

Site Details:
 ISTEAD RISE, GRAVESEND,
 KENT, DA13 9JE

Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75_LS_2_1
Grid Ref: 563492, 169687

Map Name: National Grid
Map date: 1995
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1995
 Revised 1995
 Edition N/A
 Copyright 1995
 Levelled N/A



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Production date: 24 February 2025

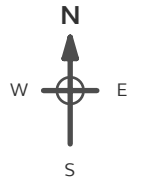
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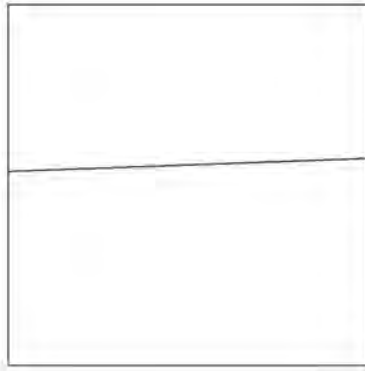
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 KENT, DA13 9JE

Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

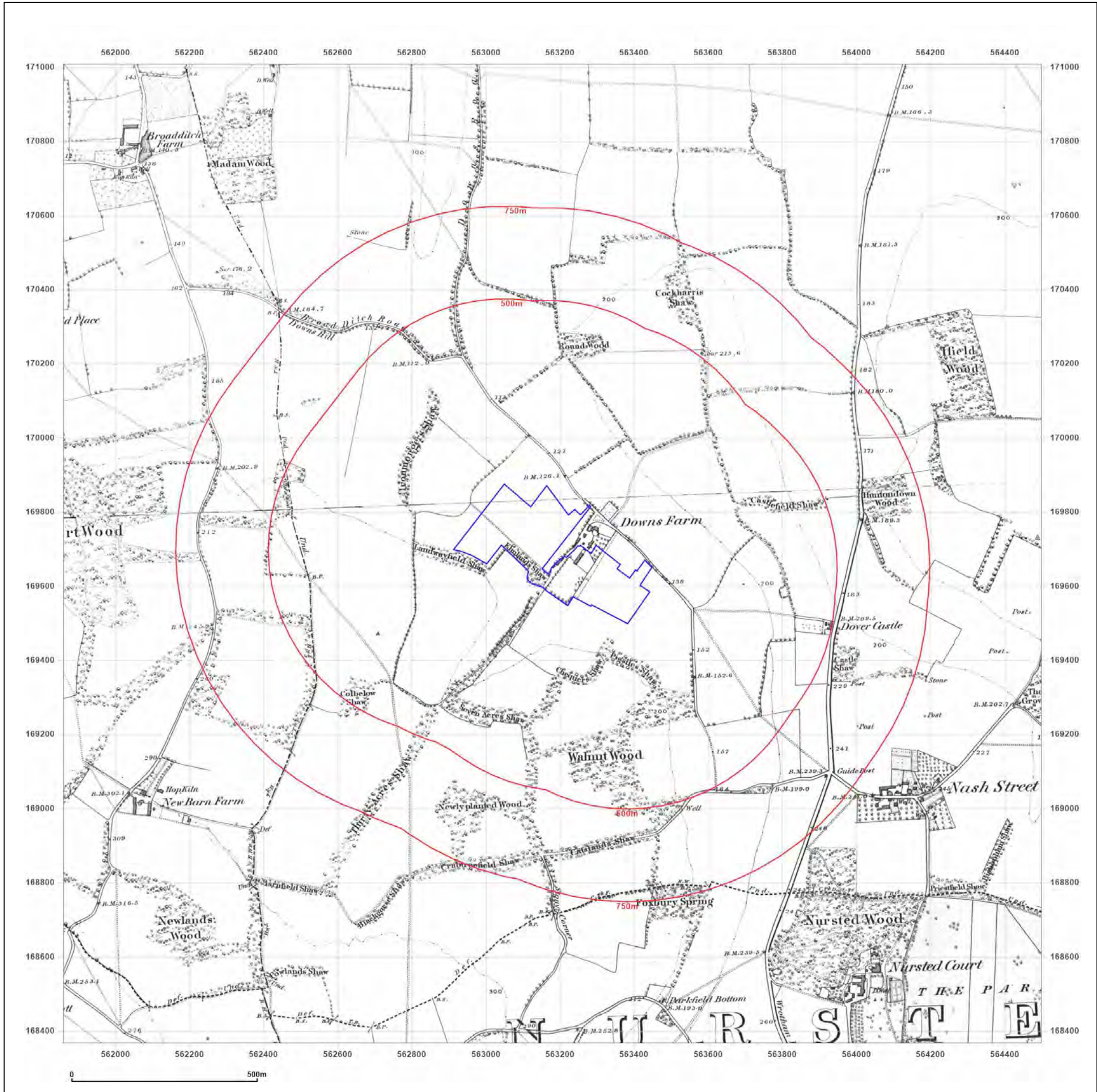
Map Name: County Series
Map date: 1865-1867
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1865
 Revised 1865
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1867
 Revised 1867
 Edition N/A
 Copyright N/A
 Levelled N/A



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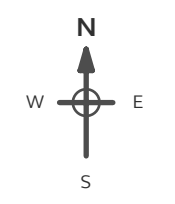
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Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: County Series

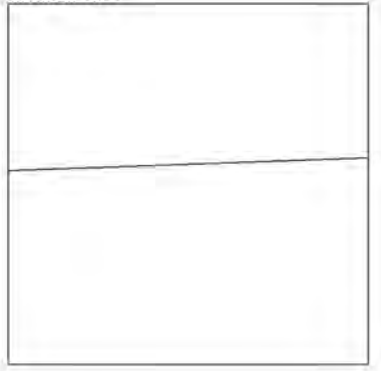
Map date: 1895

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1866
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

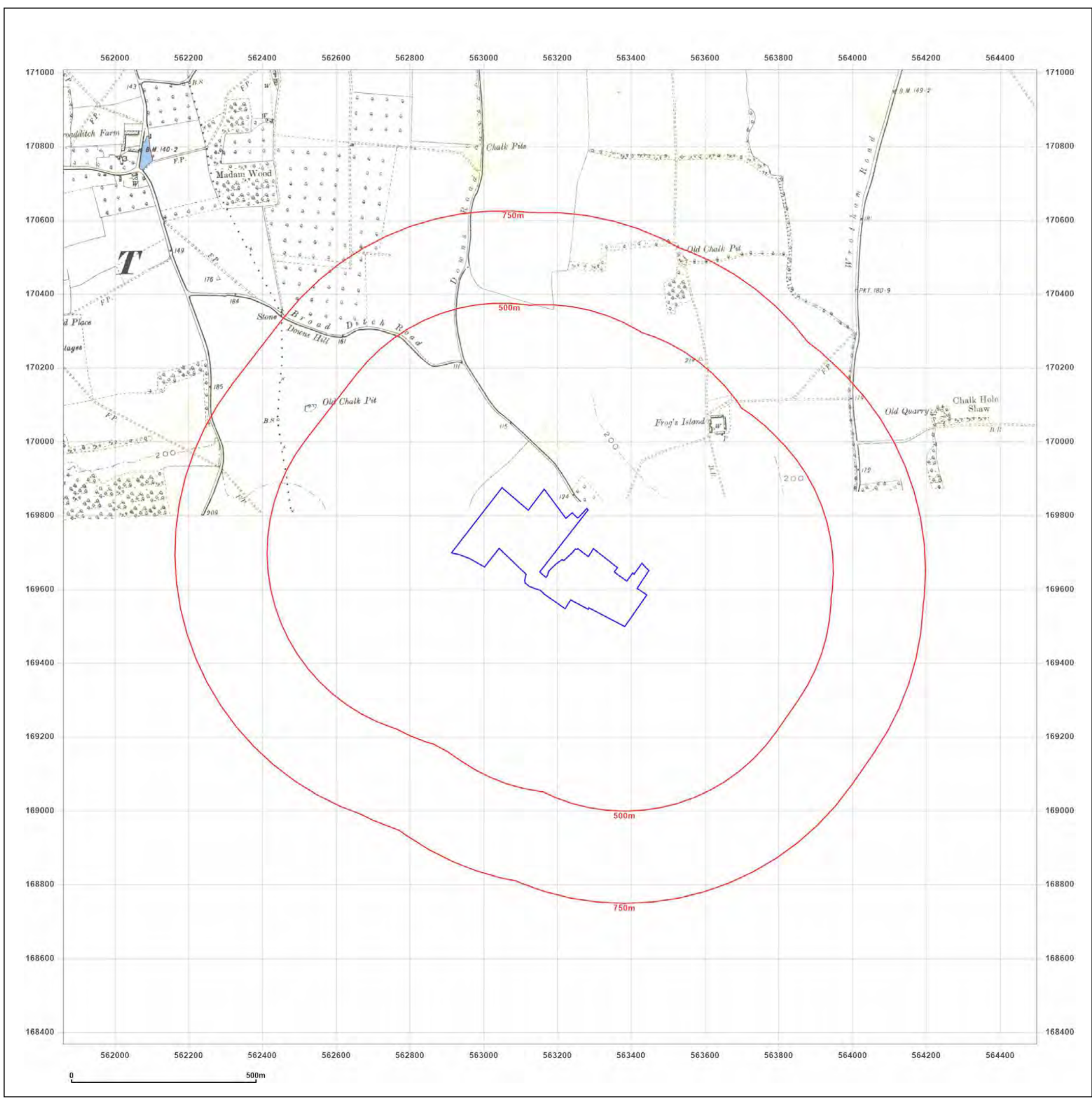



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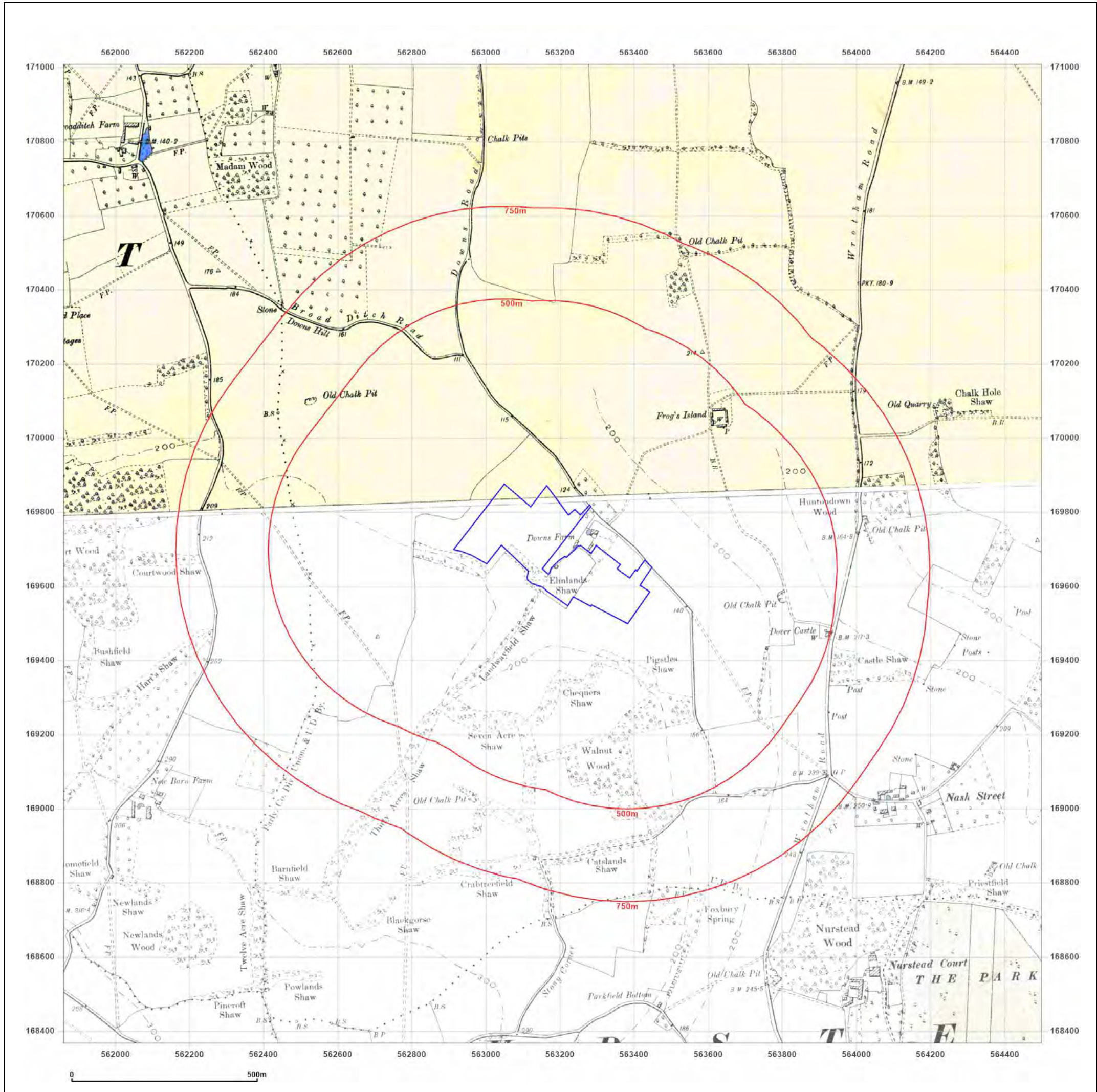
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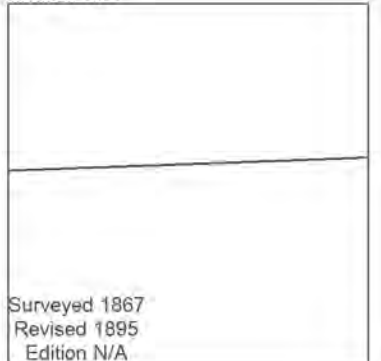
Site Details:
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 KENT, DA13 9JE

Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: County Series
Map date: 1895-1898
Scale: 1:10,560
Printed at: 1:10,560

Surveyed 1866
 Revised 1895
 Edition 1898
 Copyright N/A
 Levelled N/A



Surveyed 1867
 Revised 1895
 Edition N/A
 Copyright N/A
 Levelled N/A

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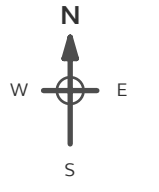


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Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: County Series
Map date: 1907
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1864
 Revised 1907
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1907
 Edition N/A
 Copyright N/A
 Levelled N/A

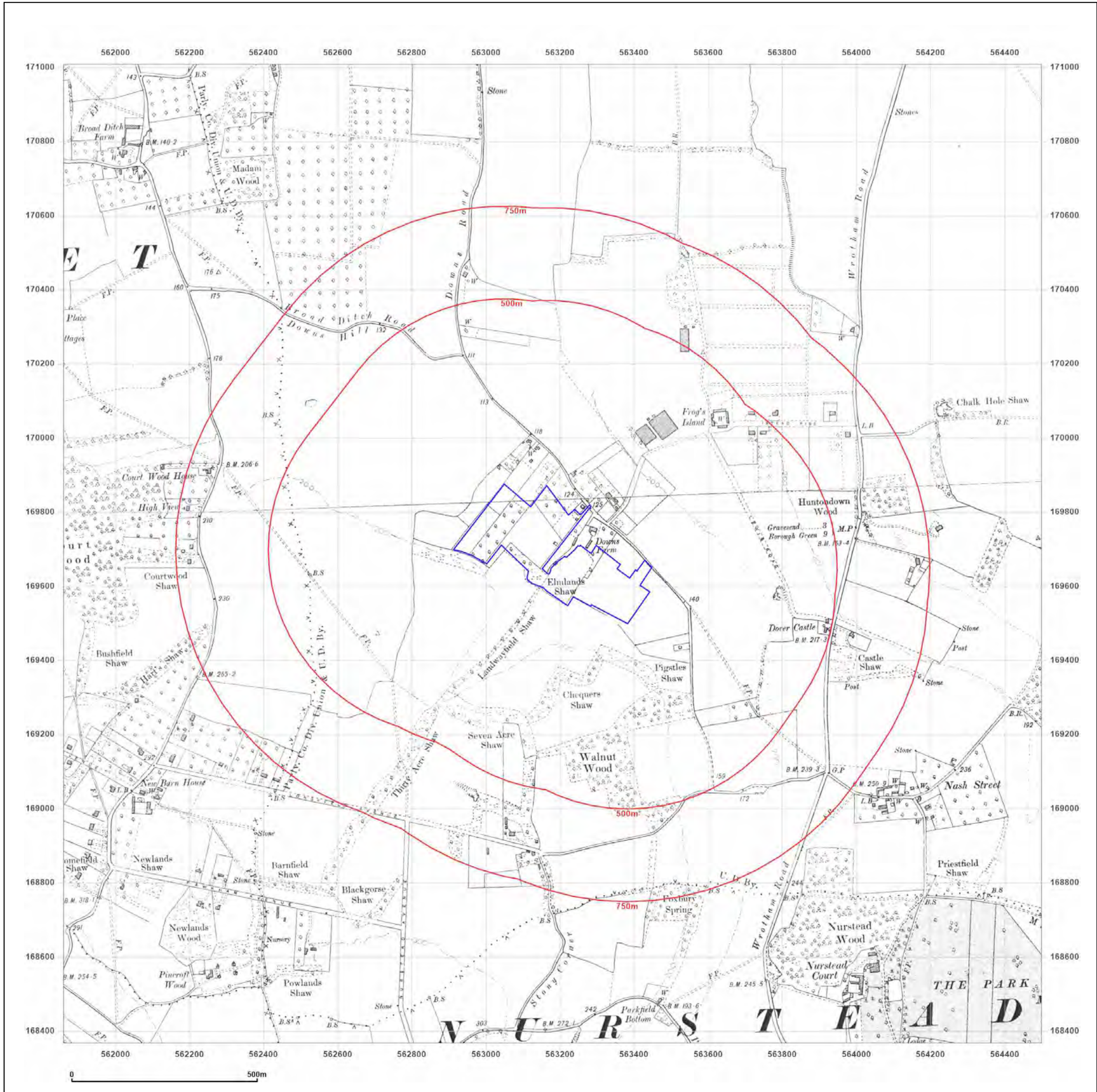
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Site Details:
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Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: County Series
Map date: 1931
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1864
 Revised 1931
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1865
 Revised 1931
 Edition N/A
 Copyright N/A
 Levelled N/A

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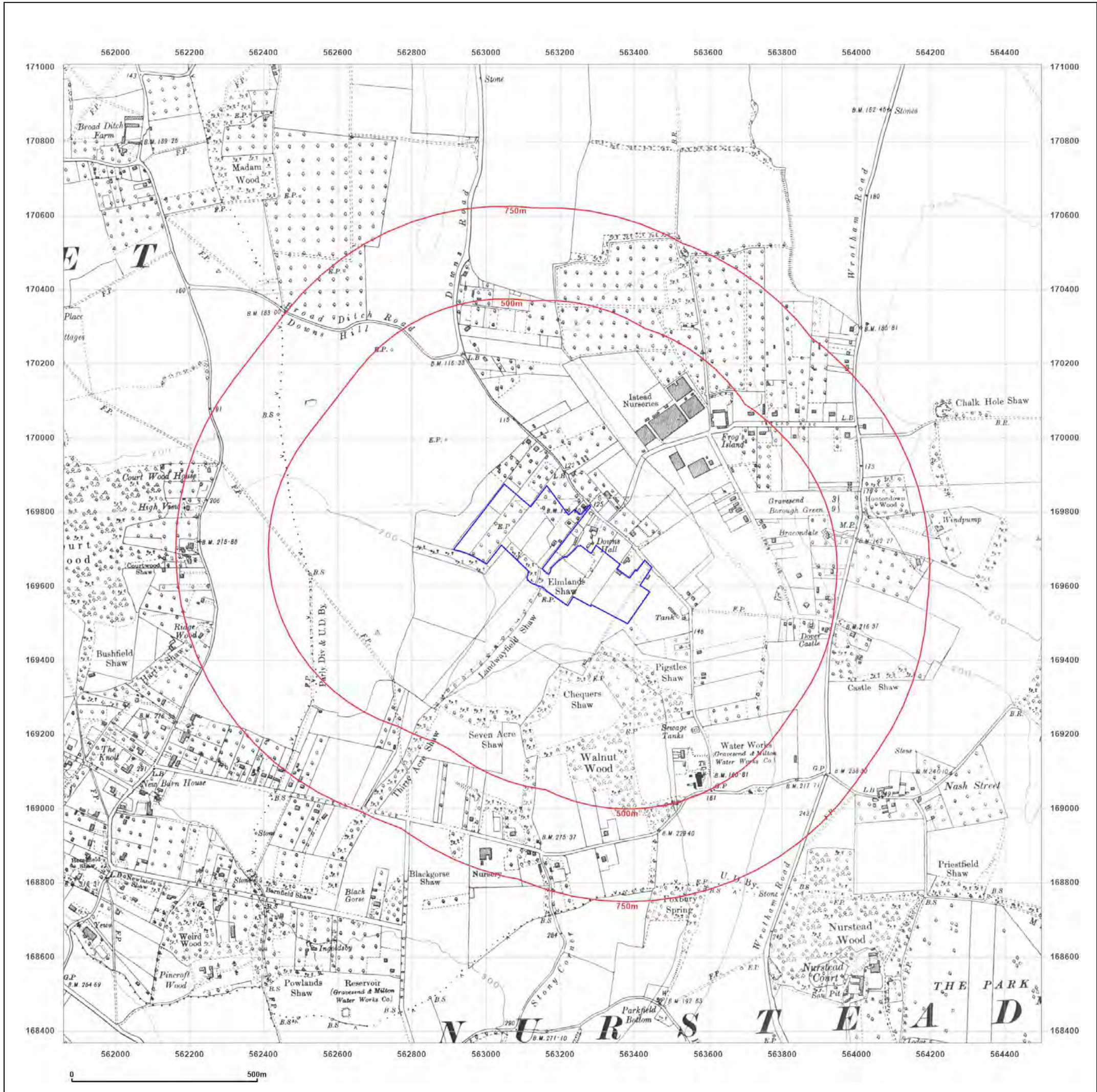


