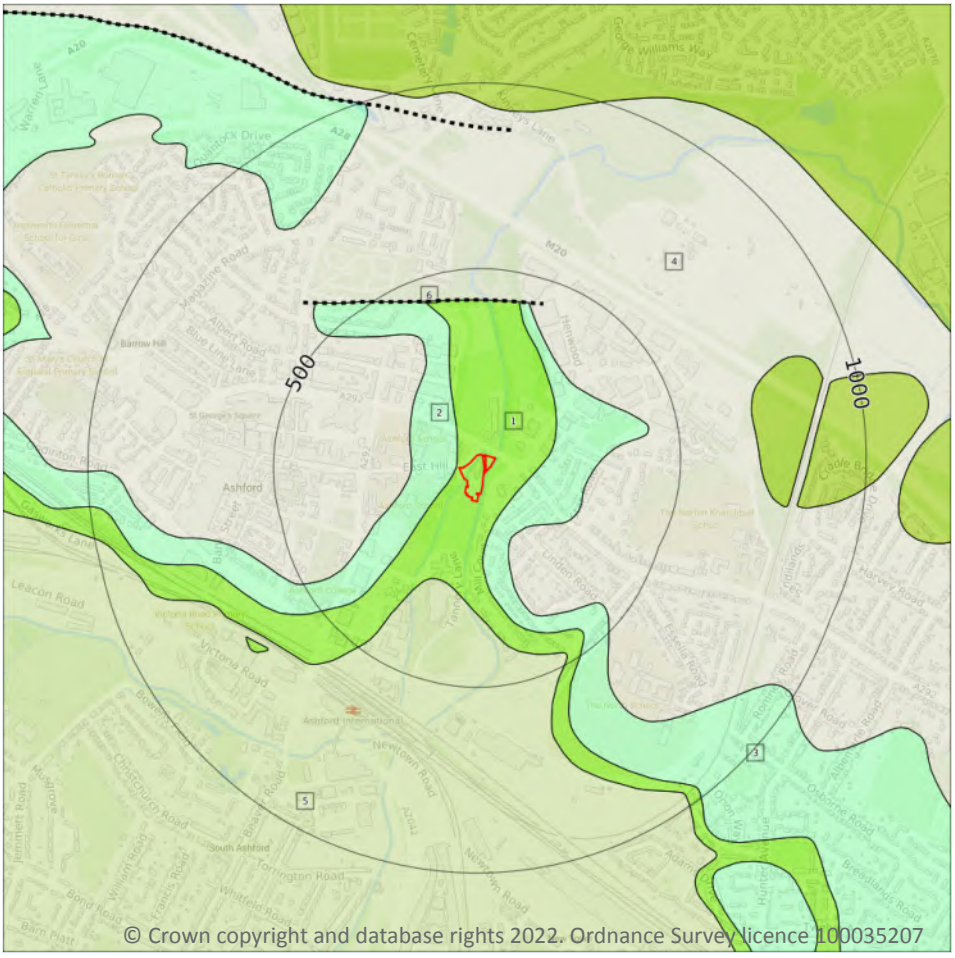
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **5**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 101**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**AC-SAMDST**	**Atherfield Clay Formation - Sandy Mudstone**	**Aptian Age**
2	8m W	HY-SDLM	Hythe Formation - Interbedded Sandstone And [subequal/subordinate] Limestone	Aptian Age
3	70m SE	HY-SDLM	Hythe Formation - Interbedded Sandstone And [subequal/subordinate] Limestone	Aptian Age

ID	Location	LEX Code	Description	Rock age
4	128m W	SAB-SDSM	Sandgate Formation - Sandstone, Siltstone And Mudstone	Aptian Age
5	231m S	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**1**

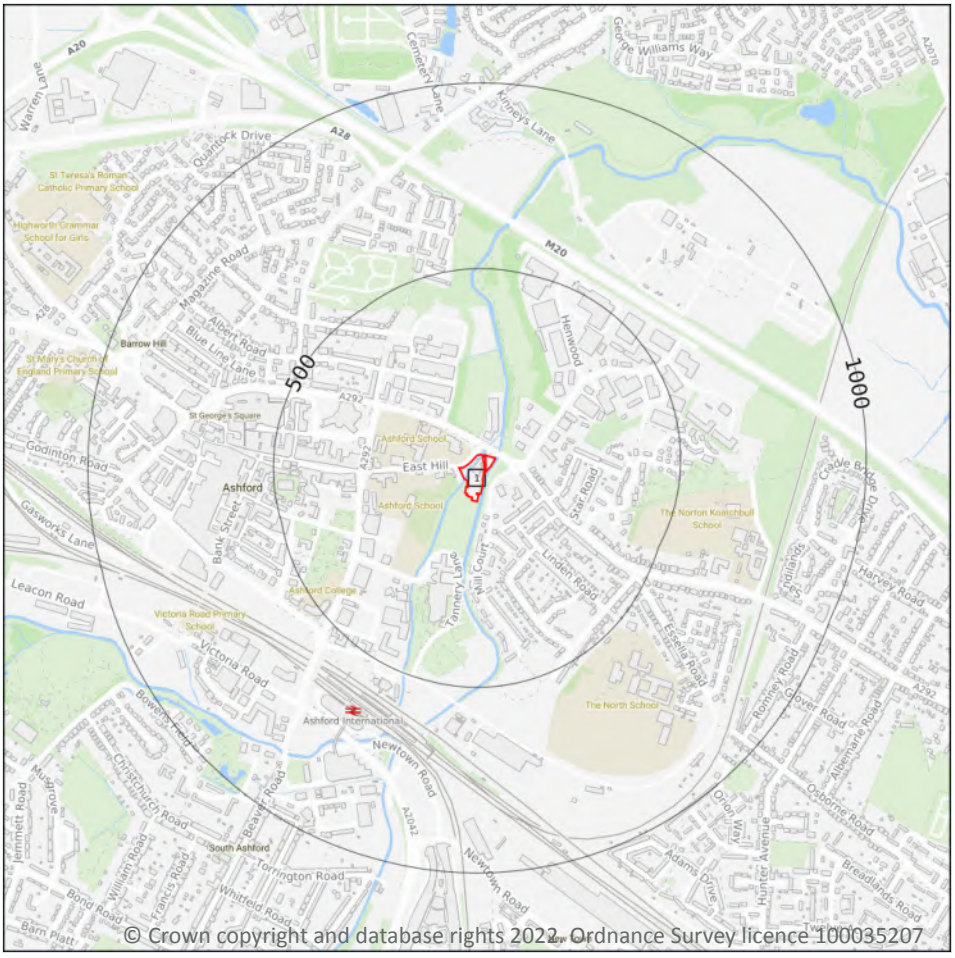
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 101**

ID	Location	Category	Description
6	416m N	FAULT	Normal fault, inferred; crossmarks on downthrow side

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 103**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**Full**	**EW289_canterbury_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.

