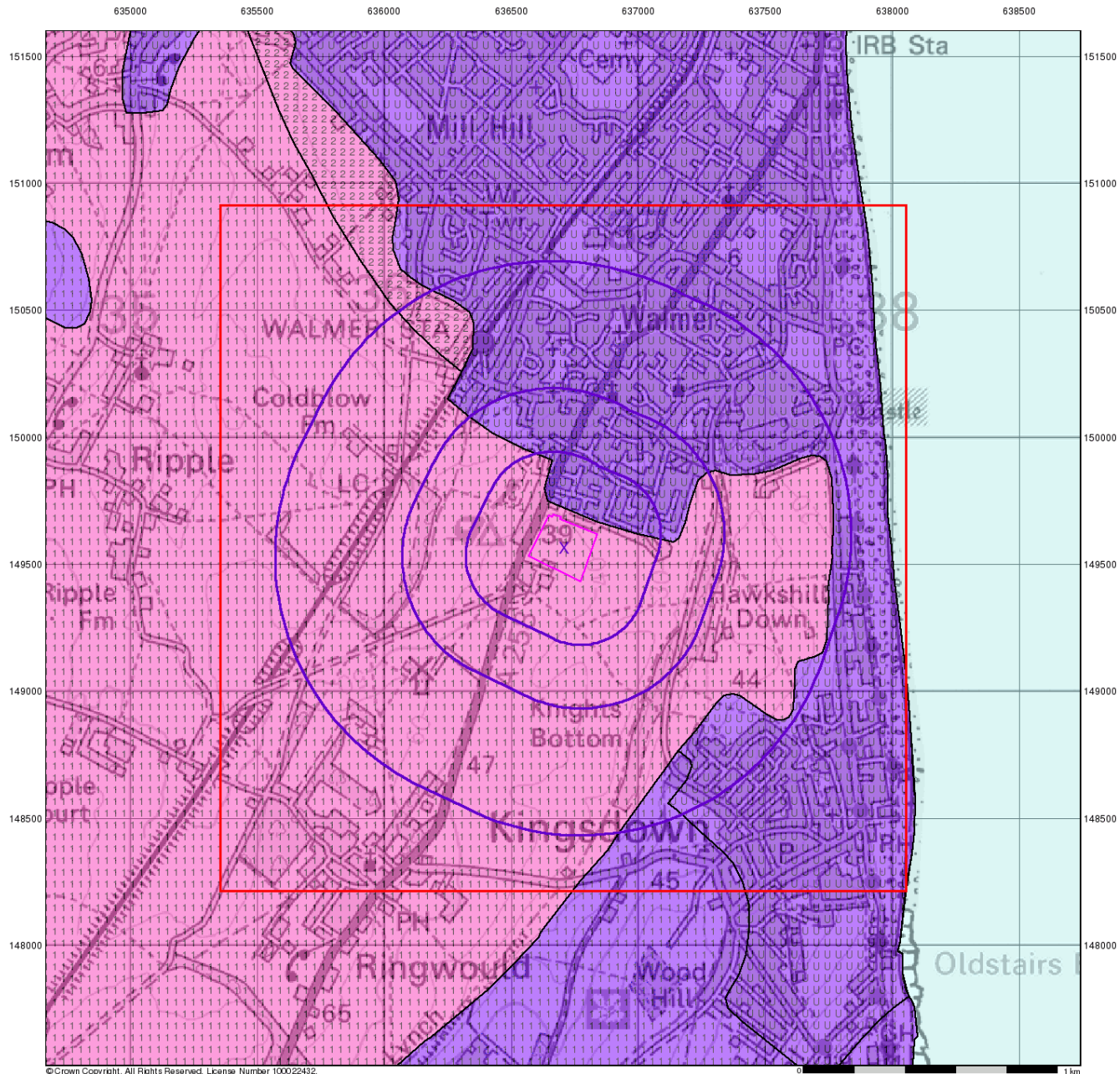


Contact	Name and Address	Contact Details
1	<b>British Geological Survey - Enquiry Service</b> British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	<b>Environment Agency - National Customer Contact Centre (NCCC)</b> PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	<b>Dover District Council - Environmental Health Department</b> Council Offices, White Cliffs Business Park, Dover, Kent, CT16 3PQ	Telephone: 01304 821199 Fax: 01304 827268 Website: www.dover.gov.uk
4	<b>Kent County Council - Waste Management Group</b> Block H, The Forstal, Beddow Way, Aylesford, Kent, ME20 7BT	Telephone: 01622 605976 Website: www.kent.gov.uk
5	<b>The Coal Authority - Property Searches</b> 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk
6	<b>Peter Brett Associates</b> Caversham Bridge House, Waterman Place, Reading, Berkshire, RG1 8DN	Telephone: 0118 950 0761 Fax: 0118 959 7498 Email: reading@pba.co.uk Website: www.pba.co.uk
7	<b>Natural England</b> County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
8	<b>Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)</b> Government Buildings, Otley Road, Lawnswood, Leeds, West Yorkshire, LS16 5QT	Telephone: 0113 2613333 Fax: 0113 230 0879
-	<b>Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards</b> Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	<b>Landmark Information Group Limited</b> Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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



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## Groundwater Vulnerability

