Gladman Developments Ltd

Land to the South of Ashford Road, Sellindge

Preliminary Risk Assessment

52109 R01(01)

AUGUST 2019

RSK GENERAL NOTES

Project No.: 52109 R01 (01)

Title: Preliminary Risk Assessment: Ashford Road, Sellindge, TN25 6JX

Client: Gladman Developments Ltd. Gladman House, Alexandria Way, Congleton, Cheshire, CW12 1LB.

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Rev 00		First issue
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prepared.

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Environment Ltd.

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APPENDICES

1 INTRODUCTION

1.1 Commissioning

RSK Environment Limited (RSK) was commissioned by Gladman Developments Ltd to carry out a Phase 1 Desk Study of the land south of Ashford Road, Sellindge, Kent, TN25 6JX. The project was carried out to an agreed brief as set out in RSK's proposal ref: (52109 T01 (02), dated 29th July 2019).

This report is subject to the RSK service constraints given in Appendix A and limitations that may be described through this document.

1.2 Proposed development

The site in question is being considered for development for residential use. The planned layout was not available at the time of reporting. However, the indicative plan indicates that the construction works are likely to be undertaken on the western portion of the site only.

1.3 Objectives

The objective of the work is:

- to identify any geotechnical constraints to the proposed development and to support discharge of relevant planning conditions and relevant building control requirements
- to identify the need for any additional investigation or remediation works to demonstrate that the site is suitable for its proposed use

1.4 Scope of works

The scope of this assessment has been developed in accordance with relevant British Standards and authoritative technical guidance as referenced through the report. The assessment of the contamination status of the site is in line with the technical approach presented in CLR 11 Model Procedures for the Management of Land Contamination (Environment Agency, 2004) and in general accordance with BS 10175: 2011 + A2 2017 (BSI, 2017). It is also compliant with relevant planning policy and guidance.

A brief summary of relevant legislation and policy relating to contaminated land is given in Appendix B.

The scope of works for the assessment has included the following:

- review of the history of development on the site and surroundings, including a study of historical ordnance Survey mapping and other sources of historical information via an environmental database report;
- assessment of local geology, hydrogeology and surface water setting, including the identification of potential geological hazards including mining etc.;

- review of relevant information held by appropriate statutory authorities, e.g. local authority Environmental Health Departments and Environment Agency, obtained from the environmental database report;
- completion of a site reconnaissance survey to assess the visual condition of the site;
- development of an initial conceptual site model (CSM) identifying potential contaminant linkages for potential contaminants, completion of a preliminary risk assessment (PRA) and identification of key uncertainties and assumptions in the CSM;
- preliminary consideration of geotechnical constraints and hazards; and
- identification of the need for further action, e.g. intrusive investigations, if any.

1.5 Existing reports

The following report was made available for review:

- Landmark Information, Sitecheck Access: Land at Ashford Road, Sellindge, ref: 211713758, dated 19th July 2019.

1.6 Limitations

The comments given in this report and the opinions expressed are based on information gathered during the site walkover and through relevant searches. However, there may be conditions pertaining to the site that have not been disclosed and therefore could not be taken into account.

2 SITE DETAILS

2.1 Site location

Site location details are presented in Table 1 and a site location plan is provided on Figure 1.

Table 1 Site location details

Site name	Ashford Road, Sellindge
Full site address and postcode	Land to the south of Ashford Road, Sellindge, Kent, TN25 6JX
National Grid reference (centre of site)	609955, 138203

2.2 Site description

The Site boundary and current site layout are shown on Figure 1. The Site covers an area of c.3.0 hectares. It currently comprises open green fields with localised hedges and trees. The site is used predominantly for the grazing of sheep. Grove House is present on the eastern portion of the site, however it is not included within the proposed development area.

2.3 Surrounding land uses

The site is located to the south west of Sellindge village centre, within a residential and agricultural setting. Immediate surrounding land uses are described in Table 2.

Table 2 Surrounding land uses

North	A20 with residential properties beyond
East	Open green fields with residential properties beyond
South	Open green fields
West	Residential dwellings and green fields with a farm complex beyond

2.4 Development plans

Current proposals include the construction of circa. 75 – 80 residential dwellings with associated access and landscaping on the western portion of the site. It is understood that Grove House is to be retained on the eastern portion of the site and the surrounding area will become public open space. At the time of writing detailed development plans were not available.

3 DESK-BASED ASSESSMENT

3.1 Site history

3.1.1 Historical development record

The development history of the site and surrounding area based upon assessment of historical plans and records is detailed in Table 3. The historical maps reviewed are shown within the environmental database report in Appendix C.

Table 3 Summary of historical development

Date from	Date to	Historical Land Use (on-site)	Area of site
1873	Present	Open green fields with localised trees	East
1971	1989	Tennis court	East
Date from	**Date to**	**Historical Land Use (off-site)**	**Distance (m) and orientation**
1873	Present	Road with localised dwellings beyond	Adjacent to N boundary
		Grove House and associated outbuildings and ponds	Within E site boundary
	Present	Dukes Head PH	25m N
	Present	Ponds	75m SSW
	Present	Ponds and drains	50m SE
1876-1877	Present	Railway	275m S
	Present	Elmtree Farm	200m NE
1873	Present	Potten Farm	175m WNW
1961	Present	Building – originally surgery now residential	5m W
1973-75	2006	Telephone Exchange	200m ESE
1973-75	1989	Piggery	200m NW
1973-75	Present	Rotherwood Farm	175m SE
1989	Present	Development of M20	225m S
1999	Present	Plant nursery	100m W
Relevant information sources: Historical OS maps ☒ Town plans ☐ Information from the Local Planning Authority ☐ Aerial photography ☒			
Note: Reference to published historical maps provides invaluable information regarding the land use history of the site, but historical evidence may be incomplete for the period pre-dating the first edition and between successive maps.			

3.1.2 Unexploded ordnance

A review of publicly available unexploded ordnance (UXO) risk maps (Zetica, 2019) indicates that the site is located in an area with moderate potential for wartime bombs to be present.

3.2 Information from environmental database report

Relevant environmental permits and incidents detailed within the environmental database report (see Appendix C) are summarised below in Table 4.

Table 4 Summary of environmental permits, landfills and incidents

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Agency and hydrological				
Environmental permits – incorporating Integrated Pollution Prevention and Control, Integrated Pollution Controls, Local Authority Integrated Pollution Prevention and Control	-	-	-	
Enforcement and prohibition notices	-	-	-	
Pollution incidents to controlled waters, Prosecutions relating to controlled waters, Substantiated pollution incident register, Water Industry Act referrals	-	1	3	Oil in ditch 200m E, 26th November 1997. Category 3 – Minor incident. Kerosene & aviation fuel 850m E from site 29th December 2003. Water impact: Category 3 – Minor incident. Air impact: Category 4 – No impact. Land impact: Category 2 – Significant incident.
Discharge consents	-	-	-	
Registered radioactive substances	-	-	-	
Landfill and waste				
Active landfills	-	-	-	

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Historic / closed landfills	-	-	2	Closest: Walker Brothers - Swan Lane, Shepway (456m N). Accepted inert and household waste. Dec 1977 – Dec 1981.
Other waste management licences	-	-	1	Walker Bros (Civ.Eng) Ltd – Swan Lane, Shepway (960m E of site). Waste produced/ controlled by licence holder – excavated natural materials, hardcore and rubble. Licence lapsed June 1992.
Potentially in-filled land (pit, quarry, pond, marsh, river, stream, dock etc)	-	-	-	
Hazardous substances/ industrial land uses				
Control of Major Accident Hazards (COMAH) sites	-	-	-	
Explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS), Planning hazardous substance consents/ enforcements	-	-	-	
Contaminated land Part 2A register entries and notices	-	-	-	

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Contemporary trade directory entries	-	4	1	Furniture - repairing & restoration 100m NW. Inactive. Fencing manufacturers 150m NW. Inactive. Servicing, repairs and parts for domestic appliances 175m NW. Active. Garage services 190m E. Inactive. Caravan dealers & manufacturers 477m E. Inactive.
Fuel station entries	-	-	1	Sellindge service station (477m E). Status: Obsolete.
Note: Entries have only been included within the table where they are located within a 250m radius of the site or, where they fall outside of this radius but are considered to comprise a significant entry.				

In summary, items that have been identified to represent an on-going potential source of contamination that could affect the site comprise:

- Localised earthworks associated with historical on site tennis court (1971-1989)
- Multiple farms surrounding the site (1873 – Present)
- Building activity in close proximity to the site (1961 – 1999)

These entries have been carried forward for consideration within the initial conceptual site model contained in Section 6.

3.3 Site geology

3.3.1 Anticipated geological sequence

Published records (British Geological Survey, 1982) for the area indicates the geology of the site to be characterised by the succession recorded in Table 5.

Table 5 Site geology

Strata	Description	Estimated thickness	Permeability
Head deposits	Clay and silt	Up to 5m	Unproductive Strata
Sandgate Formation	Sandstone, siltstone and mudstone	50 – 100m	High vulnerability Secondary A Aquifer
Hythe Formation (not mapped on site)	Interbedded sandstone and limestone	18 – 100m	High vulnerability Principal Aquifer
Relevant information sources: BGS Geoindex ☒ BGS borehole logs ☐ Previous SI reports ☐			

The Hythe Formation is shown to the south-west of the site on the BGS published map, but due to the scale of mapping and relationship between the Hythe and Sandgate Formations it may be also present beneath the site, and therefore it has been included for completeness.

3.3.2 Radon

The environmental database report indicates that the site is not located within an 'Affected Area'. An 'Affected Area' is one with 1% or more homes above the radon Action Level of 200 Bq m^{-3}, and therefore the risk of significant ingress of radon into structures on-site is considered low and protection measures are not necessary in the construction of non-domestic buildings.

3.4 Mining and quarrying

Evidence has been sought to identify any mining and quarrying operations, past and present, which have taken place in the vicinity of the site. The sources of information referenced in this element of the desk study include:

- an environmental database report;
- old Ordnance Survey maps and plans; and,
- geological maps.

With reference to the above data there are no recorded mines or quarries, BGS mineral sites or potentially in-filled land entries within a 1/2km radius of the site.

The site is not located within a coal mining affected area.

3.5 Hydrogeology

A summary of the hydrogeological setting of the site, with respect to the anticipated geological sequence set out in Section 3.3 is presented below in Table 6.

Table 6 Summary of hydrogeological setting

Condition	Description
Aquifer characteristics	The site is underlain by the Sandgate Formation, a High Vulnerability Secondary A Aquifer. The overlying Head deposits are classified as unproductive strata. The Hythe Formation which may be present at depth is classified as a High Vulnerability Principal Aquifer.
Depth to groundwater and flow	The depth to the groundwater table is currently unknown. Groundwater (if present) is anticipated to flow in a westerly direction, i.e. towards and in the direction of flow of the East Stour River.
Rising groundwater levels	Not applicable.
Groundwater recharge/ attenuation	Most of the site is currently unsurfaced and therefore drains to the ground.
Historical implications for hydrogeology	Historical wells mapped within 250m of the site.
Licensed groundwater abstractions	The environmental database report indicates that there is a single current licensed groundwater abstraction within 2km, which is for dust suppression situated 1900m west of the site.
Source protection zones	Information available in the Envirocheck report indicates that the site does not lie within a currently designated groundwater Source Protection Zone (SPZ).

3.6 Hydrology

A summary of the hydrology within the site area is summarised in Table 7.

Table 7 Summary of hydrology in site area

Condition	Description
Surface watercourses/features	The nearest identified surface waters feature to the site are the ponds located within the grounds of Grove House. There are multiple land drains located to the NE, NW, and SW within 500m of the site including a medium sized lake with weirs located 300m N. The East Stour River is located 500m south – flowing NW to SE.
Surface water abstractions	The environmental database report indicates that there are 3no. current licensed surface water abstractions within a 2 km radius of the site located 1700m & 1940m NE and used for general agriculture / spray irrigation.
Site drainage	Infiltration into underlying soils as site is unsurfaced. Ditches are present on the southern portion of the site and adjacent to the southern site boundary. Given the topography of the site, surface water run-off is likely to flow to the north. Land drain located 50m SE of site, draining to the SE.

Preliminary flood risk assessment	Limited potential for groundwater flooding to occur in the SE and N of the site and predominantly low risk of flooding from surface water with a small area deemed high risk in the north of the site. A flood risk assessment (FRA) is outside the scope of this report.

3.7 Sensitive land uses

Table 8 provides a summary of any environmentally sensitive areas identified within 500 m of the site based on the environmental database report.

Table 8 Environmentally sensitive areas

Feature	Present within 500m of site?	Details
International designations – Ramsar wetland, Special Area of Conservation (SAC), Special Protection Area (SPA)	No	-
National designations – Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), ancient woodland	Yes	Ancient woodland: 280m N
Local designations – Local Nature Reserve, Site of Importance for Nature Conservation (SINC)	No	-
Nearest high sensitivity development, e.g. residential	Yes	Localised dwellings adjacent to site.

4 SITE RECONNAISSANCE FINDINGS

A site reconnaissance survey was completed on 13th August 2019 by RSK. The characteristics of the site observed during the walkover and from current ordnance Survey maps are summarised in Table 9..

A photographic record is included in Appendix D detailing the main features identified below.

Whilst the walkover summary includes consideration of current operations and housekeeping on the site as potential sources of contamination, it does not constitute a comprehensive environmental audit of the site, as covered under ISO 14001.

Table 9 Site reconnaissance findings

Feature	Description
Physical characteristics	
Access constraints	The site is accessible via gates to the north and south of Grove House.
Site topography	The highest point of the site is in the south west, from there the site slopes down to the east and the north east. On the central and northern portion of the site the slope becomes steeper for a short distance, resulting in a 'terraced' effect.
Surface cover	Site is surfaced by grass.
Site drainage	Several ditches are present on or adjacent to the site, specifically on the central portion of the site and adjacent to the southern boundary.
Surface water	There are two ponds present in the grounds of Grove House, one of which is located partially within the boundary of the study site. The ditches present on site were dry during the visit.
Trees and hedges	Vegetation present on-site comprises grass with localised areas of nettles and mature / semi-mature trees.
Invasive species	Based upon the walkover survey obvious evidence of Japanese Knotweed or other invasive species has not been identified on-site. However, it should be noted that a detailed survey of the possible presence or absence of invasive species is outside of the scope of investigation and consideration should be given to commissioning a specialist survey, as necessary.
Existing buildings on-site	No buildings present on site. Grove House and associated buildings located within the eastern boundary of the site but outside the proposed development area.
Retaining walls and adjacent buildings on or close to site boundary	A wall is present along the boundary between the site and Grove House on the central portion of the site, however it is not known if this is a retaining structure or not.

Feature	Description
Basements on-site	No evidence.
Made ground, earthworks and quarrying	The site appeared to be hummocky in places, possibly as a result of localised historic earthworks
Potentially unstable slopes on or close to site	The site slopes relatively steeply in places, however, no obvious instability was noted
Buried and overhead services present	One cover noted to be present on the northern portion of the site. Newer services run adjacent to the northern boundary, parallel to the A20.
Environmental characteristics	
Underground/ above ground storage tanks and pipework	None observed
Potentially hazardous materials storage and use	None observed
Asbestos-containing materials	No obvious asbestos construction materials were observed on site. Barn clad in ACM cement sheeting noted to be present on nearby farm.
Waste storage	None observed
Fly-tipping	None observed
Electricity sub-stations/ transformers	400kv cable box present adjacent to northern boundary of the site
Evidence of possible land contamination on-site	None observed
Potential off-site sources of ground contamination	Site lies in a predominantly agricultural setting. Residential properties noted to the west, south east and north of the site.

The site is primarily used to graze sheep. No potentially significant land contamination or geotechnical issues were identified during the site reconnaissance survey.

5 PRELIMINARY GEOTECHNICAL CONSTRAINTS

5.1 Design class

BS EN 1997-1 defines three different Geotechnical Categories that structures may fall into, which are summarised as follows:

- Category 1: Small and relatively simple structures for which it is possible to ensure that the fundamental requirements will be satisfied on the basis of experience and qualitative geotechnical investigations; with negligible risk
- Category 2: Conventional types of structure and foundation with no exceptional risk or difficult ground or loading conditions
- Category 3: Structures or part of structures, which fall outside limits of Geotechnical Categories 1 and 2. Examples include very large or unusual structures; structures involving abnormal risks, or unusual or exceptionally difficult ground or loading conditions; structures in highly seismic areas; structures in areas of probable site instability or persistent ground movements that require separate investigation or special measures.

Based on the information provided above on the proposed development and in view of the anticipated ground conditions, a Geotechnical Category 2 has been assumed for the purposes of designing the geotechnical investigation. This should be reviewed at all stages of the investigation and revised where necessary.

5.2 Preliminary geotechnical hazards assessment

A summary of commonly occurring geotechnical hazards associated with the anticipated geology outlined in Section 3 above is given in Table 10 together with an assessment of whether the site may be affected by each of the stated hazards.

Table 10 Summary of preliminary geotechnical risks that may affect site

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Sudden lateral changes in ground conditions	☒	☐	Likely to affect ground engineering and foundation design and construction
Shrinkable clay soils	☒	☐	Design to NHBC Standards Chapter 4 or similar

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Highly compressible and low bearing capacity soils, (including peat and soft clay)	☐	☒	Likely to affect ground engineering and foundation design and construction
Silt-rich soils susceptible to rapid loss of strength in wet conditions	☒	☐	Likely to affect ground engineering and foundation design and construction
Running sand at and below water table	☐	☒	Likely to affect ground engineering and foundation design and construction
Karstic dissolution features (including 'swallow holes' in Chalk terrain)	☐	☒	May affect ground engineering and foundation design and construction – refer to Section 4.1.2
Evaporite dissolution features and/or subsidence	☐	☒	May affect ground engineering and foundation design and construction
Ground subject to or at risk from landslides	☐	☒	Likely to require special stabilisation measures
Ground subject to peri-glacial valley cambering with gulls possibly present	☐	☒	Likely to affect ground engineering and foundation design and construction
Ground subject to or at risk from coastal or river erosion	☐	☒	Likely to require special protection/stabilisation measures
High groundwater table (including waterlogged ground)	☐	☒	May affect temporary and permanent works
Rising groundwater table due to diminishing abstraction in urban area	☐	☒	May affect deep foundations, basements and tunnels
Underground mining	☐	☒	Likely to require special stabilisation measures
Effects of extreme temperature (e.g. cold stores or brick kilns/furnaces)	☐	☒	Likely to affect ground engineering and foundation design and construction
Existing sub-structures (e.g. tunnels, foundations, basements, and adjacent sub-structures)	☐	☒	Likely to affect ground engineering and foundation design and construction

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Filled and made ground (including embankments, infilled ponds and quarries)	☒	☐	Likely to affect ground engineering and foundation design and construction
Adverse ground chemistry (including expansive slags and weathering of sulphides to sulphates)	☐	☒	May affect ground engineering and foundation design and construction
Site topography	☒	☐	May affect ground engineering and foundation design and construction
Note: Seismicity is not included in the above table as this is not normally a design consideration in the UK.			

6 INITIAL CONCEPTUAL SITE MODEL

In line with CLR11 (Environment Agency, 2004) and BS 10175: 2011 + A2 2017 (BSI, 2017), RSK has used information in the preceding sections to identify sources of contaminants, receptors that may be impacted and plausible linking pathways. Where all three are present this is termed a potentially complete contaminant linkage and a qualitative risk estimation is made.

6.1 Potential soil, soil vapour and groundwater linkages

6.1.1 Potential sources of contamination

Potential sources of soil and groundwater and ground gas contamination identified from current activities and the history of the site and surrounding area are presented in Table 11.

Table 11 Potential sources of soil and groundwater contamination

Potential sources	Contaminants of concern	Current or historical?
On-site		
Localised made ground (i.e. fill material) from construction of adjacent properties and historical tennis court	Unknown fill material but potentially including brick, ash and clinker and containing toxic and phytotoxic metals, inorganics, polycyclic aromatic hydrocarbons (PAHs), asbestos Hazardous ground gases (including methane and carbon dioxide)	Historical
Off-site		
Farms surrounding the site	Asbestos, herbicides, pesticides	Current and historical

6.1.2 Sensitive receptors and linking exposure / migration pathways

Sensitive receptors identified at or in the vicinity of the site that could be affected by the potential sources identified above comprise:

- Future site users – residential users [oral, dermal and inhalation exposure with impacted soil, soil vapour and dust/fibres, ingestion of home-grown produce]
- Current adjacent site users – residential [migration of contamination via dust/fibre deposition, vapour or groundwater migration combined with inhalation]
- Future buildings and services [direct contact with contaminated soils or groundwater and chemical attack]
- existing and future vegetation [direct contact with contaminated soils or groundwater and root uptake leading to phytotoxicity]

- groundwater in secondary A aquifer within Sandgate Formation bedrock deposits [percolation through permeable strata to aquifer/ lateral migration of dissolved phase]
- surface water: ponds within eastern site boundary, multiple land drains within 500m of site [lateral migration of dissolved phase / site run-off/ drainage]

Potential linking pathways are show in brackets for each item above.

Please note that construction workers and future maintenance workers have not been identified in the conceptual model as receptors because risks are considered to be managed through health and safety procedures according to the CDM Regulations.

Ecological receptors are only considered within the conceptual model in the context of statutory protected sites.

6.2 Preliminary risk assessment

The preliminary risk assessment findings and potentially complete contaminant linkages are shown in Table 12 overleaf. The risk classification based on the combination of hazard consequence and probability using a risk matrix from CIRIA C552 (Rudland et al., 2001), a summary of which is included in Appendix E.

Table 12 Risk estimation for potentially complete contaminant linkages

Potential Contaminant	Potential receptor	Possible pathway	Likelihood	Severity	Risk and justification
Potentially impacted soils: Localised made ground associated with historical tennis court and adjacent developments	Future site occupants	Direct contact (dermal, ingestion, inhalation)	Low likelihood	Medium	**Low/Moderate** – *low likelihood* of future contact given the localised nature of any potential contamination. *Medium* severity conservatively assigned given unknown extent and chemical composition of any impacted soils.
	Adjacent site users		Unlikely	Medium	**Low** – future contact *unlikely* assuming construction best practice adopted and adhered to. *Medium* severity conservatively assigned given unknown chemical composition and extent of any impacted soils and proximity of residential receptors.
	Potable water supply pipes	Chemical attack on infrastructure and buildings	Low likelihood	Medium	**Low/Moderate** – *low likelihood* of future contact given the localised nature of any potential contamination. *Medium* severity conservatively assigned given unknown extent and chemical composition of any impacted soils.
	Future vegetation	Root uptake	Unlikely	Mild	**Low** – *unlikely* assessed given the absence of vegetation die back noted at the time of the walkover. *Mild* severity as the extent and nature of the anticipated impacted soils.
	Controlled waters: groundwater beneath the site (Secondary A Aquifer – Sandgate Formation)	Vertical and lateral migration including leaching	Low likelihood	Medium	**Low/Moderate** – *low likelihood* given the localised nature of any potential contamination. *Medium* severity as the Sandgate Formation is classed as a secondary A aquifer, however not within an SPZ, overlying Head deposits cohesive and no abstractions within 1900m.

Potential Contaminant	Potential receptor	Possible pathway	Likelihood	Severity	Risk and justification
Potentially impacted soils: Localised made ground associated with historical tennis court and adjacent developments	Surface waters: ponds and drainage ditches	Lateral migration / site run off	Unlikely	Medium	**Low** – migration *unlikely* assuming construction best practice adopted and adhered to. *Medium* severity conservatively assigned given unknown chemical composition and extent of any impacted soils.
Off site farms: herbicides / pesticides	Future site occupants	Direct contact (dermal, ingestion, inhalation)	Unlikely	Medium	**Low** – migration *unlikely* given that the use of herbicides/ pesticides is regulated and there was no evidence of vegetation die back at the time of the walkover. *Medium* severity conservatively assigned given the lack of information available to confirm use (if any) of herbicides/ pesticides
Potentially impacted Made ground: Hazardous ground gases and soil vapour	Future site occupants	Direct contact (inhalation)	Low likelihood	Severe	**Moderate** – *low likelihood* given the localised nature of any potential contamination. *Severe* given the potential consequences (explosion/asphyxiation)
	Adjacent site users				

Risk matrix		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low

6.2.1 Summary of potentially complete pollutant linkages

The potential pollutant linkages with a risk of low/moderate or above that may drive site investigation works include:

1. Direct contact with potentially impacted soils by future site occupants;
2. Chemical attack of potential hydrocarbon contamination on future potable water supply lines;
3. Vertical and lateral migration of potential hydrocarbon contamination within underlying Controlled Waters; and,
4. Inhalation of potentially hazardous soil vapours by future site users and adjacent site users.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 Environmental

7.1.1 Conclusions

Generally, the CSM for the site has indicated that overall the risk for the site is moderate/low associated with direct contact of contaminants associated with the potential for localised impacted soils associated with earthworks associated with the construction of a tennis court and residential development adjacent to the site boundaries.

Whilst not located within an EA defined SPZ nor within close proximity to any sensitive groundwater abstractions, the site is situated upon a Secondary A aquifer of the (Sandgate Formation) and is therefore a designated Controlled Water.

The potential for significant and widespread contamination to be present beneath the site is considered to be unlikely. Notwithstanding this it is acknowledged that a conservative approach to the potential pollutant linkages has been adopted given the proposed residential end use of the site.

7.1.2 Recommendations

It is considered unlikely that a contaminated land investigation will be required at the site, however it is recommended samples are recovered for chemical analysis during any future geotechnical site investigation.

In addition, during the construction works should any soils exhibit visual or olfactory evidence of contamination they will require sampling and assessment by a suitably qualified geo-environmental consultant.

It is recommended a detailed UXO assessment is undertaken prior to any intrusive works and mitigation measures may be required.

7.2 Geotechnical

7.2.1 Conclusions

The site is underlain by superficial Head deposits, generally comprising cohesive clays and silts in this area. Bedrock geology comprises the Sandgate Formation.

Semi-mature and mature trees have been identified across the site. The presence/absence of desiccated soils is unknown.

7.2.2 Recommendations

In the absence of any soil parameters to inform future foundation design intrusive exploratory works with in-situ testing and associated laboratory testing is recommended.

Intrusive exploratory works will allow the underlying geology to be determined including the establishing the presence/absence and thickness of any made ground soils, and the presence/absence of any soil desiccation associated with the aforementioned trees.

It is recommended that any intrusive exploratory works are undertaken as part of a combined geo-environmental and geotechnical site investigation.

REFERENCES

Standards and guidance

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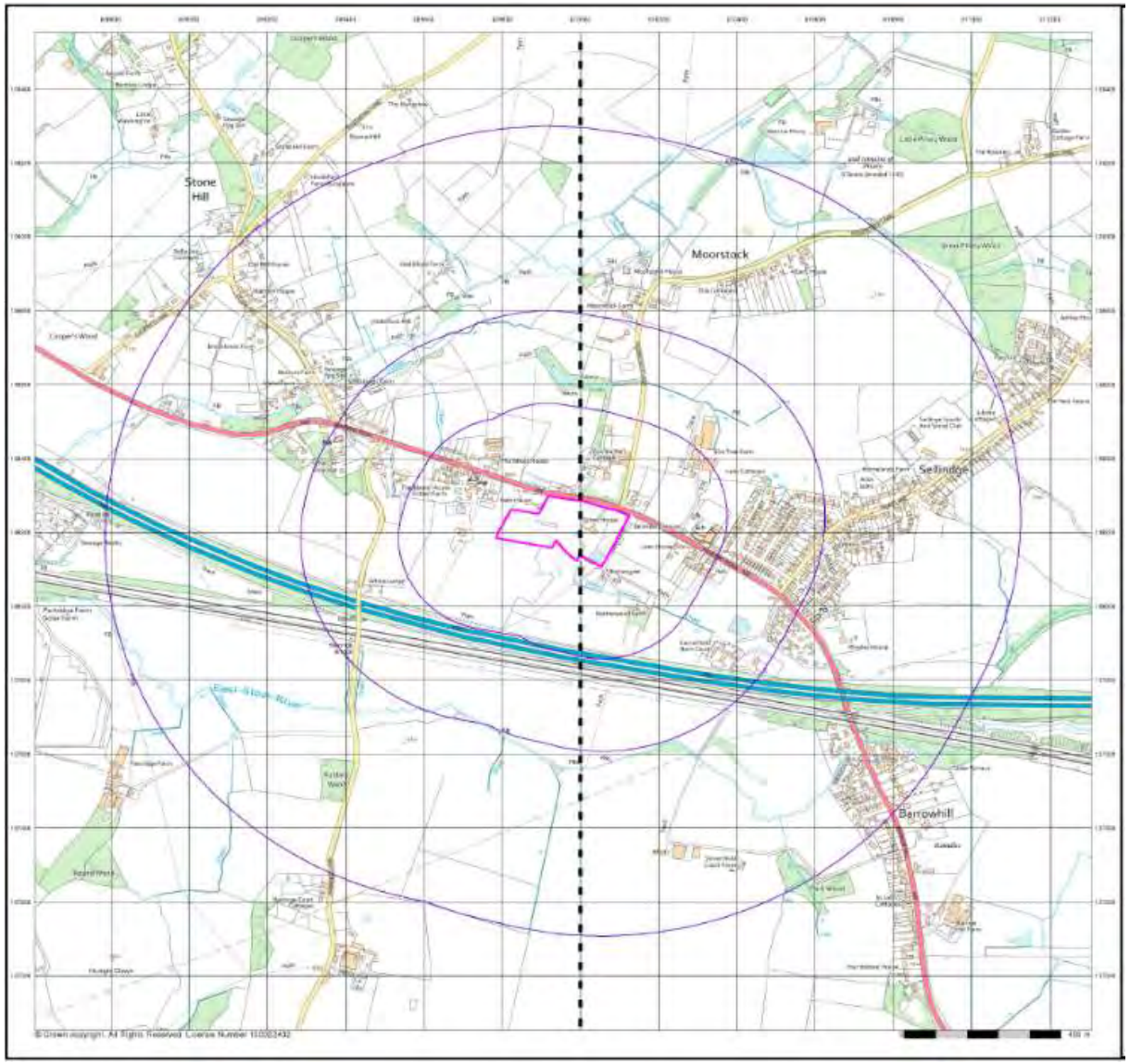
FIGURES



RSK	**SITE LOCATION PLAN**	**Client:**	Gladman Developments Ltd	**Figure No:**	1
		Site:	Ashford Road, Sellindge	**Job No:**	52109
		Scale:	NTS		

RSK	**CURRENT SITE LAYOUT PLAN**	**Client:**	Gladman Developments Ltd	**Figure No:**	2
		Site:	Ashford Road, Sellindge	**Job No:**	52109
		Scale:	NTS		

APPENDIX A
SERVICE CONSTRAINTS

1. This report and the site investigation carried out in connection with the report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) for Gladman Developments Ltd (the "client") in accordance with the terms of a contract [RSK Group Standard Terms and Conditions] between RSK and the "client". The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable environmental consultant at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the client.

2. Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.

3. Unless otherwise agreed in writing the Services were performed by RSK exclusively for the purposes of the client. RSK is not aware of any interest of or reliance by any party other than the client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.

4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK 's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.

5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.

6. The observations and conclusions described in this report are based solely upon the Services which were provided pursuant to the agreement between the client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials, unless specifically identified in the Services.

7. The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of information, including documentation, obtained from third parties and from the client on the history and usage of the site, unless specifically identified in the Services or accreditation system (such as UKAS ISO 17020:2012 clause 7.1.6):

    a. the Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely

    b. the Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection

    c. the Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services.

    RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK

and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the client and RSK.

8. The intrusive environmental site investigation aspects of the Services is a limited sampling of the site at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on-site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and RSK] [based on an understanding of the available operational and historical information,] and it should not be inferred that other chemical species are not present.

9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan, but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on-site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for setting out and should be considered indicative only.

APPENDIX B
SUMMARY OF LEGISLATION AND POLICY RELATING TO CONTAMINATED LAND

Part IIA of the Environmental Protection Act 1990

Part IIA of the Environmental Protection Act 1990 (Part IIA) and its associated Contaminated Land Regulations 2000 (SI 2000/227), which came into force in England on 1 April 2000, formed the basis for the current regulatory framework and the statutory regime for the identification and remediation of contaminated land. Part IIA of the EPA 1990 defines contaminated land as 'any land which appears to the Local Authority in whose area it is situated to be in such a condition by reason of substances in, on or under the land, that significant harm is being caused, or that there is significant possibility of significant harm being caused, or that pollution of controlled waters is being or is likely to be caused'. Controlled waters are considered to include all groundwater, inland waters and estuaries.

In August 2006, the Contaminated Land (England) Regulations 2006 (SI 2006/1380) were implemented, which extended the statutory regime to include Part IIA of the EPA as originally introduced on 1 April 2000, together with changes intended chiefly to address land that is contaminated by virtue of radioactivity. These have been replaced subsequently by the Contaminated Land (England) (Amendment) Regulations 2012, which now exclude land that is contaminated by virtue of radioactivity.

The intention of Part IIA is to deal with contaminated land issues that are considered to cause significant harm on land that is not undergoing development (see Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance, April 2012). This document replaces Annex III of Defra Circular 01/2006, published in September 2006 (the remainder of this document is now obsolete).

Planning Policy

Contaminated land is often dealt with through planning because of land redevelopment. This approach was documented in Planning Policy Statement: Planning and Pollution Control PPS23, which states that it remains the responsibility of the landowner and developer to identify land affected by contamination and carry out sufficient remediation to render the land suitable for use. PPS23 was withdrawn early in 2012 and has been replaced by much reduced guidance within the National Planning Policy Framework (NPPF), reference ISBN: 978-1-5286-1033-9, February 2019.

The new framework has only limited guidance on contaminated land, as follows:

Chapter 11. Making effective use of land

117 Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear

strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

118. Planning policies and decisions should:

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Chapter 15. Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Ground conditions and pollution

178. Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner

Water Resources Act (WRA)

The Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009 updated the Water Resources Act 1991, which introduced the offence of causing or knowingly permitting pollution of controlled waters. The Act provides the Environment Agency with powers to implement remediation necessary to protect controlled waters and recover all reasonable costs of doing so.

Water Framework Directive (WFD)

The Water Framework Directive 2000/60/EC is designed to:

- enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands that depend on the aquatic ecosystems
- promote the sustainable use of water
- reduce pollution of water, especially by 'priority' and 'priority hazardous' substances
- ensure progressive reduction of groundwater pollution.

The WFD requires a management plan for each river basin be developed every six years.

Groundwater Directive (GWD)

The 1980 Groundwater Directive 80/68/EEC and the 2006 Groundwater Daughter Directive 2006/118/EC of the WFD are the main European legislation in place to protect groundwater. The 1980 Directive is due to be repealed in December 2013. The European legislation has been transposed into national legislation by regulations and directions to the Environment Agency.

Priority Substances Directive (PSD)

The Priority Substances Directive 2008/105/EC is a 'Daughter' Directive of the WFD, which sets out a priority list of substances posing a threat to or via the aquatic environment. The PSD establishes environmental quality standards for priority substances, which have been set at concentrations that are safe for the aquatic environment and for human health. In addition, there is a further aim of reducing (or eliminating) pollution of surface water (rivers, lakes, estuaries and coastal waters) by pollutants on the list. The WFD requires that countries establish a list of dangerous substances that are being discharged and EQS for them. In England and Wales, this list is provided in the River Basin Districts Typology, Standards and Groundwater threshold values (Water Framework Directive) (England and Wales) Directions 2010. In order to achieve the objectives of the WFD, classification schemes are used to describe where the water environment is of good quality and where it may require improvement.

Environmental Permitting Regulations (EPR)

The Environmental Permitting (England and Wales) Regulations 2016 (as amended) provide a single regulatory framework that streamlines and integrates waste management licensing, pollution prevention and control, water discharge consenting, groundwater authorisations, and radioactive substances regulation. Schedule 22, paragraph 6 of EPR 2016 states: 'the regulator must, in exercising its relevant functions, take all necessary measures - (a) to prevent the input of any hazardous substance to groundwater; and (b) to limit the input of non-hazardous pollutants to groundwater so as to ensure that such inputs do not cause pollution of groundwater.'