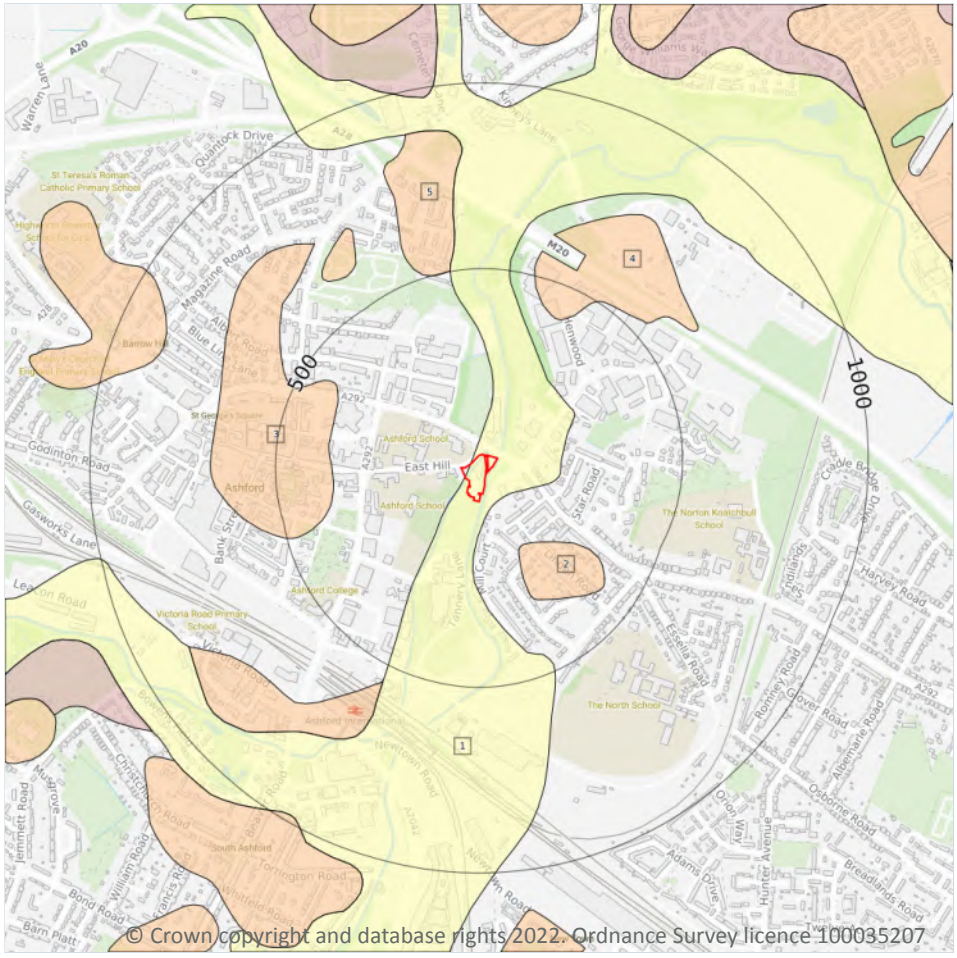
15.3 Artificial ground permeability (50k)

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	5

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 105**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ALV-XCZSV**	**ALLUVIUM**	**CLAY, SILT, SAND AND GRAVEL**
2	164m SE	RTD3-XSV	RIVER TERRACE DEPOSITS, 3	SAND AND GRAVEL
3	346m W	RTD3-XSV	RIVER TERRACE DEPOSITS, 3	SAND AND GRAVEL
4	408m NE	RTD3-XSV	RIVER TERRACE DEPOSITS, 3	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
5	498m N	RTD3-XSV	RIVER TERRACE DEPOSITS, 3	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	**Intergranular**	**High**	**Very Low**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

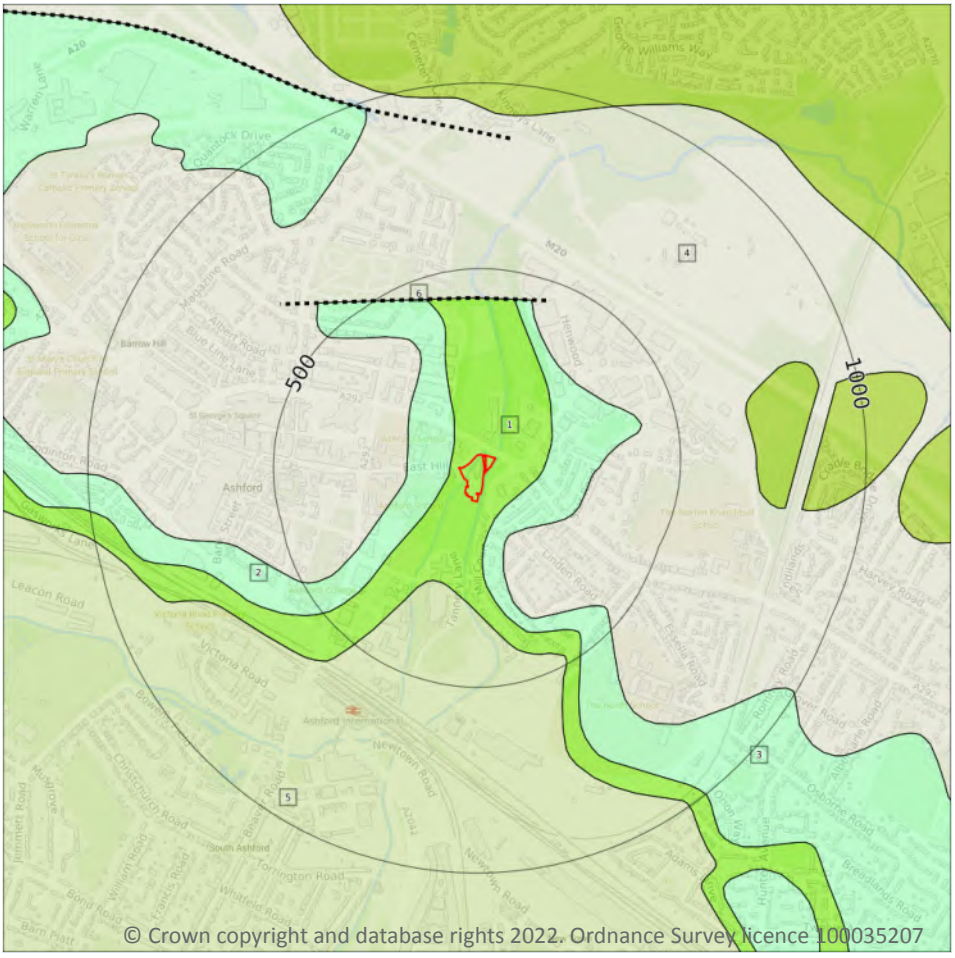
15.7 Landslip permeability (50k)

Records within 50m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **5**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 107**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**AC-SAMDST**	**ATHERFIELD CLAY FORMATION - MUDSTONE, SANDY**	**APTIAN**
2	24m W	HY-SDLM	HYTHE FORMATION - SANDSTONE AND [SUBEQUAL/SUBORDINATE] LIMESTONE, INTERBEDDED	APTIAN
3	66m SE	HY-SDLM	HYTHE FORMATION - SANDSTONE AND [SUBEQUAL/SUBORDINATE] LIMESTONE, INTERBEDDED	APTIAN

ID	Location	LEX Code	Description	Rock age
4	126m SE	SAB-SDSM	SANDGATE FORMATION - SANDSTONE, SILTSTONE AND MUDSTONE	APTIAN
5	236m S	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	**2**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Low**	**Very Low**
24m W	Mixed	High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	**1**