### General

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

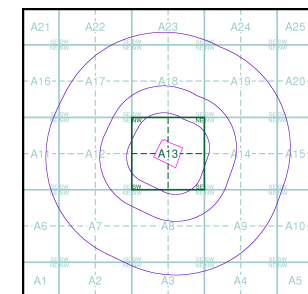
### Agency and Hydrological

#### Geological Classes

- |   |  |                       |
|---|--|-----------------------|
| <b>Major Aquifer<br/>(Highly Permeable)</b>   |  | High (H) 1, 2, 3, U   |
|   |  | Intermediate (I) 1, 2 |
|   |  | Low                   |
| <b>Minor Aquifer<br/>(Variably Permeable)</b> |  | High (H) 1, 2, 3, U   |
|   |  | Intermediate (I) 1, 2 |
|   |  | Low                   |
| <b>Non Aquifer<br/>(Negligibly Permeable)</b> |  |                       |
| <b>Water or Sea</b>                           |  |                       |
| <b>Drift Deposit</b>                          |  |                       |

#### Soil Classes

### Site Sensitivity Context Map - Slice A



### Order Details

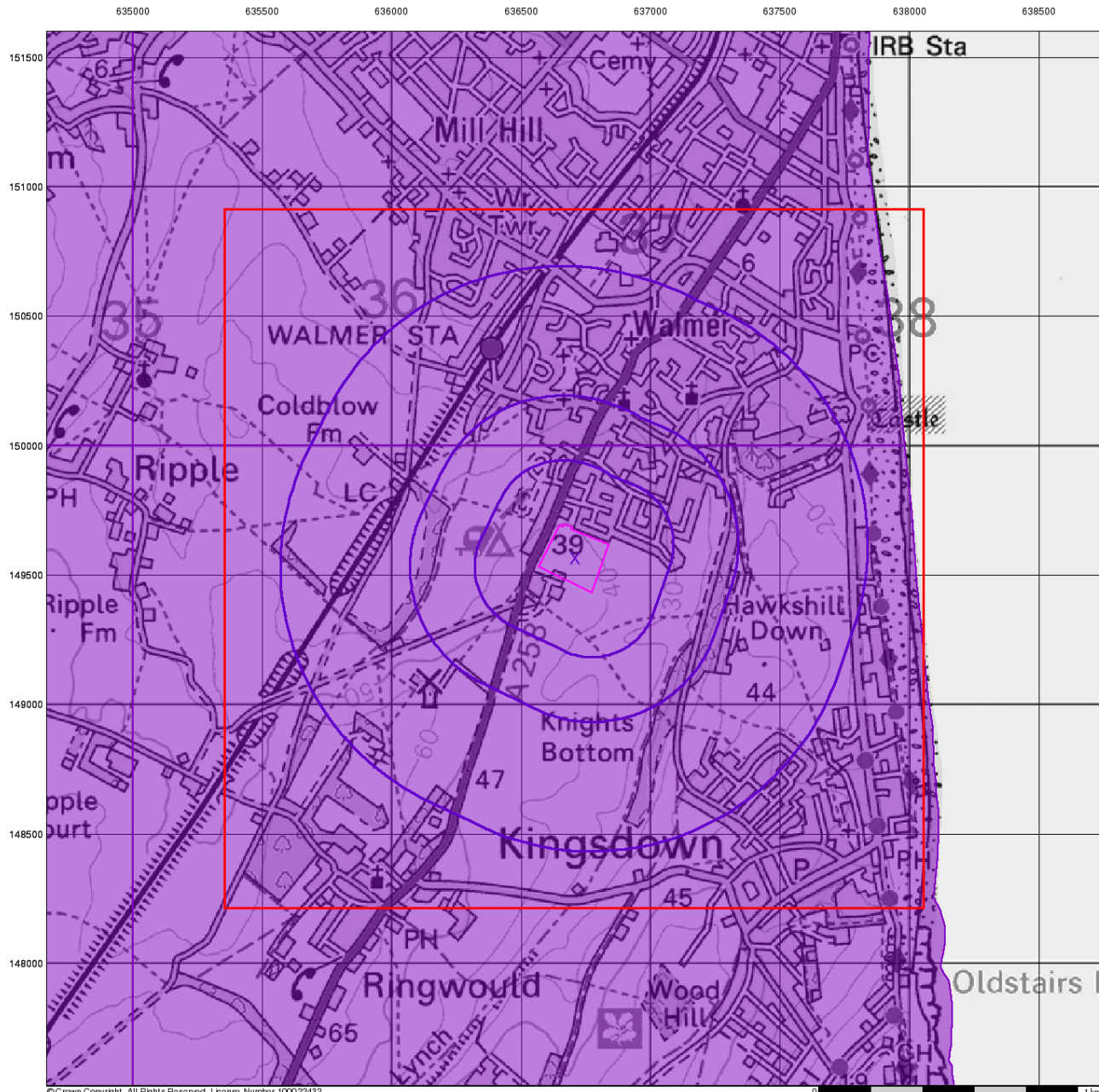
Order Number: 103544487\_1\_1  
 Customer Ref: 28927  
 National Grid Reference: 636710, 149570  
 Slice: A  
 Site Area (Ha): 4.08  
 Search Buffer (m): 1000

