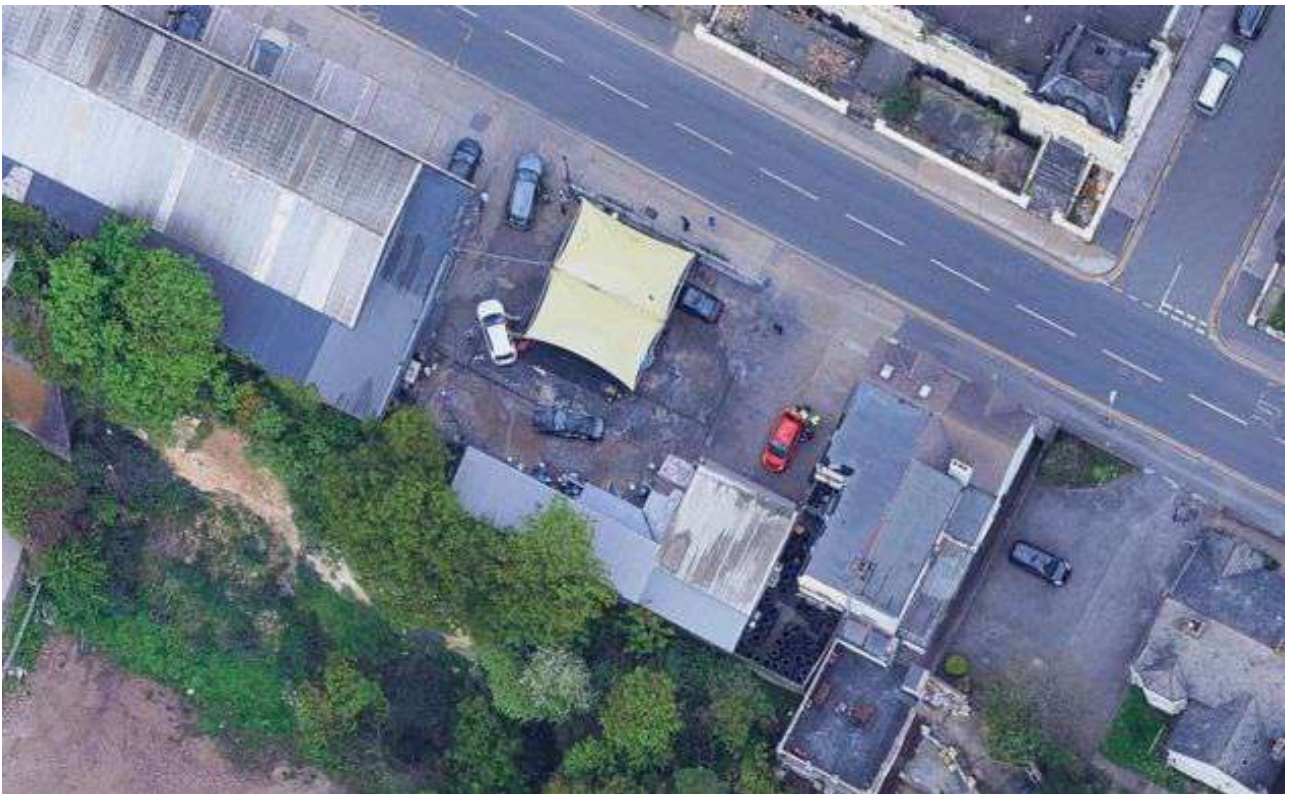


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PHASE ONE ENVIRONMENTAL ASSESSMENT REPORT (PRELIMINARY RISK ASSESSMENT)



Report Prepared By:

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Jasmin Bailey

Report Reviewed By:

Alex
Alex Akeroyd

Client: J.B Property Ltd

Subadra Consulting Ltd. Registered in
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Registered Office 13 Triangle Business
Park, Stoke Mandeville, HP22 5BL

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Phase I Environmental Assessment – Summary

Site Sensitivity

Geology and Hydrogeology	Boyn Hill Gravel Member (sand and gravel)		Secondary Aquifer (Class A)
	Thanet Formation (silty sand)		
	Lewes Nodular, Seaford and Newhaven Chalk Formations (Undifferentiated)		Principal Aquifer
Source Protection Zone	Yes - Zone II	Nearest Surface Water	>250m north
Surrounding Land Use	Residential and commercial properties		
Environmental Sensitivity	High		

Conclusions

The results of our assessment indicate the following:

- The site is located on High Street in Northfleet, Gravesend and comprises a tyre shop, car wash facility, and vehicle repair / servicing workshop. We understand that J.B Property Ltd proposes to redevelop the site for use as residential flats with garden space at ground level.
- Our historical review indicates that site was part of a clay pit during the 1800s. During the 1930s, buildings were constructed on-site, and these comprised lock-up garages/shops that included fuel dispensing infrastructure near the eastern boundary. Two underground petrol tanks with associated pipework and pumps are shown present (from planning records); we have not been able to verify whether these tanks were removed or may still be in situ. At some point between 2005 and 2009, the site became a tyre fitting workshop with car sales, and later car wash activities also introduced.
- Potential contaminants associated with these land uses include, but are not limited to, fuels, oils, solvents, grease and various other potential pollutants associated with Made Ground. If present, these could pose a potential risk of impact to site users and/or the water environment (subject to concentrations).
- We have identified various potential sources of hazardous ground gases associated with the site. The site therefore may be at-risk of impact from concentrations of hazardous ground gases.

Based on the results of our desk-top review, we have identified various potential sources of contamination at the site. As such, our qualitative assessment has identified potentially viable contaminant linkages with respect to both human health and controlled water receptors.

Therefore, prior to the proposed redevelopment, we recommend an intrusive environmental investigation should be carried out to determine whether potential contaminants in soil and/or groundwater pose unacceptable risks to the identified sensitive receptors.

Given the presence of various geo-hazards that could impact upon the development (notably the former clay pit, adjacent tunnel and significant fall in levels to the rear/south)), in addition to the nature of the development (i.e. a three-storey building), we recommend that this intrusive investigation be extended to incorporate a detailed geotechnical appraisal of ground conditions and ground stability assessment.

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

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List of Attachments

Attachment One: Notice to Interested Parties
Attachment Two: Historical Maps

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1 Introduction

1.1 The Purpose of This Assessment

The site is located on High Street (B2175) in Northfleet, Gravesend and comprises a tyre shop and car wash. We understand that J.B Property Ltd proposes to redevelop the site for use as a three-storey residential apartment block.

We have been commissioned by J.B Property Ltd to undertake a Phase One Environmental Report (also known as a Preliminary Risk Assessment) of the site, which is to be submitted in support of a planning application for the proposed redevelopment.

The purpose of this assessment was to develop an initial conceptual site model of the site and establish whether or not there are potentially unacceptable risks to sensitive receptors from potential contaminants that may be present in the soil and/or groundwater under the site. We have not carried out any intrusive investigation of the site and have made no measurements of actual contamination levels that may be present.

Our environmental assessment was undertaken in accordance with the guidelines presented in the Environment Agency (Published 2020, last updated 2023) 'Land contamination risk management (LCRM)' documents and Environment Agency (2016) Guiding principles for land contamination (GPLC).

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

1.2 The Scope of This Assessment

Our assessment included:

- A review of geological, hydrogeological and hydrological information to establish environmental sensitivities at the site and in its vicinity;
- A review of available historical information to determine the historical use of the site and its immediate surroundings;
- Compilation of a Conceptual Site Model and completion of a Qualitative Risk Assessment;
- Preparation of a report, outlining findings and recommendations, including requirements for any further work.

The findings and opinions in this review are based upon information obtained from the sources outlined above. Information obtained from third parties has been accepted at face value; we believe this information to be reliable but do not guarantee its authenticity. Where practicable the information provided was confirmed from a secondary source such as the review of available municipal records.

We have not completed a site walkover as we do not believe it would add to our conceptual understanding of potentially contaminative activities and pathways.

All the activities comprising this assessment were carried out in accordance with the procedures set out in our Quality Manual.

1.3 Previous Reports Relating to the Site

We do not hold, and have not been provided with any, previous reports relating to the site.

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1.4 Proposed Development Plans

Proposed Developments

We understand that J.B Property Ltd proposes to redevelop the site for use as residential flats, involving the demolition of the existing car wash garage and erection of a three storey building consisting of 2no. one bed flats, 6no. two bed flats and 6no. three bed flats. There are also proposed garden and landscaped areas at ground level.

A drawings showing the proposed block plan is provided below.

Notes

We understand that this report is to be submitted in support of a planning application for the site's redevelopment (the application is yet to be submitted). Whilst our assessment has not been compiled to directly satisfy any specific planning conditions the information contained in this report may assist in satisfying any such requirements. We note however that further works may be required.

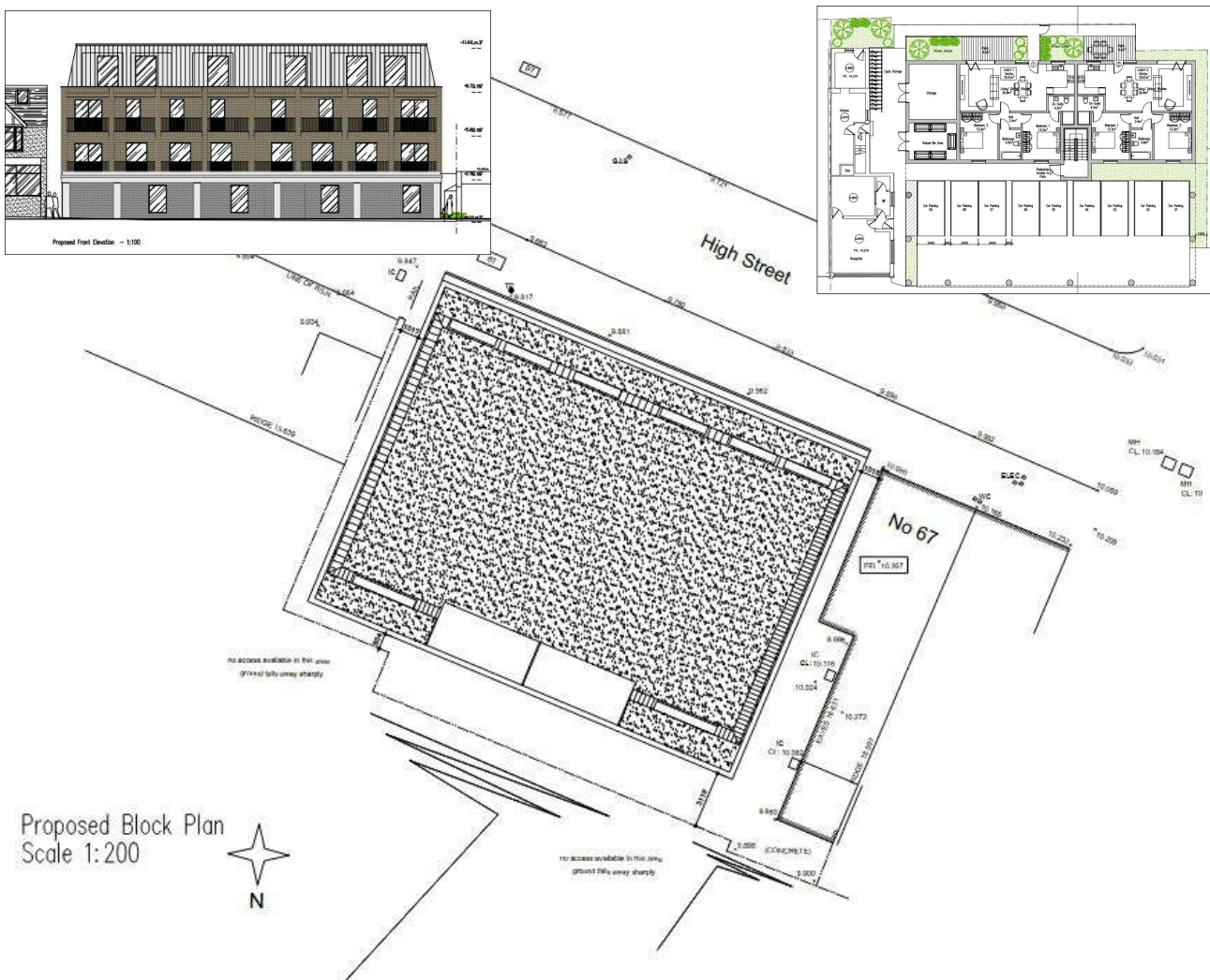


Table One: Proposed Block Plan

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2 Desk Study Information

2.1 Site Description, Location and Setting

Site Description	comprises a tyre shop, car wash facility, and vehicle repair / servicing workshop. There is also an office to the east, in 67 High Street, with a residential apartment above. The open car wash consists of a canvas canopy and a plastic screen that borders the road, with a storage shed to the rear. Whilst the site itself is relatively flat with no pronounced slope, the land to the rear of the site falls away sharply (>5m).		
Grid Reference	562020 174360	Location	The site is located on High Street (B2175), 390m east of Northfleet train station.
Elevation	~25m AOD		
Size	~0.08ha		