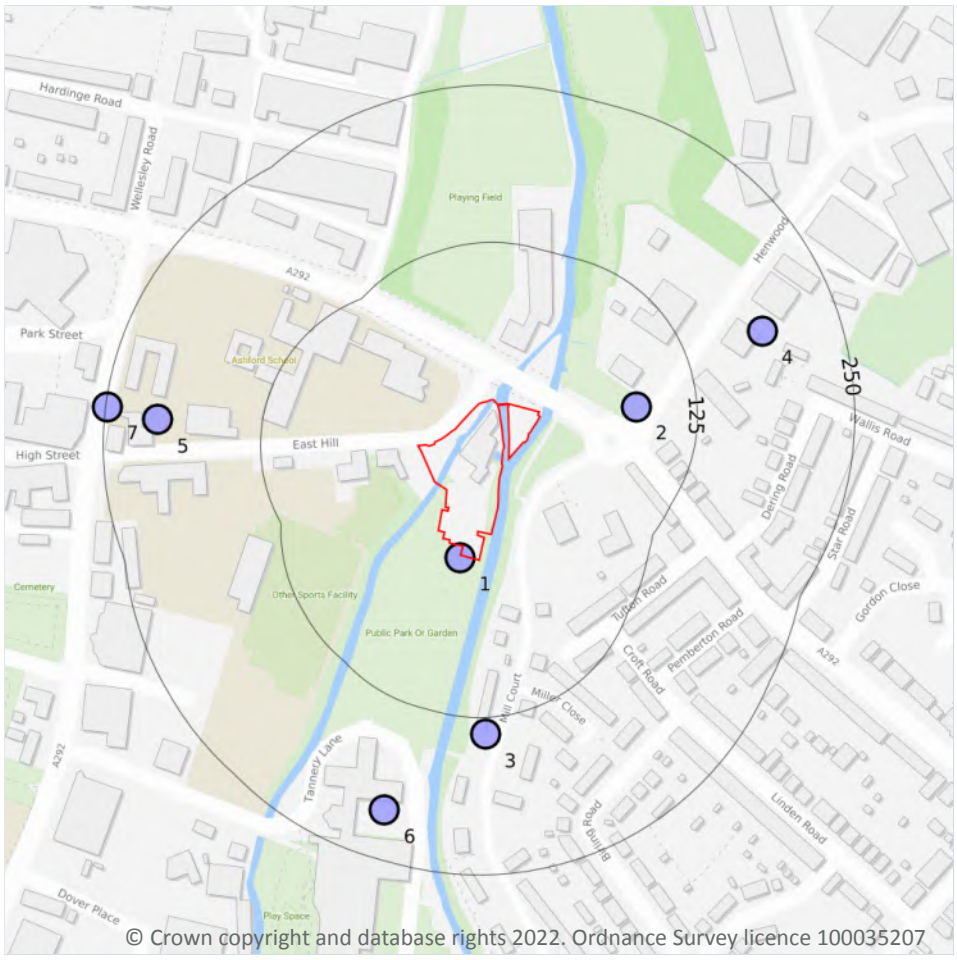
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 107**

ID	Location	Category	Description
6	421m N	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m **7**

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

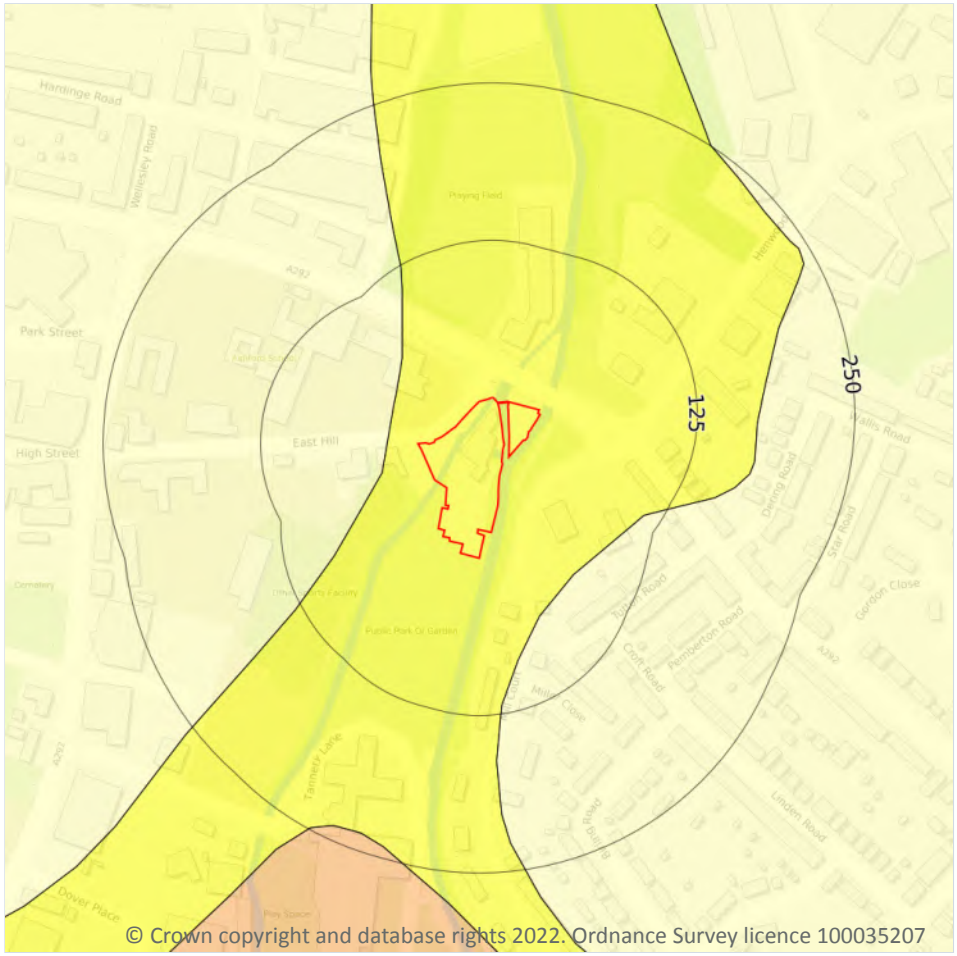
Features are displayed on the Boreholes map on **page 109**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	2m S	601520 142700	ASHFORD SEWAGE DISPOSAL 33	3.05	N	17101005
2	77m E	601660 142820	ASHFORD SEWAGE DISPOSAL 32	3.05	N	17101004
3	138m S	601540 142560	BIRLING ROAD, ASHFORD	6.1	N	741690

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	189m E	601760 142880	ASHFORD SEWAGE DISPOSAL 31	3.05	N	17101003
5	208m W	601280 142810	HIGH SCHOOL, ASHFORD	5.49	N	741686
6	211m S	601460 142500	ASHFORD SEWAGE DISPOSAL 34A	3.05	N	17101009
7	248m W	601240 142820	OLBYS GLASS STORE, ASHFORD	-2.0	N	741674