### Site Details

459 Dover Road, Walmer, DEAL, Kent, CT14 7PG



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



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0 1 km



## Bedrock Aquifer Designation

### General

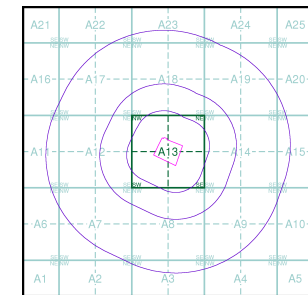
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

### Agency and Hydrological

#### Geological Classes

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

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 103544487\_1\_1  
 Customer Ref: 28927  
 National Grid Reference: 636710, 149570  
 Slice: A  
 Site Area (Ha): 4.08  
 Search Buffer (m): 1000

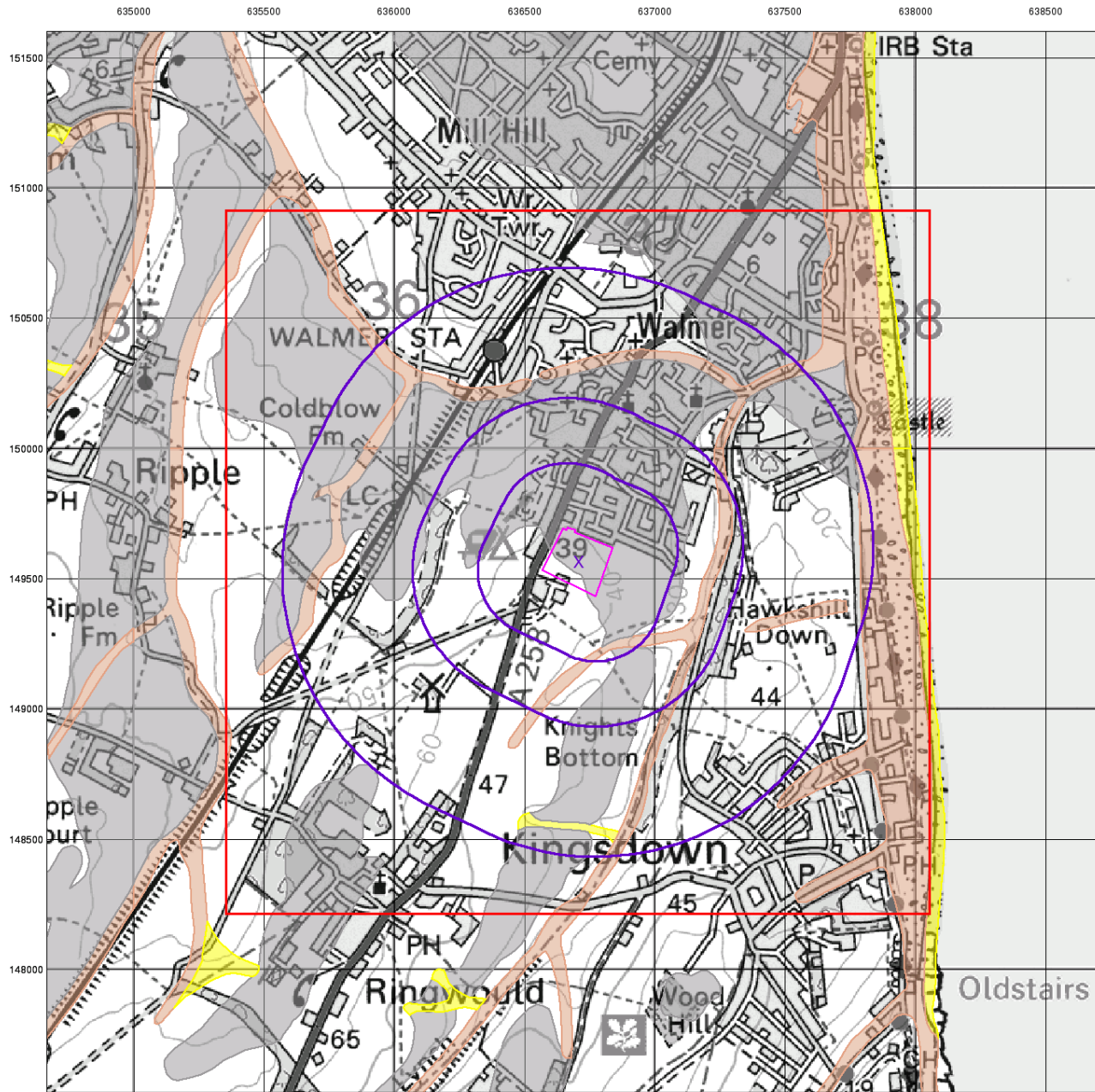
### Site Details

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Tel: 0844 844 9952  
 Fax: 0844 844 9951  
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## Superficial Aquifer Designation

### General

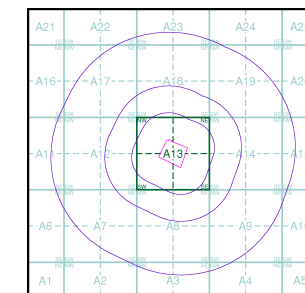
- ◊ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- Map ID