Table Two: Site Location and Setting

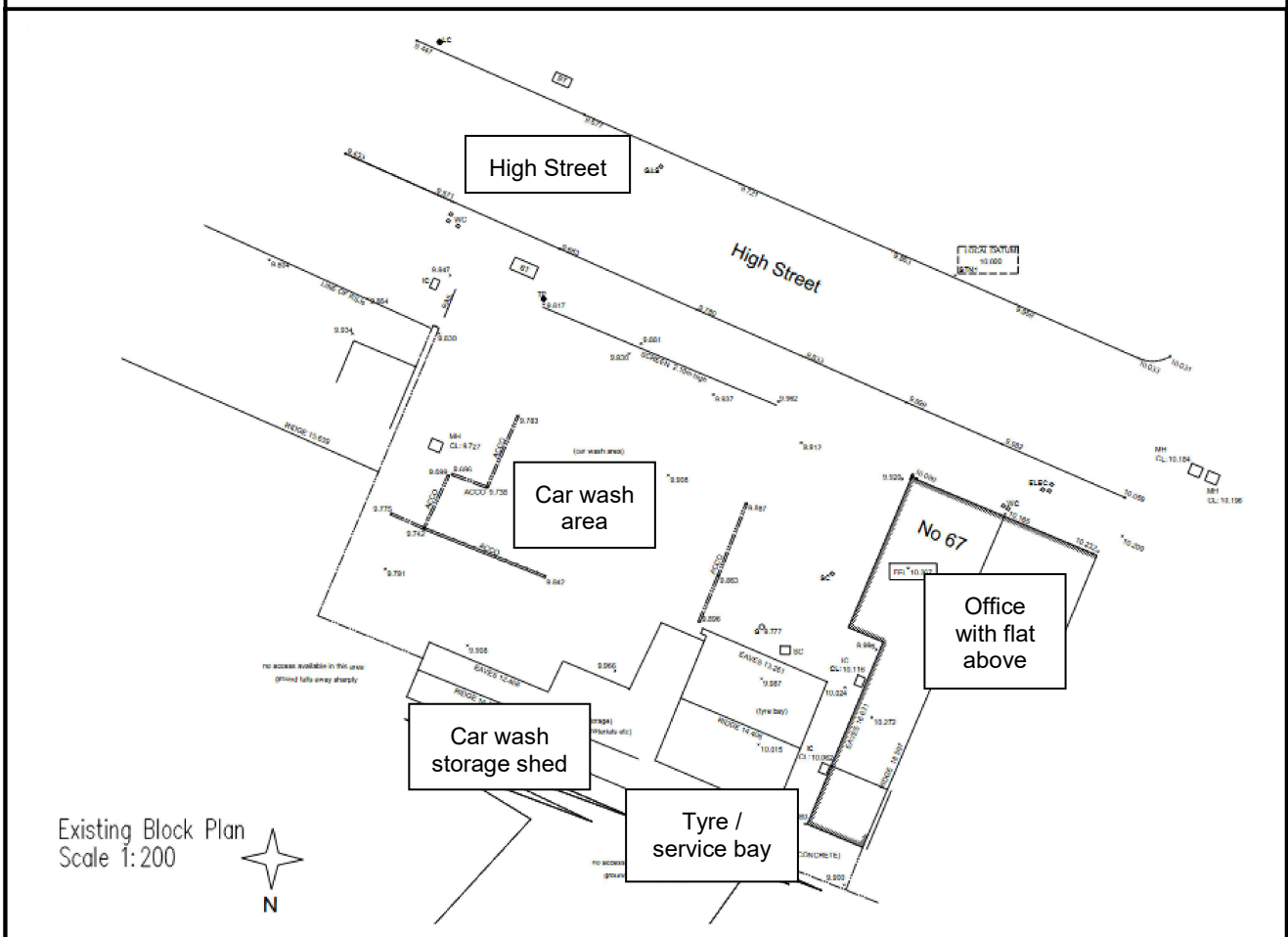


Figure One: Site Layout

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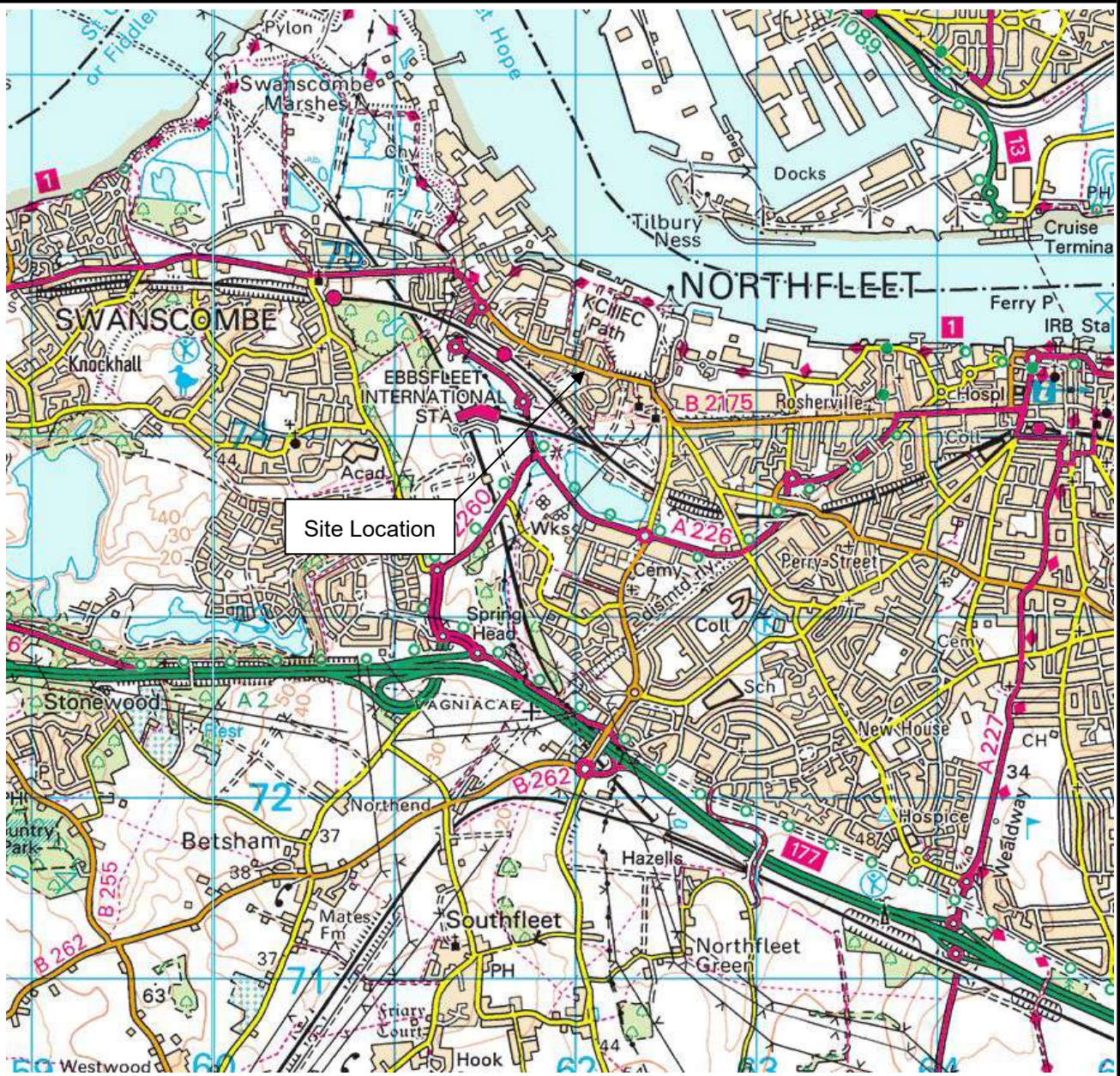


Figure Two: Site Location Map

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Figure Three: Aerial Photograph Showing Site and Surrounding Area

Direction	Details
North	High Street (B2175) (adjacent), followed by residential property (~10m).
East	Commercial with flat above (adjacent) and residential (~20m).
South	Former quarry (~10m), train line (~200m) and a pond (~280m).
West	Commercial (adjacent), tunnel (~20m) and residential (~60m).

Table Three: Surrounding Land Use

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2.2 Geology, Hydrogeology and Hydrology

	Geological Unit	Description	Estimated Thickness	Data Source
Drift Geology	Boyn Hill Gravel Member	Sand and gravel, with possible lenses of silt, clay or peat	<5m	British Geological Survey (BGS)
Solid Geology	Thanet Formation	Silty fine-grained sand, with sandy silt, silt or sandy, silty clay	<10m	
	Lewes Nodular, Seaford and Newhaven Chalk Formations (Undiff.)	Chalk with flints	>25m	
Existing Investigation Data	The BGS hold records for a borehole constructed 30m to the west of the site (BGS ref. TQ67SW356). This records ground conditions to comprise concrete to 0.3m, underlain by fill material to 5.8m (clay, brick, ash), followed by chalk with flints to base at 29.3m.			

Table Four: Regional Geology

	Geological Unit	Aquifer Classification	Groundwater Vulnerability	Data Source
Drift Geology	Boyn Hill Gravel Member	Secondary Aquifer (Class A)	High	Environment Agency
Solid Geology	Thanet Formation	Secondary Aquifer (Class A)		
	Chalk Formation	Principal Aquifer		
Existing Investigation Data	The BGS borehole referenced above mentioned that no groundwater was encountered.			BGS

Table Five: Regional Hydrogeology

	Description	Distance	Direction	Data Source
Surface Water Features	Land drain (although this appears to be a mapping error)	253m	North	Ordnance Survey
	Ponds, connected to streams / land drains	~290m	South	
	River Thames	510m	North	

Table Six: Regional Hydrology

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Abstraction	Surface Water			Groundwater		
	Distance	Direction	Purpose	Distance	Direction	Purpose
Nearest	737m	North	Construction: Mineral Washing	555m	South	Construction: General Use
Nearest Public Water Supply	None within 1km			None within 1km		
Source Protection Zone	The site lies within a designated Source Protection Zone II, associated with a potable water abstraction located 1.5km south-west of site, that draws from the underlying chalk at depth.					
Site located in an Environment Agency defined 'Drinking Water Safeguard Zone'				Surface Water		No
				Groundwater		No
Data sourced from Environment Agency						

Table Seven: Nearest Surface and Groundwater Abstractions

2.3 Site History

2.3.1 Review of Historical Ordnance Survey Maps

Date	Review of Map – Description of Land Use at Site and in the Immediate Surrounding Area	Potentially Contaminative Land-use	
		On-site	Off-site
1864 - 1879 (1:2,500 Scale)	The centre of the site is shown to be part of a clay pit with a clay mill present to the south (~10m). The north of the site is bordered by a road that will become 'High Street'. To the north, east and west of the site (~20m) are rows of buildings, mostly residential with some public houses. There are many pits and chalk quarries in the surrounding area (<250m), as well as a 'brick field' to the north (~30m). A train line is present to the south (~200m) running north-west to south-east.	Clay pit / quarrying activities	Quarrying activities Rail land Later, cement works
1897 - 1898 (1:2,500 Scale) 1909 (1:2,500 Scale)	The clay pit is no longer present on site. A large quarry is now located to the south of the site (~10m). Rows of residential properties have been constructed along High Street. To the west (~30m), a tunnel has been built going under High Street that connects to an old chalk pit to the north (80m). 'Cement Works' are present (~400m) to the north.	In-filled clay pit	

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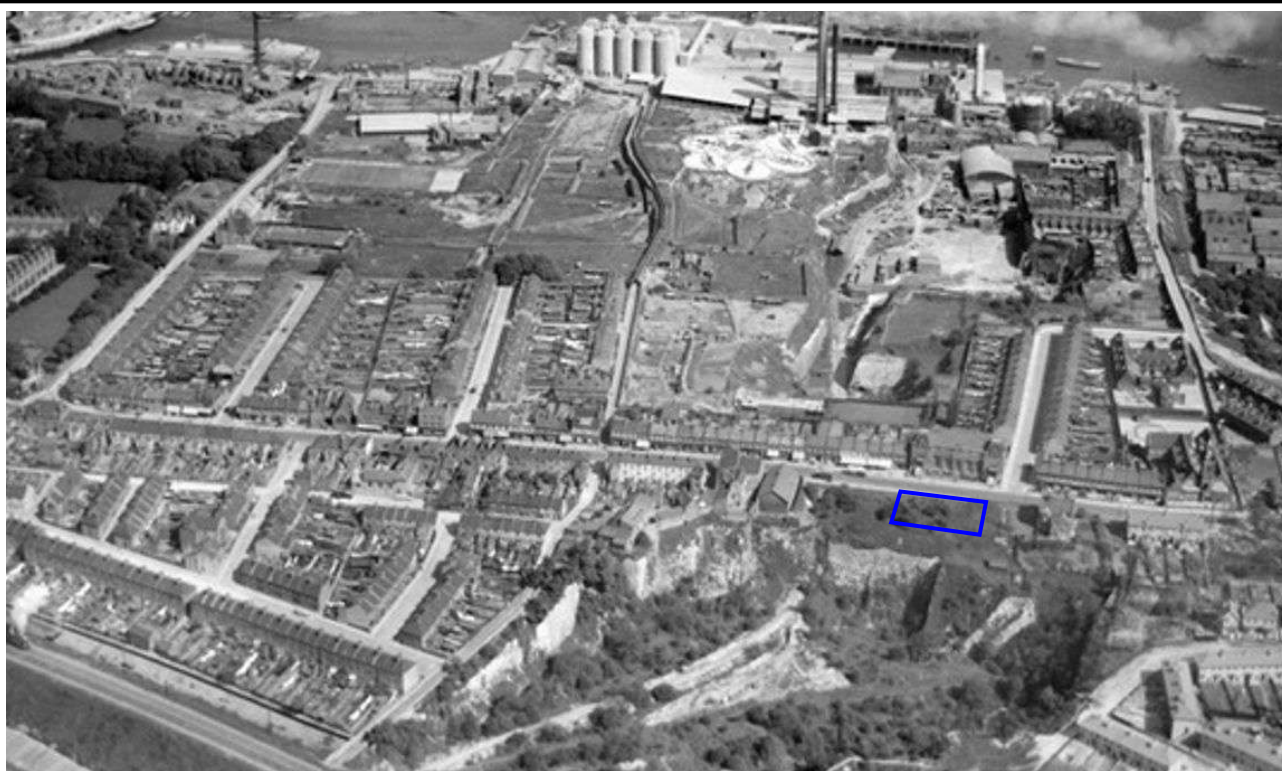
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1931 - 1932 (1:10,560 Scale)	Structures have been constructed on-site. These are likely to be a rows of lock-up garages and shops (see figure four below). Fuel dispensing infrastructure is also indicated to be present.	Lock-up garages Filling station and/or vehicle workshop activities <i>In-filled clay pit</i>	Above ground tanks Rail land Cement works Former quarrying activities
1938 -1939 & 1967 (1:2,500 Scale)	A 'tank' is present to the south-east (15m). Quarry remains to the immediate south (disused).		
1970 - 1972 & 1977 -1980, 1994 (1:1,250 Scale)	No significant changes to site. Two large tanks have been placed within the former quarry to the south (~50m).		
1999 (aerial photo)	Two buildings shown on-site, and their exact use is unknown. Possibly vehicle workshop activities in the south and shops in the north.		