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

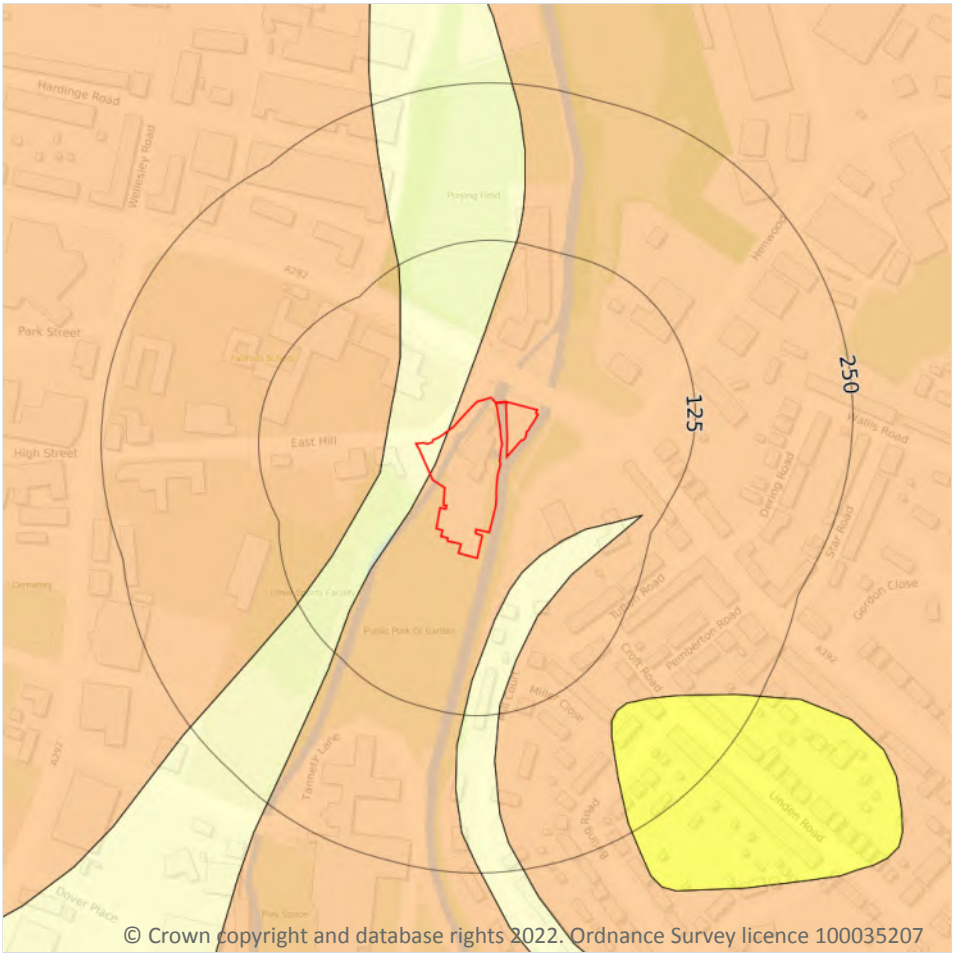
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 111**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**
24m W	Negligible	Ground conditions predominantly non-plastic.

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	3

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.

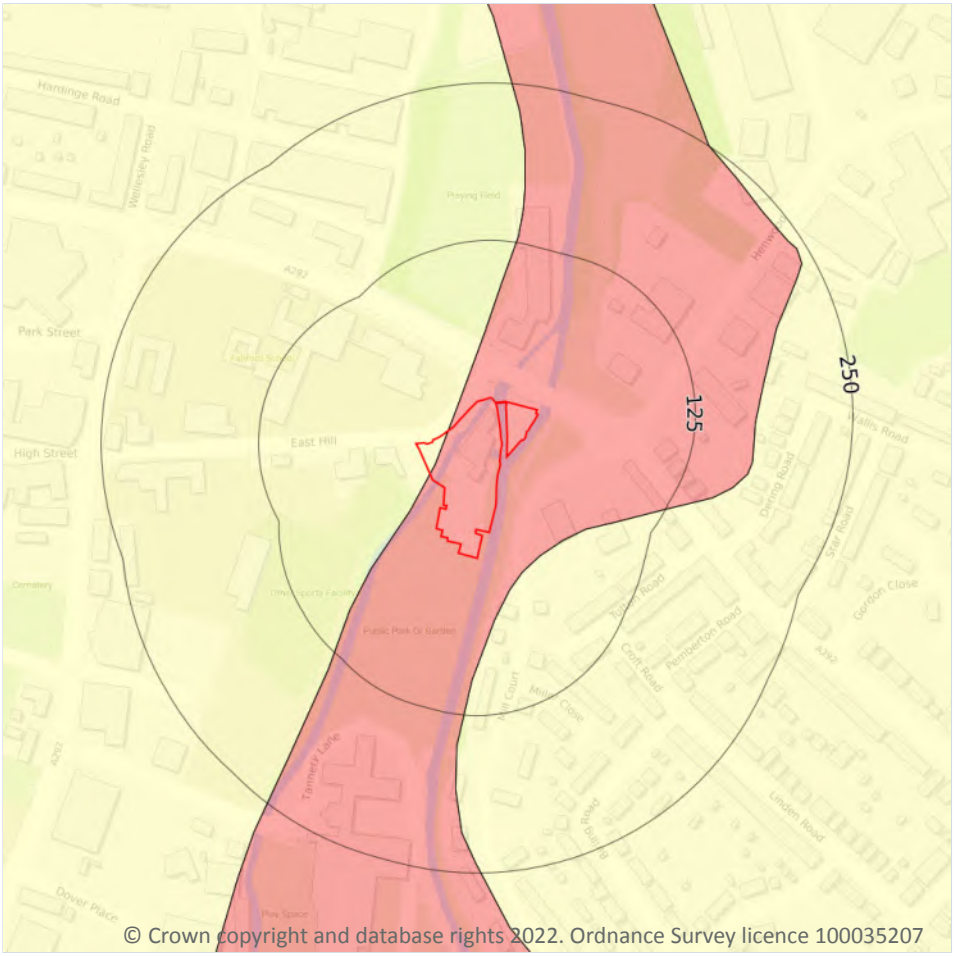
Features are displayed on the Natural ground subsidence - Running sands map on **page 112**

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	**Low**	**Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.**
36m SE	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	3

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.

