



Photo 23: Truck repair facility located to the south of the EA depot.



Photo 25: Entrance to Grove House Orthodontics located along the southern boundary of the site.



Photo 24: aggregate mix storage tanks associated with Britannia Aggregates looking north-west.



Photo 26: Ebbsfleet Printing Solutions located in the south-west of the site off the Stonebridge Road and Thames Way Roundabout.



Photo 31: Ebbsfleet Fitness Centre located in the south-west of the site along Stonebridge Road.

Appendix D: Gravesham Borough Council Contaminated Land Enquiry

Melissa Seymour

From: [REDACTED] >
Sent: 07 July 2022 12:28
To: Melissa Seymour
Subject: RE: Contaminated Land Enquiry: Northfleet
Attachments: Contaminated Land Enquiry Northfleet 070722.jpg

Dear Melissa

Thank you for your email.

The records available to us indicate historical industrial use of the land for which concerns remain at a similar priority to a landfill. However, the data that this service holds is limited and further more up-to-date research is required.

The site has historically experienced substantial industrial use including cement, lime & plaster products manufacturing circa 1869 (covering most of the area outlined), various factories/works of unspecified use 1991, as well as transport support & cargo handling in 1946. Please see attached map illustrating the approximate locations of the aforementioned uses. Ultimately we are unable to offer any further information due to the limited data.

Any planning permissions including previous ground investigations can be found on our planning portal, which is publicly available and can be accessed via the following link:
<https://plan.gravesham.gov.uk/online-applications/search.do?action=simple&searchType=Application>

The information supplied herewith in, may have been gathered from third party sources and, therefore, all information is supplied on the understanding that the Council does not warrant the accuracy of such information, and on the basis that neither the Council nor any officer, servant, or agent of the Council is legally responsible, either in contract or in tort for any inaccuracies, errors or omissions therein contained whether arising from inadvertence or from any cause whatsoever.

I hope you find the information above of some assistance.

Kind Regards

Piotr Pisarczykowski BSc (Hons)
Environmental Health Technician
Environmental Protection
Gravesham Borough Council
[REDACTED]

Gravesham Borough Council - Delivering a Gravesham to be proud of
**INVESTORS
IN PEOPLE**

From: [REDACTED]
Sent: 29 June 2022 14:29
To: [REDACTED]
Subject: Contaminated Land Enquiry: Northfleet

Good Afternoon,

We are currently in the process of producing a Phase 1 Land Contamination Report (Desk Study) for a proposed redevelopment of land at Grove Road in Northfleet, Kent, DA11 9AX (National Grid Reference – TQ 61539 75079). I have attached an indicative site location plan for your information.

I am enquiring as to whether the council hold any site-specific information on the contamination status of the site and surrounding area for the purpose of a planning application. We already hold up to date third-party environmental enviro-check reports (Groundsure) for the site which includes historical mapping, however, I wish to know whether the council hold any further site-specific information on the contamination status of the site that we would need to consider within our report?

Please do not hesitate to get in touch should you require any further information.

If this is a paid service, then please let me know the best way to proceed with this.

Many Thanks,

Melissa Seymour
Senior Environmental Consultant

ENVIRONMENTAL PLANNING - FLOOD RISK ASSESSMENT | DRAINAGE | ENVIRONMENTAL IMPACT ASSESSMENT | WATER QUALITY | PHASE 1
CONTAMINATION | UTILITIES APPRAISAL

(m) 07808 645 365



Website: www.rma-environmental.co.uk

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended addressee, or the person responsible for delivering it to them, you may not copy, forward disclose or otherwise use it or any of it in any way. To do so may be unlawful. If you receive this e-mail by mistake, please advise the sender immediately.



This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly.