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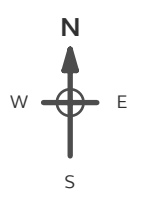
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Site Details:
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Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: County Series
Map date: 1938-1939
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1864
 Revised 1938
 Edition 1938
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1939
 Edition N/A
 Copyright N/A
 Levelled N/A

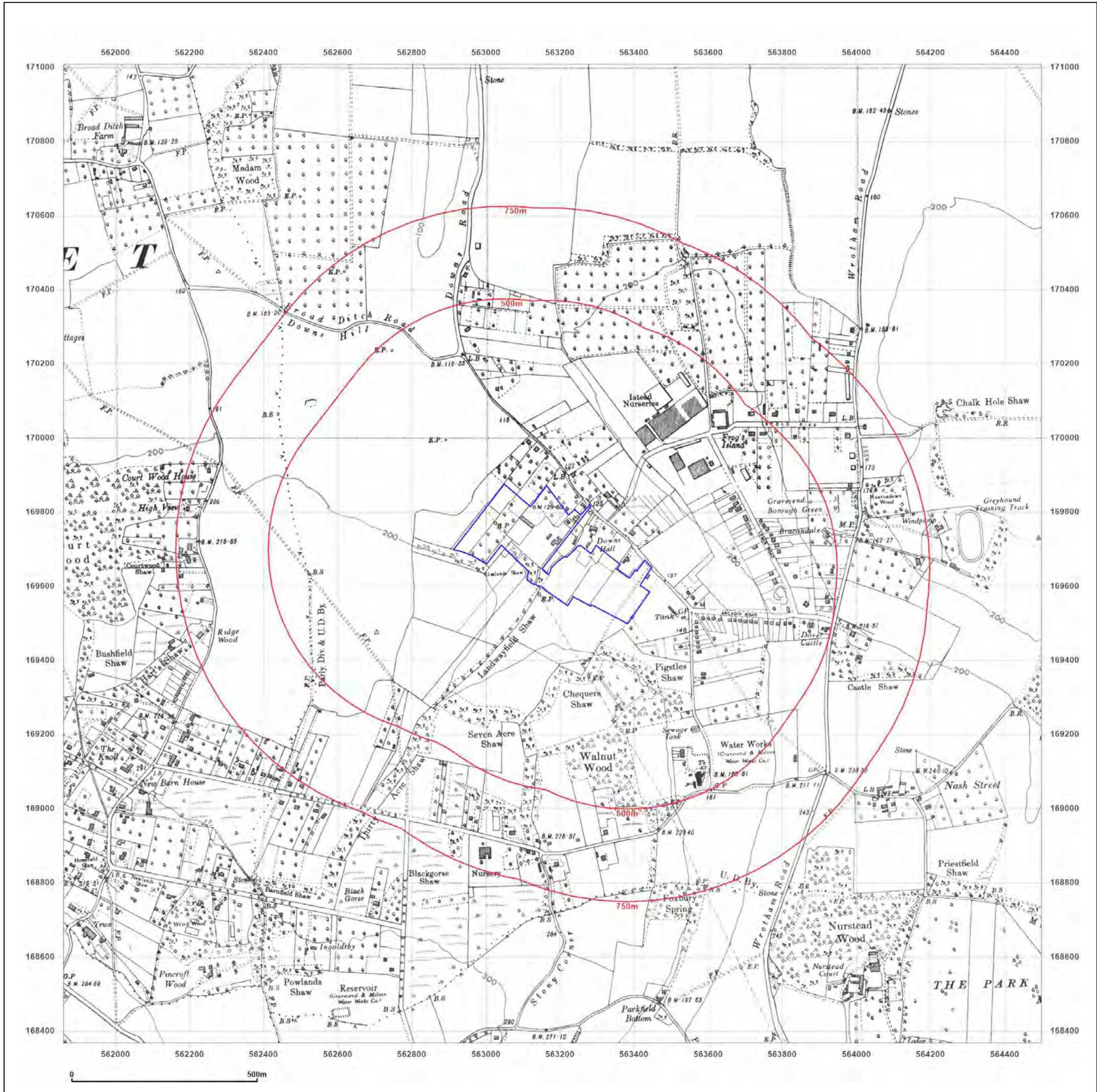
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Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: Provisional

Map date: 1955

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
Revised 1955
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled N/A

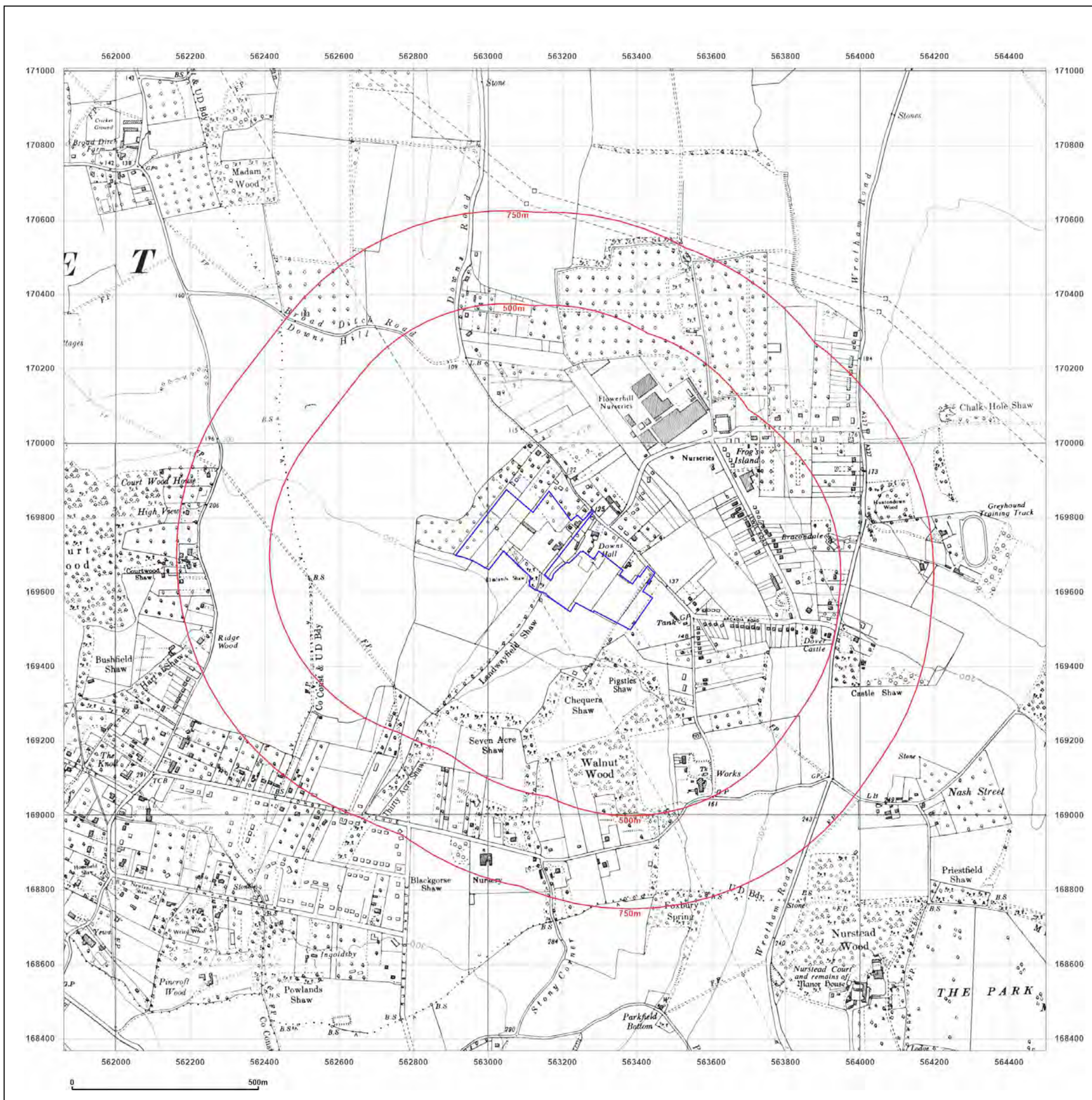


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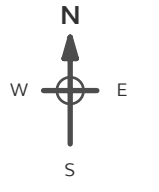
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Site Details:
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 KENT, DA13 9JE

Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: Provisional
Map date: 1965-1966
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1966
 Revised 1966
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1965
 Revised 1965
 Edition N/A
 Copyright N/A
 Levelled N/A

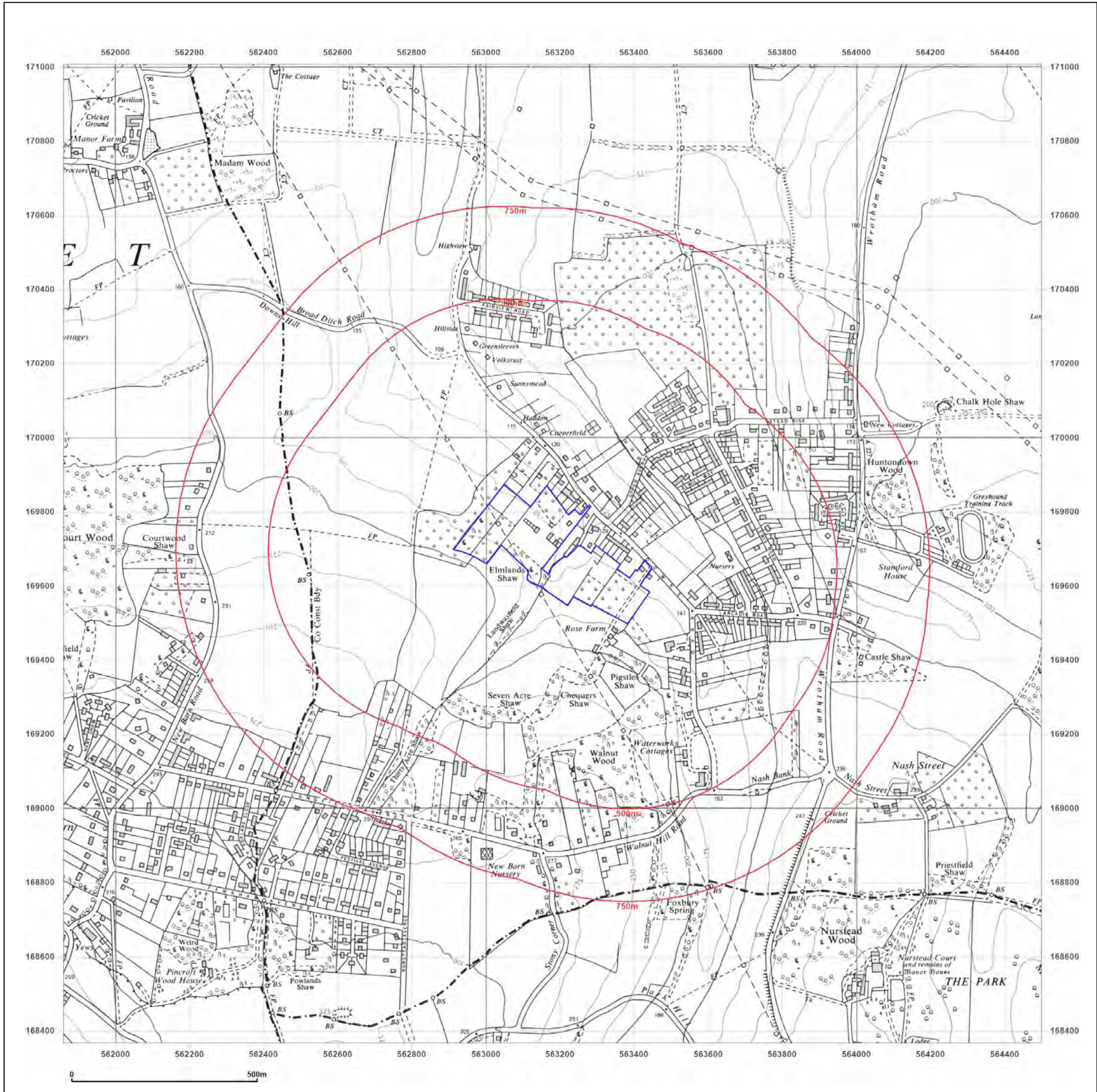
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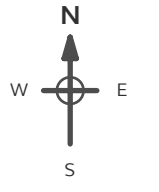
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Site Details:
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 KENT, DA13 9JE

Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: National Grid
Map date: 1971-1973
Scale: 1:10,000
Printed at: 1:10,000



Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1973
 Revised 1973
 Edition N/A
 Copyright N/A
 Levelled N/A



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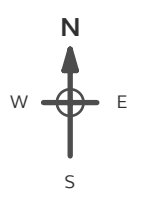
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Site Details:
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Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: National Grid
Map date: 1977-1979
Scale: 1:10,000
Printed at: 1:10,000



Surveyed 1977
 Revised 1977
 Edition N/A
 Copyright N/A
 Levelled N/A

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

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Production date: 24 February 2025

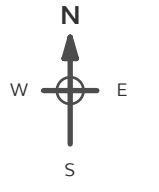
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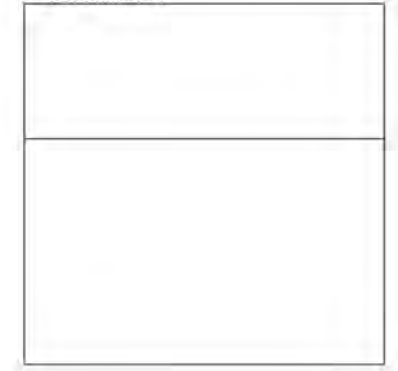
Site Details:
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 KENT, DA13 9JE

Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: National Grid
Map date: 1990
Scale: 1:10,000
Printed at: 1:10,000



Surveyed 1988
 Revised 1990
 Edition N/A
 Copyright N/A
 Levelled N/A

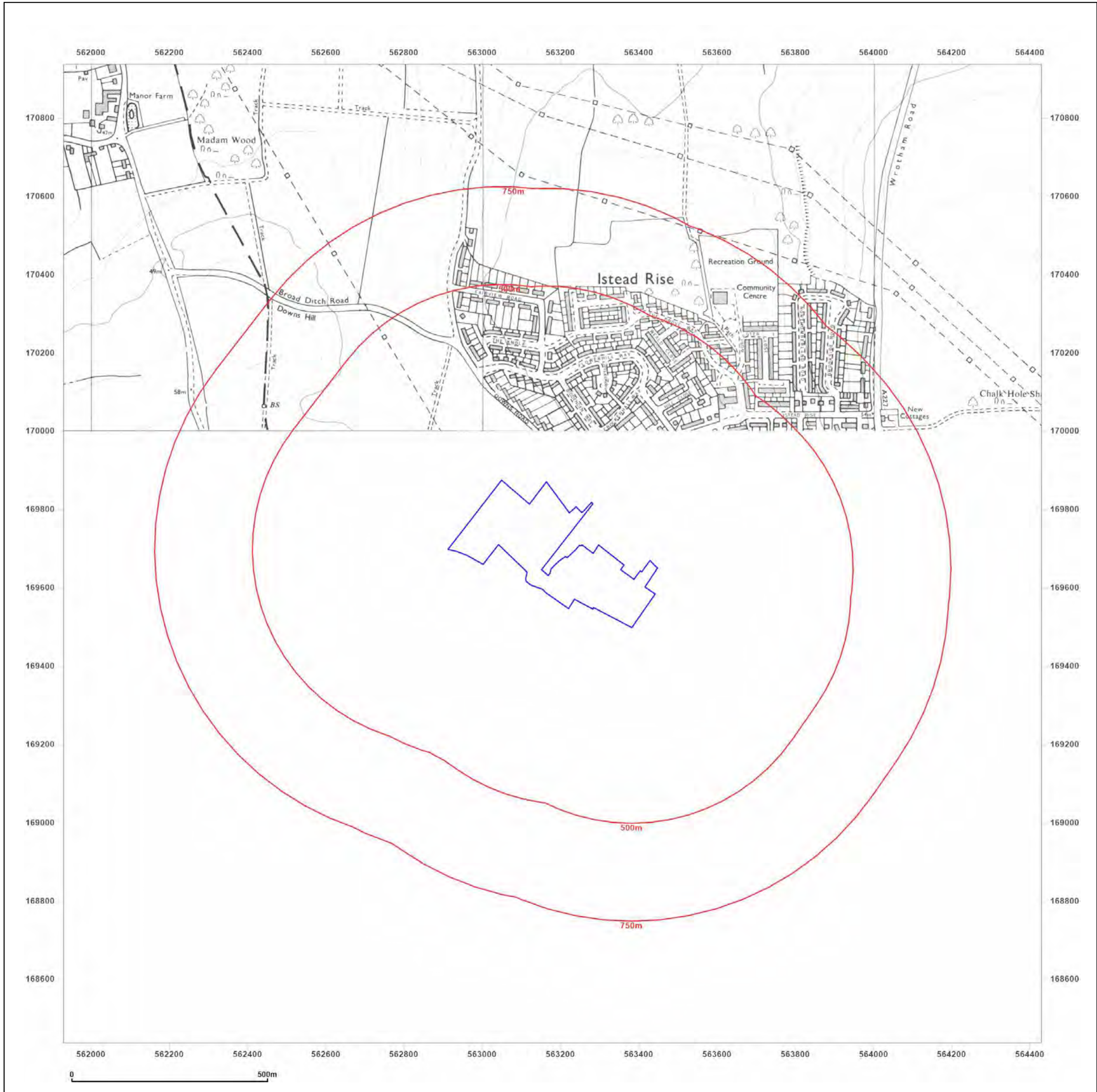


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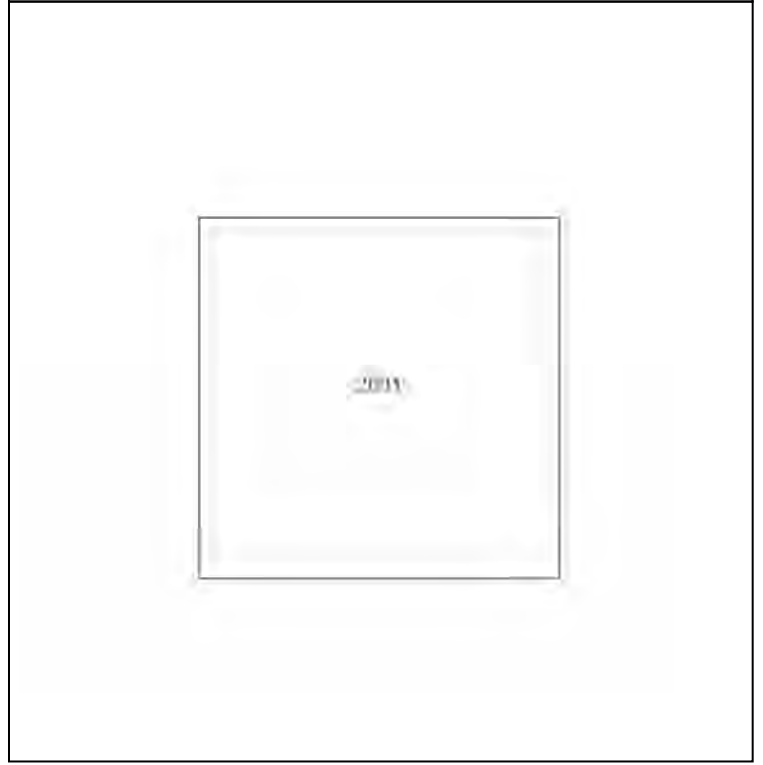
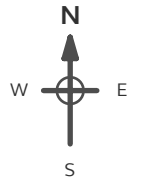
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Site Details:
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 KENT, DA13 9JE

Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: National Grid
Map date: 2001
Scale: 1:10,000
Printed at: 1:10,000



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Site Details:

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KENT, DA13 9JE

Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

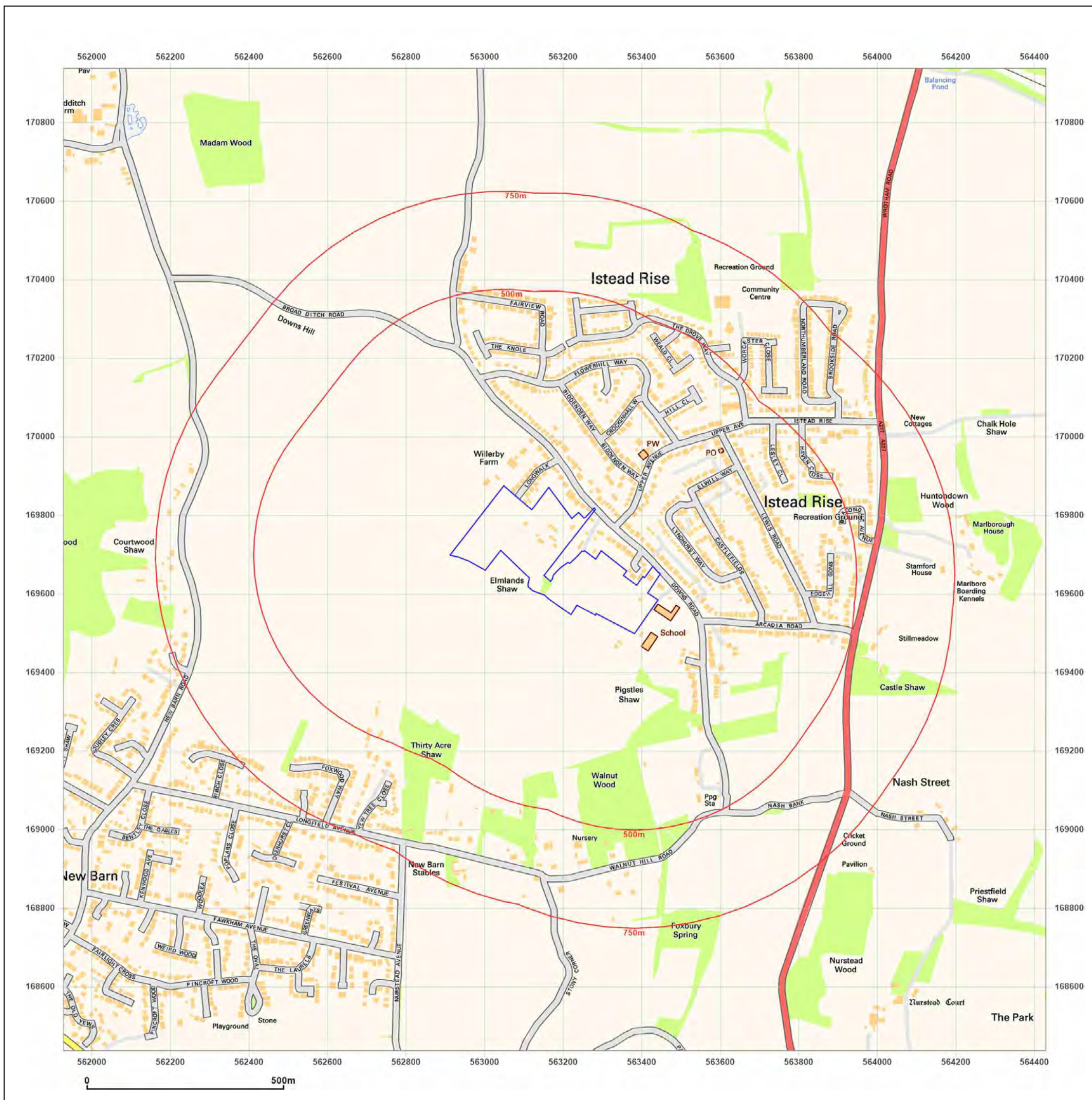


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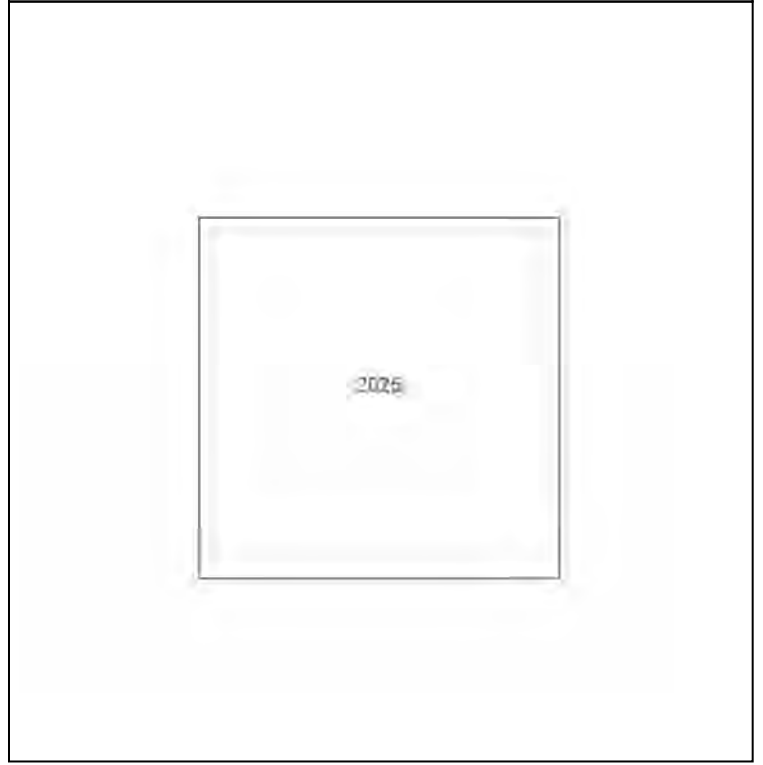
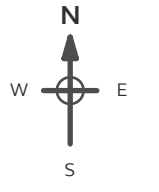
Map legend available at:
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Site Details:
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 KENT, DA13 9JE

Client Ref: 25-185-MM-25046
Report Ref: HMD-155-KEZ-ZEC-9M8-F75
Grid Ref: 563179, 169687

Map Name: National Grid
Map date: 2025
Scale: 1:10,000
Printed at: 1:10,000



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APPENDIX 3 ▪ Radon Potential Dataset Mapping

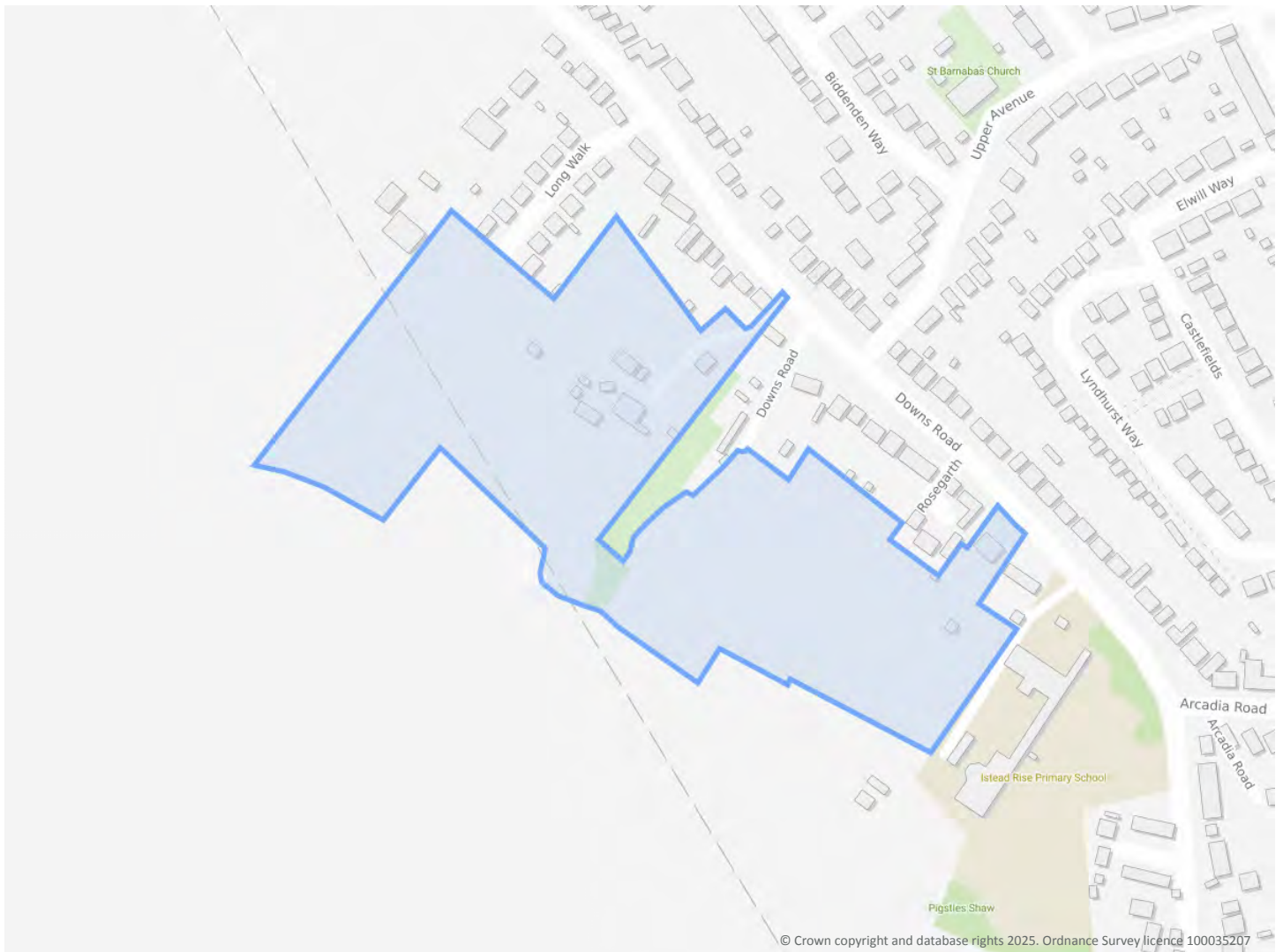
ISTEAD RISE, GRAVESEND, KENT, DA13 9JE

Order Details

Date: 24/02/2025
Your ref: 25-185-MM-25046
Our Ref: HMD-155-QSC-WHI-NUB-4NS

Site Details

Location: 563183 169689
Area: 8.09 ha
Authority: [Gravesham Borough Council](#) ↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#)

[Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	3	8	18	-
17 >	1.2 >	Historical tanks >	0	3	1	5	-
17 >	1.3 >	Historical energy features >	0	0	6	11	-
18	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	4	12	26	-
22 >	2.2 >	Historical tanks >	0	3	2	8	-
23 >	2.3 >	Historical energy features >	0	0	8	12	-
24	2.4	Historical petrol stations	0	0	0	0	-
24	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
27 >	3.7 >	Waste exemptions >	0	0	10	5	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	1	2	6	-	-
30	4.2	Current or recent petrol stations	0	0	0	0	-
30	4.3	Electricity cables	0	0	0	0	-
30	4.4	Gas pipelines	0	0	0	0	-
31	4.5	Sites determined as Contaminated Land	0	0	0	0	-



31	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.7	Regulated explosive sites	0	0	0	0	-
31	4.8	Hazardous substance storage/usage	0	0	0	0	-
31	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
32 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
32	4.12	Radioactive Substance Authorisations	0	0	0	0	-
32	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
33	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.15	Pollutant release to public sewer	0	0	0	0	-
33	4.16	List 1 Dangerous Substances	0	0	0	0	-
33	4.17	List 2 Dangerous Substances	0	0	0	0	-
33 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	1	-
34	4.19	Pollution inventory substances	0	0	0	0	-
34	4.20	Pollution inventory waste transfers	0	0	0	0	-
34	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
35 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
37 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
39 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
41 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	3	3
44	5.7	Surface water abstractions	0	0	0	0	0
44 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	2	1
45 >	5.9 >	<u>Source Protection Zones ></u>	4	0	0	0	-
46	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
47	6.1	Water Network (OS MasterMap)	0	0	0	-	-



47	6.2	Surface water features	0	0	0	-	-
48 >	6.3 >	<u>WFD Surface water body catchments ></u>	1	-	-	-	-
48	6.4	WFD Surface water bodies	0	0	0	-	-
48 >	6.5 >	<u>WFD Groundwater bodies ></u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
50	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
50	7.2	Historical Flood Events	0	0	0	-	-
50	7.3	Flood Defences	0	0	0	-	-
51	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
51	7.5	Flood Storage Areas	0	0	0	-	-
52	7.6	Flood Zone 2	None (within 50m)				
52	7.7	Flood Zone 3	None (within 50m)				
Page	Section	<u>Surface water flooding ></u>					
53 >	8.1 >	<u>Surface water flooding ></u>	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	<u>Groundwater flooding ></u>					
55 >	9.1 >	<u>Groundwater flooding ></u>	Low (within 50m)				
Page	Section	<u>Environmental designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
56	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
57	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
57	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
57	10.4	Special Protection Areas (SPA)	0	0	0	0	0
57	10.5	National Nature Reserves (NNR)	0	0	0	0	0
58	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
58 >	10.7 >	<u>Designated Ancient Woodland ></u>	0	0	1	2	9
59	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59 >	10.11 >	<u>Green Belt ></u>	1	0	0	1	1
60	10.12	Proposed Ramsar sites	0	0	0	0	0



60	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
61 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
62 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
63	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65 >	11.4 >	Listed Buildings >	0	1	0	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
68 >	12.2 >	Open Access Land >	0	0	1	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68 >	12.5 >	Countryside Stewardship Schemes >	0	1	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	1	0	2	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	14.1 >	10k Availability >	Identified (within 500m)				
73 >	14.2 >	Artificial and made ground (10k) >	0	1	0	0	-
74 >	14.3 >	Superficial geology (10k) >	1	0	1	1	-



75	14.4	Landslip (10k)	0	0	0	0	-
76 >	14.5 >	Bedrock geology (10k) >	1	0	1	1	-
77	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	15.1 >	50k Availability >	Identified (within 500m)				
79 >	15.2 >	Artificial and made ground (50k) >	1	0	0	0	-
80 >	15.3 >	Artificial ground permeability (50k) >	1	0	-	-	-
81 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
82 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
84 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
84	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
85	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
86 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
88 >	17.2 >	Running sands >	Very low (within 50m)				
90 >	17.3 >	Compressible deposits >	Very low (within 50m)				
92 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
93 >	17.5 >	Landslides >	Low (within 50m)				
95 >	17.6 >	Ground dissolution of soluble rocks >	Low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
97 >	18.1 >	BritPits >	0	0	0	1	-
98 >	18.2 >	Surface ground workings >	0	3	1	-	-
98	18.3	Underground workings	0	0	0	0	0
98	18.4	Underground mining extents	0	0	0	0	-
99	18.5	Historical Mineral Planning Areas	0	0	0	0	-



99 >	18.6 >	Non-coal mining >	1	0	1	2	11
101	18.7	JPB mining areas	None (within 0m)				
101	18.8	The Coal Authority non-coal mining	0	0	0	0	-
101 >	18.9 >	Researched mining >	0	0	1	2	-
101	18.10	Mining record office plans	0	0	0	0	-
102	18.11	BGS mine plans	0	0	0	0	-
102	18.12	Coal mining	None (within 0m)				
102	18.13	Brine areas	None (within 0m)				
102	18.14	Gypsum areas	None (within 0m)				
102	18.15	Tin mining	None (within 0m)				
103	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
104	19.1	Natural cavities	0	0	0	0	-
105 >	19.2 >	Mining cavities >	0	0	0	0	3
105	19.3	Reported recent incidents	0	0	0	0	-
105	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >	Between 1% and 3% (within 0m)				
106 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
108 >	21.1 >	BGS Estimated Background Soil Chemistry >	6	1	-	-	-
108	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
109	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
110	22.1	Underground railways (London)	0	0	0	-	-
110	22.2	Underground railways (Non-London)	0	0	0	-	-
110	22.3	Railway tunnels	0	0	0	-	-
110	22.4	Historical railway and tunnel features	0	0	0	-	-
110	22.5	Royal Mail tunnels	0	0	0	-	-
111	22.6	Historical railways	0	0	0	-	-



111	22.7	Railways	0	0	0	-	-
111	22.8	Crossrail 2	0	0	0	0	-
111	22.9	HS2	0	0	0	0	-



Recent aerial photograph

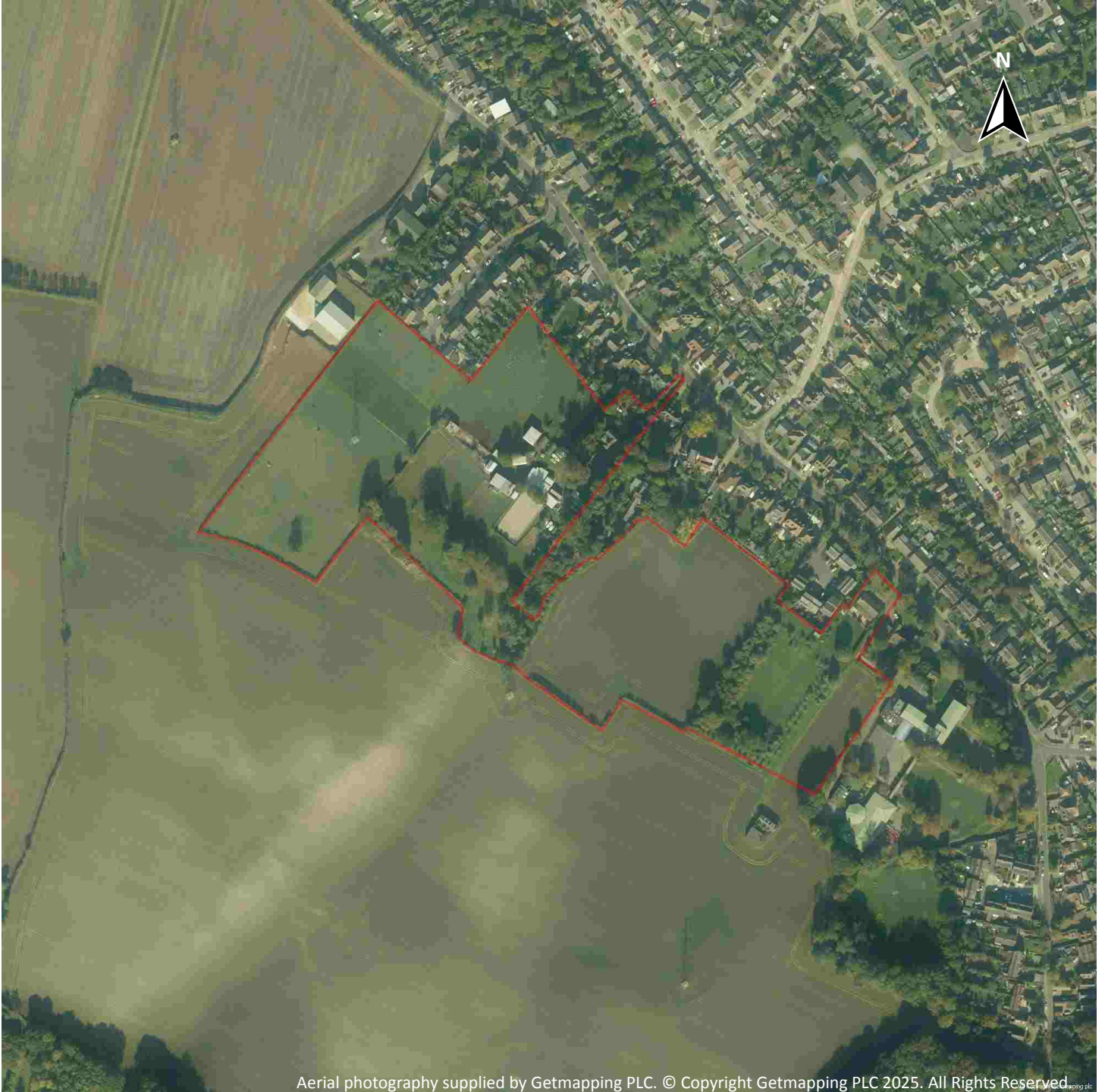


Capture Date: 31/05/2021

Site Area: 8.09ha



Recent site history - 2018 aerial photograph



Capture Date: 21/10/2018

Site Area: 8.09ha



Recent site history - 2012 aerial photograph



Capture Date: 25/05/2012

Site Area: 8.09ha



Recent site history - 2009 aerial photograph



Capture Date: 23/08/2009

Site Area: 8.09ha



Recent site history - 1999 aerial photograph

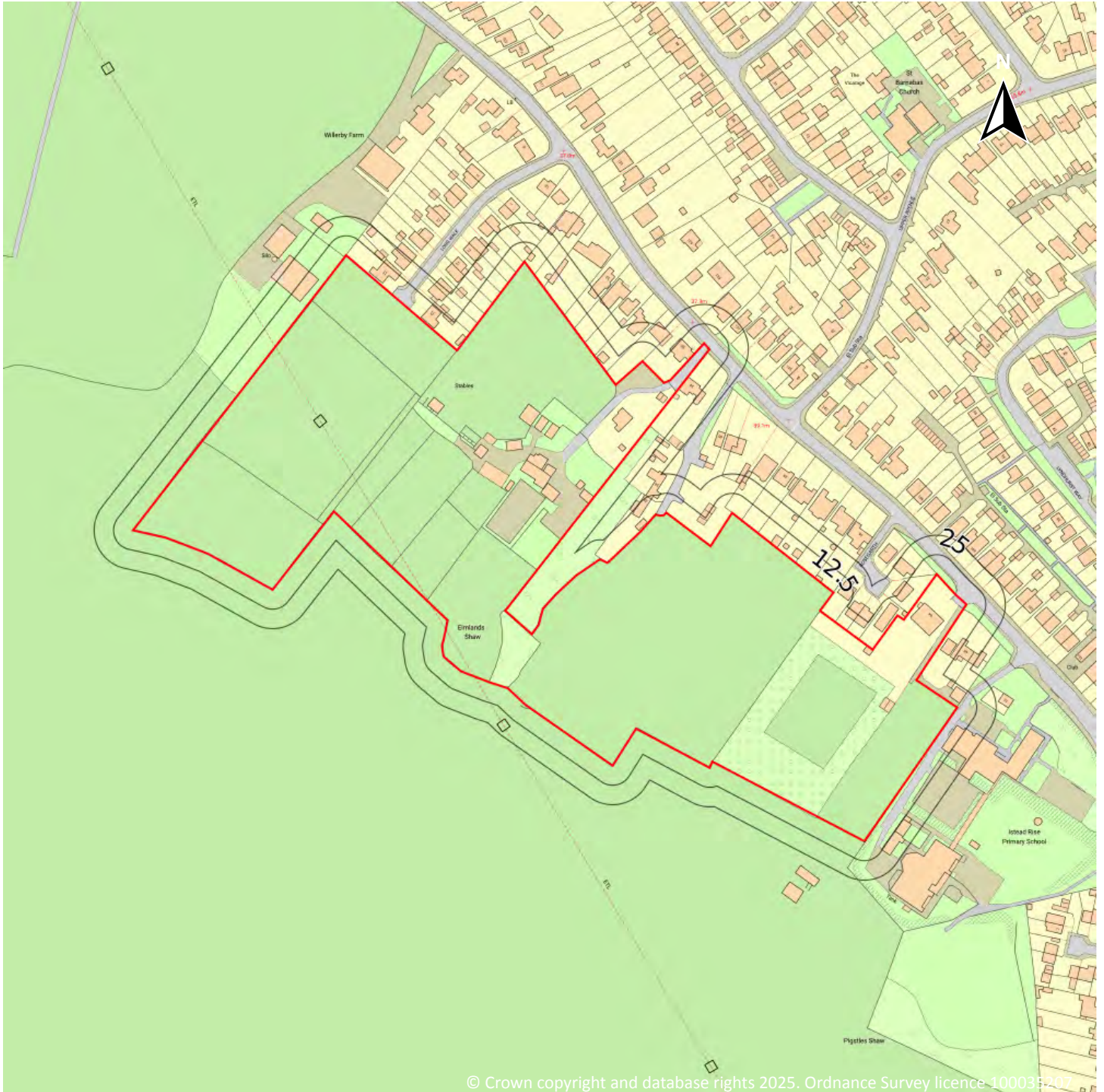


Capture Date: 03/09/1999

Site Area: 8.09ha



OS MasterMap site plan

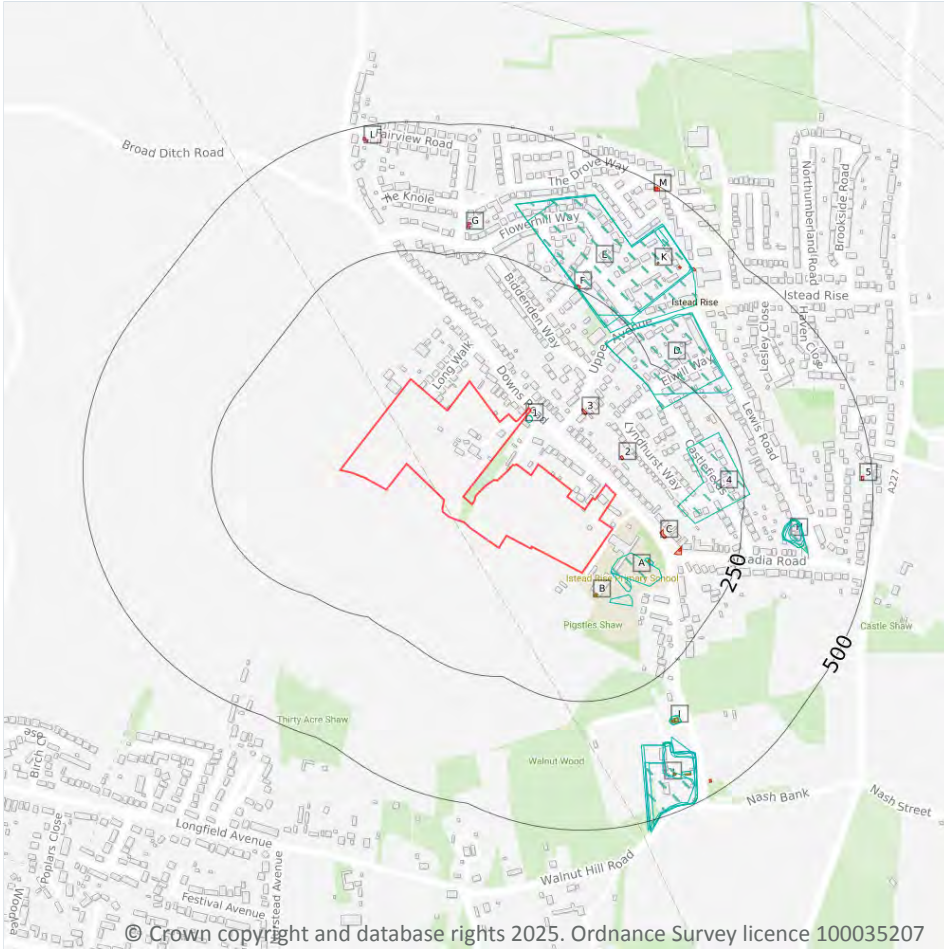


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Site Area: 8.09ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