Notes:

1. *The above information is provided for background but does not constitute site-specific advice*
2. *The above summary applies to England only. Variations exist within other countries of the United Kingdom*

APPENDIX C
ENVIRONMENTAL DATABASE REPORT

Geology 1:50,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	SLIP	Landslide Deposit	Clay, Silt and Sand	Not Supplied - Quaternary

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	HEAD	Head	Clay and Silt	Not Supplied - Quaternary
	RTD4	River Terrace Deposits, 4	Sand and Gravel	Not Supplied - Quaternary
	PEAT	Peat	Peat	Not Supplied - Quaternary
	HEAD	Head	Clay, Silt, Sand and Gravel	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	GLT	Gault Formation	Mudstone	Not Supplied - Albian
	SAB	Sandgate Formation	Sandstone, Siltstone and Mudstone	Not Supplied - Aptian
	HY	Hythe Formation	Sandstone and [Subequal/subordinate] Limestone, Interbedded	Not Supplied - Aptian
	AC	Atherfield Clay Formation	Mudstone, Sandy	Not Supplied - Aptian
	FO	Folkestone Formation	Sandstone	Not Supplied - Aptian
	WC	Weald Clay Formation	Mudstone	Not Supplied - Hauterivian
		Faults		

RSK

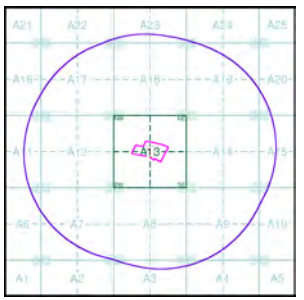
Geology 1:50,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.
The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	**1**
Map Sheet No:	**305**
Map Name:	**Folkestone and**
Map Date:	**1966**
Bedrock Geology:	**Available**
Superficial Geology:	**Available**
Artificial Geology:	**Not Available**
Faults:	**Not Supplied**
Landslip:	**Available**
Rock Segments:	**Not Supplied**

Geology 1:50,000 Maps - Slice A



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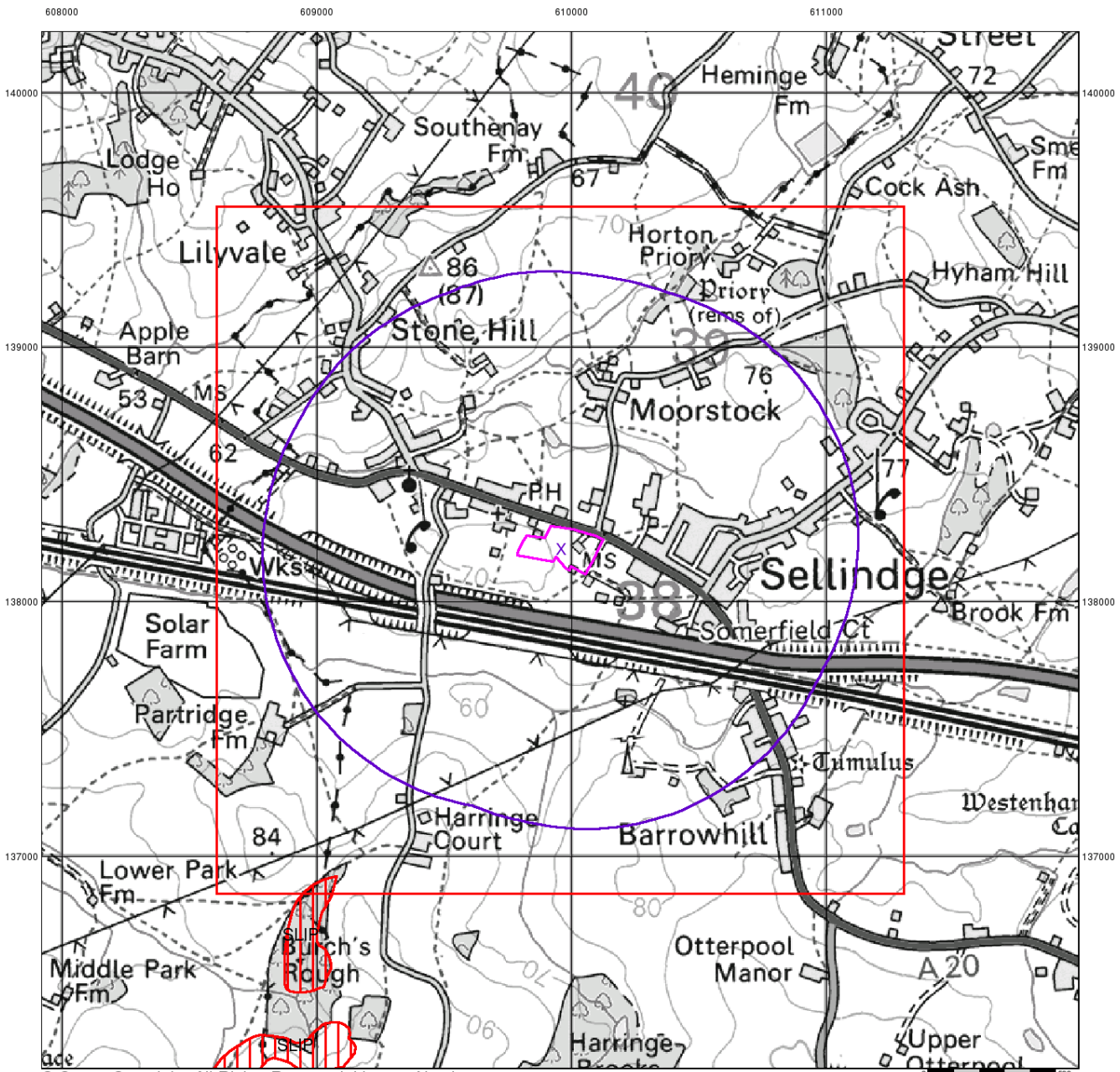
Site Details:

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD



Artificial Ground and Landslip

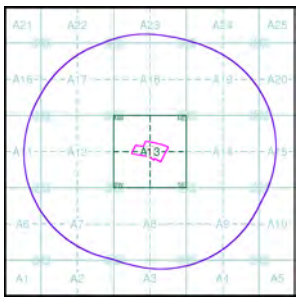
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions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

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

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

Artificial Ground and Landslip Map - Slice A



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Site Details:

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

Landmark INFORMATION GROUP
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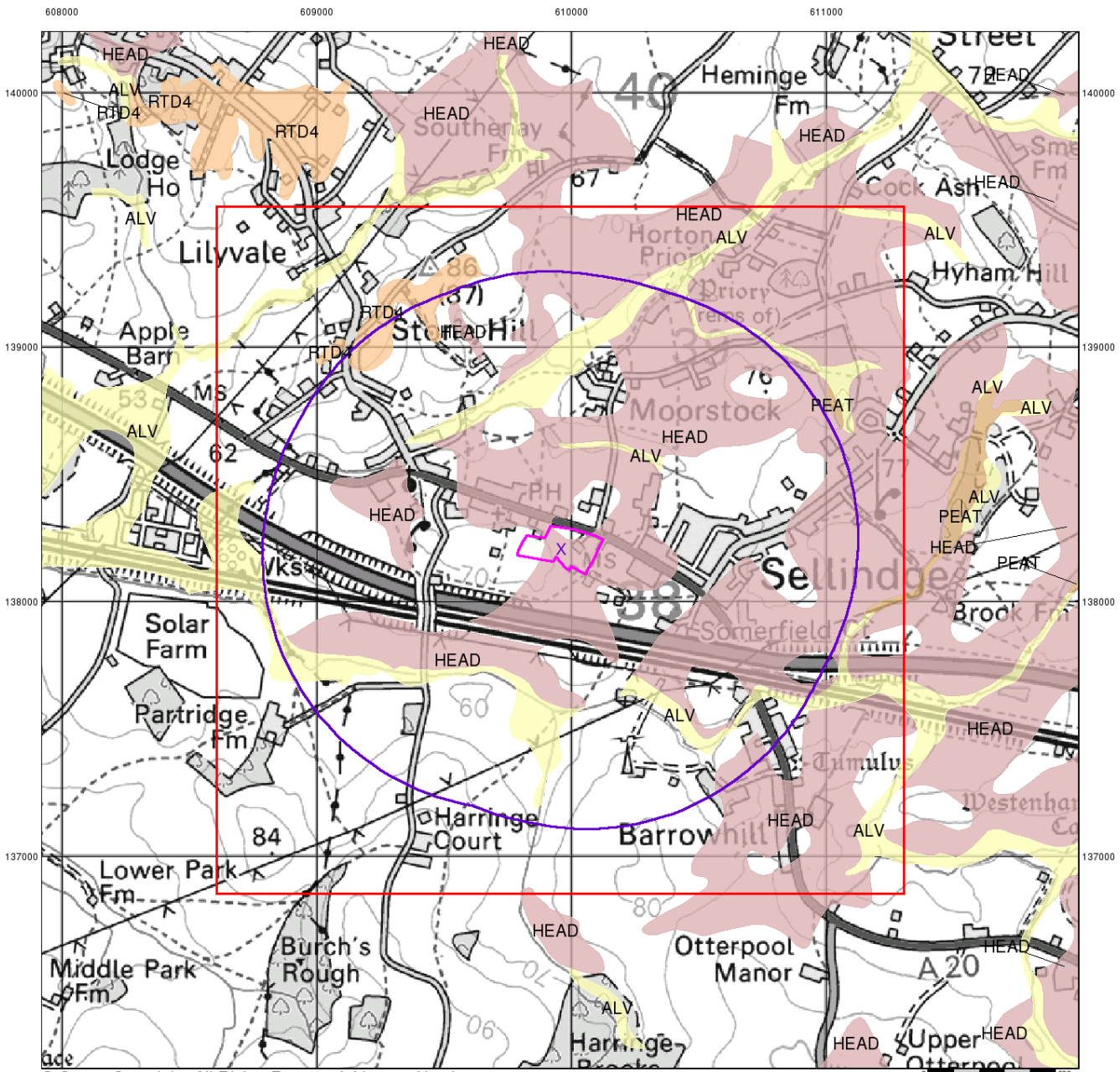
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



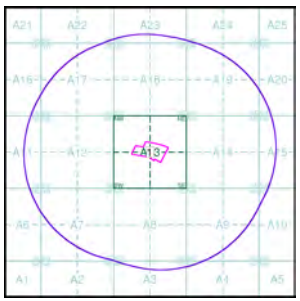
Superficial Geology

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

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

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

Superficial Geology Map - Slice A



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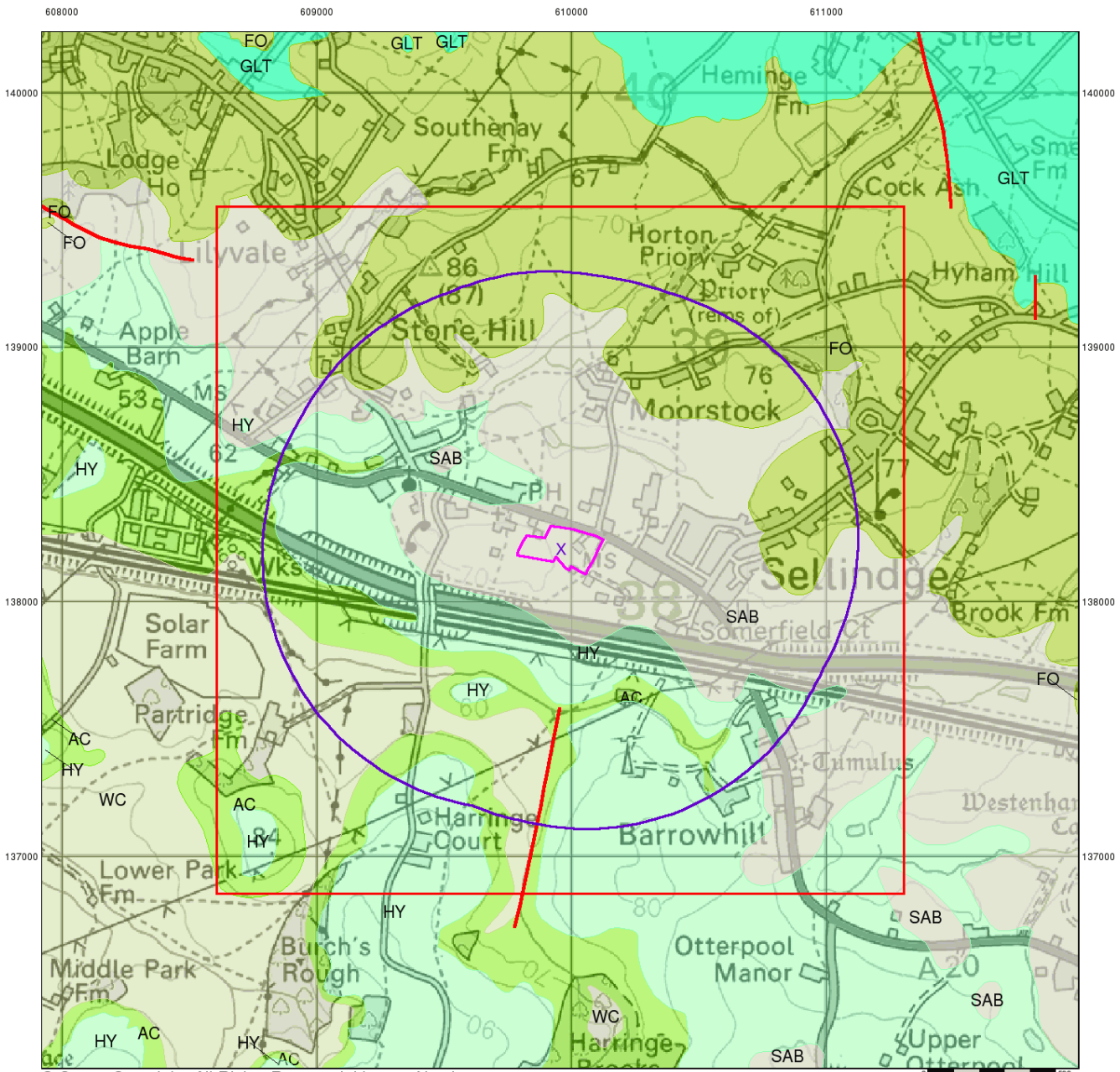


Bedrock and Faults

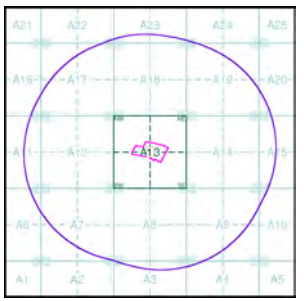
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

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

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

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

Bedrock and Faults Map - Slice A



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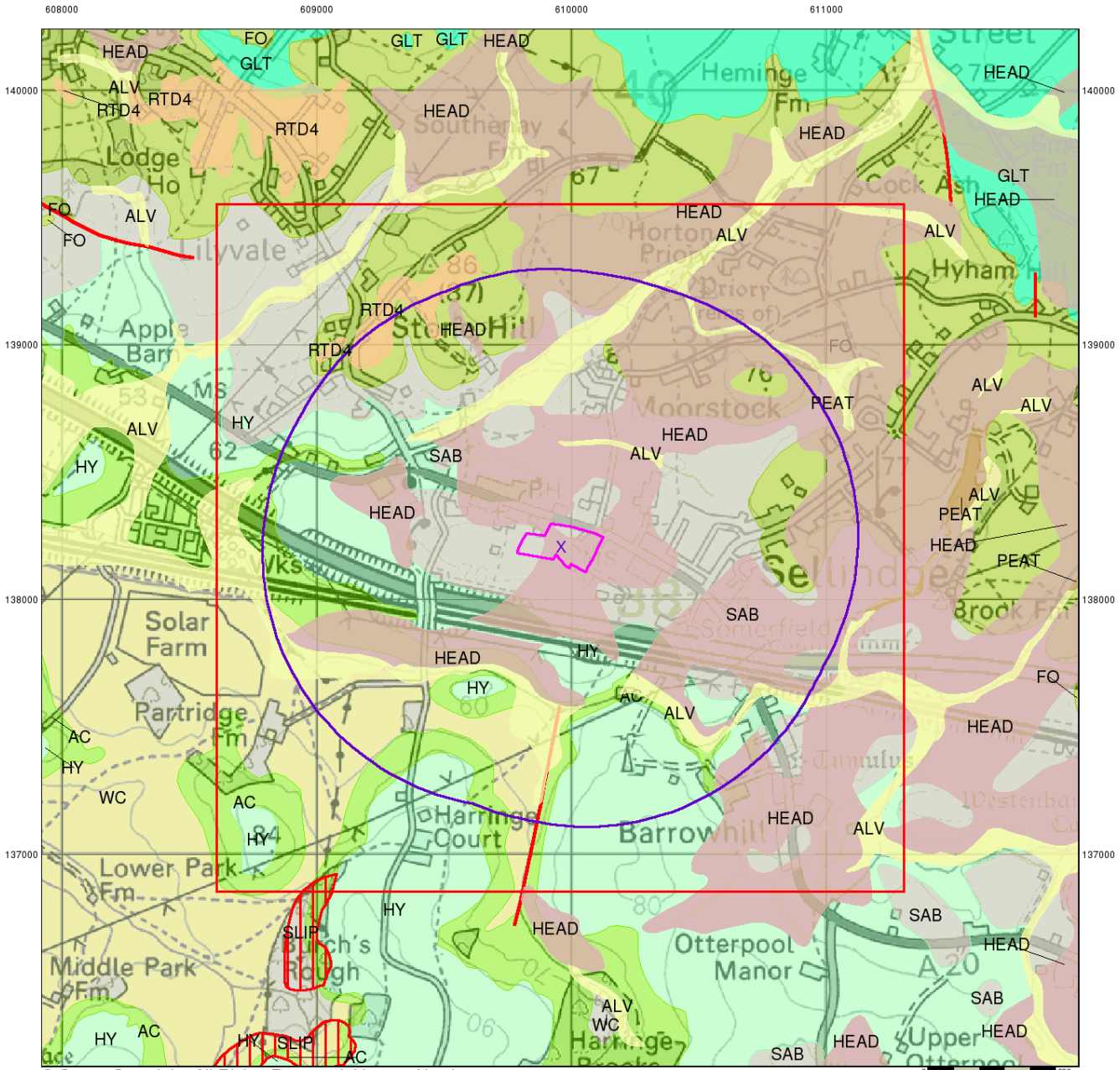

Combined Surface Geology

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

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

Additional Information

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

Contact

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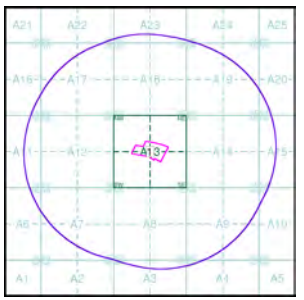
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A



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Site Details:

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Pylon
Electricity Transmission Line
Sloping Masonry
Pole
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

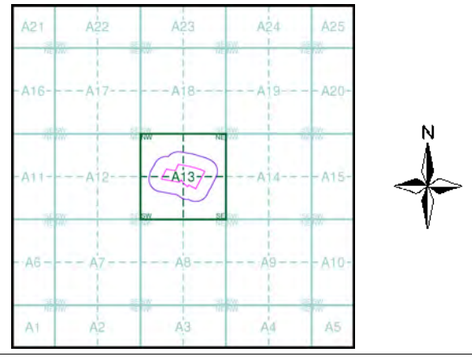
Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Mud
Sand
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

RSK

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Kent	1:10,560	1876 - 1877	2
Kent	1:10,560	1898 - 1899	3
Kent	1:10,560	1908	4
Kent	1:10,560	1908	5
Kent	1:10,560	1908	6
Kent	1:10,560	1931	7
Kent	1:10,560	1931	8
Kent	1:10,560	1938 - 1940	9
Historical Aerial Photography	1:10,560	1945	10
Ordnance Survey Plan	1:10,000	1961	11
Ordnance Survey Plan	1:10,000	1973 - 1975	12
Ordnance Survey Plan	1:10,000	1989	13
Ordnance Survey Plan	1:10,000	1990	14
10K Raster Mapping	1:10,000	1999	15
10K Raster Mapping	1:10,000	2006	16
VectorMap Local	1:10,000	2019	17

Historical Map - Slice A



Order Details

Order Number: 212868108_1_1
Customer Ref: 52109
National Grid Reference: 609960, 138210
Slice: A
Site Area (Ha): 3.65
Search Buffer (m): 1000

Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

Landmark INFORMATION GROUP
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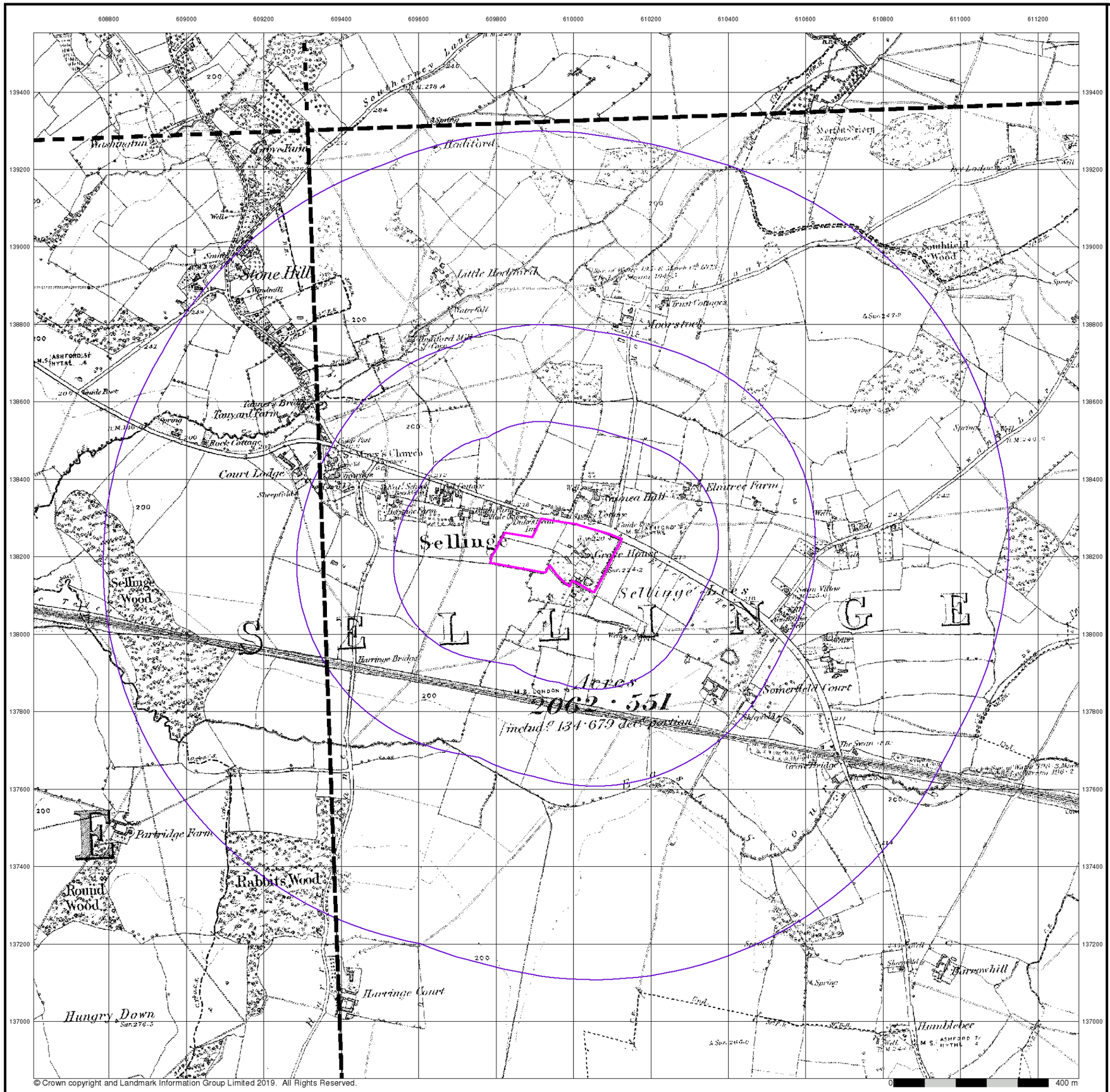
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



RSK

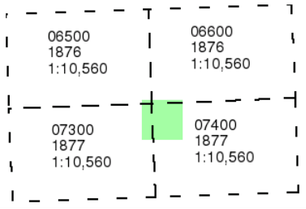
Kent

Published 1876 - 1877

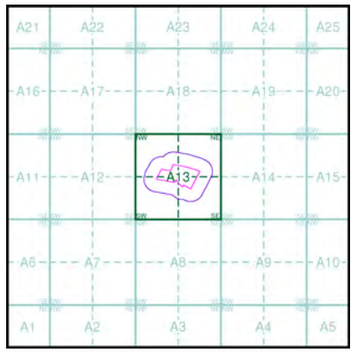
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	212868108_1_1
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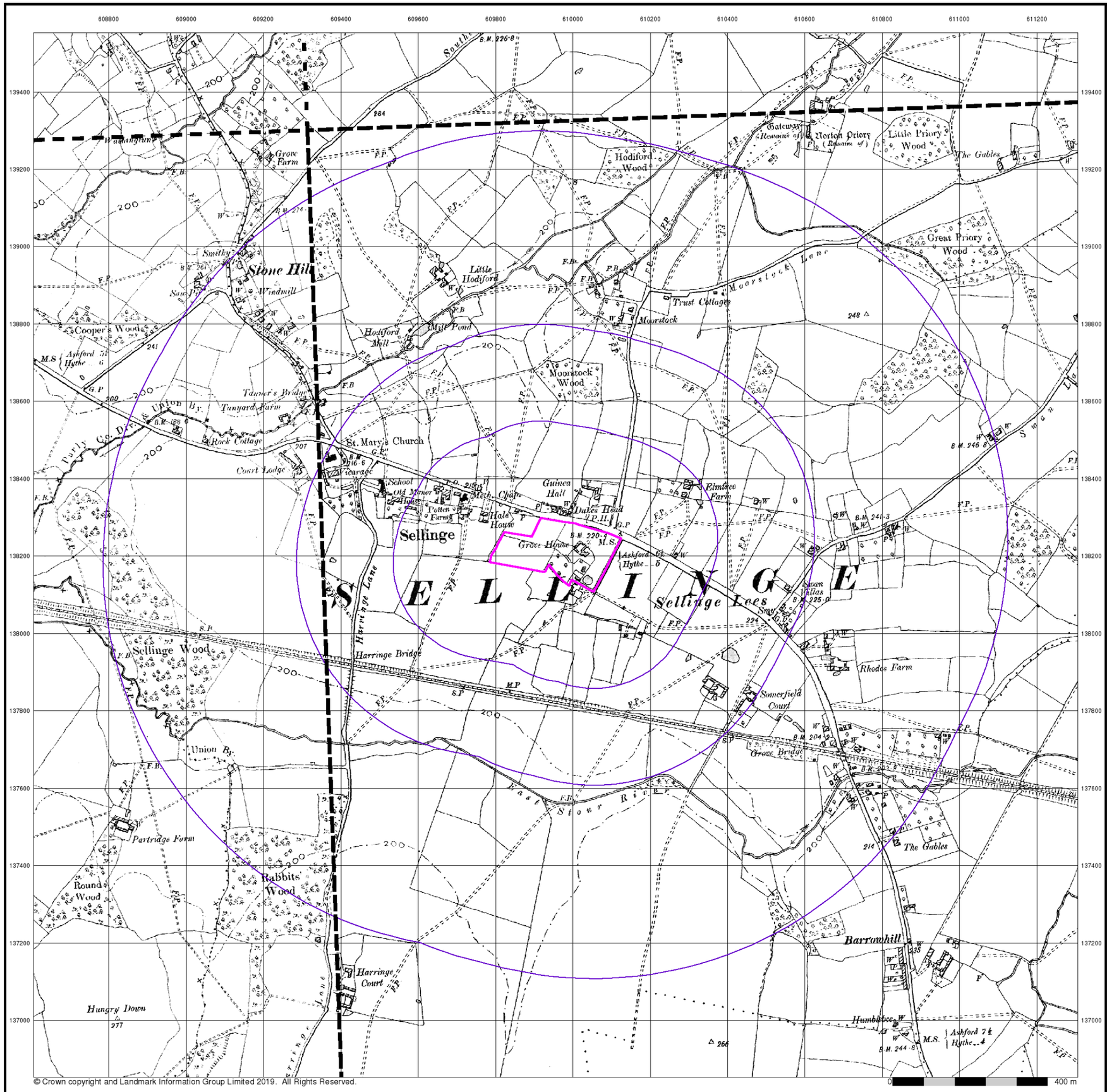

RSK

Kent

Published 1898 - 1899

Source map scale - 1:10,560

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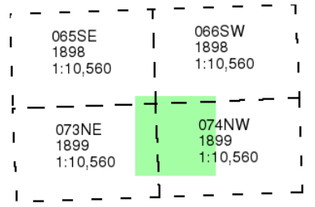
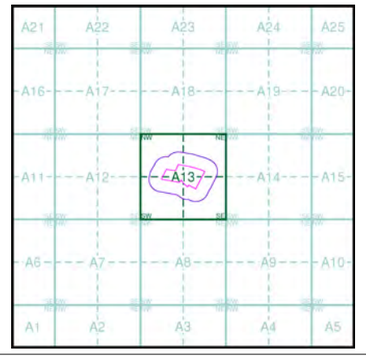
Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	212868108_1_1
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National Grid Reference:	609960, 138210
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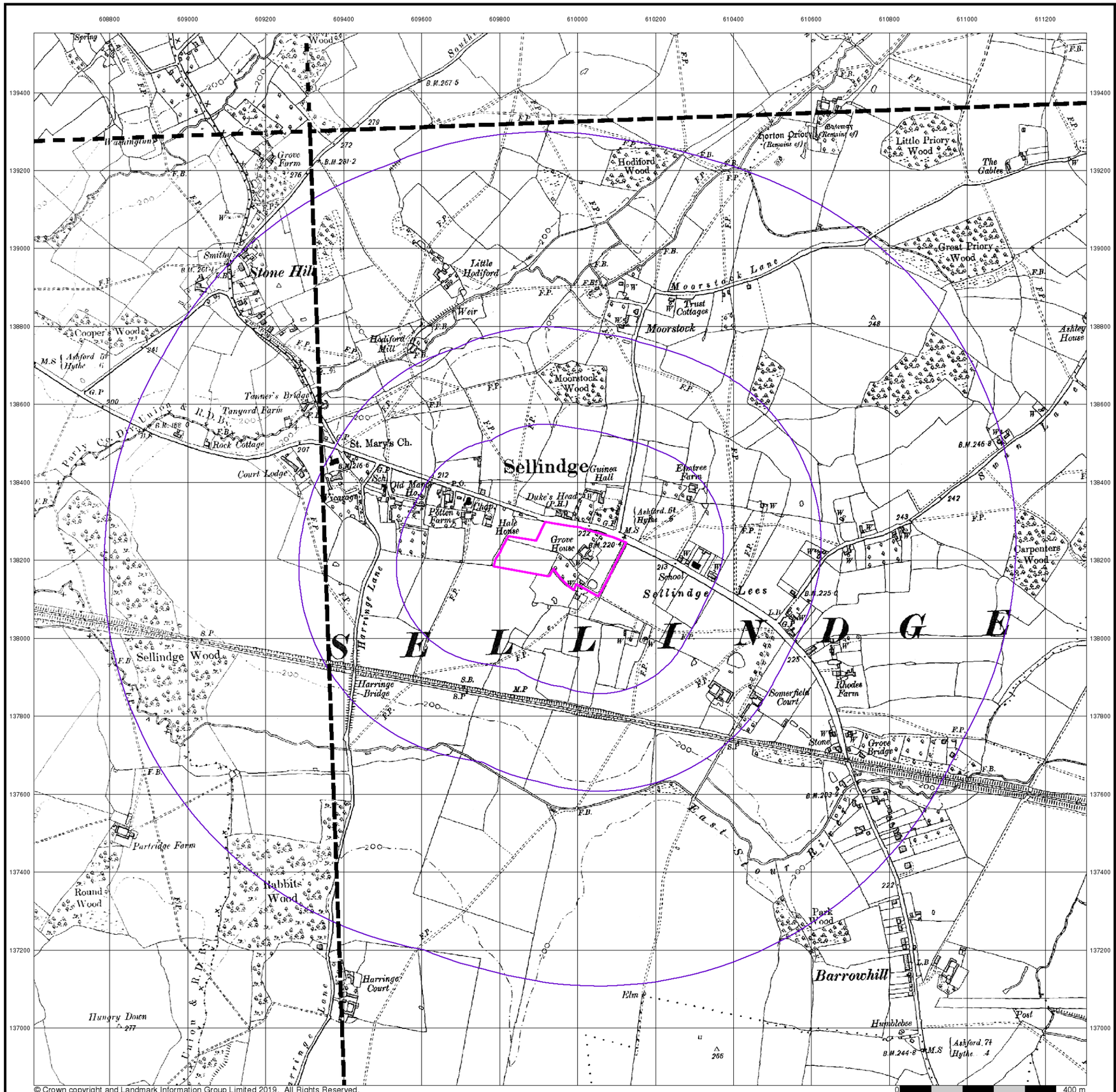

Kent

Published 1908

Source map scale - 1:10,560

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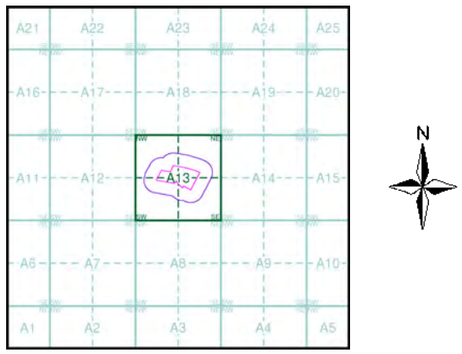
Map Name(s) and Date(s)

065SE 1908 1:10,560	066SW 1908 1:10,560
073NE 1908 1:10,560	074NW 1908 1:10,560

Historical Map - Slice A



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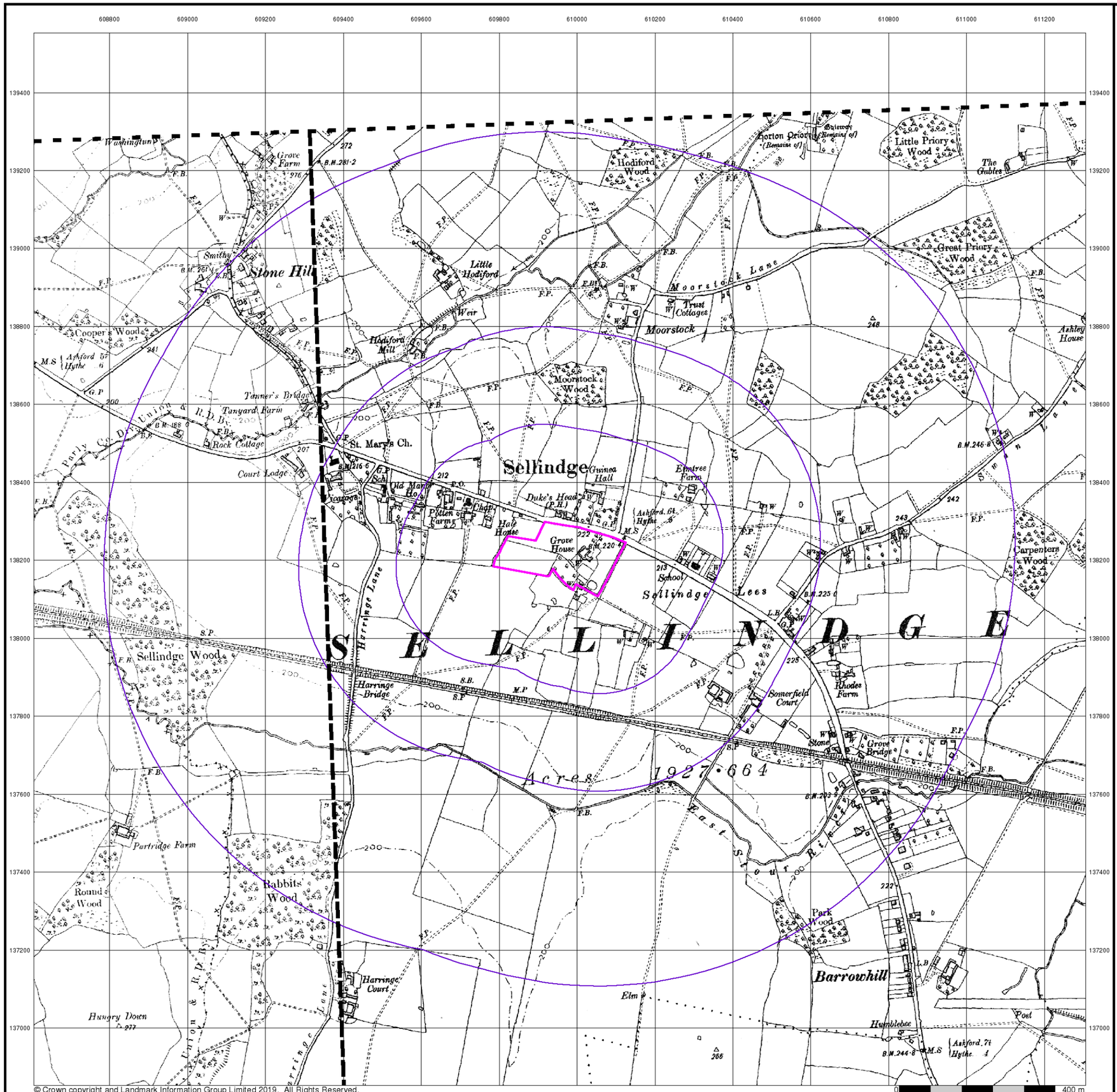