### Agency and Hydrological

#### Geological Classes

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

### Site Sensitivity Context Map - Slice A



### Order Details

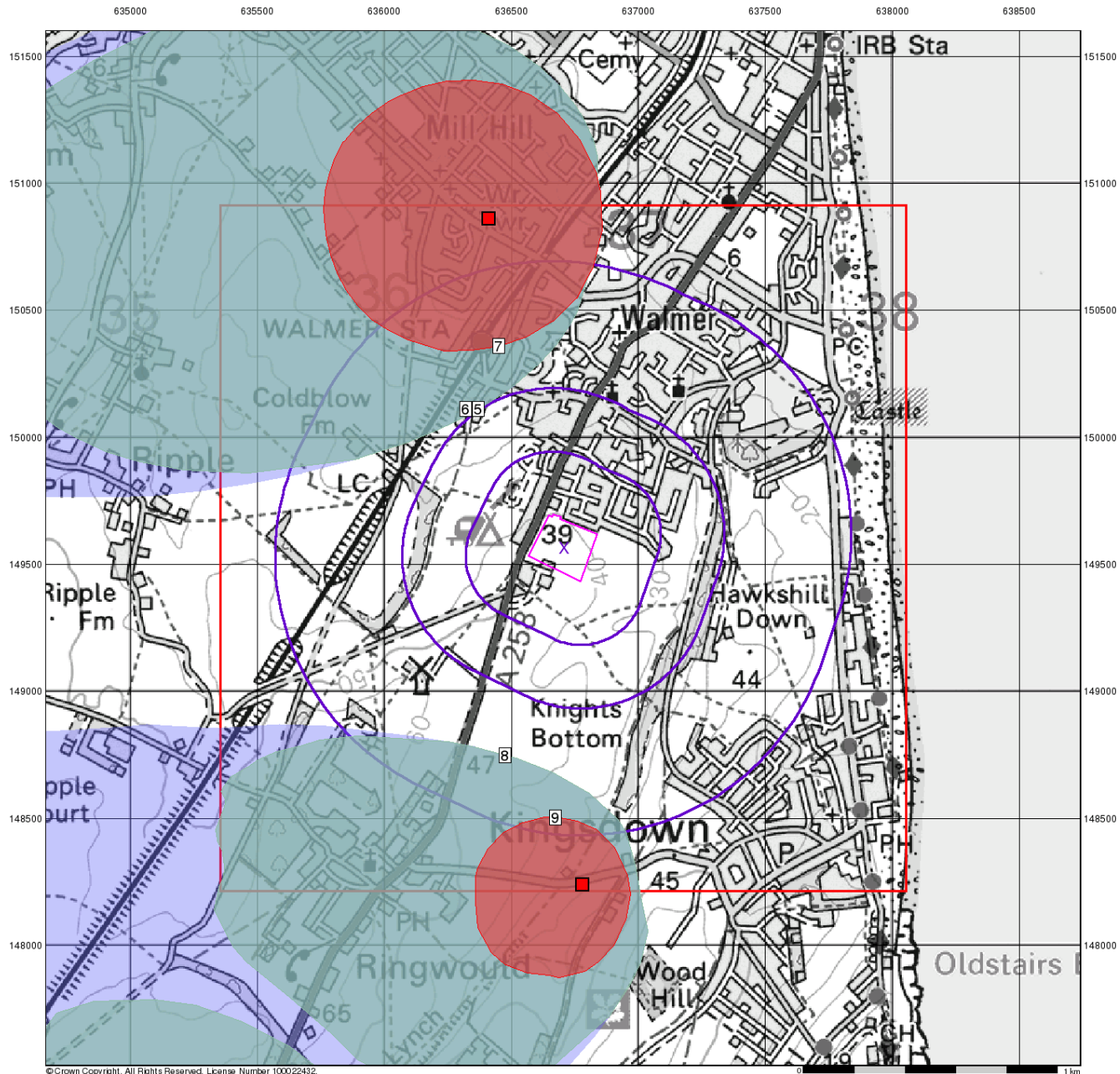
Order Number: 103544487\_1\_1  
 Customer Ref: 28927  
 National Grid Reference: 636710, 149570  
 Slice: A  
 Site Area (Ha): 4.08  
 Search Buffer (m): 1000

### Site Details

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## Source Protection Zones

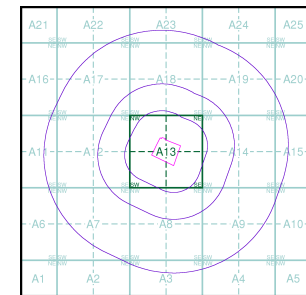
### General

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

### Agency and Hydrological

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

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 103544487\_1\_1  
 Customer Ref: 28927  
 National Grid Reference: 636710, 149570  
 Slice: A  
 Site Area (Ha): 4.08  
 Search Buffer (m): 1000