1.1 Historical industrial land uses

Records within 500m **29**

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

Features are displayed on the Past land use map on [page 15](#) >

ID	Location	Land use	Dates present	Group ID
1	2m NE	Unspecified Tank	1955	2190647



ID	Location	Land use	Dates present	Group ID
A	42m SE	Unspecified Heap	1973 - 1979	2286974
A	46m SE	Unspecified Heap	1979	2186734
A	76m SE	Unspecified Heap	1979	2186733
A	86m SE	Unspecified Tank	1931 - 1955	2289469
4	123m E	Nursery	1965	2179638
D	183m E	Nurseries	1955	2290248
D	195m NE	Nurseries	1938	2260198
E	215m NE	Nurseries	1938	2318829
E	216m NE	Nurseries	1931 - 1938	2309623
E	225m NE	Nurseries	1955	2293440
H	329m E	Unspecified Pit	1939 - 1955	2275179
I	330m SE	Sewage Tank	1939	2189448
I	330m SE	Sewage Tanks	1931	2202605
H	331m E	Unspecified Quarry	1907	2312926
H	331m E	Unspecified Quarry	1931	2275833
I	333m SE	Sewage Tanks	1938	2246796
H	335m E	Unspecified Quarry	1938	2264648
I	336m SE	Sewage Tanks	1938	2213075
H	342m E	Old Chalk Pit	1895	2161956
J	354m SE	Unspecified Works	1955	2182528
J	356m SE	Water Works	1938	2222662
J	364m SE	Unspecified Heap	1979	2225165
J	367m SE	Unspecified Heap	1955	2243380
J	368m SE	Water Works	1931	2226347
J	368m SE	Water Works	1939	2329543
J	369m SE	Unspecified Ground Workings	1938	2209721
J	393m SE	Water Works	1973 - 1979	2321806
J	433m SE	Unspecified Tank	1931 - 1955	2267727

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

9

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
B	47m SE	Unspecified Tank	1995	425380
B	49m SE	Unspecified Tank	1978	403690
B	49m SE	Unspecified Tank	1984	421854
A	92m SE	Unspecified Tank	1933 - 1938	416826
I	335m SE	Sewage Tanks	1933	381082
I	336m SE	Sewage Tank	1938	381121
K	376m NE	Unspecified Tank	1933 - 1938	427367
J	428m SE	Unspecified Tank	1984 - 1995	398589
J	439m SE	Unspecified Tank	1933 - 1938	408658

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

17

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
2	58m E	Electricity Substation	1984 - 1995	295075
C	92m E	Electricity Substation	1995	273743



ID	Location	Land use	Dates present	Group ID
3	99m NE	Electricity Substation	1984 - 1995	316371
C	129m E	Electricity Transformer	1978	276956
C	135m E	Electricity Substation	1984	274691
F	250m NE	Electricity Substation	1982	272590
F	251m NE	Electricity Transformer	1976	276966
G	298m N	Electricity Transformer	1976	276969
G	305m N	Electricity Substation	1982	272587
K	399m NE	Electricity Substation	1982	272589
K	417m NE	Electricity Transformer	1976	276965
L	469m N	Electricity Transformer	1976	276967
J	472m SE	Electricity Substation	1995	273742
L	473m N	Electricity Substation	1992	274917
5	479m E	Electricity Substation	1984 - 1995	295658
M	489m NE	Electricity Substation	1982	272588
M	489m NE	Electricity Transformer	1976	276964

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

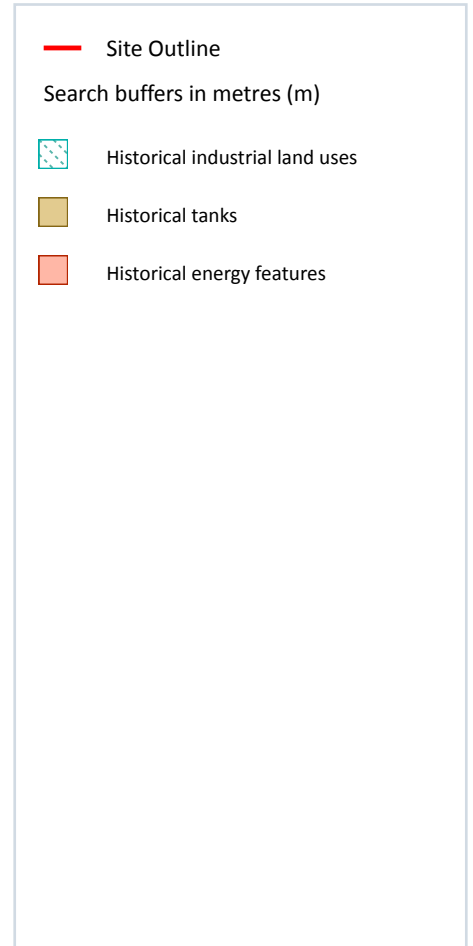
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m

42

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
1	2m NE	Unspecified Tank	1955	2190647
A	42m SE	Unspecified Heap	1979	2286974
A	42m SE	Unspecified Heap	1973	2286974



ID	Location	Land Use	Date	Group ID
A	46m SE	Unspecified Heap	1979	2186734
A	76m SE	Unspecified Heap	1979	2186733
A	86m SE	Unspecified Tank	1955	2289469
A	89m SE	Unspecified Tank	1939	2289469
A	89m SE	Unspecified Tank	1931	2289469
A	90m SE	Unspecified Tank	1938	2289469
2	123m E	Nursery	1965	2179638
F	183m E	Nurseries	1955	2290248
F	195m NE	Nurseries	1938	2260198
G	215m NE	Nurseries	1938	2318829
G	216m NE	Nurseries	1938	2309623
G	216m NE	Nurseries	1931	2309623
G	225m NE	Nurseries	1955	2293440
J	329m E	Unspecified Pit	1955	2275179
K	330m SE	Sewage Tank	1939	2189448
K	330m SE	Sewage Tanks	1931	2202605
J	331m E	Unspecified Quarry	1907	2312926
J	331m E	Unspecified Pit	1939	2275179
J	331m E	Unspecified Quarry	1931	2275833
K	333m SE	Sewage Tanks	1938	2246796
K	333m SE	Sewage Tanks	1938	2246796
J	335m E	Unspecified Quarry	1938	2264648
K	336m SE	Sewage Tanks	1938	2213075
K	336m SE	Sewage Tanks	1938	2213075
J	342m E	Old Chalk Pit	1895	2161956
L	354m SE	Unspecified Works	1955	2182528
L	356m SE	Water Works	1938	2222662
L	364m SE	Unspecified Heap	1979	2225165



ID	Location	Land Use	Date	Group ID
L	367m SE	Unspecified Heap	1955	2243380
L	368m SE	Water Works	1939	2329543
L	368m SE	Water Works	1931	2226347
L	369m SE	Unspecified Ground Workings	1938	2209721
L	369m SE	Unspecified Ground Workings	1938	2209721
L	393m SE	Water Works	1979	2321806
L	393m SE	Water Works	1973	2321806
L	433m SE	Unspecified Tank	1955	2267727
L	435m SE	Unspecified Tank	1938	2267727
L	435m SE	Unspecified Tank	1939	2267727
L	435m SE	Unspecified Tank	1931	2267727

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

13

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
B	47m SE	Unspecified Tank	1995	425380
B	49m SE	Unspecified Tank	1978	403690
B	49m SE	Unspecified Tank	1984	421854
A	92m SE	Unspecified Tank	1933	416826
A	93m SE	Unspecified Tank	1938	416826
K	335m SE	Sewage Tanks	1933	381082
K	336m SE	Sewage Tank	1938	381121
M	376m NE	Unspecified Tank	1938	427367
M	376m NE	Unspecified Tank	1933	427367



ID	Location	Land Use	Date	Group ID
L	428m SE	Unspecified Tank	1995	398589
L	429m SE	Unspecified Tank	1984	398589
L	439m SE	Unspecified Tank	1933	408658
L	440m SE	Unspecified Tank	1938	408658

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	20
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
C	58m E	Electricity Substation	1984	295075
C	58m E	Electricity Substation	1995	295075
D	92m E	Electricity Substation	1995	273743
E	99m NE	Electricity Substation	1995	316371
E	100m NE	Electricity Substation	1984	316371
D	129m E	Electricity Transformer	1978	276956
D	135m E	Electricity Substation	1984	274691
H	250m NE	Electricity Substation	1982	272590
H	251m NE	Electricity Transformer	1976	276966
I	298m N	Electricity Transformer	1976	276969
I	305m N	Electricity Substation	1982	272587
M	399m NE	Electricity Substation	1982	272589
M	417m NE	Electricity Transformer	1976	276965
N	469m N	Electricity Transformer	1976	276967
L	472m SE	Electricity Substation	1995	273742
N	473m N	Electricity Substation	1992	274917



ID	Location	Land Use	Date	Group ID
O	479m E	Electricity Substation	1984	295658
O	479m E	Electricity Substation	1995	295658
P	489m NE	Electricity Substation	1982	272588
P	489m NE	Electricity Transformer	1976	276964

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

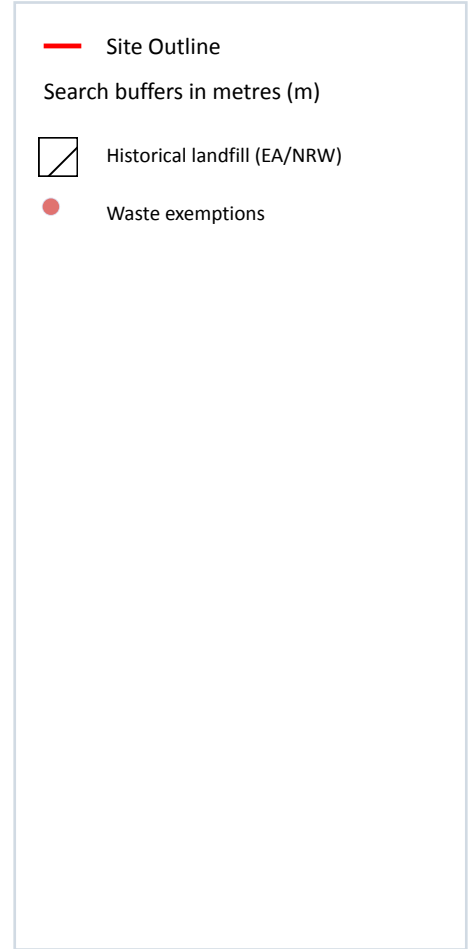
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on [page 25 >](#)

ID	Location	Details		
1	306m E	Site Address: Lewis Road, Gravesend, Kent Licence Holder Address: -	Waste Licence: - Site Reference: GR10 Waste Type: Inert, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

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

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



3.7 Waste exemptions

Records within 500m

15

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 25 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	127m N	2 Downs Road Gravesend Kent Da13 9he	EPR/GH0077F A/A001	Storing waste exemption	Agricultural waste only	Storage of waste in secure containers
A	127m N	2 Downs Road Gravesend Kent Da13 9he	EPR/GH0077F A/A001	Storing waste exemption	Agricultural waste only	Storage of waste in a secure place
A	127m N	2 Downs Road Gravesend Kent Da13 9he	EPR/GH0077F A/A001	Treating waste exemption	Agricultural waste only	Cleaning, washing, spraying or coating relevant waste
A	127m N	2 Downs Road Gravesend Kent Da13 9he	EPR/GH0077F A/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
A	128m N	2, Downs Road, Istead Rise, Gravesend, Da13 9he	WEX183102	Storing waste exemption	On a farm	Storage of waste in secure containers
A	128m N	2, Downs Road, Istead Rise, Gravesend, Da13 9he	WEX183102	Disposing of waste exemption	On a farm	Burning waste in the open
A	128m N	2, Downs Road, Istead Rise, Gravesend, Da13 9he	WEX024177	Disposing of waste exemption	On a farm	Burning waste in the open
A	128m N	2, Downs Road, Istead Rise, Gravesend, Da13 9he	WEX024177	Storing waste exemption	On a farm	Storage of waste in a secure place
A	128m N	2, Downs Road, Istead Rise, Gravesend, Da13 9he	WEX024177	Storing waste exemption	On a farm	Storage of waste in secure containers
A	128m N	2, Downs Road, Istead Rise, Gravesend, Da13 9he	WEX024177	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
2	412m NE	Istead Rise Pharmacy 54 Istead Rise Gravesend Kent Da13 9jf	EPR/DE5452ET /A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
B	443m NE	54, Istead Rise, Gravesend, Da13 9jf	WEX417658	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	443m NE	54, Istead Rise, Gravesend, Da13 9jf	WEX150671	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal



ID	Location	Site	Reference	Category	Sub-Category	Description
B	443m NE	54, Istead Rise, Gravesend, Da13 9jf	WEX101969	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	443m NE	54, Istead Rise, Gravesend, Da13 9jf	WEX001537	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed pollutant release (Part A(2)/B)
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

9

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Company	Address	Activity	Category
1	On site	Pylon	Kent, DA13	Electrical Features	Infrastructure and Facilities
2	19m S	Pylon	Kent, DA13	Electrical Features	Infrastructure and Facilities
3	43m SE	Tank	Kent, DA13	Tanks (Generic)	Industrial Features



ID	Location	Company	Address	Activity	Category
4	60m E	Electricity Sub Station	Kent, DA13	Electrical Features	Infrastructure and Facilities
A	91m NE	Electricity Sub Station	Kent, DA13	Electrical Features	Infrastructure and Facilities
A	103m NE	Gemwest Cranes Ltd	41, Upper Avenue, Istead Rise, Gravesend, Kent, DA13 9DA	Industrial Repairs and Servicing	Repair and Servicing
5	132m E	Electricity Sub Station	Kent, DA13	Electrical Features	Infrastructure and Facilities
6	174m S	Pylon	Kent, DA13	Electrical Features	Infrastructure and Facilities
7	195m NW	Pylon	Kent, DA13	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.5 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
---------------------	---

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0
---------------------	---

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0
---------------------	---

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0
---------------------	---

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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



4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

1

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Address	Details	
8	447m NE	Northfleet Dry Cleaners, 52 Istead Rise, Northfleet, DA13 9JF	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.13 Licensed Discharges to controlled waters

Records within 500m

0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

1

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Details	
9	467m SE	Incident Date: 09/01/2018 Incident Identification: 1578045 Pollutant: Other Pollutant Pollutant Description: Microbiological	Water Impact: Category 1 (Major) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0
----------------------------	----------

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0
----------------------------	----------

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

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

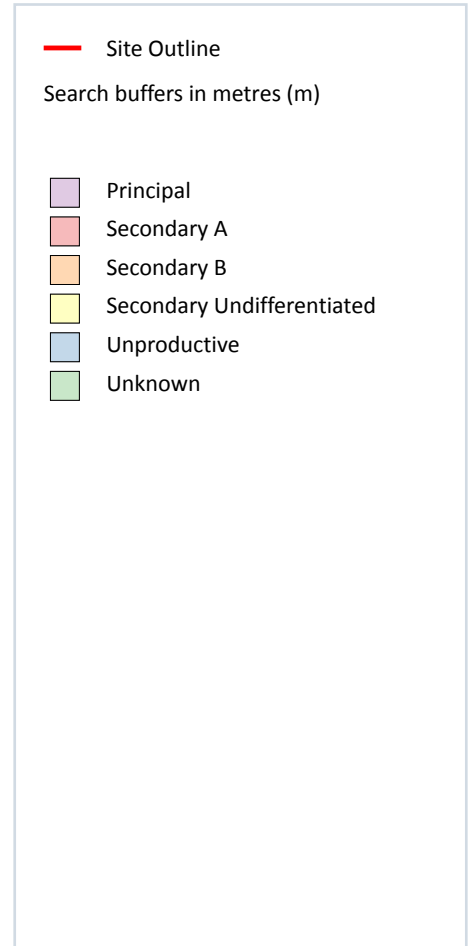
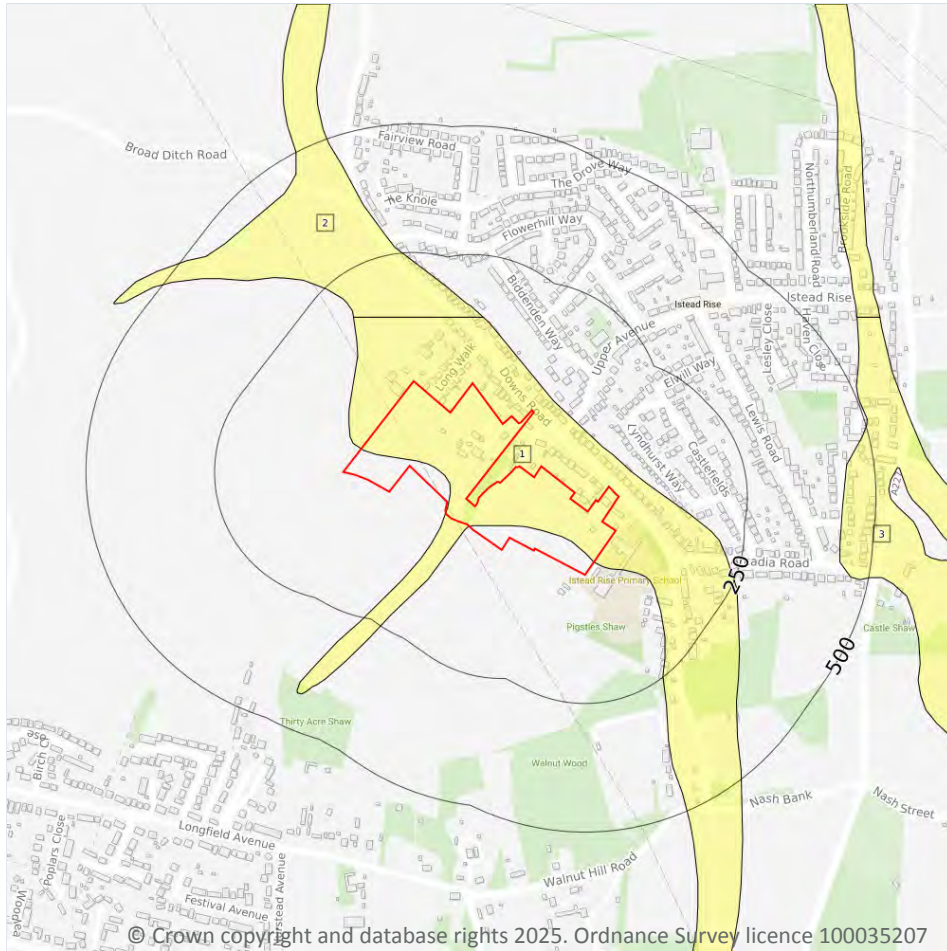
4.21 Pollution inventory radioactive waste