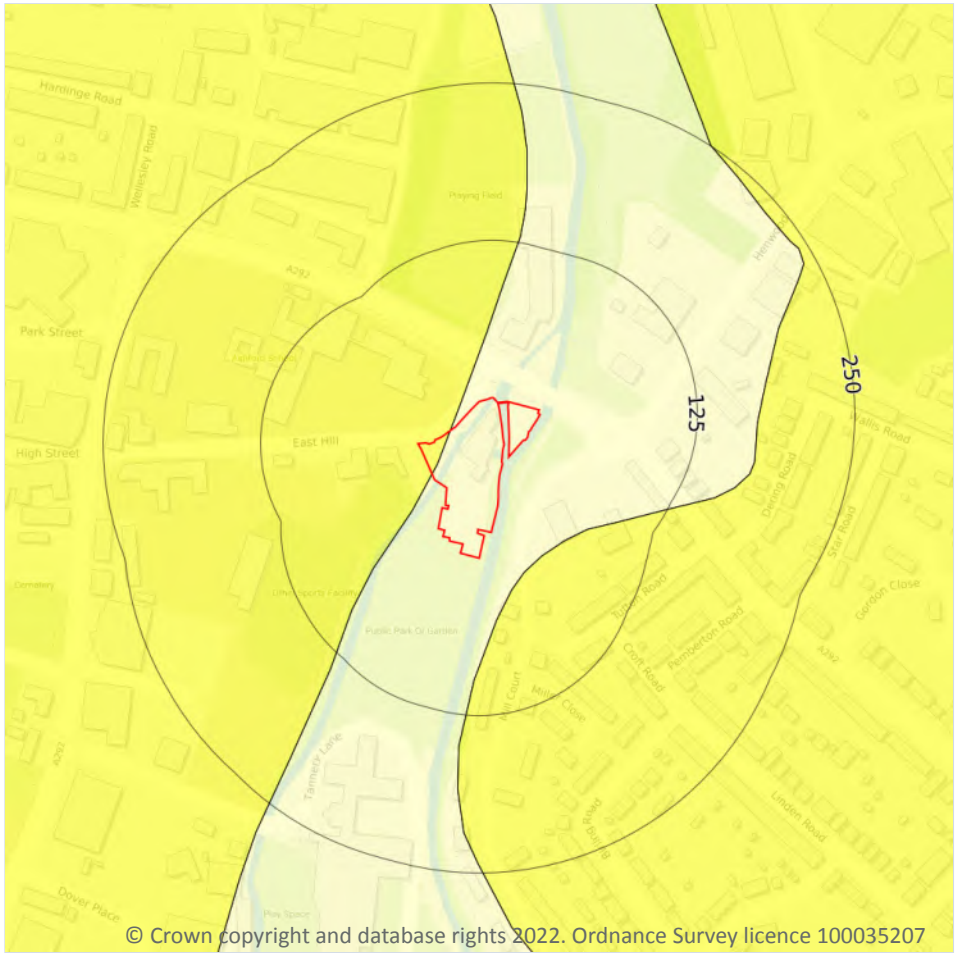
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 114**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
On site	**Moderate**	**Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.**

Location	Hazard rating	Details
36m SE	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	3

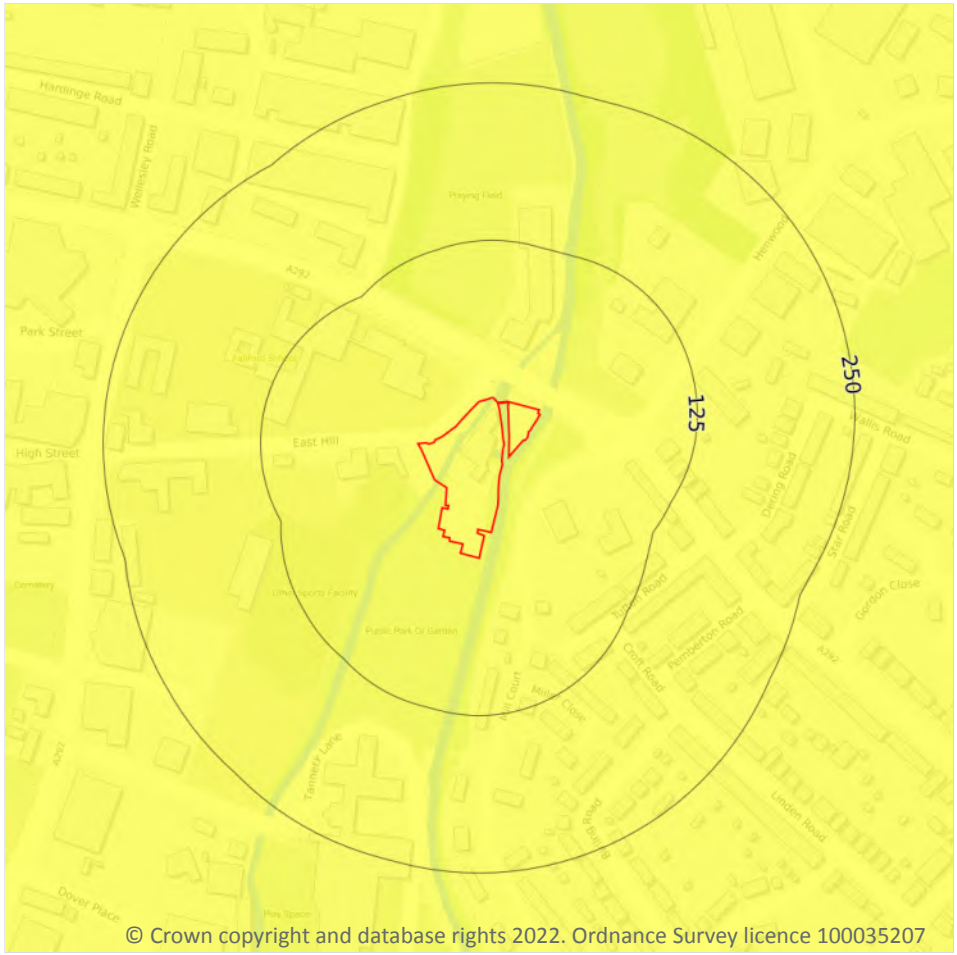
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 116**

Location	Hazard rating	Details
On site	**Negligible**	**Deposits with potential to collapse when loaded and saturated are believed not to be present.**
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**
36m SE	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 118**

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

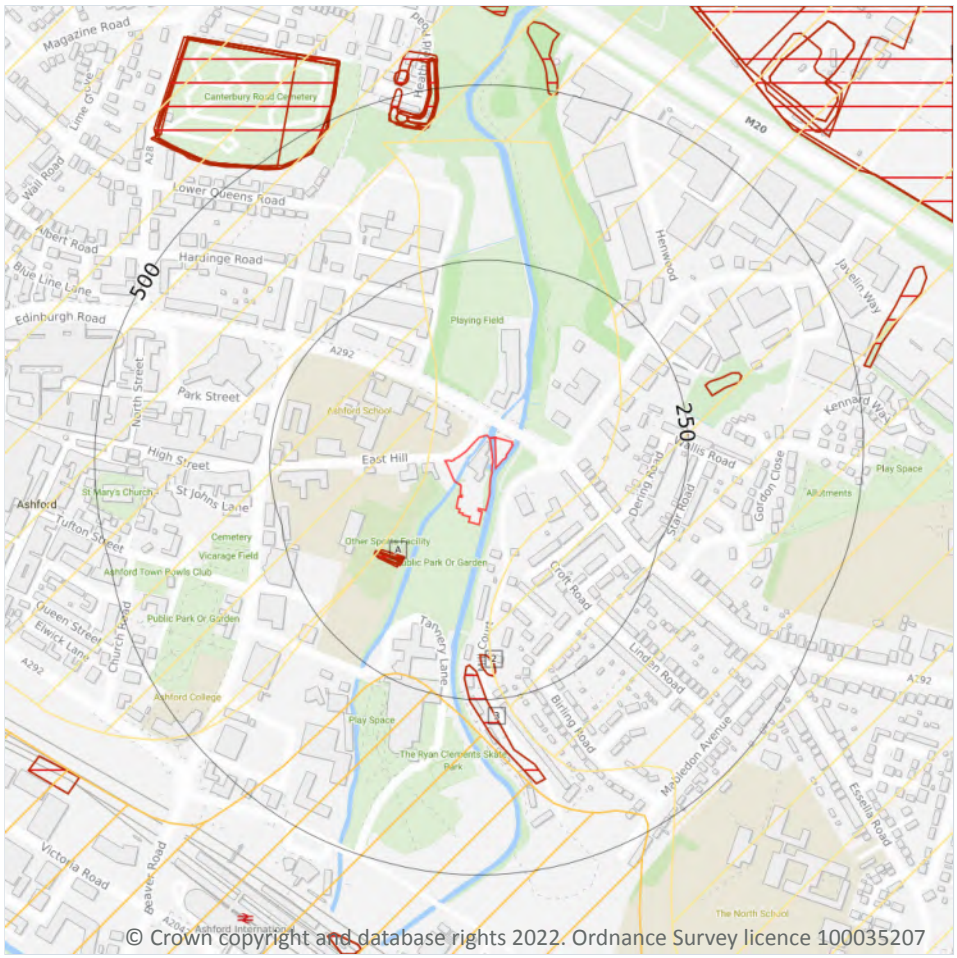
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 119**