Copies of representative historical maps are included as Attachment Two

Table Eight: Historical Maps Review

2.3.2 Historical Photograph



Photograph One: Site shown in blue as empty land with Portland Cement Works to the north. Taken in 1927 facing north. (Source: Britain from Above EPW017642)

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2.3.3 Other Historical Information

Information from Gravesham Borough Council online planning portal (planning application ref. 19490814) shows that the site had petroleum infrastructure in the 1940s. At 69 High Street, the site was owned by 'Northfleet Motor Company', a vehicle repair garage, and a licence was held for the storage of 1,000 gallons of petrol. Two petrol pumps were present on-site with one being proposed to be moved closer to the front of the shop in 1949. Two storage underground storage tanks are shown to be present near eastern boundary. This proposed plan is shown below:

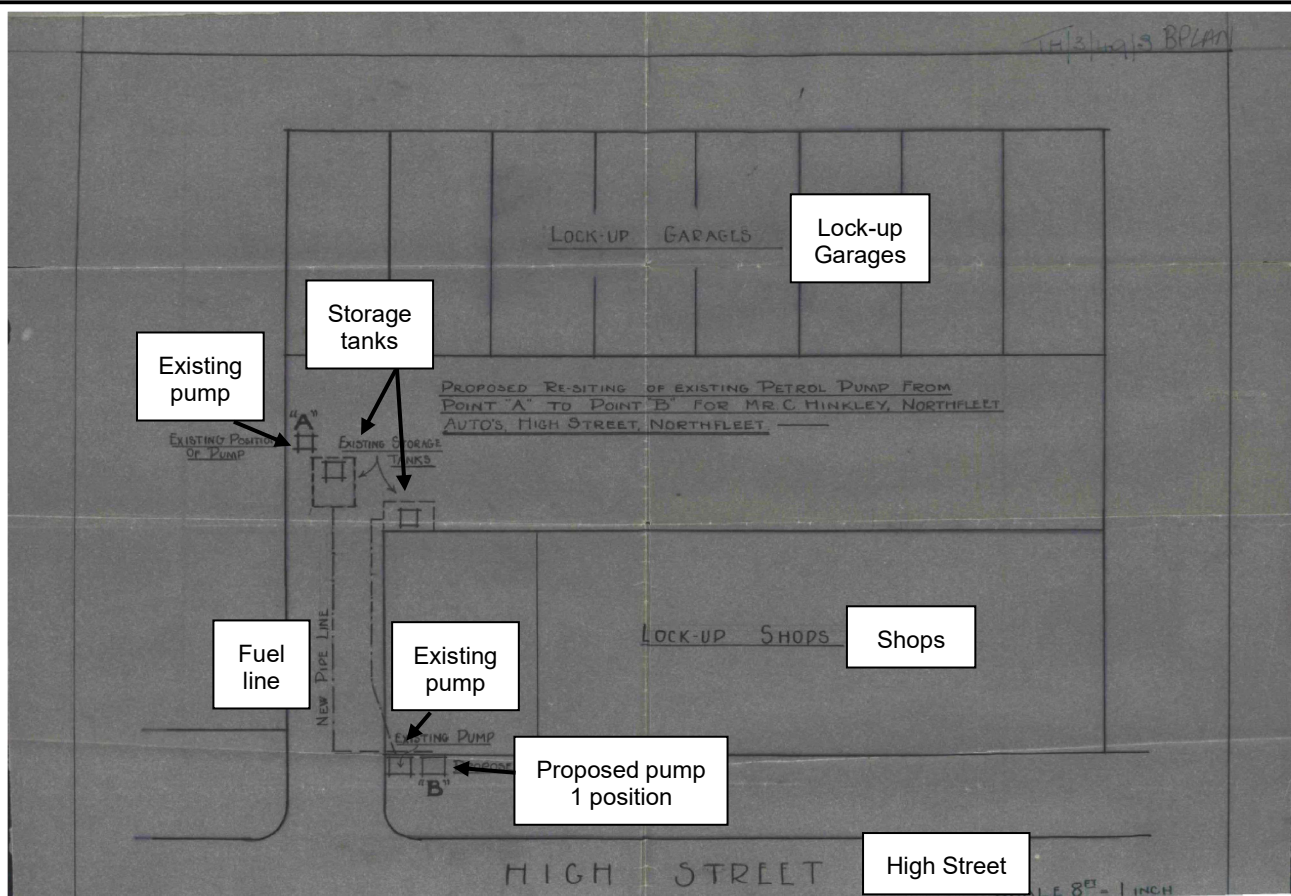


Figure Four: Proposed plans for pump relocation in 1949

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Review of Online Planning Records

Date	Application Number	Local Planning Authority – Planning Records (from local planning authority website)	Evidence of Development
February 1949	19490814	Re-siting of petrol pump	Shown on drawings
November 2005	20050740	Demolition of existing buildings and erection of a four storey building to provide 15 one and two bedroom self-contained flats and four bedsits; the laying out of 19 car parking spaces at the rear with vehicular access to parking area through the ground floor of building and provision of two bin stores	Withdrawn
November 2005	20050748	Demolition of existing buildings and erection of a building to provide 18 one and two bedroom self-contained flats and six bedsits; laying out of 16 car parking spaces and provision of two bin stores	
October 2006	20060597	Erection of a part three, part four storey building to provide a total of 17 self contained flats, comprising four bedsits, 7 two bedroom flats and 6 one bedroom flats and the laying out of 17 car parking spaces at ground floor level	Refused (impact on street scene)
August 2007	20070392	Change of use from tyre sales to car sales	
January 2008	20071010	Change of use from tyre sales to car sales for a temporary period	Unknown
March 2008	20071081	Erection of a four storey building to provide a total of 14 self contained flats comprising 12, two bedroom and two, one bedroom flats with 14 car parking spaces at ground floor level.	Withdrawn
July 2008	20080474	Erection of three storey building with rooms in the roofspace to provide 14 one and two bedroom flats with 14 car parking spaces at ground floor level	Refused (impact on street scene)
May 2009	20090244	Erection of single storey building to provide tyre fitting workshop	Permitted - likely implemented
July 2009	20090454	Application for approval of conditions 2, 3 and 4 of planning permission reference number 20090244 relating to the brick and tile samples, landscaping scheme and refuse storage area	
August 2009	20090534	Conversion of rear part of ground floor and first floor into two, one bedroom self contained flats with a shop/office at ground floor level	

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November 2010	20100884	Continued use of premises as a hand car wash and tyre fitting bay for a temporary period of three years	Evident on Google Streetview
December 2013	20130933	Application for renewal of planning permission reference number 20100884 for continued use of premises as a hand car wash and tyre fitting bay.	
November 2016	20160448	Erection of a two storey side extension incorporating a mansard roof with habitable rooms in the roof space	Refused (impact on street scene)
February 2019	20171093	Erection of a two storey side extension incorporating a mansard roof with habitable rooms in the roofspace	Withdrawn
November 2019	20190506	Change of use from Class C4 (4 bedroom) HMO to sui generis (7 bedroom) HMO incorporating alterations to roof to form new second floor	Permitted - Evident on Google Streetview

Table Nine: Summary of Online Planning Records

2.3.4 Review of Permits and Regulatory Actions

Date	Licence Number	Details	Issuing Authority
June 1993	CHME.0057	Discharge Consents Name: Blue Circle Industries Plc Location: Blue Circle Cement, Northfleet Wks, The Shore, Northfleet, Kent - 224m from site Discharge Type: Trade Discharge - Cooling And Trade Authorised By Hmip Discharge Environment: Freshwater Stream/River	Environment Agency

Table Ten: Current or Past Permits or Licences (within 250m)

There are no recorded pollution incidents or regulatory actions within 250m of the site.

2.4 Additional Information

2.4.1 Preliminary Flood Risk Assessment

Flood Risk Zone	Flood Risk	Data Source
Zone 1	The site lies within Flood Zone 1. Land and property within a Flood Zone 1 are defined as having a low probability of flooding. On this basis, and as the site is smaller than 1 hectare, a flood risk assessment is not likely to be required as part of future planning applications.	Environment Agency

Table Eleven: Preliminary Flood Risk Assessment

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2.4.2 Preliminary Hazardous Ground Gas Risk Assessment

Risk	Description	Data Source
Radon Risk	The site is located in an area where the National Radiological Protection Board have determined that <1% houses exceed the recommended Action Level for radon for existing homes in the UK of 200Bqm ⁻³ (averaged over a year). No radon protective measures are necessary in the construction of new structures or extensions.	Public Health England
Nearest Landfill	The Environment Agency records show that there are no current or past landfill sites within 250m of the site. However, a clay pit was indicated on-site during the 1800s. And, potentially in-filled land (pit/quarry) is indicated to be present 15m north and 133m east. The infill material used to fill these pits/quarries may comprise a potential source of ground gas.	Environment Agency / Mapping
Degradable material within Made Ground	There is likely to be Made Ground on-site, which could constitute a potential source of ground gas.	Historical Maps
Peat and organic matter within Alluvial deposits	Drift geology on-site is Boyn Hill Gravel Member, which may contain lenses of peat or organic matter that could generate ground gas.	BGS
Degradation of spilled or leaked petroleum hydrocarbons	Fuel dispensing infrastructure was present at the site for decades (eastern boundary), giving rise to the potential for hydrocarbon impact of shallow soils and/or groundwater. Any significant impact could lead to hazardous ground-gases being present.	Planning Portal
Bedrock Geology	Whilst chalk can be a potential source of ground gas, the risks associated are generally considered to be low.	BGS
Organic rich silt formed in water bodies	No significant sources identified (excluding depositions associated with Boyn Hill Gravel Member).	Ordnance Survey Maps
Conclusions	We have identified potential sources of hazardous ground gases associated with the site. The site therefore may be at-risk of impact from concentrations of hazardous ground gases. As such, we consider further investigation and/or assessment may be required.	

Table Twelve: Hazardous Ground Gas Risk

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2.4.3 Other Geo-Hazards

Risk	Description	Data Source
Risk of Coal Mining	The site is not located in an area considered to be at potential risk from coal mining.	MRA Map
Potential for Unexploded Ordnance	The site has been classified as being at 'high' risk of unexploded ordnance. Prior to any below ground works, a detailed risk assessment is required to assess the risk of historically unexploded ordnance at the site.	Zetica Ltd UXO Interactive Map
Below Ground Structures	A tunnel is present approximately 20m to the west of the site, albeit at significant depth.	OS Maps
Changes in topography	Whilst the site itself is relatively flat with no pronounced slope, the land to the rear of the site falls away sharply (>5m).	OS Maps / Google Streetview

Table Thirteen: Mining, Unexploded Ordnance and Below Ground Structure Risk

Risk	BGS Hazard Rating					
	No Hazard	Negligible	Very Low	Low	Moderate	High
Solution Feature Risk			✓			
Shrinking / Swelling Clay	✓					
Compressible Deposits	✓					
Collapsible Deposits			✓			
Running Sands			✓			
Landslides			✓			

Table Fourteen: Other Geological Hazards

3 Outline Conceptual Site Model and Preliminary Risk Assessment

We have used the information presented in the previous sections of this report to create an outline Conceptual Site Model for the site. We have reviewed potential contaminants and their receptors together with any possible pathways that may link them. The resulting potential contaminant linkages are summarised below.