Records within 500m	0
----------------------------	----------

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

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

5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 35](#) >

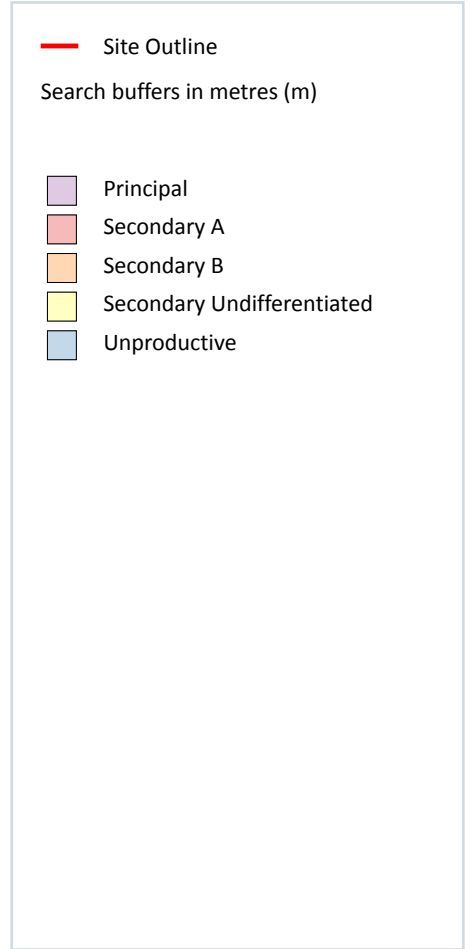
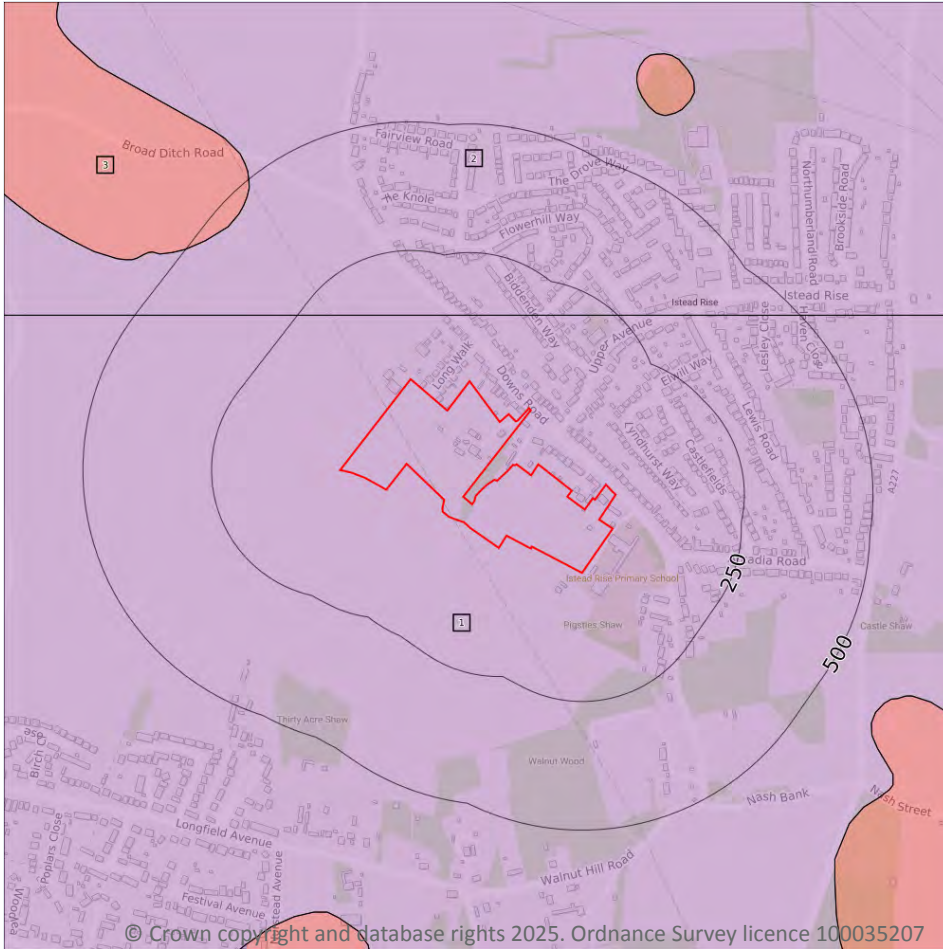
ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	124m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

ID	Location	Designation	Description
3	435m E	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 37](#) >

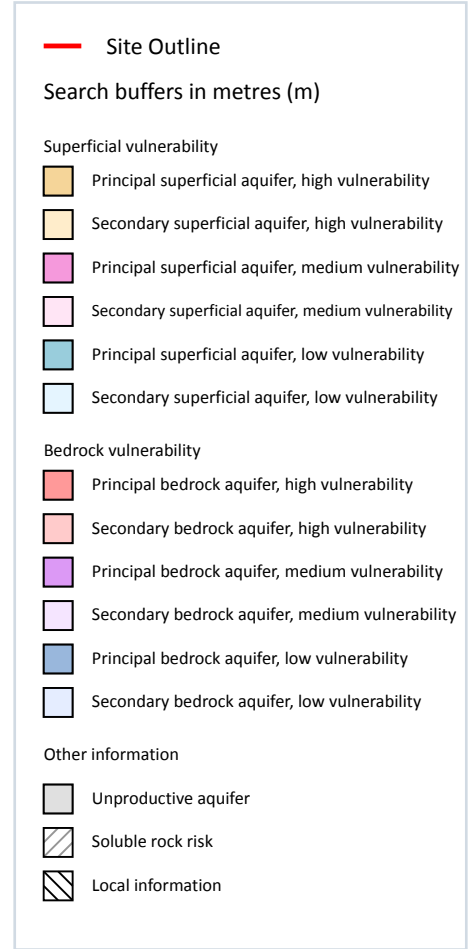
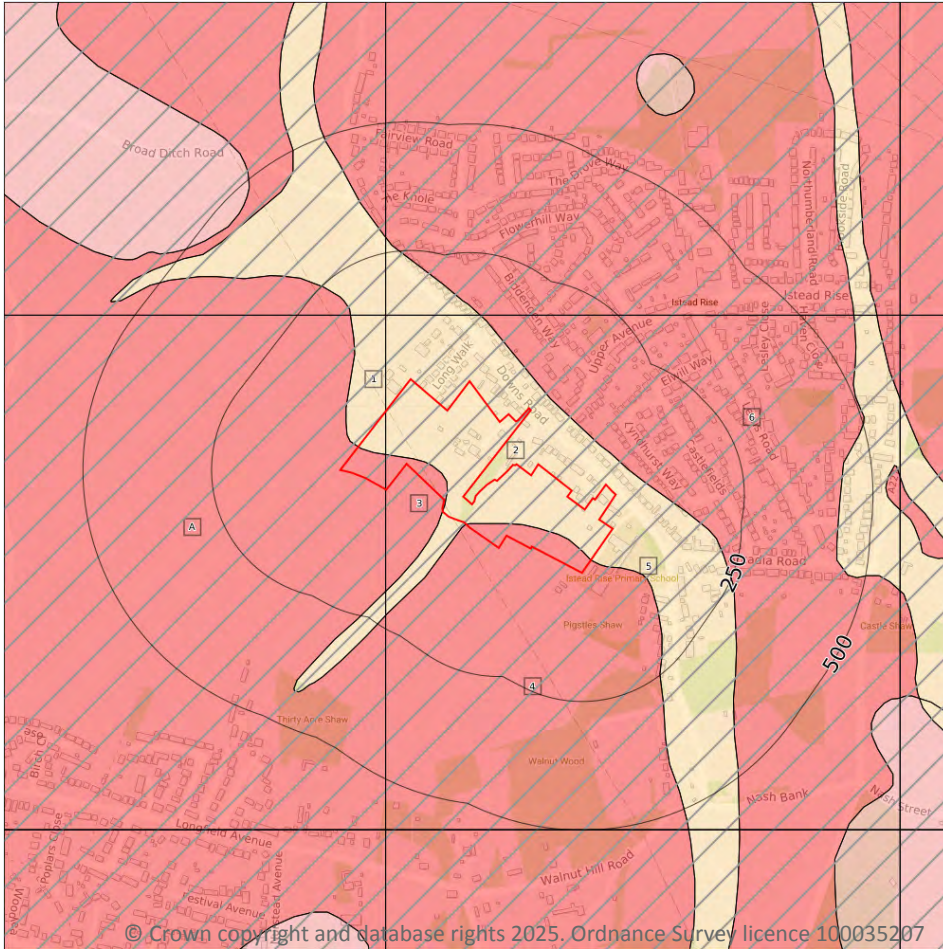
ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	124m NW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Location	Designation	Description
3	462m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

6

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

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

Features are displayed on the Groundwater vulnerability map on [page 39](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
3	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
4	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
A	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
6	44m NE	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

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



5.4 Groundwater vulnerability- soluble rock risk

Records on site	2
------------------------	----------

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
5	Very significant soluble rocks are likely to be present with a moderate possibility of localised natural subsidence or dissolution-related degradation of bedrock, especially in adverse conditions such as concentrated surface or subsurface water flow.	7.000000000000001%
A	Very significant soluble rocks are likely to be present with a moderate possibility of localised natural subsidence or dissolution-related degradation of bedrock, especially in adverse conditions such as concentrated surface or subsurface water flow.	1.0%

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

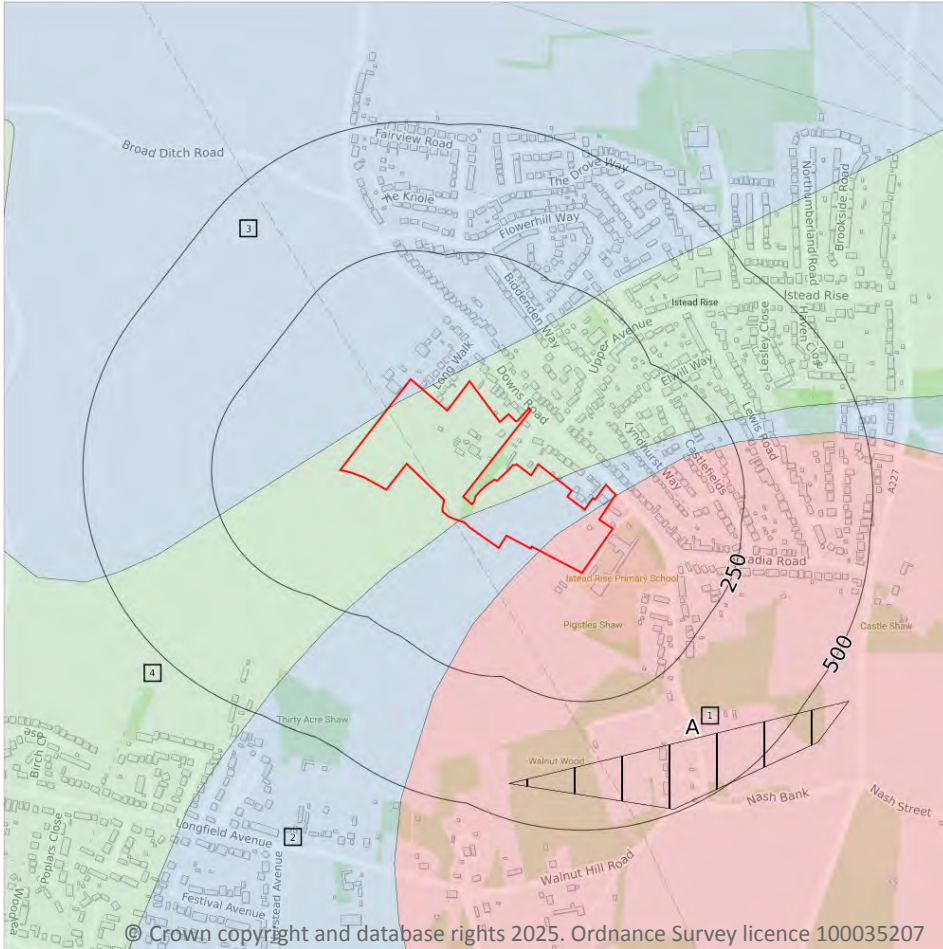
5.5 Groundwater vulnerability- local information

Records on site	0
------------------------	----------

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

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

Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m

6

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 42 >](#)

ID	Location	Details	
A	365m SE	Status: Active Licence No: 9/40/01/0511/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: CHALK BOREHOLES, WELLS AND ADITS AT NORTHFLEET PS Data Type: Poly4 Name: Southern Water Services Ltd Easting: 563900 Northing: 169250	Annual Volume (m ³): 17700000 Max Daily Volume (m ³): 92000 Original Application No: 169/0639D Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 27/11/2006 Version End Date: -
A	365m SE	Status: Active Licence No: 9/40/01/0511/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: LOWER GREENSAND BOREHOLES, WELLS AND ADITS AT NORTHFLEET PS Data Type: Poly4 Name: Southern Water Services Ltd Easting: 563900 Northing: 169250	Annual Volume (m ³): 17700000 Max Daily Volume (m ³): 92000 Original Application No: 169/0639D Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 27/11/2006 Version End Date: -
A	365m SE	Status: Historical Licence No: 9/40/01/0511/G Details: Transfer between sources Direct Source: Southern Region Groundwater Point: LOWER GREENSAND BOREHOLES, WELLS AND ADITS AT NORTHFLEET PS Data Type: Poly4 Name: Southern Water Services Plc Easting: 563900 Northing: 169250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 06/12/1988 Version End Date: -
-	1368m N	Status: Active Licence No: 9/40/01/0511/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES, WELLS AND ADITS AT HAZELLS PS, NORTHFLEET Data Type: Poly4 Name: Southern Water Services Ltd Easting: 562950 Northing: 171340	Annual Volume (m ³): 17700000 Max Daily Volume (m ³): 92000 Original Application No: 169/0639D Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 27/11/2006 Version End Date: -



ID	Location	Details	
-	1560m NE	Status: Historical Licence No: 01/164 Details: Dust Suppression Direct Source: Southern Region Groundwater Point: TOLLGATE JUNCTION Data Type: Point Name: Skanska Civil Engineering Easting: 563900 Northing: 171250	Annual Volume (m ³): 38220 Max Daily Volume (m ³): 156 Original Application No: - Original Start Date: 01/11/2007 Expiry Date: 31/10/2008 Issue No: 1 Version Start Date: 01/11/2007 Version End Date: -
-	1884m W	Status: Active Licence No: 9/40/01/0518/G Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: POINT A, BOREHOLE AT HOOK PLACE FARM, SOUTHFLEET. Data Type: Point Name: Watts Farms Fresh Produce Holdings Limited Easting: 561180 Northing: 170440	Annual Volume (m ³): 227500 Max Daily Volume (m ³): 2184 Original Application No: NPS/WR/024796 Original Start Date: 02/05/1989 Expiry Date: - Issue No: 103 Version Start Date: 15/11/2016 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.8 Potable abstractions

Records within 2000m	3
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 42 >](#)



ID	Location	Details	
A	365m SE	Status: Active Licence No: 9/40/01/0511/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: CHALK BOREHOLES, WELLS AND ADITS AT NORTHFLEET PS Data Type: Poly4 Name: Southern Water Services Ltd Easting: 563900 Northing: 169250	Annual Volume (m ³): 17700000 Max Daily Volume (m ³): 92000 Original Application No: 169/0639D Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 27/11/2006 Version End Date: -
A	365m SE	Status: Active Licence No: 9/40/01/0511/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: LOWER GREENSAND BOREHOLES, WELLS AND ADITS AT NORTHFLEET PS Data Type: Poly4 Name: Southern Water Services Ltd Easting: 563900 Northing: 169250	Annual Volume (m ³): 17700000 Max Daily Volume (m ³): 92000 Original Application No: 169/0639D Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 27/11/2006 Version End Date: -
-	1368m N	Status: Active Licence No: 9/40/01/0511/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES, WELLS AND ADITS AT HAZELLS PS, NORTHFLEET Data Type: Poly4 Name: Southern Water Services Ltd Easting: 562950 Northing: 171340	Annual Volume (m ³): 17700000 Max Daily Volume (m ³): 92000 Original Application No: 169/0639D Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 27/11/2006 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m

4

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

Features are displayed on the Abstractions and Source Protection Zones map on [page 42 >](#)

ID	Location	Type	Description
1	On site	1	Inner catchment
2	On site	2	Outer catchment
3	On site	2	Outer catchment



ID	Location	Type	Description
4	On site	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
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Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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

6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 47 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	Coastal Catchment	Not part of a river WB catchment	130	Lower Medway	Medway

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

6.4 WFD Surface water bodies

Records identified

0

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

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

6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on [page 47 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	North Kent Medway Chalk	GB40601G500300 ↗	Poor	Poor	Poor	2019



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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

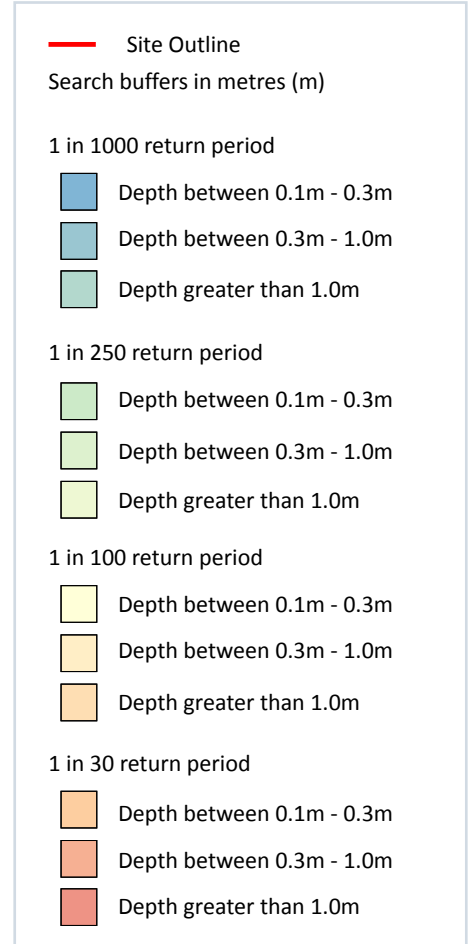
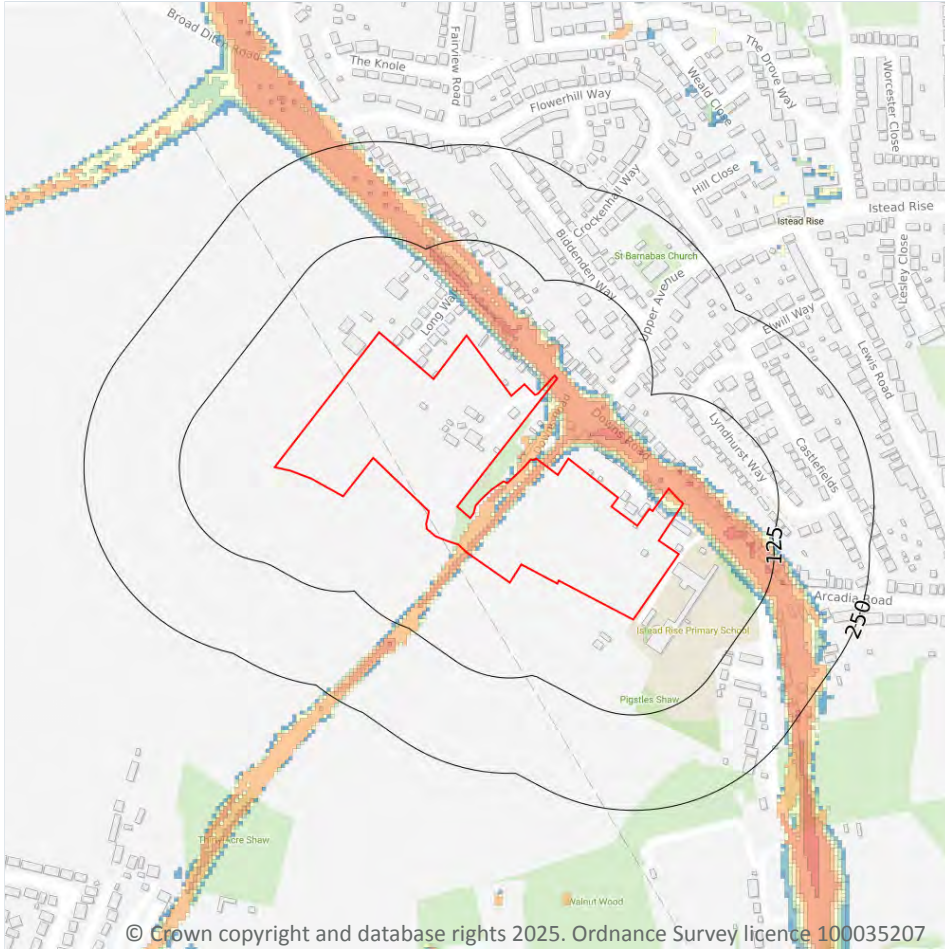
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 53 >](#)

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

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

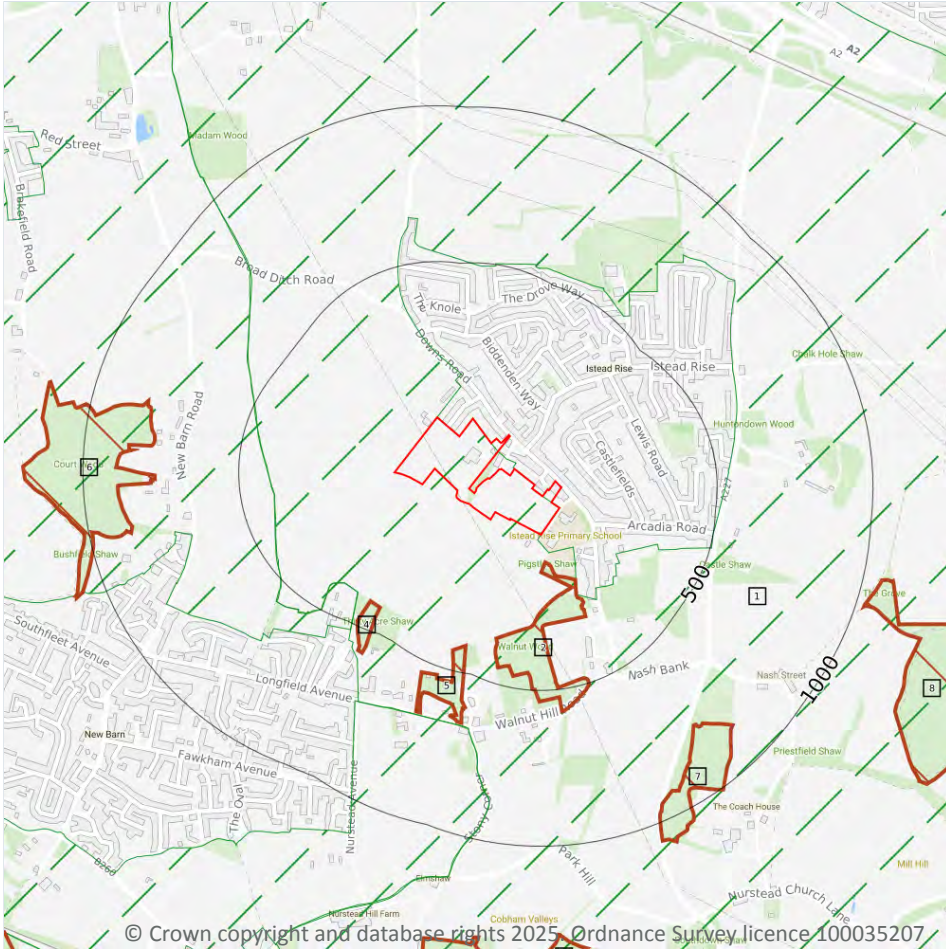
Low

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 55 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