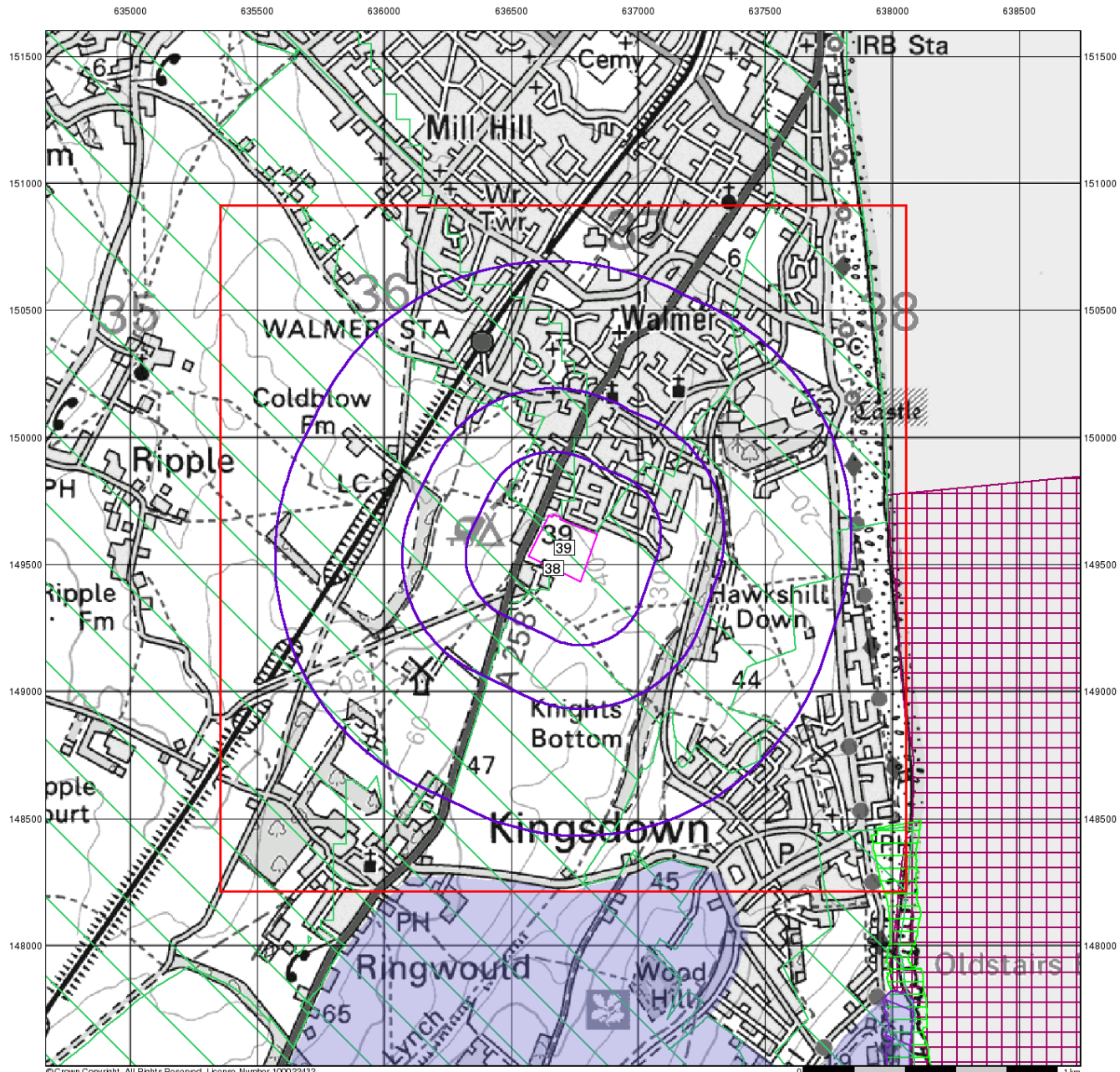
### Site Details

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## Sensitive Land Uses

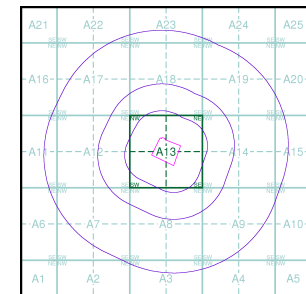
### General

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

### Sensitive Land Uses

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

### Site Sensitivity Context Map - Slice A



### Order Details

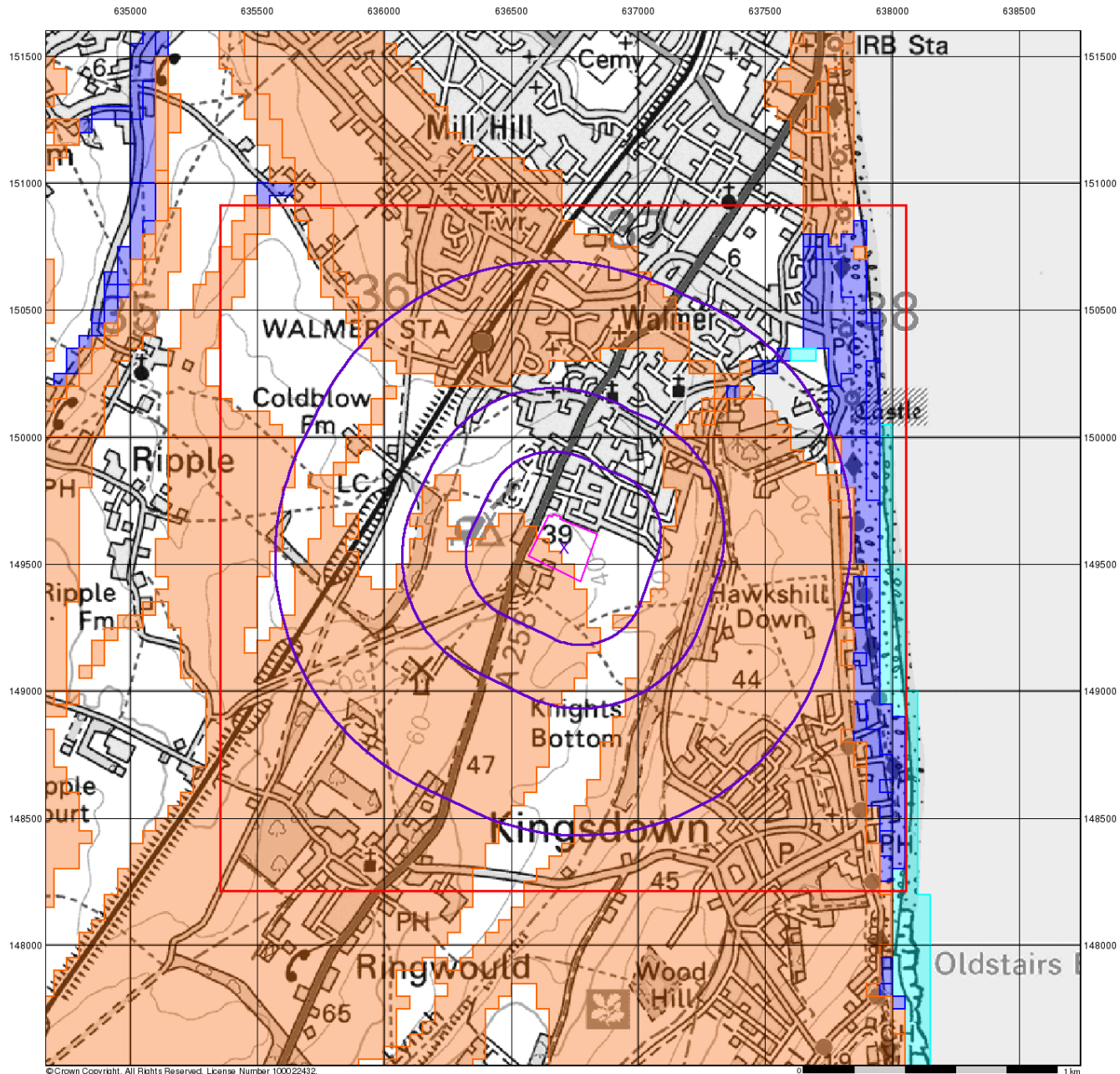
Order Number: 103544487\_1\_1  
 Customer Ref: 28927  
 National Grid Reference: 636710, 149570  
 Slice: A  
 Site Area (Ha): 4.08  
 Search Buffer (m): 1000

### Site Details

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### BGS Flood GFS Data

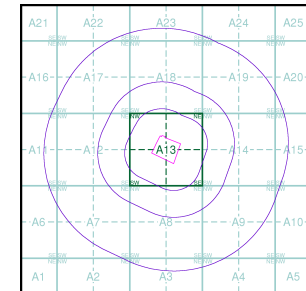
#### General

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

#### Agency and Hydrological (Flood)

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

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 103544487\_1\_1  
 Customer Ref: 28927  
 National Grid Reference: 636710, 149570  
 Slice: A  
 Site Area (Ha): 4.08  
 Search Buffer (m): 1000

### Site Details

459 Dover Road, Walmer, DEAL, Kent, CT14 7PG



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



# APPENDIX F COAL AUTHORITY REPORT

---





The Coal  
Authority

Resolving the **impacts** of mining

# CON29M Non-Residential Mining Report

LAND OFF DOVER ROAD, DEAL  
DEAL  
KENT

Date of enquiry: 06 December 2016  
Date enquiry received: 06 December 2016  
Issue date: 06 December 2016

Our reference: 51001314431001  
Your reference: P0263919



# CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

## Client name

Sophia Foschini

## Enquiry address

LAND OFF DOVER ROAD, DEAL, DEAL, KENT

## How to contact us


0345 762 6848 (UK)  
+44 (0)1623 637 000 (International)

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

[www.groundstability.com](http://www.groundstability.com)

 /company/the-coal-authority

 /thecoalauthority

 /coalauthority



Approximate position of property



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# Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	No
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

**For detailed findings, please go to page 4.**

# Detailed findings

## 1. Past underground coal mining

The property is not within a surface area that could be affected by past underground mining.

## 2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

## 3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

## 4. Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

## 5. Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

## 6. Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.



## **7. Present opencast coal mining**

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

## **8. Future opencast coal mining**

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

## **9. Coal mining subsidence**

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

## **10. Mine gas**

The Coal Authority has no record of a mine gas emission requiring action.