RSK

Kent

Published 1908

Source map scale - 1:10,560

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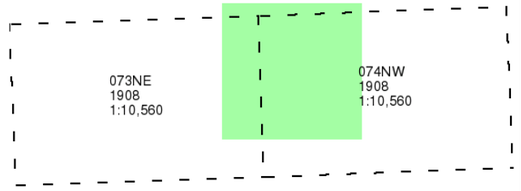
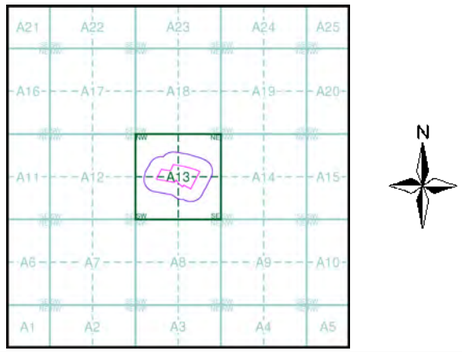


Historical Map - Slice A



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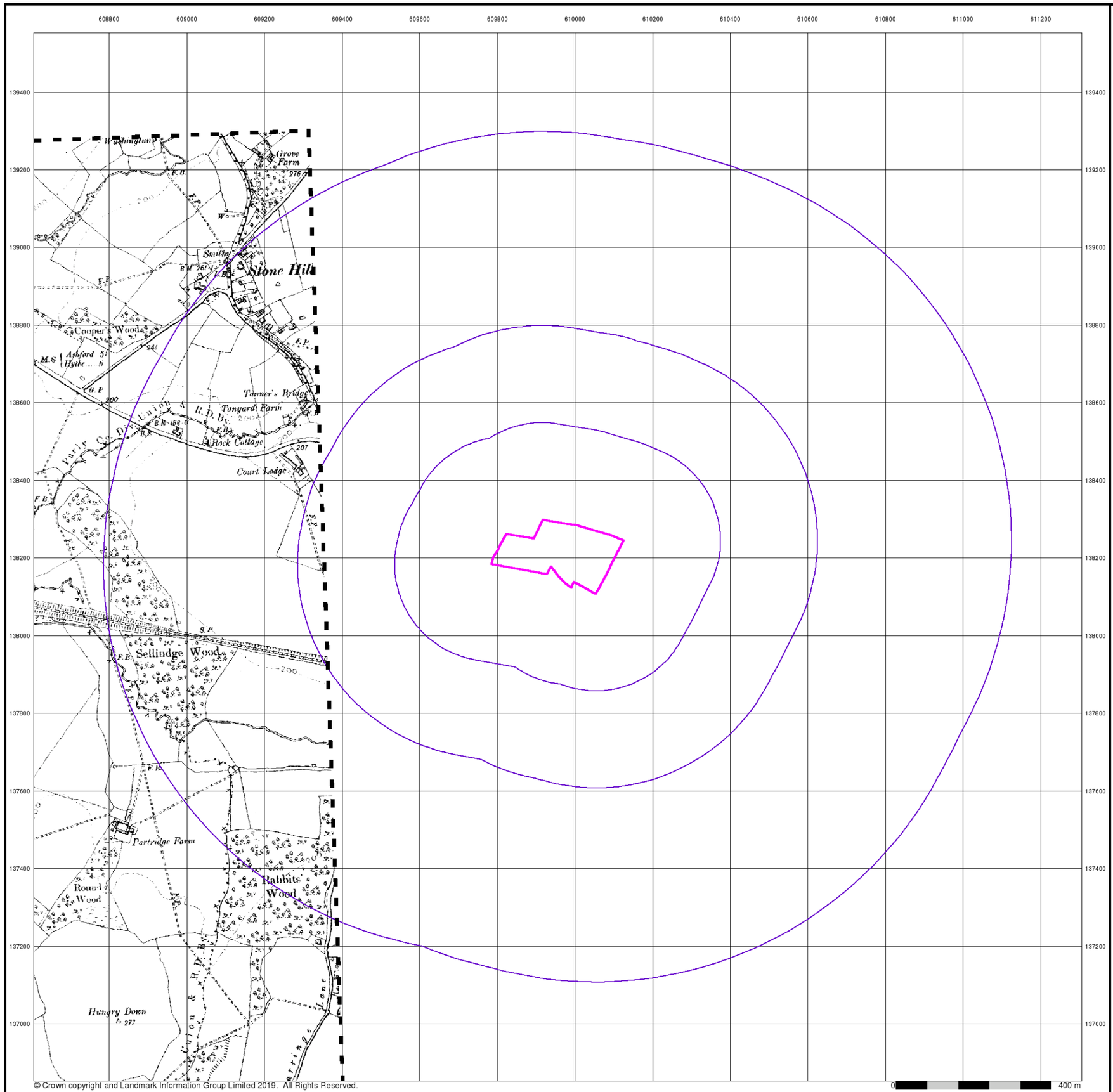

RSK

Kent

Published 1908

Source map scale - 1:10,560

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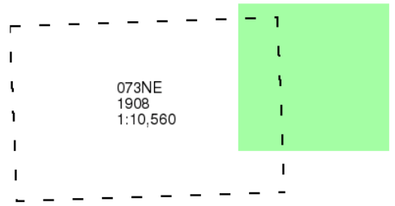
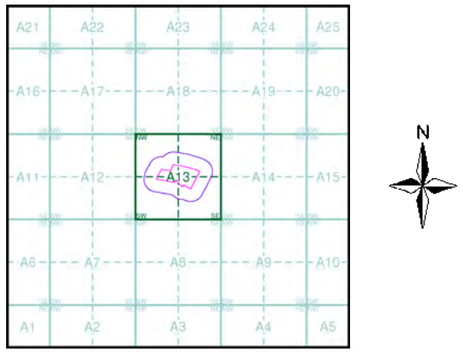


Historical Map - Slice A



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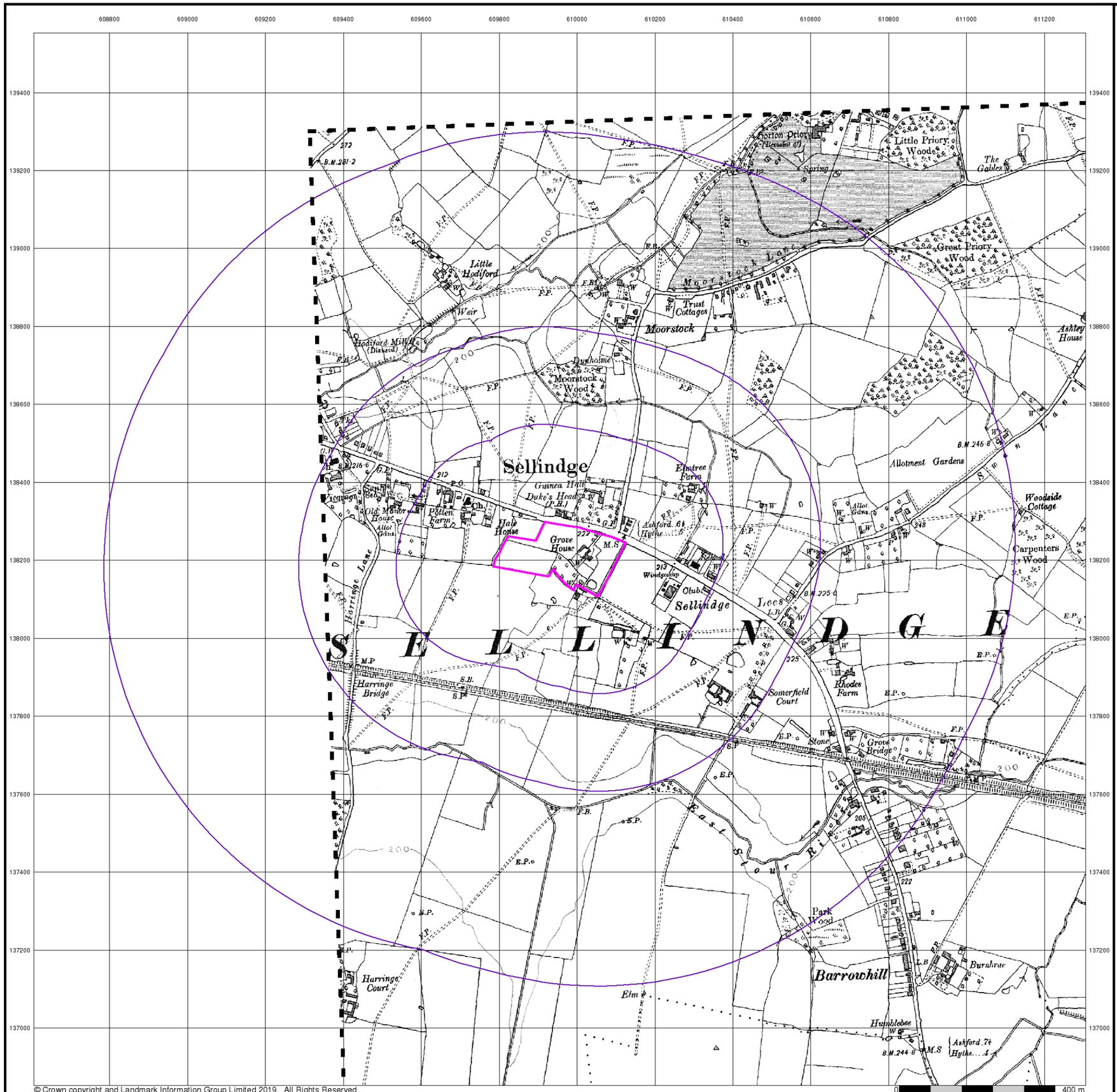

RSK

Kent

Published 1931

Source map scale - 1:10,560

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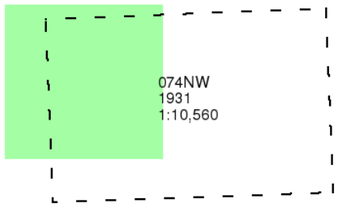
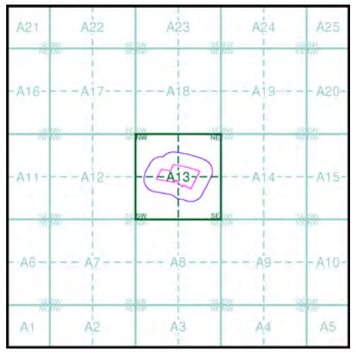
Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
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Search Buffer (m):	1000

Site Details

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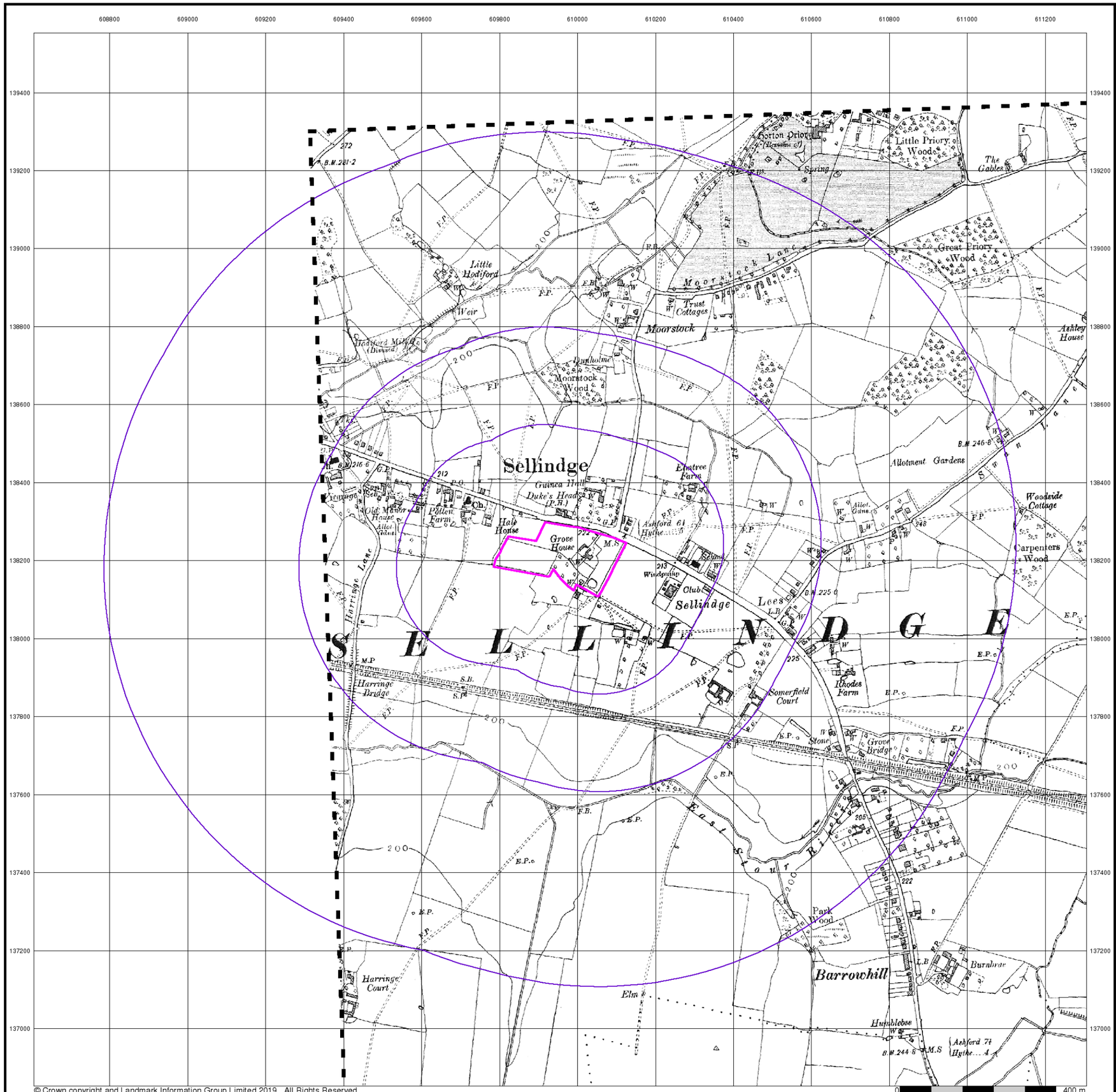

RSK

Kent

Published 1931

Source map scale - 1:10,560

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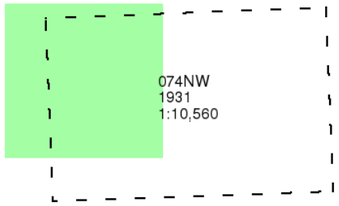
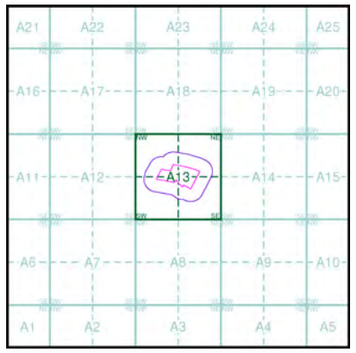
Map Name(s) and Date(s)



Historical Map - Slice A



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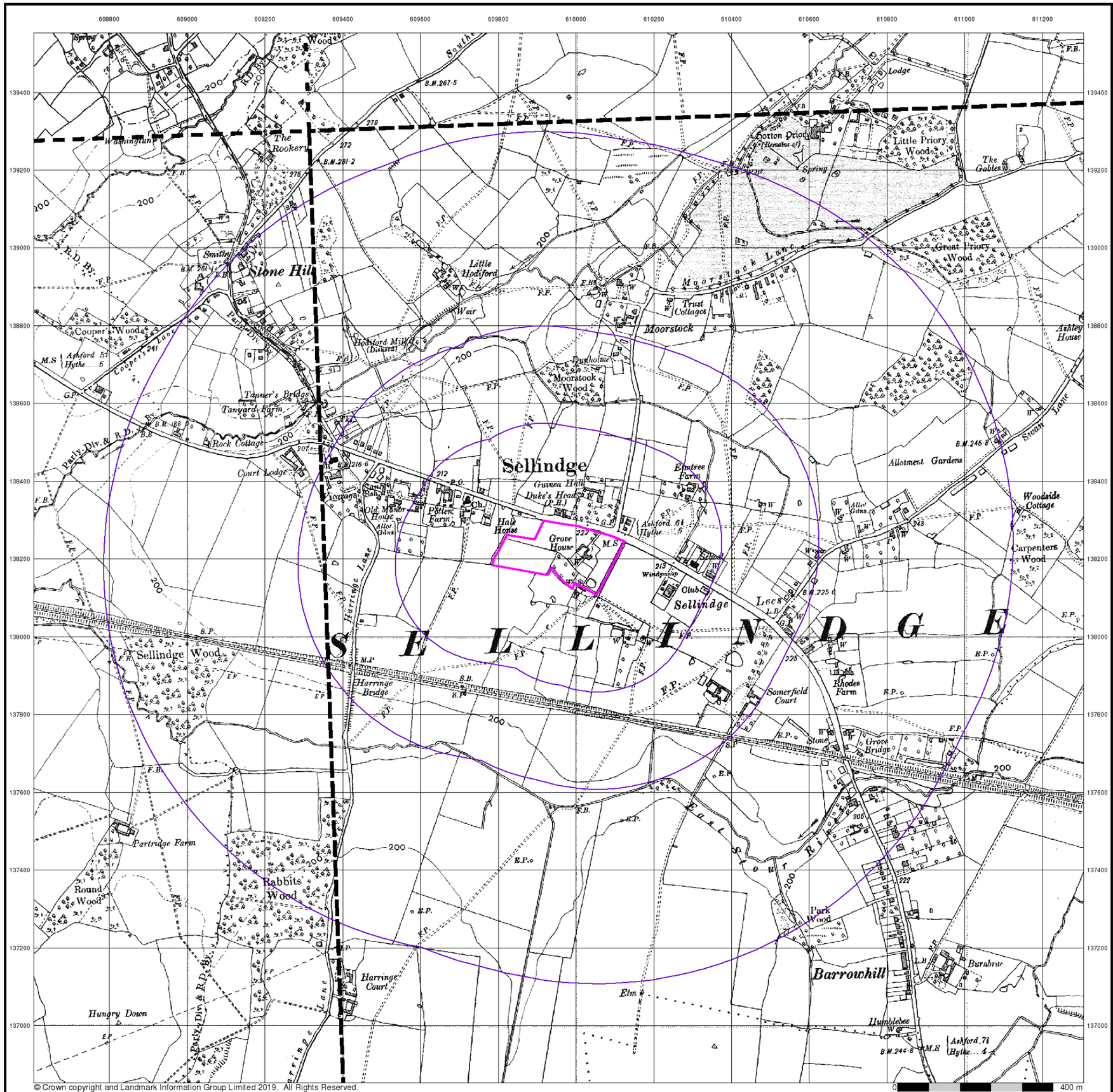

RSK

Kent

Published 1938 - 1940

Source map scale - 1:10,560

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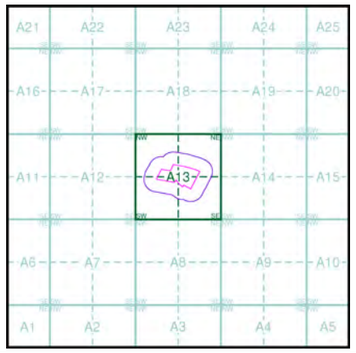
Map Name(s) and Date(s)

065SE 1939 1:10,560	066SW 1940 1:10,560
073NE 1940 1:10,560	074NW 1938 1:10,560

Historical Map - Slice A



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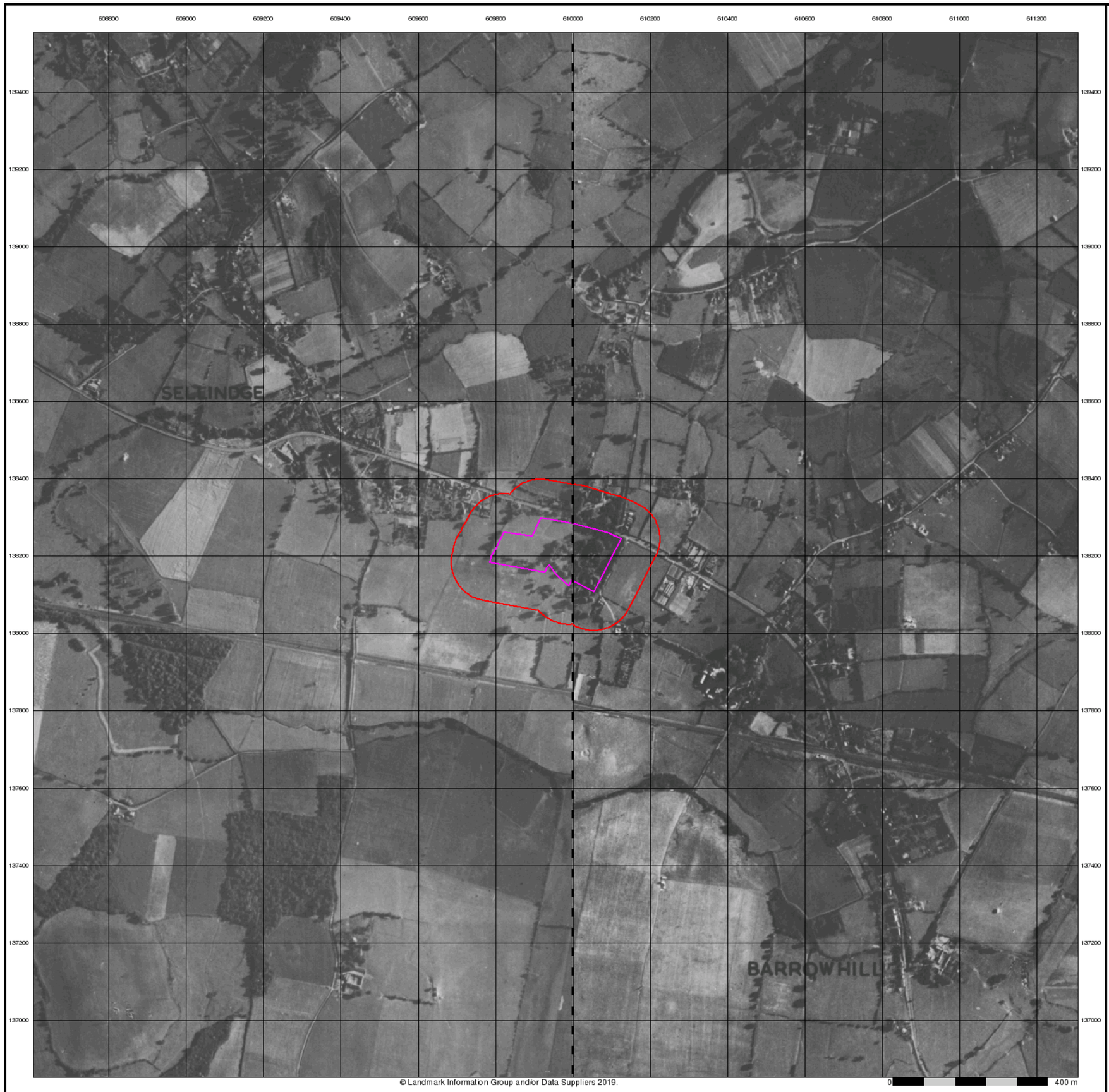


RSK

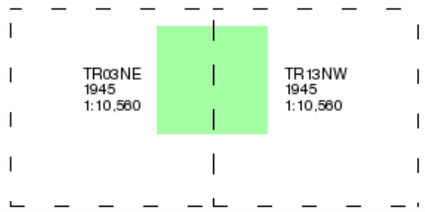
Historical Aerial Photography

Published 1945

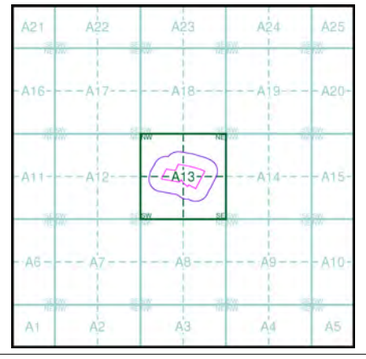
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Aerial Photography - Slice A



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Order Details

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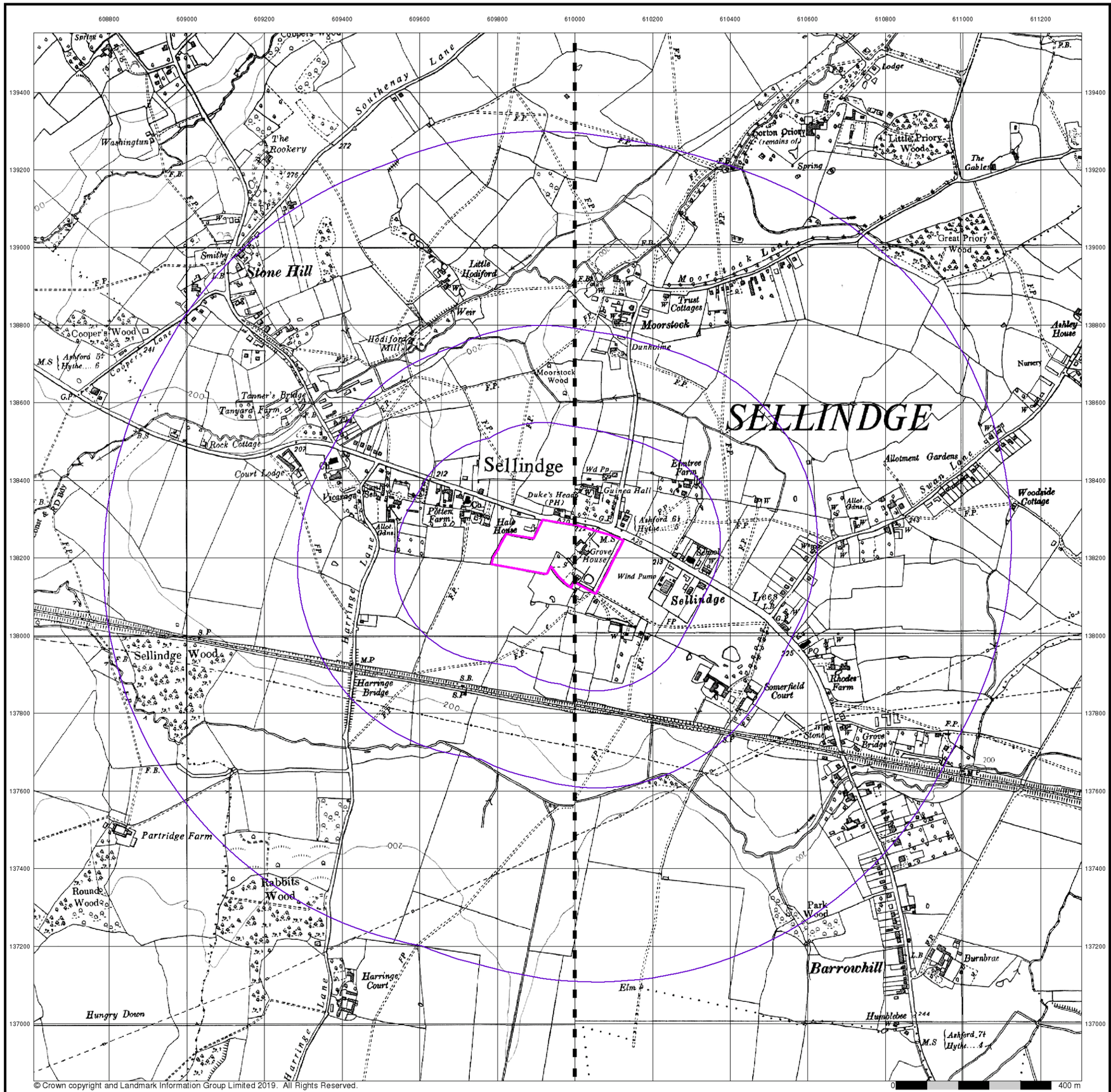

RSK

Ordnance Survey Plan

Published 1961

Source map scale - 1:10,000

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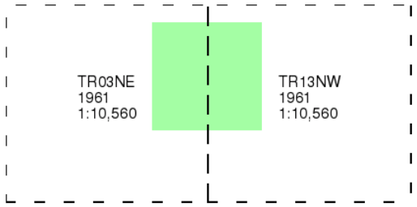
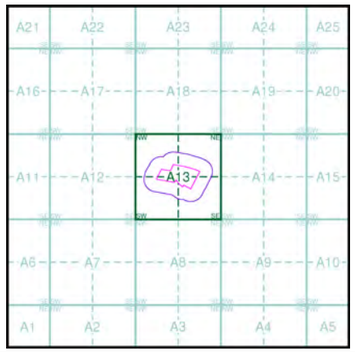
Map Name(s) and Date(s)



Historical Map - Slice A



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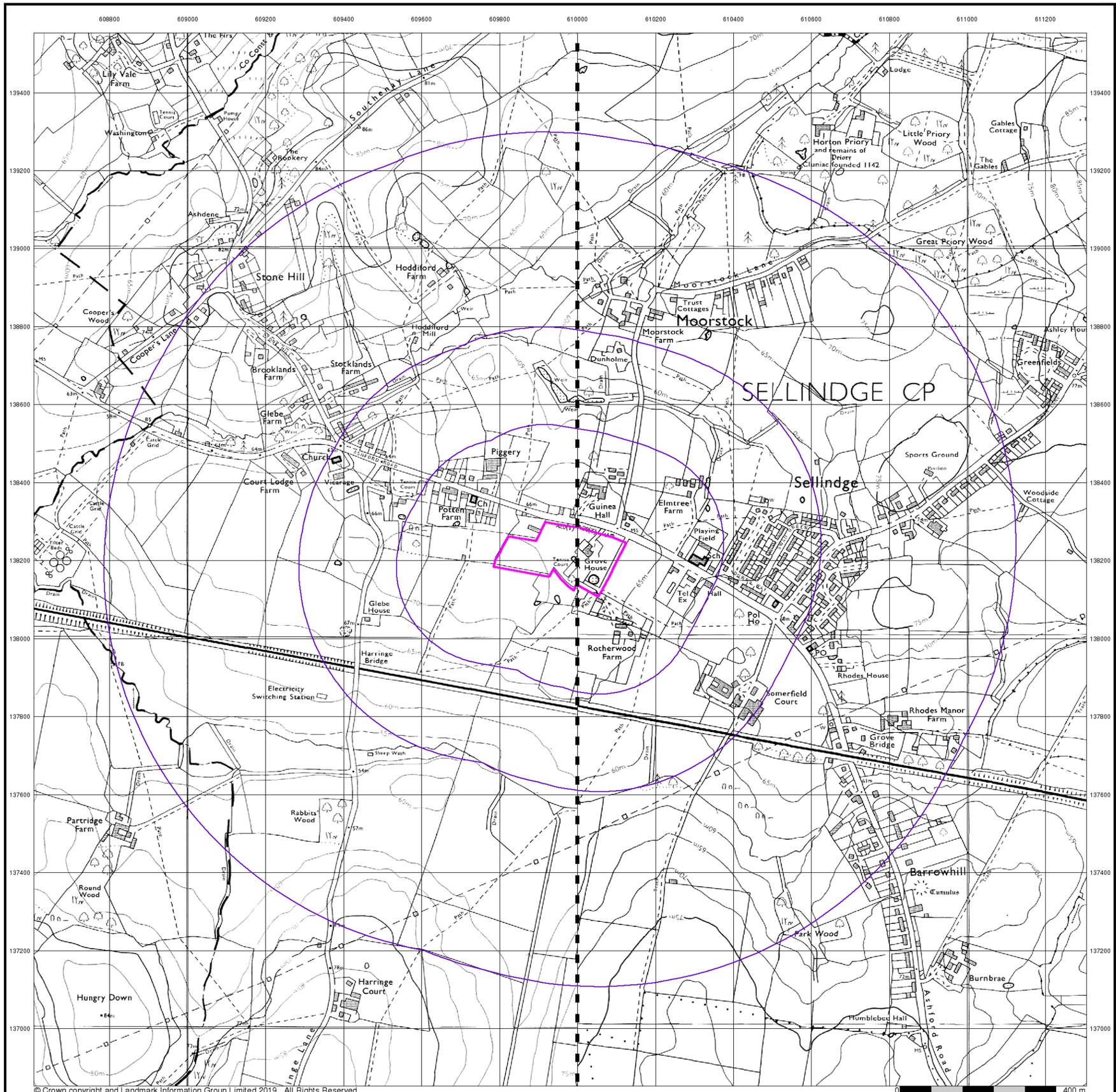


RSK

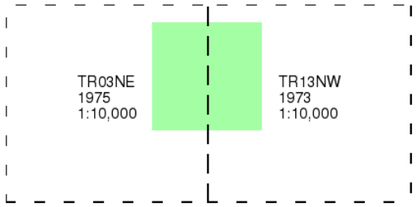
Ordnance Survey Plan

Published 1973 - 1975

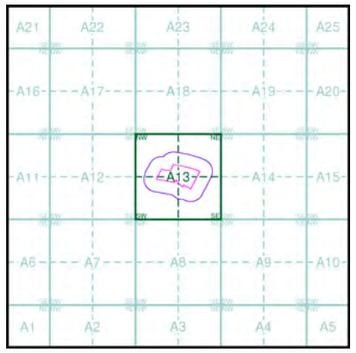
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
Site Area (Ha):	3.65
Search Buffer (m):	1000

Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

Landmark INFORMATION GROUP
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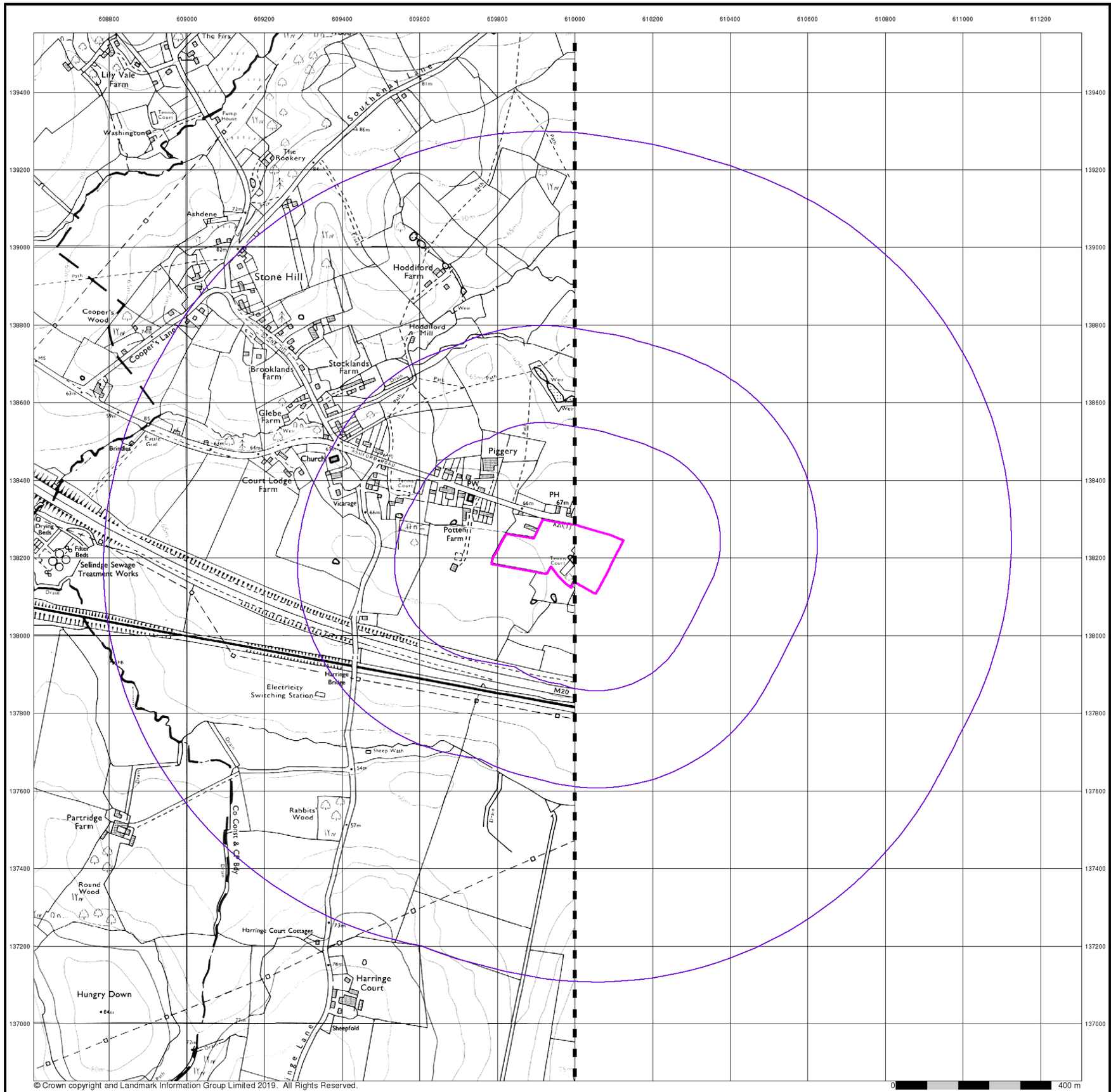