12

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

Features are displayed on the Environmental designations map on [page 56 >](#)

ID	Location	Name	Woodland Type
2	90m SE	Walnut Wood	Ancient & Semi-Natural Woodland
4	410m SW	Unknown	Ancient & Semi-Natural Woodland
5	413m S	Unknown	Ancient & Semi-Natural Woodland
6	769m W	Court Wood	Ancient & Semi-Natural Woodland
7	784m SE	Unknown	Ancient & Semi-Natural Woodland
8	1028m E	Cozenden Wood	Ancient & Semi-Natural Woodland
9	1285m S	Unknown	Ancient & Semi-Natural Woodland
10	1308m S	Unknown	Ancient & Semi-Natural Woodland
-	1658m S	Unknown	Ancient & Semi-Natural Woodland
13	1935m SW	Hartley Wood	Ancient & Semi-Natural Woodland
-	1943m SW	Hartley Wood	Ancient & Semi-Natural Woodland
-	1980m SW	Unknown	Ancient & Semi-Natural Woodland

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



10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

3

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

Features are displayed on the Environmental designations map on [page 56 >](#)

ID	Location	Name	Local Authority name
1	On site	London Green Belt	Gravesham
3	389m SW	London Green Belt	Dartford
12	1765m S	London Green Belt	Sevenoaks

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



10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m**2**

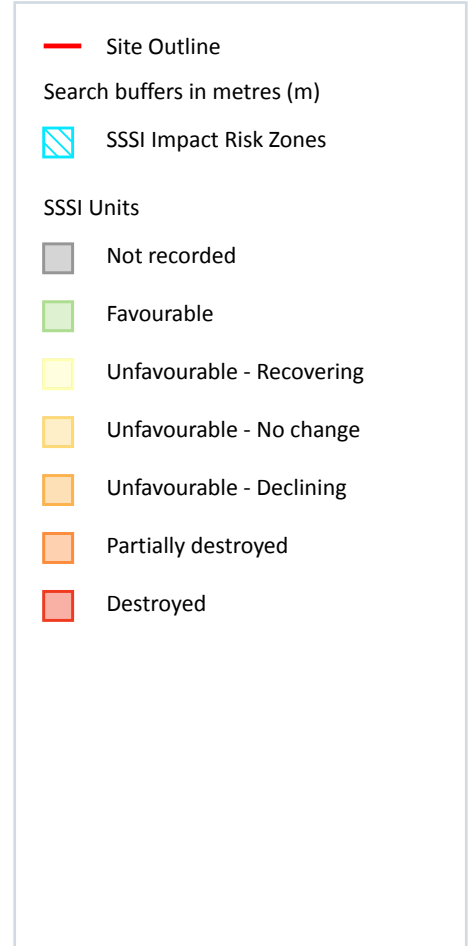
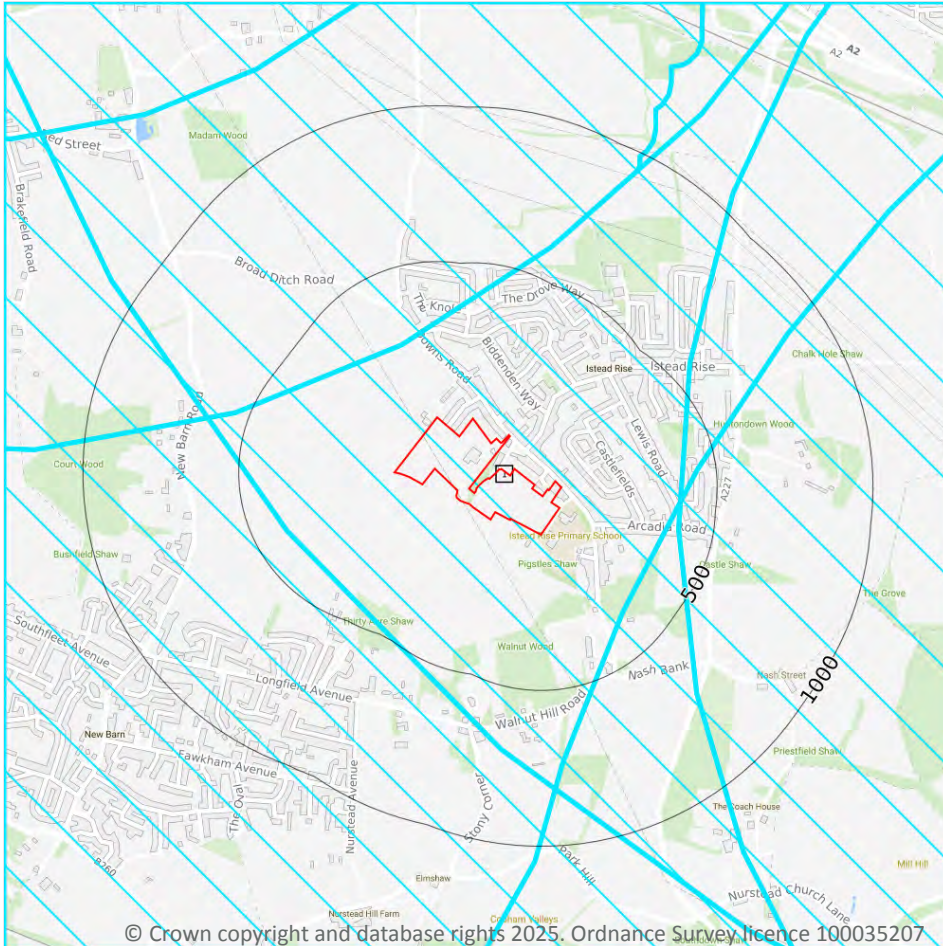
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	North Kent	Groundwater	65	Existing
645m E	North Kent	Groundwater	65	Existing

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



SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 62 >](#)

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.</p> <p>Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.</p> <p>Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.</p>

This data is sourced from Natural England.

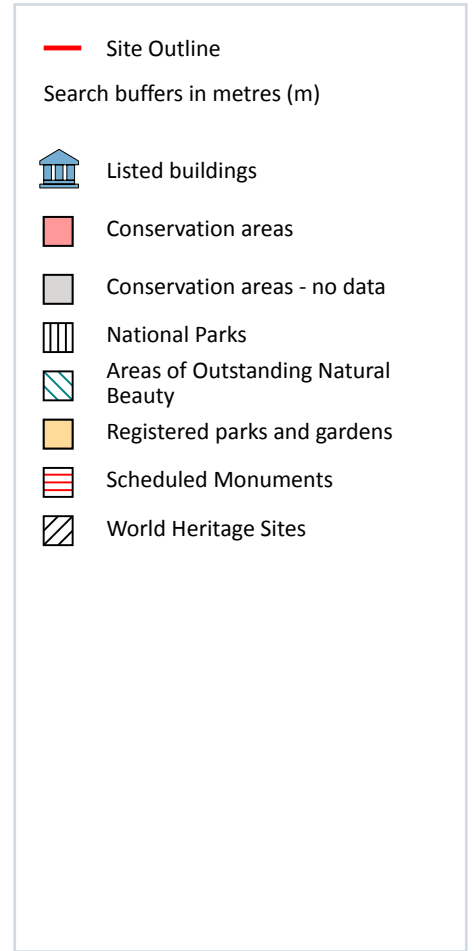
10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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

11 Visual and cultural designations



11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

1

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 64 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	39m NE	Downs Hall	II	1350211	26/07/1983

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

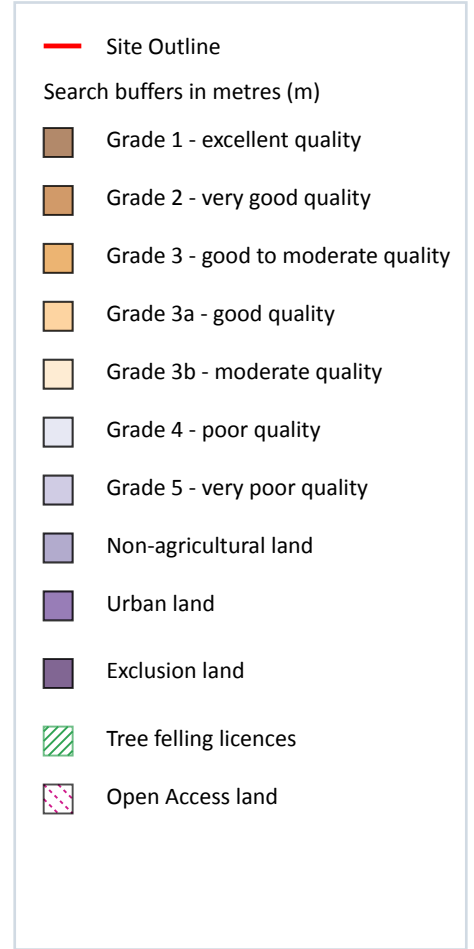
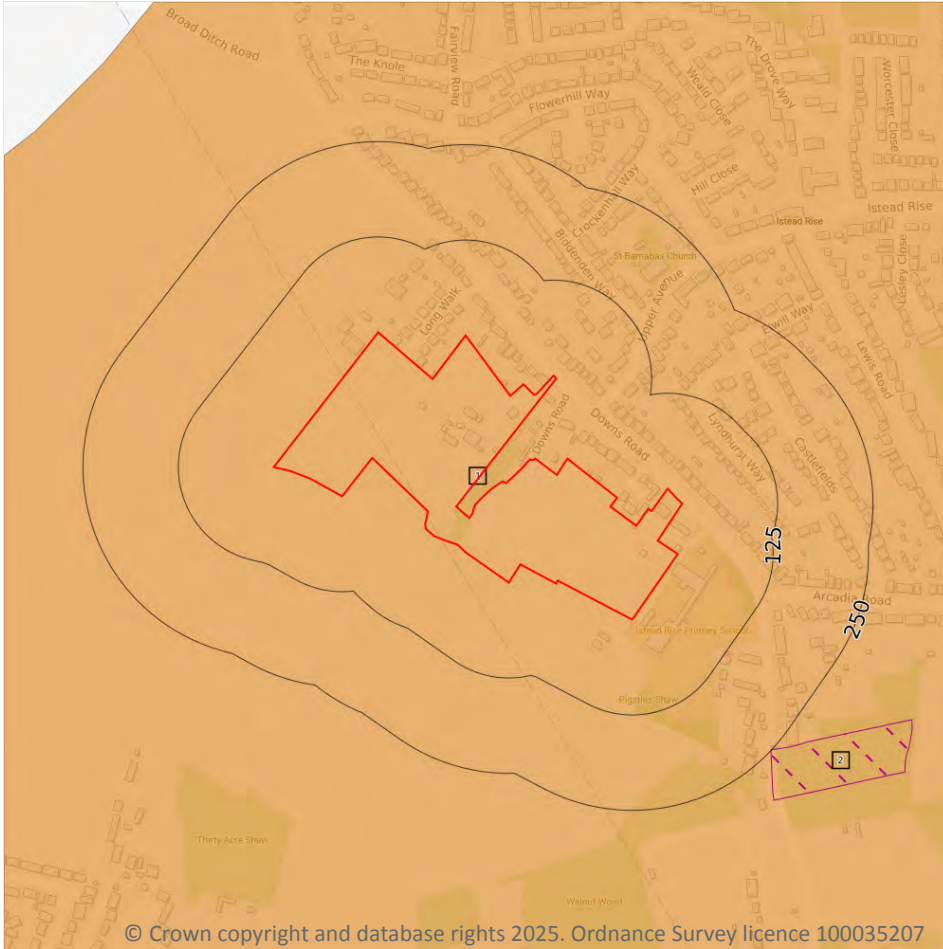
0

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

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



12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m **1**

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 67](#) >

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

1

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

Features are displayed on the Agricultural designations map on [page 67](#) >

ID	Location	Name	Classification	Other relevant legislation
2	249m SE	-	Section 4 Conclusive Open Country	-

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

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

1

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

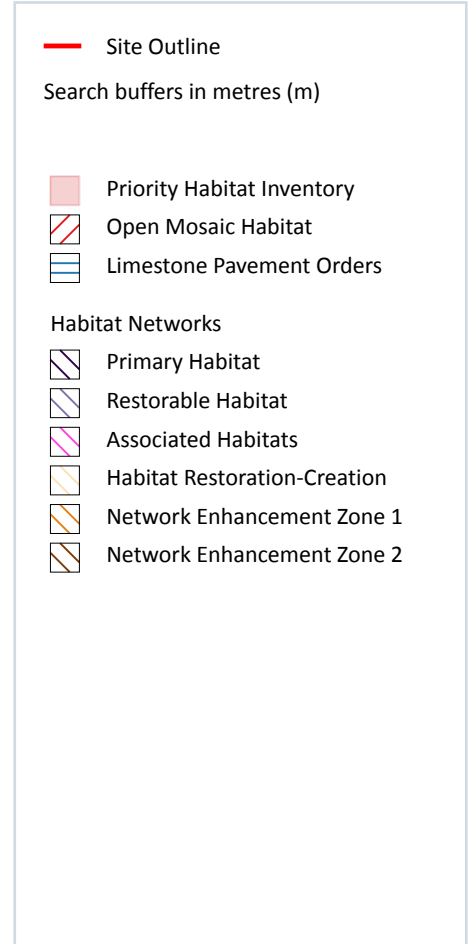
Location	Reference	Scheme	Start Date	End Date
40m NW	1272004	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026



This data is sourced from Natural England.



13 Habitat designations



13.1 Priority Habitat Inventory

Records within 250m

3

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

Features are displayed on the Habitat designations map on [page 70 >](#)

ID	Location	Main Habitat	Other habitats
1	On site	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
2	196m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	249m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

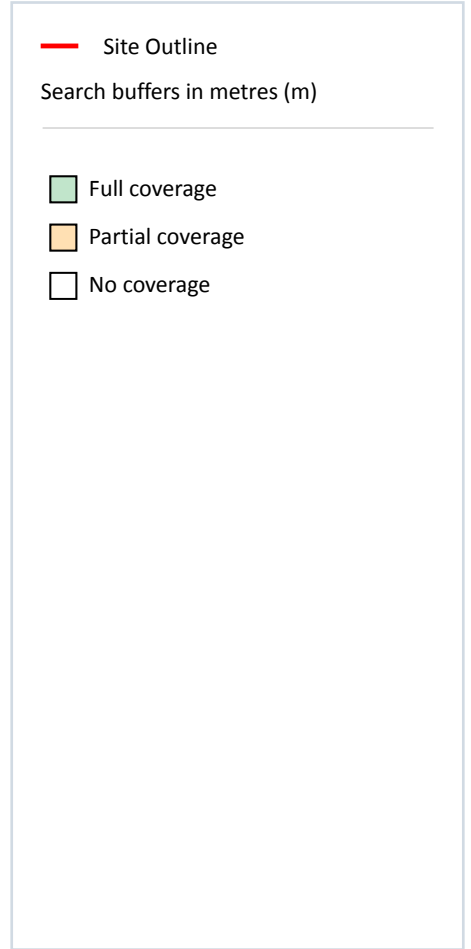
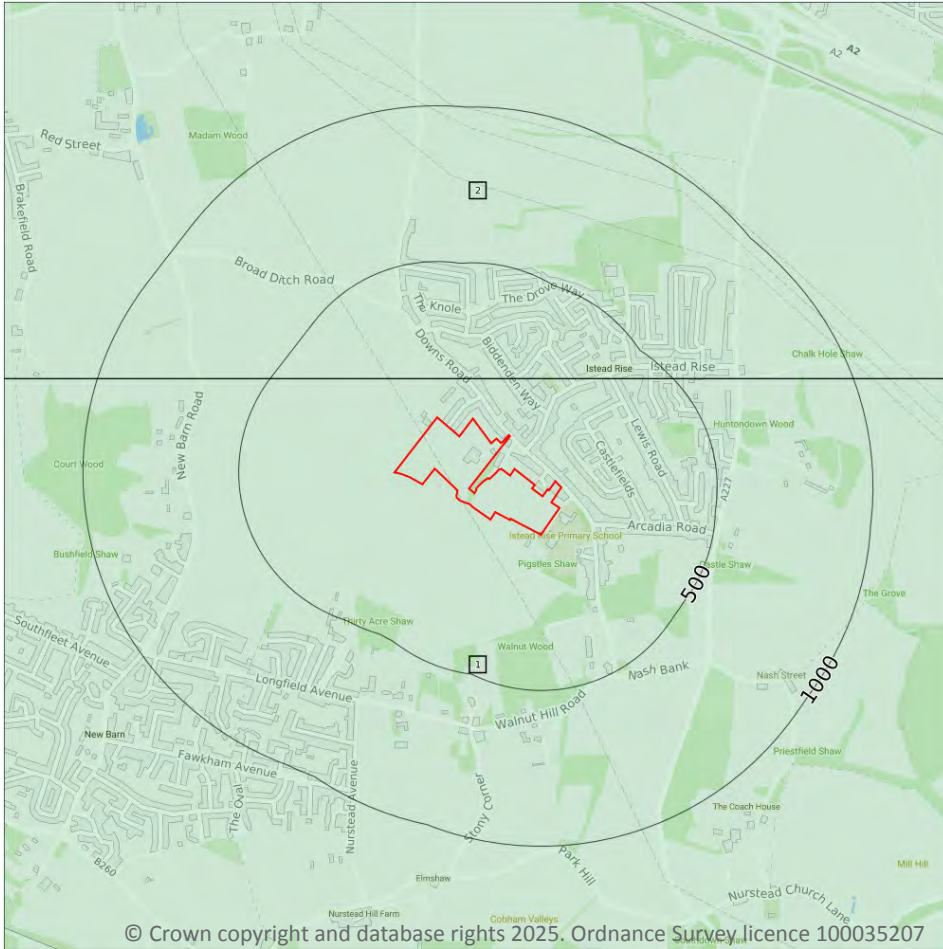
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

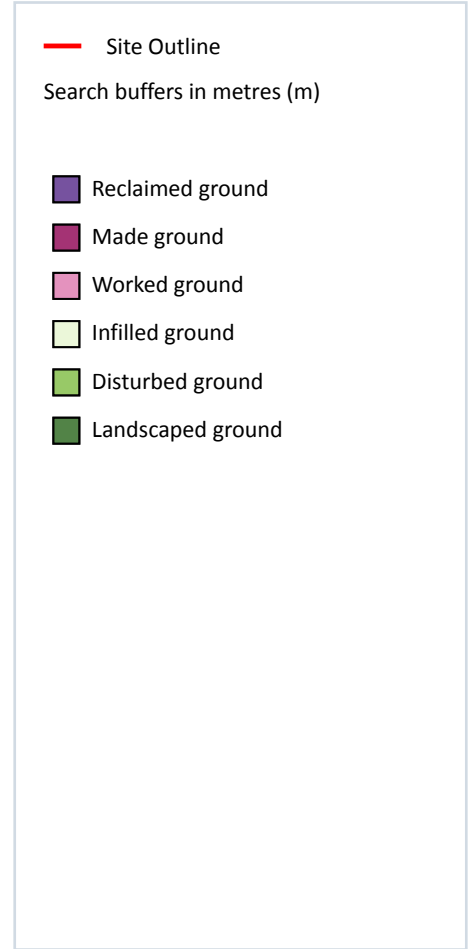
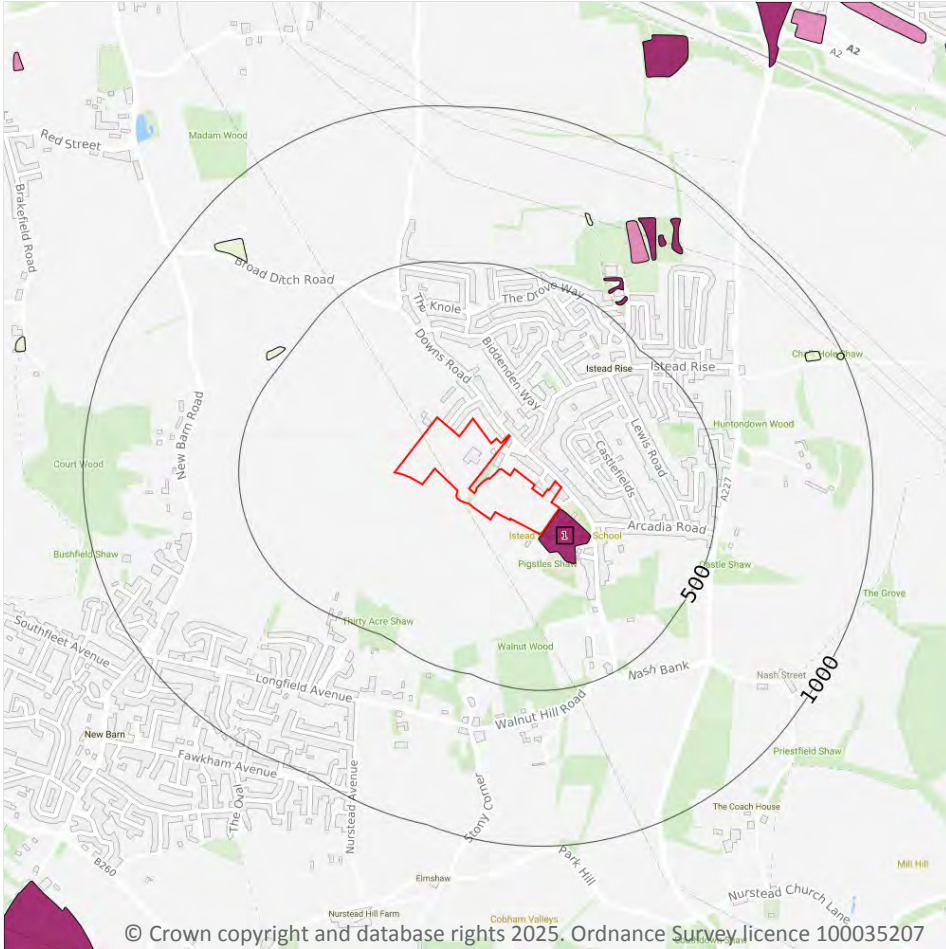
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ66NW
2	124m NW	Full	Full	Full	Full	TQ67SW

This data is sourced from the British Geological Survey.