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Contaminant	Pathway	Receptor	Viable Potential Contaminant Linkage
Historical site uses have included a clay pit, lock-up garages, shops and filling station / vehicle workshop activities. Two underground petrol tanks with associated pipework and pumps were indicated on-site near the eastern boundary (>1930s). The presence and condition of these tanks is unknown. Around 2005 to 2009, the site became a tyre fitting workshop with car sales, and later car wash activities commenced. Made Ground may also constitute a potential source of contamination	Ingestion and dermal contact	Future site residents	Possible - garden areas are proposed at ground level
	Permeation of contaminants into drinking water supply service pipes		Possible - subject to the concentrations of hydrocarbon compounds present in shallow soil and/or groundwater
	Volatilisation of contaminants to indoor/outdoor air (either direct from soils or dissolved in groundwater)		Possible - subject to the concentrations of any volatile contaminants in soil and/or groundwater
	Off-site migration of contaminant: volatilisation to indoor/outdoor air (vapours from on-site soils or via lateral migration of dissolved compounds)	Residential / commercial property in close proximity	
	Downward migration of contaminants to groundwater	Secondary Aquifer (Class A) - Boyn Hill Gravel Member	Possible - subject to the concentrations of any contaminants in soil and/or groundwater
		Secondary Aquifer (Class A) - Thanet Formation	
		Principal Aquifer / SPZ II - Chalk Formation	<i>Groundwater likely at >20m depth within chalk strata</i>
	Off-site migration of contaminants dissolved in groundwater leading to direct impact of environmental receptors	Ponds 300m south / River Thames 500m north	Unlikely - given the distance to these receptors
Surface water (~750m) and groundwater (~550m) abstractions			
Hazardous Ground Gases - various sources	Accumulation of hazardous ground gas beneath and/or infiltration into site buildings	Future site residents	Possible - subject to the concentrations of ground-gas present in shallow soil
Off-site sources of potential contamination - various sources	On-site migration of contaminants dissolved in groundwater		Possible - subject to the presence/concentrations of any potentially mobile contaminants
Table Fifteen: Preliminary Conceptual Site Model			

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4 Conclusions and Recommendations

4.1 Conclusions

The results of our assessment indicate the following:

Site Details	The site is located on High Street in Northfleet, Gravesend and comprises a tyre shop, car wash facility, and vehicle repair / servicing workshop. We understand that J.B Property Ltd proposes to redevelop the site for use as residential flats with garden space at ground level.
Review of Environmental Site Sensitivity	The site is located in an area of high environmental sensitivity. Mapping indicates the underlying geology comprises Boyn Hill Gravel Member (sand and gravel), overlying Thanet Formation (silty sand) and Chalk Formations. These units are defined by the Environment Agency as Secondary Aquifers (Class A) and a Principal Aquifer respectively. The site lies within a designated Source Protection Zone II, associated with a potable water abstraction located 1.5km south-west of site, that draws from the underlying chalk at depth. Groundwater is likely to present at >20m depth within the underlying chalk strata. There are several abstractions within 1km, including a surface water abstraction ~750m north and a groundwater abstraction ~550m south of the site. The nearest surface water features are located in excess of 250m away.
Review of Site History and Potential Contaminant Sources	Our historical review indicates that site was part of a clay pit during the 1800s. During the 1930s, buildings were constructed on-site, and these comprised lock-up garages/shops that included fuel dispensing infrastructure near the eastern boundary. Two underground petrol tanks with associated pipework and pumps are shown present (from planning records); we have not been able to verify whether these tanks were removed or may still be in situ. At some point between 2005 and 2009, the site became a tyre fitting workshop with car sales, and later car wash activities also introduced. Potential contaminants associated with these land uses include, but are not limited to, fuels, oils, solvents, grease and various other potential pollutants associated with Made Ground. If present, these could pose a potential risk of impact to site users and/or the water environment (subject to concentrations). We have identified various potential sources of hazardous ground gases associated with the site. The site therefore may be at-risk of impact from concentrations of hazardous ground gases.
Conclusions	Based on the results of our desk-top review, we have identified various potential sources of contamination at the site. As such, our qualitative assessment has identified potentially viable contaminant linkages with respect to both human health and controlled water receptors. Therefore, prior to the proposed redevelopment, we recommend an intrusive environmental investigation should be carried out to determine whether potential contaminants in soil and/or groundwater pose unacceptable risks to the identified sensitive receptors.

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

Table Sixteen: Conclusions

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4.2 Outline Recommendations

We recommend the following:

Phase II Geo-Environmental Investigation	Our qualitative assessment has identified potentially viable contaminant linkages may exist at the site. As such, a site investigation would be required to characterise the nature and extent of any potential contamination present beneath the site. Given the presence of various geo-hazards that could impact upon the development (notably the former clay pit, adjacent tunnel and significant fall in levels to the rear/south)), in addition to the nature of the development (i.e. a three-storey building), we recommend that this intrusive investigation be extended to incorporate a detailed geotechnical appraisal of ground conditions and ground stability assessment.
Below Ground Fuel Infrastructure	Evidence suggests that underground fuel storage tanks / lines may remain present at the site (eastern end). We recommend that the status of any remaining below tanks that are present be verified. If present, these will need to be decommissioned in-line with best practise and then removed from site in order to facilitate the proposed development, and to ensure they no longer constitute a potential source of contamination. We must be instructed to complete independent soil verification sampling if any underground fuel tanks are removed from site. We also recommend that the relevant Petroleum Officer be contacted in order to ascertain if they hold any further information about these tanks.
UXO	The site has been classified as being at 'high' risk of unexploded ordnance. Prior to any below ground works, a detailed risk assessment must be commissioned, prior to the disturbance of ground.

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

Table Seventeen: Recommendations

Client: J.B Property Ltd

Phase I Environmental
Assessment Report

Report	IN25183 CL 001
Date	September 2025
Page	19

**ATTACHMENT ONE:
NOTICE TO INTERESTED PARTIES**

NOTICE TO INTERESTED PARTIES

The purpose of our work is to provide general information on the environmental and/or geotechnical conditions existing at the site And related to soil and/or groundwater. The Client or others specified the scope of the investigation And the validity of our conclusions is limited by the scope of work specified. We are not responsible for any such limitations or omissions.

Where stated in this report, we have used information supplied by third parties. While we have evaluated As far as possible the validity Of this information, we cannot guarantee its accuracy In any way whatsoever.

No investigation technique is capable Of completely identifying all Of the contaminants that might be present In the soil or groundwater under a site. Where specified In our report, we have examined the ground by constructing a number of boreholes and/or trial pits. We recovered samples of soil and/or groundwater from available exposures.

The depth And spacing of our sampling locations were selected To ensure With a reasonable probability that they would be representative Of the actual conditions across the whole site. However, safety considerations relating to existing site infrastructure may have restricted our ability To investigate all potential contaminant sources. Specifically, we were unable To investigate the soil And groundwater condition immediately adjacent To the underground structures and/or buried services. These limitations must be borne In mind When considering the conclusions reached In this report.

Soil is intrinsically variable and the spread Of contaminants within the soil is therefore subject to a degree Of non-uniformity. For these reasons no sampling technique can completely eliminate the possibility of obtaining samples that are not representative Of the actual conditions. Our sampling techniques are intended To reduce the possibility to an acceptable level, within the limits imposed by the budget and scope of the investigation.

Groundwater levels and soil vapour levels that we report were accurate at the time of the investigation. Groundwater And soil vapour levels are variable. Long term monitoring may be required to ensure that the levels recorded during our investigation are representative of long term and possible 'worst case' conditions. In accepting our recommendations and/or conclusions the Client acknowledges that further, more detailed investigation could allow a more accurate assessment of site conditions to be made and that this would reduce any consequential risk to the Client.

Our investigation was carried out to assess the significance of contamination resulting from use of the site as identified in this report. Unless we have indicated otherwise, no assessment of the potential impact of any other previous uses has been made. No investigation was carried out to determine whether or not any deleterious or hazardous materials (such as asbestos) have been used in the construction of the buildings present on the site. Unless otherwise stated no investigation or assessment has been made of the presence or otherwise of invasive plant species including but not limited to Japanese Knotweed.

Unless specifically stated otherwise, we have not assessed the effect of any proposed future construction activities on existing structures on or near to the site. Nor, unless stated otherwise, have we assessed the likely effect of trees on existing or proposed structures on or near the site.

We do not accept any responsibility for the cost of remedial works or other costs incurred in whatever way whatsoever as a result of any omissions, errors or other shortcomings in this report unless we have been given reasonable opportunity to verify ourselves that such faults exist and we have been given a reasonable opportunity to carry out works to remedy such faults ourselves using the most practicable means available to us. We do not accept liability for any consequential losses incurred by you while either we or others carry out any remedial works we deem necessary.

This report has been prepared for the Client, as specified on the cover page of this report. We do not accept any liability whatsoever to any other third parties unless explicitly agreed by us in writing. In accepting our recommendations and/or conclusions the Client accepts that the terms of our appointment were as detailed in the Proposal, or Proposals, that we provided to the Client before being appointed and that these terms supersede and have precedence over any other terms and/or conditions set out in any contracts agreed between ourselves and the Client, regardless of when such terms and/or conditions were agreed to by us and/or signed by us even if such contracts contain terms that contradict this.

Neither the whole nor any part of this report, or any reference to it, may be included in any published document circular or statement or published in any way without our prior written approval.

This report and its contents, together with any supporting correspondence or other documentation, remain the property of Subadra Consulting Limited until paid for in full. The copyright to this report remains vested in Subadra Consulting Ltd at all times.

Client: J.B Property Ltd

Report	IN25183 CL 001
Date	September 2025
Page	Attachment One - 2

ATTACHMENT TWO:
HISTORICAL MAPS

Historical Mapping Legends

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

	Quarry		Gravel Pit		Sand Pit
	Clay Pit		Shingle		Refuse Heap
	Sloping Masonry		Flat Rock		
	Marsh		Reeds		Osiers
	Rough Pasture		Furze		Wood
	Mixed Wood		Brushwood		Orchard
	Fir		Ford		Stepping Stones
	Ferry		Waterfall		Lock
	Trig. Station		Altitude at Trig. Station		
	B.M. 325.9		Bench Mark		Surface Level
	Arrow denotes flow of water		Antiquities (site of)		
	Cutting		Embankment		
	Railway crossing Road		Level Crossing		Road crossing Railway
	Railway crossing River or Canal		Road over single stream		Road over River or Canal
	County Boundary (Geographical)		County & Civil Parish Boundary		Administrative County & Civil Parish Boundary
	County Borough Boundary (England)		County Burgh Boundary (Scotland)		
	Boundary Post or Stone		Police Call Box		
	Bridle Road		Pump		
	Electricity Pylon		Signal Post		
	Foot Bridge		Sluice		
	Foot Path		Spring		
	Guide Post or Board		Telephone Call Box		
	Mile Stone		Trough		
	Mooring Post or Ring		Well		

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

	Inactive Quarry, Chalk Pit or Clay Pit		Active Quarry, Chalk Pit or Clay Pit
	Rock		Boulders
	Cliff		Slopes
	Roofed Building		Glazed Roof Building
	Sloping Masonry		Archway
	Non-Coniferous Tree (surveyed)		Coniferous Tree (surveyed)
	Non-Coniferous Trees (not surveyed)		Coniferous Trees (not surveyed)
	Orchard Tree		Scrub
	Coppice, Osier		Reeds
	Rough Grassland		Heath
	Direction of water flow		Bench Mark
	Cave Entrance		Triangulation Station
	Electricity Transmission Line		Electricity Pylon
	County Boundary (Geographical)		County & Civil Parish Boundary
	County Boundary		Boundary post/stone
	County Borough Boundary (England)		County Burgh Boundary (Scotland)
	Admin. County or County Bor. Boundary		London Borough Boundary
	Symbol marking point where boundary mereing changes		
	Beer House		Pillar, Pole or Post
	Boundary Post or Stone		Post Office
	Capstan, Crane		Public Convenience
	Chimney		Public House
	Drinking Fountain		Pump
	Electricity Pillar or Post		Signal Box or Bridge
	Fire Alarm Pillar		Signal Post or Light
	Foot Bridge		Spring
	Guide Post		Tank or Track
	Hydrant or Hydraulic		Telephone Call Box
	Level Crossing		Telephone Call Post
	Manhole		Trough
	Mile Post or Mooring Post		Water Point, Water Tap
	Mile Stone		Well
	Normal Tidal Limit		Wind Pump

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

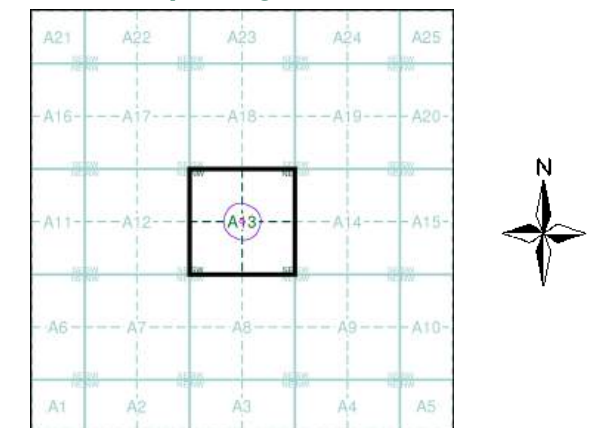
	Cliff		Slopes
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Positioned Boulder		Scree
	Non-Coniferous Tree (surveyed)		Coniferous Tree (surveyed)
	Non-Coniferous Trees (not surveyed)		Coniferous Trees (not surveyed)
	Orchard Tree		Scrub
	Coppice, Osier		Reeds
	Rough Grassland		Heath
	Direction of water flow		Triangulation Station
	Electricity Transmission Line		Electricity Pylon
	Bench Mark		Buildings with Building Seed
	Roofed Building		Glazed Roof Building
	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)		
	Barracks		Pillar, Pole or Post
	Battery		Post Office
	Cemetery		Public Convenience
	Chimney		Pump
	Cistern		Pumping Station
	Dismantled Railway		Place of Worship
	Electricity Generating Station		Sewage Pumping Station
	Electricity Pole, Pillar		Signal Box or Bridge
	Electricity Sub Station		Signal Post or Light
	Filter Bed		Spring
	Fountain / Drinking Ftn.		Tank or Track
	Gas Valve Compound		Trough
	Gas Governor		Wind Pump
	Guide Post		Water Point, Water Tap
	Manhole		Works (building or area)
	Mile Post or Mile Stone		Well



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Kent	1:2,500	1864 - 1879	2
Essex	1:2,500	1885	3
Kent	1:2,500	1897 - 1898	4
Essex	1:2,500	1898	5
Kent	1:2,500	1909	6
Kent	1:2,500	1938 - 1939	7
Ordnance Survey Plan	1:1,250	1953	8
Ordnance Survey Plan	1:2,500	1954	9
Additional SIMs	1:2,500	1954	10
Ordnance Survey Plan	1:2,500	1967	11
Ordnance Survey Plan	1:1,250	1970 - 1972	12
Additional SIMs	1:1,250	1977 - 1980	13
Additional SIMs	1:1,250	1979 - 1991	14
Additional SIMs	1:1,250	1986	15
Large-Scale National Grid Data	1:1,250	1992	16
Large-Scale National Grid Data	1:1,250	1994	17
Historical Aerial Photography	1:2,500	1999	18