RSK

Ordnance Survey Plan

Published 1989

Source map scale - 1:10,000

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

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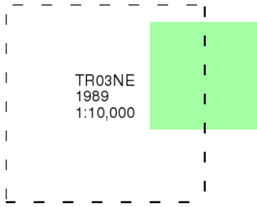
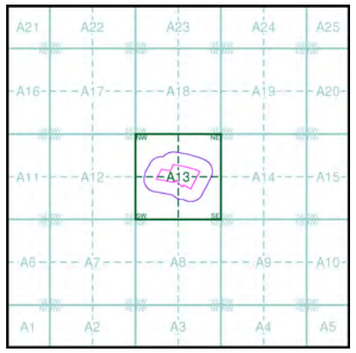


Historical Map - Slice A



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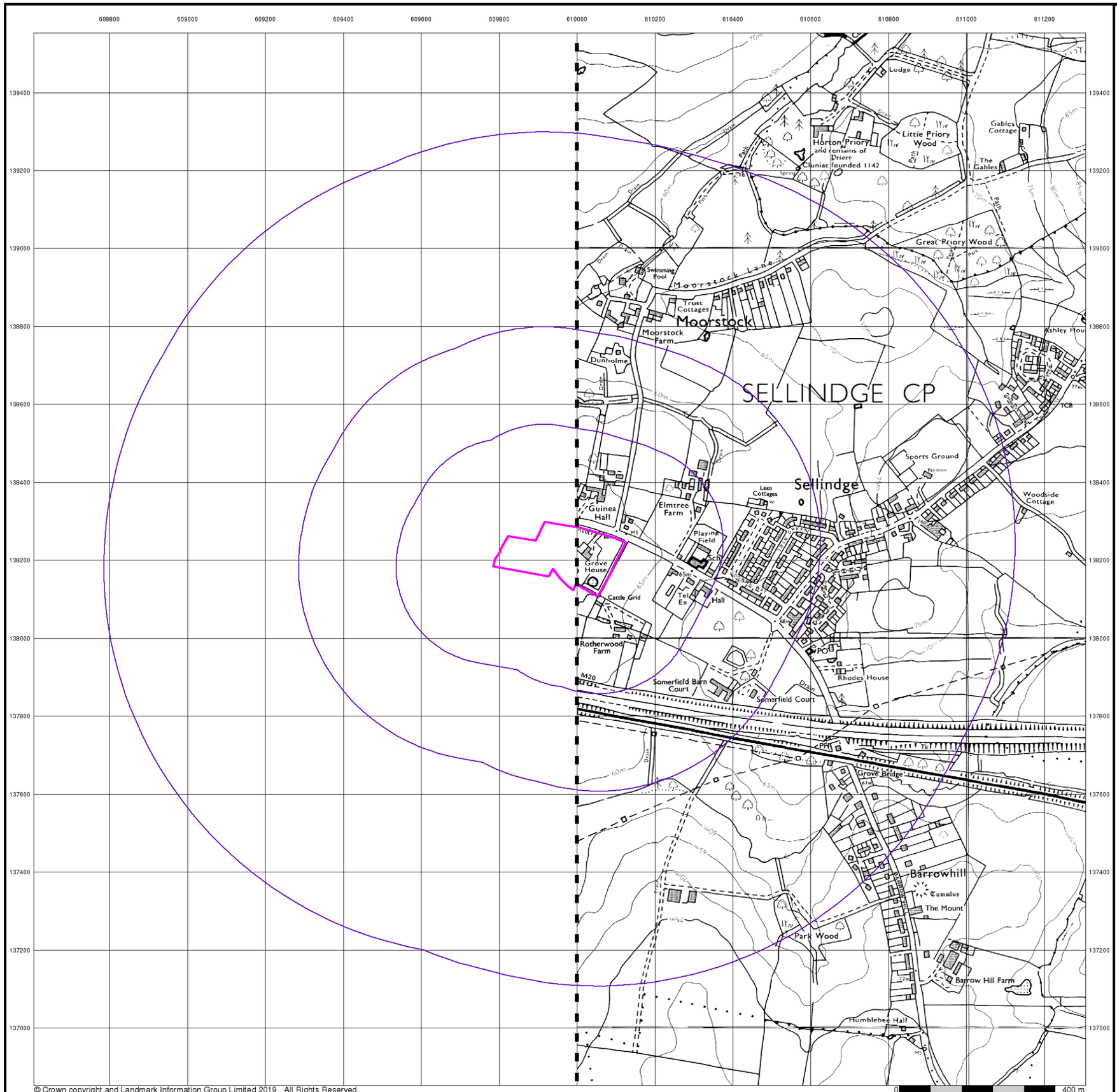

RSK

Ordnance Survey Plan

Published 1990

Source map scale - 1:10,000

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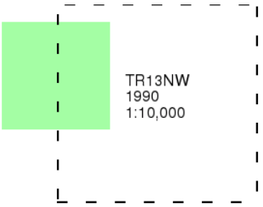

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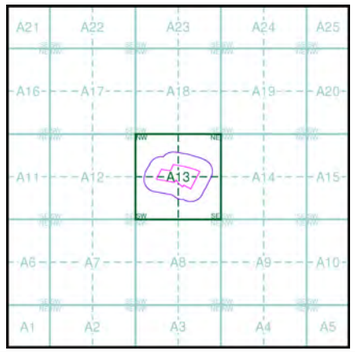

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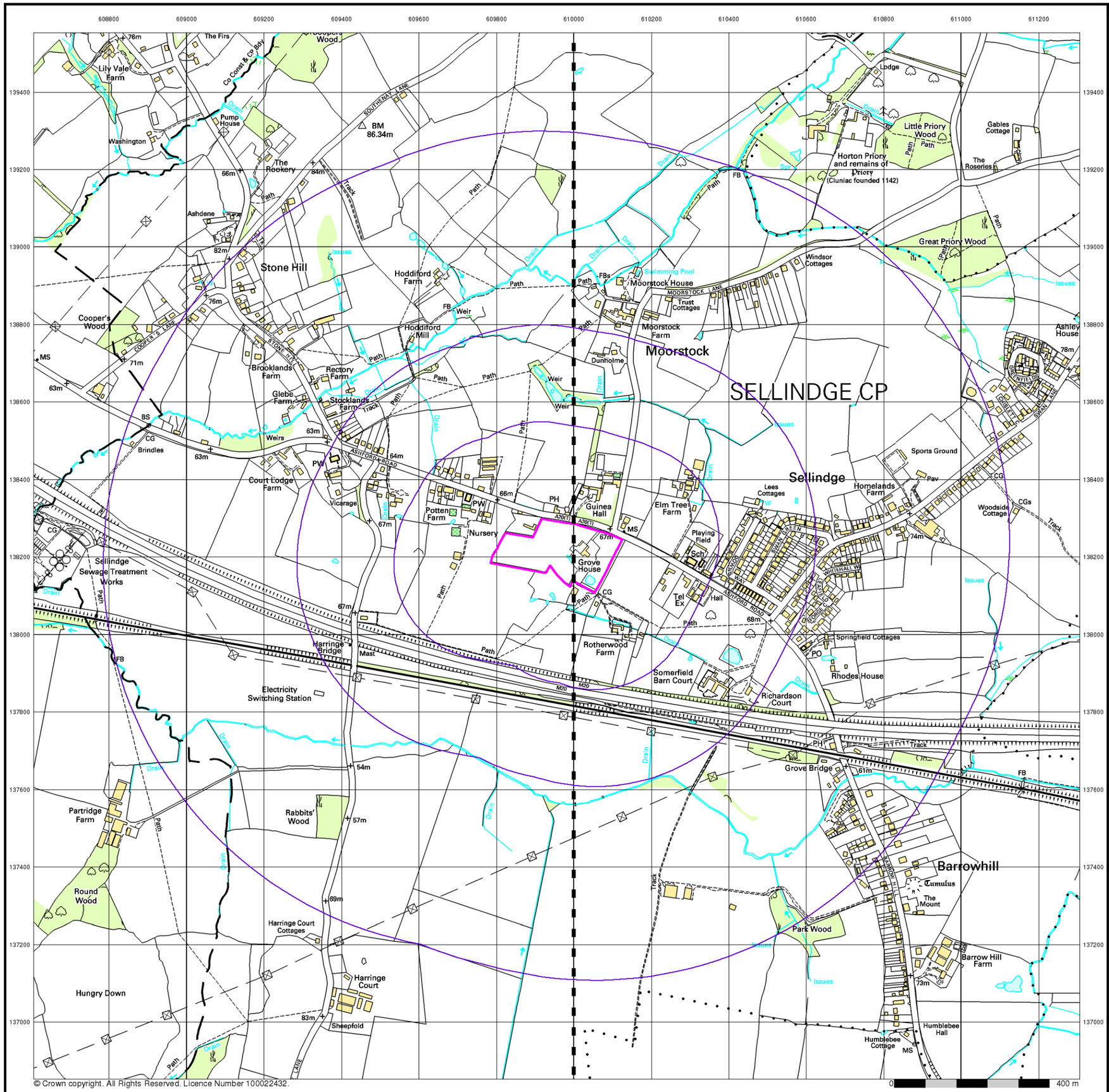


RSK

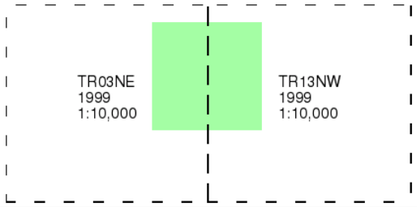
10k Raster Mapping

Published 1999

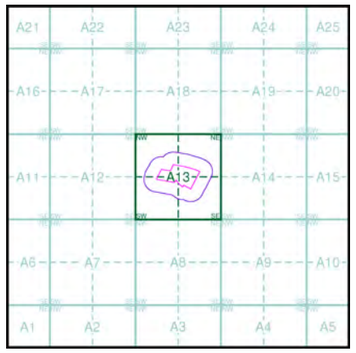
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



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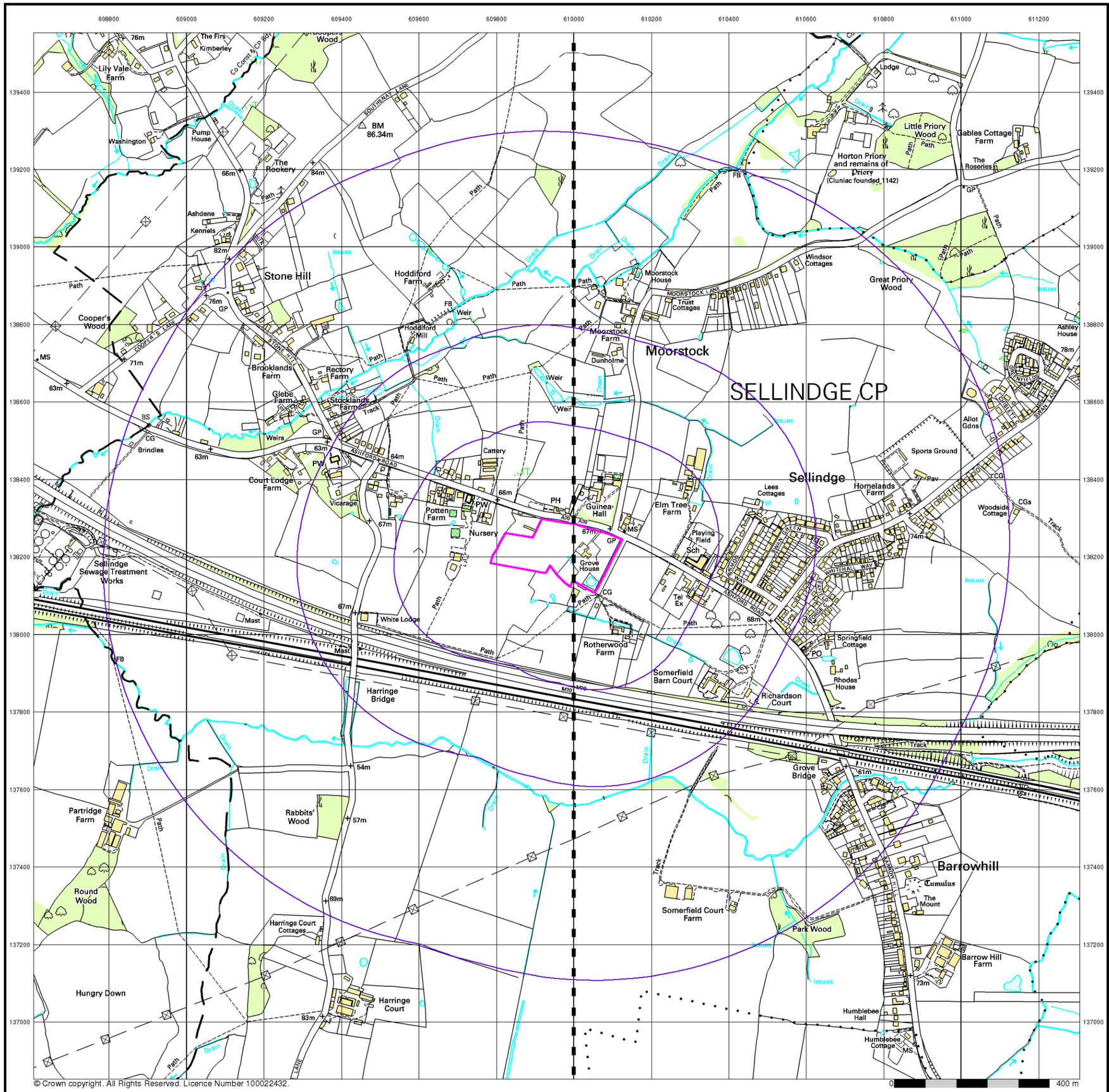


0 400 m

RSK

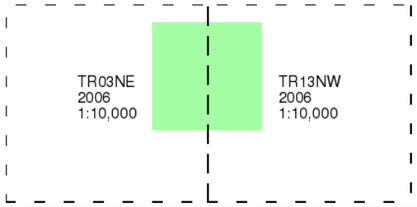
10k Raster Mapping

Published 2006

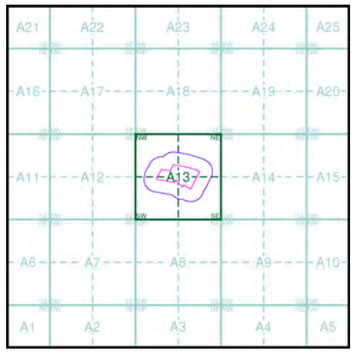
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



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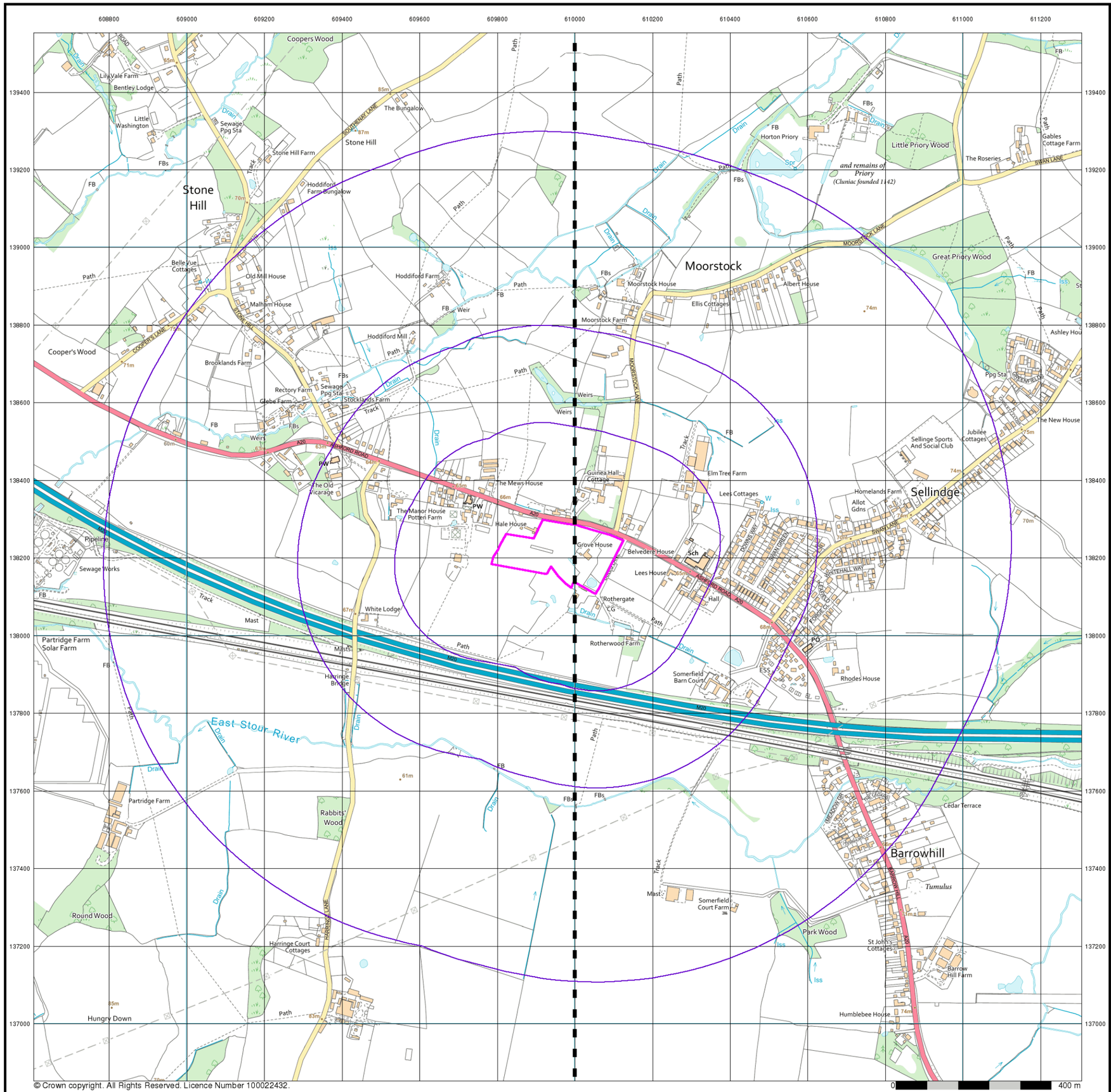


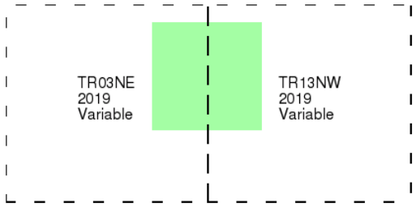
VectorMap Local

Published 2019

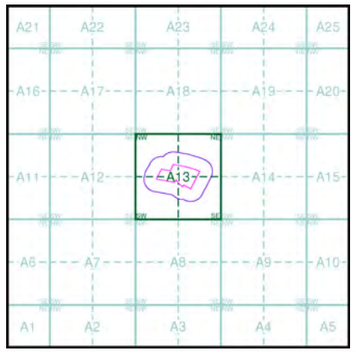
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



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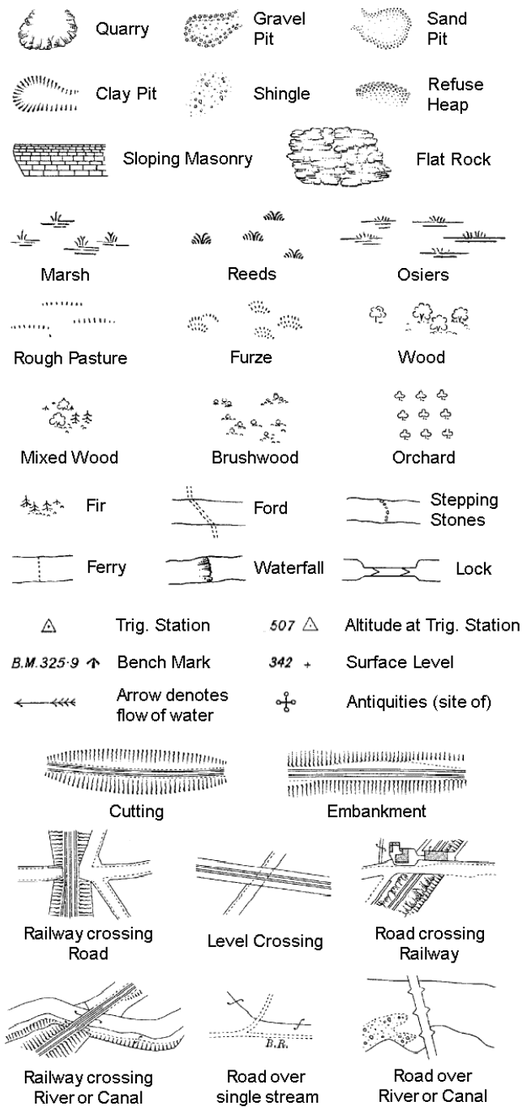
Historical Mapping Legends

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



County Boundary (Geographical)

County & Civil Parish Boundary

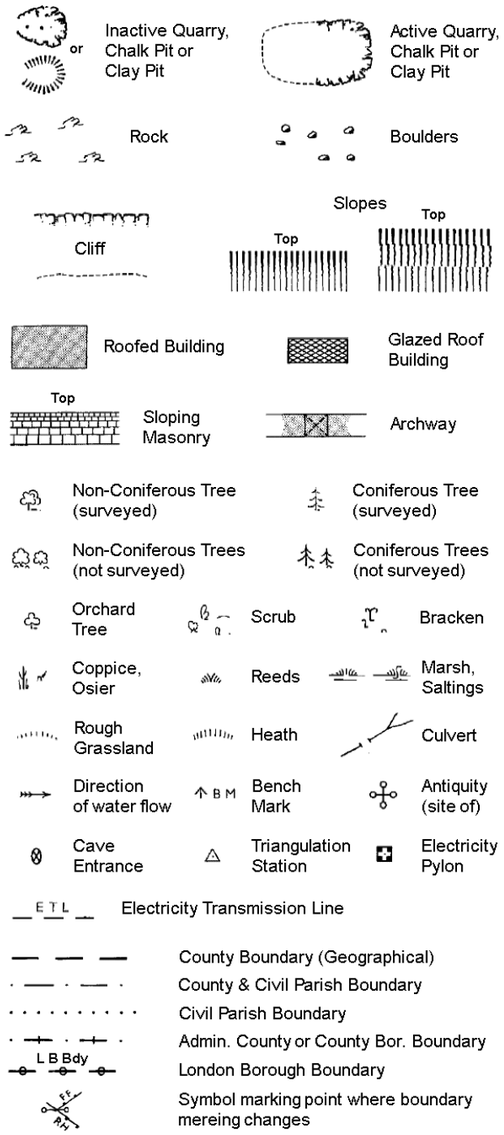
Administrative County & Civil Parish Boundary

Co. Boro. Bdy. County Borough Boundary (England)

Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

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



County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

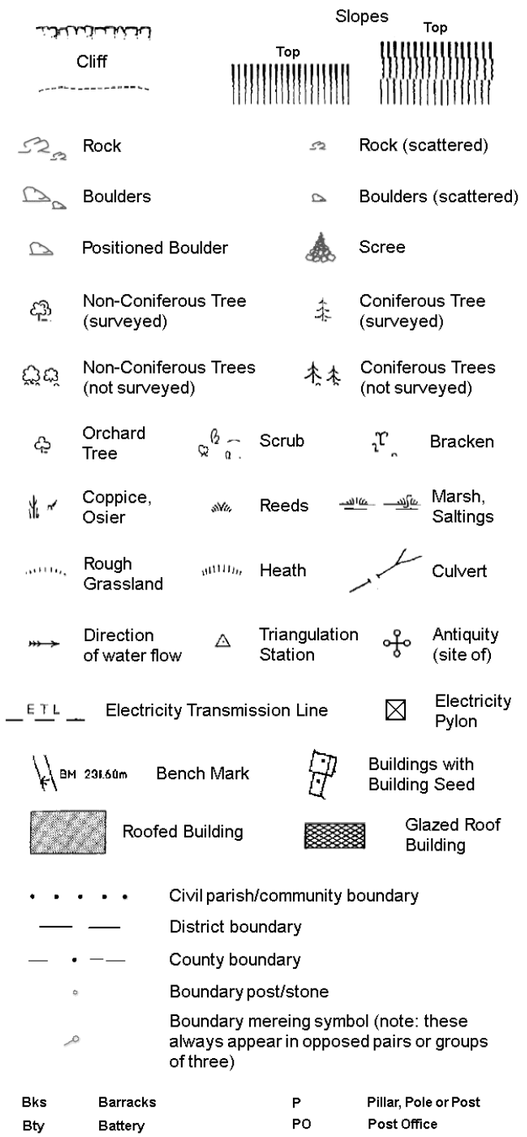
Admin. County or County Bor. Boundary

L B Bdy London Borough Boundary

Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

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



Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

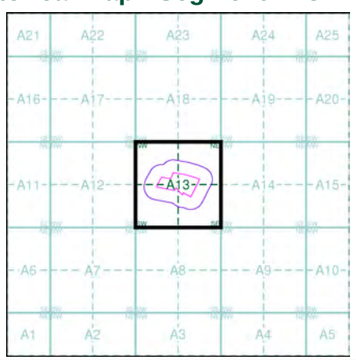
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

RSK

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Kent	1:2,500	1873	2
Kent	1:2,500	1898	3
Kent	1:2,500	1907	4
Kent	1:2,500	1939	5
Ordnance Survey Plan	1:2,500	1971	6
Supply of Unpublished Survey Information	1:2,500	1973	7
Additional SIMs	1:2,500	1982 - 1989	8
Ordnance Survey Plan	1:2,500	1986 - 1989	9
Additional SIMs	1:2,500	1989	10
Large-Scale National Grid Data	1:2,500	1993 - 1994	11
Large-Scale National Grid Data	1:2,500	1993	12
Historical Aerial Photography	1:2,500	1999	13

Historical Map - Segment A13



Order Details

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Site Details

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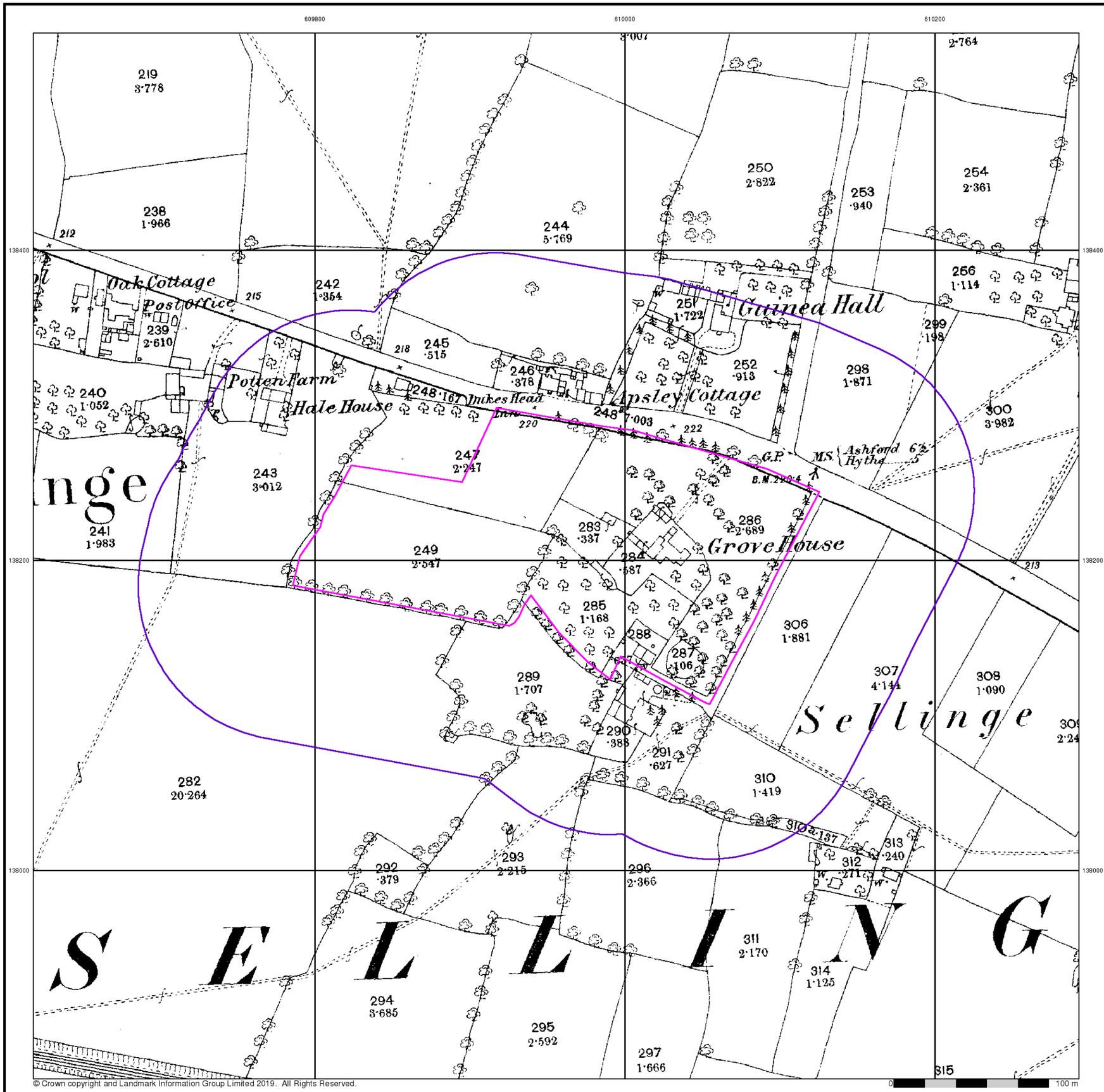


RSK

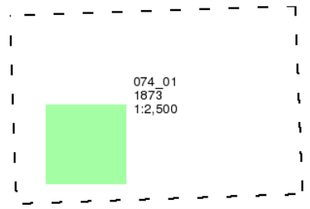
Kent

Published 1873

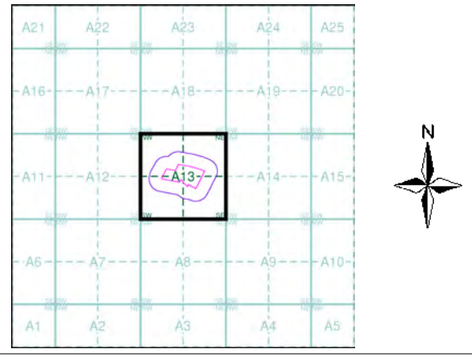
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



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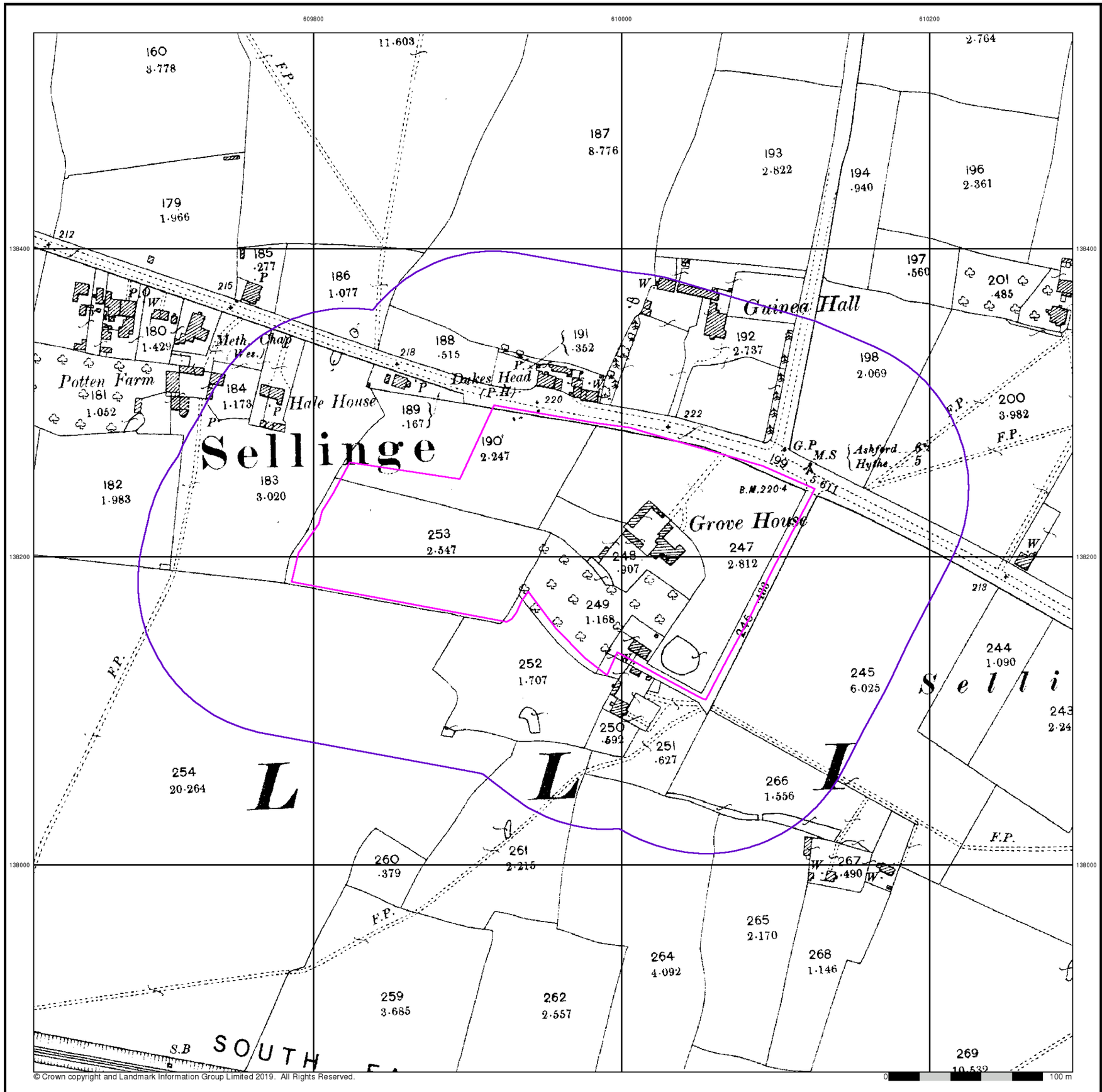

RSK

Kent

Published 1898

Source map scale - 1:2,500

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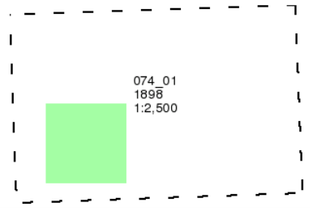
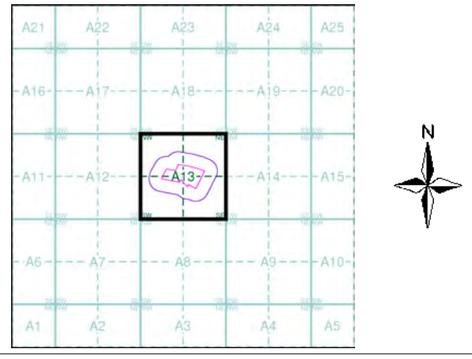