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, ground workings and natural cavities



Site Outline

Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities

Non Coal Mining

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

18.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	7

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 121**

ID	Location	Land Use	Year of mapping	Mapping scale
A	101m SW	Pond	1896	1:10560
A	103m SW	Pond	1993	1:10000
A	103m SW	Pond	1984	1:10000
A	108m SW	Pond	1938	1:10560
A	108m SW	Pond	1955	1:10560
2	186m S	Unspecified Pit	1906	1:10560
3	201m S	Unspecified Pit	1955	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	2

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 121**

ID	Location	Name	Commodity	Class	Likelihood
1	24m W	Not available	Sand	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
4	236m S	Not available	Iron Ore	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	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.

18.8 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.

18.9 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0

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

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

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.13 Clay mining

Records on site	0

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

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

19 Radon

Site Outline

Search buffers in metres (m)

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

19.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 126**

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

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

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	6

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**40 - 60 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**40 - 60 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**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**
24m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
36m S	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.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

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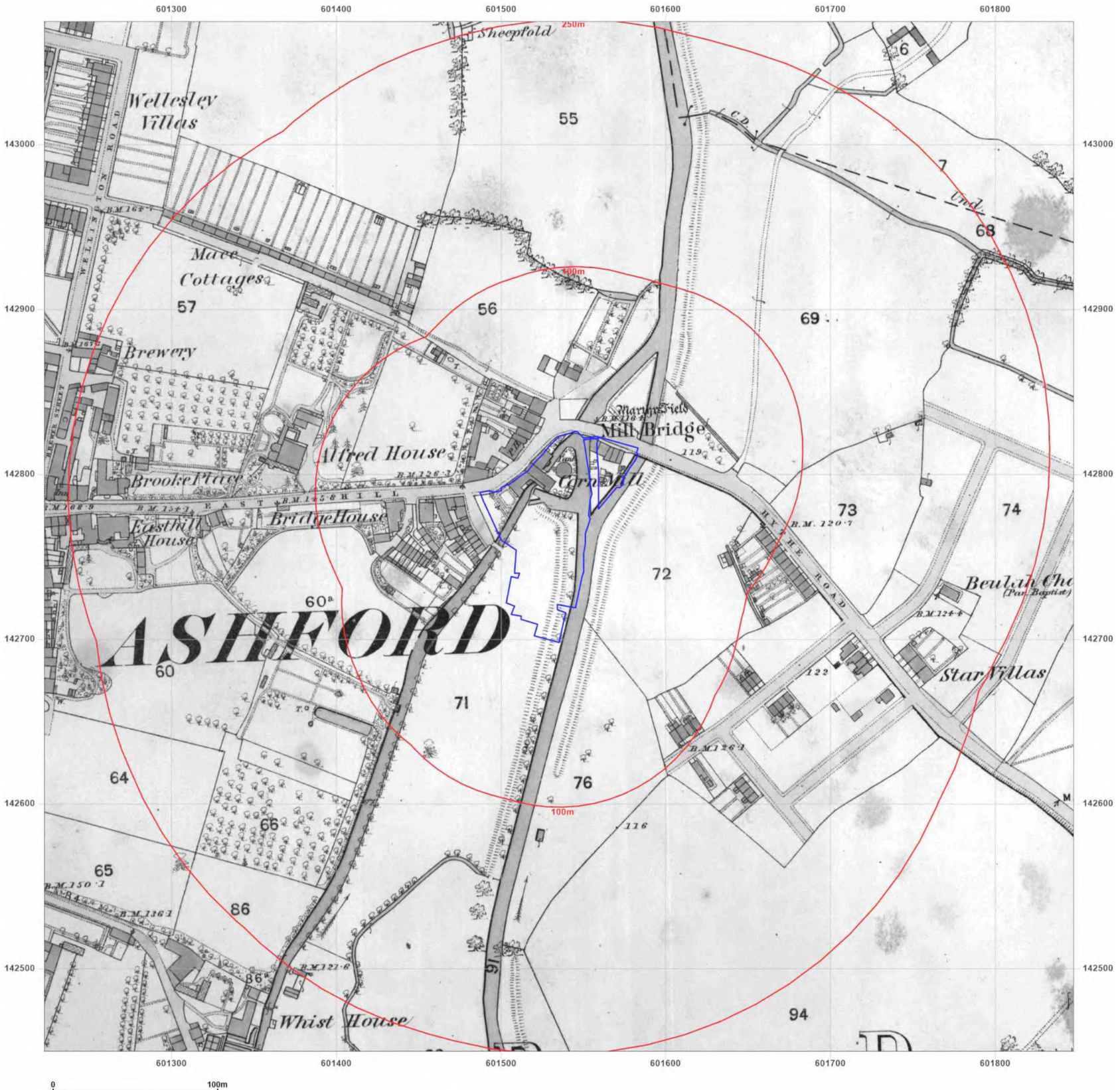
APPENDIX C

HISTORICAL ORDNANCE SURVEY MAPPING



Groundsure INSIGHTS

Site Details:

THE FLOUR MILL, ASHFORD,
TN24 8PA

Client Ref: 2206
Report Ref: GS-8512734
Grid Ref: 601535, 142762

Map Name: County Series

Map date: **1871**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1871
Revised 1871
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

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Client Ref: 2206
Report Ref: GS-8512734
Grid Ref: 601535, 142762