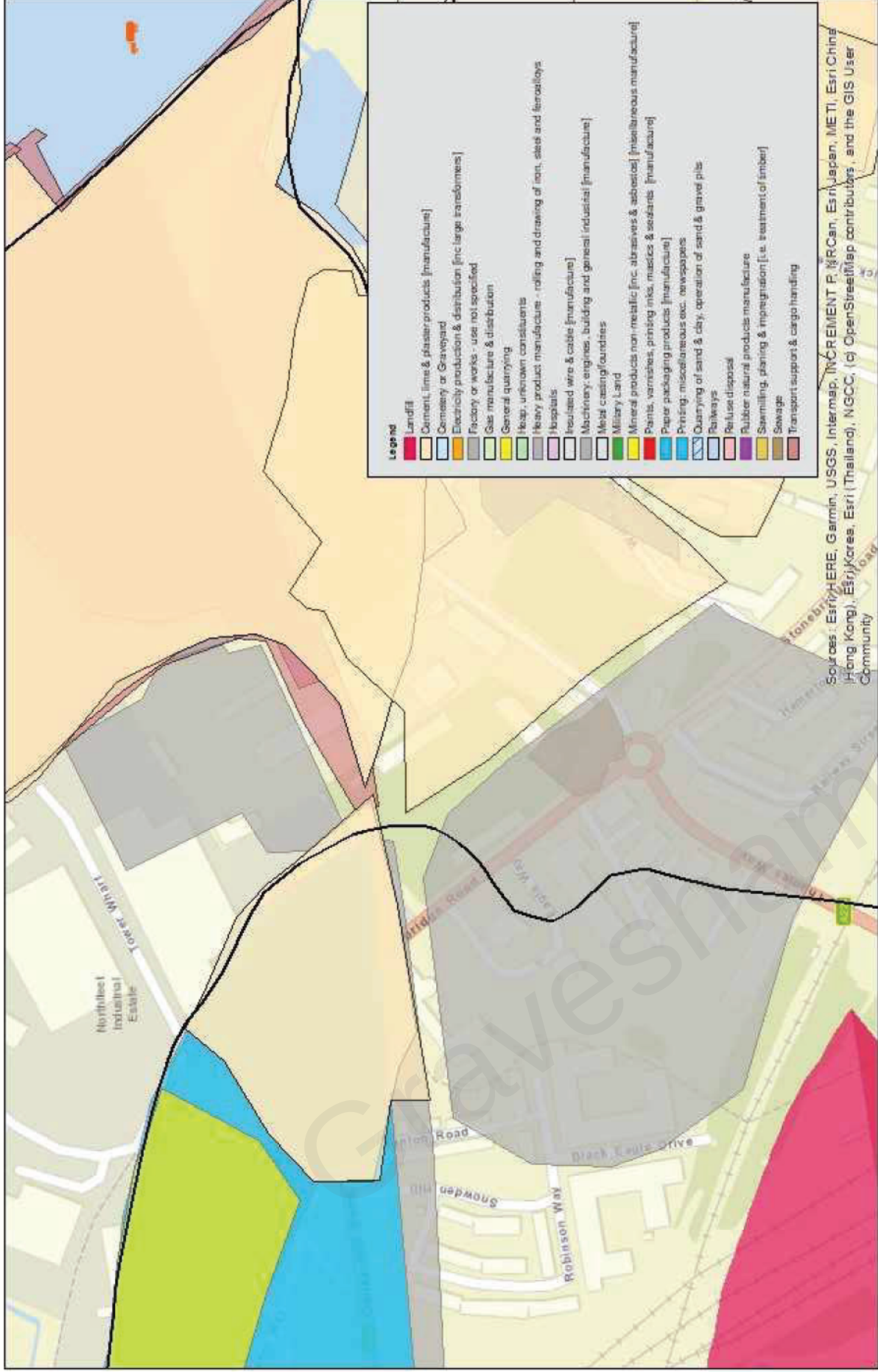
Nothing in this email message amounts to a contractual or other legal commitment on the part of Gravesham Borough Council. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately.

Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Gravesham Borough Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail.

All Gravesham Borough Council and PSN traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

Gravesham Borough Council

Contaminated Land Enquiry Northfleet



Borough Council

Appendix E: Risk Definitions

Table 1: Classification of Consequence

Classification	Definition
Severe	Short term (acute) risk to human health likely to result in 'significant harm' (as defined in EPA90 Part 2a). Short term (acute) risk of pollution of sensitive water resource. Short term (acute) risk of an ecosystem or organism forming part of an ecosystem.
Medium	Chronic damage to human health likely to result in 'significant harm'. Pollution of sensitive water resource. Significant change in a particular ecosystem, or organism forming part of such ecosystem.
Mild	Exposure is unlikely to result in 'significant harm' to human health. Pollution of non-sensitive water resource. Damage to sensitive buildings, structures and services or the environment.
Minor	Harm (but not significant harm) resulting in a financial loss or expenditure to resolve. Non-permanent human health effects. Easily repairable damage to buildings, structures and services

Table 2: Classification of Probability

Classification	Definition
High Likelihood	There is a pollution linkage and an event appear very likely in the short term and almost inevitable over the long term or there is actual evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstance is such that it is improbable that an event would occur in the very long term.

Table 3: Risk Estimation

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High	High	Moderate	Low
	Likely	High	Moderate	Low	Low
	Low Likelihood	Moderate	Low	Low	Very Low
	Unlikely	Low	Low	Very Low	Very Low
	No Linkage	No Risk			

Table 4: Description of the Estimated Risks and Likely Action Required

Risk	Action
Very High Risk	There is a high probability that severe harm could arise or there is evidence that severe harm is currently happening. This risk, if realised, is likely to result in substantial liability. Urgent investigation and remediation are required for the site in its existing state for development.
High Risk	Harm is likely to arise. Realisation of the risk is likely to present a significant liability. Urgent investigation is required and remedial works may be necessary in the short term and are likely over the long term. Remediation will be required for the development.
Moderate Risk	A potential linkage is identifiable. However, it is either relatively unlikely that harm would be severe or, if any harm were to occur, it is more likely that harm would be relatively mild. Investigation is required to quantify the risk and determine potential liability. Remediation will be required for the development.
Low Risk	It is possible that harm could arise but it is likely that this harm, if realised, would at worst normally be mild. Investigation is not normally required but could be useful to confirm a preliminary assessment. Remediation works are unlikely to be required or will be limited.
Very Low Risk	There is a low possibility that harm could arise. In the event of such harm being realised it is not likely to be severe. Site is not capable of being determined under Part 2a.