Historical Map - Segment A13



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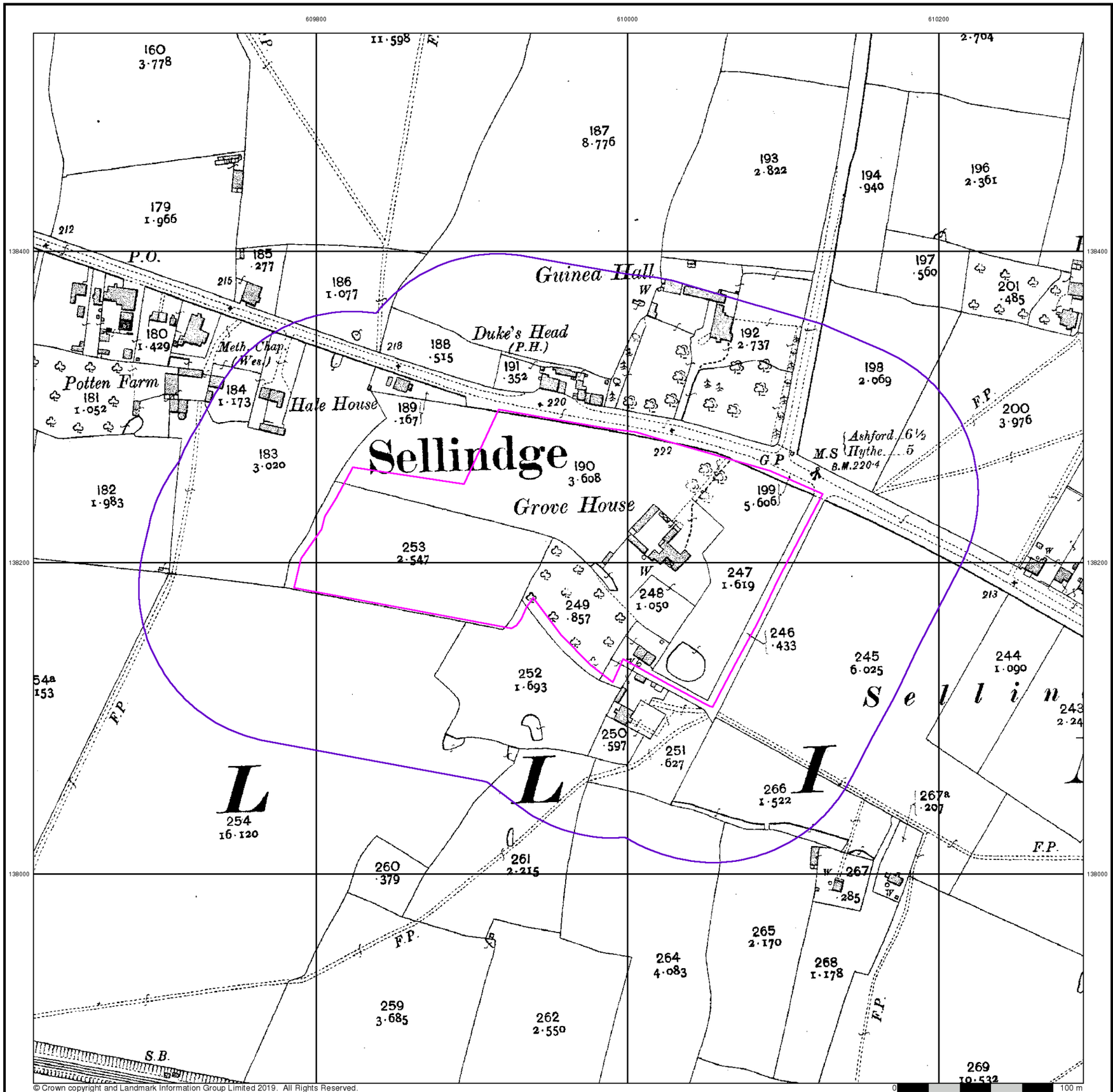

RSK

Kent

Published 1907

Source map scale - 1:2,500

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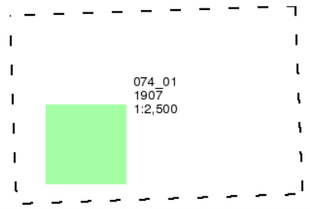
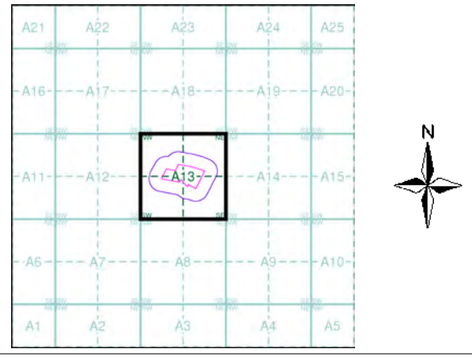


Historical Map - Segment A13



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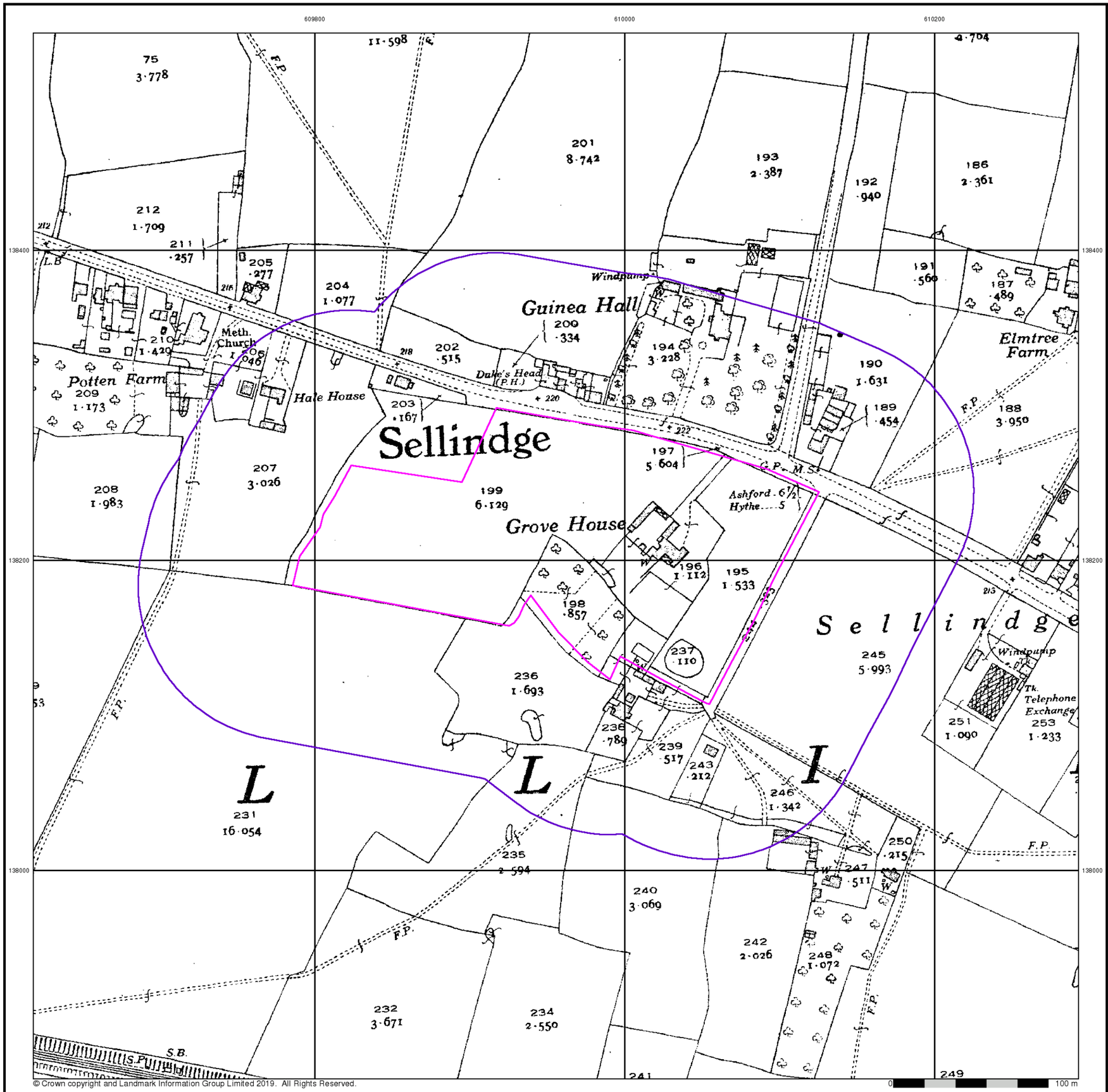


RSK

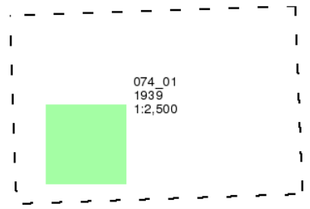
Kent

Published 1939

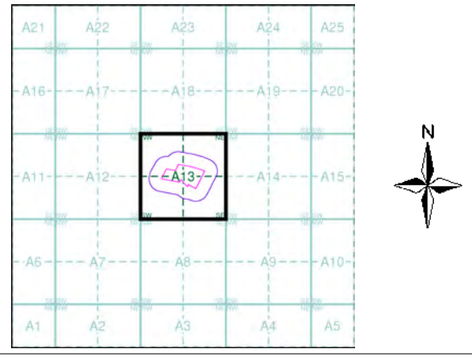
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
Site Area (Ha):	3.65
Search Buffer (m):	100

Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

Landmark INFORMATION GROUP
Tel: 0844 844 9952
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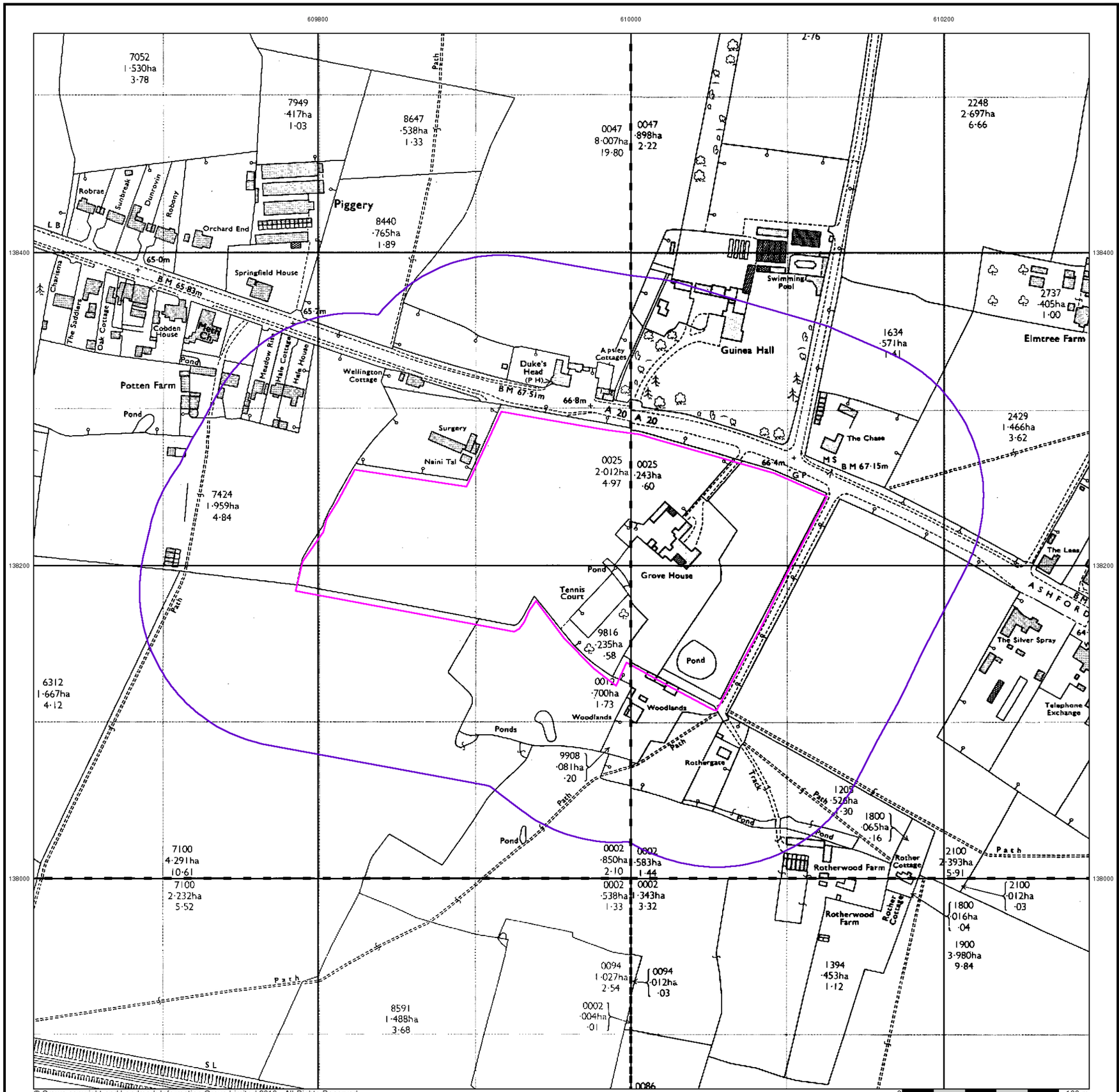
Web: www.envirocheck.co.uk



RSK

Ordnance Survey Plan

Published 1971

Source map scale - 1:2,500

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

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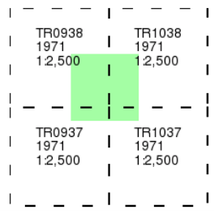
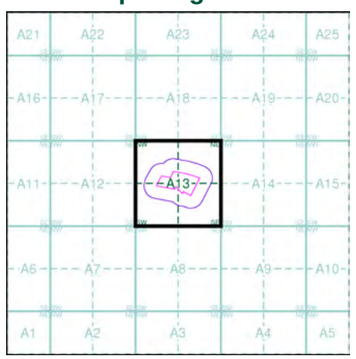


Historical Map - Segment A13



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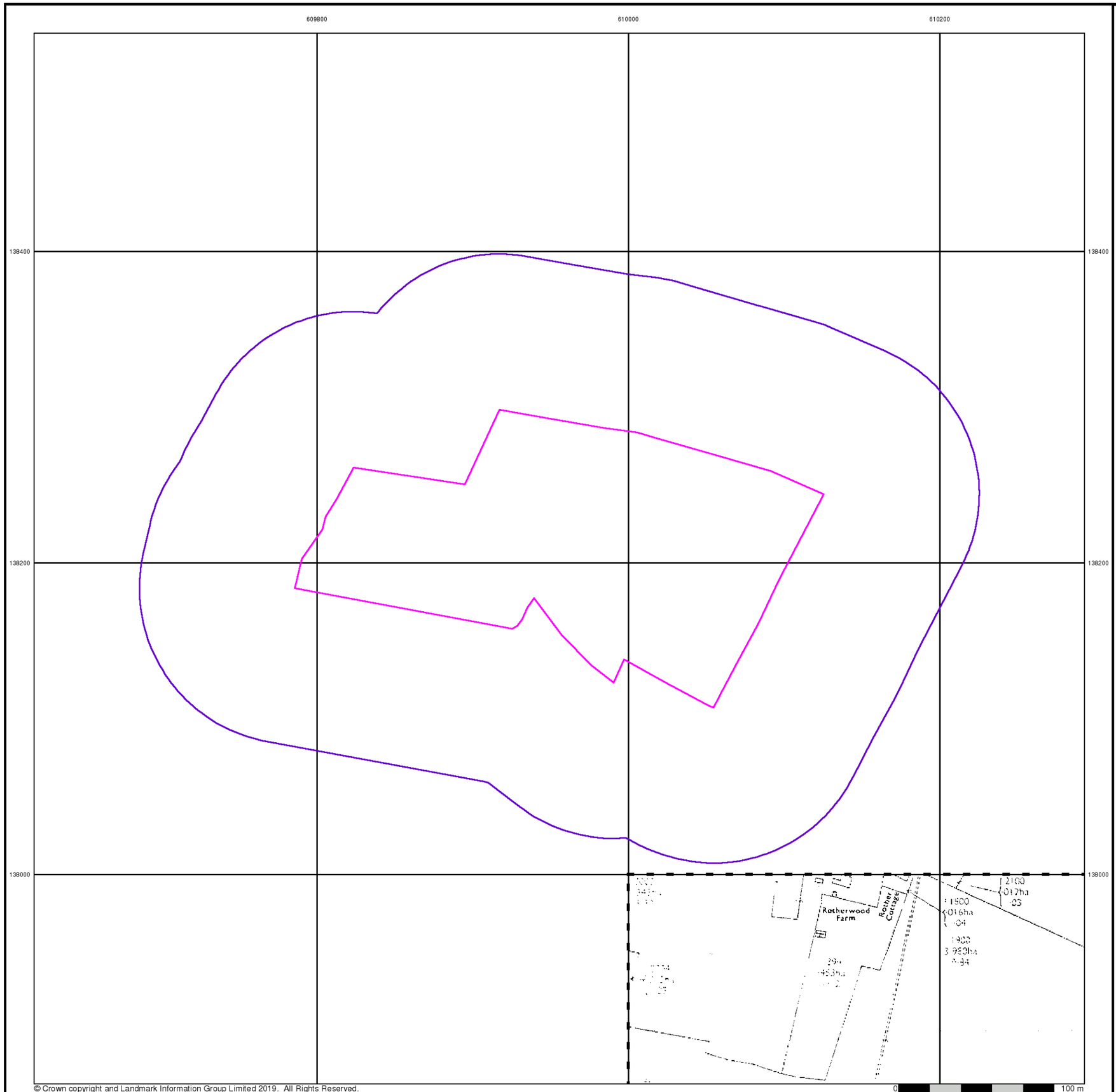


RSK

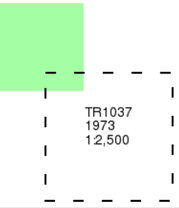
Supply of Unpublished Survey Information

Published 1973

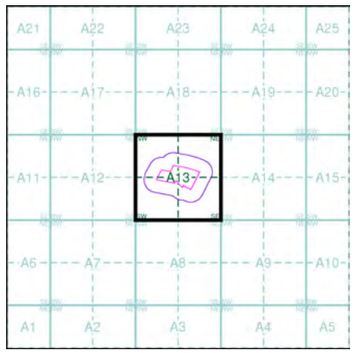
Source map scale - 1:2,500

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a `work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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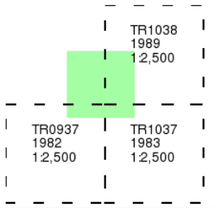
Additional SIMs

Published 1982 - 1989

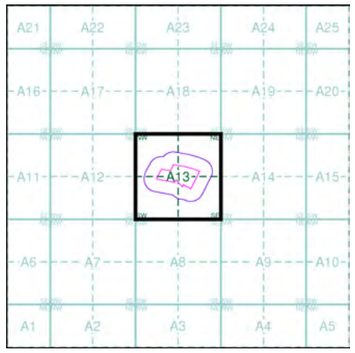
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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RSK

Ordnance Survey Plan

Published 1986 - 1989

Source map scale - 1:2,500

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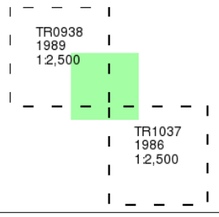
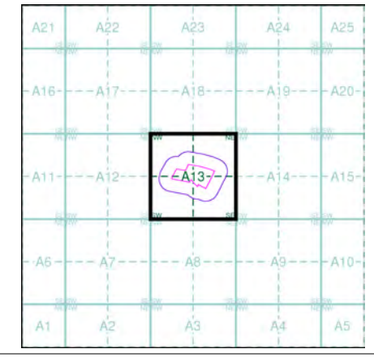


Historical Map - Segment A13



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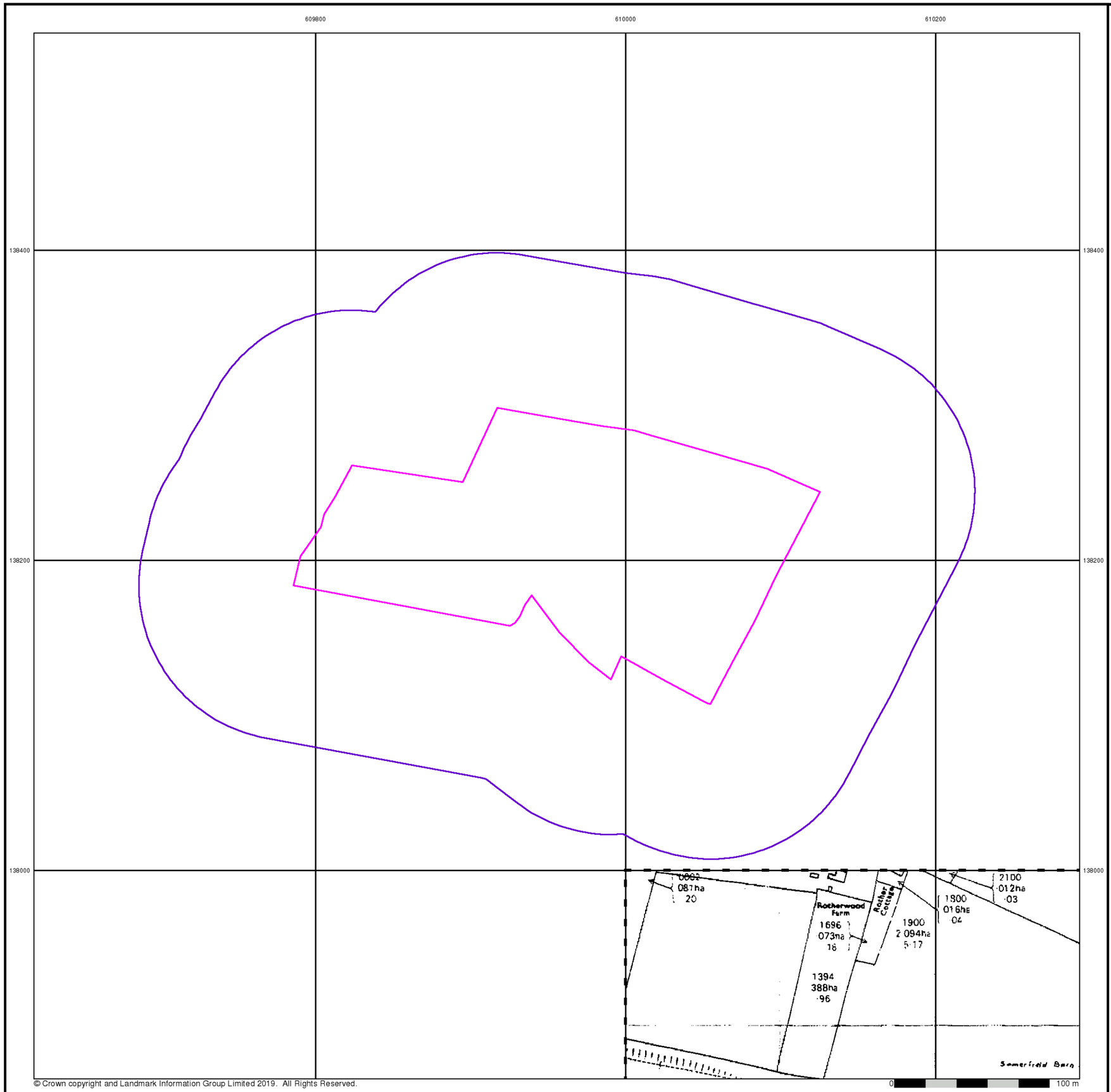


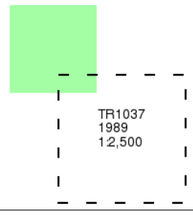
Additional SIMs

Published 1989

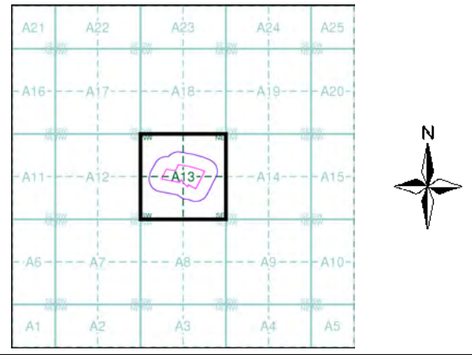
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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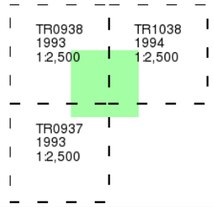
Large-Scale National Grid Data

Published 1993 - 1994

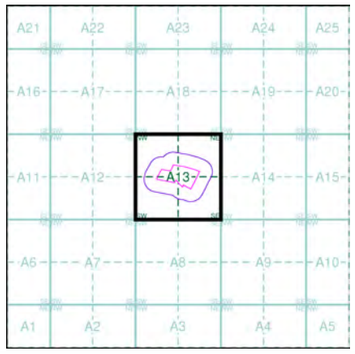
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



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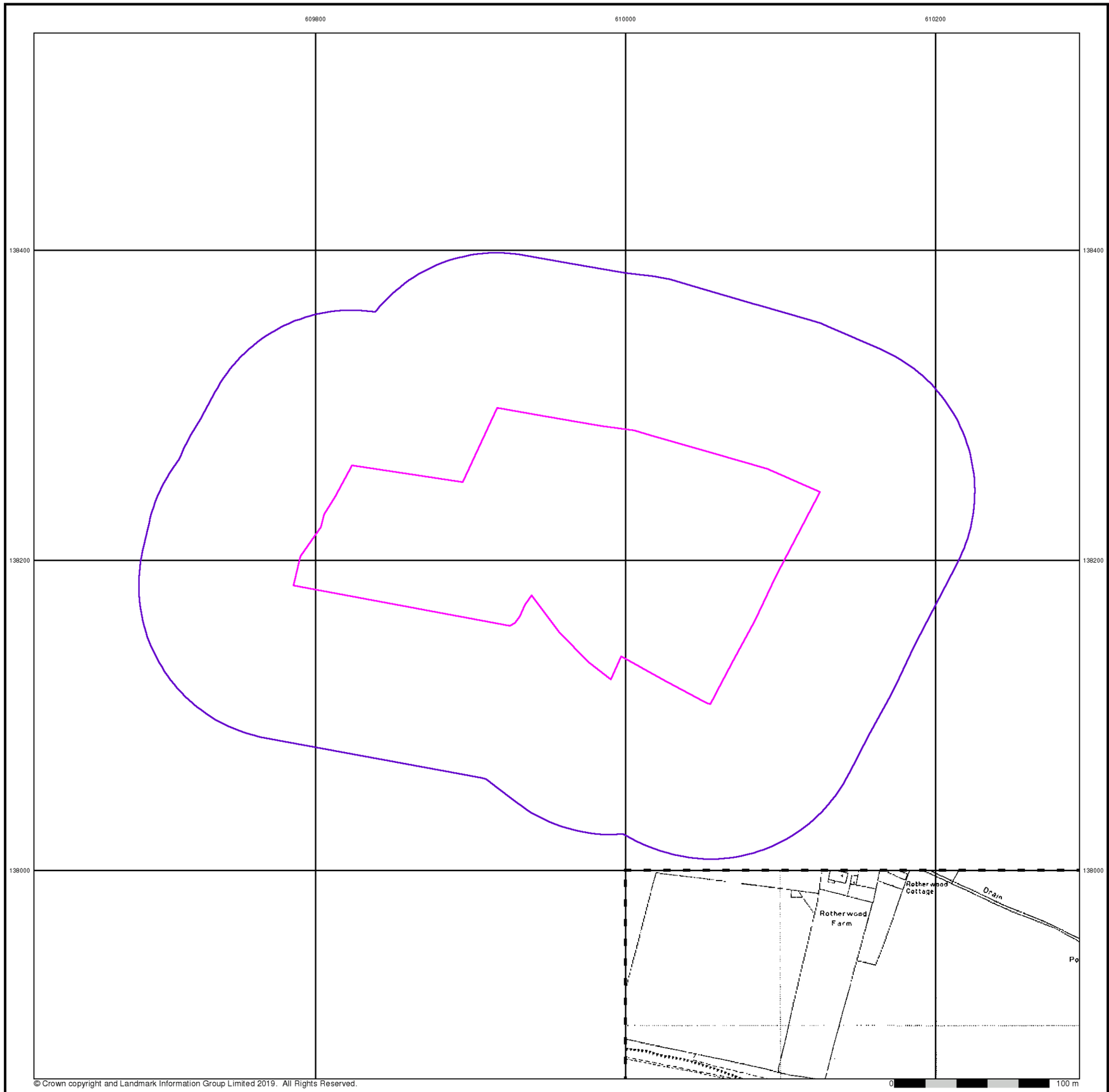


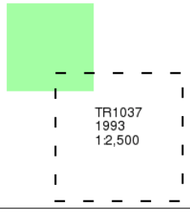
Large-Scale National Grid Data

Published 1993

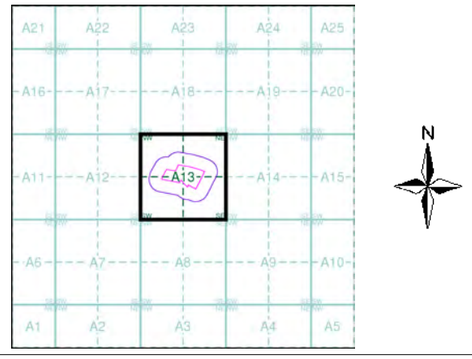
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Slice:	A
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Site Details

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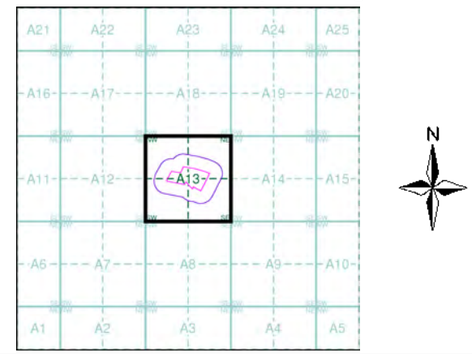
Historical Aerial Photography

Published 1999

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

Historical Aerial Photography - Segment A13



Order Details

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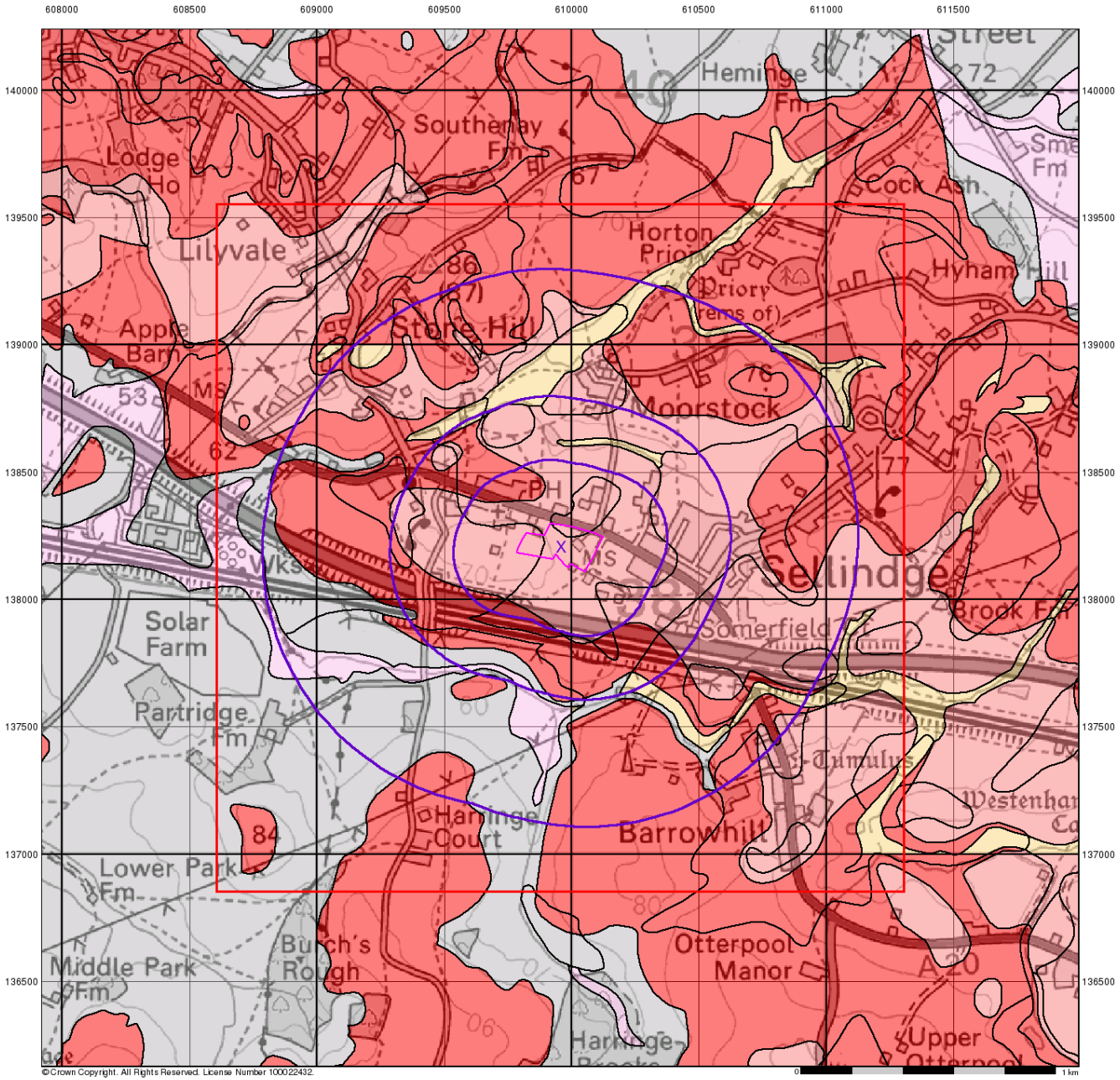


Groundwater Vulnerability

General

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

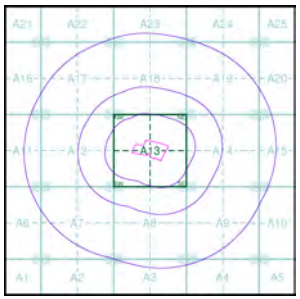
Agency and Hydrological

Bedrock Aquifers	Superficial Aquifers
High Vulnerability, Principal Aquifer	High Vulnerability, Principal Aquifer
High Vulnerability, Secondary Aquifer	High Vulnerability, Secondary Aquifer
Medium Vulnerability, Principal Aquifer	Medium Vulnerability, Principal Aquifer
Medium Vulnerability, Secondary Aquifer	Medium Vulnerability, Secondary Aquifer
Low Vulnerability, Principal Aquifer	Low Vulnerability, Principal Aquifer
Low Vulnerability, Secondary Aquifer	Low Vulnerability, Secondary Aquifer

Unproductive Aquifer

Soluble Rock

Site Sensitivity Context Map - Slice A



N

Order Details

Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
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Search Buffer (m):	1000