## **11. Hazards related to coal mining**

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

## **12. Withdrawal of support**

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

## **13. Working facilities order**

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

## **14. Payments to owners of former copyhold land**

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

## 15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.



## Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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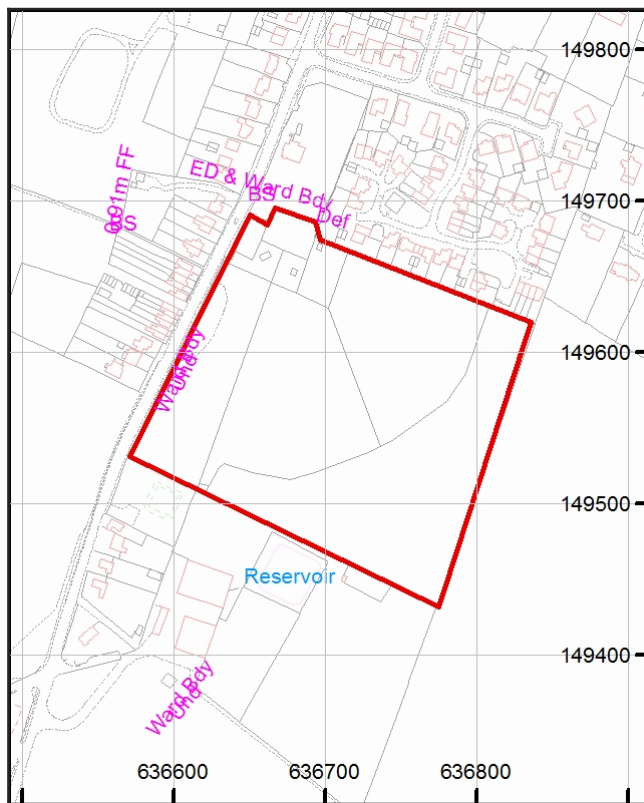
## Alternative formats

If you would like this report in an alternative format, please contact our communications team.

# Enquiry boundary

## Key

Approximate position of enquiry boundary shown




## How to contact us

0345 762 6848 (UK)  
+44 (0)1623 637 000 (International)

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

[www.groundstability.com](http://www.groundstability.com)

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 /thecoalauthority

 /coalauthority



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# VAT receipt

<b>Issued by</b>	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
<b>Tax point date</b>	06 December 2016
<b>Issued to</b>	SOPHIA FOSCHINI ANERLEY COURT HALF MOON LANE HILDENBOROUGH TONBRIDGE KENT TN11 9HU
<b>Property search for</b>	LAND OFF DOVER ROAD, DEAL DEAL KENT
<b>Reference number</b>	51001314431001
<b>Date of issue</b>	06 December 2016
<b>Cost</b>	£77.00
<b>VAT @ 20%</b>	£15.40
<b>Total received</b>	£92.40
<b>VAT registration</b>	598 5850 68



# **APPENDIX G**

## **LOCAL AUTHORITY CORRESPONDENCE**

---



## Carys Baker

---

**From:** Brian Gibson <Brian.Gibson@DOVER.GOV.UK>  
**Sent:** 21 November 2016 13:07  
**To:** Russell Speight  
**Cc:** Sophia Foschini  
**Subject:** RE: Cross Road and Dover Road, Deal  
**Attachments:** CROSS ROAD.pdf; DOVER ROAD.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Russell,

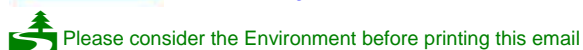
I write to acknowledge your email concerning sites in Cross Road and Dover Road. I have looked at the questions you have posed and can find no information that warrants carrying out a further search. There are no CL issues and neither of the sites are included in any Part IIA prioritised lists. As far as I am aware there is no planning history on either of the sites, however you would need to enquire with the Council's Planning department separately on that.

I have attached a snapshot of the Council's CL layer for your information. There is no charge for this info.

Regards



**Brian Gibson**  
**Senior Environmental Protection Officer**  
Dover District Council  
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ  
Tel: 01304 872207  
Email: [Brian.Gibson@dover.gov.uk](mailto:Brian.Gibson@dover.gov.uk)  
Web: [dover.gov.uk](http://dover.gov.uk)



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**From:** DDC EnvHealth  
**Sent:** 17 November 2016 10:50  
**To:** Brian Gibson  
**Subject:** FW: Cross Road and Dover Road, Deal

**From:** [RSpeight@rsk.co.uk](mailto:RSpeight@rsk.co.uk) [<mailto:RSpeight@rsk.co.uk>]  
**Sent:** 16 November 2016 15:27  
**To:** DDC EnvHealth  
**Cc:** [SFoschini@rsk.co.uk](mailto:SFoschini@rsk.co.uk)  
**Subject:** Cross Road and Dover Road, Deal

Dear Sir/Madam,

*We are consultants currently preparing a preliminary risk assessment desk study report for two sites located in Deal. The purpose of the reports are to identify any potential risks associated with developing the subject sites. I would like to request that you review council records to provide any relevant information relating to our sites, a site layout drawing is attached for information for each site.. The main address of the sites are Cross Road, Deal, CT14 9LA and Dover Road, Deal, CT14 7NA.*

*We would be grateful if you could identify any historic planning records for the site and any other pertinent information, specifically addressing the following questions:*

- 1. Is the Council aware of any contamination issues or specific incidents in connection with the site?*
- 2. Has the site been identified under the Council's Contaminated Land Strategy for further investigation under the provisions of Part IIA of the EPA 1990? If so, please provide further details, including your predicted timescales for further action. If not, what is the likelihood of the site being identified in the future?*
- 3. Are there any closed, licensed or unlicensed landfill sites within a 250m radius of the site? If yes, what is their location (NGR) and what types of waste were deposited in them? Are there any known gassing issues? If any gas spiking/monitoring has been carried out, could you please supply the results?*
- 4. Is there any record of previous development at the site noted on the council's planning records?*
- 5. Are the council aware of any fuel storage infrastructure at the site?*
- 6. Is there any other relevant information that may need to be considered if redeveloping the site?*