Historical Map - Segment A13



Order Details

Order Number: 383930464_1_1
Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

Hand Car Wash Ltd, 67-77, High Street, Northfleet,
GRAVESEND, DA11 9HJ



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



Kent

Published 1864 - 1879

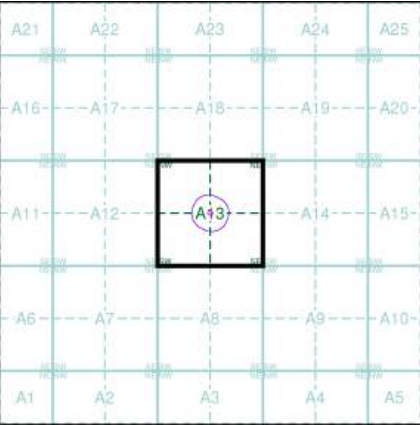
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Map Name(s) and Date(s)

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010_05 1879 1:2,500	010_06 1876 1:2,500

Historical Map - Segment A13



Order Details

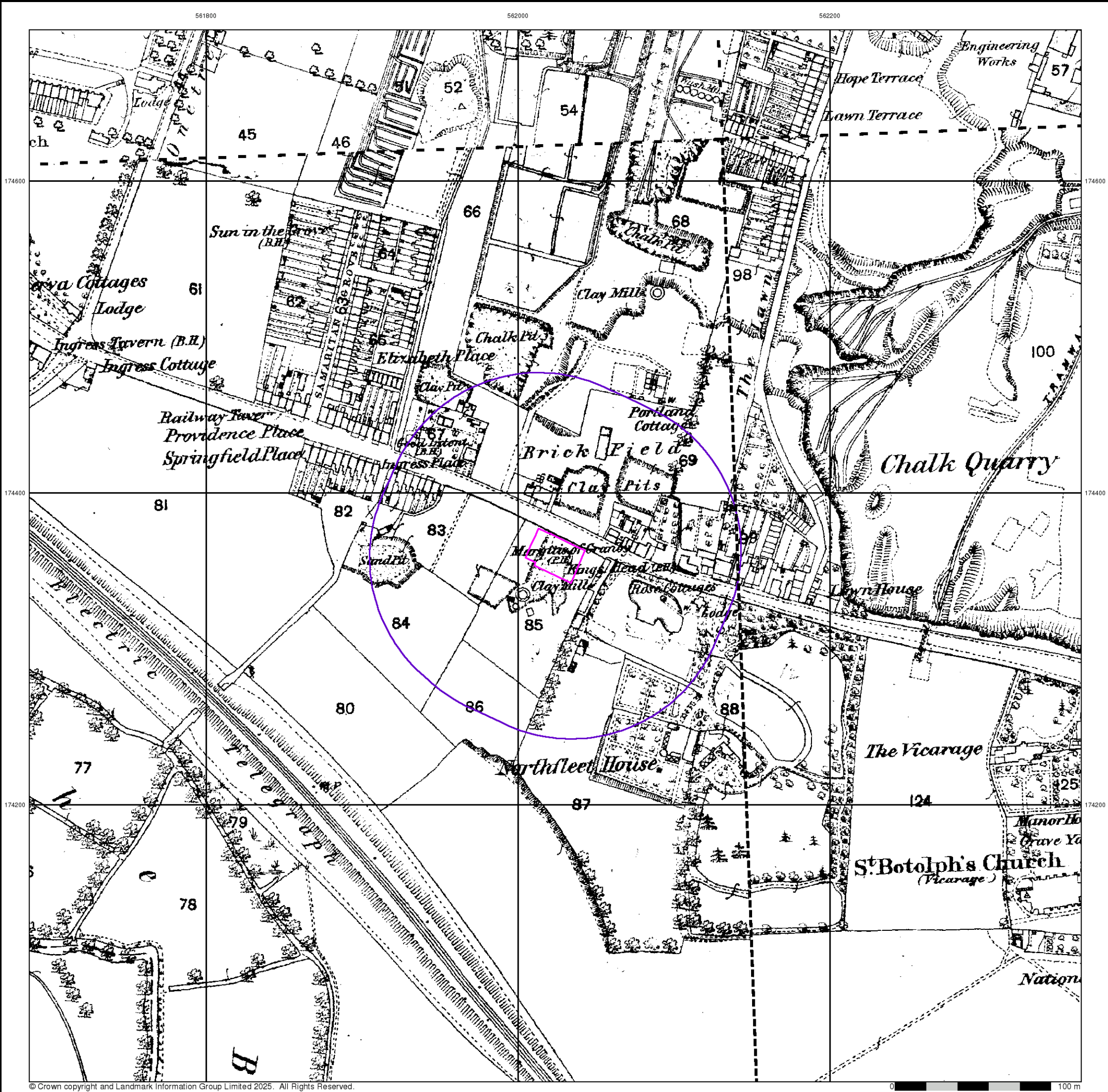
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Search Buffer (m): 100

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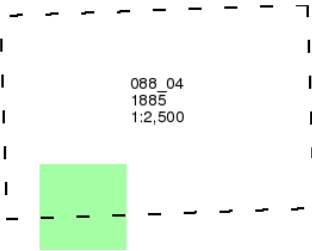
Essex

Published 1885

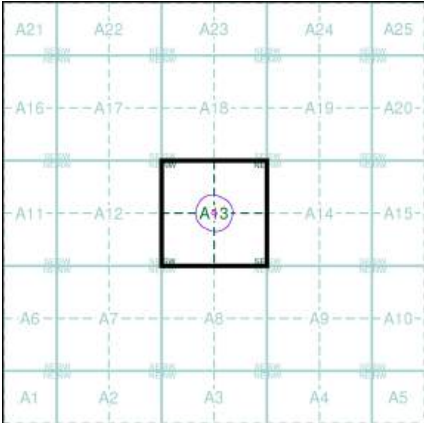
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered 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: 383930464_1_1
Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

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GRAVESEND, DA11 9HJ



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Kent

Published 1897 - 1898

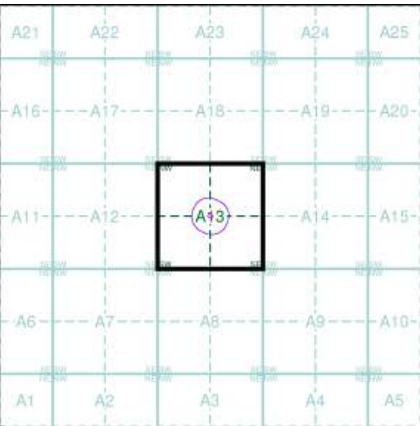
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Map Name(s) and Date(s)

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010_05 1897 1:2,500	010_06 1897 1:2,500

Historical Map - Segment A13



Order Details

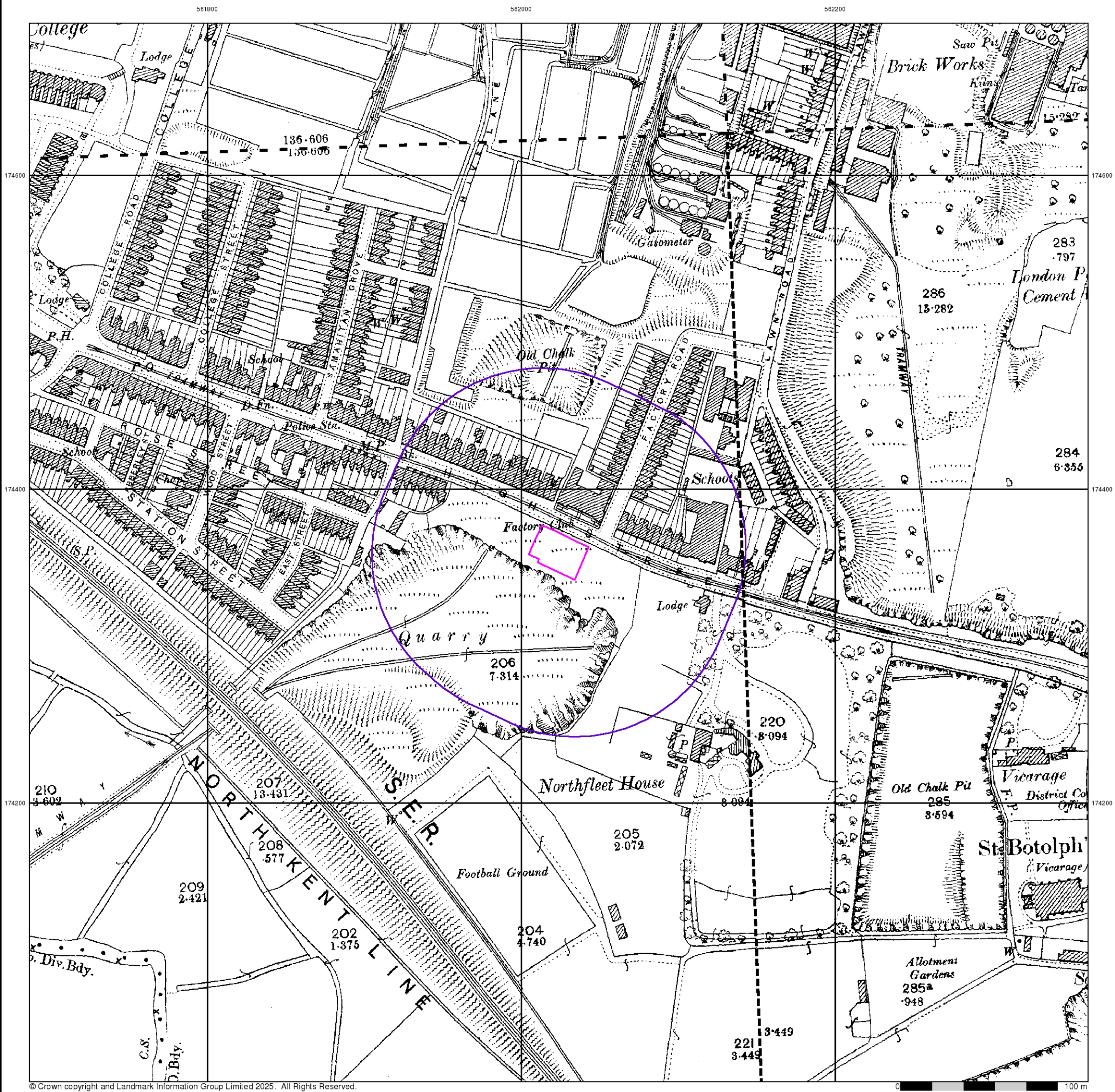
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National Grid Reference: 562020, 174360
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Site Area (Ha): 0.08
Search Buffer (m): 100

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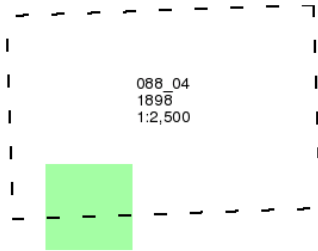
Essex

Published 1898

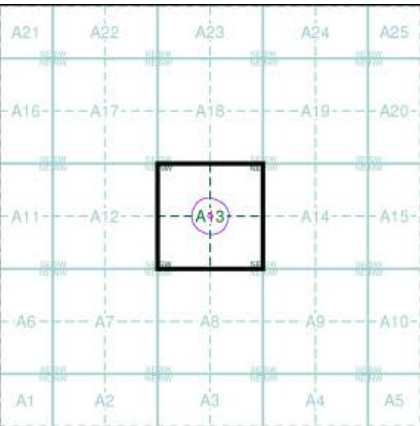
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