Map Name: County Series

Map date: **1898**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1898
Revised 1898
Edition N/A
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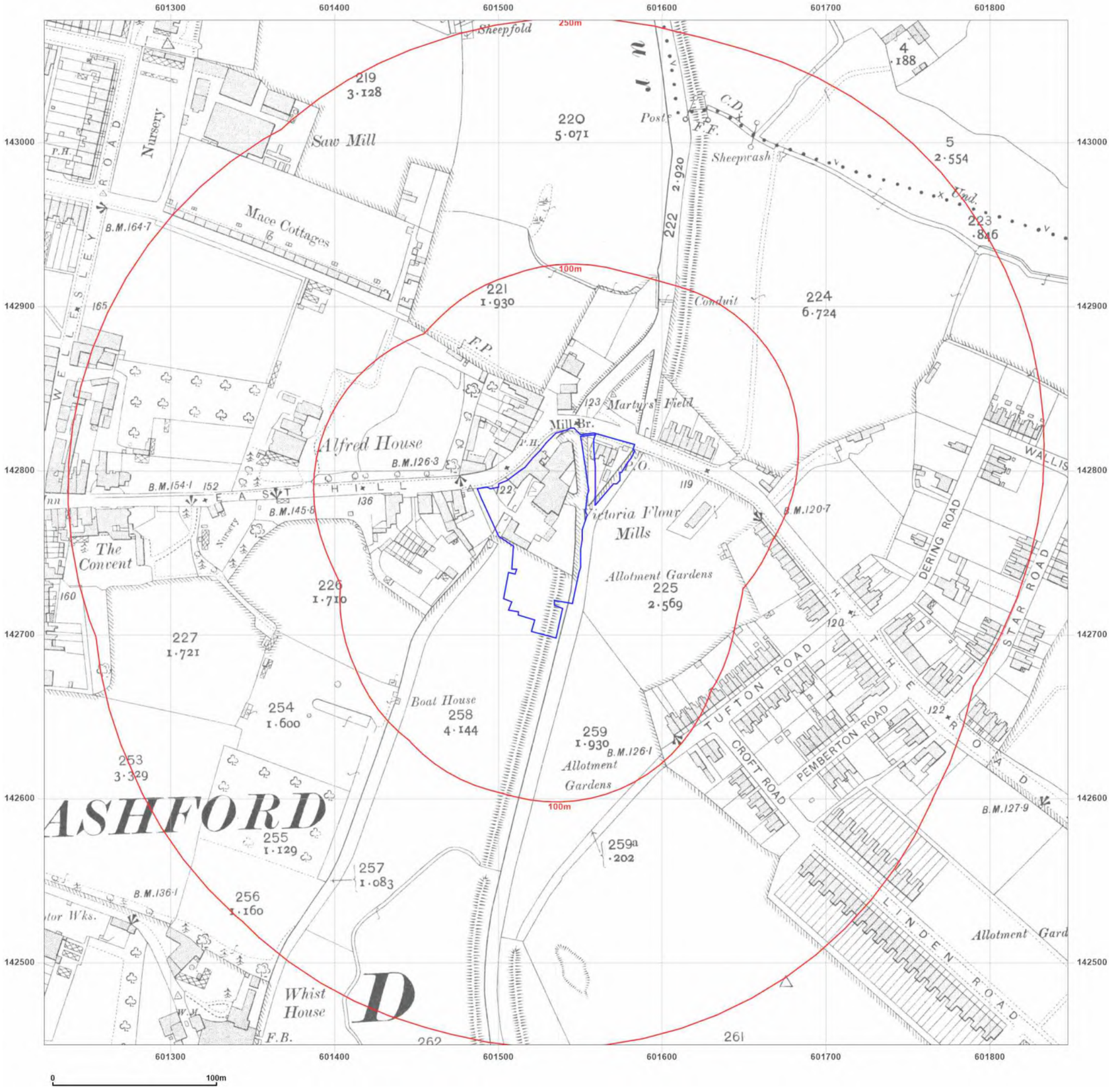

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Site Details:

THE FLOUR MILL, ASHFORD,
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Client Ref: 2206
Report Ref: GS-8512734
Grid Ref: 601535, 142762

Map Name: County Series

Map date: **1907**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1907
Revised 1907
Edition N/A
Copyright N/A
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THE FLOUR MILL, ASHFORD,
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Client Ref: 2206
Report Ref: GS-8512734
Grid Ref: 601535, 142762

Map Name: County Series

Map date: **1931**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1931
Revised 1931
Edition N/A
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Site Details:

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Client Ref: 2206
Report Ref: GS-8512734
Grid Ref: 601535, 142762

Map Name: National Grid

Map date: **1958**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1958
Revised 1958
Edition N/A
Copyright N/A
Levelled 1951

Surveyed 1958
Revised 1958
Edition N/A
Copyright N/A
Levelled N/A

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Edition N/A
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Levelled 1951

Surveyed 1958
Revised 1958
Edition N/A
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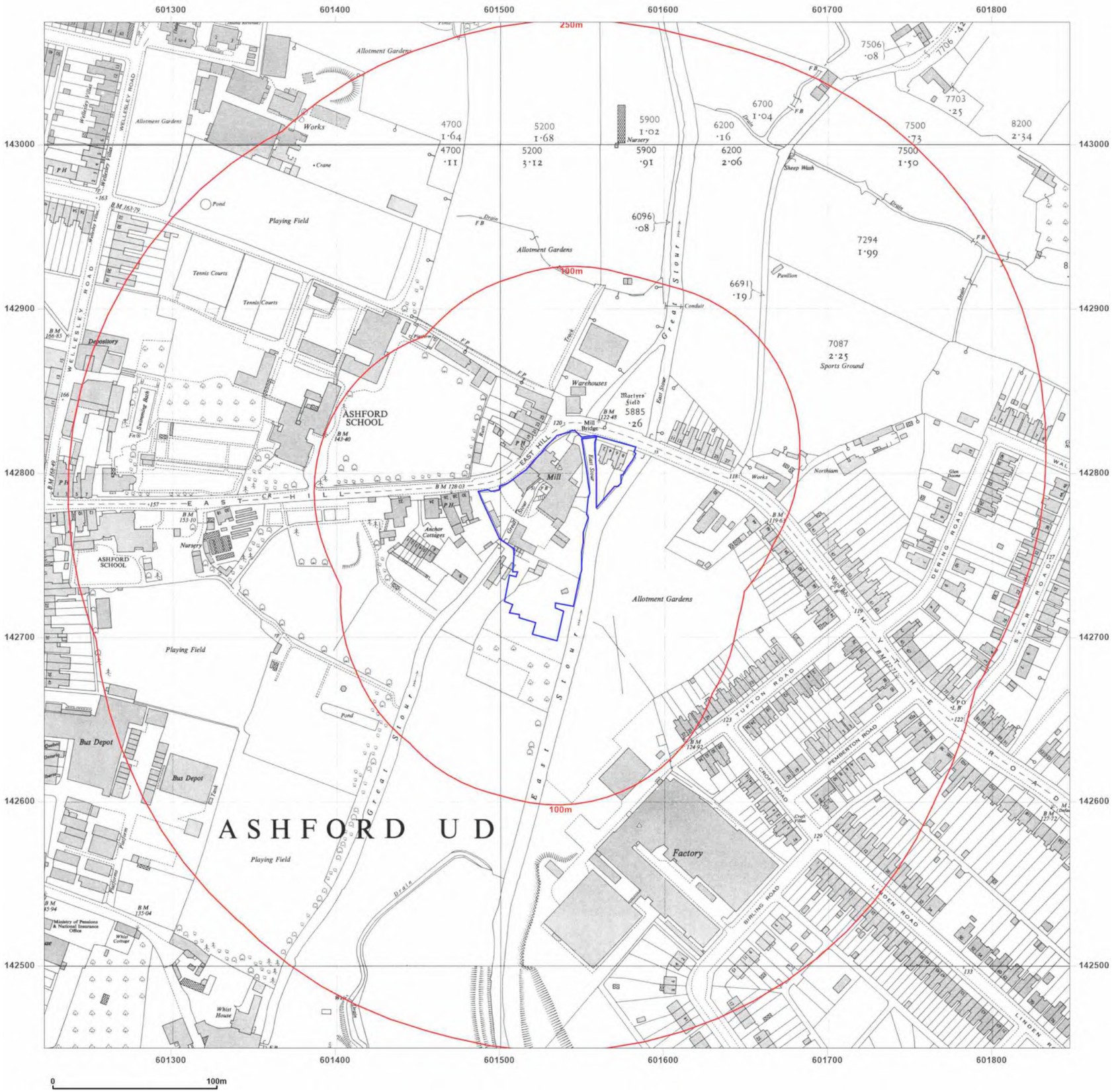