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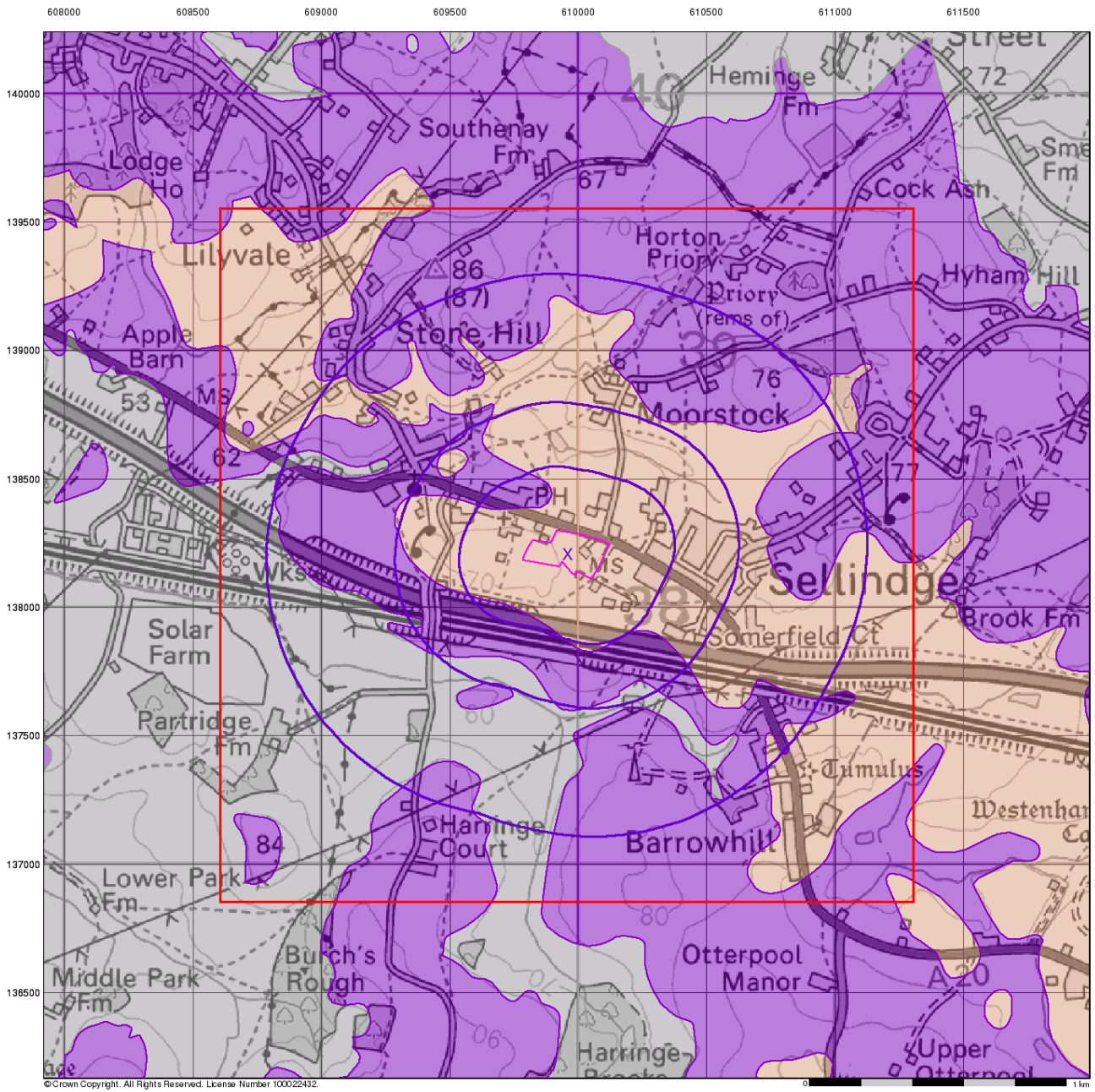


Bedrock Aquifer Designation

General

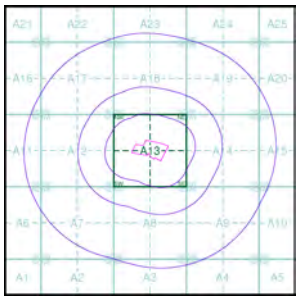
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A



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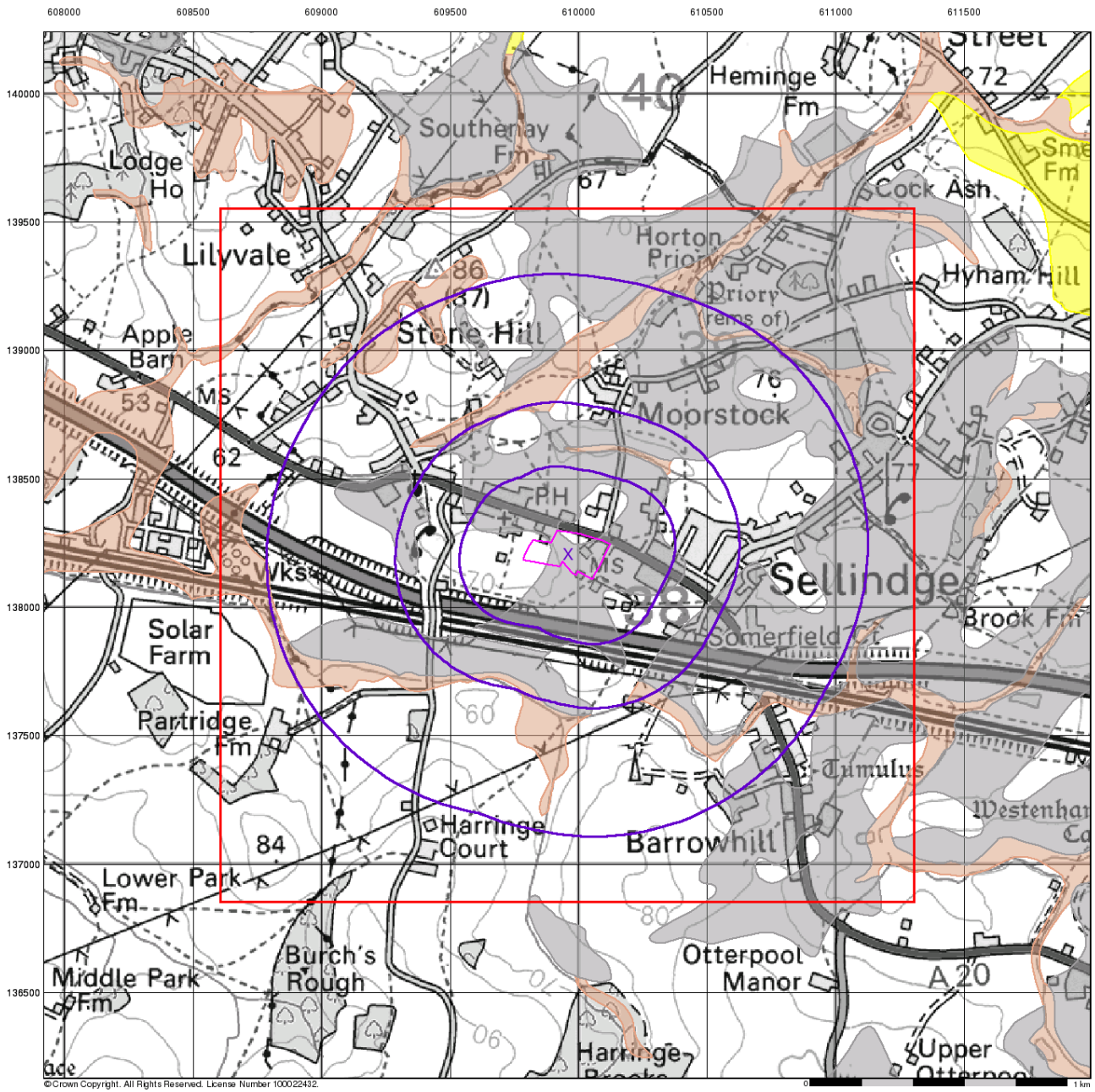
Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD



Superficial Aquifer Designation

General

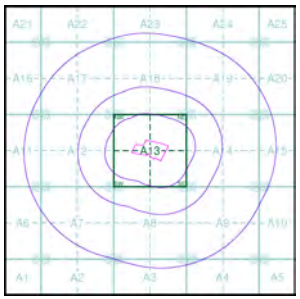
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A



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Site Details

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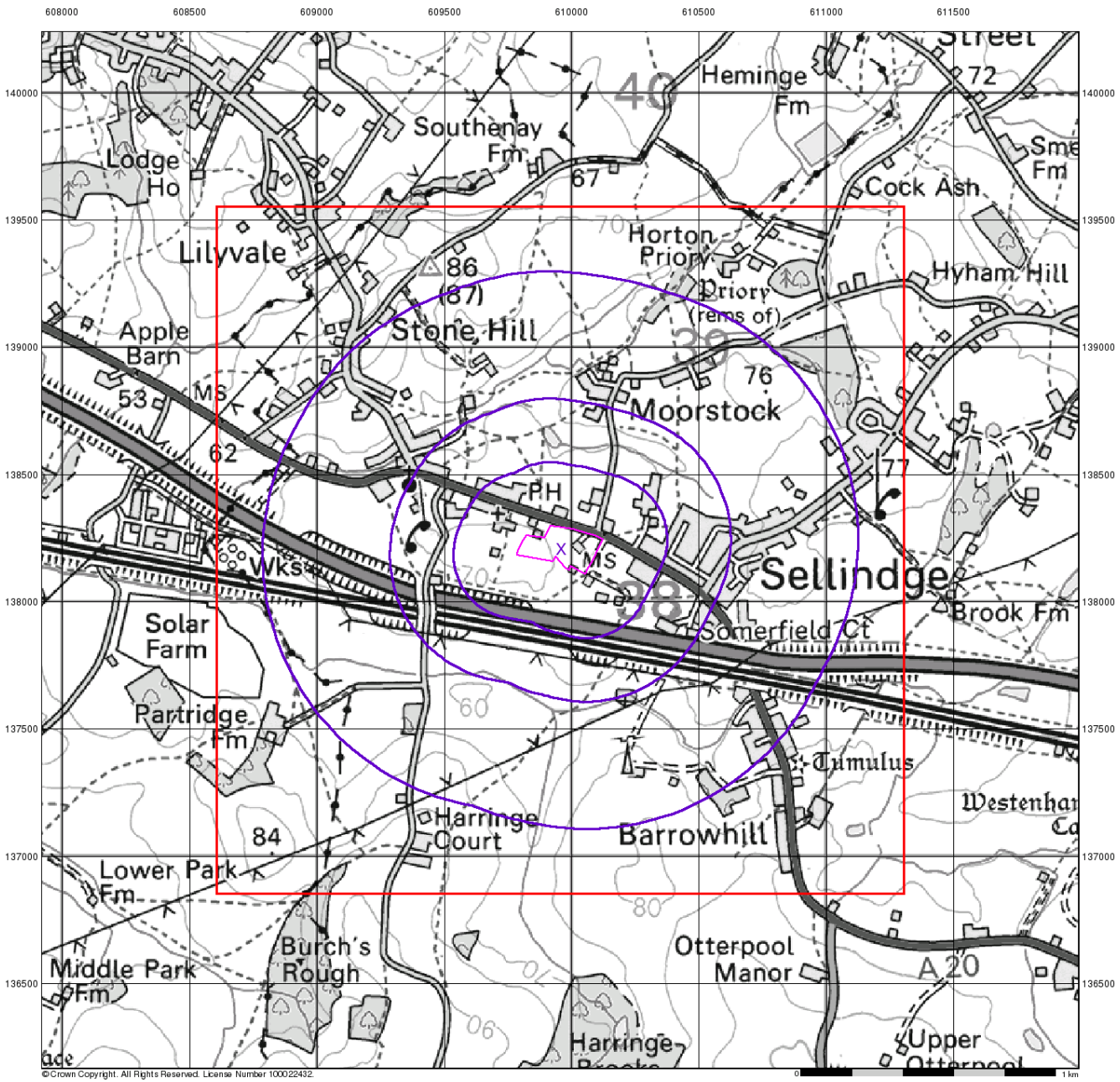


Source Protection Zones

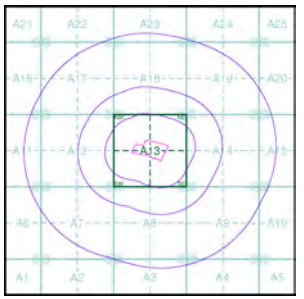
General

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

Agency and Hydrological

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

Site Sensitivity Context Map - Slice A



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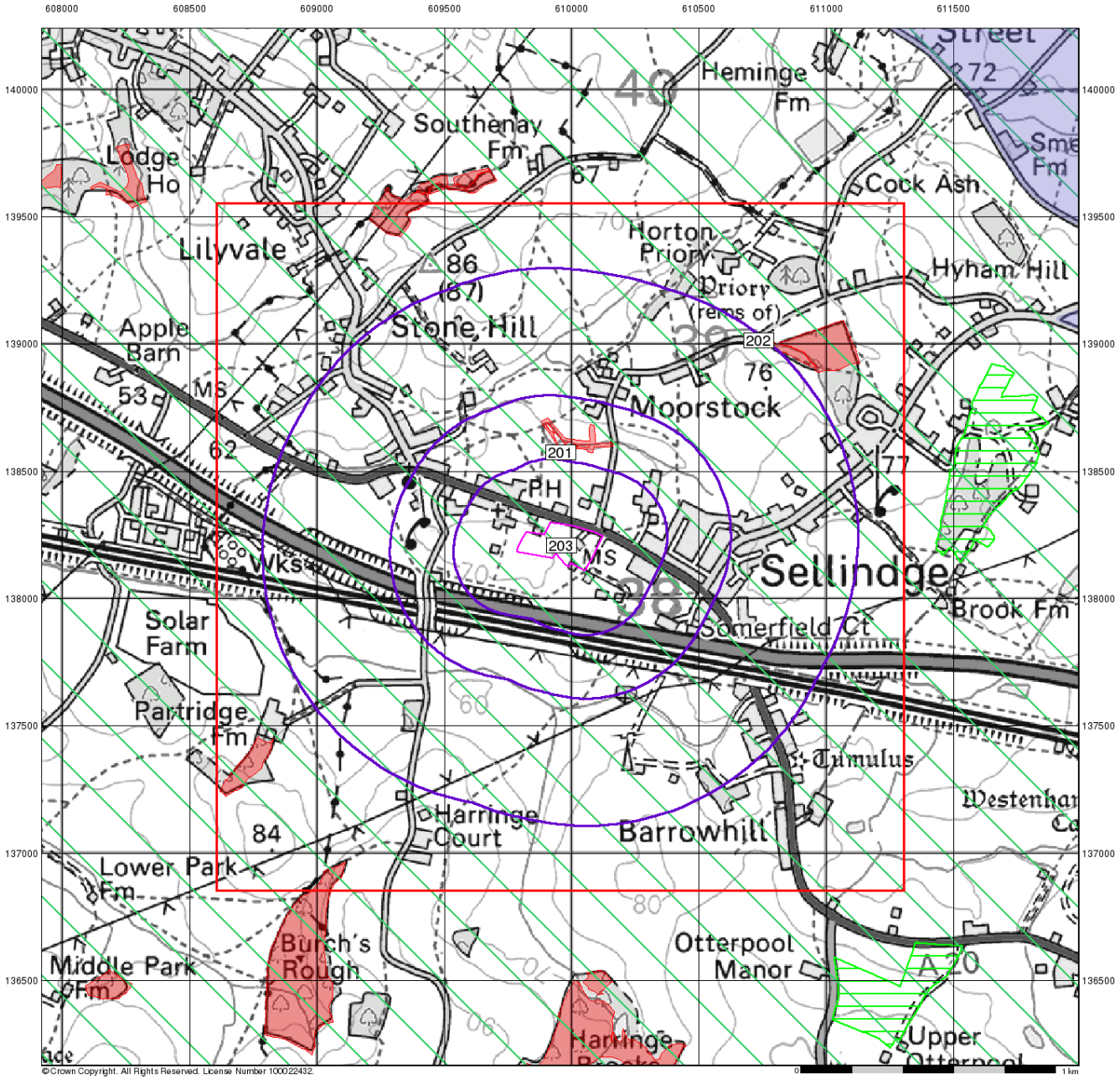


RSK

Sensitive Land Uses

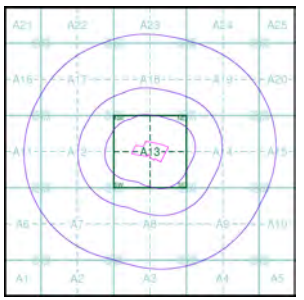
General

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

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A



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Order Details

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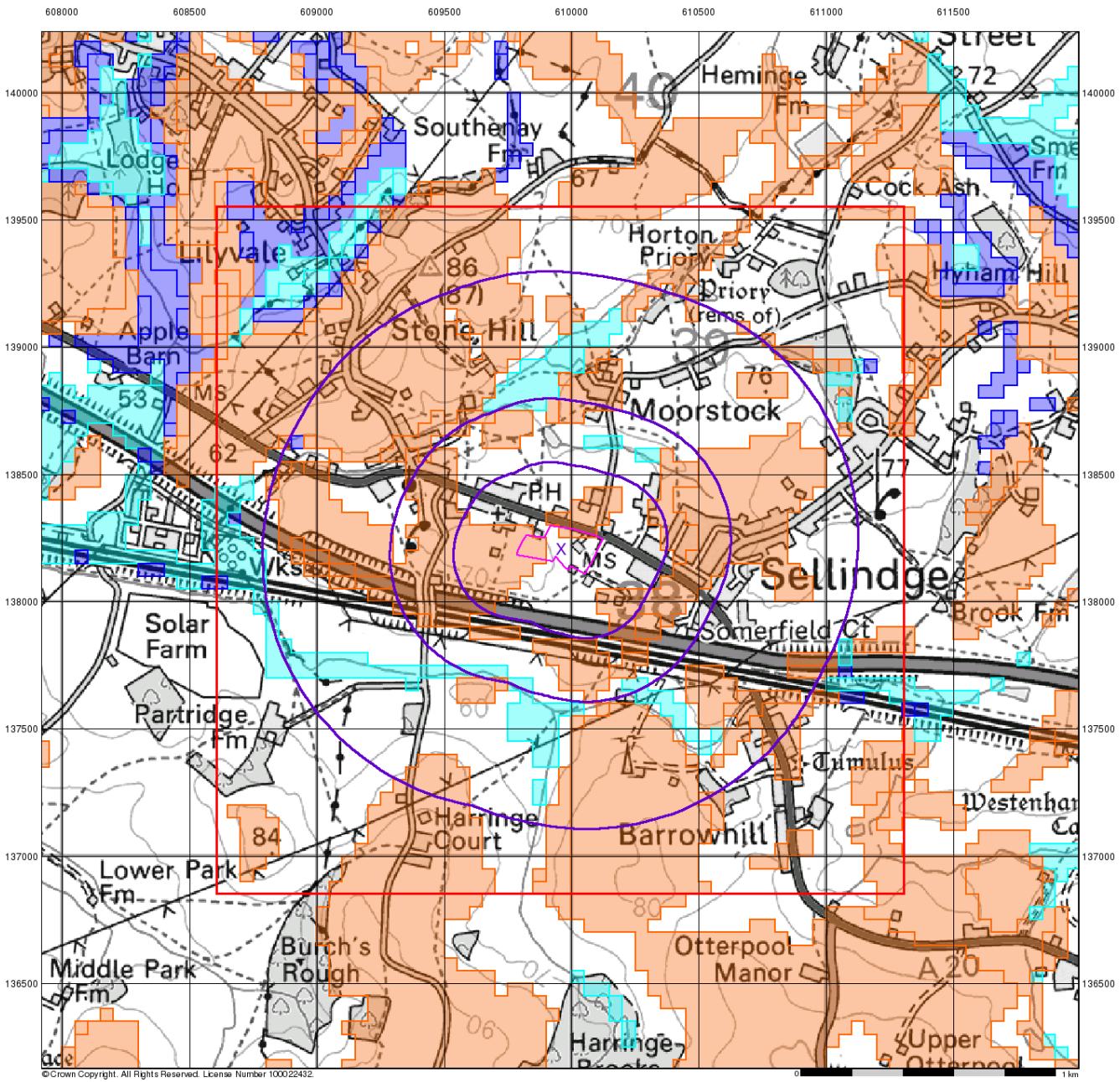


RSK

BGS Flood GFS Data

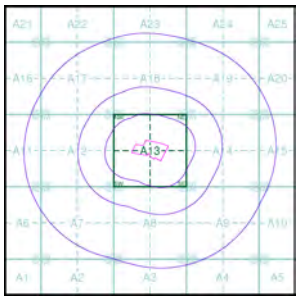
General

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

Agency and Hydrological (Flood)

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

Site Sensitivity Context Map - Slice A



Order Details

Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
Site Area (Ha):	3.65
Search Buffer (m):	1000

Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Envirocheck® Report:

Datasheet

Order Details:

Order Number:
212868108_1_1

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3.65

Search Buffer (m):
1000

Site Details:

Upper Otterpool, Sellindge
ASHFORD
TN25 6DD

Client Details:

Miss S Gower
RSK Environment Ltd
18 Frogmore Road
Hemel Hempstead
Hertfordshire
HP3 9RT

Contents

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.
In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

Report Version v53.0

Contents

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents					
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 2	Yes			
Pollution Incidents to Controlled Waters	pg 2		1		2
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 2				1
Water Abstractions	pg 2				(*4)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 3	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 4	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 4	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 5		9	36	102

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 22			1	1
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage		2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)					
Registered Landfill Sites	pg 22				1
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 23	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 23	Yes		Yes	Yes
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain	pg 26	Yes		n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 26	Yes	Yes	n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 27	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 27	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 27	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 29		5	1	11
Fuel Station Entries	pg 30			1	
Points of Interest - Commercial Services	pg 30			1	3
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 30		2		
Points of Interest - Public Infrastructure	pg 31			2	4
Points of Interest - Recreational and Environmental					
Gas Pipelines					
Underground Electrical Cables	pg 31		8	8	8

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland	pg 34			1	1
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 34	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	0	1	609900 138206
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (N)	0	1	609959 138250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	0	1	610000 138250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	74	1	610100 138050
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	184	1	610300 138300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	251	1	610250 137950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	258	1	610000 137850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	264	1	609959 137850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	277	1	609800 137900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SE (N)	320	1	610050 138600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	324	1	609800 138600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SE (NE)	331	1	610250 138550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (SE)	341	1	610200 137800
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	402	1	609950 138700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (N)	403	1	609959 138700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (SW)	410	1	609450 137950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (N)	410	1	610000 138700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NE (SE)	433	1	610200 137700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NW (SW)	434	1	609750 137750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NW (S)	446	1	609850 137700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (NW)	449	1	609700 138700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SW (N)	452	1	609900 138750

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (S)	483	1	609750 137700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (SW)	492	1	609700 137700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (W)	493	1	609300 138100
	Nearest Surface Water Feature	A13SE (SE)	0	-	609988 138193
1	**Pollution Incidents to Controlled Waters** Property Type: Sheep Location: SELLINDGE Authority: Environment Agency, Southern Region Pollutant: Oils - Other Oil Note: Oil In Ditch Incident Date: 26th November 1997 Incident Reference: 297450 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NW (E)	200	2	610300 138340
2	**Pollution Incidents to Controlled Waters** Property Type: Other Transport Location: Stone Hill, SELLINDGE Authority: Environment Agency, Southern Region Pollutant: Miscellaneous - Urban Runoff Note: Sucklift Lorry Discharging Contents Into River; Road (Road Traffic Accident) Incident Date: 9th June 1995 Incident Reference: 295105 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Miscellaneous/Other Pollution Type Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	624	2	609300 138600
3	**Pollution Incidents to Controlled Waters** Property Type: Transport, Storage, Communications Location: Location Description Not Available, SELLINDGE Authority: Environment Agency, Southern Region Pollutant: Construction / Demolition Material : Inert Street Works Waste Note: Not Supplied Incident Date: 29th November 1999 Incident Reference: 5203 Catchment Area: Stour Receiving Water: Potential River Cause of Incident: Human Actions : Operator Error Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 10m	A9NE (SE)	902	2	610800 137600
4	**Substantiated Pollution Incident Register** Authority: Environment Agency - South East Region, Kent & South London Area Incident Date: 29th December 2003 Incident Reference: 208396 Water Impact: Category 3 - Minor Incident Air Impact: Category 4 - No Impact Land Impact: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 10m Pollutant: Oils And Fuel: Kerosene And Aviation Fuel	A15NW (E)	850	2	610975 138226
	Water Abstractions Operator: Mr Sg Barten Licence Number: 9/40/04/0384/S Permit Version: 101 Location: Reach A-B On Trib Of East Stour Authority: Environment Agency, Southern Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a river or stream reach, or a row of wellpoints Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Area Outlined In Red On The Said Plan Authorised Start: 01 November Authorised End: 30 April Permit Start Date: 27th February 2017 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A24NE (NE)	1703	2	610900 139760

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Mr G Barten Licence Number: 9/40/04/0384/S Permit Version: 100 Location: Reach A-B On Trib Of East Stour Authority: Environment Agency, Southern Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a river or stream reach, or a row of wellpoints Source: Surface Daily Rate (m3): 682 Yearly Rate (m3): 22727 Details: Area Outlined In Red On The Said Plan Authorised Start: 01 November Authorised End: 30 April Permit Start Date: 16th February 1995 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A24NE (NE)	1703	2	610900 139760
	Water Abstractions Operator: Balfour Beatty Ltd Licence Number: 11/060 Permit Version: 2 Location: Point A, Unlined Pond At Sellinge, Kent Authority: Environment Agency, Southern Region Abstraction: Construction: Dust Suppression Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Ctrl Route As Boldly Outlined On Map Authorised Start: 01 April Authorised End: 31 October Permit Start Date: 2nd June 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(W)	1899	2	607900 138400
	Water Abstractions Operator: G. Barten Licence Number: 4/0384/ /S Permit Version: Not Supplied Location: Southenay Farm Authority: Environment Agency, Southern Region Abstraction: Spray Irrigation Abstraction Type: Not Supplied Source: Surface Daily Rate (m3): 682 Yearly Rate (m3): 22727.3 Details: Tributary Of East Stour Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(NE)	1938	2	610830 140050
	Groundwater Vulnerability Map Combined Classification: Secondary Bedrock Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, No Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: >70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: No Data	A13NW (W)	0	3	609894 138220

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Classification: Secondary Bedrock Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, No Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: >70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: No Data	A13NE (NE)	0	3	609978 138248
	Groundwater Vulnerability Map Combined Classification: Secondary Bedrock Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, No Superficial Aquifer Pollutant Speed: High Bedrock Flow: Mixed Dilution: 300-550 mm/year Baseflow Index: >70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: High	A13NE (NE)	0	3	610000 138244
	Groundwater Vulnerability Map Combined Classification: Secondary Bedrock Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, Unproductive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: >70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: No Data	A13NE (E)	0	3	609959 138206
	Groundwater Vulnerability Map Combined Classification: Secondary Bedrock Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, Unproductive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Mixed Dilution: 300-550 mm/year Baseflow Index: >70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: High	A13NE (E)	0	3	610000 138206
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NE (E)	0	3	609959 138206
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NE (E)	0	3	610000 138206
	Superficial Aquifer Designations Aquifer Designation: Unproductive Strata	A13NE (E)	0	3	609959 138206

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Superficial Aquifer Designations Aquifer Designation: Unproductive Strata	A13NE (E)	0	3	610000 138206
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
5	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 68.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A13NW (NW)	19	4	609913 138316
6	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 10.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A13SE (S)	60	4	609993 138064
7	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 92.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A13SE (S)	65	4	610004 138057
8	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 4.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A13SE (S)	65	4	610002 138060
9	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 18.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A13SE (SE)	135	4	610150 138013
10	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 128.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A13SE (SE)	170	4	610186 138001
11	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 75.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A14NW (E)	199	4	610297 138343

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 39.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A13NW (NW)	238	4	609636 138408
13	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 32.3 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A14NW (NE)	245	4	610334 138373
14	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 131.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A13NW (NW)	258	4	609644 138446
15	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 57.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A14NW (NE)	267	4	610339 138403
16	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 45.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A12NE (W)	285	4	609521 138297
17	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 4.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A14SW (SE)	296	4	610303 137948
18	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 43.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A14SW (SE)	298	4	610305 137947
19	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 230.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18SE (N)	306	4	610023 138593
20	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 6.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A14NW (NE)	313	4	610353 138459

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 72.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A14NW (NE)	319	4	610355 138465
22	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 74.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18SE (N)	323	4	610077 138599
23	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 85.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18SE (N)	323	4	610077 138599
24	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 160.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18SE (NE)	353	4	610167 138604
25	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 4.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18SE (NE)	355	4	610163 138608
26	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 34.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A19SW (NE)	361	4	610318 138553
27	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 101.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A14NW (NE)	361	4	610344 138532
28	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 4.6 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A19SW (NE)	362	4	610314 138553
29	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 58.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18SW (NW)	369	4	609631 138576

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
30	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 65.7 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18SW (N)	390	4	609897 138687
31	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 18.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A14NW (NE)	392	4	610433 138487
32	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 7.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A14NW (E)	405	4	610525 138311
33	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 79.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A14NW (NE)	411	4	610449 138497
34	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 5.3 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	427	4	609599 138624
35	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 103.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	432	4	609595 138628
36	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 368.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18SW (N)	453	4	609874 138749
37	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A12SE (SW)	461	4	609446 137873
38	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 27.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A12SE (SW)	462	4	609446 137872

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
39	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 13.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A12SE (SW)	462	4	609446 137872
40	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 420.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A8NW (SW)	468	4	609676 137726
41	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 52.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A12SE (SW)	469	4	609427 137882
42	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 30.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A17SE (NW)	482	4	609513 138630
43	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 66.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	483	4	609514 138632
44	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 36.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NE (SW)	483	4	609442 137845
45	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 12.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A7NE (SW)	483	4	609442 137845
46	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 2.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A17SE (NW)	487	4	609489 138615
47	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 53.7 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A17SE (NW)	488	4	609487 138614

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
48	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 7.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A7NE (SW)	491	4	609430 137847
49	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 11.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A7NE (SW)	496	4	609423 137847
50	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 35.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NE (SW)	504	4	609411 137847
51	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 686.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A8NE (SE)	507	4	610217 137627
52	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 163.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A8NW (S)	512	4	609808 137646
53	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 74.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A8NW (S)	512	4	609808 137646
54	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 40.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NE (SW)	513	4	609436 137809
55	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 9.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A7NE (SW)	513	4	609436 137809
56	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 256.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	515	4	609615 138732

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
57	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 5.3 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A7NE (SW)	518	4	609427 137811
58	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 9.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A7NE (SW)	521	4	609421 137811
59	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 68.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	524	4	609554 138711
60	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 26.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A17SE (NW)	525	4	609433 138612
61	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 12.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A8NW (S)	528	4	609872 137609
62	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 12.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 2	A8NW (S)	528	4	609872 137609
63	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 39.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NE (SW)	528	4	609412 137812
64	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 80.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A8NW (S)	531	4	609883 137604
65	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 11.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	546	4	609489 138693

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
66	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 13.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A17SE (NW)	547	4	609407 138615
67	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 6.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A7NE (SW)	548	4	609428 137770
68	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 58.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NE (SW)	548	4	609428 137770
69	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 134.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	549	4	609478 138688
70	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 133.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	549	4	609478 138688
71	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 4.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A7NE (SW)	551	4	609421 137772
72	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 5.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A7NE (SW)	553	4	609417 137772
73	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 27.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A8NW (S)	554	4	609948 137565
74	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 34.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A17SE (NW)	556	4	609393 138613

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
75	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 62.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NE (SW)	557	4	609411 137773
76	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 433.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A8NW (S)	581	4	609941 137538
77	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 2.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A17SE (NW)	587	4	609362 138624
78	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 88.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	589	4	609362 138626
79	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 12.5 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18SW (N)	594	4	609717 138858
80	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 189.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18SW (N)	594	4	609717 138858
81	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 15.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A7NE (SW)	594	4	609426 137712
82	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 380.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A7NE (SW)	602	4	609410 137713
83	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 23.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18SW (N)	607	4	609714 138870

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
84	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 213.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	608	4	609992 138901
85	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 3.7 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	612	4	609295 138569
86	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 458.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	613	4	609292 138567
87	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 96.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	616	4	610068 138897
88	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 66.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NW (N)	630	4	609712 138894
89	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1.3 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	635	4	610097 138912
90	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 86.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	636	4	610098 138913
91	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 242.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NW (N)	646	4	609879 138943
92	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 101.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	664	4	610035 138951

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
93	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 45.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	668	4	609420 138794
94	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 3.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	691	4	610172 138954
95	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 60.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	691	4	610172 138954
96	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 15.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NW (N)	691	4	609676 138946
97	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 13.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	693	4	610170 138957
98	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 7.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	702	4	610161 138968
99	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 10.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NW (N)	705	4	609664 138956
100	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 50.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	710	4	610152 138978
101	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 24.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	712	4	609403 138836

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102	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 13.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NW (N)	715	4	609657 138964
103	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NW (N)	726	4	609646 138971
104	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 26.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NW (N)	727	4	609644 138972
105	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 134.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17SE (NW)	734	4	609396 138858
106	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 66.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 2	A18NE (N)	736	4	610115 139011
107	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 4.3 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	741	4	610218 138993
108	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 32.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	744	4	610221 138996
109	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 3.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NW (NW)	750	4	609623 138987
110	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 6.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NW (NW)	752	4	609620 138989

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
111	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 26.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17NE (NW)	758	4	609614 138993
112	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 15.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	769	4	610248 139014
113	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 270.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	769	4	610248 139014
114	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 136.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	783	4	610239 139031
115	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 68.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	784	4	610078 139066
116	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 7.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17NE (NW)	784	4	609599 139015
117	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 9.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A17NE (NW)	791	4	609593 139020
118	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 486.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A9NE (SE)	807	4	610690 137611
119	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 130.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A9SW (SE)	818	4	610510 137429

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
120	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 81.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A9SW (SE)	818	4	610510 137429
121	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 95.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A7NW (SW)	835	4	609056 137779
122	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 136.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NW (SW)	835	4	609128 137665
123	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 4.0 Watercourse Level: Underground Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A9SW (SE)	836	4	610616 137489
124	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 204.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A18NE (N)	837	4	610130 139111
125	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 8.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NW (SW)	840	4	609126 137664
126	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 18.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NW (SW)	849	4	609119 137659
127	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NW (SW)	865	4	609113 137641
128	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 15.3 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NW (SW)	866	4	609112 137640

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
129	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 510.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NW (SW)	875	4	609114 137625
130	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 211.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A19NW (NE)	876	4	610497 139039
131	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 18.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A19NW (NE)	878	4	610522 139027
132	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 486.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A19NW (NE)	878	4	610522 139027
133	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 27.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A19NW (NE)	892	4	610519 139044
134	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 9.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A9SW (SE)	894	4	610527 137349
135	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 31.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A19NW (NE)	898	4	610499 139060
136	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 262.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A15SW (E)	901	4	611023 138181
137	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 89.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A9SW (SE)	904	4	610531 137339

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
138	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 655.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: East Stour River Catchment Name: Stour Kent Primacy: 1	A7NW (SW)	922	4	608955 137785
139	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 3.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NW (SW)	926	4	608983 137724
140	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 233.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A7NW (SW)	928	4	608983 137721
141	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 21.6 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A11NE (W)	950	4	608902 138539
142	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 293.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A11NE (W)	962	4	608885 138527
143	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 37.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A15NW (E)	971	4	611050 138537
144	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 307.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A23SE (N)	986	4	610282 139230
145	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 46.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A10NW (E)	992	4	611000 137777
146	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 104.5 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A20SW (E)	993	4	611062 138570

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
147	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 171.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A9SW (SE)	993	4	610571 137260
148	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 82.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A9SW (SE)	993	4	610555 137250
149	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 5.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A19NW (NE)	998	4	610419 139201
150	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 2.6 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A19NW (NE)	998	4	610424 139200
151	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 316.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Kent Primacy: 1	A19NW (NE)	998	4	610419 139201

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
152	**Historical Landfill Sites** Licence Holder: Walker Brothers Location: Shepway, Kent Name: Swan Lane Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD19735 First Input Date: 31st December 1977 Last Input Date: 31st December 1981 Specified Waste Type: Deposited Waste included Inert and Household Waste EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 2200/7382 BGS Ref: Not Supplied Other Ref: 21BH, P/14/05	A18SE (N)	456	2	610127 138723
153	**Historical Landfill Sites** Licence Holder: Elham Rural District Council Location: Shepway, Kent Name: Sellindge Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD19736 First Input Date: Not Supplied Last Input Date: 31st December 1969 Specified Waste Type: Deposited Waste included Inert and Household Waste EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 2200/7389 BGS Ref: Not Supplied Other Ref: SH10	A20SW (E)	958	2	611006 138620
	Local Authority Landfill Coverage Name: Shepway District Council - Has no landfill data to supply		0	5	609959 138206
	Local Authority Landfill Coverage Name: Kent County Council - Had landfill data but passed it to the relevant environment agency		0	6	609959 138206
	Local Authority Landfill Coverage Name: Ashford Borough Council - Has no landfill data to supply		852	7	609114 137659
154	**Registered Landfill Sites** Licence Holder: Walker Bros (Civ.Eng) Ltd Licence Reference: P/14/05 Site Location: Highlands, Swan Lane, Sellindge, Ashford, Kent Licence Easting: 611050 Licence Northing: 138500 Operator Location: Park Farm Industrial Estate, FOLKESTONE, Kent, CT19 5BG Authority: Environment Agency - Southern Region, Kent Area Site Category: Landfill Max Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year) Waste Source Restrictions: Waste produced/controlled by licence holder Status: Licence lapsed/cancelled/defunct/not applicable/surrenderedCancelled Dated: 28th June 1992 Preceded By Licence: Not Given Superseded By Licence: Not Given Positional Accuracy: Manually positioned to the address or location Boundary Accuracy: Not Applicable Authorised Waste: Excavated Natural Materials $ Hardcore And Rubble	A15NW (E)	960	2	611050 138500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Lower Greensand Group	A13NE (E)	0	1	609959 138206
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (E)	0	1	609959 138206
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NW (W)	0	1	609894 138220
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (NE)	0	1	609978 138248
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18SE (N)	309	1	609972 138602
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A8NW (S)	318	1	609888 137822
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18SW (N)	338	1	609795 138613