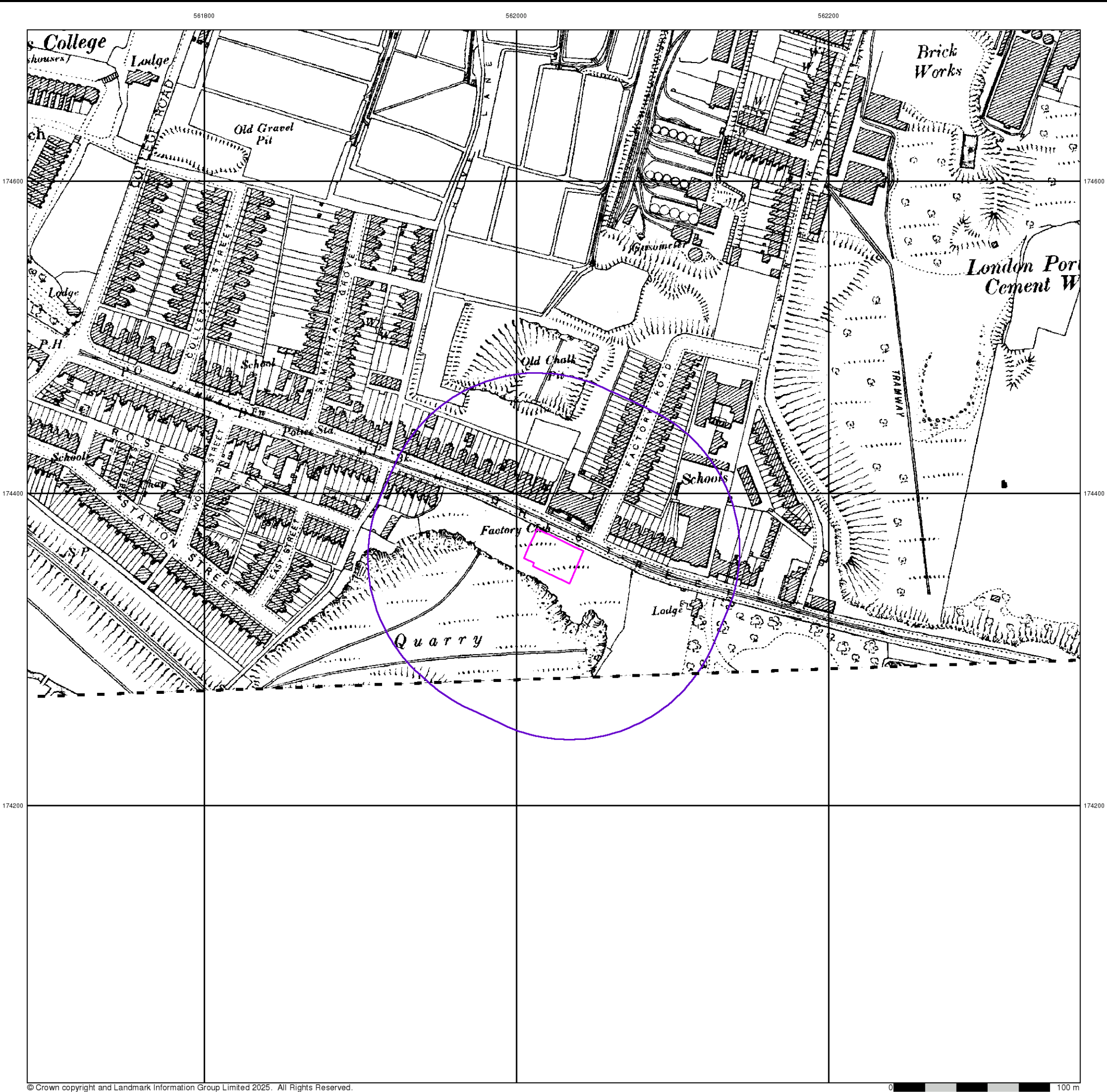
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Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

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Kent

Published 1909

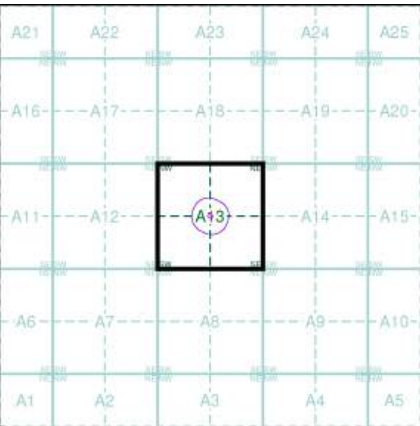
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Map Name(s) and Date(s)

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010_05 1909 1:2,500	010_06 1909 1:2,500

Historical Map - Segment A13



Order Details

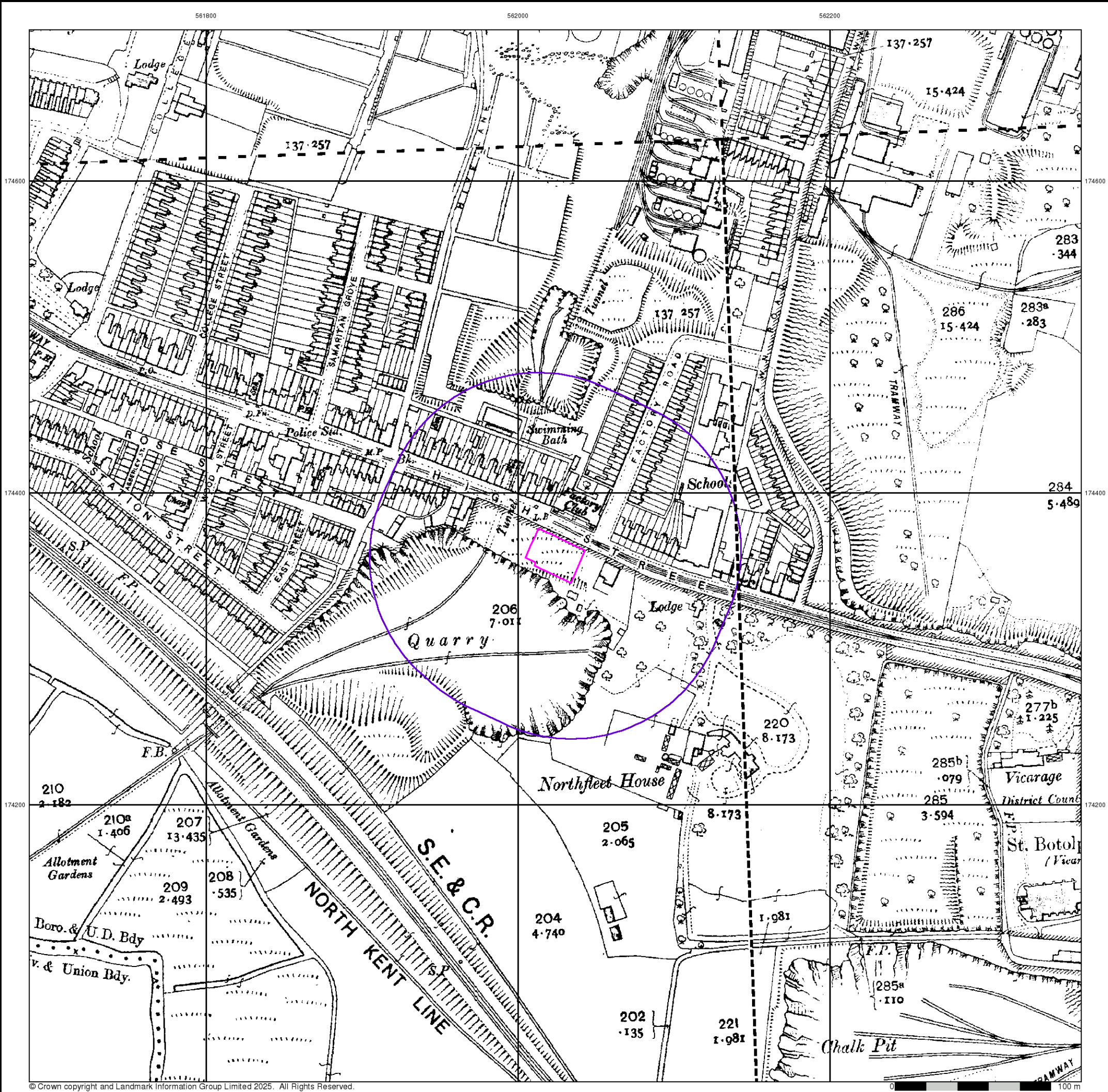
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Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

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GRAVESEND, DA11 9HJ



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Kent

Published 1938 - 1939

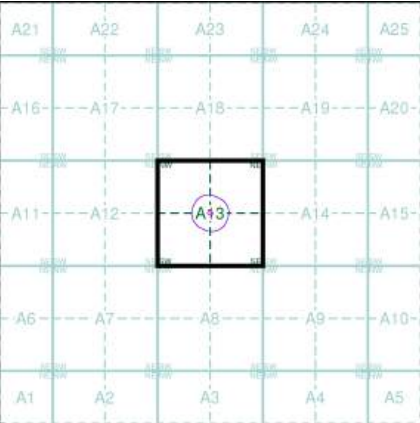
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Map Name(s) and Date(s)

010_01 1939 1:2,500	010_02 1939 1:2,500
010_05 1938 1:2,500	010_06 1939 1:2,500

Historical Map - Segment A13



Order Details

Order Number: 383930464_1_1
Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

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Ordnance Survey Plan

Published 1953

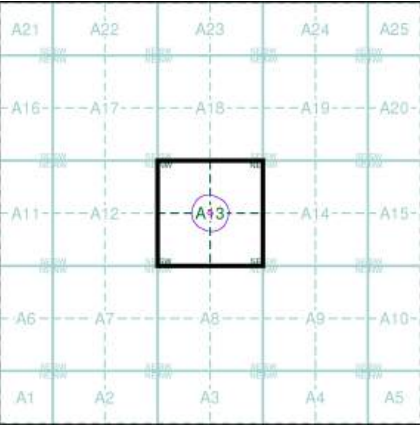
Source map scale - 1:1,250

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Map Name(s) and Date(s)

TQ8174NE	TQ8274NW
1953	1953
1:1,250	1:1,250
TQ8174SE	TQ8274SW
1953	1953
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

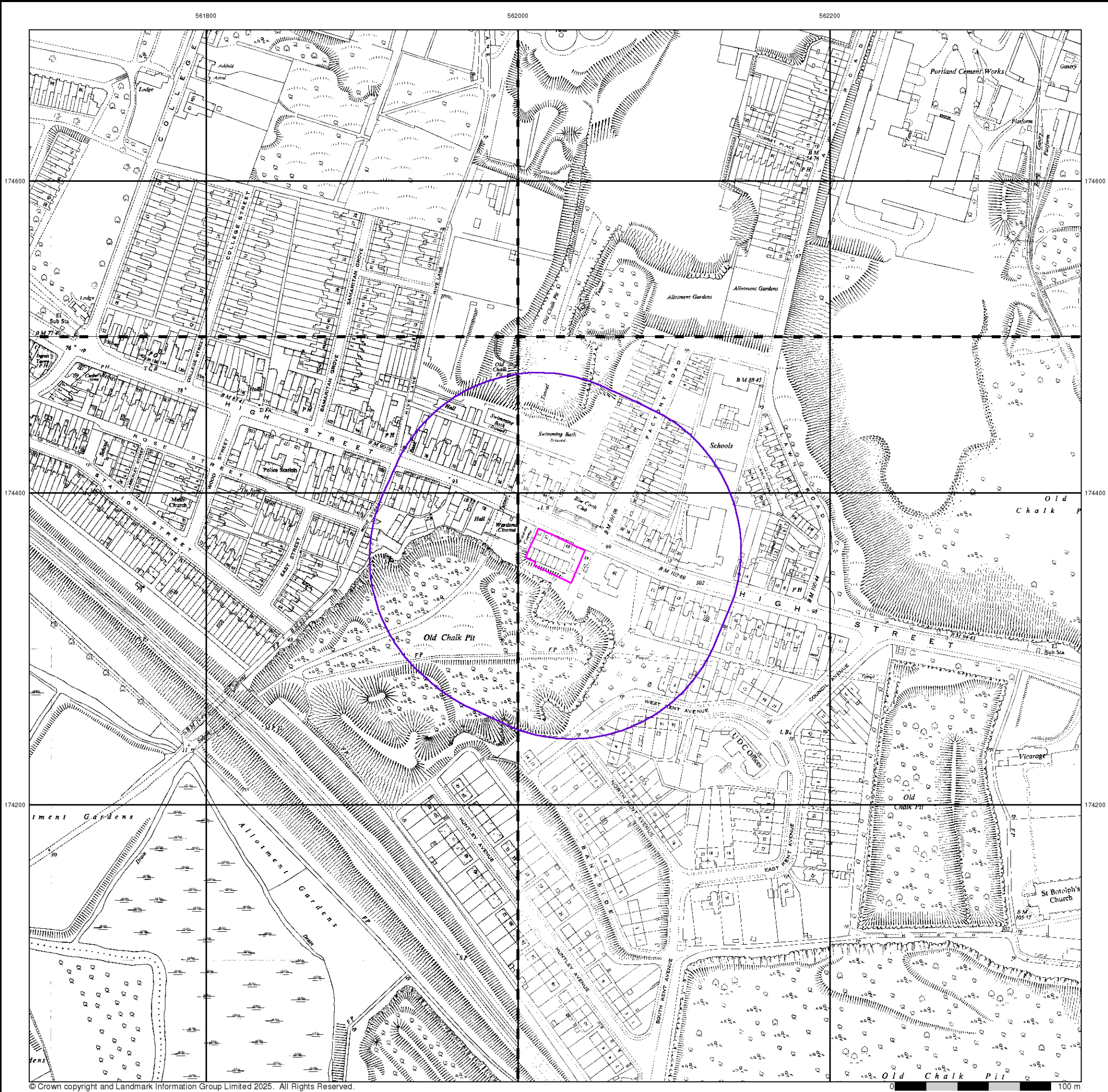
Order Number: 383930464_1_1
Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

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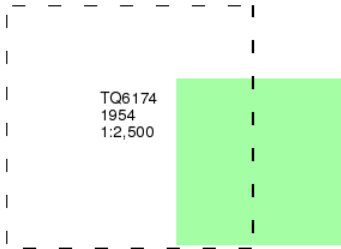
Ordnance Survey Plan

Published 1954

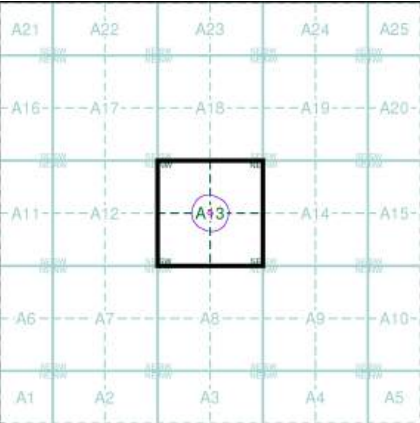
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