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



14.2 Artificial and made ground (10k)

Records within 500m

1

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 73](#) >

ID	Location	LEX Code	Description	Rock description
1	2m SE	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (10k)
- Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

3

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 74](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-XSC	Head - Sand And Clay	Sand And Clay
2	124m NW	HEAD-XSC	Head - Sand And Clay	Sand And Clay
3	437m E	HEAD-XSC	Head - Sand And Clay	Sand And Clay

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

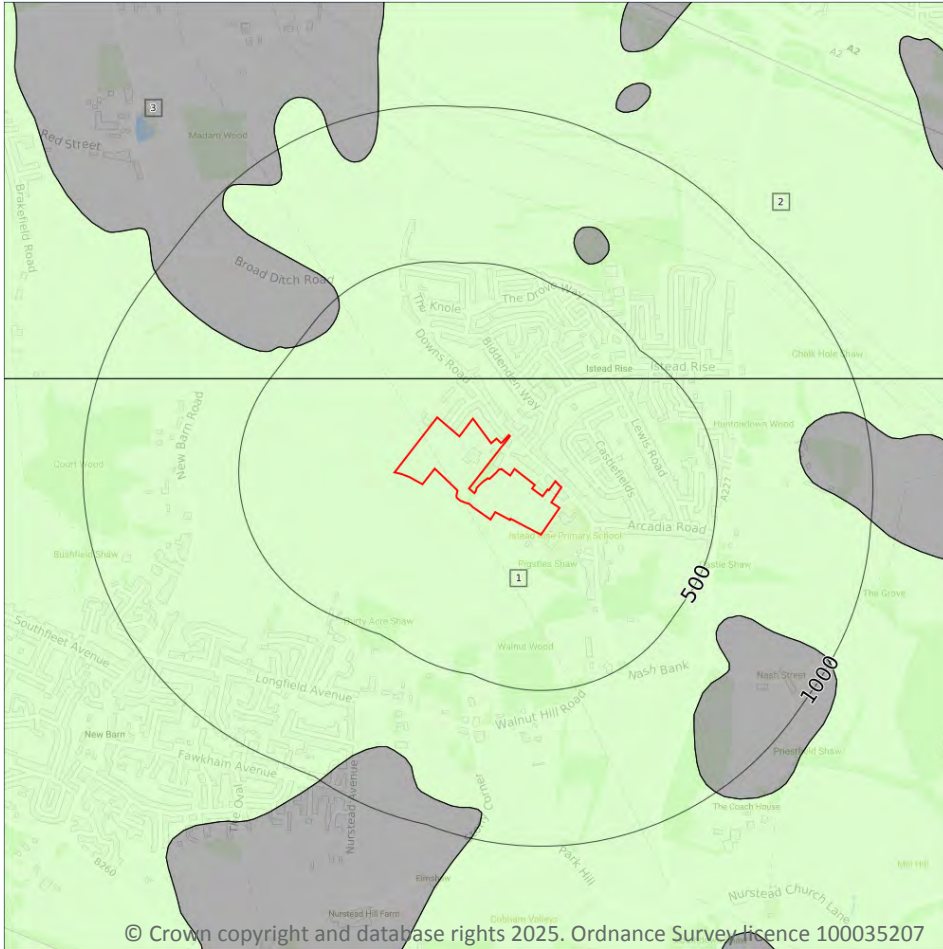
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

3

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 76 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	SECK-CHLK	Seaford Chalk Formation - Chalk	Santonian Age - Coniacian Age
2	124m NW	SECK-CHLK	Seaford Chalk Formation - Chalk	Santonian Age - Coniacian Age
3	448m NW	TAB-SANDU	Thanet Sand Formation - Sand	Thanetian Age

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

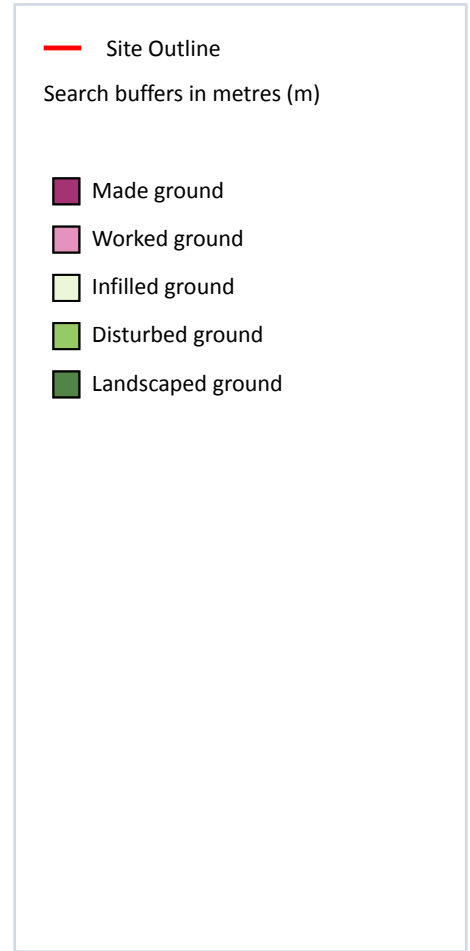
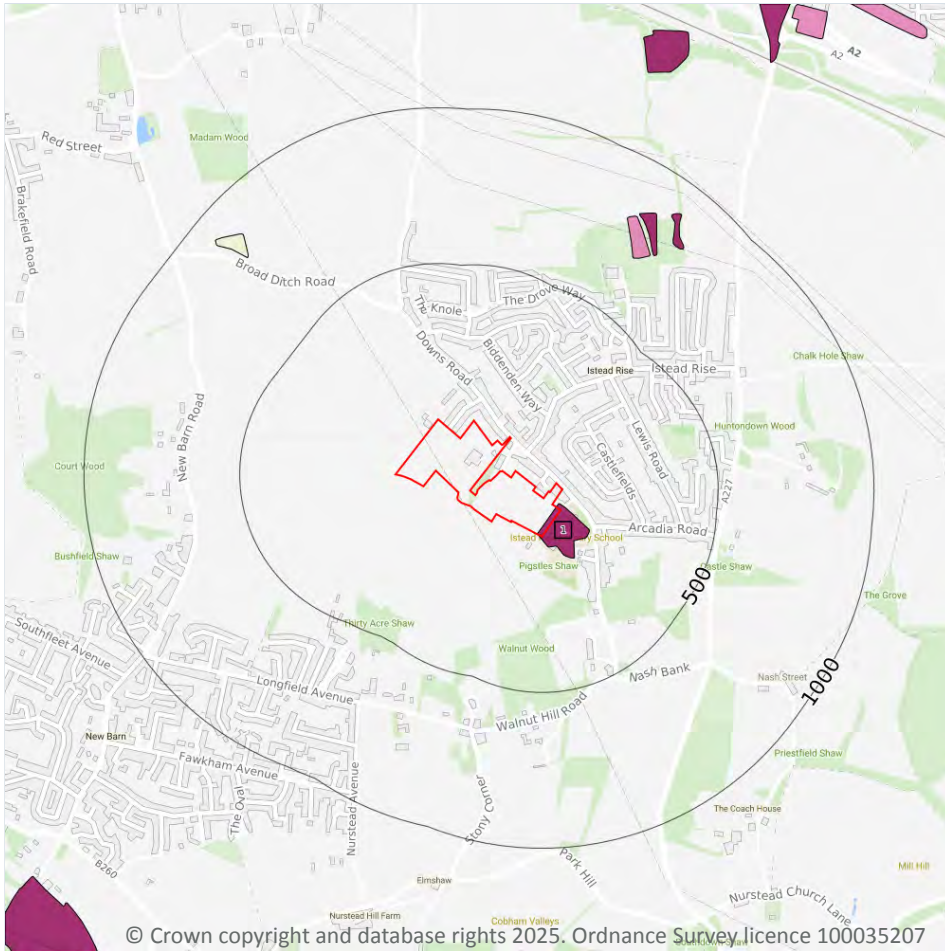
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 78](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW271_dartford_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



15.2 Artificial and made ground (50k)

Records within 500m

1

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 79](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m	1
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A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Very High	Low

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

▨ Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 81](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD- XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m	1
---------------------------	----------

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0
----------------------------	----------

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

This data is sourced from the British Geological Survey.

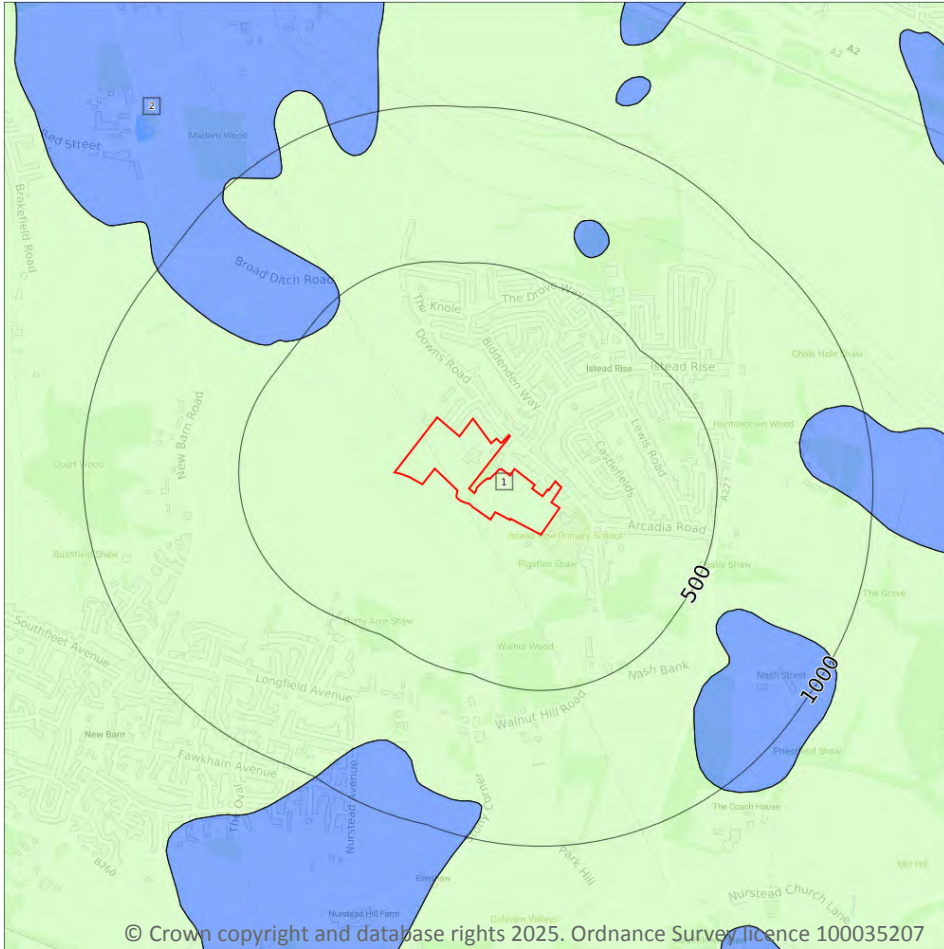
15.7 Landslip permeability (50k)

Records within 50m	0
---------------------------	----------

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 83](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LSNCK-CHLK	LEWES NODULAR CHALK FORMATION, SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED) - CHALK	TURONIAN
2	462m NW	TAB-S	THANET FORMATION - SAND	THANETIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

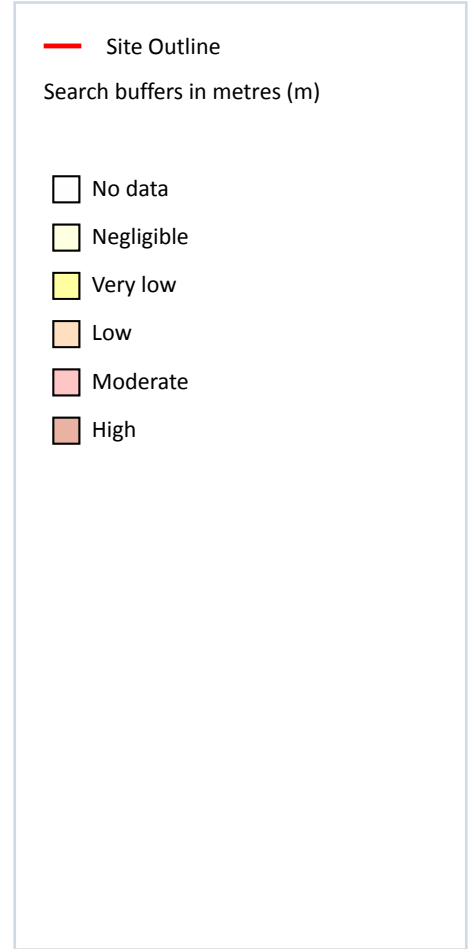
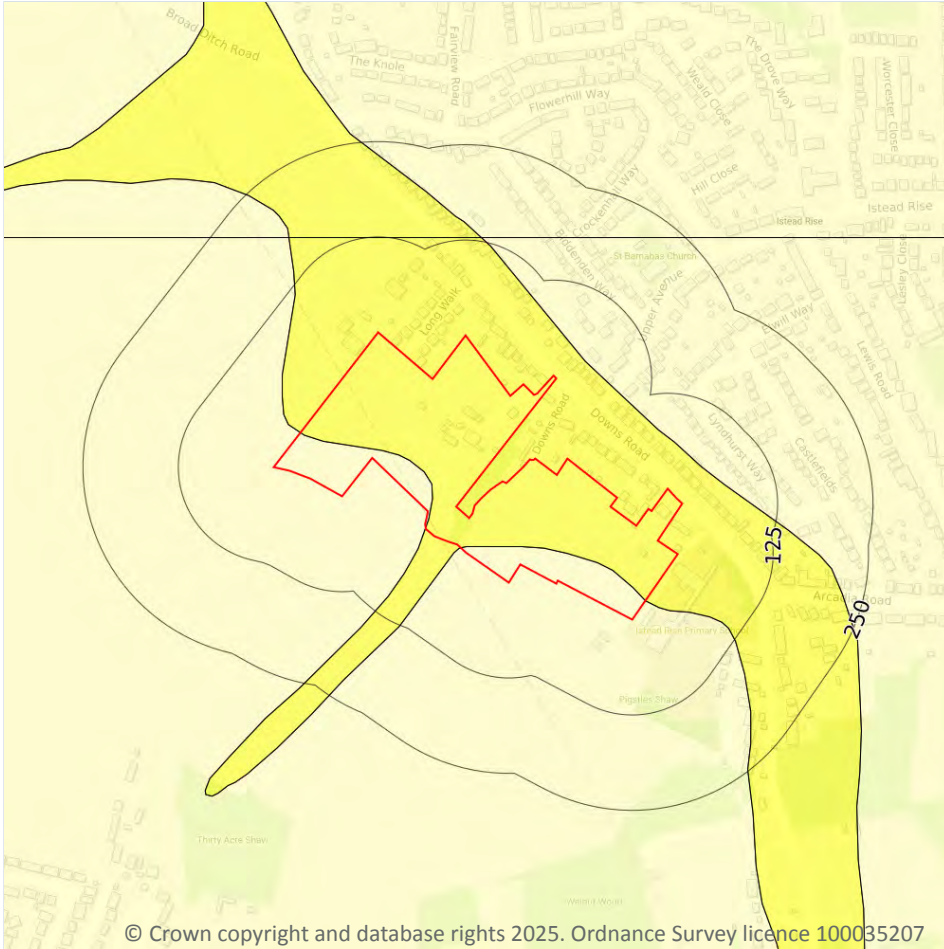
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

3

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

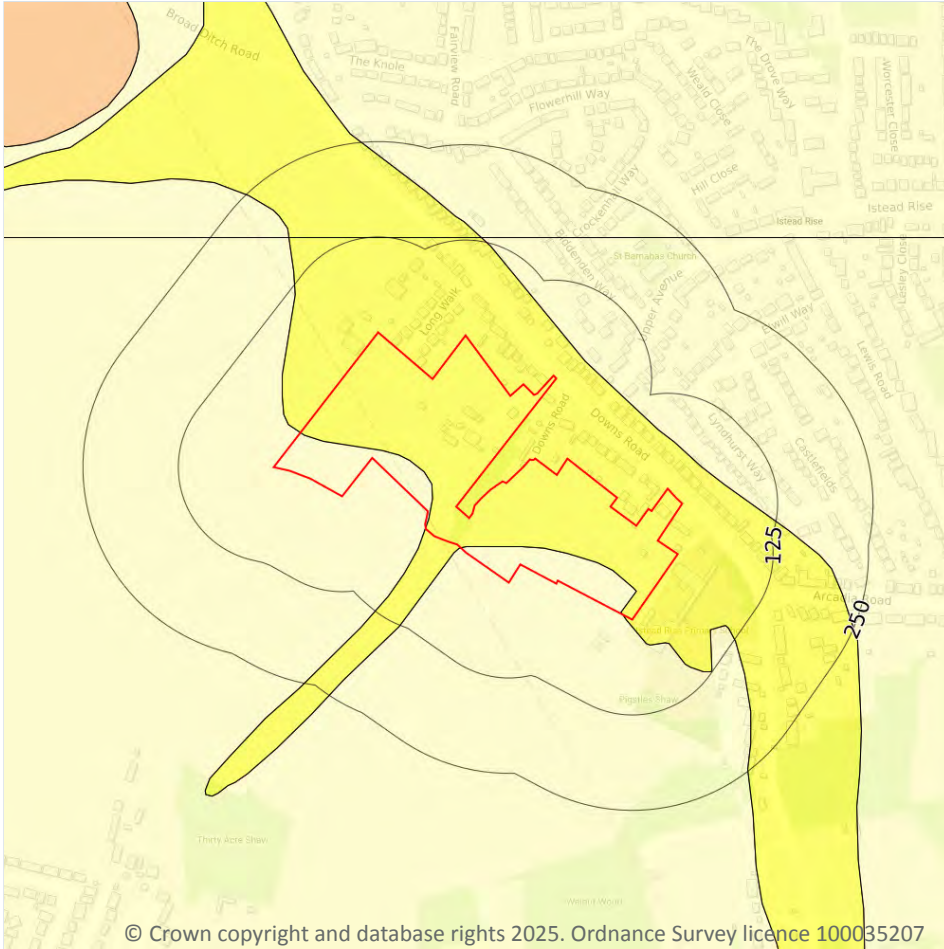
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 86 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.
44m NE	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

3

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

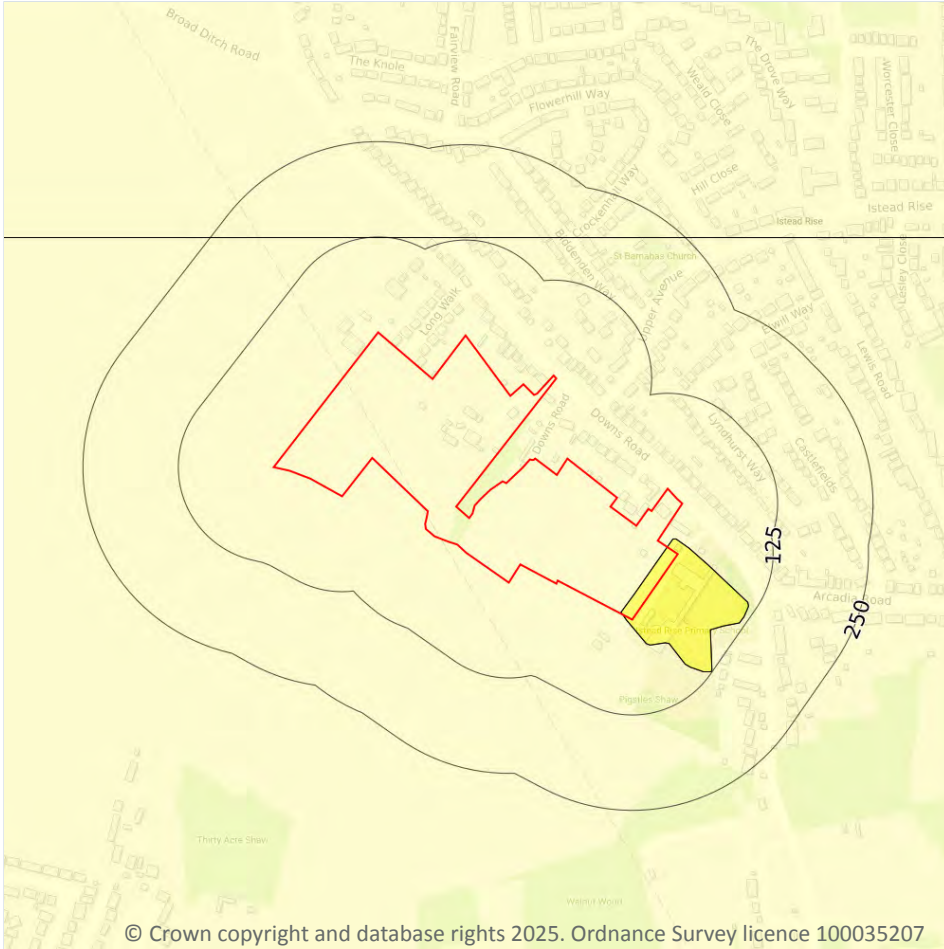
Features are displayed on the Natural ground subsidence - Running sands map on [page 88](#) >