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A12NE (W)	393	1	609422 138340
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18SE (N)	426	1	609959 138724
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A8NE (SE)	437	1	610237 137711
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A8NW (SW)	447	1	609733 137734
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18SW (N)	461	1	609883 138758
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A8NW (SW)	473	1	609722 137711

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A7NE (SW)	510	1	609535 137740
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A9NW (SE)	553	1	610469 137742
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18SW (N)	581	1	609711 138841
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18NW (NW)	701	1	609642 138943
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18NW (N)	726	1	609949 139023
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A19SE (NE)	775	1	610631 138831

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A17NE (NW)	837	1	609478 139023
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A9NE (SE)	860	1	610835 137745
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A9SE (SE)	915	1	610699 137459
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain Risk: Rare Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	610000 138206
	Non Coal Mining Areas of Great Britain Risk: Rare Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	609959 138206
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	609959 138206
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	610000 138206
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	609978 138248
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	610000 138244
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	609894 138220
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	68	1	610104 138061
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	610000 138206

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	609959 138206
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	609959 138206
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	610000 138206
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	610000 138206
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	609959 138206
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	216	1	609775 137965
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	609978 138248
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	610000 138244
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	609894 138220
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	609959 138206
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	610000 138206
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	68	1	610104 138061
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	609894 138220
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	609978 138248
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	610000 138244
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	609959 138206
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	610000 138206
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	68	1	610104 138061
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	610005 138206
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	609959 138206

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	610005 138206
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	1	609959 138206

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
155	**Contemporary Trade Directory Entries** Name: Arriba Pets Ltd Location: Potten Farm, Main Road, Sellindge, Ashford, Kent, TN25 6EQ Classification: Pet Foods & Animal Feeds **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	101	-	609742 138320
155	**Contemporary Trade Directory Entries** Name: Roundel Restorations Location: Main Road, Sellindge, Ashford, Kent, TN25 6EQ Classification: Furniture - Repairing & Restoring **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	101	-	609742 138320
155	**Contemporary Trade Directory Entries** Name: A G M Fencing Location: Potten Farm,Main Road, Sellindge, Ashford, Kent, TN25 6EQ Classification: Fencing Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A13NW (NW)	149	-	609709 138357
156	**Contemporary Trade Directory Entries** Name: Microwave Service Company Location: Main Road, Sellindge, Ashford, Kent, TN25 6EQ Classification: Domestic Appliances - Servicing, Repairs & Parts **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	175	-	609684 138367
157	**Contemporary Trade Directory Entries** Name: A & D Auto Repairs Location: Main Road, Ashford, Kent, TN25 6JY Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A14SW (E)	189	-	610305 138188
158	**Contemporary Trade Directory Entries** Name: Sellindge Caravan Centre Location: Main Road, Sellindge, Ashford, Kent, TN25 6JB Classification: Caravan Dealers & Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	477	-	610550 138028
159	**Contemporary Trade Directory Entries** Name: The Dust Fairies Location: Church Villa, Stonehill, Sellindge, Ashford, Kent, TN25 6EJ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	525	-	609361 138511
160	**Contemporary Trade Directory Entries** Name: Intergrated Metal Location: 5, Leafield, Sellindge, Ashford, Kent, TN25 6ER Classification: Engineering Machine Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	542	-	610650 138112
160	**Contemporary Trade Directory Entries** Name: Hills Dairy Location: 2, Whitehall Way, Sellindge, Ashford, Kent, TN25 6ET Classification: Dairies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	545	-	610660 138143
161	**Contemporary Trade Directory Entries** Name: P Robinson Location: 44, Swan Lane, Sellindge, Ashford, Kent, TN25 6HB Classification: Blinds, Awnings & Canopies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	622	-	610747 138237
162	**Contemporary Trade Directory Entries** Name: Home 'N' Dry Location: 59, Swan Lane, Sellindge, Ashford, Kent, TN25 6HB Classification: Carpet, Curtain & Upholstery Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NE (E)	688	-	610809 138312
163	**Contemporary Trade Directory Entries** Name: Ken Cork Mowers Location: The Garage,Main Rd, Sellindge, Ashford, Kent, TN25 6AQ Classification: Lawnmowers & Garden Machinery - Sales & Service **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A12NW (W)	830	-	609024 138520

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
164	**Contemporary Trade Directory Entries** Name: D P Vehicles Location: A20 Main Road, Sellindge, Ashford, Kent, TN25 6AQ Classification: Car Dealers **Status: Active** Positional Accuracy: Manually positioned to the road within the address or location	A12NW (W)	835	-	609008 138494
164	**Contemporary Trade Directory Entries** Name: R Wilford Location: 1, Rock Cottage, Main Road, Sellindge, Ashford, Kent, TN25 6AQ Classification: Tarpaulins **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	880	-	608970 138521
165	**Contemporary Trade Directory Entries** Name: Mike Walker Location: Barrow Hill, Sellindge, Ashford, Kent, TN25 6JZ Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	891	-	610413 137292
165	**Contemporary Trade Directory Entries** Name: Primary Freight Location: Barrow Hill, Sellindge, Ashford, Kent, TN25 6JZ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	891	-	610413 137292
166	**Contemporary Trade Directory Entries** Name: Rob Mercer Transport Ltd Location: 84, Swan Lane, Sellindge, Ashford, TN25 6HB Classification: Road Haulage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A15NW (E)	904	-	611015 138400
167	**Fuel Station Entries** Name: Sellindge Service Station Location: Main Road Swan Lane, Sellindge , Ashford, Kent, TN25 6DA Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Automatically positioned to the address	A14SW (E)	477	-	610549 138027
168	**Points of Interest - Commercial Services** Name: Frantic Freight Ltd Location: Lynwood, Main Road, Sellindge, Ashford, TN25 6EH Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12NE (NW)	453	8	609440 138502
169	**Points of Interest - Commercial Services** Name: Mike Walker Location: Barrow Hill, Sellindge, Ashford, TN25 6JZ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A9SW (SE)	891	8	610413 137292
169	**Points of Interest - Commercial Services** Name: Mike Walker Location: Somerfield Court Farm, Barrow Hill, Sellindge, Ashford, TN25 6JZ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A9SW (SE)	891	8	610413 137292
170	**Points of Interest - Commercial Services** Name: Rob Mercer Transport Ltd Location: 84 Swan Lane, Sellindge, Ashford, TN25 6HB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A15NW (E)	903	8	611014 138399
171	**Points of Interest - Manufacturing and Production** Name: Purrs Mews Location: Springfield House, Main Road, Sellindge, Ashford, TN25 6EG Category: Farming Class Code: Livestock Farming Positional Accuracy: Positioned to address or location	A13NW (NW)	134	8	609757 138377
172	**Points of Interest - Manufacturing and Production** Name: A Down Location: Main Road, Sellindge, Ashford, TN25 6JY Category: Farming Class Code: Livestock Farming Positional Accuracy: Positioned to address or location	A13NE (NE)	202	8	610289 138361

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
173	**Points of Interest - Public Infrastructure** Name: Weir Location: TN25 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	304	8	609970 138597
173	**Points of Interest - Public Infrastructure** Name: Weir Location: TN25 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A18SW (N)	358	8	609939 138655
174	**Points of Interest - Public Infrastructure** Name: Sewage Pumping Station Location: TN25 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to an adjacent address or location	A17SE (NW)	585	8	609359 138616
175	**Points of Interest - Public Infrastructure** Name: Weir Location: TN25 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A18SW (NW)	586	8	609681 138834
176	**Points of Interest - Public Infrastructure** Name: Weir Location: TN25 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12NW (NW)	631	8	609250 138529
176	**Points of Interest - Public Infrastructure** Name: Weir Location: TN25 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12NW (NW)	666	8	609207 138524
177	**Underground Electrical Cables** Unique Feature Identifier: 263357 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A13SW (S)	202	9	609902 137934
178	**Underground Electrical Cables** Unique Feature Identifier: 263356 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A13SW (S)	202	9	609902 137934
179	**Underground Electrical Cables** Unique Feature Identifier: 263358 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A13SW (S)	203	9	609902 137933
180	**Underground Electrical Cables** Unique Feature Identifier: 263359 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A13SW (S)	203	9	609902 137933
181	**Underground Electrical Cables** Unique Feature Identifier: 263354 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A13SW (S)	209	9	609901 137925

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
182	**Underground Electrical Cables** Unique Feature Identifier: 263355 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A13SW (S)	209	9	609901 137926
183	**Underground Electrical Cables** Unique Feature Identifier: 263352 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A13SW (S)	210	9	609901 137924
184	**Underground Electrical Cables** Unique Feature Identifier: 263353 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A13SW (S)	210	9	609901 137925
185	**Underground Electrical Cables** Unique Feature Identifier: 264039 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A12SE (SW)	274	9	609574 138011
186	**Underground Electrical Cables** Unique Feature Identifier: 264038 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A12SE (SW)	274	9	609574 138011
187	**Underground Electrical Cables** Unique Feature Identifier: 264040 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A12SE (SW)	274	9	609564 138023
188	**Underground Electrical Cables** Unique Feature Identifier: 264041 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A12SE (SW)	274	9	609564 138023
189	**Underground Electrical Cables** Unique Feature Identifier: 264037 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A12SE (SW)	275	9	609573 138010
190	**Underground Electrical Cables** Unique Feature Identifier: 263348 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A12SE (SW)	275	9	609573 138010
191	**Underground Electrical Cables** Unique Feature Identifier: 264042 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A12SE (SW)	275	9	609564 138022

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
192	**Underground Electrical Cables** Unique Feature Identifier: 264036 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A12SE (SW)	275	9	609564 138022
193	**Underground Electrical Cables** Unique Feature Identifier: 263278 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A9NE (SE)	698	9	610684 137804
194	**Underground Electrical Cables** Unique Feature Identifier: 263274 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A9NE (SE)	699	9	610684 137804
195	**Underground Electrical Cables** Unique Feature Identifier: 263271 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A9NE (SE)	702	9	610687 137803
196	**Underground Electrical Cables** Unique Feature Identifier: 263267 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A9NE (SE)	702	9	610687 137803
197	**Underground Electrical Cables** Unique Feature Identifier: 263257 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A9NE (SE)	740	9	610727 137796
198	**Underground Electrical Cables** Unique Feature Identifier: 263308 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A9NE (SE)	740	9	610727 137797
199	**Underground Electrical Cables** Unique Feature Identifier: 263261 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A9NE (SE)	741	9	610728 137797
200	**Underground Electrical Cables** Unique Feature Identifier: 263255 Cable Status: Commissioned Cable Type: Direct Current Record Last Updated: 4th June 2013	A9NE (SE)	742	9	610728 137796

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
201	**Ancient Woodland** Name: Not Supplied Reference: 1486919 Area(m²): 8990.43 Type: Ancient and Semi-Natural Woodland	A18SE (N)	279	10	609957 138574
202	**Ancient Woodland** Name: Great Priory Wood Reference: 1486901 Area(m²): 39662.69 Type: Ancient and Semi-Natural Woodland	A19NE (NE)	982	10	610736 139013
203	**Nitrate Vulnerable Zones** Name: R. Great Stour Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NE (E)	0	3	609959 138206

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Folkestone and Hythe District Council - Environmental Health, Planning and Building Control	April 2014	Annual Rolling Update
Ashford Borough Council - Environmental Health Department	February 2015	Annual Rolling Update
Discharge Consents		
Environment Agency - Southern Region	April 2019	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - Southern Region	March 2013	Annual Rolling Update
Integrated Pollution Controls		
Environment Agency - Southern Region	October 2008	Variable
Integrated Pollution Prevention And Control		
Environment Agency - South East Region - Kent & South London Area	April 2019	Quarterly
Environment Agency - Southern Region	April 2019	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Ashford Borough Council - Environmental Health Department	June 2014	Variable
Folkestone and Hythe District Council - Environmental Health Department	May 2014	Variable
Local Authority Pollution Prevention and Controls		
Ashford Borough Council - Environmental Health Department	June 2014	Not Applicable
Folkestone and Hythe District Council - Environmental Health Department	May 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements		
Ashford Borough Council - Environmental Health Department	June 2014	Variable
Folkestone and Hythe District Council - Environmental Health Department	May 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	January 2019	
Pollution Incidents to Controlled Waters		
Environment Agency - Southern Region	December 1999	Not Applicable
Prosecutions Relating to Authorised Processes		
Environment Agency - Southern Region	March 2013	Annual Rolling Update
Prosecutions Relating to Controlled Waters		
Environment Agency - Southern Region	March 2013	Annual Rolling Update
Registered Radioactive Substances		
Environment Agency - Southern Region	June 2016	
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register		
Environment Agency - South East Region - Kent & South London Area	April 2019	Quarterly
Environment Agency - Southern Region - Kent Area	April 2019	Quarterly
Environment Agency - Southern Region - Kent and East Sussex	April 2019	Quarterly
Water Abstractions		
Environment Agency - Southern Region	April 2019	Quarterly
Water Industry Act Referrals		
Environment Agency - Southern Region	October 2017	Quarterly
Groundwater Vulnerability Map		
Environment Agency - Head Office	June 2018	Annually
Bedrock Aquifer Designations		
Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations		
Environment Agency - Head Office	January 2018	Annually

Agency & Hydrological	Version	Update Cycle
Source Protection Zones Environment Agency - Head Office	July 2019	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2019	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2019	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	May 2019	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	May 2019	Quarterly
Flood Defences Environment Agency - Head Office	May 2019	Quarterly
OS Water Network Lines Ordnance Survey	April 2019	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water Suitability Environment Agency - Head Office	October 2013	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites		
Environment Agency - Head Office	July 2019	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - Southern Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - South East Region - Kent & South London Area	July 2018	Quarterly
Environment Agency - Southern Region - Kent Area	July 2018	Quarterly
Environment Agency - Southern Region - Kent and East Sussex	July 2018	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - South East Region - Kent & South London Area	April 2019	Quarterly
Environment Agency - Southern Region - Kent Area	April 2019	Quarterly
Environment Agency - Southern Region - Kent and East Sussex	April 2019	Quarterly
Local Authority Landfill Coverage		
Ashford Borough Council - Environmental Health Department	May 2000	Not Applicable
Folkestone and Hythe District Council - Environmental Health Department	May 2000	Not Applicable
Kent County Council - Waste Management Group	May 2000	Not Applicable
Local Authority Recorded Landfill Sites		
Ashford Borough Council - Environmental Health Department	May 2000	Not Applicable
Folkestone and Hythe District Council - Environmental Health Department	May 2000	Not Applicable
Kent County Council - Waste Management Group	May 2000	Not Applicable
Potentially Infilled Land (Non-Water)		
Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water)		
Landmark Information Group Limited	December 1999	Not Applicable
Registered Landfill Sites		
Environment Agency - Southern Region - Kent Area	March 2003	Not Applicable
Environment Agency - Southern Region - Kent and East Sussex	March 2003	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - Southern Region - Kent Area	March 2003	Not Applicable
Environment Agency - Southern Region - Kent and East Sussex	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites		
Environment Agency - Southern Region - Kent Area	March 2003	Not Applicable
Environment Agency - Southern Region - Kent and East Sussex	March 2003	Not Applicable
Hazardous Substances	**Version**	**Update Cycle**
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements		
Ashford Borough Council	February 2016	Variable
Folkestone and Hythe District Council	February 2016	Variable
Kent County Council	January 2016	Variable
Planning Hazardous Substance Consents		
Ashford Borough Council	February 2016	Variable
Folkestone and Hythe District Council	February 2016	Variable
Kent County Council	January 2016	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2019	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually
Industrial Land Use	**Version**	**Update Cycle**
Contemporary Trade Directory Entries Thomson Directories	April 2019	Quarterly
Fuel Station Entries Catalist Ltd - Experian	May 2019	Quarterly
Gas Pipelines National Grid	July 2014	
Points of Interest - Commercial Services PointX	July 2019	Quarterly
Points of Interest - Education and Health PointX	July 2019	Quarterly
Points of Interest - Manufacturing and Production PointX	July 2019	Quarterly
Points of Interest - Public Infrastructure PointX	July 2019	Quarterly
Points of Interest - Recreational and Environmental PointX	July 2019	Quarterly
Underground Electrical Cables National Grid	December 2015	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	August 2018	Bi-Annually
Areas of Outstanding Natural Beauty Natural England	June 2019	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	March 2019	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	July 2019	Bi-Annually
National Parks Natural England	April 2017	Bi-Annually
Nitrate Vulnerable Zones Environment Agency - Head Office Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	December 2017 October 2015	Bi-Annually
Ramsar Sites Natural England	April 2019	Bi-Annually
Sites of Special Scientific Interest Natural England	March 2019	Bi-Annually
Special Areas of Conservation Natural England	June 2019	Bi-Annually
Special Protection Areas Natural England	April 2019	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	

Useful Contacts

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
4	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
5	**Folkestone and Hythe District Council - Environmental Health Department** Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY	Telephone: 01303 850388 Fax: 01303 245978 Website: www.folkestone-hythe.gov.uk
6	**Kent County Council - Waste Management Group** Block H, The Forstal, Beddow Way, Aylesford, Kent, ME20 7BT	Telephone: 01622 605976 Website: www.kent.gov.uk
7	**Ashford Borough Council - Environmental Health Department** Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL	Telephone: 01233 637311 Fax: 01233 645654 Website: www.ashford.gov.uk
8	**PointX** 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
9	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9966 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk
10	**Natural England** County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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

RSK

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID
Several of Type at Location | Pylon | Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

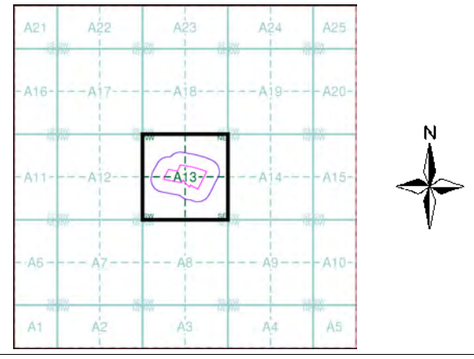
Hazardous Substances

COMAH Site | Explosive Site
NIHHS Site
Planning Hazardous Substance Consent
Planning Hazardous Substance Enforcement

Geological

BGS Recorded Mineral Site

Site Sensitivity Map - Segment A13



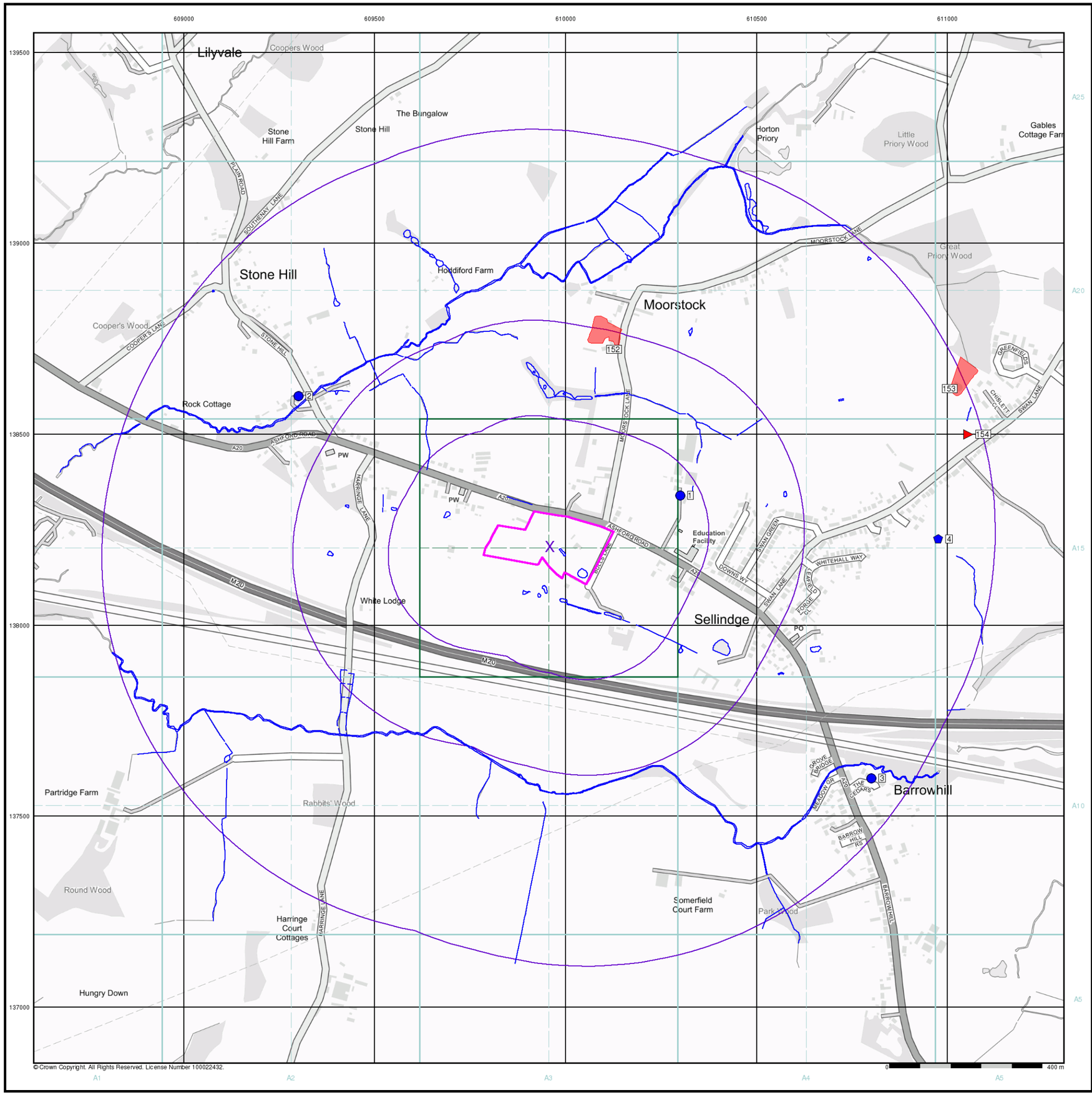
Order Details

Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
Site Area (Ha):	3.65
Plot Buffer (m):	100

Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



RSK

General

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

Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Hazardous Substances

COMAH Site | Explosive Site

- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

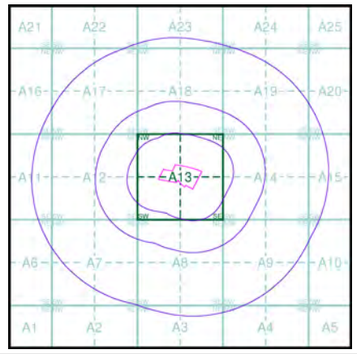
Geological

- BGS Recorded Mineral Site

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Slice A



Order Details

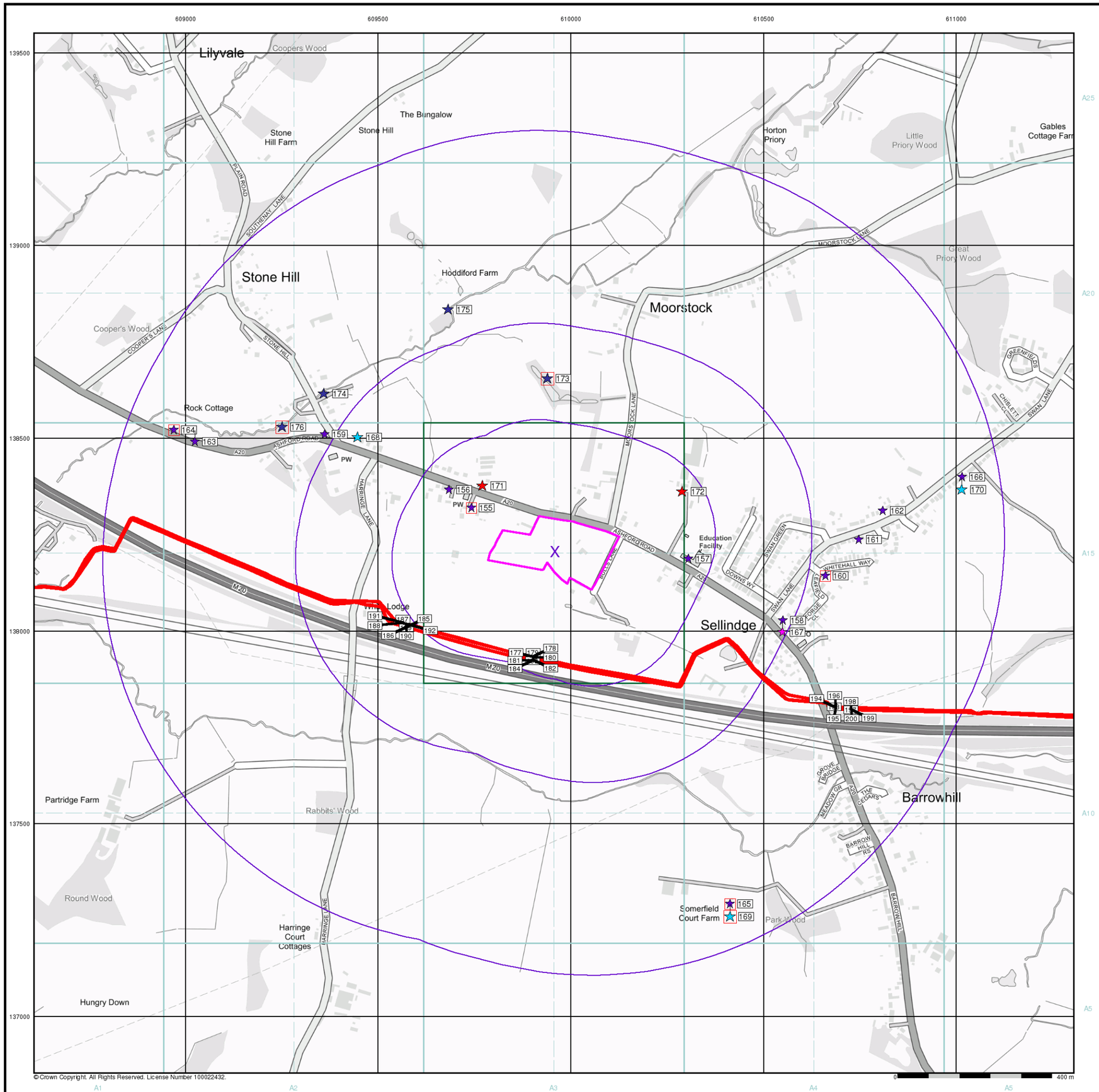
Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
Site Area (Ha):	3.65
Search Buffer (m):	1000

Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Industrial Land Use Map

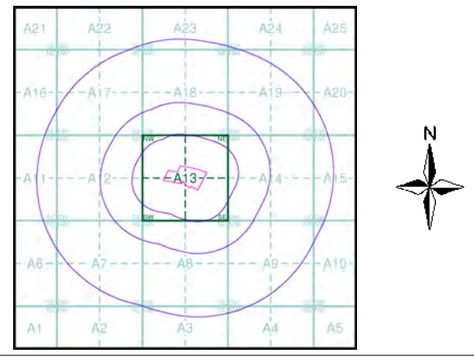
General

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

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
Site Area (Ha):	3.65
Search Buffer (m):	1000

Site Details

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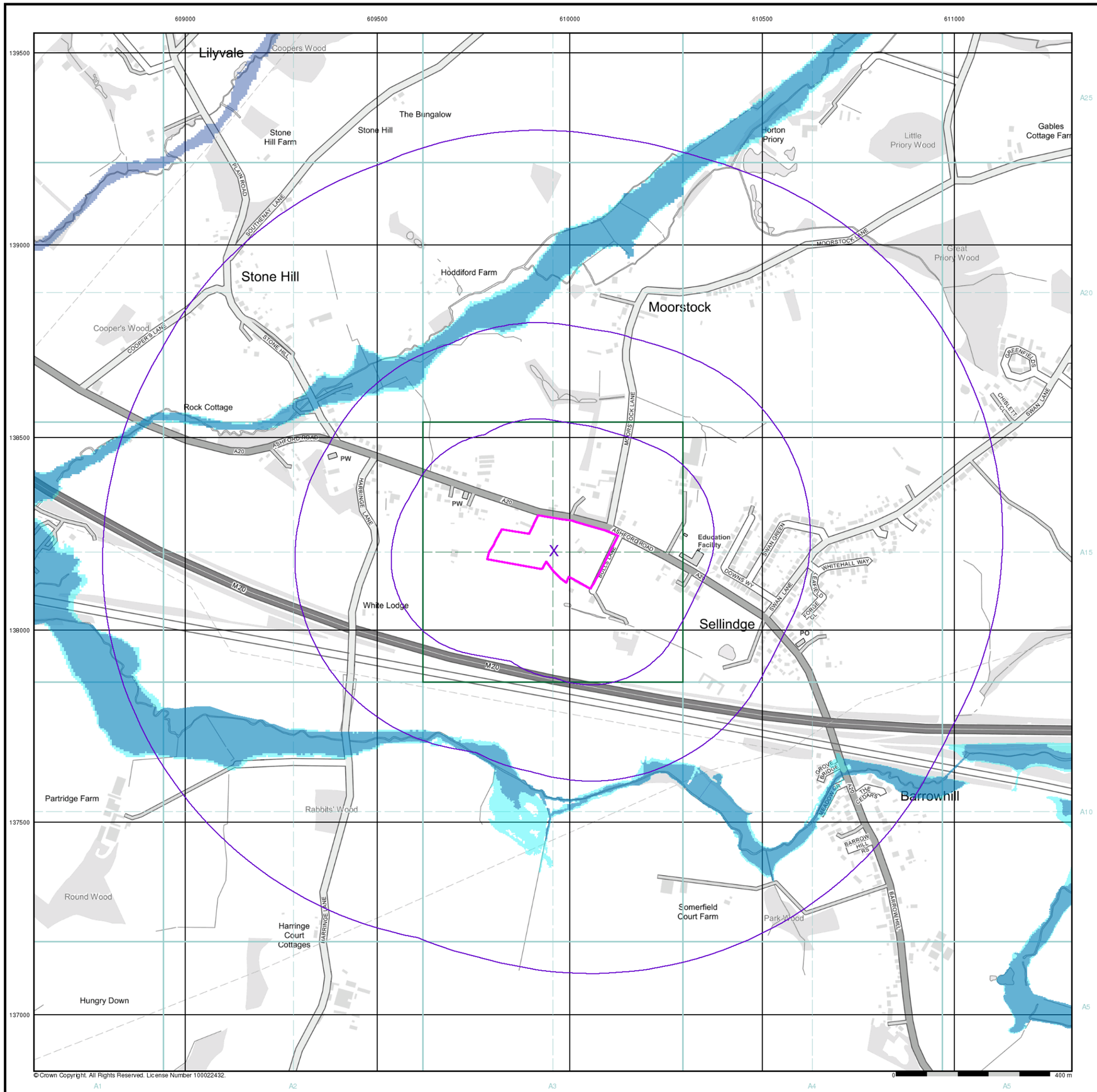


RSK

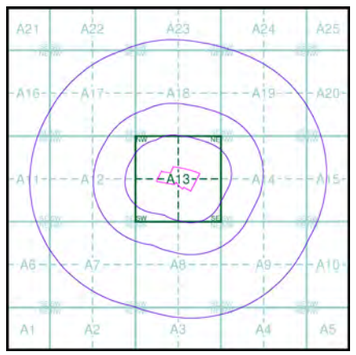
General

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

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
Site Area (Ha):	3.65
Search Buffer (m):	1000

Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

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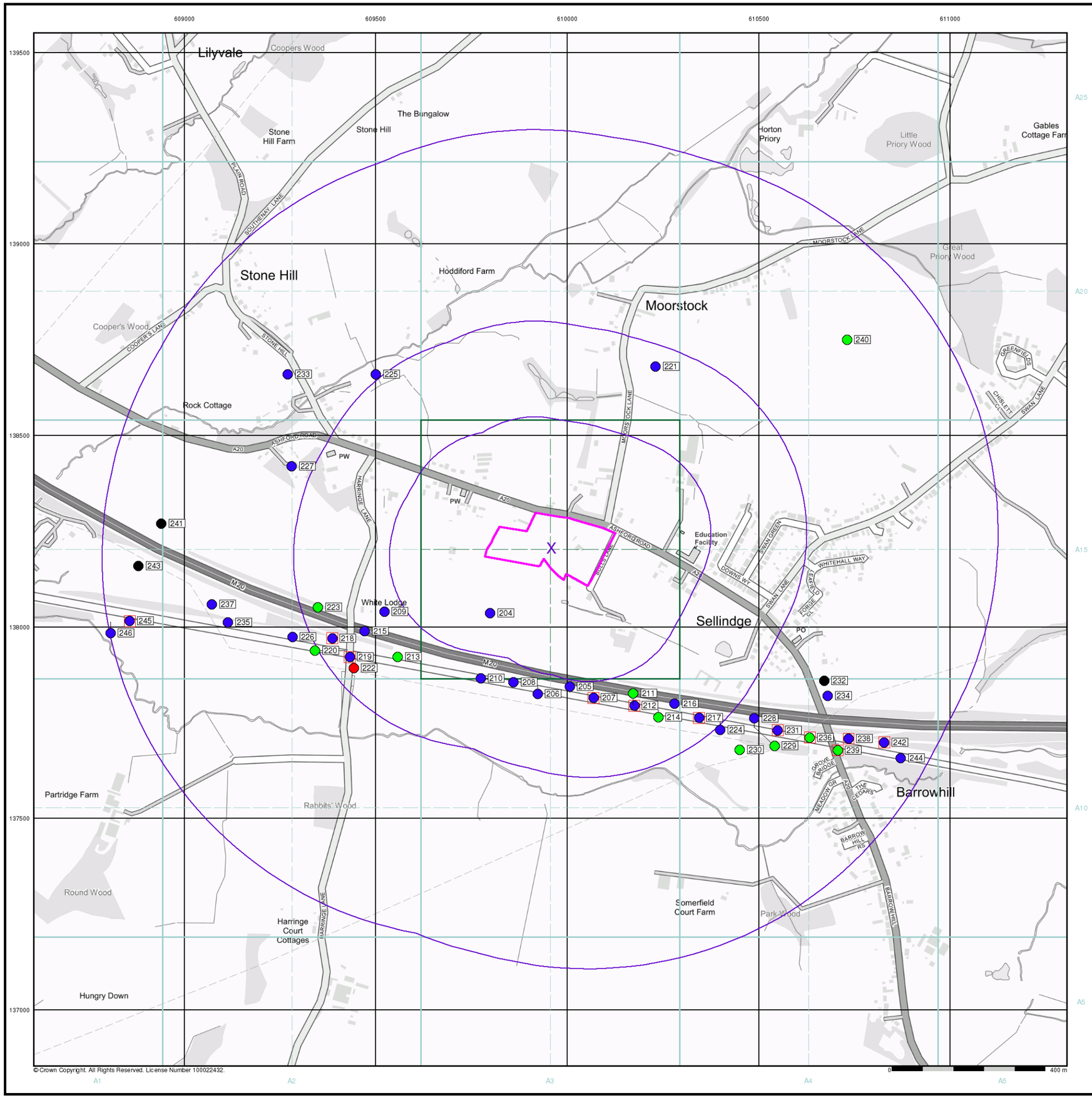
Web: www.envirocheck.co.uk



General

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

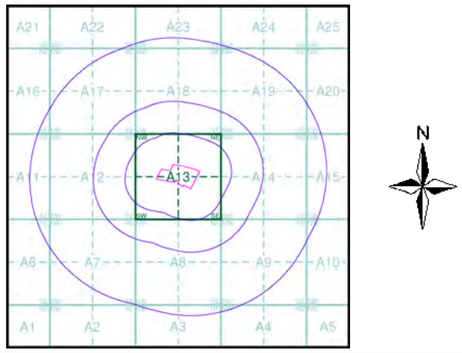
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