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Site Details:

THE FLOUR MILL, ASHFORD,
TN24 8PA

Client Ref: 2206
Report Ref: GS-8512734
Grid Ref: 601535, 142762

Map Name: National Grid

Map date: **1960**

Scale: 1:2,500

Printed at: 1:2,500

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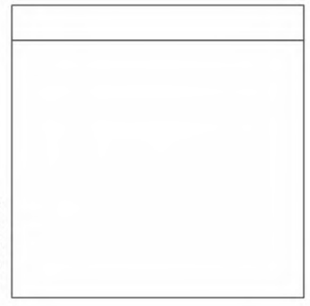
Surveyed 1958
Revised 1958
Edition 1959
Copyright 1960
Levelled 1951



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Client Ref: 2206
Report Ref: GS-8512734
Grid Ref: 601535, 142762

Map Name: National Grid
Map date: **1969-1971**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1958
Revised 1969
Edition N/A
Copyright 1969
Levelled 1951

Surveyed 1958
Revised 1969
Edition N/A
Copyright 1969
Levelled 1951

Surveyed 1958
Revised 1970
Edition N/A
Copyright 1971
Levelled 1969

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Revised 1970
Edition N/A
Copyright 1971
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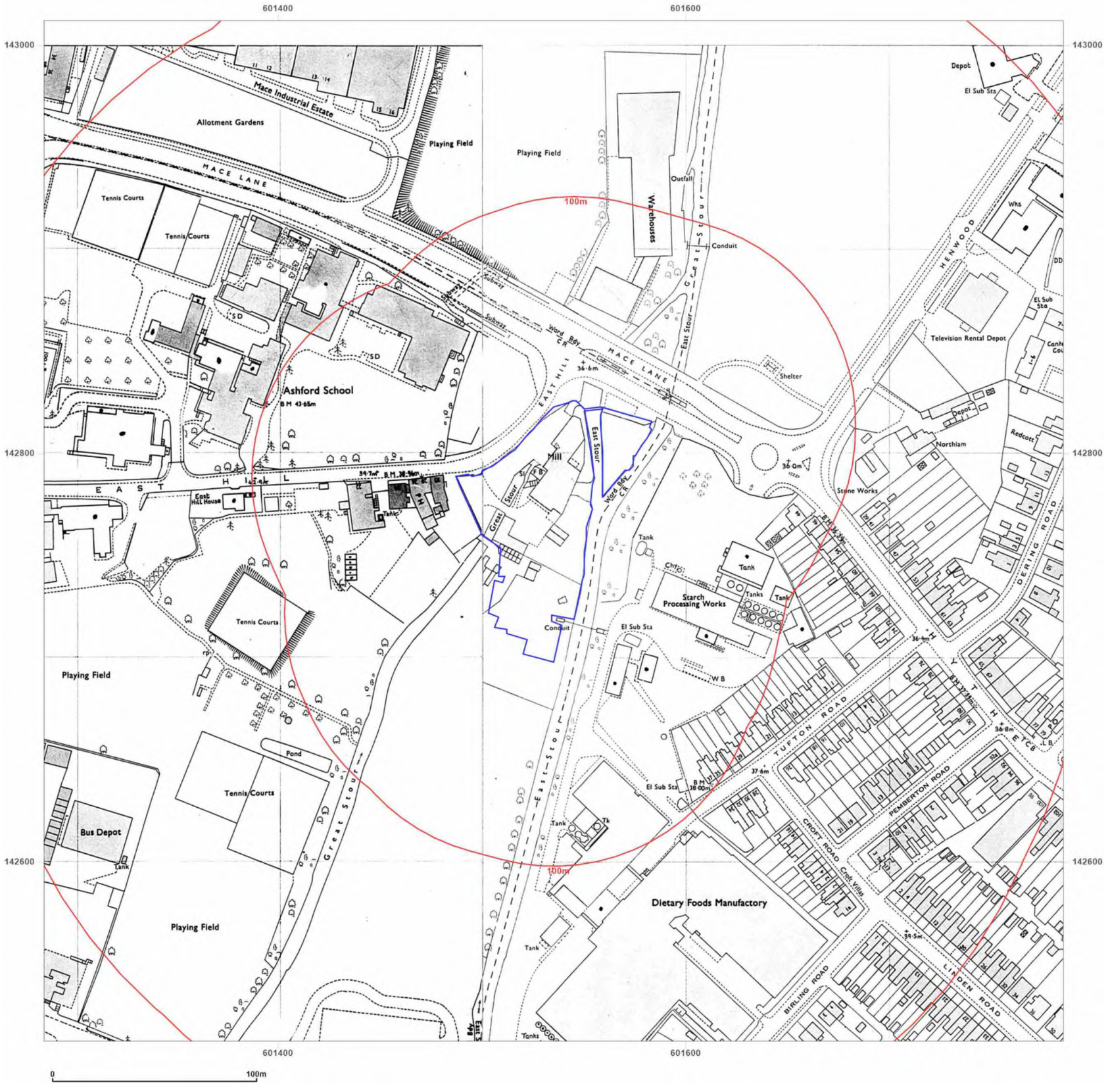

Groundsure INSIGHTS

Site Details:

THE FLOUR MILL, ASHFORD,
TN24 8PA

Client Ref: 2206
Report Ref: GS-8512734
Grid Ref: 601535, 142762

Map Name: National Grid

Map date: **1977-1979**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed N/A Revised N/A Edition N/A Copyright 1979 Levelled 1972	Surveyed N/A Revised N/A Edition N/A Copyright 1979 Levelled 1972

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Client Ref: 2206
Report Ref: GS-8512734
Grid Ref: 601535, 142762

Map Name: National Grid

Map date: **1979**

Scale: 1:1,250

Printed at: 1:2,000

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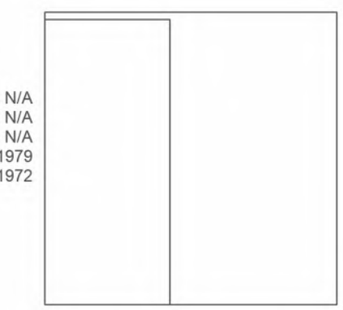
Surveyed N/A
Revised N/A
Edition N/A
Copyright 1979
Levelled 1972



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Groundsure INSIGHTS

Site Details:

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TN24 8PA

Client Ref: 2206
Report Ref: GS-8512734
Grid Ref: 601535, 142762

Map Name: National Grid

Map date: **1982-1986**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1984
Levelled 1972

Surveyed 1958
Revised 1984
Edition N/A
Copyright 1986
Levelled 1972

Surveyed 1958
Revised 1981
Edition N/A
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