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
44m NE	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

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

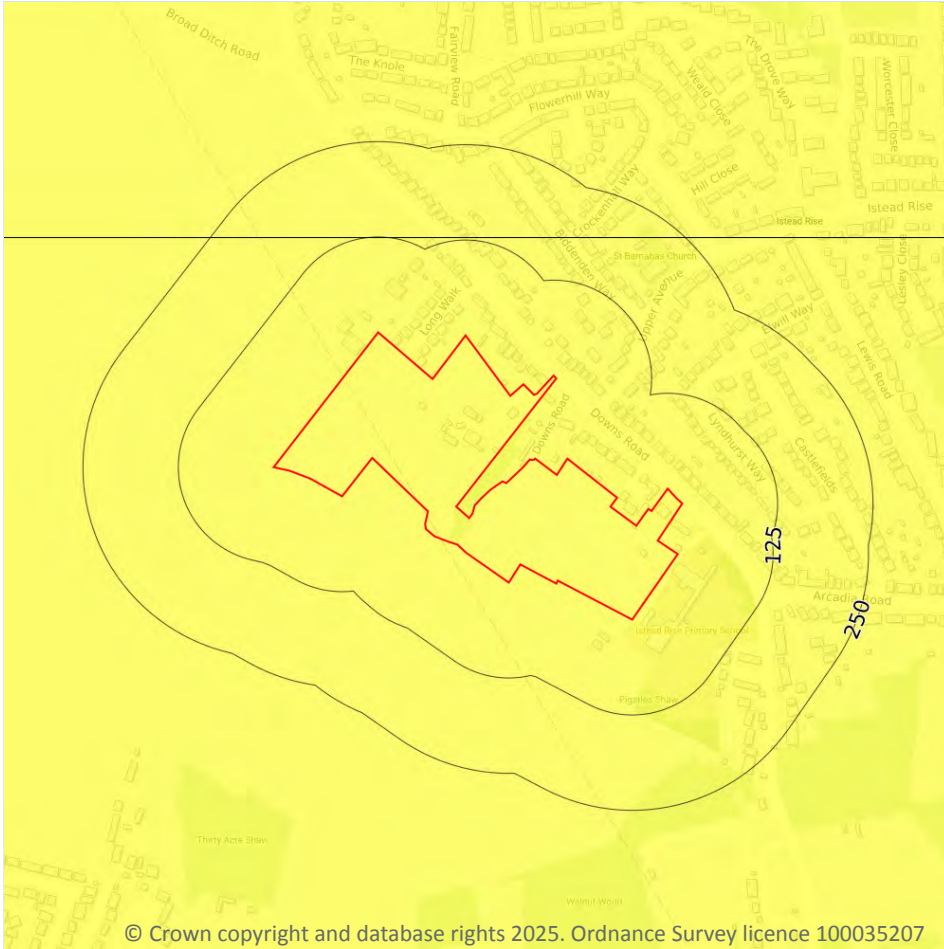
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 90](#) >

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m

1

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

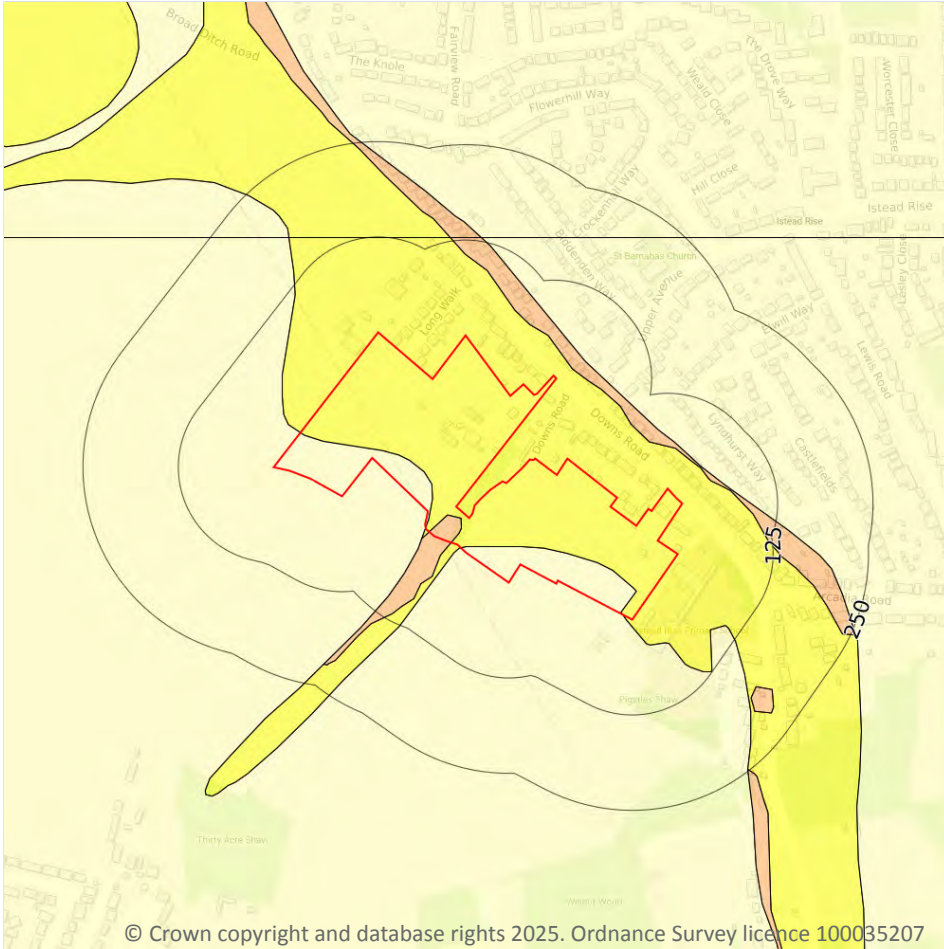
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 92 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m

5

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 93](#) >

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

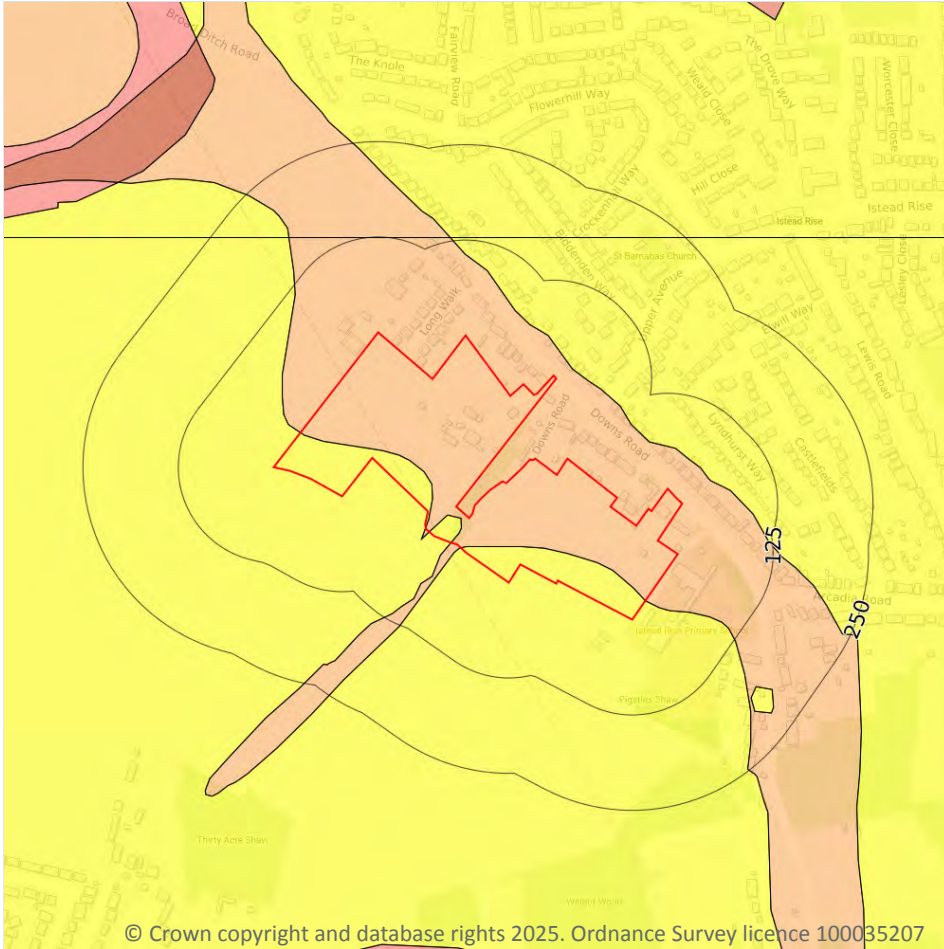


Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
On site	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.
25m NE	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.
44m NE	Negligible	Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 95](#)

>

Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

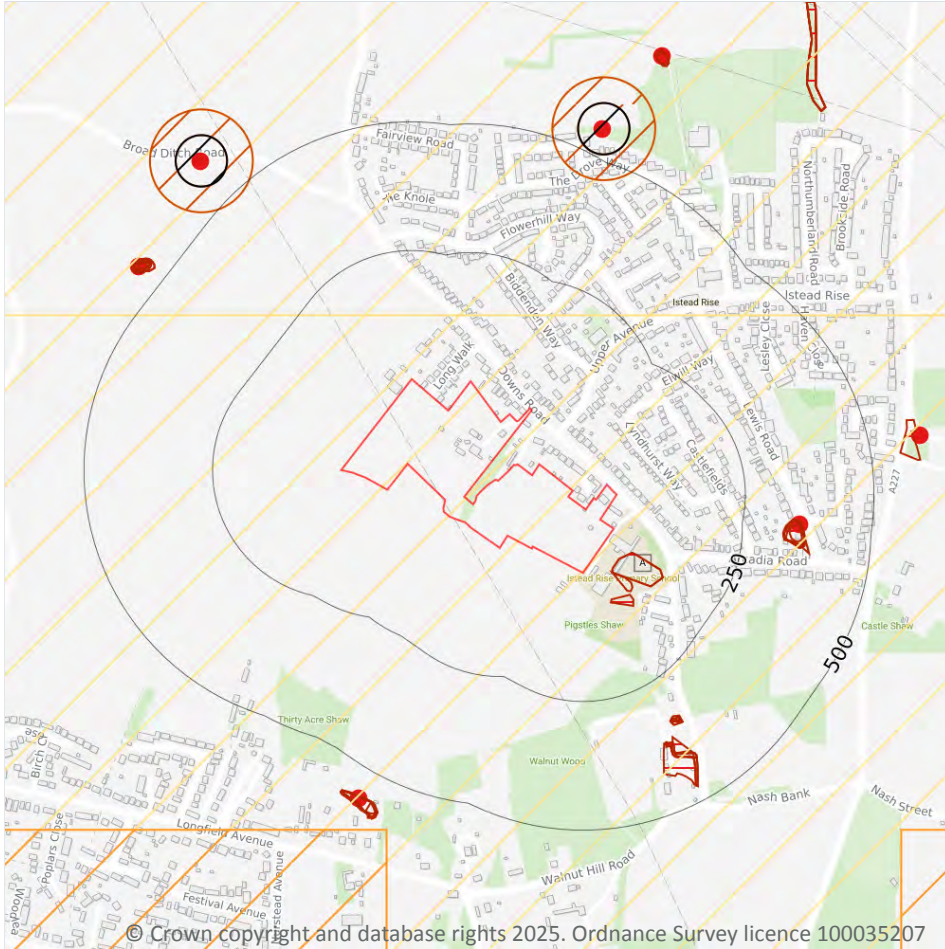


Location	Hazard rating	Details
On site	Low	Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.
25m NE	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 97](#) >

ID	Location	Details	Description
B	360m E	Name: Dover Castle Chalk Pit Address: Istead Rise, GRAVESEND, Kent Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	4
----------------------------	----------

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

Features are displayed on the Mining and ground workings map on [page 97 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	42m SE	Unspecified Heap	1979	1:10000
A	42m SE	Unspecified Heap	1973	1:10000
A	46m SE	Unspecified Heap	1979	1:10000
A	76m SE	Unspecified Heap	1979	1:10000

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0
-----------------------------	----------

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0
----------------------------	----------

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



This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

15

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

Features are displayed on the Mining and ground workings map on [page 97 >](#)

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
2	124m NW	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
E	455m N	The Drove Way	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
F	489m NW	Stanhill Farm	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
E	505m N	The Drove Way	Chalk	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.



ID	Location	Name	Commodity	Class	Likelihood
F	539m NW	Stanhill Farm	Chalk	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
3	590m S	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
-	790m W	Court Wood	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
4	795m SE	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
-	840m W	Court Wood	Chalk	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
-	857m W	Court Wood	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
-	912m W	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
-	936m N	Istead Rise	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
-	986m N	Istead Rise	Chalk	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
-	990m NW	New Barn Road	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

This data is sourced from the British Geological Survey.



18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

3

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

Location	Mineral type
108m NW	Stone
358m N	Stone
487m N	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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



This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0
----------------------------	----------

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0
------------------------	----------

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0
------------------------	----------

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

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

18.14 Gypsum areas

Records on site	0
------------------------	----------

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
------------------------	----------

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site

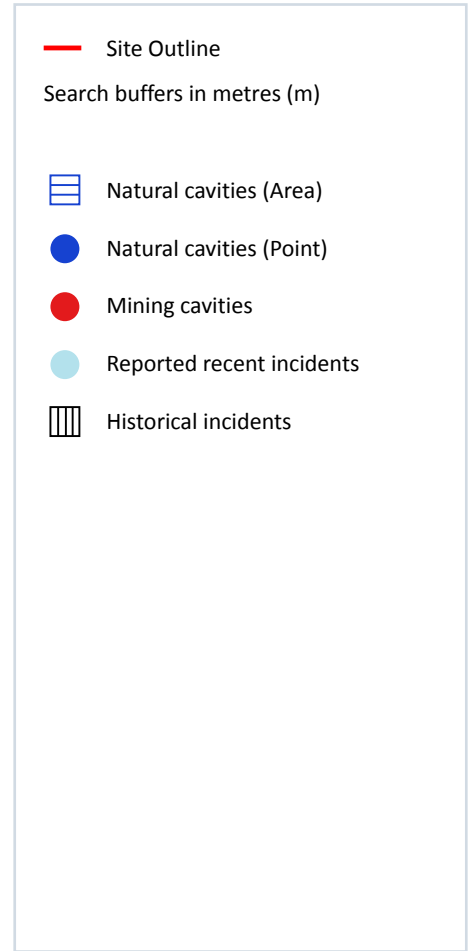
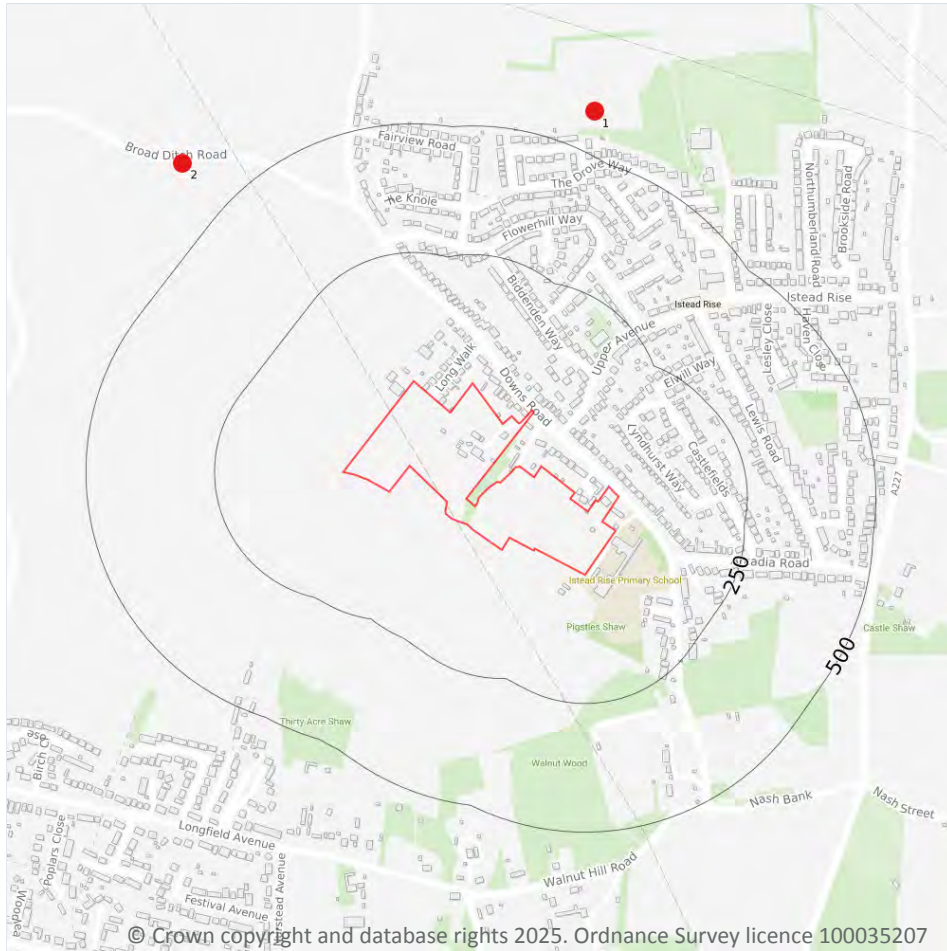
0

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

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



19 Ground cavities and sinkholes



19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

3

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

Features are displayed on the Ground cavities and sinkholes map on [page 104 >](#)

ID	Location	Mine Address	Mineral	Data source	Publisher
1	579m N	Istead Rise, Kent	Chalk	-	Chelsea Speleological Society
2	618m NW	Istead Rise, Kent	Chalk	-	Chelsea Speleological Society
-	836m W	Istead Rise, Kent	Chalk	-	Chelsea Speleological Society

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

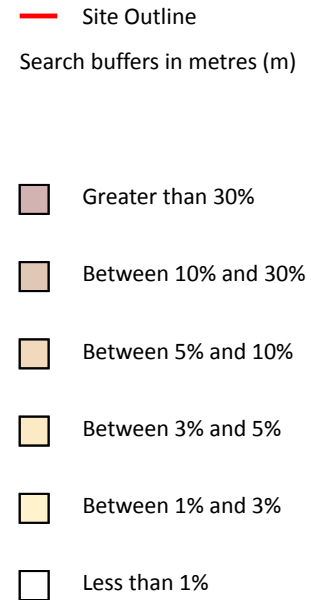
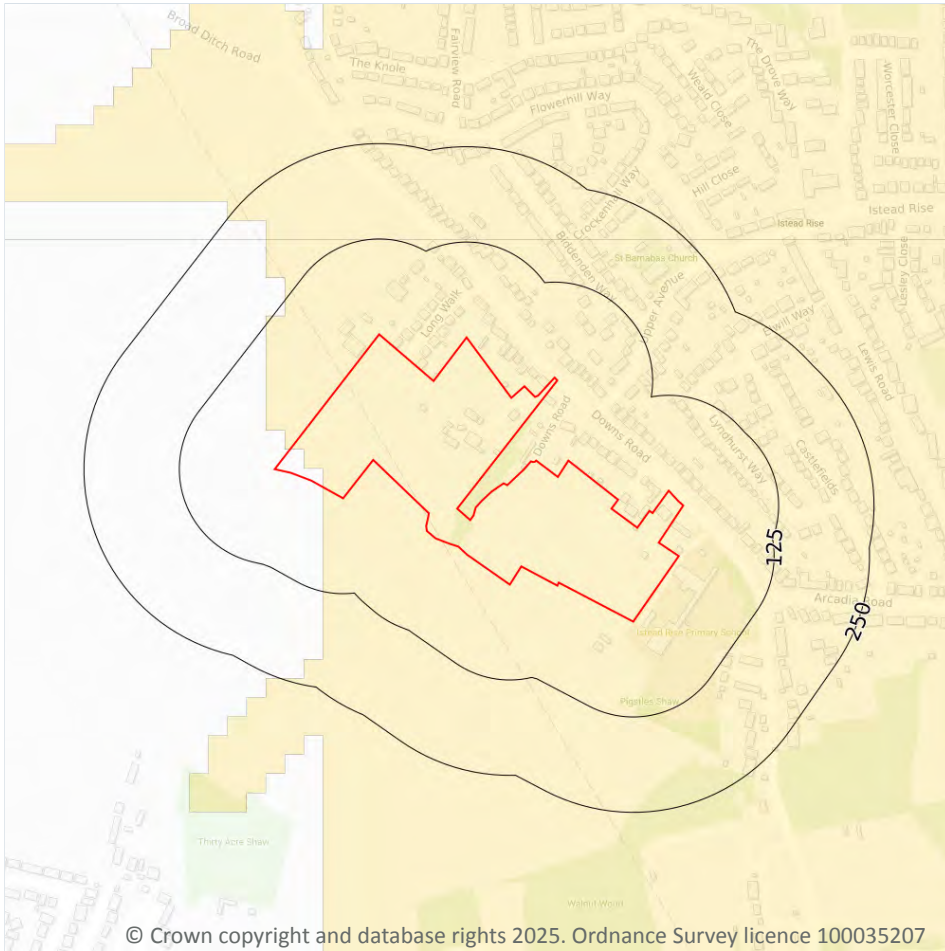
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a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

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

This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

2

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

Features are displayed on the Radon map on [page 106 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None



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

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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

7

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
44m NE	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



APPENDIX 4 ▪ Photograph Appendix



Plate 1: Main farm site



Plate 2: Main farm site



Plate 3: Main farm site general view



Plate 4: Main farm site general view



Plate 5: Main farm site road



Plate 6: Main farm site farm



Plate 7: Main farm site sheds



Plate 8: Main farm site sheds



Plate 9: Main farm site waste disposal



Plate 10: Orchard on main site



Plate 11: Stable with animal bedding



Plate 12: Main site farm



Plate 13: Farm structures



Plate 14: Old tyres disposed on site



Plate 15: Rubble heap



Plate 16: General view of main site



Plate 17: General view of main site



Plate 18: Shed on main farm site