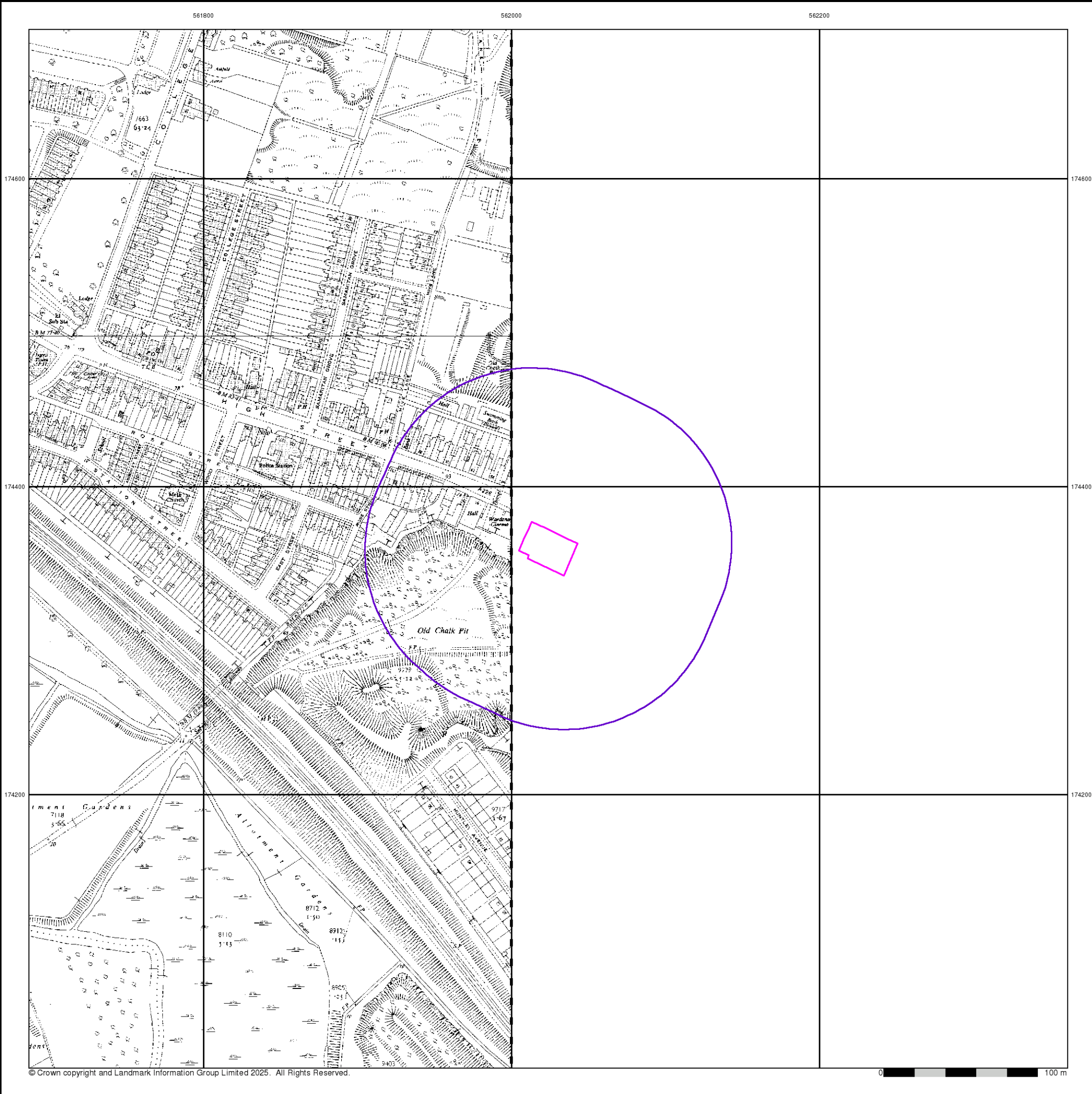
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Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

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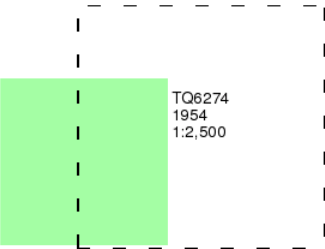
Additional SIMs

Published 1954

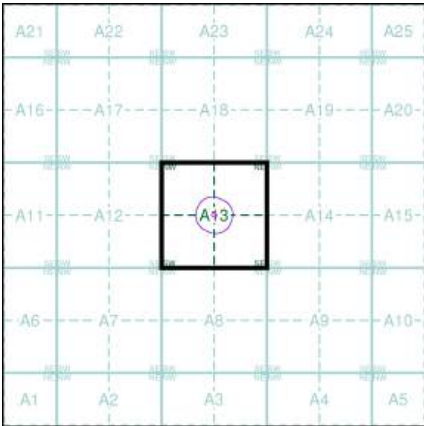
Source map scale - 1:2,500

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



Order Details

Order Number: 383930464_1_1
Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

Hand Car Wash Ltd, 67-77, High Street, Northfleet,
GRAVESEND, DA11 9HJ



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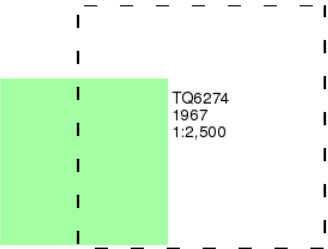
Ordnance Survey Plan

Published 1967

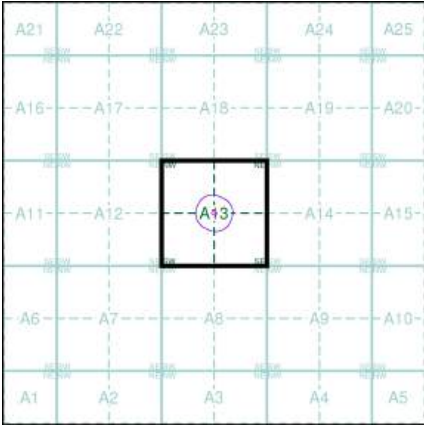
Source map scale - 1:2,500

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: 383930464_1_1
Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

Hand Car Wash Ltd, 67-77, High Street, Northfleet, GRAVESEND, DA11 9HJ



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





Ordnance Survey Plan

Published 1970 - 1972

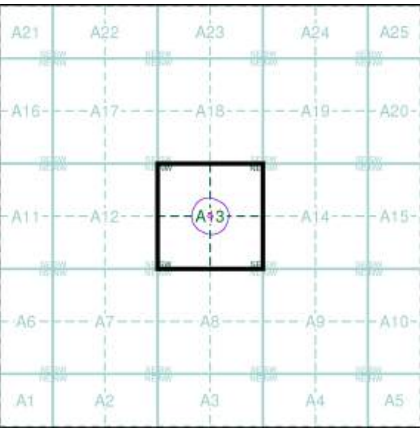
Source map scale - 1:1,250

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)

TQ8174NE 1970 1:1,250	TQ8274NW 1972 1:1,250
TQ8174SE 1970 1:1,250	TQ8274SW 1972 1:1,250

Historical Map - Segment A13



Order Details

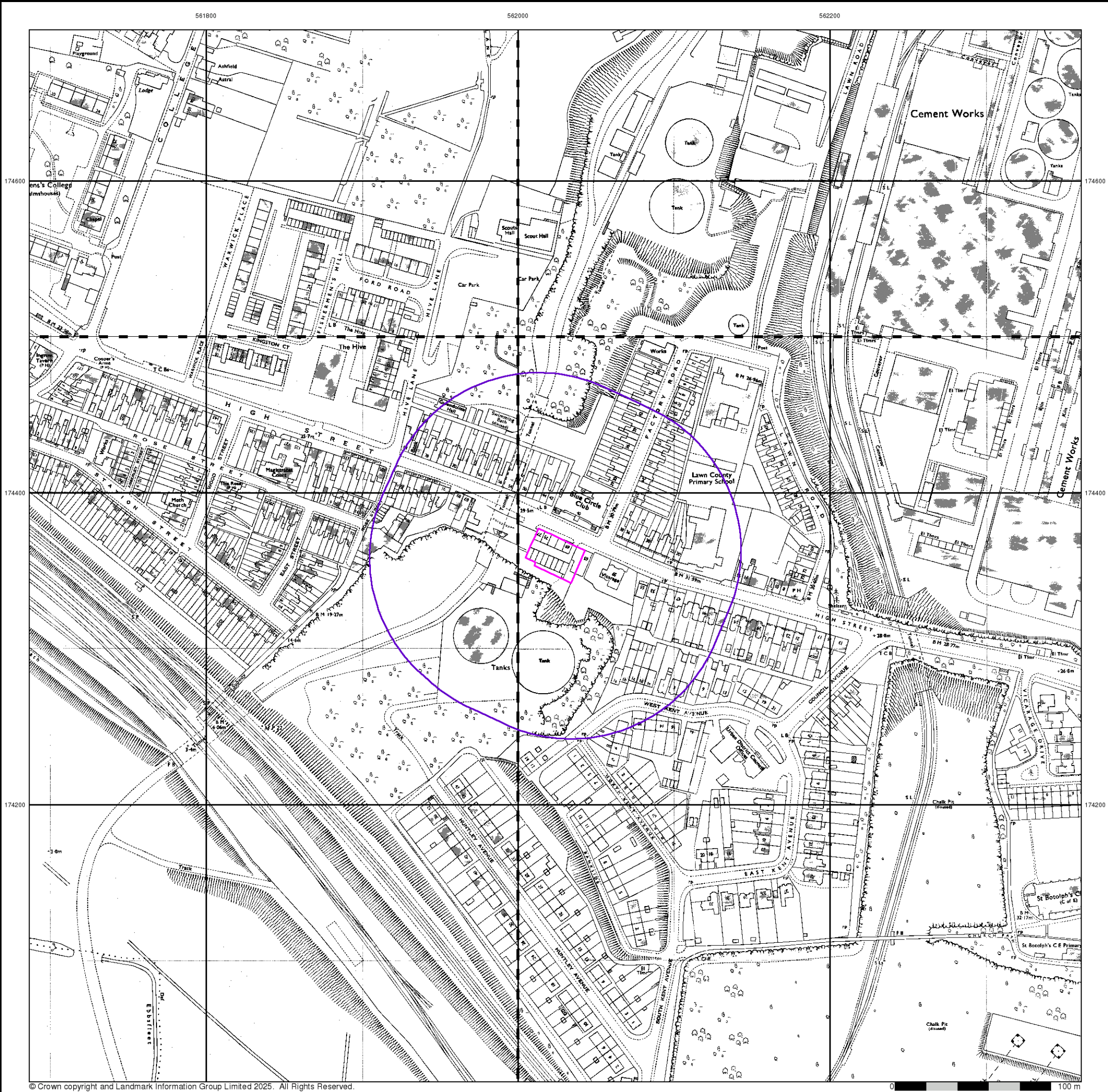
Order Number: 383930464_1_1
Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

Hand Car Wash Ltd, 67-77, High Street, Northfleet,
GRAVESEND, DA11 9HJ



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





Additional SIMs

Published 1977 - 1980

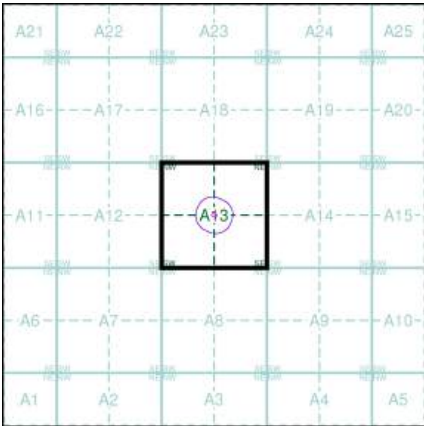
Source map scale - 1:1,250

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)

TQ8174NE	TQ8274NW
1977	1978
1:1,250	1:1,250
TQ8174SE	TQ8274SW
1978	1980
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

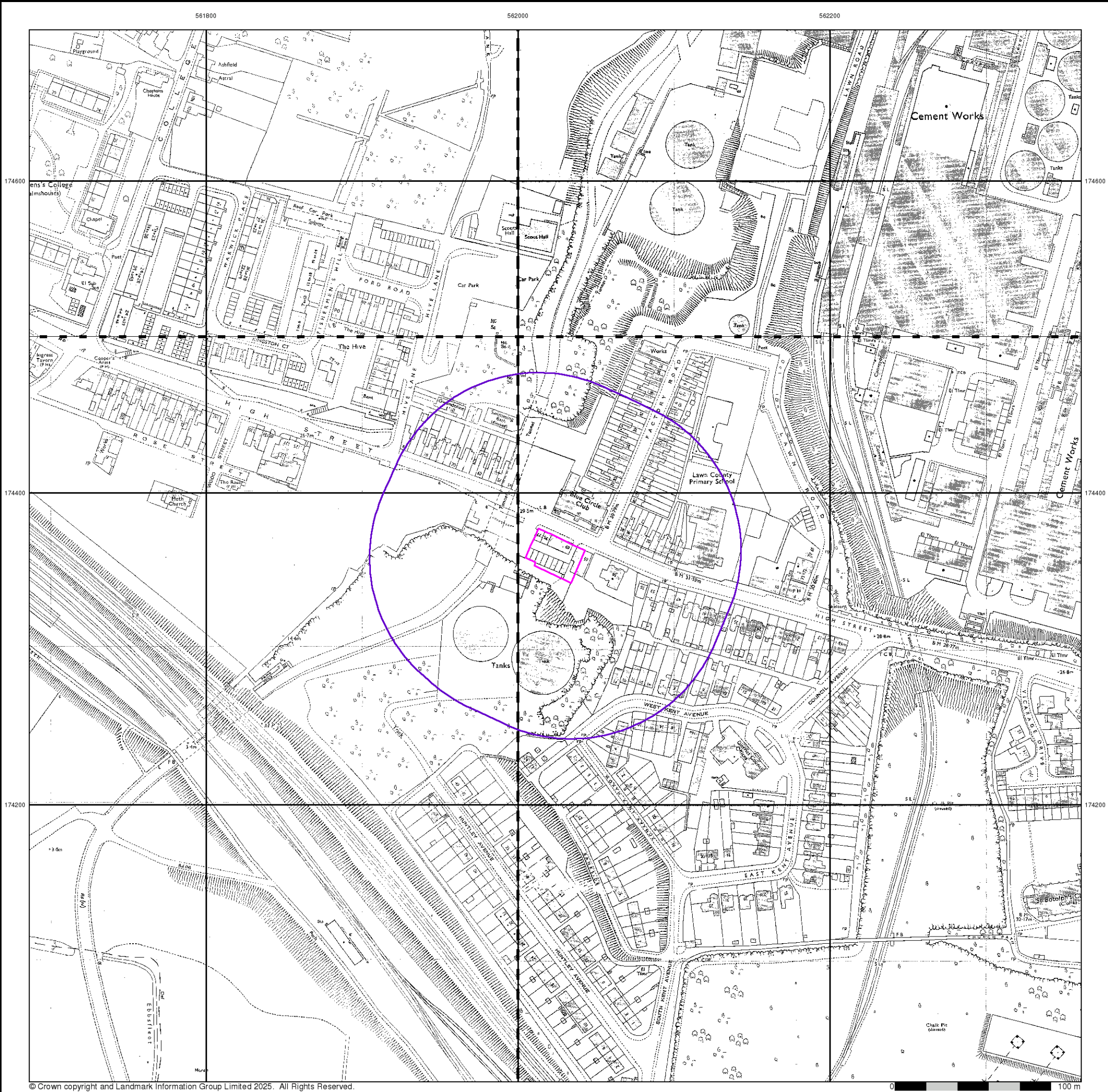
Order Number: 383930464_1_1
Customer Ref: IN25183
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Additional SIMs