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

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

Borehole Map - Slice A



Order Details

Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
Site Area (Ha):	3.65
Search Buffer (m):	1000

Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

Landmark INFORMATION GROUP
Tel: 0844 844 9952
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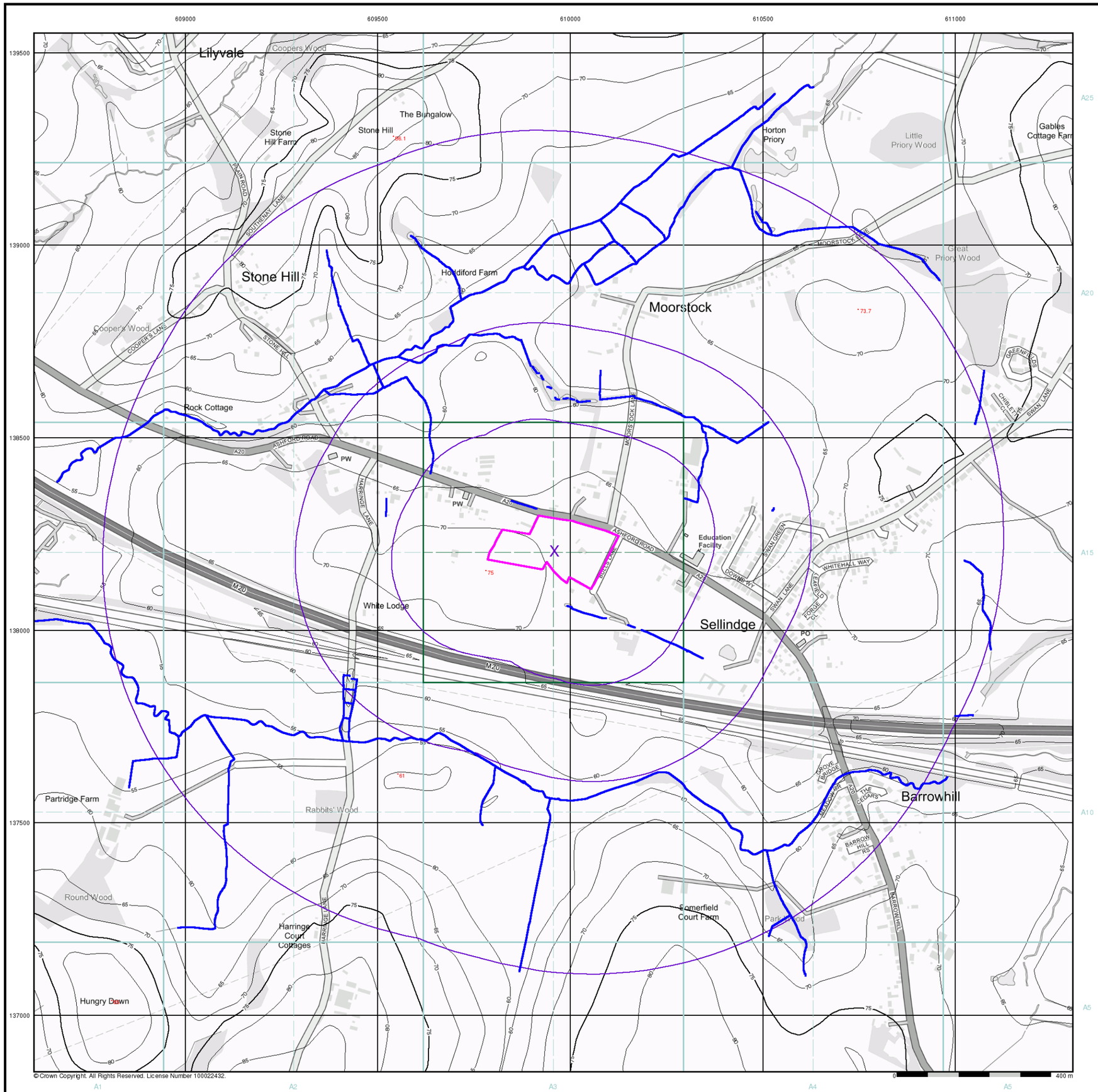
Web: www.envirocheck.co.uk



RSK

General

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

OS Water Network Data

- Canal
- Reservoir
- Foreshore
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Of Locks
- Sea

Contours (height in meters)

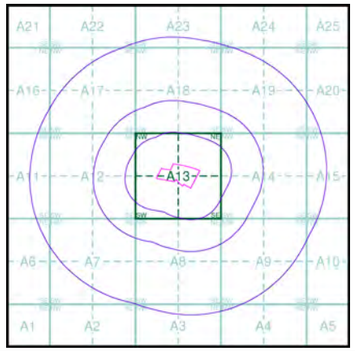
Standard Contour 105 100 95

Master Contour

Spot Height 167.3

- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A



Order Details

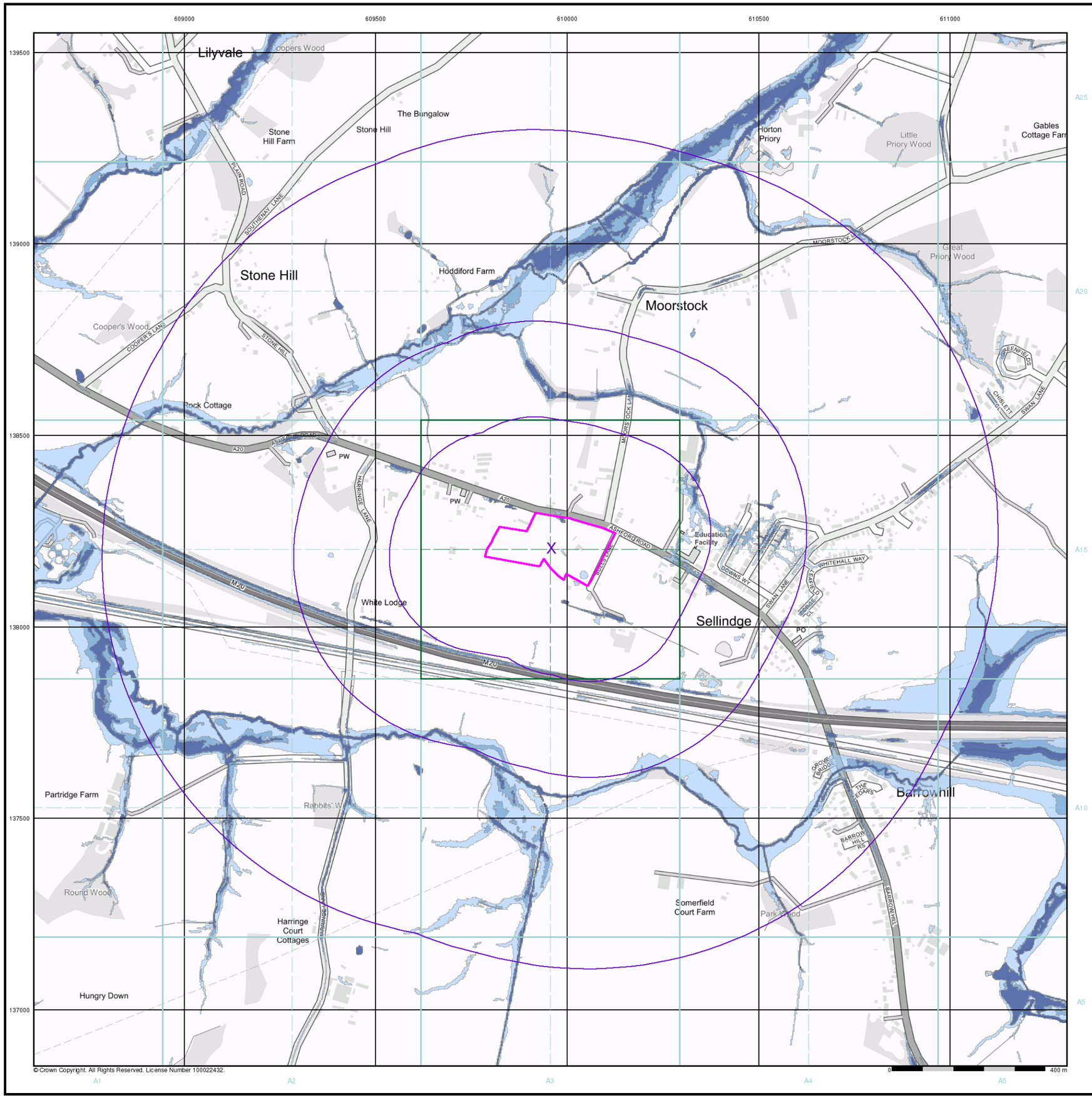
Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
Site Area (Ha):	3.65
Search Buffer (m):	1000

Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



RSK

General

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

Risk of Flooding from Surface Water

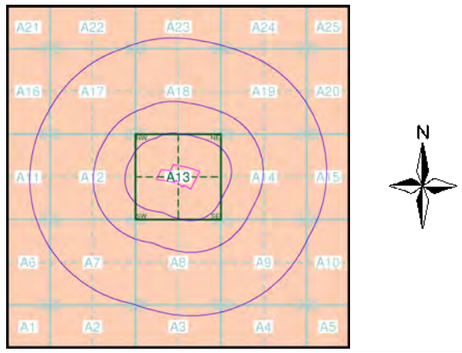
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

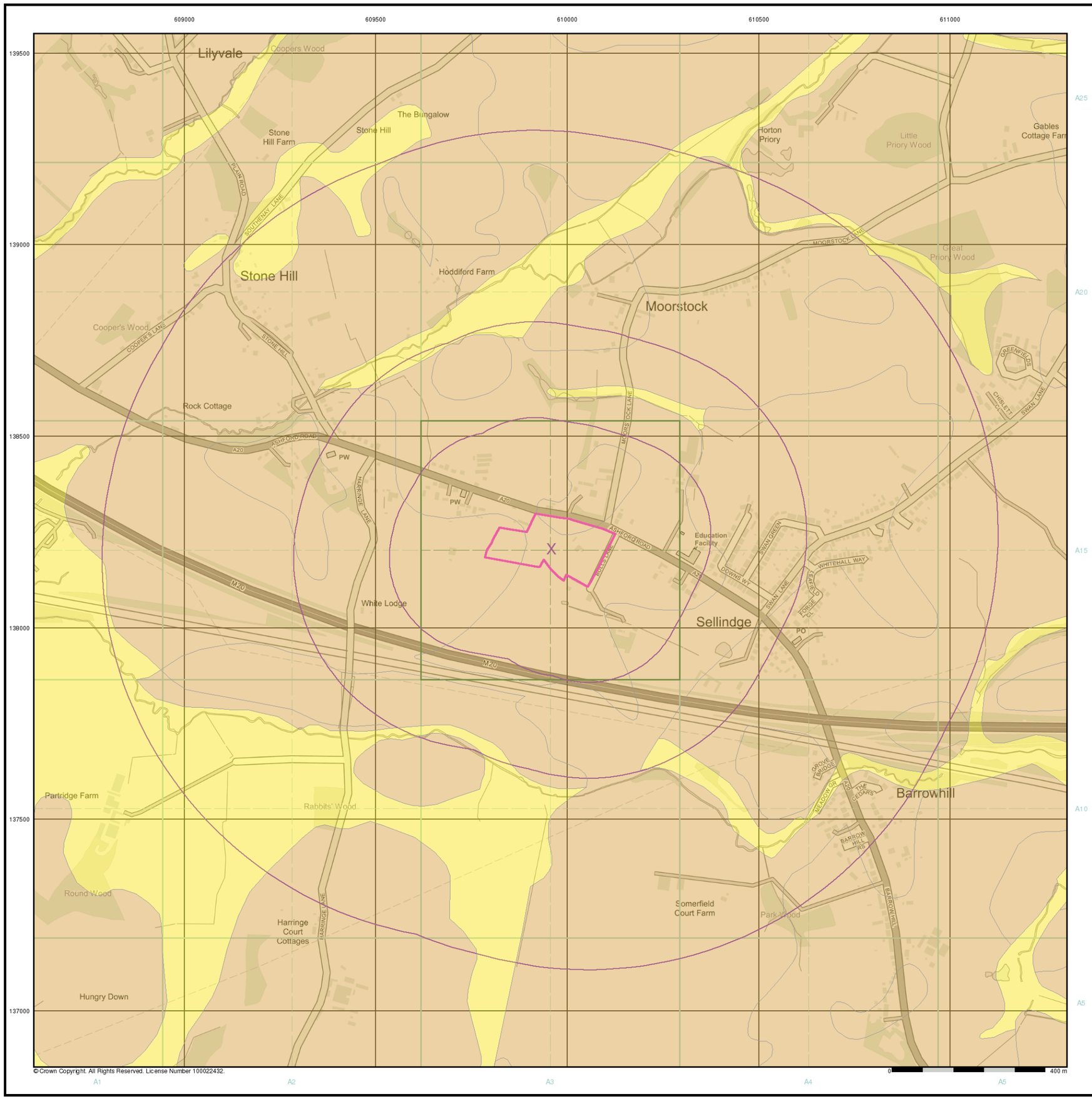
Order Number:	212868108_1_1
Customer Ref:	52109
National Grid Reference:	609960, 138210
Slice:	A
Site Area (Ha):	3.65
Search Buffer (m):	1000

Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



General

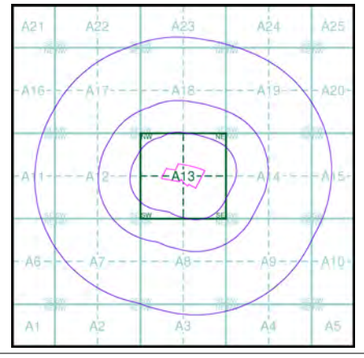
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg

- < 15
- 15 - 25
- 25 - 35
- 35 - 45
- 45 - 60
- 60 - 120
- > 120

Estimated Soil Chemistry Arsenic - Slice A



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609000 609500 610000 610500 611000

139500 139000 138500 138000 137500 137000

A25 A20 A15 A10 A5

Lilyvale
Coopers Wood
The Bungalow
Stone Hill Farm
Stone Hill
Horton Priory
Little Priory Wood
Gables Cottage Farm
Great Priory Wood
Stone Hill
Hoddiford Farm
Moorstock
Cooper's Wood
Rock Cottage
Education Facility
White Lodge
Sellindge
Barrowhill
Partridge Farm
Rabbits' Wood
Round Wood
Harringe Court Cottages
Somerfield Court Farm
Park Wood
Hungry Down
PLAIN ROAD
SOUTHENAY LANE
COOPER'S LANE
STONE HILL
ASHFORD ROAD
A20
M20
HARRINGE LANE
MOORSTOCK LANE
MOORSTOCK LANE
GREENFIELDS
CHISLETT
SWAN LANE
SWAN GREEN
WHITEHALL WAY
DOWNS WY
FORGE CL
FORGE LA
GROVE BRIDGE
MEADOW DR
THE CEDARS
BARROW HILL RISE
BARROW HILL
PW
PO

0 400 m

A1 A2 A3 A4 A5

RSK

General

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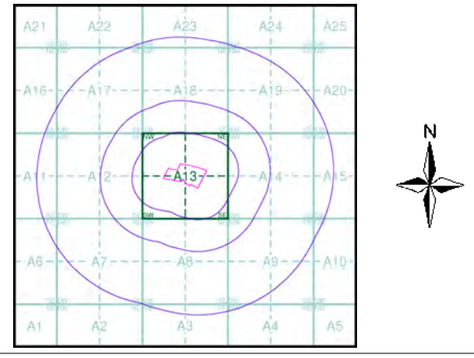
Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg

- < 1.8
- 1.8 - 2.2
- 2.2 - 3.0
- > 3.0

Estimated Soil Chemistry Cadmium - Slice A



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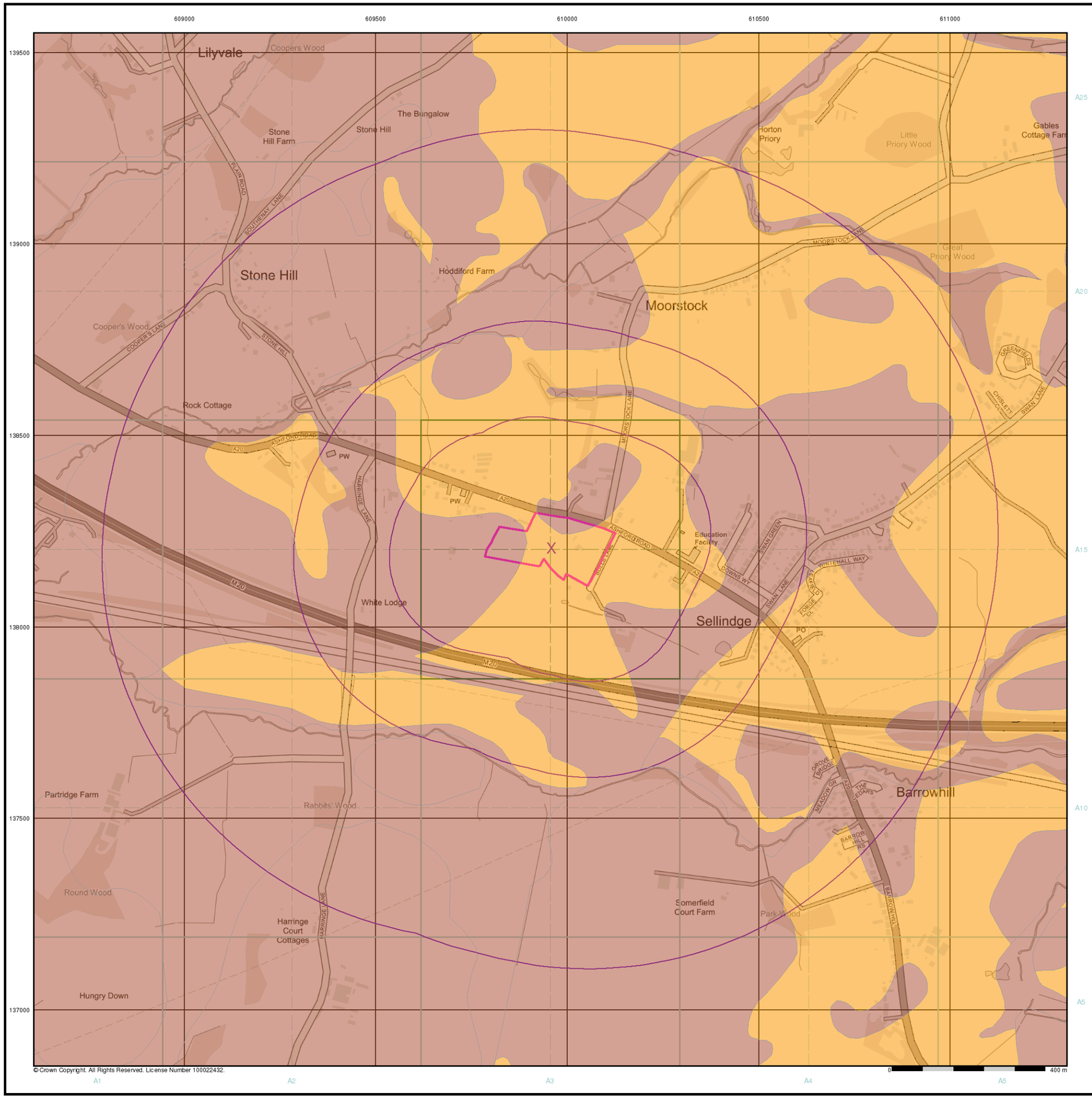


RSK

General

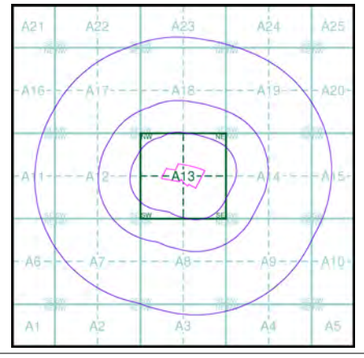
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg

- < 20
- 20 - 40
- 40 - 60
- 60 - 90
- 90 - 120
- 120 - 180
- > 180

Estimated Soil Chemistry Chromium - Slice A



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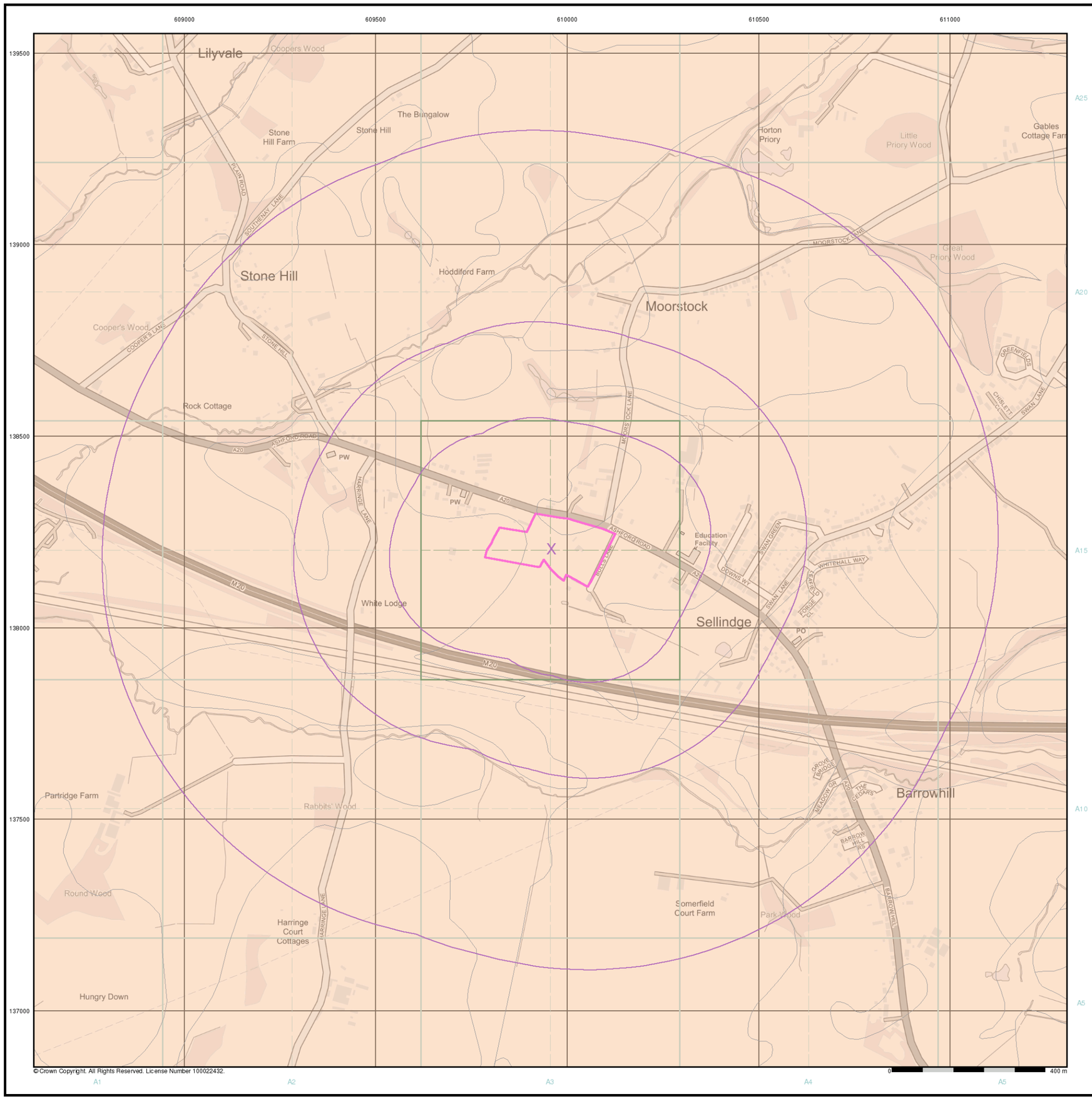


RSK

General

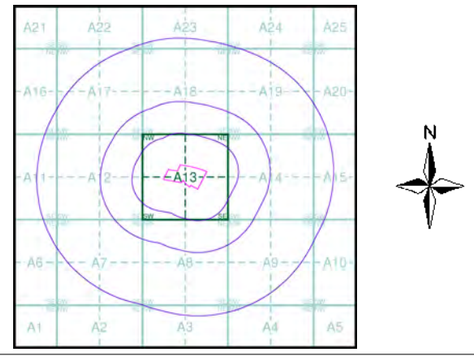
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg

- <100 mg/kg
- 100 - 200
- 200 - 300
- 300 - 600
- 600 - 1200
- >1200

Estimated Soil Chemistry Lead - Slice A



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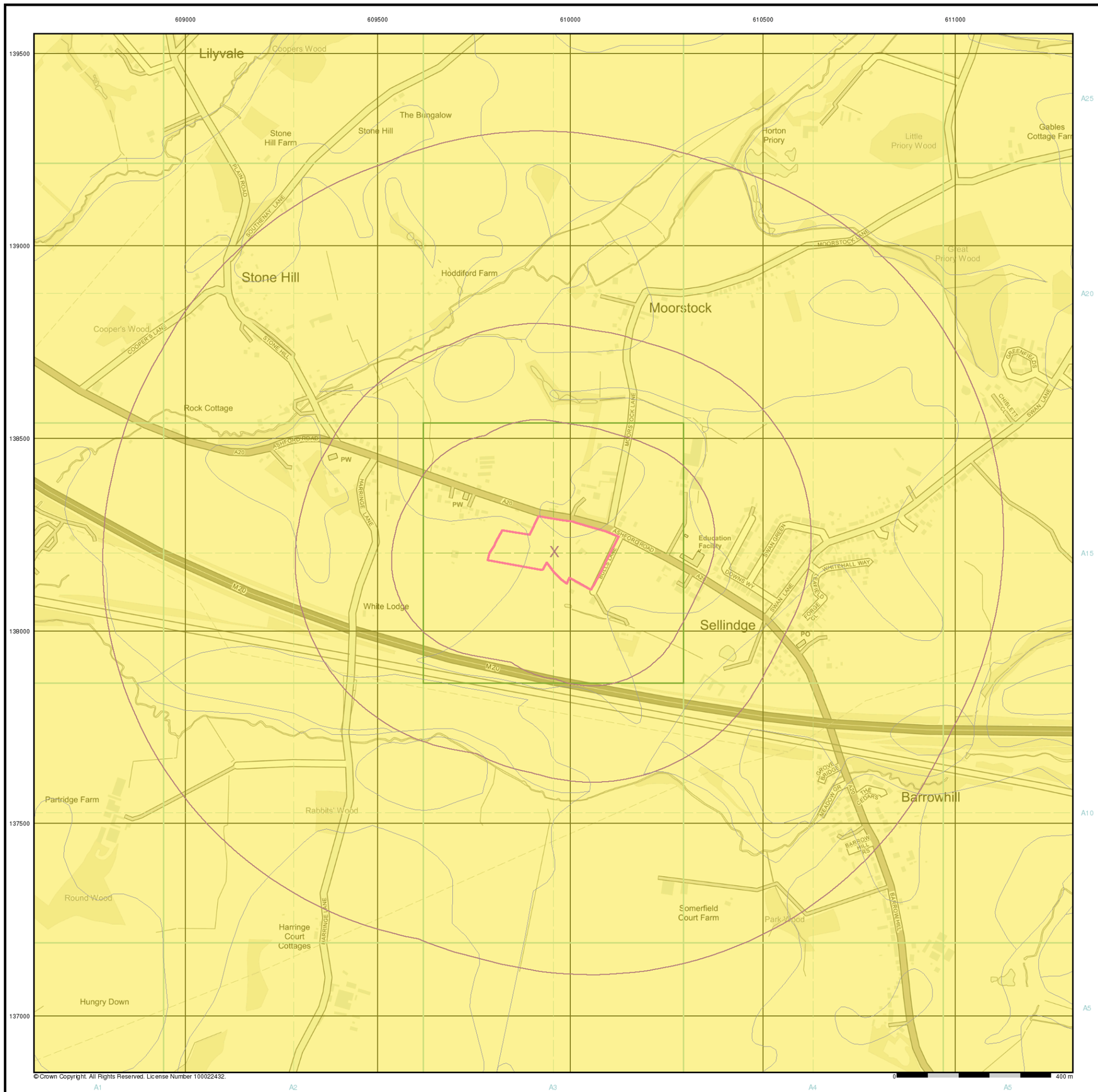


RSK

General

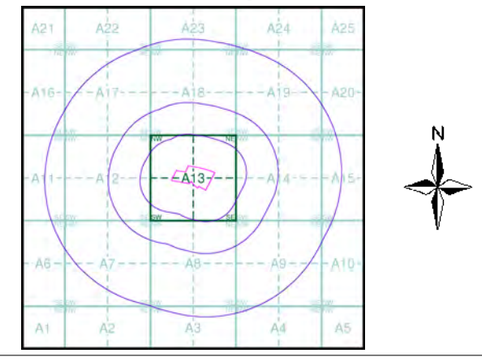
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Estimated Soil Chemistry Nickel - Slice A



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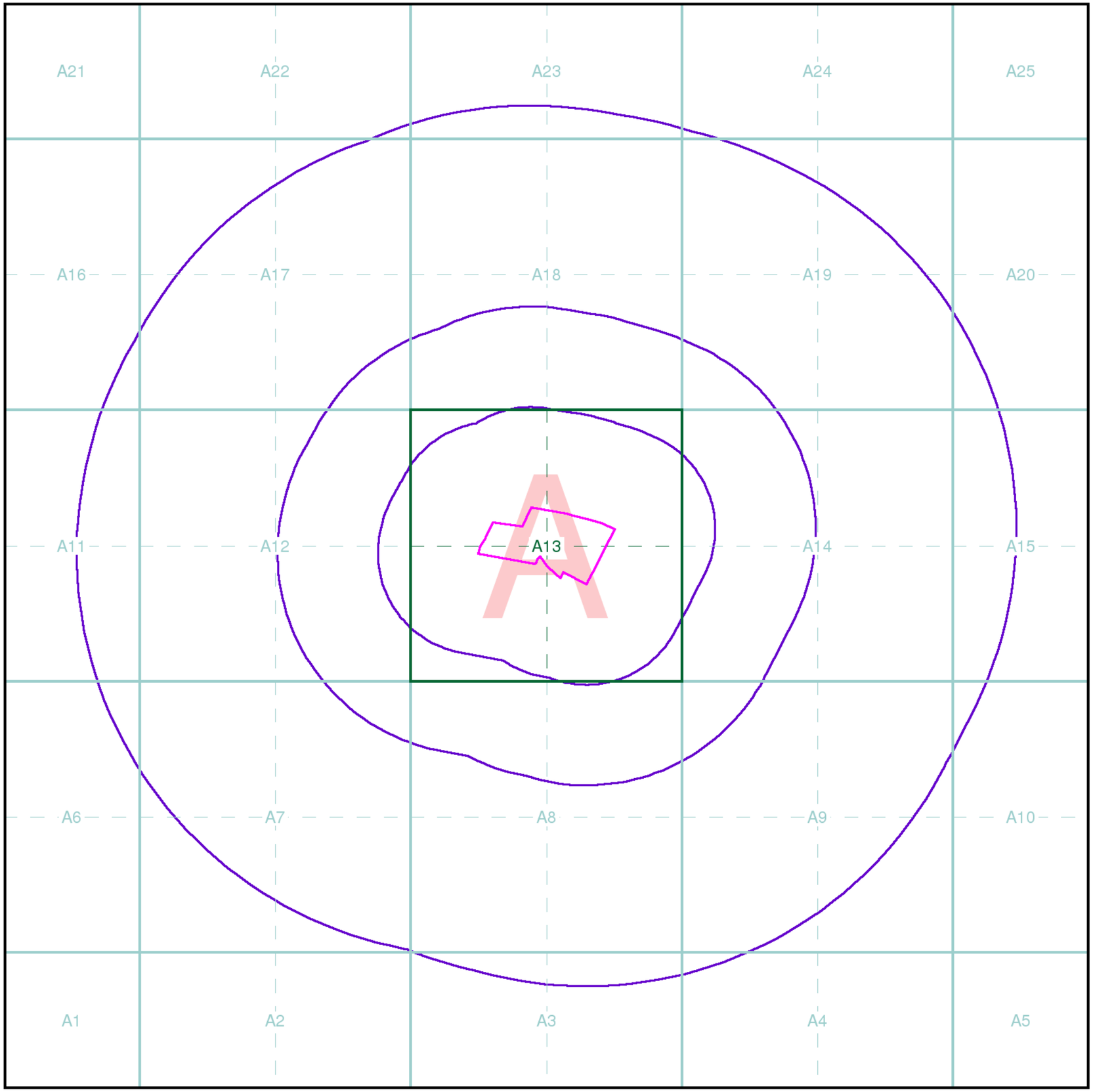

Index Map

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

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

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

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

A selection of organisations who provide data within this report:

Envirocheck reports are compiled from 136 different sources of data.

Client Details

Miss S Gower, RSK Environment Ltd, 18 Frogmore Road, Hemel Hempstead, Hertfordshire, HP3 9RT

Order Details

Order Number:	212868108_1_1
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National Grid Reference:	609970, 138210
Site Area (Ha):	3.65
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Site Details

Upper Otterpool, Sellindge, ASHFORD, TN25 6DD

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

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APPENDIX D
SITE RECONNAISSANCE PHOTOGRAPHS

PHOTOGRAPHIC LOG		
Photo no. **1**	**Date:** **13.08.19**	
Description: General view of eastern portion of the site towards the north		

Photo No. **2**	**Date:** **13.08.19**	
Description: View of the western portion of the site towards the south west showing changes in site levels		

Photo No.	Date:	
3	13.08.19	
Description: Shallow ditch adjacent to southern boundary		

Photo No.	Date:	
4	13.08.19	
Description: Pond encroaching onto central portion of the site from adjacent Grove House		

Photo No.	Date:	
5	13.08.19	
Description: Change in site level on south eastern portion of the site		

Photo No.	Date:	
6	13.08.19	
Description: Site access from A20		

APPENDIX E
TECHNICAL BACKGROUND

H1 Desk Study

Aquifer designation and Source protection zones

Principal aquifer: layers of rock or drift deposit that have high intergranular and/or fracture permeability (usually providing a high level of water storage). They may support water supply and/or river base flow on a strategic scale.

Secondary A aquifer: 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.

Secondary B aquifer: predominantly lower permeability layers that may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

Secondary undifferentiated aquifer: it has not been possible to attribute either a category A or B to a rock type. In most cases this means that it was previously designated as both a minor and non-aquifer in different locations owing to the variable characteristics.

Unproductive' strata: low permeability with negligible significance for water supply or river base flow.

The EA generally adopts a three-fold classification of source protection zones (SPZ) surround abstractions for public water supply. The Site is situated in an area defined as follows:

- Zone 1 or the 'inner protection zone' is located immediately adjacent to the groundwater source and is based on a 50-day travel time from any point below the water table to the source. It is designed to protect against the effects of human activity and biological/chemical contaminants that may have an immediate effect on the source
- Zone 2 or the 'outer protection zone' is defined by a 400-day travel time from a point below the water table to the source. The travel time is designed to provide delay and attenuation of slowly degrading pollutants
- Zone 3 or the 'total catchment' is the area around the source within which all groundwater recharge is presumed to be discharged at the source.

Preliminary risk assessment methodology

CLR11 outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. Under CLR11, three stages of risk assessment exist: preliminary, generic quantitative and detailed quantitative. An outline conceptual model should be formed at the preliminary risk assessment stage that collates all the existing information pertaining to a site in text, tabular or diagrammatic form. The outline conceptual model identifies potentially complete (termed possible) contaminant linkages (contaminant–pathway–receptor) and is used as the basis for the design of the site investigation. The outline conceptual model is updated as further information becomes available, for example as a result of the site investigation.

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk. RSK has adopted guidance provided in CIRIA C552 for use in the production of conceptual models.

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution
- likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term
- low likelihood: circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term
- unlikely: circumstances are such that it is improbable the event would occur even in the long term.

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- severe: short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000)
- medium: chronic damage to human health ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem
- mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment
- minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the probability of an event occurring and its consequences have been classified, a risk category can be assigned according to the table below.

		Consequences			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**Highly likely**	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low

Definitions of these risk categories are as follows together with an assessment of the further work that may be required:

- very high: there is a high probability that severe harm could occur or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability; urgent investigation and remediation are likely to be required
- high: harm is likely to occur. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required. Remedial works may be necessary in the short term and are likely over the long term
- moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term
- low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild
- very low: there is a low possibility that harm could occur and if realised the harm is unlikely to be severe.