*I understand there will be a fee for this service and am happy to arrange payment when required. If you have any questions relating to our request, please do not hesitate to contact me.*

Kind Regards,  
Russell

**Russell Speight Bsc FGS**  
Geo-Environmental Engineer

## **RSK**

Unit 26, Basepoint Abbey Enterprise Centre, Premier Way, Romsey, Hampshire, SO51 9AQ, UK

Mobile: +44 (0)7587 038280  
Office: +44 (0)1794 329276  
Fax: +44 (0)1442 437550  
email: [RSpeight@rsk.co.uk](mailto:RSpeight@rsk.co.uk)

<http://www.rsk.co.uk>

RSK Environment Ltd is registered in Scotland at 34 Albyn Place, Aberdeen, Aberdeenshire, AB10 1FW, UK  
Registered number: 115530

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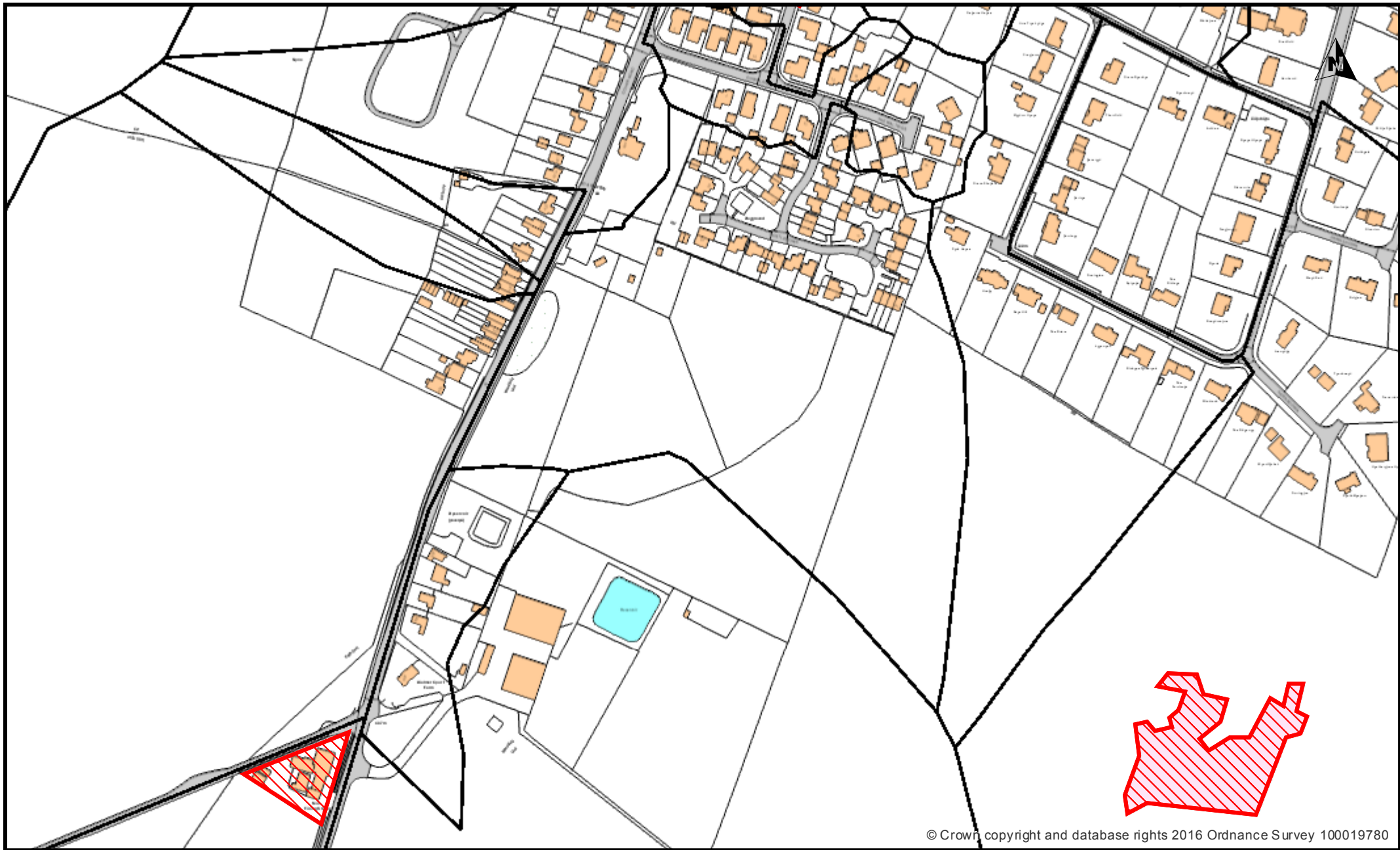
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Title: DOVER ROAD

Author: Planning

Scale 1:3,000

Date: 21/11/2016

Dover District Council  
Honeywood Close  
White Cliffs Business Park  
Whitfield  
DOVER  
CT16 3PJ