Published 1979 - 1991

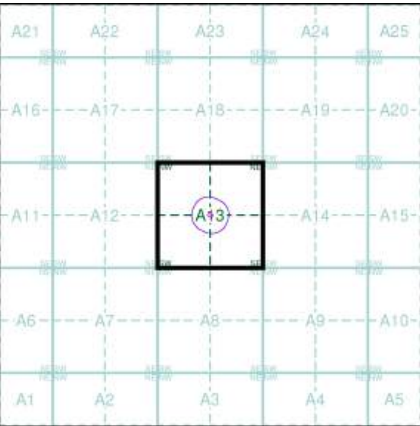
Source map scale - 1:1,250

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)

TQ6174NE
1991
1:1,250
TQ6174SE
1979
1:1,250

Historical Map - Segment A13



Order Details

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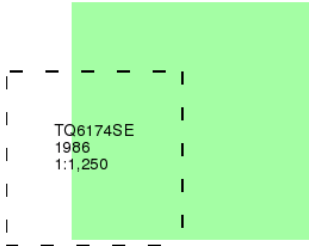
Additional SIMs

Published 1986

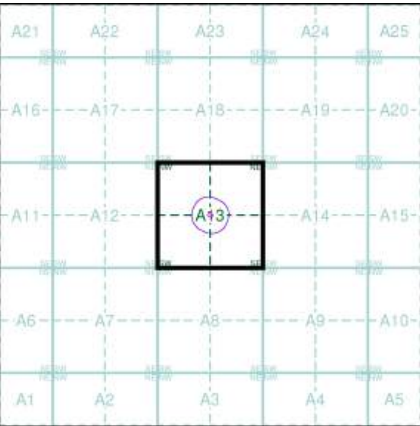
Source map scale - 1:1,250

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



Order Details

Order Number: 383930464_1_1
Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
Site Area (Ha): 0.08
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Large-Scale National Grid Data

Published 1992

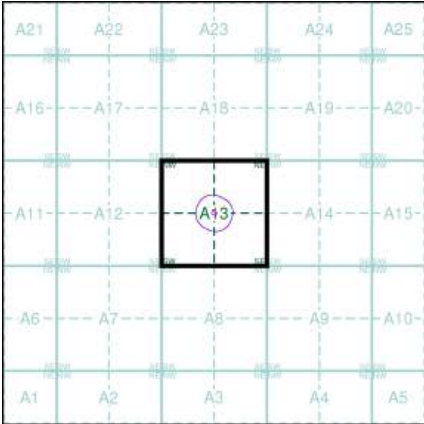
Source map scale - 1:1,250

'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)

TQ8174NE	TQ8274NW
1992	1992
1:1,250	1:1,250
TQ8174SE	TQ8274SW
1992	1992
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

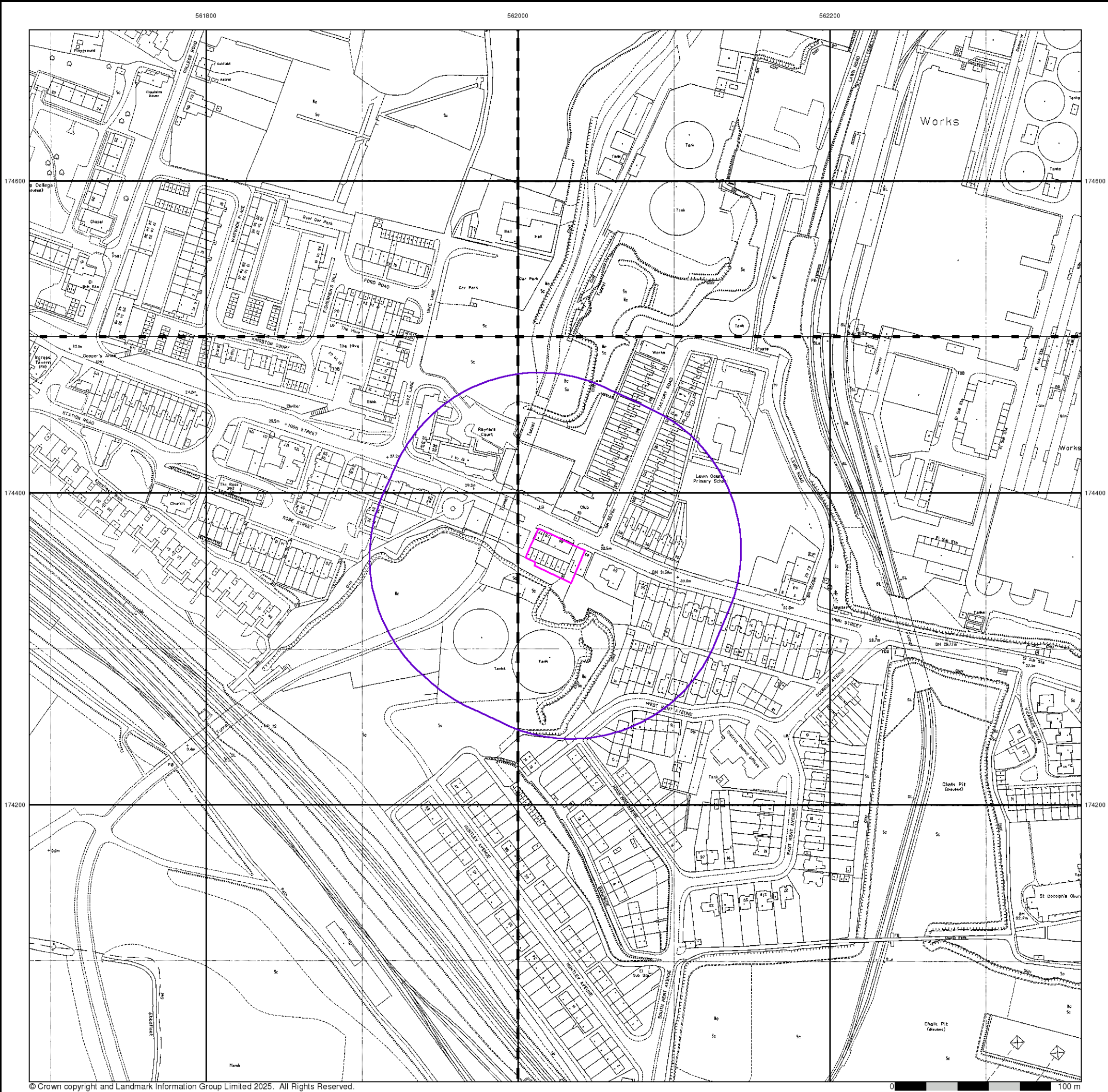
Order Number: 383930464_1_1
Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
Site Area (Ha): 0.08
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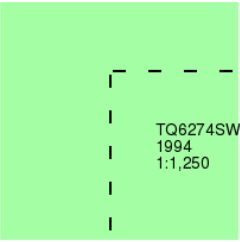
Large-Scale National Grid Data

Published 1994

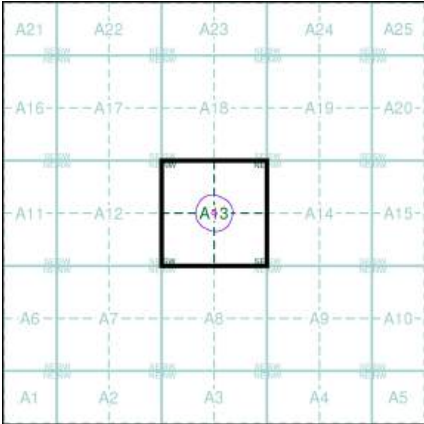
Source map scale - 1:1,250

'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

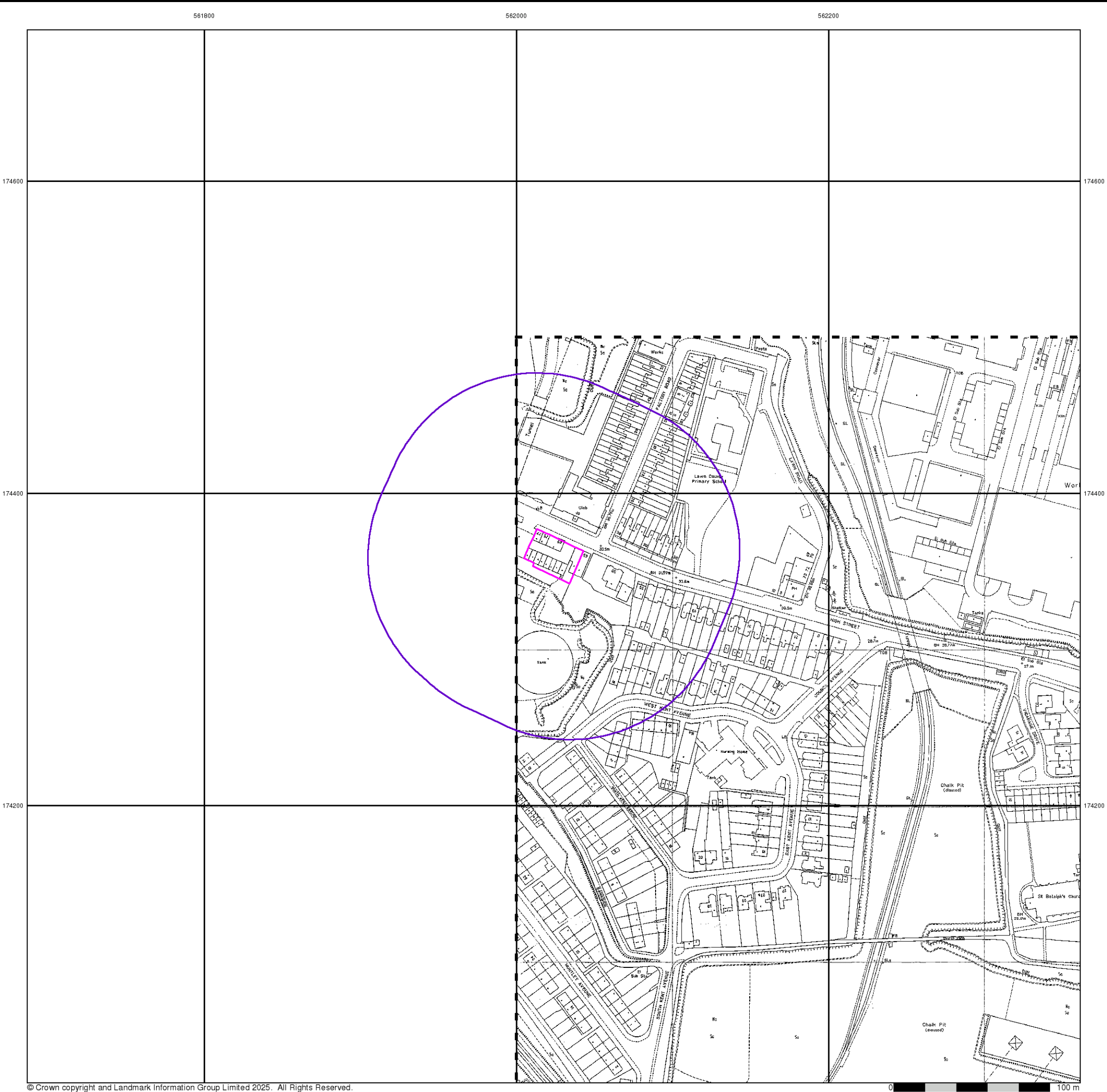
Order Number: 383930464_1_1
Customer Ref: IN25183
National Grid Reference: 562020, 174360
Slice: A
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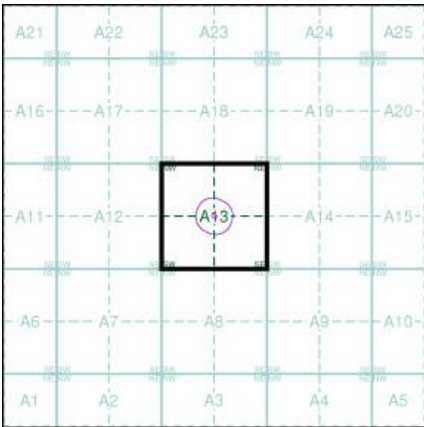


Historical Aerial Photography

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

Order Number: 383930464_1_1
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